

# THE CANYON VILLAS

Ten New Homes



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## • 10 Single Family Homes

### • Starting at \$648,000

### • 3 - 5 Bedrooms

### • 2,240 - 3,584 Square Feet

### • 3 Unique Floor plans

## No Mello Roos Energy Efficient Homes

- Auto shut-off motion sensors in all baths
- Energy-efficient tank water heaters
- 14 SEER High Efficiency central heating and air conditioning
- Programmable digital thermostat
- Automatic fire sprinklers
- Dual glazed vinyl windows with low-e glass
- High efficient low flow toilets
- Low-VOC interior paint
- Carbon monoxide detector
- Water efficient, lead free faucets
- Insulation in ceiling areas and exterior walls
- Built with approved Title 24 requirements
- Energy Star appliances
- Drought architectural landscaping design

## Kitchens

- Granite counter top with full tile back splash throughout
- Custom cabinets with concealed hinges, adjustable shelves, and satin nickel pulls
- Stainless-steel double compartment sink with waste disposal
- Stainless-steel 30/36 " gas cook top stove,  
Built-in microwave/oven combo, high-efficiency hood  
and stainless-steel dishwasher /varies on model
- Designer series single control faucet
- Pre-plumbed for ice/water at refrigerator space

## Master Suite

- Spacious master bedroom with large walk-in closet
- Custom cabinets with concealed hinges
- Designer inspired carpeting selections
- Designer Series faucets with lever handles
- Compartmentalized toilet area
- Spacious Custom shower stalls

## Living Areas

- Designer inspired carpeting selections
- Solid Hardwood flooring
- Two panel interior doors
- Designer selected lighting
- Pre-wired for cable TV in all bedrooms
- Designer inspired paint colors

## Baths

- Custom granite counter tops
- White under-mount sinks
- Custom cabinets with concealed hinges
- Designer series faucets

## Exterior Finish

- Spanish architectural styles
- Elegant front entry door
- Sectional steel panel garage doors  
with two transmitters
- Association Drought Tolerant landscaping design
- The Rear yards will be delivered flat clear dirt only,  
Landscape Pricing options will be available

## Surrounding Amenities

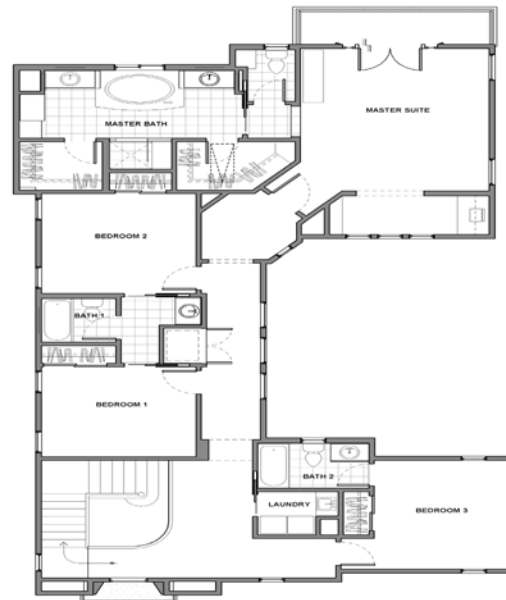
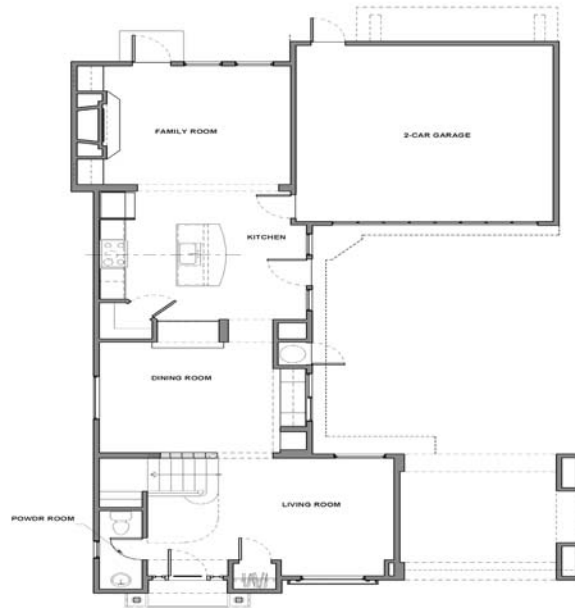
- Nearby schools and city parks
- Easy access to major freeways
- Easy walk to public transportation
- Association guest parking
- Association bicycle parking

# MODEL A



5 BEDROOMS 4.50 BATH 3,587 Sq.Ft.

# MODEL B



4 BEDROOM 3.50 BATH 2,806 Sq.Ft.

# MODEL C



3 BEDROOM 2.50 BATH 2,240 Sq.Ft.



*Marty Rodriguez*

**FOR MORE INFORMATION ON THESE HOMES:  
WWW.THECANYONVILLAS.COM  
626.914.6637**

Information deemed reliable, but not guaranteed. All floor plans and finishes subject to change