

# The Milano Collection

Early California - A



**Residence 501**  
**2,400 Square Feet**

Italianate - B



Tuscan - C



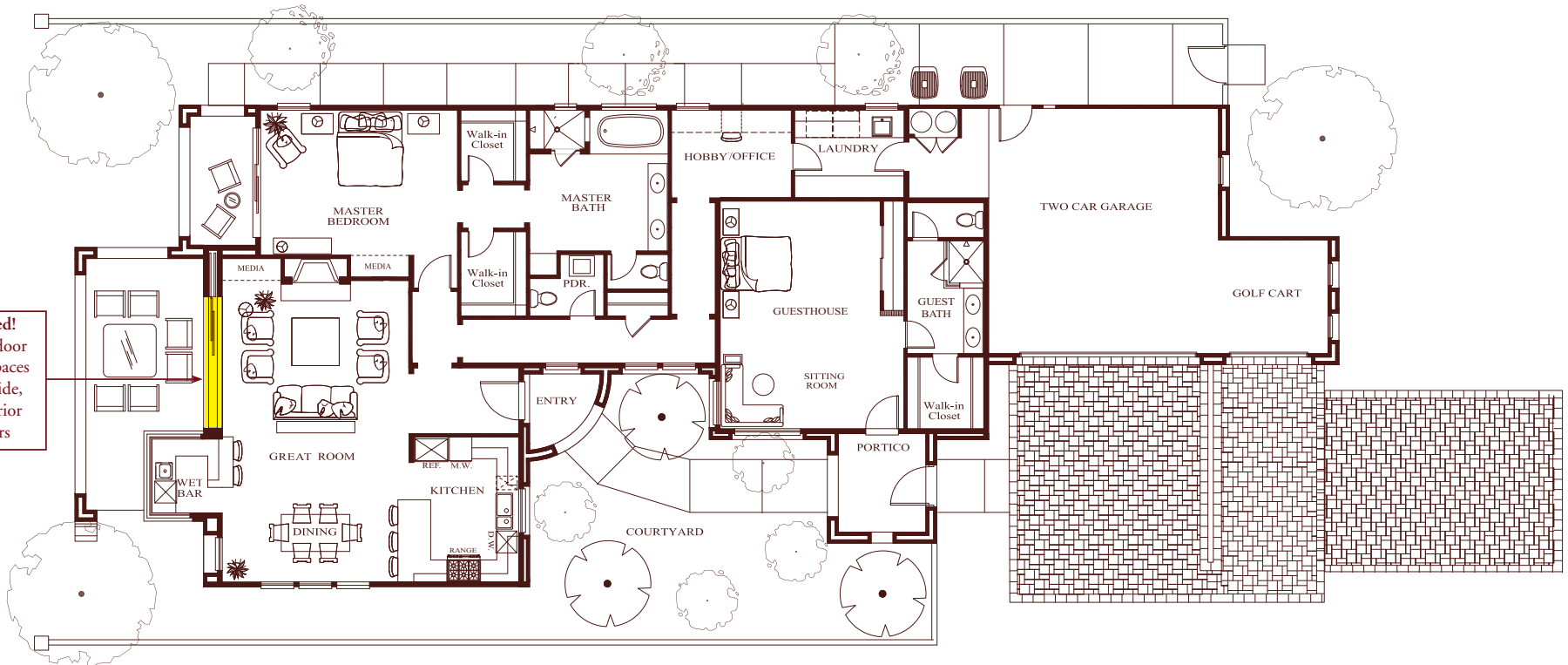
*Indian Wells, California*

**760.772.7000**

**[www.toscanacc.com](http://www.toscanacc.com)**



# Residence 501



Now Included!  
Blend your indoor  
and outdoor spaces  
with Multi-Slide,  
10' high Exterior  
Pocket Doors

