

COMMUNITY HIGHLIGHTS

- ✦ Private gated community - 220 new homes.
- ✦ Low HOA'S! No Mello Roos! Low Leased Land rates!
- ✦ Just minutes to Palm Springs night life!
- ✦ Palm Springs Unified School District
- ✦ Close to popular casinos, dining, shopping, world class resorts, premier golf courses, Palm Springs Aerial Tram, Indian Canyons, hiking trails, biking trails and so much more!
- ✦ Community Olympic-size swimming pool & spa, BBQ area, tennis courts, clubhouse.
- ✦ 2 Collections - Montecito & Palazzo- Ranging from 1,613 - 2,274 square feet. Bedrooms range from 2 bedroom plus study to 3 bedroom plus study, including detached casitas (plan specific) and attached junior suites (plan specific), 2.5 - 3 Baths, 2 Car Garages.
- ✦ Guard gated community.
- ✦ Cable included

EXTERIOR ENHANCEMENTS

Single-story floor plans with artistically designed exteriors, accented with rich color palettes, and indoor/outdoor open great room floor plans.

- ✦ Detached single family homes, co-generational or work-at-home designs.
- ✦ Detached casitas (per plan) & attached junior suites (per plan).
- ✦ Gray brush finish concrete driveways, walkways and extended covered patios.
- ✦ 6' block wall fencing & side yard gate.
- ✦ 4 plan elevations ranging from modern to Spanish architecture. 12 color schemes.
- ✦ Eagle roof concrete tile.
- ✦ Extended or covered patios, with recessed can lights and fan outlets, electrical & gas BBQ stub out.
- ✦ 8' insulated sectional garage doors with automatic openers; illuminated address signage.
- ✦ Elegant 8' tall Therma-Tru® entry door / decorative polished chrome hardware.
- ✦ Electrical outlets - holiday lighting Included!
- ✦ Optional front courtyard with wrought iron entry gate. (See Sales for details.)

EXPERTLY CRAFTED INTERIORS

Each home showcases an open floor plan connecting the great room, kitchen and dining room, making the home perfect for family living and entertaining. Delight in the ability to bring natural light and outdoor/indoor living together.

- ✦ Voluminous 9' ceilings in all areas with windows to maximize view & natural light.
- ✦ Interior 2 panel square interior doors with contemporary polished chrome lever hardware.
- ✦ 9 X 48 luxury vinyl plank flooring - carpeting only in bedrooms & study.
- ✦ Choice of 3 designer selected interior paint colors throughout.
- ✦ Long lasting, highly efficient, LED recessed can lighting throughout.
- ✦ Elegant shaker cabinetry.
- ✦ 3 ½" base board throughout.
- ✦ State-of-the-art structured wiring system with RG6 and CAT5e phone wiring for communication and networking.
- ✦ Decora rocker-style electric switches and featured dimmer switches.
- ✦ Pre-wired for ceiling fans in great room, all bedrooms & patio area.
- ✦ Convenient telephone charging USB port in kitchen.
- ✦ Interior separate laundry rooms, with laundry sinks. (Plan specific.)
- ✦ Optional gas burning, direct-vent fireplace with electric starter switch.

SHOWCASE KITCHENS

The kitchen is always the heart of any home, whether you are entertaining family or friends. The Chef in your family will enjoy gourmet cooking in this open, free-flowing kitchen, stylishly appointed.

- ✦ LG Stainless steel appliance package includes:
 - ✦ 30" 5-burner gas range with self-cleaning oven
 - ✦ Microwave/hood combination
 - ✦ Dishwasher
- ✦ Single basin stainless steel sink with garbage disposer and Moen® Genta one-handle pull-down faucet.
- ✦ Quartz solid surface countertops with drop miter edge and 6" backsplash in choice of colors.
- ✦ Large kitchen island with counter seating.
- ✦ Elegant shaker style cabinetry in choice of white thermofoil or maple with choice of stain colors.
- ✦ Under-cabinet kitchen lighting for ambient & task lighting.
- ✦ Spacious pantries.
- ✦ Garbage disposal with air switch.

PRIMARY BEDROOM/PRIMARY BATH

You will discover a private primary suite designed for comfort and convenience. Your suite is your private oasis.

