

# VINSANTO

by... Pinn Brothers

AVERAGE HOME-SITE SIZE: 10,000 + SQ.FT.

<b>RESIDENCE ONE</b>	<b>2,750 SQ.FT.</b>	<b>1 STORY</b>	<b>4 BR/3 BA-3 CAR</b>
Optional 5 <sup>th</sup> Bedroom			
Optional Master Retreat			Priced From \$740,000
<b>RESIDENCE TWO</b>	<b>2,866 SQ.FT.</b>	<b>2 STORY</b>	<b>4 BR/2.5 BA-3 CAR DET</b>
Optional Bonus Room			
Optional Computer Loft			
Optional Living Unit Over Garage			Priced From \$724,500
<b>RESIDENCE THREE</b>	<b>3,318 SQ.FT.</b>	<b>2 STORY</b>	<b>4 BR/3.5 BA-3 CAR DET</b>
Optional 5 <sup>th</sup> Bedroom			
Optional Loft, Optional Living Unit Over Garage			
Optional Master Retreat			Priced From \$794,500
<b>RESIDENCE FOUR</b>	<b>3,125 SQ.FT.</b>	<b>2 STORY</b>	<b>4 BR/LOFT/3.5 BA-3 CAR</b>
Optional 5 <sup>th</sup> Bedroom			
Optional Master Retreat			Priced From \$775,000
<b>RESIDENCE FIVE</b>	<b>3,619 SQ.FT.</b>	<b>2 STORY</b>	<b>4 BR/4 BA-3 CAR DET</b>
Optional 5 <sup>th</sup> Bedroom, Optional Computer Loft			
Optional Living Unit Over Garage			Priced From \$845,000
<b>RESIDENCE SIX</b>	<b>3,749 SQ.FT.</b>	<b>1 STORY</b>	<b>4 BR/4 BA-3 CAR</b>
Library Included			
Optional Den at Bedroom Three			Priced From \$984,500

**Community Sales Manager: Deborah Whitman**

**Community Sales Associate: Lynnette Bernie**

**925-245-0943**

\* Prices effective 4/25/02 and are subject to change without notice. Pinn Brothers Construction reserves the right to make changes or modifications to maps, plans, landscaping design or installation, and other specifications without notice.



# Vinsanto Features

## Distinctive Architectural Amenities

Classic craftsman exteriors with textured plaster or siding with stone/ brick at selected elevations  
Durable, fire-resistant Monier Lifetile concrete roof tile  
8 foot high and extra wide entry door with antique nickel finish entry locks and security deadbolt  
Expansive front porches (plan specific)  
Front-yard landscaping with automatic irrigation system  
Enhanced color decorative scored driveways  
Interfused color stamped concrete porches

## Exceptional Interiors

Dramatic high ceilings  
12" x 12" hand set ceramic tile entryway  
Decorative raised-panel doors with sculpted trim  
Satin nickel lever hardware  
Designer coordinated lighting fixtures  
Recessed and individual lighting at selected rooms  
Wood burning fireplace with log lighter and glass doors  
Raised fireplace hearth at selected locations  
Cast masonry fireplace surrounds  
Expansive media niche in family room  
Elegant 11, 10 & 9 foot ceiling on 1<sup>st</sup> and 2<sup>nd</sup> floors (per plan)  
Closet Maid vinyl ventilated closet shelving  
Elegant maple stair railing with traditional turned balusters and painted pickets  
Universal outlets on all bedrooms, family and computer desk  
Pre-wired for ceiling fans in master bedroom and family room  
Pre-wired for satellite/ television dish  
Convenient interior laundry rooms with deep sink

## Luxurious Master Bedroom Suite & Bath

French antique gold master bathroom fixtures  
Private bath with oversized oval soaking tubs  
His/her vanity with china basin sinks in handset tile  
Maple raised panel cabinetry with Melamine interiors  
Frameless beveled mirrored wardrobe doors (per plan)  
Separate water closet areas

