

Upon entering this single level 2 bedroom unit, light spills into the living room and dining room from a wall of windows overlooking the generous patio. The large living room is graced by a cozy fireplace and flanked by two bedrooms. The spacious and private patio overlooking the arroyo is accessed from the living room and master bedroom. This floor plan features a home office for your business or entertainment needs. The Master Bedroom has a full private bath with separate tub and shower.

Terraza

UNIT T - TOTAL HEATED SQUARE FOOTAGE – 1,811

2 Bedrooms - 2 Bathrooms

Home Office off Entry

Open Concept Kitchen, Living and Dining Areas

Complete Separation of Bedrooms

9' Ceilings – Dining and Living Rooms has 16' ceiling

2 Car Finished Garage

Custom Front Door Design by Legorreta

Separate Laundry Room



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: 1/14"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

In-floor radiant hot water heating. "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