

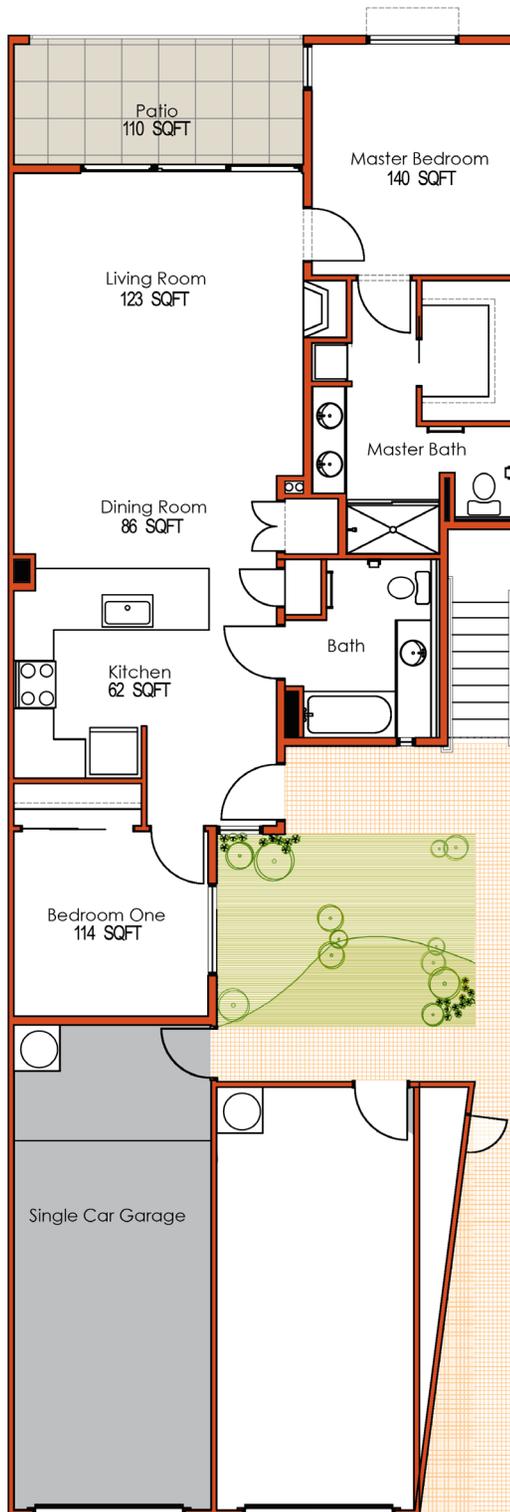
The Leon residence offers ground floor or 2nd floor living with two bedrooms and two baths. Entry into the home is accessed from a lush courtyard and leads into an expansive living and dining area. The living area offers light-filled space, 11' high ceilings, and sliding doors onto a covered outdoor patio. The open-concept kitchen includes stainless steel appliances, a breakfast bar and ceramic tile counter-tops. Each bedroom features a large window, closet, and the two bathrooms offer ceramic tile and ceramic tile tub surround. With one single-car garage, forced heat and air conditioning are included with this model.

Leon

UNIT L1 or L2 - TOTAL HEATED SQUARE FOOTAGE – 1,108 - 1,231

- Ground Floor or 2nd Floor Residence With 1,108 - 1,231 Square-Foot Of Living Area
- Open Concept Living Area With Fireplace
- Master Bedroom With Closet And Full Bath
- Second Bedroom With Closet And Proximity To Second Full Bath
- Black Kitchen Appliances, Microwave And Dishwasher
- Refrigerator And Stack Washer/dryer Hook-ups
- A Covered Outdoor Patio
- Single-Car Garage





Leon

UNIT L-1 or L-2

TOTAL HEATED SF – 1,108 - 1,231

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

First Floor

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
Gas-burning fireplace

Pre-wiring for alarm, some speaker locations
Wired for high speed internet access
Master bath soaking tub and stand-alone shower
Recessed lighting
Numerous skylights on 2nd floor

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 Prefabricated 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: 3'-0"x 7'6"
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 on 2nd floor units

FIREPLACE *

Gas-burning zero-clearance fireplace

HEATING *

Forced air heating system. Multiple zone control manifolds and thermostats.
Thermal-Floor gypsum topping slabs

ELECTRICAL *

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

*Details are subject to change