## Gourmet Kitchens

Elegant hand set 12x12 granite countertops  
Handset 12x12 tile floor at kitchen and nook  
Maple raised panel custom cabinetry with European hinges and Melamine shelving  
Kohler double compartment enameled cast iron flush set sink  
European style Kohler single pullout handle faucet  
Kitchen island with Kohler vegetable sink (per plan)

## Gourmet Kitchen Cont.

Thermador Professional Series kitchen appliances  
Two self-cleaning 30" stainless ovens  
Microwave stainless oven  
Professional 6 burner stainless gas cooktop  
High performance stainless hood  
Stainless steel dishwasher  
Overhead recessed lights and under counter task lighting  
Butler pantry with 24 bottle wine storage cooler (per plan)  
Dramatic ceiling skylight (per plan)

## Energy Saving and Home Security

Milgard vinyl windows with Low-E glazing  
Smoke detectors in all sleeping areas  
Dual HVAC systems with programmable setback thermostat  
R-13 wall insulation/ R-30 ceiling and attic insulation  
Energy-saving dry cycle dishwasher  
Quick recovery 75-gallon hot water heater  
Category 5 data wire to all bedrooms & kitchen  
6 zone intrusion alarm

## Customizing Options

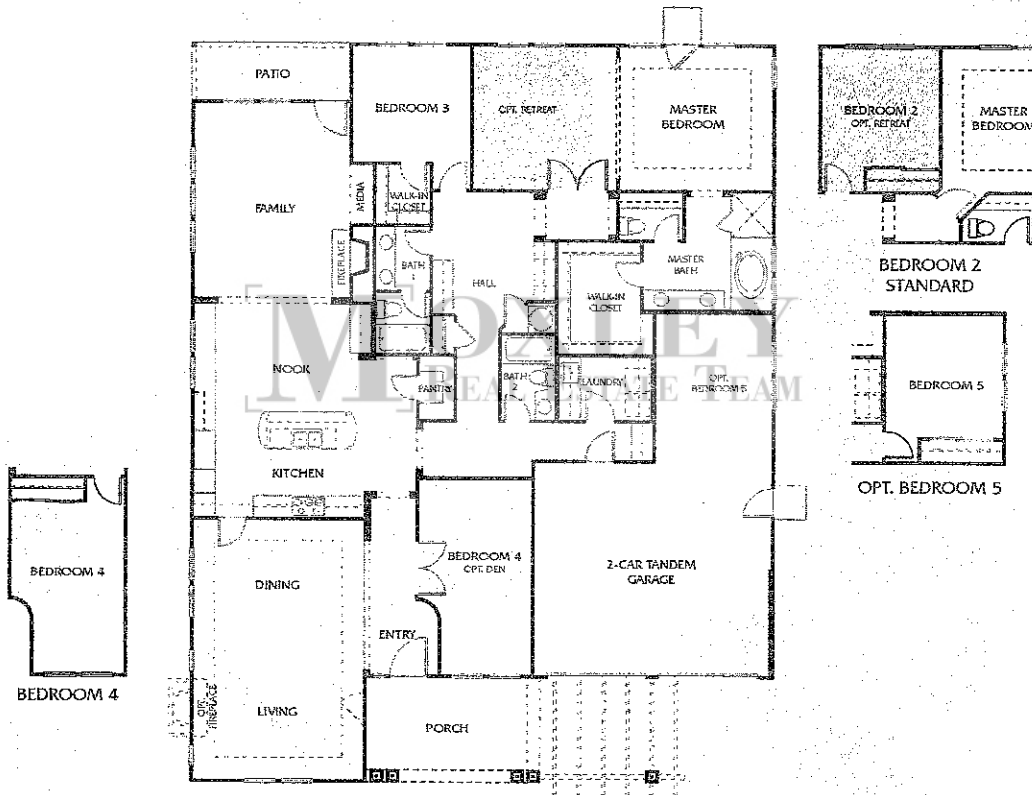
Cabinets  
Stair rails  
Distinctive crown moldings  
Home theater system with built-in speakers  
Electronic security alarm system upgrades  
Upgrade carpet, tile, marble, hardwood flooring  
Sub-Zero refrigerator freezer  
Mirrored wardrobe doors in secondary bedrooms  
Secondary bath tub enclosure  
Electrical options  
Room conversion  
French doors at selected locations  
Ceiling fans  
Built ins - media  
Second fireplace in living room  
Custom flooring on porches  
Large walk-in closets with wood organizer

