

The Portola

1,426 sq. ft.

2 BEDROOM 2 BATH DINING AREA FAMILY ROOM

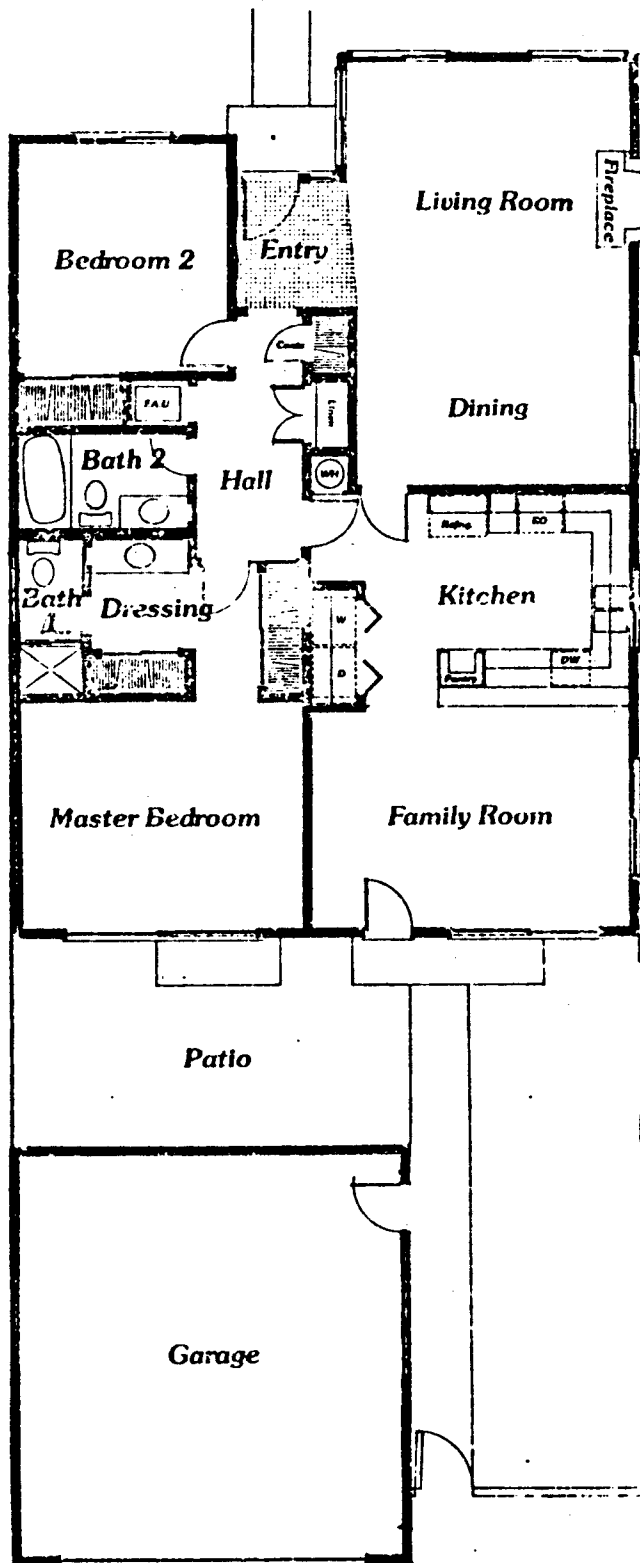
The needs of a wide variety of homeowners are met in this delightful plan.

From the formal, tile entryway you proceed into the spacious living room, accented by the floor-to-ceiling woodburning* fireplace. Immediately adjacent is the formal dining area. The kitchen boasts such designed-in features as washer and dryer space conveniently enclosed behind bi-fold doors, efficient bar-height counter top, perfect for serving lunches or quick meals in the family room, which is but a few steps beyond the kitchen, and features access to the private yard through large sliding-glass doors.

The master bedroom suite includes an adjacent full bath, with shower and a dressing area with two over-size wardrobe closets. The second full bath, with tub, and second bedroom complete the home. Sky-lights in both baths are an added touch. A full two-car garage with automatic door opener is included.

*seven units of this plan are equipped with a gas-log fireplace.

