

This home has dramatic views to the arroyo and light spills into the living spaces throughout the home. Upon entering the home, the kitchen, living, and dining rooms flow freely between one another creating an expansive space filled with abundant light. The basement contains the master bedroom and bath, offering complete privacy from the living spaces above. The master bedroom has its own private patio spilling out into the Santa Fe landscape.

Vallarta

UNIT K - TOTAL HEATED SQUARE FOOTAGE – 1,850

2 Bedrooms - 2 Baths

Open Concept Kitchen, Living and Dining Areas

9' Ceilings

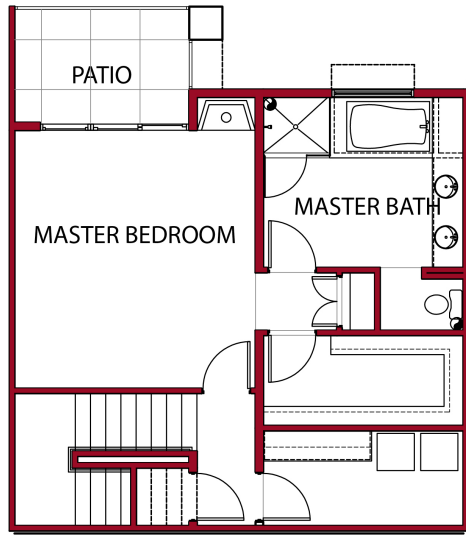
Single Car Finished Garage

Custom Front Door Design by Legorreta

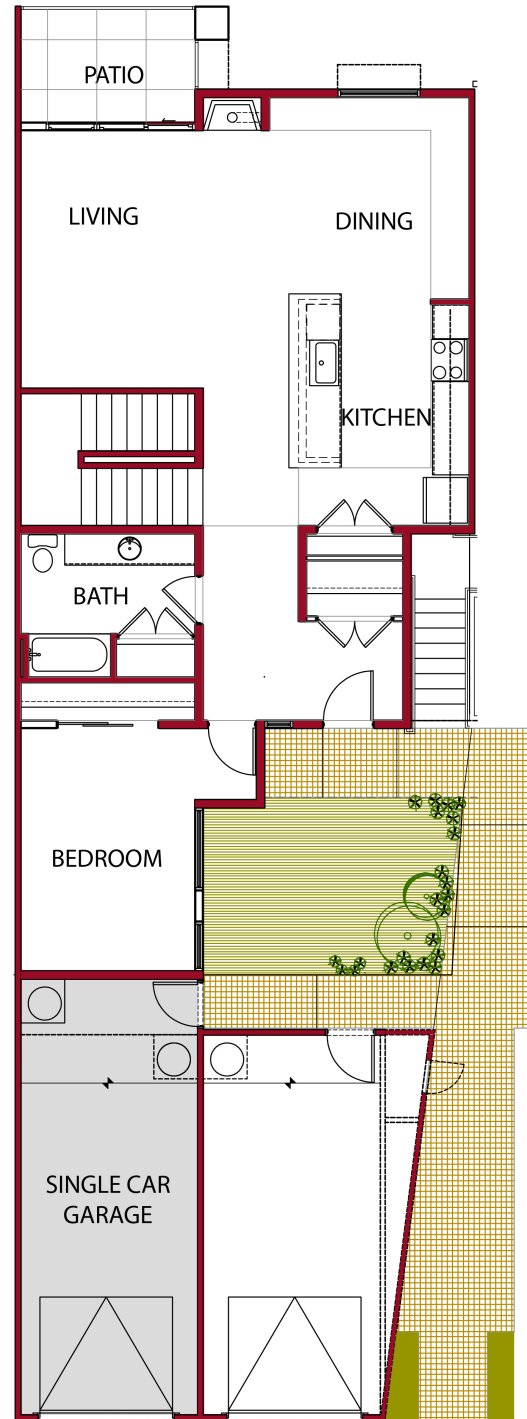
Walled Garden Patio and Upstairs Balcony

Separate Laundry Room





Second Floor



First Floor

Vallarta

UNIT K

TOTAL HEATED SF – 1,850

**FLOOR PLANS ARE SUBJECT TO CHANGE.
VERIFY WITH YOUR ZOCALO REPRESENTATIVE.**

BASE FEATURES

Tile in public areas - entry, dining room, living room, kitchen
Carpeted stairs and bedrooms
Semi-custom cabinetry in kitchen, baths and laundry room
Porcelain tile counter tops in kitchen and baths
Wood-burning fireplace
Numerous skylights

Pre-wiring for alarm, some speaker locations
Wired for high speed internet access
Master bath soaking tub and stand-alone shower
Recessed lighting
"Master Cool" evaporative cooling
In-floor radiant hot water heating
GE appliances

CONSTRUCTION

Foundation: Concrete foundation walls, concrete floor slabs
Exterior Wall Construction: 2x6 wood stud walls at 16" on center with wood O.S.B. sheathing
Interior Wall Construction: 2x4 wood stud walls at 16" on center
Unit Separation walls: Double 2x4 wood stud wall with 1 and 2-hour fire resistive construction
STC sound rating 55-60
Wood Floor Construction: Wood Floor Joists (Truss Joist Silent Floor) at 16" on center
Topping Slab at Wood Floor Construction: 1/4"thick"Therma-Floor"topping slab
Roof Construction: Engineered Pre-fabricated wood trusses at 24" on center with built-in roof slope
Insulation: Kraft paper-faced batt insulation R=19 at walls, R+30 at roof
Roofing: 3-ply built-up roof with granular surfaced cap sheet
Stucco: 2-coat cementitious stucco with textured and painted elastomeric paint
Garage: Batt insulation and gypsum board wall finish at framed walls and ceiling cavities

WINDOWS & DOORS

Entry Door: Custom made 3'-0"x 7'6" - designed by Legorreta +Legorreta
Interior Doors: Flush birch solid-core wood doors with solid wood rabbeted frames
Garage Door: Flush panel insulated steel door
Windows and patio doors: Semco extruded aluminum-clad wood windows, dual-pane clear insulating glass

SKYLIGHTS

Curb-mounted double dome skylights with white over clear plastic cover and aluminum frame

FIREPLACE

Wood-burning zero-clearance fireplace

HEATING

Forced air heating system. "Weil-Mclain" gas fired high-efficiency boiler system, with Multiple zone control manifolds and thermostats.
"Wirsbo" plastic hot water piping in concrete slab
Therma-Floor gypsum topping slabs

ELECTRICAL

Typical Load Center: 125 amp main panel
Wire: 12 gauge copper wire "Rom ex"
Switches and receptacles: Dacora Style