

# New Custom Homes

Elliott Homes has a reputation for building thoughtfully designed, quality master community homes. Now Mr. Elliott has turned his attention to building five custom homes in the gated Lakeview Oaks Community at Empire Ranch. These five homes, each unique, continue the Elliott tradition of top quality workmanship, and a presence that will continue throughout the life of your home.

Floorplan	Description	Price
<b>LOT 1 - 715 Oliver Court</b> Plan 3371	3,371 square feet 5 Bedrooms and 3 Baths, 3-Car Garage	\$939,950
<b>LOT 16 - 732 Oliver Court</b> Plan 2544	2,544 square feet 4 Bedrooms and 2 Baths, 3-Car Garage	\$759,950
<b>LOT 19 - 720 Oliver Court</b> Plan 2720	2,720 square feet 4 Bedrooms and 3 Baths, 3-Car Tandem Garage	\$809,950



Your Sales Representative: Jim Greer  
 632 Russell Drive, Folsom, CA 95630  
 Phone: 916-817-6923 | Fax: 916-817-6926  
 Email: Lakeviewoaks@elliotthomes.com  
 ElliottHomes.com  
 Open Monday Noon to 6 p.m.  
 Tues., Fri., Sat., Sun. 10 a.m. to 6 p.m.  
 DRE Lic. # 00836474



Square footage figures are approximate. Specific home features may vary. Elliott Homes reserves the right to substitute or change equipment, materials, appliances, features and amenities without prior notice. See sales representative for floor plan variations, options and other information.

**ALL INCLUDED!**

## VILLAGE 31 AT EMPIRE RANCH FEATURES

### ELLIOTT ADVANTAGE CUSTOM CONSTRUCTION FEATURES

High-efficiency condenser and furnace ★E

High-efficiency tankless water heater with recirculation system ★E

Energy-efficient ventilated “cool” roof E

Reflective radiant barrier roof sheathing ★E

**Prewired to panel box only for electrical vehicle charging E**

Complete security alarm system E

Premium KitchenAid® stainless steel gourmet kitchen appliances

Premium Kohler® kitchen sink with pull-out faucet and soap dispenser

Solid surface quartz bathroom countertops and tub / shower surrounds

Glass shower enclosures in family bathrooms

Decorative window sills

Oversized baseboards

High-efficiency toilets in all bathrooms E ♀

Upgraded wall-to-wall carpeting, pad, wood and floor tile, per plan

Upgraded cabinetry, door styles and handles

**Soft-close cabinet doors and drawers throughout**

Upper laundry cabinets

Utility sink in laundry room

42” structured wiring WiFi-ready hub includes television and telephone network capabilities

**Smart Home components: security alarm, thermostat, one motion detector, window / door contacts, two WiFi access points and 7” touch-screen control E**

**7.1 home theater prewire**

All rooms prewired for future ceiling fans

Air balancing ducts in all bedrooms for comfort E

Excellent insulation ratings: R-38 ceiling, R-15 blown-in wall insulation with R-4 foam sheathing and R-6 duct E

WeatherSmart® house wrap to guard against moisture penetration

Low-maintenance insulated acrylic stucco exterior

Textured and painted garage interior E

Eight-foot high sectional roll-up carriage garage door

Luxury imperfect smooth wall texture

Vacancy sensors at all bathrooms, utility rooms and garages

### GRACIOUS LIVING AREAS

**Elegant raised-panel solid core interior doors with enhanced lever locksets**

Decorator-selected light fixtures

Stairs with wrought iron hand rail on two-story homes

Interior laundry facilities with premium flooring and built-in storage cabinets

Linen storage cabinets

### GOURMET KITCHEN

DalONE premium quartz countertops with full-height backsplash E

KitchenAid® gas range with oversized chimney hood

Upgraded flooring

KitchenAid® dishwasher with power-saver option ★E

Insinkerator® garbage disposal

Preplumbed for refrigerator ice maker

USB / duplex outlet, per plan

LED under-cabinet lighting

### LUXURIOUS MASTER SUITE

Walk-in closet with mirror doors, per plan

Luxurious wall-to-wall carpeting and pad

Prewired for telephone (category 5 compliant), satellite and cable television

### RICHLY APPOINTED MASTER BATHROOM

Elegant shower surrounds and comfort-height countertops with undermount sinks

Premium fixtures with low-flow faucets E ♀

**Oversized six-foot tubs**

Full-width vanity mirror and built-in medicine cabinet

High efficiency comfort-height elongated toilet E ♀

Upgraded tile shower pan

Enhanced glass shower surround, per plan

### SPACIOUS FAMILY BEDROOMS

Wardrobe closets with raised-panel doors

Luxurious wall-to-wall carpeting and pad

### FAMILY BATHROOMS

Quartz countertop with undermount sinks

Premium fixtures with energy-efficient low-flow faucets and shower head E ♀

Full-width vanity mirror and built-in medicine cabinet

Upgraded porcelain tile flooring

### EXTERIOR ENHANCEMENTS

Home exteriors — roof tile, masonry and paint colors professionally coordinated

Concrete walkways and driveways

Eight-foot insulated entry door ★

Exterior coach lights with astronomical switch at entry and garage, illuminated address panel

Automatic garage door opener

Enhanced redwood “good neighbor” fencing

Design-specific front yard landscaping with fully automated and programmable irrigation controller

### BONUS FEATURES

LED lighting throughout

**Vinyl dual pane windows and sliding glass doors with SunCoat Max high-efficiency glass E**

High-efficiency variable speed gas forced air heating system with clock thermostat and integral central air conditioning E

Dual-zoned climate control HVAC system, per plan E

Laundry room vented for clothes dryer with both gas and electric outlets

**Preplumb for future central vacuum**

Exterior holiday lighting package

**Tesla Powerwall** – runs your home with solar at night and provides back up in the event of a power outage (see handout)

**E** Another Elliott Advantage energy-saving, earth-saving and / or custom construction feature

★ ENERGY STAR qualified products are more energy efficient without sacrificing performance

♀ The U.S. Environmental Protection Agency (EPA) WaterSense products save water without sacrificing performance or quality

Although all features may not apply to all plans due to design configurations and architectural styling, a wealth of luxury features are included in every Elliott Home. Please consult your Sales Representative for a complete options list and to determine if a particular feature is offered in the home you desire. Special features and decorator items in model homes are not included (wallpaper, mirrors, wall treatments, furniture and special wall finishing).