



LA MIRADA

TOWNHOME FEATURES

3 Bedrooms + Den,
2.5 Baths

Cortina

2403 asf

Viejo

2343 asf • \$269,900

CUSTOM-CRAFTED UPGRADES:

10' ceilings on main level; 9' ceilings upstairs

8" plank stained & hand scraped white oak hardwood floors in entry, hallway, kitchen, great room and powder room

Solid core knotty alder doors with knotty alder trim

Full granite slab counters in kitchen and master bath

Tiled floors in baths • Two front door styles: Plank and 2-panel with speak easy feature

Hand textured walls • Black and rubbed oil bronze hardware (levers)

Pella bronze fiberglass windows • Full stucco exterior with brick and stone accents

Moen Plumbing Fixtures: oil-rubbed bronze or iron black • Murray Feiss Lighting Fixtures

KITCHEN & DINING:

Knotty alder glazed cabinets • Full slab granite counters and full backsplash

Spacious walk-in pantry featuring glass door with wrought iron insert

Center entertainment island • Spacious dining open to great room

Deluxe stainless steel appliances with 30" Viking gas range and oven, Bosch dishwasher and GE microwave

MASTER BEDROOM SUITE:

Large walk-in closet • Full granite slab counters and dual vanity sinks

Large jetted tub • Walk-in tiled shower • Tile Flooring

Separate room for water closet • Extra blown-in insulation in master walls

SECLUDED COURTYARDS:

Intimate front and rear courtyards with gas fireplace and fountain

Blending the best of indoor & outdoor living space – Courtyards average 760 sf of pure enjoyment

...Please see Reverse Side for More Details...



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GREAT ROOM:

Vaulted 13' ceilings with exposed stained beams
Gas fireplace with stone accents
Crafted staircase with wrought iron spindles, knotty alder hand rail and wood caps on edges
Storage under staircase

POWDER ROOM:

Custom vanity with vessel sink

DEN/STUDY:

Spacious den with closet and built in book shelf

UPSTAIRS BEDROOMS:

Spacious bedrooms with walk-in closets • Craftsman wrought iron verandas with views

GARAGE & EXTERIOR:

Two car garage with carriage doors and interior painted walls
2 garage door openers and keyless entry
50 year architecture roof • Trex fencing • Locking wrought iron or plank front gates
Full landscaping and building maintenance provided by homeowner's association

UTILITY ROOM:

Tiled counters and utility sink • Knotty Alder cabinet space

FIREWALL:

The firewall is a 2 hour fire stop (one hour on each wall).
There is a 5/8" drywall on each side of the 2x4 walls, with 1" air space in between.
Party walls have sound inhibitor and blown in insulation.

PROUDLY MARKETED BY

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