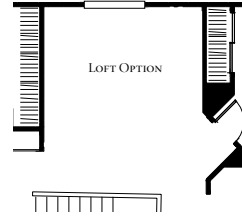
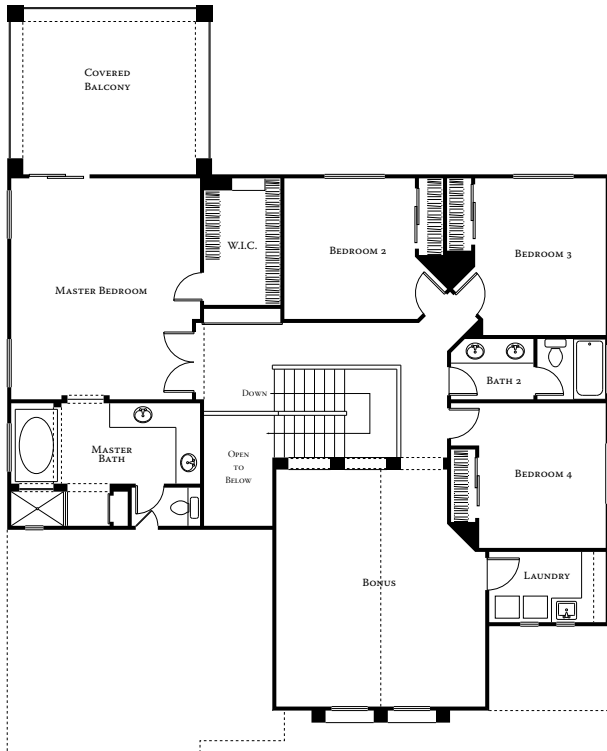
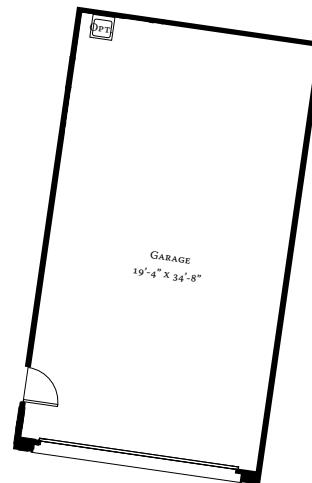
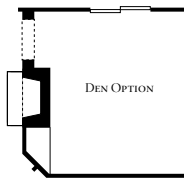
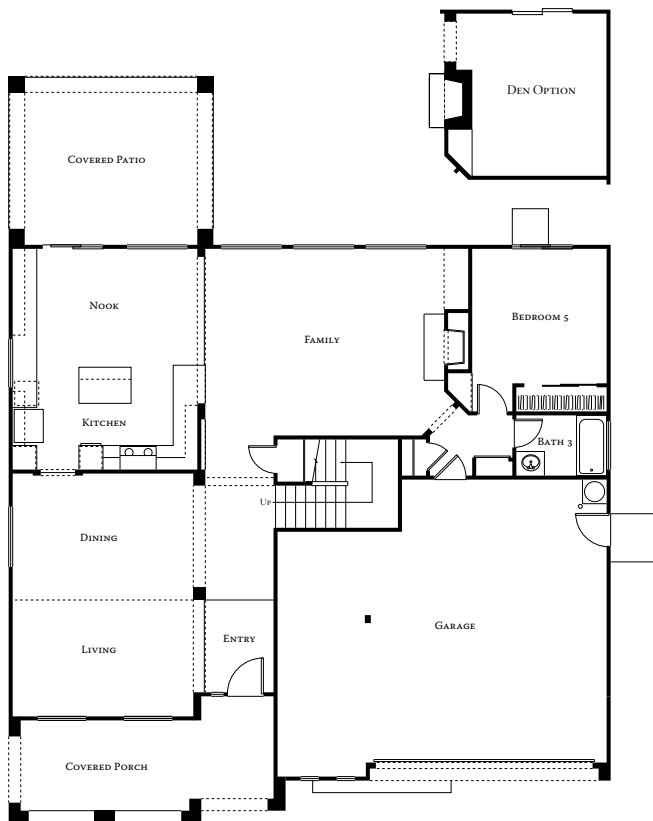


