

# San Marino

## RECREATION FACILITIES

### VALENCIA SUMMIT RECREATION CENTER



Members of THE VALENCIA SUMMIT HOMEOWNERS ASSOCIATION will enjoy exclusive use of THE VALENCIA SUMMIT RECREATION CENTERS. The amenities include:

#### VALENCIA SUMMIT RECREATION CENTER

- Junior olympic, gas heated/solar assisted swimming pool with lap lanes
- Spa
- Recreational facilities also include a main office, mens and ladies lounges, locker rooms and showers
- Assembly room with seating capacity of 95, and a full kitchen with exterior and interior counters, and storage area
- Wading pool/fountain
- Gazebo
- Outdoor amenities include two gas barbecues, convenience counter and sink

#### FUTURE RECREATION CENTERS

- Gas/solar assisted pools
- Cabanas
- Spas
- Tennis courts

#### GENERAL AMENITIES

- Access to Valencia's entire landscaped paseo system
- Access to adjacent 82 acre oak and grass land nature park with nearby soccer field, baseball field, public tennis courts and tot lot



## FEATURES

### ARCHITECTURAL FEATURES

- Solid Douglas Fir entry doors some with glass inserts
- Concrete roof tile
- Spanish stucco finish
- Wrought iron and wrought iron with slumpstone block walls
- Front courtyards surrounded by stucco walls (Plans 72 and 73)
- 2 Car garages with direct access to home
- Gas stubbed to side or rear yard near kitchens
- Atriums (Plans 71, 72 and 73)

### INTERIOR FEATURES

- Polished Brass entry door hardware with dead bolt lock
- Entry door sidelight (Plans 72, 73 and 74)
- Formal ceramic tiled entries
- Sunken Living Rooms
- Carpeting throughout living areas
- Easy care vinyl flooring in Kitchen, Baths and Laundry
- Pre-wired for cable television and telephones
- Smoke detectors
- Skylights in all plans
- Three-panel french door system with operable center door in all plans

### INTERIOR FEATURES (cont.)

- Wood burning "Energy Efficient" fireplaces with gas log lighter valve and glass doors
- Interior plaster fireplace surrounds with brick trim
- Master Bedroom sidelight (Plans 71 and 74)
- Optional Master Bedroom Retreat fireplace with raised hearth (Plan 74 only)
- Private balcony off the Master Bedroom in Plan 74
- Refrigerated central air conditioning
- Sloped and vaulted ceilings
- One-half of all bedroom closets are double poled
- Interior laundry area

### CONVENIENCE FILLED KITCHENS

- Pilotless gas range and oven
- Energy saving dishwasher
- White CORIAN countertop with an oak trim insert
- Custom oak hardwood cabinetry
- Luminous ceiling fixture
- Porcelain on steel double compartment sink
- Single control faucet with hose and spray
- Ice maker water line

### LUXURY BATHS

- Oversized showers with tiled floors and surrounds
- Vitreous china double basins in Master Baths
- Polished brass fixtures in Master Baths
- White CORIAN countertops with a metal mica trim insert in Master Baths
- Oak stained raised panel cabinetry in Master Baths
- Ceiling heaters in Master Baths
- Porcelain on steel tub/shower with tiled surrounds in Secondary Baths
- Porcelain on steel basins in Secondary Baths
- White CORIAN countertops with beveled edge in Secondary Baths
- Full 1/4 inch mirrors over all pullmans

