



INCLUDED FEATURES

MEADOW VIEW

ATWATER COMMUNITY AMENITIES

- Convenient, commuter-friendly Atwater location with easy access to Hwy 99
- New neighborhoods, new schools, new recreational facilities
- Near all grade levels of public schools, with new schools planed nearby
- Nearby UC Merced

DISTINCTIVE EXTERIORS

- Low maintenance dash finish stucco
- Lifetime Fire resistant tile roof
- Designer selected exterior color schemes.
- Front yard landscaping includes irrigation with timer
- Eight foot entry door (some plans) with brush nickel hardware
- Designer selected light fixtures
- Gutters and down spouts (standard front facial)
- Illuminated address numbers
- Concrete walks and driveway
- Pre-wired garage for automatic doors
- Spacious/attached two or three car garages
- Dual pane white vinyl windows with front grids (some plans)
- Backyard covered patio (per plan)

ELEGANT INTERIORS

- Spacious Floor plan designs
- Double door entry (some plans)
- Ceramic tile entry
- Elegant lighting fixtures (brush nickel)
- Dramatic vaulted and raised ceilings (per plan)
- Oversized, 5 1/4" baseboards throughout
- Designer selected carpeting/tile/vinyl flooring throughout living areas, bathrooms and front entry
- Gracefully rounded drywall detailing (bull nose)
- Raised panel interior doors
- Formal dining/living areas
- Abundant linen storage
- Upgraded door hardware / Deadbolt locks at entry (brush nickel)
- Central air conditioning
- Energy efficient gas/water heater
- Smoke and Carbon monoxide detectors in all living areas
- Fire suppression sprinklers throughout
- 10' ceilings (per plan)
- Cable TV and telephone outlets in living and master bedroom
- Window stools
- Full jamb + cased closets

GOURMET KITCHEN

- Convenient, spacious pantry (per plan)
- Quality Beech wood cabinetry with finished Melamine interiors
- Elegant tile counter tops (6 1/2"x6 1/2")
- Energy star appliances
- Elegant Esmer tile backsplash (6 1/2"x6 1/2")
- Elegant tile flooring (13"x13")
- Whirlpool Stainless steel Appliance package
- Self cleaning stainless steel gas range
- Built in stainless steel microwave
- Stainless steel dishwasher
- Double Kitchen stainless steel sinks with waste disposal system
- Refrigerator area plumbed for Ice maker
- Breakfast Bar and Nook (some plans)
- Pre-wired for telephone jack (master bedrooms/kitchens)

SPACIOUS MASTER BEDROOM SUITE

- Elegant vaulted and cathedral ceilings (per plan)
- Spacious walk in closets
- Separate His and Her vanities sink (master bedrooms)
- Designer selected Tile flooring
- Cultured Marble vanity tops
- Full width vanity mirrors
- Recessed frameless medicine cabinet with mirror and adjustable shelves
- Theatrical bar lighting over vanities
- Fiberglass tub
- Cultured marble surround
- Tub/shower stall with tempered safety glass doors in master bath
- Exhaust fan / GFI outlet
- Designer ceiling fan with light fixtures
- Cable TV outlet/phone jack
- Arch protected outlets in all bedrooms
- Designer vinyl flooring in master baths

ADDITIONAL FINE FEATURES

- Interior laundry room
- Electric dryer connection (220 volt)
- Sliding glass door to backyard in living rooms (8' per plan)
- Textured wall and ceilings
- Screens on sliding doors/all opening windows
- Located in fiber optic neighborhood
- Polished chrome faucets and plumbing fixtures
- All homes meet and exceed title 24 energy requirements

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