

Vista Bella Site

- Sweeping views of Carmel Valley.
- Abundant guest parking.

Impressive Properties

- Professionally designed landscape, fully maintained with water conserving automatic irrigation system & security lighting.
- Custom designed negative-edge pools with integral spas & ultra quiet Pentair equipment.
- Extensive decorative flatwork.
- Built-in BBQ cooking stations with natural gas stainless steel BBQ & granite countertops.
- Professionally designed low voltage landscape lighting.
- Custom designed shade trellis.
- 6' high privacy walls.

Quality Built Custom Exteriors

- Cast in place reinforced concrete foundation /basement walls with complete below grade waterproofing & drainage system and a 10-year warranty.
- Extensive exterior decks with integral overhead trelliswork & custom Desert-Crete surfacing.
- Stone veneer accents.
- Custom colored stucco with smooth 'Santa Barbara' finish.
- Hand made custom wrought iron exterior railings & accents.
- Custom fabric awnings at select accent locations.
- Series 80 Alpine windows with custom exterior color, dual glazed, low 'E' coating, auto-latch locking system & custom wood trim at interior.
- 2 piece clay mission tile roofing, custom 3 color blend, boosted in the field.
- Velux skylights with low maintenance exterior, dual glazing, low 'E' coating at select sites.
- Custom designed & hand crafted carriage type stained wood roll up garage doors with heavy duty 'Liftmaster' openers, controllers & security keypads.
- Custom designed & hand crafted stained hardwood front entry doors with transoms & sidelights, specialty glazing & hand made wrought iron detailing.
- Period decorative exterior light fixtures.
- Custom designed exterior fireplaces & BBQ cooking stations at elevated decks on select homes.
- Color coordinated seamless rain gutters & downspouts.
- Fire sprinkler protection system with recessed heads & color coordinated cover plates.
- High efficiency equipment & separate heating, air-conditioning & controls systems provided for each floor for ease of use & maximum energy efficiency.
- Multiple gas fired high efficiency water heaters for ease of use & energy efficiency.
- 400 amp main electrical service.
- Natural gas service.
- Pre-plumbed for complete lifesource water filtration system.

Exclusive Luxury Interiors

- *Included in select homes/Option in others*
- Decorative epoxy coating at Garage floors.
- Stained knotty Alder solid core raised panel interior doors with Ashley-Norton lever type hardware with oil rubbed bronze finish.
- Hydraulic vehicle lifts in garages, with security interlocking system keypad & video monitoring.*
- Prepped for Personal Custom Elevators*
- Wine cellars.*
- Custom finished Alder kitchen cabinets with top quality self closing hardware, crown molding & trim.
- Granite countertops & splash.
- Extensive storage areas & bonus rooms.
- Sound deadening interior construction with insulation at all floors & walls, resilient channels at ceilings & sound deadening underlayment material at hard surface flooring.
- Cast iron waste line plumbing for sound control.
- Upgraded insulation at exterior walls & roof for maximum energy efficiency.
- 5/8" thick interior drywall with custom smooth 'Santa Fe' finish.
- Extensive stone /tile/hardwood flooring.
- Upgrade 40 oz carpeting.
- All framing lumber bio-cleansed in place with 10-year guaranteed mold & termite protection.
- Formaldehyde free insulation.
- Custom frameless 3/8" thick tempered glass shower enclosures at master showers with oil rubbed bronze hardware.
- Dual master shower heads (1 hand held & 1rain head) in oil rubbed bronze finish, built-in stone/tile seats and soap niches.
- Two-person spa therapy tub at master baths in biscuit finish.
- Newport Brass plumbing fixtures.
- Toto toilets with Force 5 technology.
- Custom hand finished Alder built-in cabinets & shelving systems at master closets.
- Custom built-in shelving in all secondary closets.
- Built-in custom vanities with hand finished Alder and stone tops.
- Tub showers with tile/stone finish in all secondary bathrooms. (All tub, sink, spa & toilets have custom biscuit finish).
- Dual laundry rooms in all three level homes with custom hand finished Alder cabinetry.
- Laundry chutes in 2-story homes.
- Exquisite hand crafted wrought iron balcony, stair railings & grilles with custom faux finish.
- Custom built stair systems with full hardwood treads & landings, skirtboards & edge moldings.
- Decorative interior Tuscan columns.
- Intercom system with whole house music.
- Central vacuum system.
- Security & fire alarm system with pre-wire for video at pool/spa & front door.
- Pre-wiring for entertainment sound system at selected rooms.
- Cable TV & cat 5 high speed internet connections located conveniently throughout.

Exclusive Luxury Interiors

- (continued)*
- Centrally located communication hub for easy connection & control of all cable TV, cat 5 wiring and wireless systems.
- Oversized wood burning fireplaces at living, master & family rooms, with custom surrounds & hearths. Stone mantles with granite/marble/tile accents.
- Luxury kitchen appliance package including: Subzero built-in refrigerator, Viking double oven, microwave, gas cooktop with custom vent hood, Bosch dishwasher & stainless steel sink. Warming oven in select homes (option in others). Optional 2nd Bosch dishwasher available at selected residences.
- Walk in kitchen pantries with custom cabinet work & shelving.
- Large work islands with bar seating at Kitchens with added prep sink.
- Sophisticated lighting layout with energy efficient recessed lighting, low voltage in-cabinet lights, below cabinet kitchen Zenon counter-top lighting, decorative sconces & chandeliers.
- Custom finished Alder formal bars with under-counter 24" beverage center and ice maker.
- Kitchenettes with custom finished Alder cabinetry, granite countertops and 24" undercounter refrigerator with icemaker in all lower level bonus entertainment/media/game rooms. Some with bar features.
- Custom finished Alder built-in media/tv in family rooms.
- Custom finished Alder built-ins at formal living rooms with granite countertops.
- Integrated ceiling moldings.
- Chandeliers in dining rooms and entry atriums.
- Pendent lighting over bars in kitchen ceiling fans.

Customize Your Dream Home

- (options)*
- Second dishwasher
- warming drawer (included in lot #3)
- Main level BBQs (included in lot #3)
- Wine Cellar (included in lot #4)
- Auto lift (included in lot #4)
- Personal elevators (lots 2,5,6 &7 only)
- Water circulation pumps
- Life Source water filtration system
- Video camera monitoring at front door & rear yard
- Plasma TV/Entertainment Theatre Systems
- Sound Systems



VISTA BELLA
at Del Mar