



**TALISE**  
PORTOLA SPRINGS®



# Living. Room.

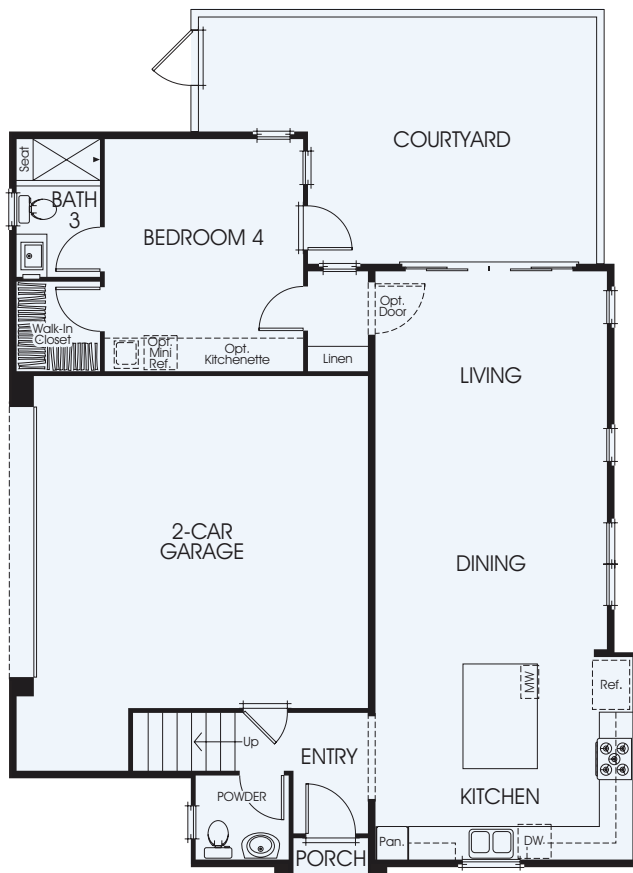
# RESIDENCE

# 2R

Approx. 1,827 Sq. Ft. 4 Bedrooms

3 Baths Plus Powder Room Private Courtyard

2-Car Attached Garage



First Floor



Second Floor

All window sizes, shapes, configurations and placement vary by elevation and/or location. Courtyard size and configuration vary by elevation and location. See sales agent for details.

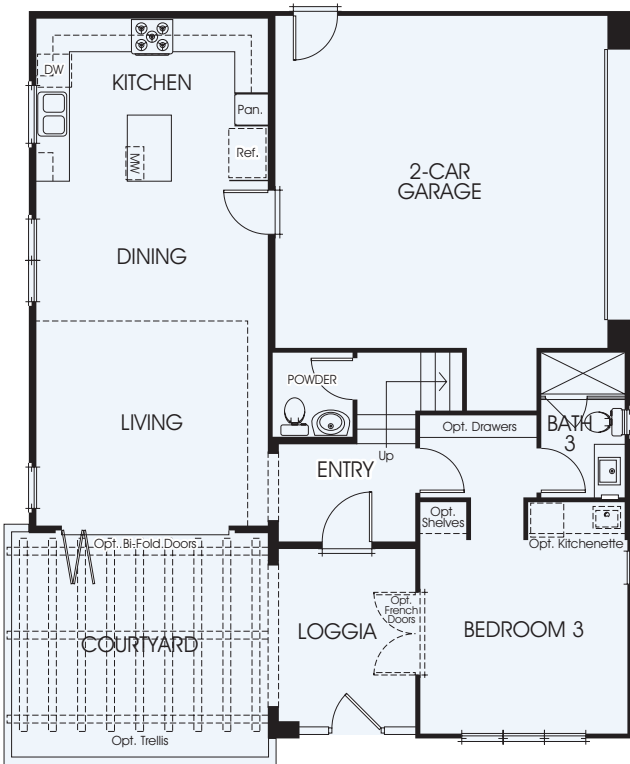
# RESIDENCE

# 1R

Approx. 1,806 Sq. Ft. 4 Bedrooms

3 Baths Plus Powder Room Private Courtyard

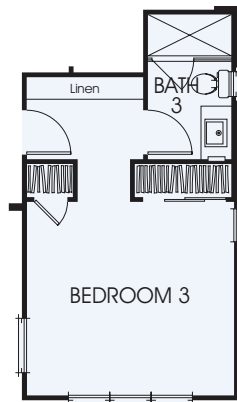
2-Car Attached Garage



First Floor



Second Floor



Standard Bedroom 3

All window sizes, shapes, configurations and placement vary by elevation and/or location. Courtyard size and configuration vary by elevation and location. See sales agent for details.