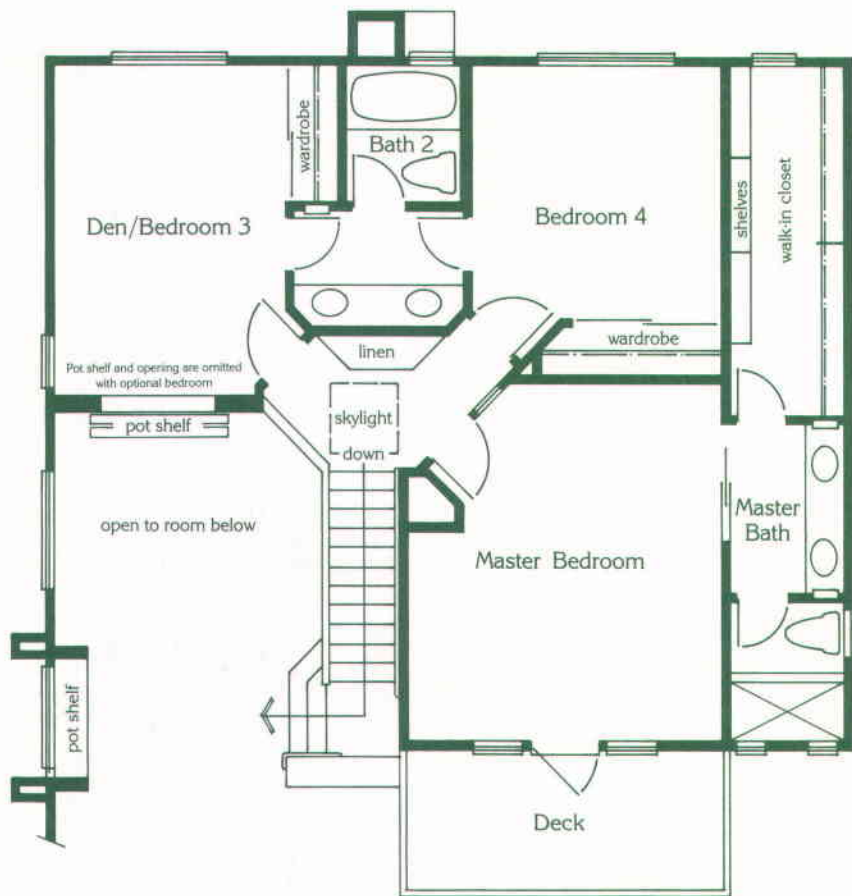
### ENERGY SAVING FEATURES

- All windows have dual paned glass
- Night set back thermostat
- Pilotless gas furnace and energy saving water heater
- Insulation with ratings up to R-30