Viewcrest Court, Auburn, CA 95603

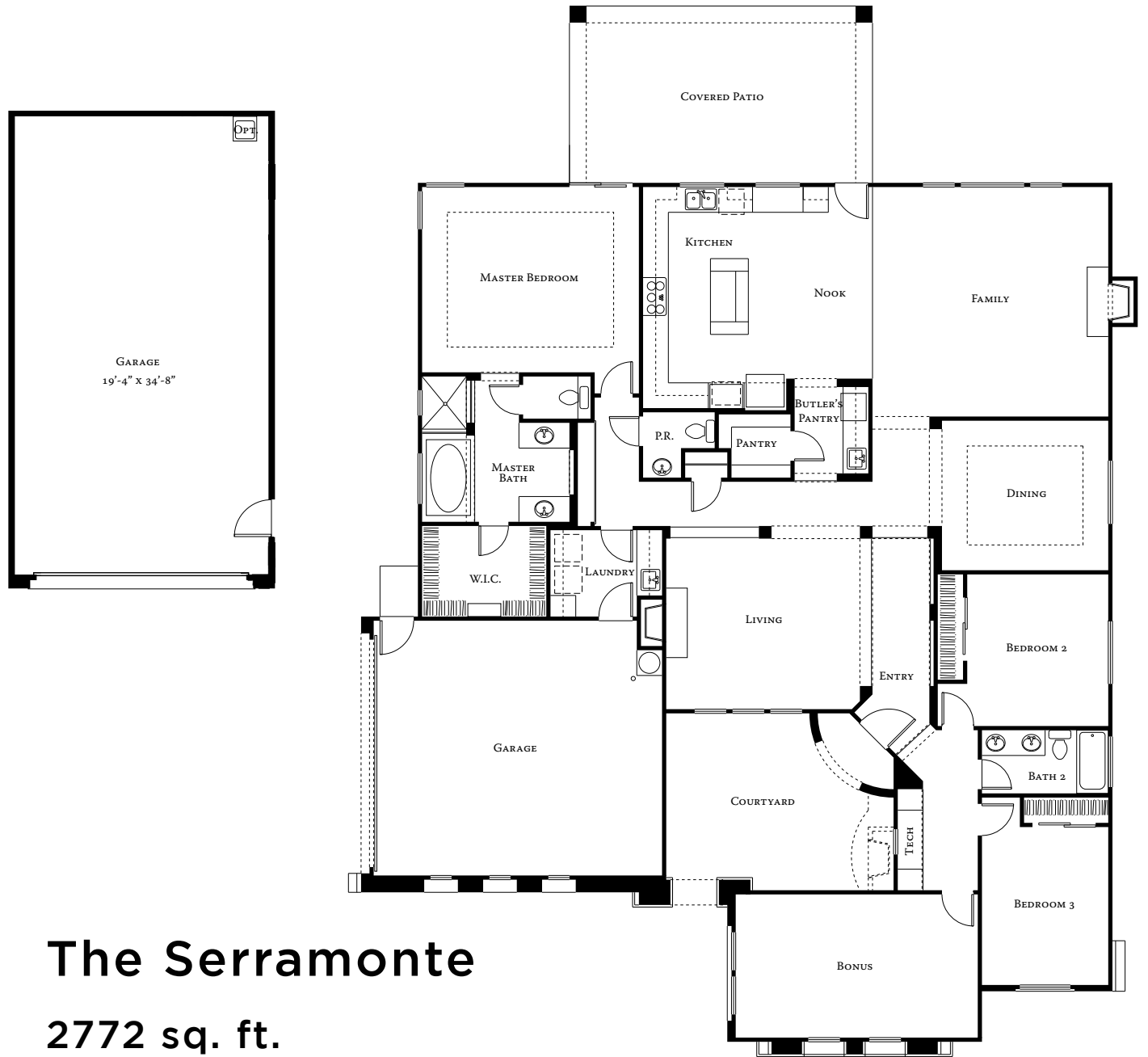


## The Valencia

3150 sq. ft.  
5 Bedroom 3 Bath  
Bonus Room  
Covered Patio & Balcony  
2-Car Garage + Shop  
4-Car Detached Garage  
12,515 square foot lot



