



## AMERICAS ESTATES

PLAN	ELEVATION	PRICED FROM
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<b>BOMBAY AE</b> - 2,200 SQ. FT.	A	\$235,950
One-Story, 3 Bedrooms, 2 Baths, Great Room, Bonus Room, Formal Dining Room	B	236,450
Utility Room, Covered Patio, 2-Car Garage. Options include Bonus Room to Bedroom 4 or Bedroom 4 and 3/4 Bath, Outdoor Living Area	C	236,950

<b>CANELLA AE</b> - 2,258 SQ. FT.	A	\$239,950
One-Story, 3 Bedrooms, 2 Baths, Great Room, Formal Dining Room, Living Area	B	240,450
Kitchen Nook, Utility Room, Covered Patio, 2-Car Garage	C	240,950
Options include Study to Bedroom 4, Powder Room		

<b>PALAZZO</b> - 2,302 SQ. FT.	A	\$242,950
One-Story, 3 Bedrooms, 2 Baths, Great Room, Formal Living Room	B	243,450
Formal Dining Room, Kitchen Nook, Utility Room	C	243,950
Covered Patio, 2-Car Garage		

<b>PATINA</b> - 2,565 SQ. FT.	A	\$251,950
Two-Story, 4 Bedrooms, 3 Baths, Great Room, Nook, Game Room	B	252,450
Tech Center, Utility Room, Covered Patio, 2-Car Garage	C	252,950
Options include Game Room to Loft and Bedroom 5		

<b>MANDALAY</b> - 2,849 SQ. FT.	A	\$267,950
Two-Story, 3 Bedrooms, 2 1/2 Baths, Great Room, Formal Living Room, Formal Dining Room	B	268,450
Study, Loft, Covered Patio, 2-Car Garage. Options include Loft to Bedroom 4	C	268,950
Study to Bedroom 5, Bonus Room above Garage		

<b>STRATFORD</b> - 3,213 SQ. FT.	A	\$279,950
Two-Story, 4 Bedrooms, 2 1/2 Baths, Formal Living Room, Formal Dining Room	B	280,450
Great Room, Loft, Study, Kitchen Nook, Utility Room, Covered Patio, 3-Car Garage	C	280,950
Options include Third Garage to Bedroom 5, Third Garage to Bonus Room, 3/4 Bath		





## AMERICAS ESTATES

### YOUR CAREFREE HOME INCLUDES . . .

#### ABOUT THE COMMUNITY

- Less than 1 mile to the Socorro Complex/Aquatic Center and Football Complex
- Minutes to popular restaurants, retail shops, entertainment and Emerald Springs Golf Course
- Easy access to Mission Del Paseo Community College as well as the I-10 Freeway and Loop 375.

#### CLASSIC EXTERIORS

- Stone veneer (per plan)
- Several innovative exterior architectural designs for most plans
- Choice of several front yard landscape layouts
- 2 or 3 Car Garages (per plan) with Garage doors and automatic Garage door opener with 2 transmitters
- Upgraded coach lights
- Structurally engineered foundation
- Ceramic tile selection on front porch
- Painted pop-outs
- CareFree's signature Talavera address tiles
- 2 Exterior electrical outlets
- Covered front entry (some plans)
- 8' classic entry door w/ choice of 7 styles with beveled glass
- Durable brushed nickel or oil-rubbed bronze front entry door hardware
- Covered patio off Great Room (some plans)
- 2 hose connections
- Rear and side yard rock walls
- Tile Roof
- 40 or 50-Gallon natural gas water heater located in Garage (per plan)
- Great selection of exterior stucco and roof colors
- Stud walls 16" on center
- 2x6 framed exterior walls to improve structural strength

#### INVITING INTERIORS

- Comfortable mechanically engineered heating and cooling system
- Programmable setback thermostats



- Ceramic tile flooring at Entry, Kitchen, Baths and Laundry Room, in a choice of colors
- Choice of a variety of colors of Level 11 upgraded carpet
- Choice of 8 interior paint colors
- Textured ceilings on first and second floors
- Rounded corner wall edges (excluding windows)
- Upgraded ceiling fans in Great Room and Master Bedroom in satin nickel or oil-rubbed bronze
- Pre-wired for ceiling fans in all other Bedrooms
- Pre-wired for 4 cable TV outlets and 1 telephone outlet
- Gloss painted interior walls
- Two-tone paint (baseboards, doors and trim)
- Upgraded Level 11 light fixtures in satin nickel or oil-rubbed bronze (per plan)
- Choice of stainless steel or rubbed bronze upgraded faucets
- Rocker light switches
- Raised panel interior doors with choice of brushed nickel or oil-rubbed bronze hardware
- Upgraded 3/4-inch base and casing
- Mini-blinds at all major windows
- Stud walls 16" on center
- Full wrought iron in stairs (per plan)
- Recessed LED lighting (per plan)

#### OFF TO THE KITCHEN

- Beautiful flat panel maple staggered cabinets in several color choices with 3-inch crown molding, in custom design with hidden hinges
- Stunning selection of granite countertops
- Standard tile backsplash
- Recessed LED lighting (per plan)
- Stainless steel undermount sink
- Satin nickel or oil-rubbed bronze faucets
- Choice of stainless steel or black GE side-by-side refrigerator with ice maker, extra large oven capacity gas range with sealed cooktop burners, energy efficient dishwasher and microwave oven
- 1/3 HP In-sink-erator disposal
- Convenient food preparation island (some plans)
- USB charger outlet

#### MASTER AND SECONDARY BATHS

- Flat panel maple cabinets in several color choices (selection to match cabinets in Kitchen)
- 2 cm granite Bathroom countertops (per plan)
- Dual sinks in Master Bath (some plans)
- Wood medicine cabinets
- Porcelain pedestals in Powder Room
- Tub/shower combination with ceramic tile surrounds in Secondary Baths (some plans include this in the Master Bath)
- Separate tub and shower with ceramic tile surrounds and satin nickel or oil-rubbed bronze shower enclosure in Master Bath (some plans)
- Dual flush toilets
- Satin nickel or oil-rubbed bronze bath accessories
- Brushed nickel or oil rubbed bronze faucets
- Framed mirrors in all Baths
- Toe kick drawers at cabinets at master bath only
- Recessed LED lighting (per plan)

#### SAFETY FEATURES, ENERGY SAVERS AND WARRANTY

- Security system: Hard wired with battery backup alarm, contacted exterior doors, key pad, siren and motion sensor and prewired at all operable windows
- High-performance Low-E dual glazed vinyl windows with screens
- Smoke detectors with battery backup
- R-19 batted kraft faced fiberglass insulation in walls and R-38 blown cellulose insulation in ceilings
- GFI outlets in Kitchen, all Bathrooms and exterior
- 2/10 Warranty covers your home for ten years against major structural defects
- LED lighting (per plan)

#### DO YOU WANT TO PERSONALIZE YOUR HOME EVEN MORE?

##### OPTIONAL SELECTIONS INCLUDE:

Creative flooring selections; fun backsplashes in the kitchen; washer and dryer; ceiling fans and lighting fixtures; fireplaces; balconies (some plans); 4' Garage extensions (some home sites may not accommodate this change); some plans allow room conversions, such as a Study converted to a Bedroom; 2KW to 6KW solar panel system; and much more.



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