



# LA MIRADA

## VILLA FEATURES

3 Bedrooms  
including Casita,  
2.5 Baths

### *The Amorosa*

2025 asf • \$359,900 • 110 E. Rio Colinas Drive

#### **CUSTOM-CRAFTED UPGRADES:**

10' ceilings  
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 bathroom  
Tiled floors in baths • Front door 2-panel with speak easy feature  
Hand textured walls • Rubbed oil bronze hardware (levers)  
Pella bronze fiberglass windows • Full stucco exterior with brick and stone accents  
Moen Plumbing Fixtures: iron black • Murray Feiss Lighting Fixtures  
Energy Star rated with 2' x 6' construction

#### **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 with 2 shower heads • Tile Flooring  
Separate room for water closet • Extra blown-in insulation in master walls

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

Information deemed reliable, but not guaranteed. Buyer to verify all information. If currently listed with a Broker, this is not intended as solicitation.





# LAMIRADA

## **SECLUDED COURTYARDS:**

Intimate front and rear courtyards with gas fireplace and fountain  
Blending the best of indoor & outdoor living space

## **GREAT ROOM:**

Gas fireplace with stone accents and built-in entertainment center

## **POWDER ROOM:**

Custom vanity with vessel sink

## **UTILITY ROOM:**

Tiled counters and utility sink • Knotty Alder cabinet space

## **CASITA:**

Spacious casita with exterior and interior access

## **GARAGE & EXTERIOR:**

Two car garage with carriage doors and interior painted walls  
2 garage door openers and keyless entry  
50 year architecture roof • Locking plank front gate  
Full exterior landscaping maintenance provided by homeowner's association

PROUDLY MARKETED BY



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

**GAE PEYRON**  
208.866.8244  
gae@peyron.com

**YVONNE EVANS**  
208.870.1007  
yevans@att.net