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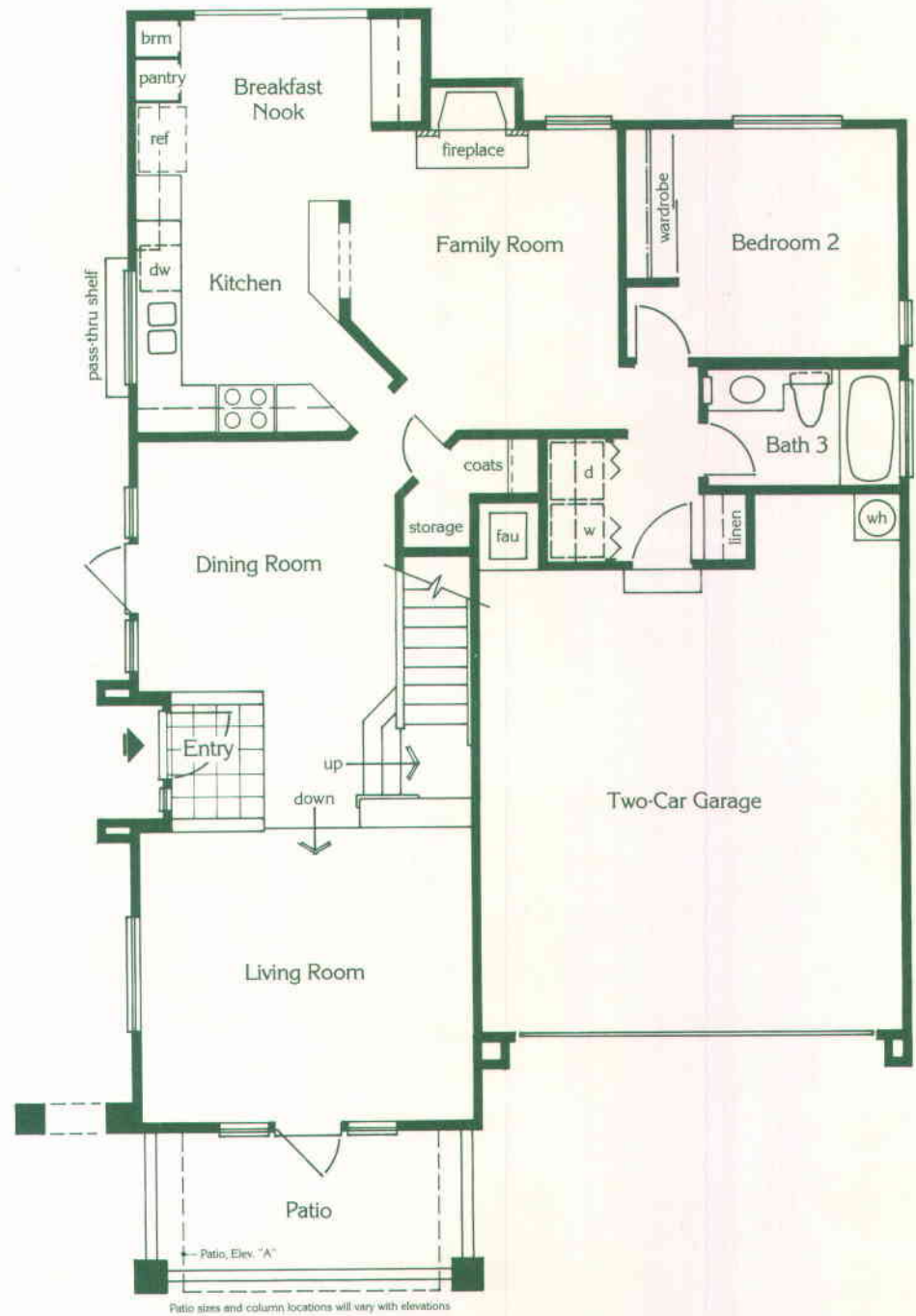
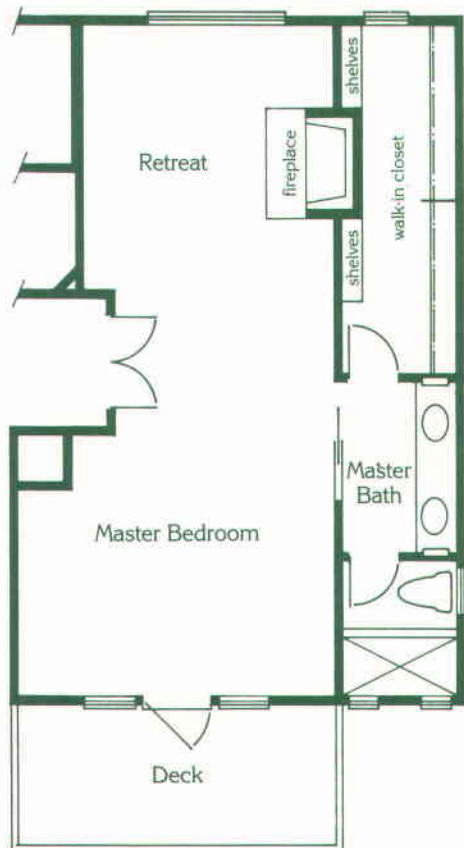
## PLAN SEVENTY FOUR

1901 square foot two-story home with three bedrooms, 3 baths, den and family room. Options: bedroom 4/master bedroom retreat den/bedroom 3