## Media

Coran embellished UStec distribution panel  
Optional media features  
iCEBOX web-enabled kitchen entertainment center  
Upgraded UStec distribution panel  
Home theater packages:  
Sony SuperSlim flat panel plasma monitor  
Sony 40" FD Trinitron XBR WEGA TV  
Sony 36" Trinitron WEGA TV

Builder reserves the right to change standard features without notice. Upgraded standard features as listed above are valid for sales occurring prior to April 15, 2002. Please confirm standard features with sales representative at time of purchase.

# Minsanto

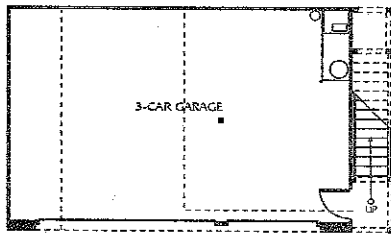


## RESIDENCE 1

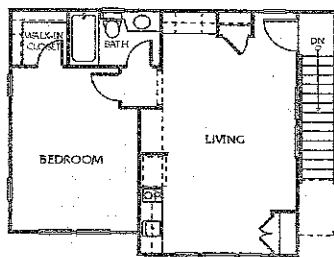
4 Bedrooms, 3 Baths

Approx. 2,750 Sq. Ft.

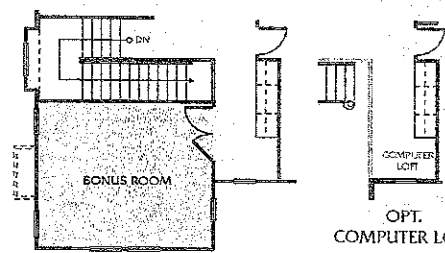
# Minsanto



DETACHED GARAGE  
(LOCATION VARIES - SEE SITE PLAN)

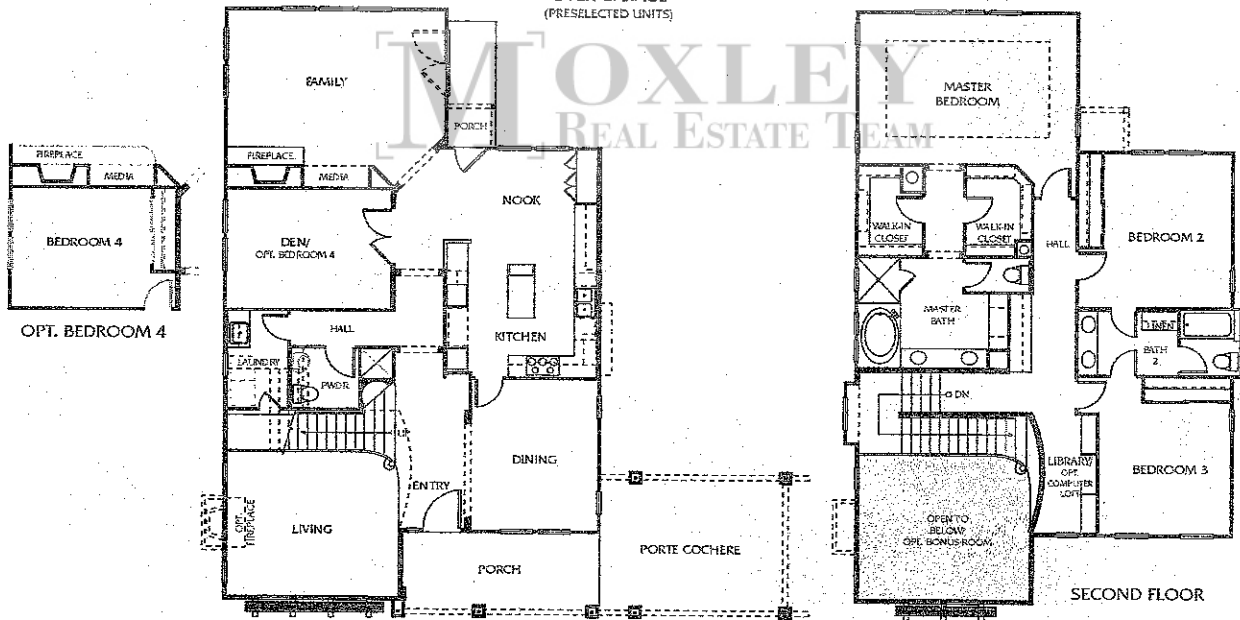


OPT. LIVING UNIT  
OVER GARAGE  
(PRESELECTED UNITS)



