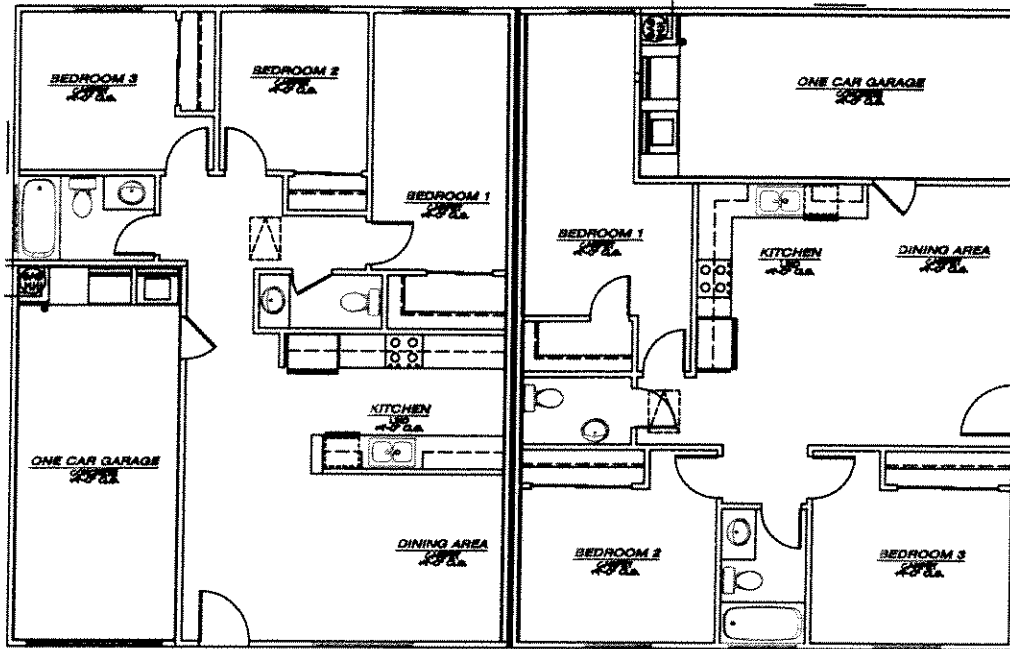


# SULLY SUBDIVISION (916) 607-0407

Perfect Location - NO HOAs & NO Mello Roos

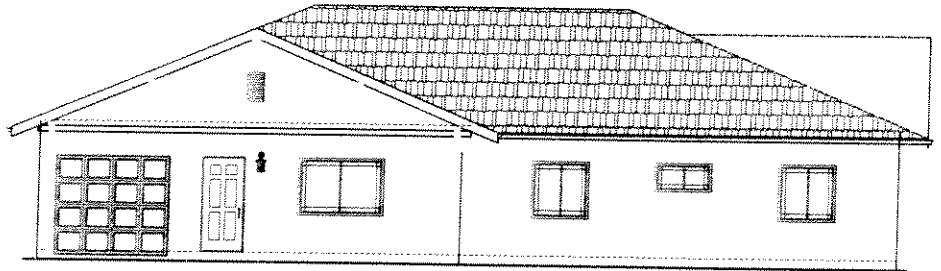
3 Bedrooms / 1 & 1/2 Baths

Half-Plex: Approx. 910 sq.ft.



## Charming Exteriors

- Stucco exteriors
- Durable concrete tile roofing
- Metal roll up garage door
- 1 Car Garage
- Complete rear and side yard fencing
- Concrete driveway and front walkway
- Full fascia gutters with down spouts
- Front yard landscaped



## Elegant Interior Design Features

- High 9 ft. ceilings throughout
- Distinctive raised panel interior doors
- Wall to wall carpeting
- Decorative light fixtures
- Pre-wired for cable and telephone
- Abundance of windows for natural light
- Smoke detectors throughout

## Efficient Kitchen

- Well designed kitchen
- Designer formica countertops
- Custom crafted cabinetry
- Kitchen sink w/ food disposal
- State-of-the-art appliances including
  - Deluxe gas range cooktop & oven
  - Built-in microwave & hood
  - Multi-cycle dishwasher

## Bedrooms & Baths

- Wardrobe closets in bedrooms
- Complete tub/shower combination in bath
- Full width vanity mirrors in bath

## Energy Conservation

- Natural gas water heater
- Energy efficient vinyl dual pane windows
- Well insulated exterior walls and ceilings
- Efficiently wrapped duct system
- High efficiency central heating & cooling system
- Gas and 220V available for dryer in garage

\*Builder reserves the right to modify features & design both exterior & interior w/o notice.