Second Floor

Optional Master Bedroom Retreat



First Floor

# San Marino

## EXTERIOR ELEVATIONS



Elevation 74A



Elevation 74BR

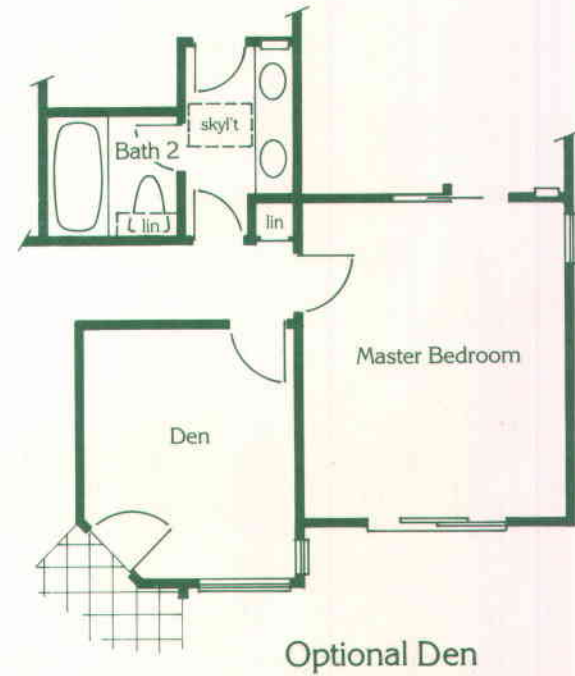
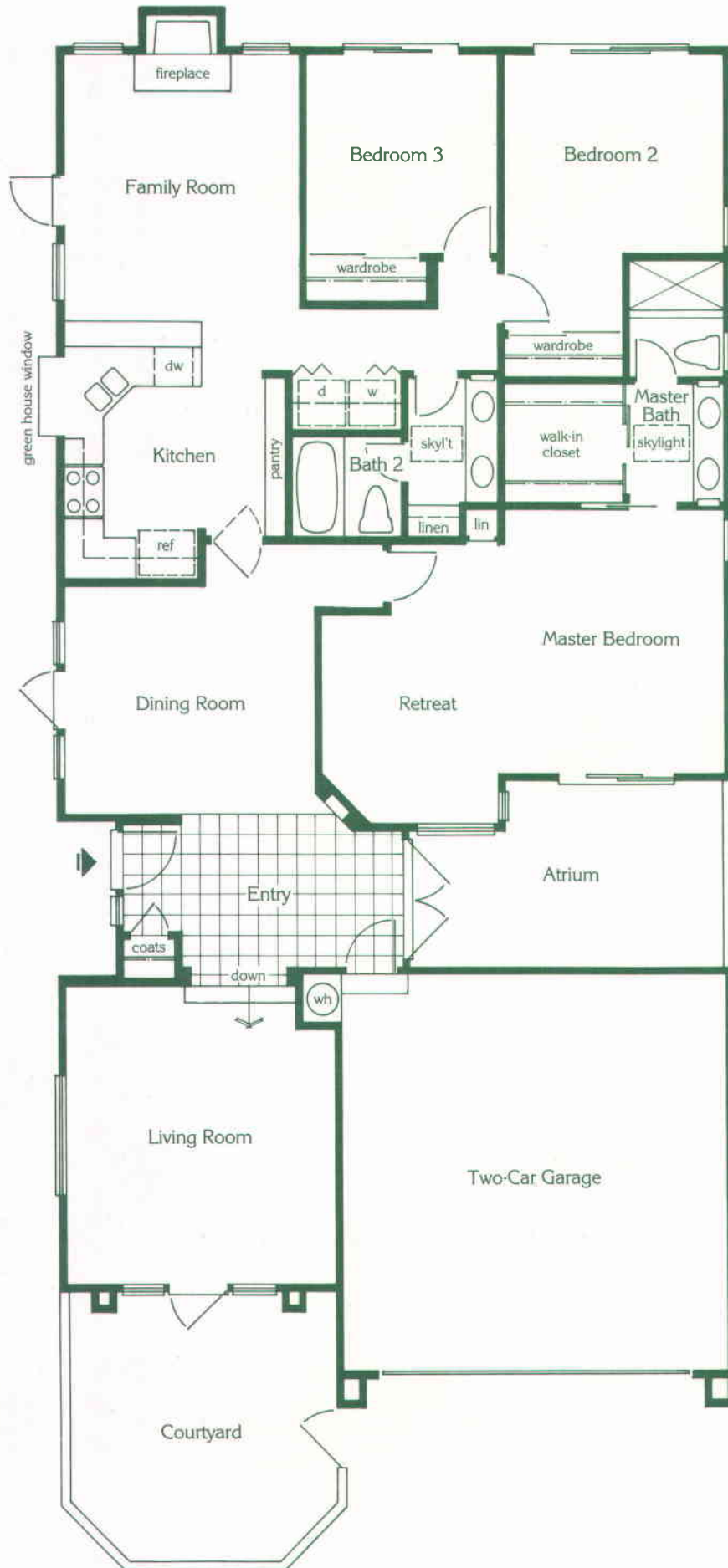