OPT. BONUS ROOM

OPT. COMPUTER LOFT



FIRST FLOOR

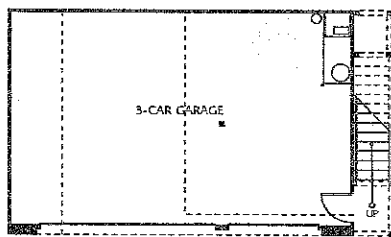
SECOND FLOOR

## RESIDENCE 2

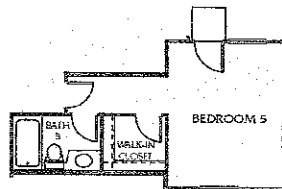
3 Bedrooms, 2 1/2 Baths

Approx. 2,866 Sq. Ft.

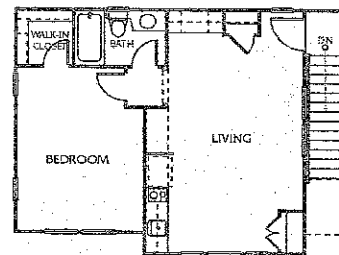
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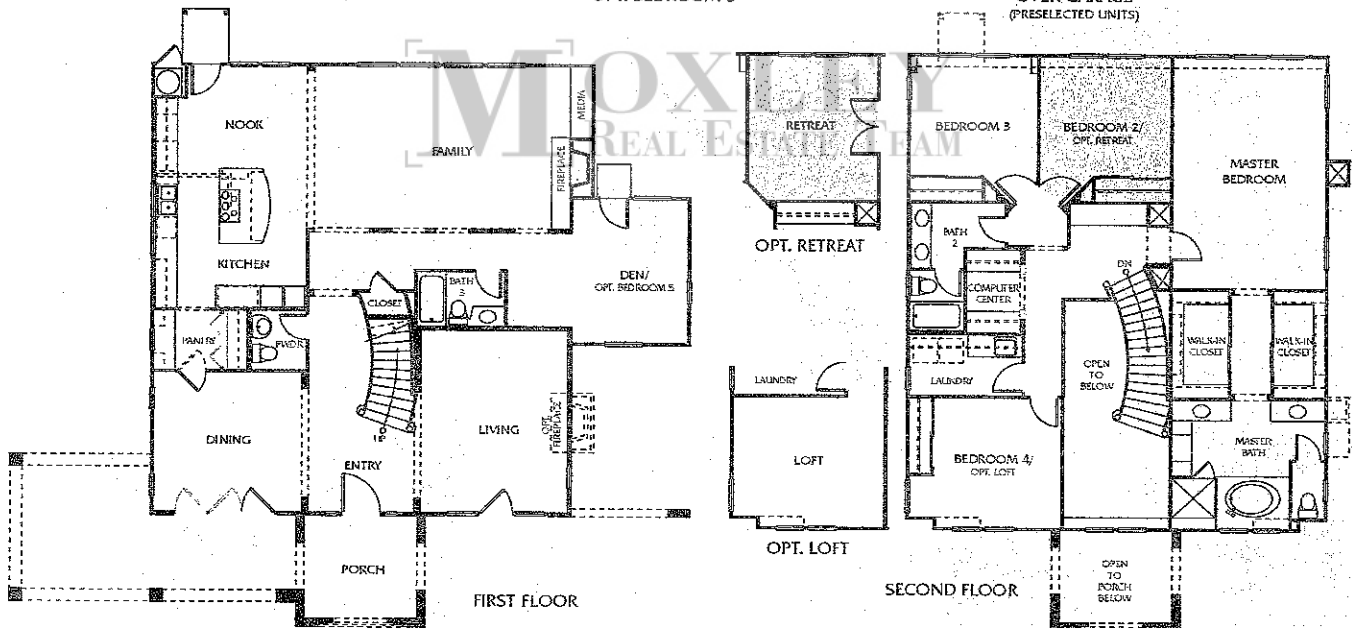
DETACHED GARAGE  
(LOCATION VARIES - SEE SITE PLAN)