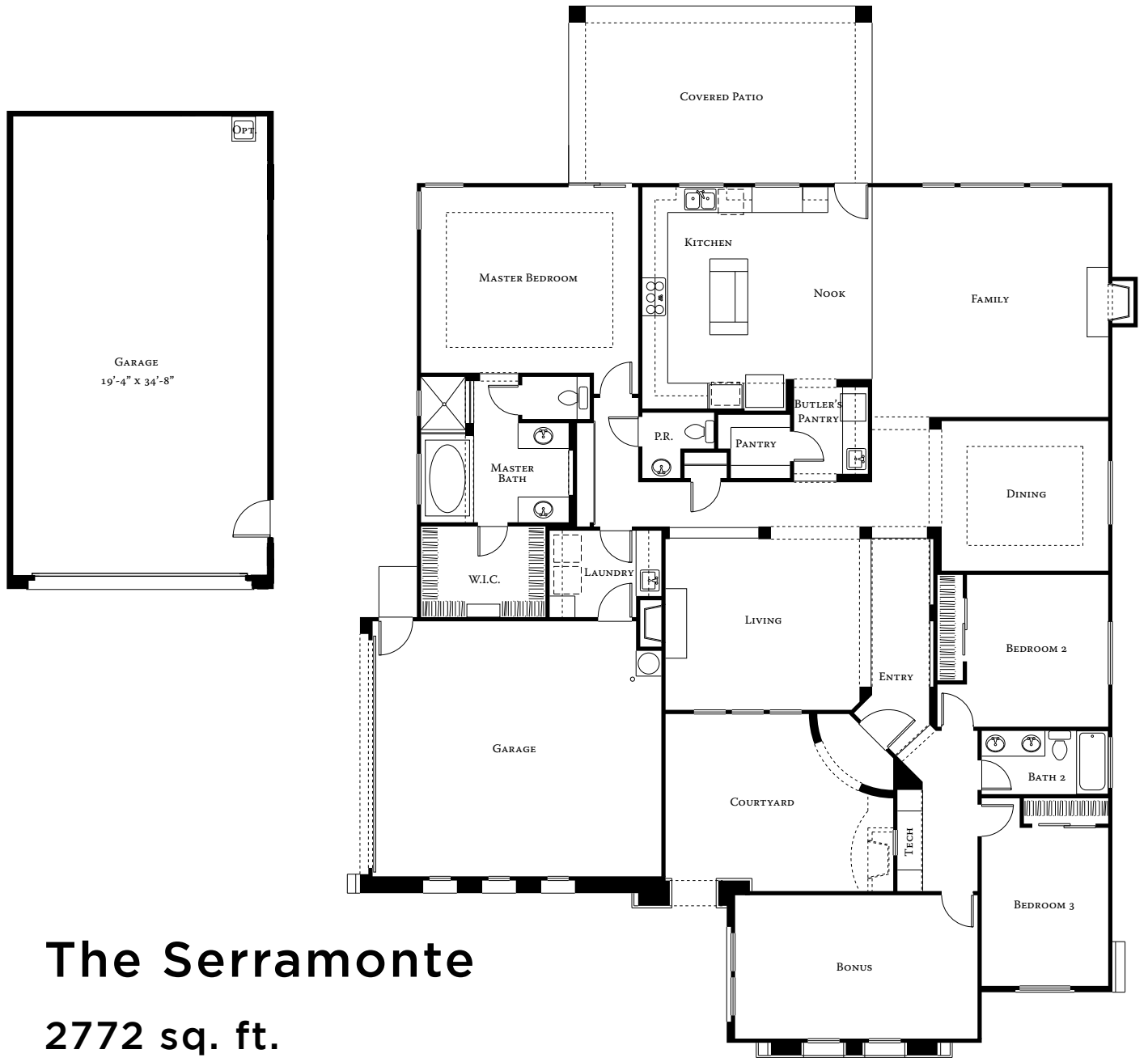
**JMC HOMES**



## The Serramonte

2772 sq. ft.  
3 Bedroom 2.5 Bath  
Bonus Room & Covered Patio  
2-Car Garage  
4-Car Detached Garage  
16,353 square foot lot