Elevation 74C

# San Marino

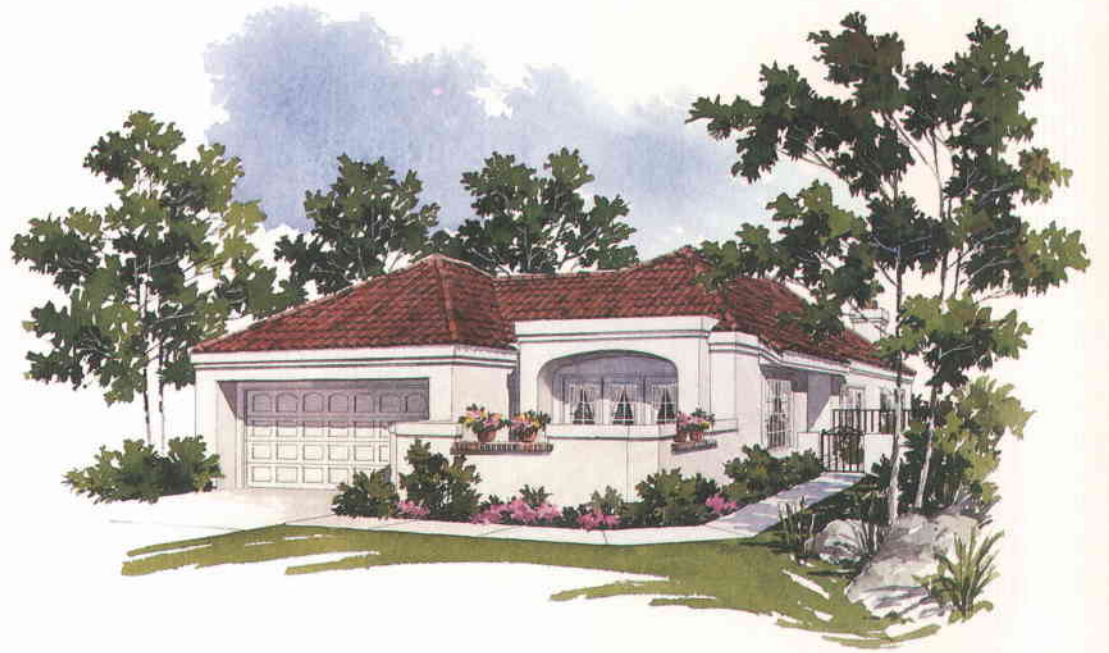
## PLAN SEVENTY THREE

1683 square foot single level home with three bedrooms, den/master bedroom retreat, two baths and family room



