

# Fine Living Features

## Interiors

- ◆ 42" Fireplace with customized pre-cast surrounds (Varies per elevation)
- ◆ Custom crafted stair case system with white painted handrails and balusters
- ◆ Gracious raised panel "Carrera" style interior doors by Masonite®
- ◆ Oversized 5" baseboard
- ◆ Kwikset® brushed nickel "Pembroke" lever handle
- ◆ Stylish "Raised Panel in White Thermofoil or Shaker Panel in White Thermofoil or Shaker Stained Noche cabinets
- ◆ Solid surface Quartz counter tops with 4" splash at Secondary Baths and Laundry
- ◆ 6" x 6" wall tiles at secondary bath tubs and showers
- ◆ Distinctive light fixtures at predetermined locations and energy efficient recessed lighting
- ◆ Structured cable wiring with multi-port outlets at selected locations
- ◆ Spacious laundry room with efficient cabinet space
- ◆ Full fire sprinkler system with concealed heads
- ◆ Energy efficient Broan® whole house fan
- ◆ Porcelain Cortona 20" x 20" Tile floors areas include entry, laundry, kitchen, pantry, and baths. Choice of 5 colors to match carpet
- ◆ Shaw Industries® "Bellagio" carpet over 3/8" 5 pound rebond padding. Choice of 5 colors to match floor tile.



## Master Suite

- ◆ Stylish "Raised Panel in White Thermofoil or Shaker Panel in White Thermofoil or Shaker Stained Noche cabinets
- ◆ 18" x 18" AZT wall tiles in "Crema Vosscione"
- ◆ Solid surface crema vosscione limestone counter tops with 6" splash
- ◆ Spacious walk in closet
- ◆ Mirrors and medicine cabinets with beveled edge at Pullmans
- ◆ Moen Voss® Bathroom Designer plumbing fixtures, bath accessories to include: Tank lever, paper holder, and towel bar.
- ◆ Bathroom Designer light fixtures
- ◆ Gerber® Comfort Height 1.28 gpf; one piece elongated water closet
- ◆ Hydrosystems® Freestanding Bathtub with Moen® "Arris" two handled high-arc spout in chrome
- ◆ Gerber® Vitreous china, undermount sink



# *Fine Living Features*

## *Kitchen Highlights*

- ◆ Stylish “Raised Panel in White Thermofoil or Shaker Panel in White Thermofoil or Shaker Stained Noche cabinets
- ◆ Granite or Silestone® Quartz slab counter tops with 6” splash
- ◆ Moen® stainless steel 18 gauge divided sink with pullout sprayer
- ◆ 1 HP Insinkerator® garbage disposal
- ◆ Kitchen Aid® stainless steel appliance package includes:
  - ◆ 48” Commercial Style gas cooktop with 6 burners
  - ◆ 48” Commercial Style 3-speed canopy hood
  - ◆ 30” double oven with “Even-Heat True convection upper oven”
  - ◆ 24” ProWash Cycle dishwasher
- ◆ 1200 Watt 2.2 cubic feet capacity built-in microwave (Varies per Plan Type)
- ◆ Or 24” JennAir® microwave drawer (Varies per Plan Type)

## *Distinct Exteriors*

- ◆ Custom exterior color schemes and designer selected roof tiles
- ◆ Energy efficient exterior lighting
- ◆ Jeld-Wen® “Aurora Custom Door” entry doors
- ◆ 7100 Low “E” Dual Glazed Vinyl Windows
- ◆ Seamless gutter and downspout color per designer specification
- ◆ Exquisite ornamental iron on selected elevations

## *Custom Options*

- ◆ Post-tension matt slab foundations
- ◆ “I-Joist®” truss subfloor system that is screwed and glued for a more stable, quiet floor
- ◆ Eco-friendly wood products used in construction
- ◆ Custom radius wall corners
- ◆ Insulated formaldehyde-free exterior walls and ceilings
- ◆ Weather stripping at all exterior doors
- ◆ Tankless water heaters
- ◆ Energy efficient digital programmable thermostats
- ◆ Pressure balancing shower valves
- ◆ Fully drywalled textured garages
- ◆ BBQ stub and hose bibs conveniently located
- ◆ Safety minded smoke and carbon monoxide detectors
- ◆ Optional deck off of loft (on select plans)





*Buying a new home is one of the biggest decisions we make in life. There is so much at stake; the financial commitment, the emotional investment, finding the time to do the necessary research, trusting your instincts. It's about finding a suitable home for you in a neighborhood that feels right, in a community that meets your needs, together with the knowledge that you will still be taken care of, even after the deal is done.*

*At Baldwin & Sons we get that. Since 1956, Baldwin companies have built more than 20,000 homes, and created successful, thriving neighborhoods and communities from L.A. to San Diego earning us our status as one of the top builders in Southern California. We love what we do and it shows, from the smallest architectural detail to the grand-scale planning of a large community. We are focused and committed to meeting not only your high expectations, but ours as well, from design and construction to financing and customer service, we are here for you.*

*The Oaks at Portola Hills is testament to the excellence you have come to expect from us at Baldwin & Sons. Perched above parkland and wilderness, it not only provides impressive views, but it also allows for the emphasis on an active, outdoor lifestyle, with parks, trails, sports fields and a swim club for residents to enjoy. With one visit you will know you have found your home, your neighborhood, your community...if your instincts have led you here, trust them, this is the place.*



A romantic scene of a man and a woman sitting in a field of tall grass and wildflowers at sunset. The man is on the left, wearing a blue t-shirt with a geometric pattern, and the woman is on the right, wearing a white long-sleeved shirt. They are both looking away from the camera towards the horizon. A golden retriever is sitting between them, looking towards the camera. The sky is filled with soft, golden light from the setting sun, with some clouds visible. The overall mood is peaceful and intimate.

*Welcome to life at the top*



A photograph of a field of tall grasses and wildflowers at sunset. The sun is low on the horizon, creating a warm, golden glow. The sky is a mix of orange and yellow, with some light clouds. The foreground is filled with green grasses and small pink and white flowers. The background shows a line of trees and a hillside, all bathed in the warm light of the setting sun.

*The Oaks*  

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AT PORTOLA HILLS





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