OPT. BEDROOM 5



OPT. LIVING UNIT  
OVER GARAGE  
(PRESELECTED UNITS)



FIRST FLOOR

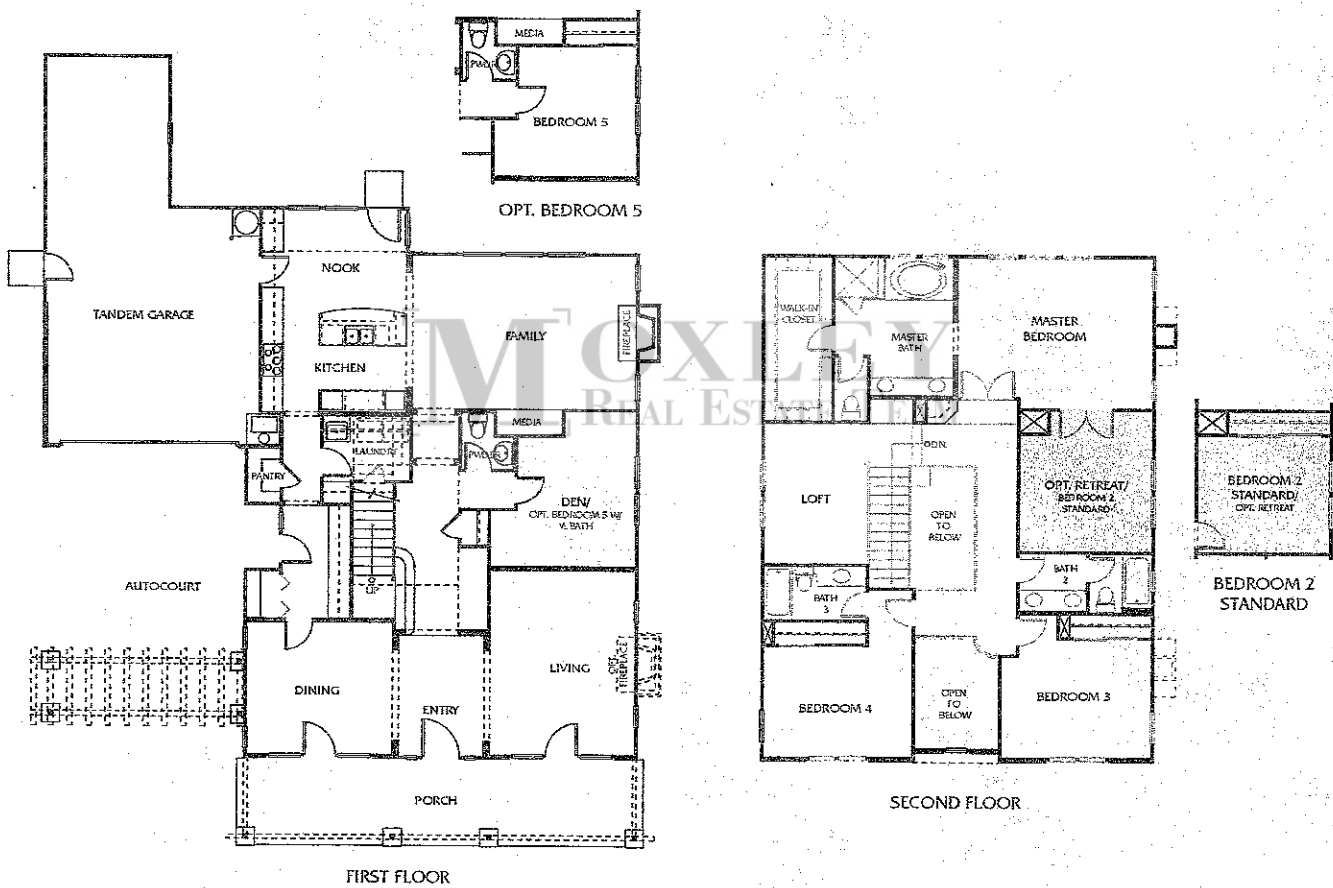
SECOND FLOOR

## RESIDENCE 3

4 Bedrooms, 3 1/2 Baths

Approx. 3,318 Sq. Ft.