# San Marino

## EXTERIOR ELEVATIONS



Elevation 73AR



Elevation 73B

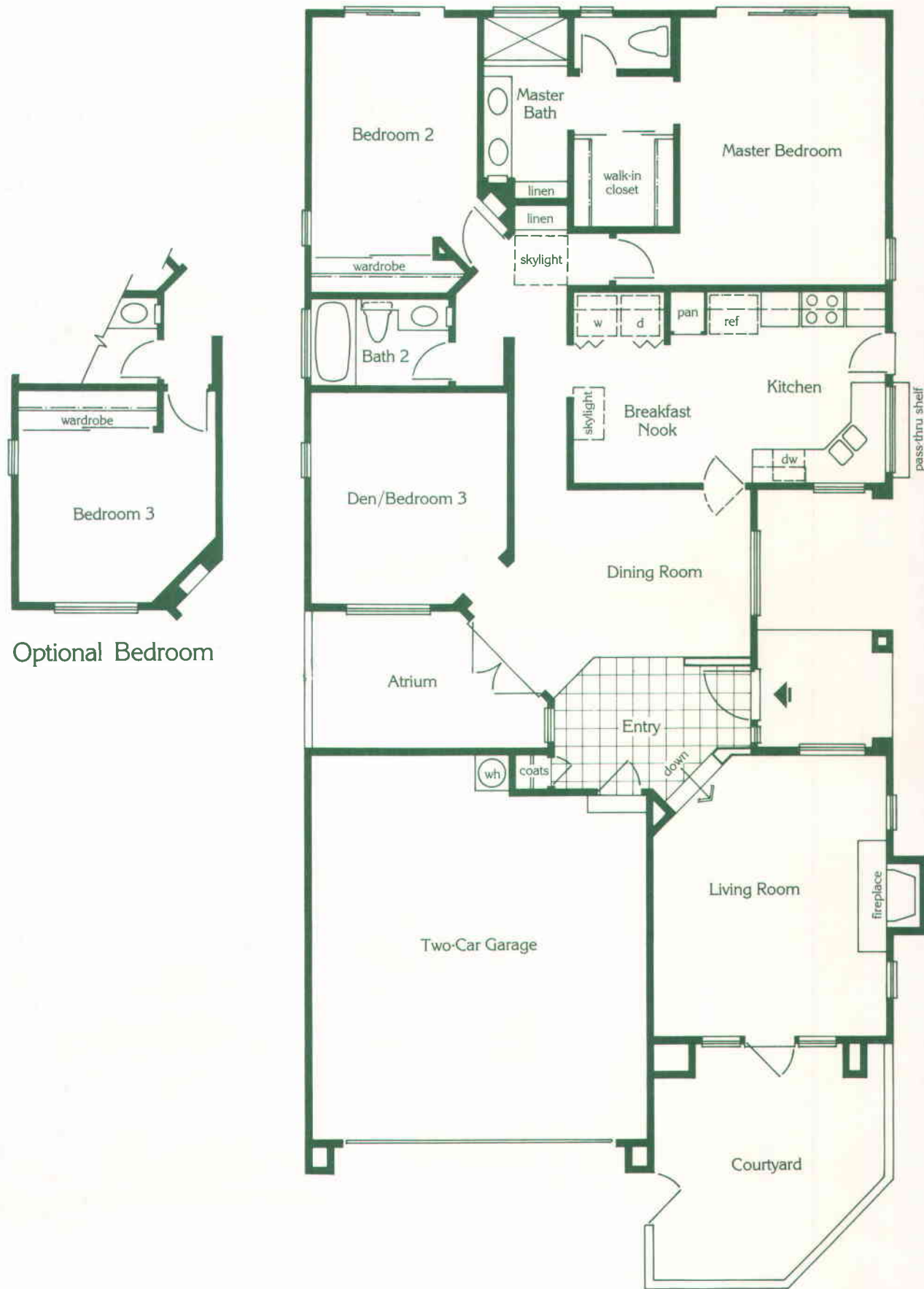


Elevation 73CR

# San Marino

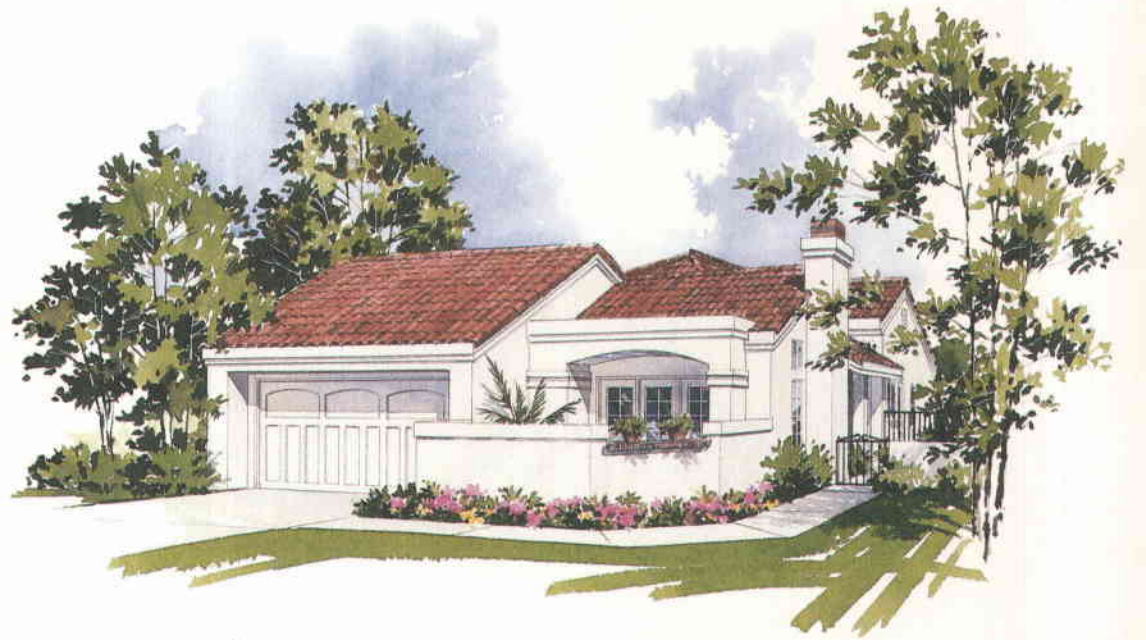
## PLAN SEVENTY TWO

1534 square foot single level home with two bedrooms,  
den/bedroom 3 and two baths



