

# COLBY PARK

## FEATURES

### Exterior Embellishments

- Dramatic exteriors in Mediterranean, Craftsman and Traditional architectural designs
- Charming front porches (*selected plans*)
- Eight-foot entry doors with raised panel accents
- 2 and 3 car garage with roll-up garage doors wired for automatic opener
- 2 coach lights at garage door front
- Fire resistant concrete tile roof with 38lb felt underlay and anti-ponding strip, double roof jacks
- Subsurface side-yard drains
- Landscaped front yard with hybrid sod and automatic sprinklers
- Rear and side yard fencing with wood gate
- Covered patio (*plan 2048*)
- High quality satin nickel deadbolt lock on exterior doors for added security
- Heavy duty satin nickel door lever
- 1 Christmas light outlet (*location per electrical diagrams*)

### Interior Beauty

- Generous linen closets and storage areas
- Spacious family entertainment room and media niches (*selected plans*)
- Raised panel doors
- Oak stairway handrails (*plan 2391*)
- Plush carpeting throughout living areas
- Designer-selected satin nickel light fixtures at dining room, nook and all bedrooms
- Hand textured interior walls and ceilings with bullnose rounded corners
- Interior laundry room with built-in cabinetry and storage
- Garages finished with taped drywall interiors
- Pre-wiring for cable TV, ceiling fans, and phone outlets at family, master, all bedrooms, and den/study (*per electrical diagrams*)
- 2 1/4" wide door casings
- 3 1/4" baseboards
- 12" x 12" ceramic floor tile in entry
- 9' ceilings (*most rooms*)
- 1 Cat 5 wall outlet (*per electrical diagrams*)
- 1 gas line at laundry room
- GFI outlets at garage (*quantity and location per electrical diagrams*)
- Designer oak cabinetry featuring concealed hinges and finished interiors

### Comfortable Master Suites

- Separate fiberglass shower pan and tub with tile surround (*most plans*)
- 4" ceramic tile countertops and backsplash in bathrooms
- Expansive walk-in closets (*most plans*)
- Delta "Botanical Series" chrome fixtures
- Medicine cabinet with beveled edge mirror
- Separate water closet for privacy
- Pre-wiring for ceiling fan
- Can light above tub

### Gourmet Touch

- Pro-flow pressed steel kitchen sink with Delta Signature faucet
- Convenient layout for optimum efficiency
- Gourmet island for culinary convenience (*selected plans*)
- Oak cabinetry featuring concealed hinges & finished interiors
- Hand-set 6" tile countertops
- Walk-in pantries (*plan 2391*)
- Refrigerator space plumbed for automatic ice-maker
- Quality Whirlpool appliances including:
  - Multi-cycle dishwasher, Energy Star qualified
  - 30" self-cleaning free standing gas range with 4 sealed burners
  - Microwave/hood combination

### Energy Saving Features


- Low-flow water closets and shower heads
- 50-gallon energy efficient gas water heater
- Dual-power source smoke detectors
- Energy efficient dishwasher
- Pilot-less ignition on gas furnace and appliances
- Energy efficient weather stripping on all living area exterior doors
- Energy efficient vinyl framed dual pane windows and low "E" solar shaded glass
- Efficient central gas heating
- Energy efficient 13 S.E.E.R. ground mount air conditioning
- Efficient water heads, water closets and water heater
- Automatic setback thermostat
- R-30 ceiling insulation, R-13 wall insulation
- Ceiling fan prewired at family, master, all beds and den/study
- Dimmer switches (*per electrical diagrams*)



Colby Park offers an outstanding optional collection that allows you to further customize your home to your individual preferences. Your sales counselor will be happy to discuss with you the extensive array of personalized design opportunities we offer. Please be aware that the availability of certain options may depend on construction status and cut-off dates.

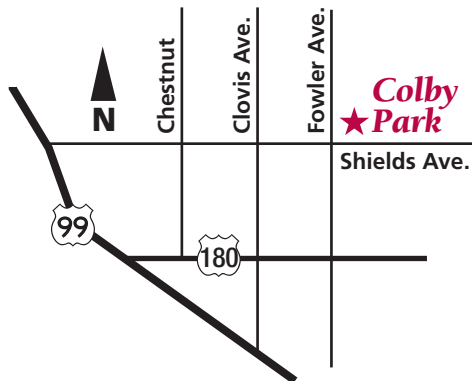
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 cMillin Homes has long been recognized as one of Southern California's most conscientious homebuilders. With over four decades of expertise, McMillin's discerning craftsmanship and uncompromising attention to detail have earned the respect of demanding homebuyers throughout Southern and Central California.

Like you, we have the highest expectations of what a new home should be. Today, nearly 30,000 homes stand as a testament to the strict standards Corky McMillin has insisted upon since building his first home back in 1960.

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