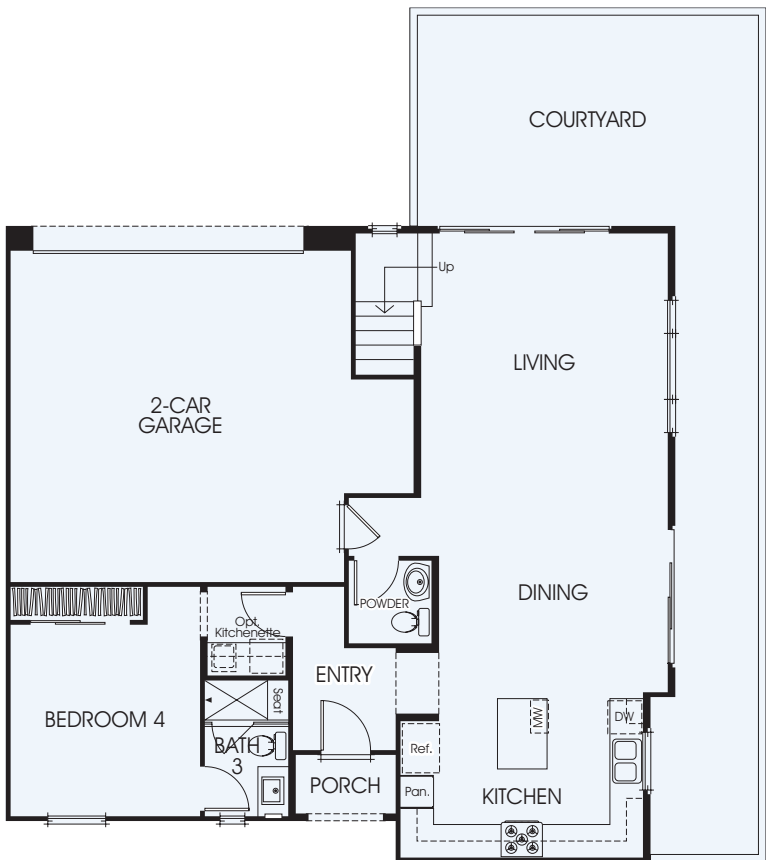
# RESIDENCE

# 3R

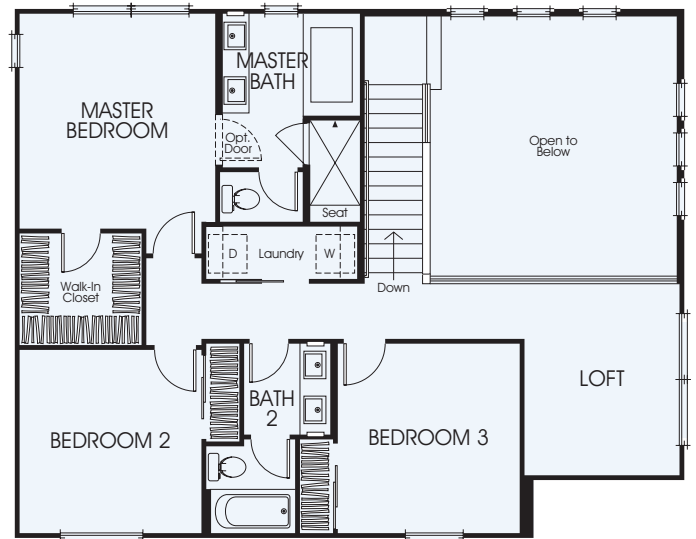
Approx. 1,940 Sq. Ft. 4 Bedrooms

3 Baths Plus Powder Room Loft Private Courtyard

2-Car Attached Garage



First Floor



Second Floor

See Sales Agent for Information on Residence 3XA and 3YB

All window sizes, shapes, configurations and placement vary by elevation and/or location. Sliding glass doors at Dining Room available at select locations. Courtyard size and configuration vary by elevation and location. See sales agent for details.