# San Marino

## EXTERIOR ELEVATIONS



Elevation 72AR



Elevation 72B



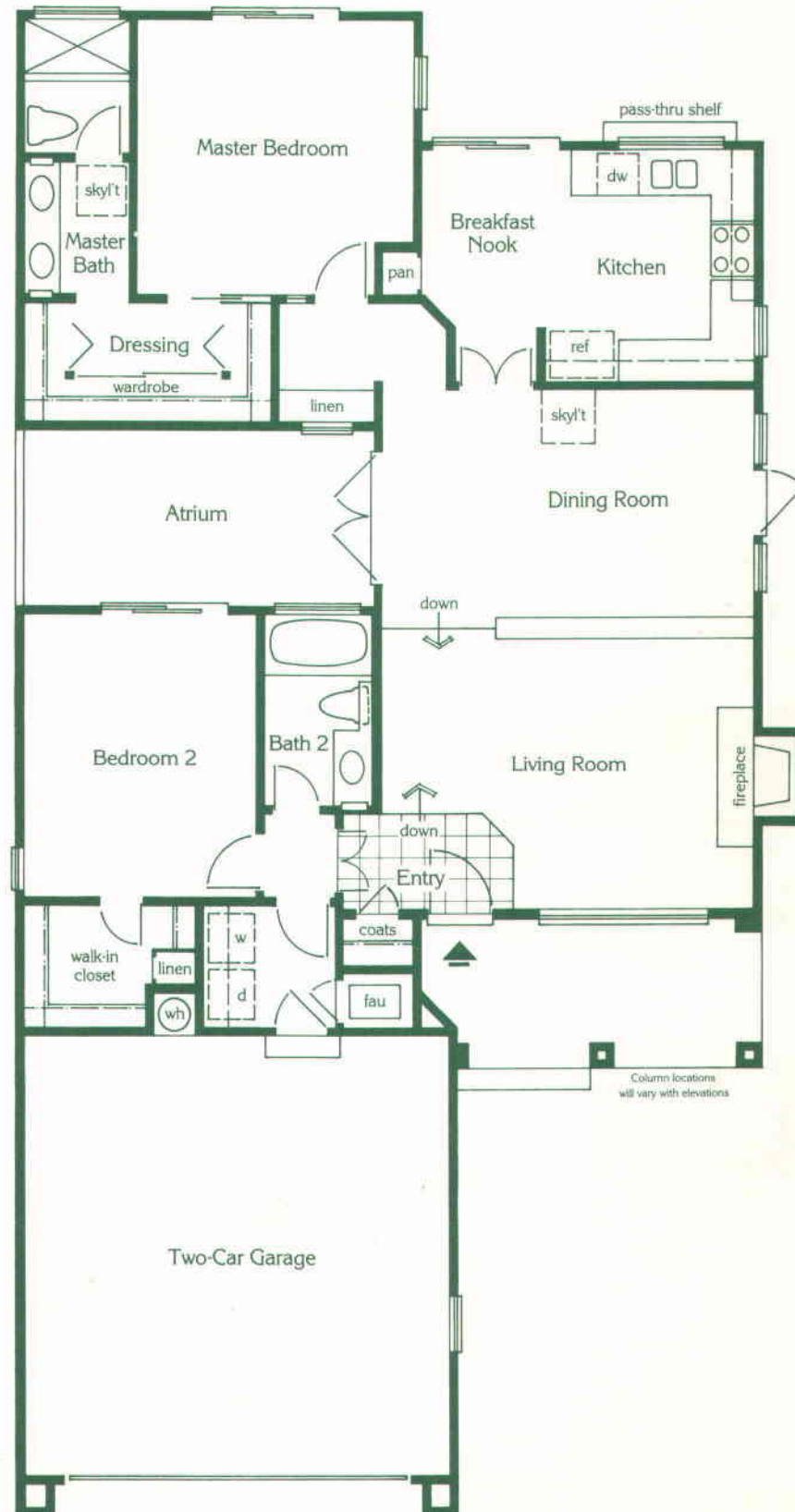
Elevation 72CR



# San Marino

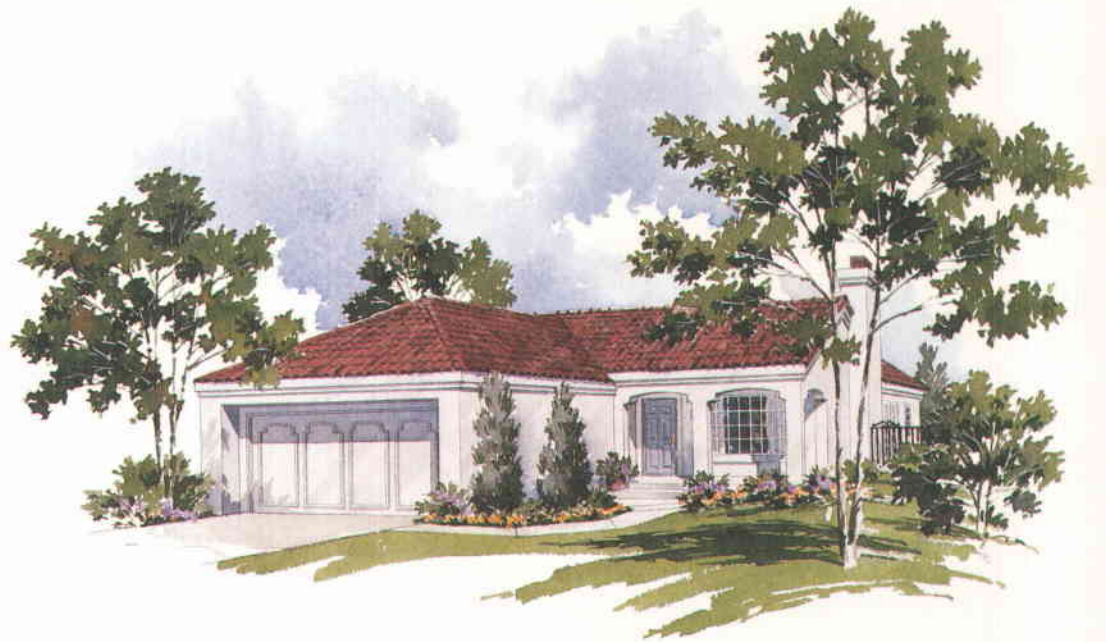
## PLAN SEVENTY ONE

1312 square foot single level home with two bedrooms and two baths



# San Marino

## EXTERIOR ELEVATIONS



Elevation 71AR



Elevation 71B



Elevation 71CR