**JMC HOMES**



## The Serramonte

2772 sq. ft.  
 3 Bedroom 2.5 Bath  
 Bonus Room & Covered Patio  
 2-Car Garage  
 4-Car Detached Garage  
 17,212 square foot lot

**JMC HOMES**

# INCLUDED AMENITIES AND FEATURES

## Structural

- » 10-Year Limited Structural Warranty
- » Engineered Roof Truss System
- » Structurally Reinforced Concrete Foundation

## Design Features

- » 8' High Sliding Glass Doors (per plan)
- » Architectural and Media Niches (per plan)
- » Architecturally Designed Archways and Interior Details
- » Breakfast Nook
- » Precast Masonry Fireplace Mantel, Surround and Hearth
- » Ceiling Fan with Decorative Light Fixture at Each Family Room and Master Suite
- » Chrome Bath Accessories
- » Satin Nickel Door Hardware
- » Closet Poles and Shelving
- » Decorator Light Fixtures with Decora Switches
- » Designer Profile Window Sills
- » Dramatic Volume Ceilings
- » Durable Designer Profile Base Boards
- » Formal Living and Dining Area (per plan)
- » Interior Laundry Room with Full Cabinetry
- » Linen and Storage Cabinetry
- » Master Bedroom Suite with Walk-in Closet
- » Natural Finish Oak Hardwood Cabinets with Adjustable Upper Shelves, Melamine Interiors
- » Natural Finish Oak Hardwood Stair Railing (per plan)
- » No-Wax Vinyl Flooring
- » Plush Wall-to-Wall Carpeting with 5 Lb. Rebond Pad
- » Privacy Lock at Master Bedroom Door & all Baths
- » Radius Drywall Corners
- » Spacious Garage Parking Stalls
- » Storage Closets (per plan)
- » Tech Area Desk Cabinetry (per plan)
- » Tile Entry Floor
- » Washable Designer Wall Paint
- » Woodgrain Raised Panel Interior Doors with Designer Profile Casing

## Bathroom Features

- » 36" High Vanity Cabinets at Master Suite
- » Chrome Bath Accessories
- » Satin Nickel Door Hardware
- » Clear Glass and Chrome Shower Door Enclosure at Master Suite
- » Cultured Marble Tub and Shower Surround at Secondary Bathrooms
- » Cultured Marble Vanity Top at Secondary Bathrooms
- » Double Integral Cultured Marble Sinks at Secondary Bathrooms (some plans)
- » Exhaust Fans
- » Full Width 42" High Vanity Mirrors
- » Large Oval Tub at Master Suite
- » Mortar Set Tile Vanity Tops, Shower and Tub Surround at Master Suite
- » Pedestal Sink (per plan)
- » Privacy Door Locks

## Exterior Features

- » "Good Neighbor" Perimeter Fencing
- » 50-Year Architecturally Matched Concrete Roof Tile (per elevation style)
- » Almond Vinyl Frame Windows with Architectural Mullions in Select Areas
- » Architectural Stucco Trim Detailing (per elevation style)
- » Architecturally Matched Masonry Veneer Accents (per elevation style)
- » Salt finish concrete driveway, walkway and patio stoops
- » Capped Painted 3-Rail Front Street Facing Fence
- » Coach Lights at Entry and Rear Patio
- » Drywalled Garage
- » Complete Front Yard Landscaping with Automatic Sprinkler System and Concrete Mow Curb
- » Covered Entry Porches (per plan)
- » Covered Rear Patios (per plan)
- » Designer Selected Paint Palettes
- » Doorbell
- » Full Fascia Rain Gutters with Downspouts and Erosion Diffusers
- » Handle Set Entry Hardware with Security Dead Bolt
- » Illuminated Address Plaque
- » Impact Resistant Garage Service Door with Security Dead Bolt
- » Insulated Fiberglass Raised Panel Front Entry Door
- » Premium Durable Exterior Paint
- » Raised panel Carriage Style garage doors with architectural windows
- » Screens on all Operable Windows and Sliding Glass Doors
- » Three Conveniently Located Hose Bibs
- » Tyvek Exterior Membrane Wrap
- » Underground Landscape Assist Drainage
- » Underground Utilities
- » Architectural Wrought Iron Exterior Features (per plan)