Tract 2368



Because of our policy of constant improvement, Triunfo West reserves the right to make changes in material, equipment and architectural features that may vary from models depicted herein. Your sales representative has complete, current information.

PLAN 2

Triunfo West

1,507 sq. ft.

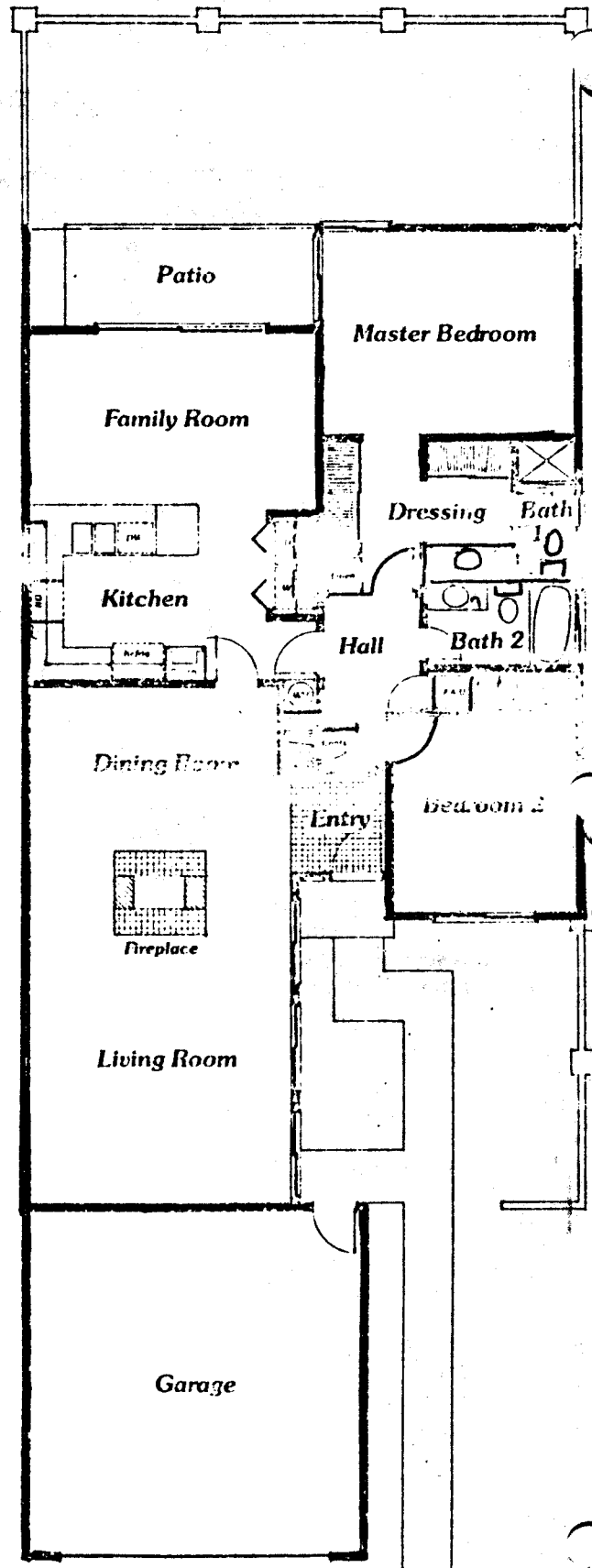
2 BEDROOM 2 BATH DINING ROOM FAMILY ROOM

Versatility and spaciousness accent this home plan.

From the private front yard, with it's 5' high fence, the formal entry gives way to the living and dining rooms which are separated by a spectacular, free-standing, see-through fireplace. With a hearth in each room, entertaining and formal dining become something special.

The modern kitchen highlights a built-in pantry, concealed space for your washer and dryer and a serving-snack counter with access to the adjacent family room. Entry to the covered patio, and the outdoor living provided by the fenced yard, is through sliding-glass doors from either the family room or the master bedroom suite.

The spacious master bedroom, reached through an elegant double-door entry, features its own full bath with shower, dressing area with wardrobe closets. The second bedroom and full bath are but steps away. A full two-car garage with automatic door opener is included.



