

# The Clubhouse

99 Year Lease Amount \$325  
\$136,000.00

## 131 Montecito Dr. - Lot 56

1,222 Sq. Ft. • 2 Bedroom, 2 Bath • Move in Ready: 21 Days



## Standard Specifications

### CONSTRUCTION

- R-22 Ceiling Insulation
- R-13 Wall Insulation
- R-11 Floor Insulation
- All Weather-stripping & Insulation meets or exceeds the HUD Required Insulation Standards for Zone 3 (Nevada)

### EXTERIOR

- Low "E" Dual Glaze Windows Throughout
- Cemplank (Low Maintenance) Window Trim
- Cemplank (Low Maintenance) Siding
- Cemplank (Low Maintenance) Facia
- 20-Year Roof (Class A) Shingles
- 9-Light Exterior Door
- 6-Panel Architectural Entry Door

### KITCHEN

- Granite or Quartz Counter-Tops w/ Single Eased Edge
- 4" Granite or Quartz Backsplash
- Cabinet with Utility Drawers
- Lined Overhead Kitchen Cabinets
- Brushed Nickel Kitchen Faucet
- Stainless Steel Undermount Sink
- Deluxe Cabinets

### INTERIOR

- Rounded Drywall Corners
- 6-Panel Interior Doors
- Architectural Door Case Molding
- Brushed Nickel Lighting Fixtures
- Brushed Nickel Door Hardware
- Wire Vented Closet Shelving
- Wood Baseboard Throughout
- Metal Mini-Blinds Throughout
- Quality Carpet & Under-Pad
- Quality Linoleum in Kitchen, Dining, Bath & Utility

### APPLIANCES

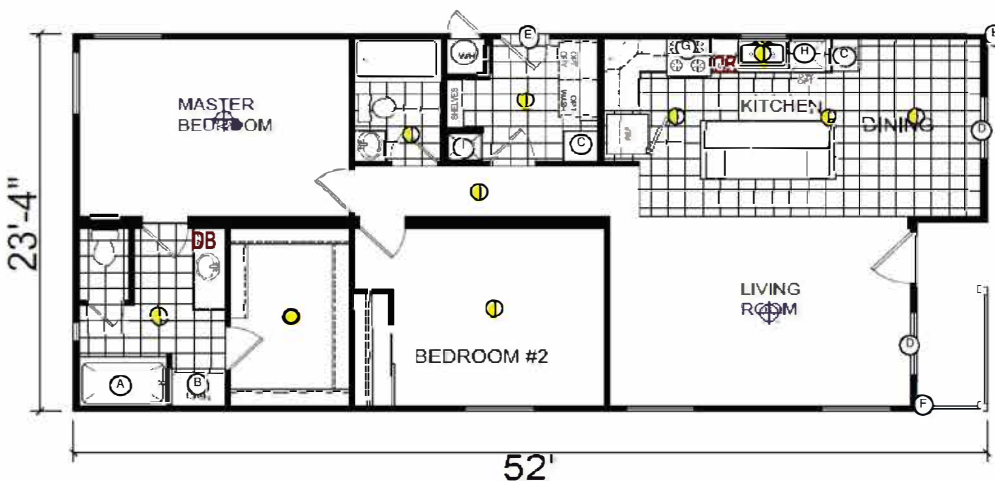
- Deluxe Electric Range (Whirlpool or Comparable)
- 18 Cubic Foot Frost Free Refrigerator (Whirlpool or Comparable)
- 30" Vented Range Hood with Illumination
- Ice Maker Prepped

### PLUMBING/HEATING/ELECTRICAL/UTILITY

- Air Conditioning & Electric Forced Air Furnace
- Convenient Shut-Off Valves Throughout
- 30 Gallon Fast Recovery Water Heater
- 200 AMP Electrical Service
- Carbon Monoxide and Smoke Detectors
- 6" LED Can Lights Throughout

### BATHS

- Granite or Quartz Counter-Tops w/ Single Eased Edge
- 4" Granite or Quartz Backsplash
- Fiberglass Tub/Shower Stall with Tile Embossing
- Brushed Nickel Faucets & Door Hardware
- Undermount Bath Sink



*Exterior Paint:* Color Group H



BASE:  
Ashen



TRIM:  
Carmelized Walnut



ACCENT:  
Blue Dolphin

*Roof Shingles:*



ACCENT:  
Earthtone  
Cedar

*Exterior  
Front Door:*

6-Panel Steel



*Exterior  
Side Door:*

9-Lite Cottage



*Interior Paint:*



Garlic Clove

*Carpet:*



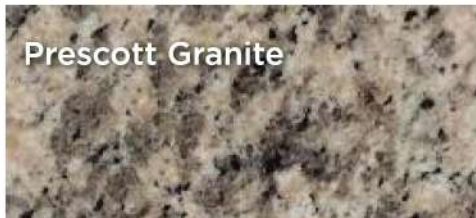
Gravel

*Linoleum:*



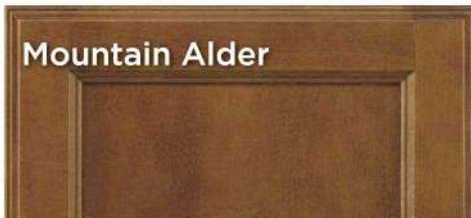
Charcoal Slate

*Countertops:*



Prescott Granite

*Cabinetry:*



Mountain Alder

*Hardware: Appliances:*

Brushed  
Nickel



White



*Kitchen Sink & Faucet:*

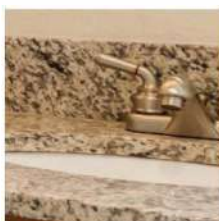


Stainless



Single Br. Nickel

*Bath Sinks & Faucets:*



Undermount



Single Br. Nickel

*Bath Shower & Faucet:*



Shower Only



Single Br. Nickel