



SORRENTO

Extensive thought and planning went into the Sorrento homes to create the timeless design and overall appeal that will grow even more beautiful in years to come.

Sorrento is a special neighborhood of only 31 homes with exceptional attention to style, warmth, and detail. Our vision is that as a Sorrento homeowner, you will experience as much pride in your new home as we experienced in creating it for you.

Here are some of the amenities Sorrento offers:

INTERIOR COMFORT & BEAUTY

- Open floor plan providing spacious living areas
- Vaulted ceilings
- Solid core interior doors throughout
- Emtek oil-rubbed bronze lever handles on all interior doors
- Lennox gas-burning fireplaces complete with log set & cinders, pre-cast façade and mantle
- Decorator selected stain-resistant carpeting, with Tactesse yarn upgrade
- Tuscan ceramic floor tiles or engineered, pre-finished hardwood flooring option
- Coordinating paint colors in warm neutrals with accent wall colors in Kitchen & Powder Room
- Radius drywall corners throughout
- Hinged closet doors for full access (not bi-fold or sliding)
- Interior laundry room with built-in cabinetry in Florentine, Capri, and Venetian homes
- Custom-crafted staircases with iron balusters in 2-story homes
- Custom cabinetry with white laminate interiors and concealed hinges
- Frazer washable eggshell interior paint on "smooth irregular" finish drywall
- Designer selected light fixtures throughout each residence
- Built-in storage nooks and bookshelves

TRANQUIL MASTER SUITES

- Spacious walk-in closets
- Whisper quiet ceiling fans in Master Bedroom
- Hardwood cabinetry throughout
- Dual sinks with granite countertop optional upgrade
- Oversized separate shower with frameless enclosure in Master Bath
- Inviting Kohler soaking tub
- White plumbing fixtures with polished chrome faucets
- Award-winning Toto toilets with reliable flush and comfort-height seats
- Pressure-regulating shower control valves
- Beveled edge, picture-framed bath mirrors

Effective: 5/1/05

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UNCOMPROMISING KITCHENS

Granite countertops with full tile backsplash at cooktop

Oversized conversation islands with counter seating

Hardwood cabinetry with white laminate interiors

Deep roll-out drawers for pots and pans

Interior cabinet extras: lazy susans, tray racks, under-counter cooking oil pantry

Countertop-illuminating, under-cabinet fluorescent lights

General Electric stainless steel appliance package and upgrades:

GE Profile gas cooktop: 36" built-in with 5 sealed burners, simmer, optional wok

GE Profile 30" built-in convection wall ovens

GE Profile 30" free-standing dual fuel range in Capri & Milan homes

GE Triton XL built-in dishwasher: ExtraClean sensor, adjustable rack, QuietPower

GE Profile deluxe wine chiller: 29 bottle capacity in Florentine, Genoa & Venetian homes

GE Profile microwave ovens

GE Profile quiet, efficient exhaust fans

GE disposal: powerful ¾ HP

Appliance Upgrades:

InstaHot faucet

GE Profile 42" side-by-side refrigerator with icemaker and in-door water dispenser

GE Profile Harmony king-size washer upgrade

GE Profile Harmony king-size electric dryer upgrade

ENERGY EFFICIENT FEATURES

Dual-paned Milgard vinyl windows with Low-E glass for energy savings, decreased fading from ultraviolet rays, and better insulation

Tankless hot water heaters for on-demand hot water supply and up to 50% greater efficiency than a typical hot water heater

Solar hot water heating optional package

Water saver toilets and showerheads

Title 24-compliant insulation in ceilings, walls, and weather stripping for energy efficiency

Title 24-compliant fluorescent lighting, task lighting, and day-lighting

Ceiling fans in Great Room and Master Bedroom, pre-wired in other bedrooms, with variable speed control

Passive ventilation for maximum Fresh Air Movement

Energy Star-rated dishwasher, refrigerator, washer & dryer appliance upgrades

TECHNOLOGY

Telephone and CAT5E cabling throughout

Surround Sound pre-wiring

Pre-wired for digital satellite system

Pre-wired for Security System, with optional alerts for fire, smoke, carbon monoxide, and further, for window sensor security alarms

Network data module option available for multiple computer hookups throughout home

Central vacuum system optional upgrade

Optional Lutron systems that automate dimming and switching lights throughout, including a car visor remote. Turn on inside house lights as you approach your driveway!

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LASTING EXTERIOR TUSCAN STYLE IMPRESSIONS

Authentically detailed Tuscan architecture, designed with rich individual variety

Five distinctive home styles with stucco finish and El Dorado custom stone veneer

Designer selected exterior color palette developed to offer a beautiful neighborhood and attractive street scene

Architecturally coordinated 8-ft. entry doors with Emtek oil-rubbed bronze hardware

Covered entry porticos

Fire-retardant clay tile roofs

Custom designed ornamental iron accents

Outdoor courtyard living rooms in most residences

All homes stubbed for gas BBQ

Courtyard or back yard pre-wire for spa (upgrade available in most residences)

Sectional roll-up WhisperQuiet Carriage House all-wood garage doors with 2 transmitters

Garage storage system optional upgrade

Concrete driveway and walkway

Finished garage interior with convenient electrical outlets

Professionally designed and landscaped yards and Neighborhood Center Plaza with fountain, gazebo, and walkways



The Sorrento project is built and managed by an experienced team that has a vested interest in the homes we build. We live in the community, contribute to its prosperity and care about the quality of life in the city of Chico.

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