## Kitchen Features

- » Architecturally Designed Upper Kitchen Cabinets
- » Built in Microwave above Built-in Self-Cleaning Oven
- » Dual Compartment Porcelain Enameled Sink with Waste Disposal
- » High Efficiency Recessed Fluorescent Kitchen Lighting
- » Mortar Set Tile Counter Tops
- » Natural Gas Built-in Cook Top with Hood Vent
- » Natural Oak Finish Cabinets with Adjustable Shelves
- » No-Wax Vinyl Flooring
- » Pantry Storage Closets (per plan)
- » Recessed Valve Box for Refrigerator Water and Ice-maker
- » Ultra Quiet Dishwasher
- » White Pull-Out Spray Faucet
- » White-on-White Whirlpool Appliances

## Energy Efficiency

- » 50 Gallon Energy Efficient Natural Gas Hot Water Heater
- » Attic Ventilation
- » Ceiling Fan with Decorative Light Fixture at Each Family Room, Master Suite & Bonus Room (per plan)
- » Dimmer Controlled Overhead Lighting at each Living, Dining, Family and Bedroom
- » Gas fireplace with glass doors at family room
- » Energy Efficient Vinyl LOW E2 Dual Pane Windows
- » Energy Efficient Gas Cook Top with Sealed Burners
- » Exterior Wall and Attic Insulation
- » Flow Controlled Shower Fixtures
- » High Efficiency Central Heating and Air Conditioning System
- » High Efficiency Fluorescent Exterior Lighting
- » High Efficiency Fluorescent Recessed Kitchen Lighting
- » Insulated Air Ducts
- » Occupancy Sensor Light Switches at each Bathroom
- » Programmable Electronic Thermostat
- » Pilotless Electronic Ignition Natural Gas Forced Air Furnace
- » Tight-Duct System
- » Tyvek Exterior Wrap
- » Water Saving Toilets
- » Weather Seals on All Exterior Doors and Windows (Except Garage Service Door)
- » Zone Thermal Equalizer System on Two Story Plans
- » Hot Water Recirc System to Master Bath and Kitchen

## Operating Systems

- » 200 amp Electrical Service
- » 220V Dryer Outlet and Gas Stub at Laundry
- » Category 5 Wired Phone Jacks at each Bedroom, Kitchen, Family, Tech and Bonus Room
- » Dedicated Circuit Electrical Outlet in Garage for Freezer
- » Exhaust Fans
- » Garage Door Openers
- » Pre-Plumbed for Central Vacuum System
- » Pre-Plumbed for Laundry Sink (per plan)
- » Pre-Plumbed for Utility Sink at Garage
- » Pre-Wired Circuit for Future Use
- » Pre-Wired for Security Alarm System
- » Programmable Automatic Irrigation System
- » Programmable Electronic Thermostat
- » Recessed Dryer Vent Box
- » Recessed Washer Plumbing Box
- » RG6 Coaxial Wired Media Cable at Each Bedroom, Family, Tech and Bonus Room
- » Smoke Detectors at Each Bedroom and All Living Areas
- » Switched Outlets (selected locations)
- » Three Conveniently Located Hose Bibs
- » Weather Proof Electrical GFCI Outlets at Front and Rear Yards
- » Zone Thermal Equalizer System On Two Story Plans