# Miranto

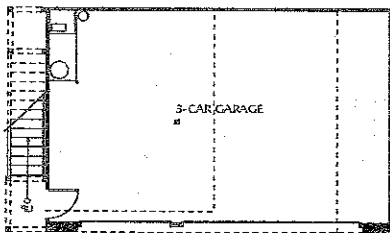


## RESIDENCE 4

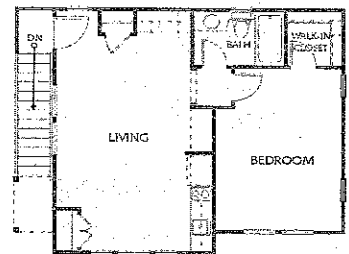
4 Bedrooms, 3 1/2 Baths

Approx. 3,123 Sq. Ft.

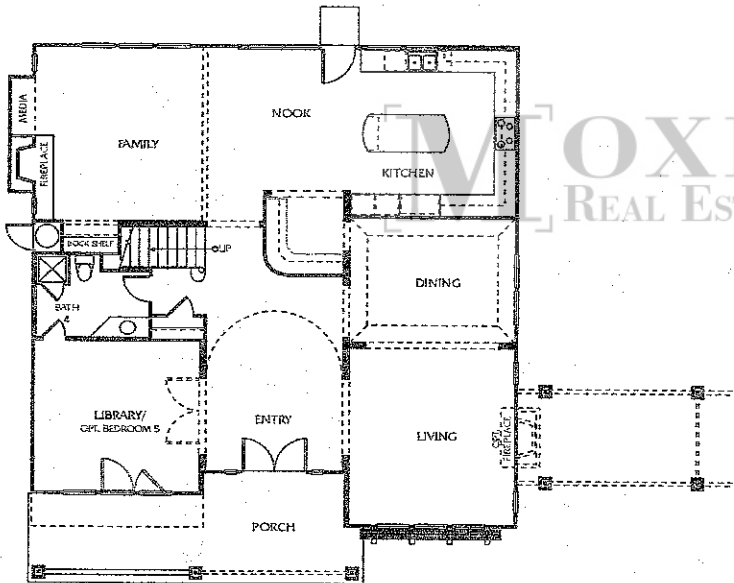
# Mingano



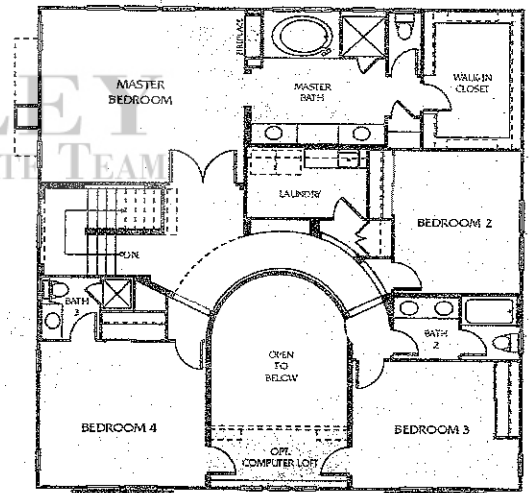
DETACHED GARAGE  
(LOCATION VARIES - SEE SITE PLAN)



OPT. LIVING UNIT  
OVER GARAGE  
(PRESELECTED UNITS)