# Distinctive Features Included in Home

## ARCHITECTURAL AND DESIGN FEATURES

Private, gated entry courtyard  
Fully landscaped yards with programmable weather-based "Smart Control" irrigation system  
Eight-foot raised-panel, solid core interior doors with lever-style door hardware  
Solid core flushed molding wardrobe closet doors  
Ten-foot high multi-slide glass pocket doors  
Porcelain tile flooring in entry, kitchen, wet bar, all baths and laundry room  
Wood burning fireplace with gas connection and pre-cast decorative surround  
Pre-cast stone pavers on driveways

## KITCHEN, WET BAR AND LAUNDRY

Slab granite countertops with 1½" bullnose edge in kitchen and wet bar  
Built-in Sub-Zero, Wolf and Asko appliances including:  
    Sub-Zero 36-inch side-by-side refrigerator/freezer  
    Wolf 36-inch commercial style dual fuel range  
    Wolf microwave oven (separate)  
    Asko multicycle sound insulated dishwasher  
Kohler cast iron sink with pull out spray faucet  
Sit-down wet bar with under counter Sub-Zero built-in refrigerator/freezer with ice maker  
Laundry room cabinetry with solid hardwood raised panel doors, natural stone slab countertops and cast iron utility sink with pull out spray faucet

## MASTER SUITE, SECONDARY BEDROOMS, GUESTHOUSE AND BATH FEATURES

Soaking tub with natural stone tile surround in master bath  
Natural stone slab countertop and natural stone tile shower in master bath  
Spacious walk-in closets with built-in dressers in master suite

All secondary bedrooms feature private baths with compartmentalized water closets  
Natural stone slab countertops and porcelain tile showers in secondary baths  
Decorative framed mirrors in all baths  
Pedestal sink in powder bath  
Custom frameless shower enclosures throughout

## OTHER QUALITY FEATURES

Custom European-style cabinetry with solid hardwood raised-panel doors  
Multiple-zone, high efficiency, electric air conditioning and gas forced-air heating with digital thermostats  
Andersen high performance, "Energy Star", low E, dual glazed wood windows and French doors per plan  
Fleetwood high quality, low E, dual glazed sliding glass doors  
Pre-wired for Verizon Fios fiber-optic technology for ultra high speed internet access  
Structured multimedia/telecommunications CAT6 wiring (provides support for future internet access speeds and data rates) and control center for digital broadband access, computers, telephones, satellite and cable television  
Individual home digital security system  
Two 50 gallon gas water heaters with recirculating hot water system  
Two car and golf cart garages with finished interiors and roll-up insulated sectional garage doors with automatic openers

## DESIGN CENTER

Our Designers are available to assist you in creating the home of your dreams with a wide array of custom features all available at our 5,000 square-foot Design Center.

THE TOTAL NUMBER, DESIGN AND LOCATION OF HOMES; UNIT MIX; AND THE LOCATION, DESIGN AND LAYOUT OF RECREATIONAL FACILITIES MAY BE CHANGED DUE TO A NUMBER OF CIRCUMSTANCES, INCLUDING GOVERNMENTAL REQUIREMENTS AND MARKET DEMAND. ELEVATIONS ARE ARTIST CONCEPTIONS AND DIMENSIONS ARE APPROXIMATE IN NATURE AND ARE NOT INTENDED FOR FINAL REFERENCE. SUNRISE COMPANY/TOSCANA COUNTRY CLUB RESERVES THE RIGHT TO CHANGE HOMESITE AND HOME PRICES AND MAKE MODIFICATIONS IN FLOORPLANS, MATERIALS AND SPECIFICATIONS AT ANY TIME WITHOUT PRIOR NOTICE. OWNERSHIP OF A HOME OR HOMESITE DOES NOT INCLUDE COUNTRY CLUB MEMBERSHIP OR RIGHTS IN THE COUNTRY CLUB FACILITIES. VOID WHERE PROHIBITED BY LAW. 11/2011



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