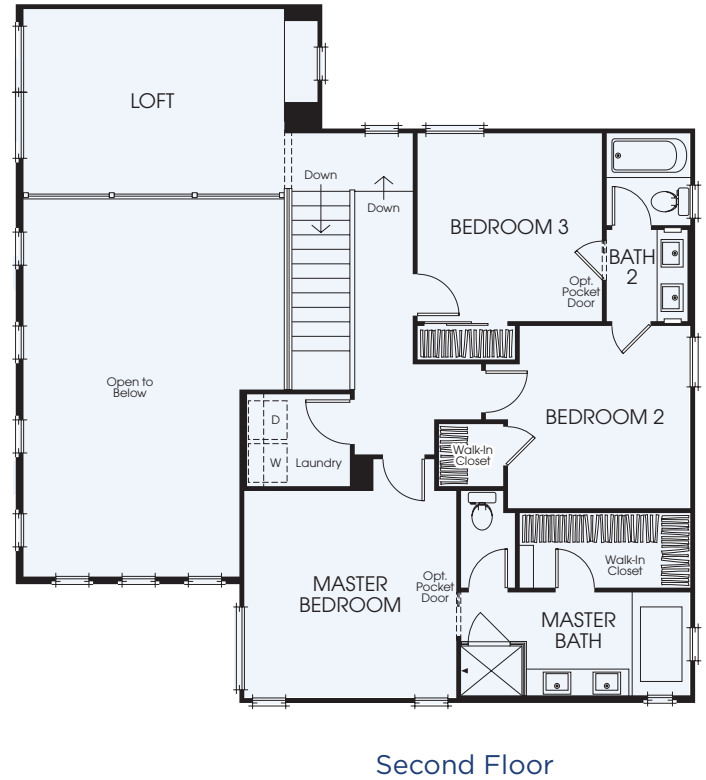
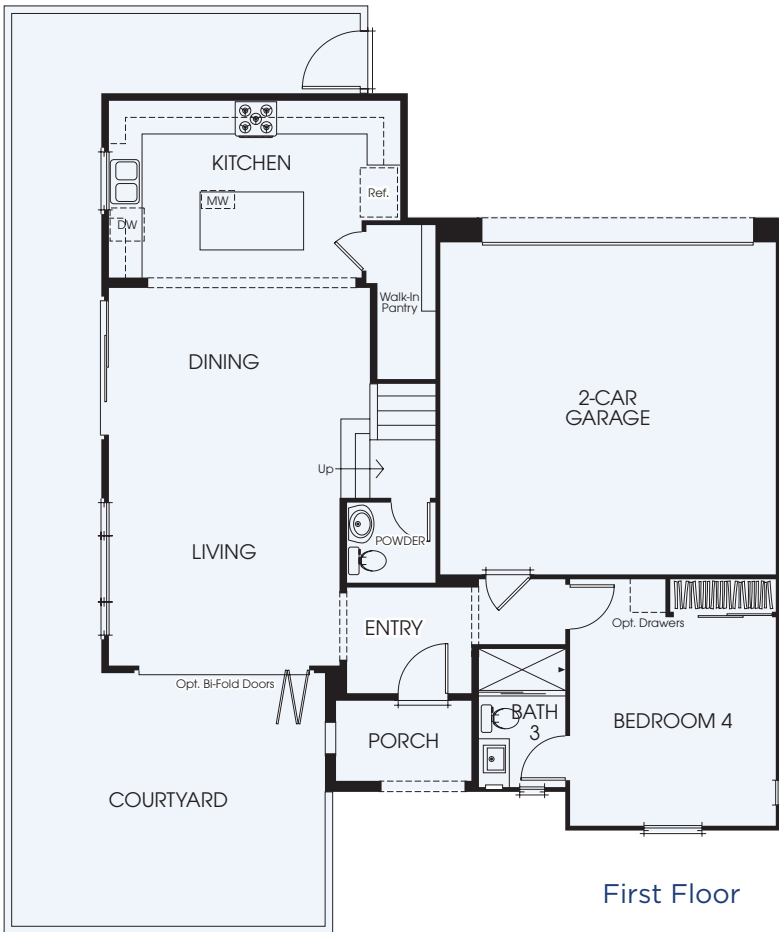
# RESIDENCE

# 4R

Approx. 2,070 Sq. Ft. 4 Bedrooms

3 Baths Plus Powder Room Loft Private Courtyard

2-Car Attached Garage



All window sizes, shapes, configurations and placement vary by elevation and/or location. Courtyard size and configuration vary by elevation and location. See sales agent for details.