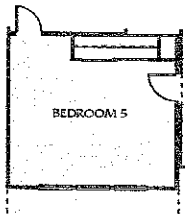
FIRST FLOOR



SECOND FLOOR



OPT. COMPUTER LOFT



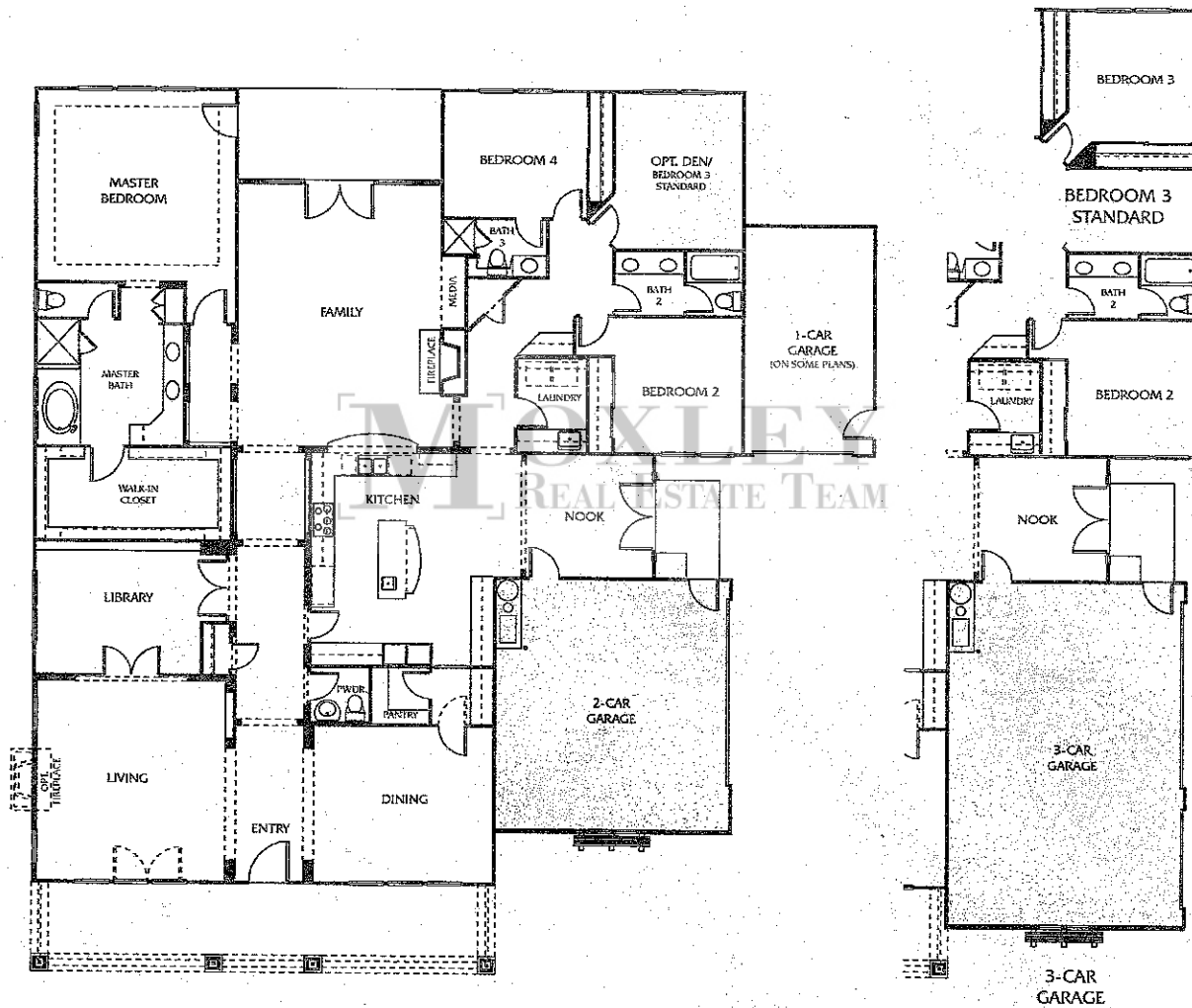
OPT. BEDROOM 5

## RESIDENCE 5

4 Bedrooms, 4 Baths

Approx. 3,619 Sq. Ft.

# *insanto*



RESIDENCE 6