

# A Development of Ochoa & Shehan Builders, Inc.

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*"We Build Homes So You Can Build Memories"*

## **BEL AIR ESTATES 1 FEATURES & AMENITIES**

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### **Preferred Interior Features:**

- 18" Ceramic tile flooring in kitchen, nook, and bathrooms.
- Choice of 30 colors of cut berber carpeting.
- Schlage lever door hardware.
- Vaulted ceilings or 10' flat.\*
- Custom mantel on fireplace.
- Upgraded lighting fixtures throughout.
- Two-tone custom painted interiors. Walls are flat latex; trim is enamel in a contrasting color.
- Crown molding in major living areas.
- Painted raised panel interior doors (choice of 5 styles).
- Cable television and phones in all bedrooms.
- Rounded (bullnosed) drywall corners throughout.
- Bullnosed windows with wood stool.

### **Distinctive Exterior Features:**

- 30 year architectural comp roofing.
- Fenced side and rear yard.
- Fully landscaped front yard with sprinkler system and drip irrigation.
- Three car garages completely dry-walled with one opener and two controls.
- Christmas light plug on a switch.
- Gridded windows on front elevations.
- Low maintenance painted stucco exterior.
- Upgraded stucco banding, courtyard, covered patios, and masonry on selected models.

### **Contemporary Kitchen Features:**

- Stainless steel appliance package includes: Dacor 4-burner gas cooktop, G.E. microwave oven, G. E. 30" built-in self-cleaning oven, and Bosch quiet dishwasher.
- Choice of red birch, knotty alder, or knotty cherry cabinets with raised panel doors. Melamine shelves and interiors. Metal frame drawers. Staggered heights in kitchen.
- Large pantry with automatic light.
- Stainless steel double bowl sink with pullout Kohler Forte chrome spray faucet.
- Ceramic tile counters with full tile backsplash.
- Pre-plumbed for refrigerator icemaker.

### **Quality Construction Features:**

- Heat-rated gas fireplace with programmable thermostat and blower.
- 50 gallon gas water heater.
- Interior bathroom walls insulated for extra soundproofing.
- Pre-plumbed for re-circulating hot water system.
- Wired for 2 to 4 phone lines.
- 200 amp electrical service.

### **Luxurious Master Bath Features:**

- Kohler Devonshire brushed chrome widespread faucets with tarnish-free finish.
- Energy efficient low-flush toilets with elongated bowl.
- Ceramic tile flooring and counters.
- Double oval sinks.
- Walk-in closets with deluxe closet packs.
- Glass shower enclosure.\*
- Ceramic tile shower.
- Five-foot garden soaking tub.\*

### **Hall Bath Features:**

- Cast iron tub w/tile surround.
- Kohler Devonshire brushed chrome mini-spread faucets with tarnish-free finish.
- Ceramic tile flooring and counters.
- Energy efficient low-flush toilet with elongated bowl.

### **Community Features:**

- Close proximity to Caldwell Park & walking trails.
- Gateway Unified School District.

[www.BuildGreenInRedding.com](http://www.BuildGreenInRedding.com)

\*Selected plans only  
\*\*All items are subject to change without notice  
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