## LIFESTYLE KITCHENS

- Bosch Appliance Package in Stainless Steel Includes Built-in 5-Burner Gas Cooktop, 30" Oven, Microwave Drawer, and Dishwasher with Broan 600 CFM Hood
- Deluxe Satin Finish White Thermofoil Cabinets with Shaker Style Doors, Satin Nickel Knobs and Under Cabinet Task Lighting
- Della Terra Quartz Kitchen Countertops in Vegas with 6" Splash and Full Splash at Cooktop
- Generous Island Per Plan
- Sterling Stainless Steel Single Basin Sink with Brizo Solna Polished Chrome Faucet
- Cabinet Depth Refrigerator Space Pre-plumbed for Ice Maker

## LUXURIOUS MASTER SUITES

- Master Bath Features Stall Shower with 3" x 6" Matte White Tile Surround and Clear Glass Enclosure in Polished Chrome
- Elegant Bathtub in All Plans
- Vanity Includes Dual Under Mount Sinks with Cultured Marble Countertop and Moen Voss Polished Chrome Faucets
- Private Commode
- Spacious Walk-in Closets

## INTERIOR LIVING

- Satin White Thermofoil Cabinets with Shaker Style Doors and Satin Nickel Knobs
- 2-Story Volume Ceiling at Living Room
- Convenient First Floor Private Bedroom with En-suite Bath. Kitchenette Option Available Per Plan
- Ceramic Tile Flooring at Entry, Kitchen, Baths and Laundry with Plush Carpet Throughout Living Areas
- Framed Single Panel Smooth Interior Doors with Schlage Siena Egg Knobs in Satin Nickel
- Bullnose Corners Throughout
- LED Recessed Lighting (Standard Locations Vary per Plan). Residence 4 Includes Pendant Light at Dining Room.
- Structured Wiring with Enhanced CAT-5E Wire to Support Phone and High Speed Internet. Multi-media Outlet to Support Phone/Data and Television at Great Room. TV and Data Outlet Standard at All Bedrooms.
- Powder Room Includes Kohler Pedestal Sink with Moen Voss Polished Chrome Faucet and Beveled Mirror
- Versatile Loft, Residence 3 and 4
- Convenient Interior Laundry Room with Cabinetry

## ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Diverse and Harmonious Italian and Spanish Exteriors with Fire Resistant Concrete Tile Roofs
- Private Fenced Courtyard per Plan (Size and Configuration Vary per Plan and Location)
- Residence 1 Includes Private Gated Entry with Loggia
- Attached 2-Car Garage Includes Insulated Metal Roll-up Garage Door with Opener and Two Transmitters
- Creative and Environmentally Conscious Landscaped Walkways and Common Areas
- Energy Efficient Dual Glazed Low-E Glass Vinyl Windows
- Lemieux Wood or Thermofoil Fiberglass Entry Door (Determined by Location) with Montana Forge Tuscan Bronze Entry Hardware
- Central Air Conditioning with Programmable Thermostat and Whole House Fan
- High Efficiency 90% A.F.U.E. Gas Furnace
- Efficient Tankless Water Heater
- Energy Efficient Radiant Barrier Roof
- Fire Sprinklers
- Energy Saving Solatube Daylighting System Included at Select Locations

### Make it Your Own

Your home is your oasis; a place to express your personal vision. The California Pacific Homes Design Center offers a myriad of options from traditional to modern influences with the latest in design styles, finishes, textures and treatments. Our Design Counselors will provide assistance every step of the way to create your own unique living space.





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[CalPacificHomes.com](http://CalPacificHomes.com)

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HOMES**



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