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The Triunfo

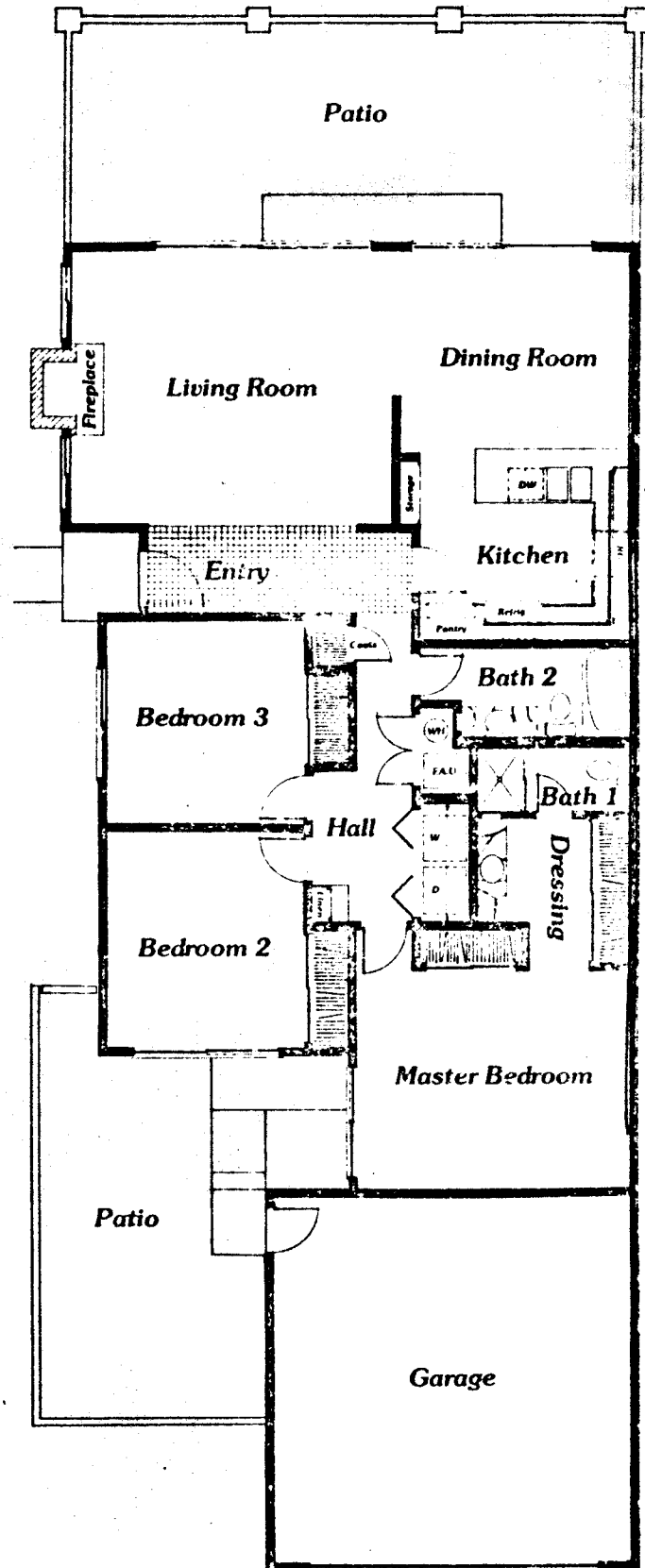
1,464 sq. ft.

3 BEDROOM 2 BATH DINING ROOM

This exciting plan is distinguished by its flexibility. It features a third bedroom which can be used as a den, office, guest room or... The spacious, tile entry opens into the living room featuring a woodburning fireplace and capped by a majestic vaulted ceiling rising to a height of nine feet. Both the adjacent dining room and the living room have access to the garden area through separate sliding-glass doors.

The light, airy kitchen features two pantries, serving-snack counter and modern appliances. Concealed washer and dryer space is located in the hall, mid-way between the bedrooms.

The master bedroom suite boasts sliding-glass door access to the private side-garden as well as complete bath and dressing area within the suite itself. Bedroom two also has access to the side-garden. Bedroom three and the second bath are directly opposite each other off the entry hall. A full two-car garage with automatic door opener is included.



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