

M O U N T A I N B R O O K V I L L A G E

T H E E S T A T E S E R I E S

MOUNTAINBROOK VILLAGE
BY SHEA HOMES FOR ACTIVE ADULTS

It's different out here.™

The Estate Series features six exciting new floor plans distinguished by a refined blend of classic architectural details, contemporary flair and today's technology. With its innovative designs, ten foot volume ceilings, plant shelves and art niches, large windows with transoms and an abundance of included quality finishes that look and feel like upgrades, the Estate Series feels like home.*

T H E E S T A T E S E R I E S
I N C L U D E D F E A T U R E S

***Quality Construction /
Energy Efficiency***

- Your choice of eight, handsome three-tone exterior color palettes with coordinating roof tile*
- Decorative plank shutters on selected elevations
- Concrete tile roof with bird stops
- Architecturally integrated deluxe frame and stucco patio covers
- Custom salt-finish concrete front walks and patios
- Raised-panel steel garage door with opener, two remote controls and optic sensor
- Finished garage with baseboard and ventilation
- Elegant 8' raised-panel fiberglass front entry door with sidelight and transom*
- Large windows with transoms and custom grids*
- 8' french door with tinted dual pane glass at patio*
- Refined architectural details, art niches and plant shelves*
- Spacious 10' flat volume ceilings*
- Textured walls with round corners (except windows)
- Classic colonial door casings and 3 ¼" molded baseboards
- Six-panel colonist interior doors
- Schlage™ quality polished brass lever door hardware with exterior dead-bolt locks
- Durable ceramic tile entry foyer
- Recessed lighting in kitchen, entry foyer and hallways
- Designer chandeliers in dining room and nook*
- Prewire for two telephone outlets, two cable TV outlets and two ceiling fan outlets
- Decor rocker light switches
- Copper plumbing and 110V wiring
- Three exterior hose bibs
- Tinted dual pane windows and sliding glass doors*
- R-19 exterior wall system
- R-30 ceiling insulation
- Efficient gas heating* and ground-mounted electric air conditioning
- Rapid recovery insulated gas water heater*
- Five year termite and two year structural warranty

Kitchens of Distinction

- Total electric GE™ kitchen with garbage disposal, energy efficient pot scrubber dishwasher, self cleaning oven and range, and built-in microwave oven with vent hood, all in your choice of black, almond or white-on-white
- Quality Oak-front cabinets with adjustable shelves, roll-out shelves* and a choice of four colors
- Gourmet kitchen island work station*
- White porcelain-on-steel self-rimming kitchen sink with chrome single-lever faucet and vegetable sprayer
- Durable easy care laminate countertops
- Water supply at refrigerator bay
- Reverse osmosis sleeve
- Utility room cabinets

Luxurious Bathrooms

- Oval cultured marble garden tub in master bathroom*
- Separate shower with cultured marble surround and custom chrome enclosure in master bathroom
- Quality cabinetry with oak doors and face frames
- Cultured marble vanity tops with integral bowls

- Large walk-in closet with built-in wood shelving and mirrored bypass doors* in master bedroom
- Porcelain-on-steel bathtub with cultured marble shower surround in hall bathroom
- Price Pfister™ single lever Rolex plumbing fixtures in all bathrooms
- Color coordinated bathroom accessories
- Multiple recessed medicine cabinets*
- Elongated water saving commodes

Exciting Optional Features

- 2 ½-car and 3-car garages*
- Extended utility/hobby rooms*
- Dens, dual master suites and a wealth of room options
- Cozy fireplaces with gas logs*
- Media and entertainment niches
- Gourmet appliance packages*
- Optional guest cottage*
- Innovative R-23 exterior wall system

Ask your Sales Counselor for details on many more exciting options and luxurious upgrades

**May vary per location, plan and/or elevation*

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Prices, plans, materials and specifications are subject to change without notice or obligation. All dimensions are approximate (window sizes, styles and locations, ceiling heights may vary with each elevation). Pursuant to Fair Housing Amendment Act of 1988, housing at Mountainbrook Village is intended for occupancy by at least one person 55 years of age or older per unit.

Shea Homes for Active Adults reserves the right to discontinue or change specifications or designs at any time and any prospective buyer is aware that any promotional materials that have been viewed may have extra features or improvements shown therein which may not be included unless specifically provided for in the purchase contract. Prices, features and amenities are subject to change without notice. Measurements may vary slightly without incurring any obligation. Floor plans will vary depending on exterior design. Check with your Sales Counselor. Illustrations and renderings are artist's conceptions and are not intended to show specific detailing. Model homes have been professionally decorated for your convenience in viewing how furniture and accessories may be arranged. Among the decorator items are certain light fixtures, ceiling fans, floor coverings, wallpaper, custom paint colors, window treatments, furniture, built-in cabinetry, mirrors, pictures and accessories which are not included in the price of the home. Landscaping and certain outdoor additions are also excluded. Please ask your Sales Counselor for details about these items and the options that are available to you.