- ✦ Large private primary suites with fan outlet, tv outlet @ 5", 4 LED can lights and carpeting.
- ✦ Spacious walk-in closets with double wood shelf, pole and shoe rack.
- ✦ Large tiled walk-in showers with subway or ceramic tile surround and matching 2" mosaic designer shower pan (subway standard)
- ✦ Piedrafina® bath counter tops with 4" backsplash at baths & laundry Rooms. – variety of color selections.
- ✦ Clear glass shower enclosures.
- ✦ Rectangular undermount sinks.
- ✦ Moen® Genta single lever, high arc sink faucet with matching shower trim.
- ✦ Electrical wired for bidet.

Note: GHA Communities and RDS Development, LLC reserves the right to modify plans, features, specifications or prices without notice or obligation., including any of the features listed above. All square footages and dimensions are approximate and may vary per plan and elevation or from the actual home constructed. All renderings, brochures and marketing materials are concepts only, not intended to depict actual homes and are subject to change.

GHA Realty BRE# 01911520



IMPRESSIVE SECONDARY BEDROOMS AND BATHS

Your secondary bedrooms and bathrooms feature several amenities typically only found in the primary suite. We want your family and guests to feel relaxed and at home.

- ✦ Spacious secondary bedrooms, carpeting, fan outlet, TV outlet, 2 recessed can lights.
- ✦ 2-panel square wardrobe doors.
- ✦ Secondary bathrooms feature Piedrafina® counter tops with 4" backsplash.
- ✦ Square under-mount sinks with contemporary Moen® Genta single lever faucet.
- ✦ Easy-clean Fiberglass shower with glass enclosure.

ENERGY EFFICIENT COMFORTS

Rio Del Sol homes are built under the most current California building codes, Title -24 energy codes, and structural design; including solar, sustainable technology, state-of-the-art materials and parts that are environmentally friendly. We follow the strictest guidelines to provide a home that is both environmentally friendly and energy efficient.

- ✦ All plans developed to conform with California Green Building Code standards and specifications.
- ✦ R-30 roof insulation.
- ✦ R-19 combines R-15 wall insulation plus R-4 exterior foam for 1 coat stucco insulation.
- ✦ Natural gas heating.
- ✦ High efficiency Carrier 14-15 SEER AC unit, 3.5- 5 ton air conditioning units with digital, programmable thermostat with WIFI access. (Plan specific)
- ✦ Deluxe, energy efficient dual glazed Low-E2 vinyl windows throughout.
- ✦ Tankless water heater system.
- ✦ Fire Sprinkler System throughout home.
- ✦ Landscape irrigation system in front yard included. Drought tolerant desert landscape provided.
- ✦ 3.40 KW Solar Packages Included. (See Sales for details)

REASSURING SAFETY TOUCHES

- ✦ Guard Gated community.
- ✦ Fire sprinklers throughout home.
- ✦ Smoke detectors & carbon monoxide detectors as per building code.

TAILOR MADE FOR YOU

Personalize your new home with a variety of packages and upgrades to create the home that best suits your lifestyle. Below are just a few customizing options available to you. Your sales consultant will be happy to provide you a complete list of options.

- ✦ Up to 3 bedroom floor plans available
- ✦ Built-In appliance upgrade packages
- ✦ Extended vinyl & tile flooring
- ✦ Great room fireplace option
- ✦ Variety of upgraded lighting packages
- ✦ Rear yard pool, spa, and landscape designs
- ✦ Solar system panel upgrades
- ✦ Upgrade to custom counters, flooring and cabinetry
- ✦ Rear yard fire pit or BBQ area
- ✦ Other enhancing options (see Sales Consultant)

GHA QUALITY ASSURANCE AND WARRANTY

Offering over 40 years of experience, our quality program starts at design inception, with the creation of precise construction drawings, specifying high quality materials, all the way through to on-site supervision by experienced project and construction managers. Commitment to quality and detail is what separates GHA from other developers. Building homes with "smart" floor plans means that state-of-the-art, energy efficient design is a given. What puts GHA above the rest is their commitment to unparalleled standard features. By providing premium options as standard fare, GHA allows homeowners to upgrade because they want to, not because they have to or need to. This commitment to excellence has been a major part of their success. GHA's commitment doesn't stop there. They also provide home buyers with a detailed owner's manual, periodic inspections and a final walk-through. This way, qualified GHA staff members can answer questions throughout the process, assuring buyers of a complete and thorough understanding of their home investment. From the start of construction, until long after the home buyer has settled into their new home, GHA remains committed to quality customer service.

GHA COMMUNITIES



WWW.GHARIODELSOL.COM

Note: GHA Communities and RDS Development, LLC reserves the right to modify plans, features, specifications or prices without notice or obligation., including any of the features listed above. All square footages and dimensions are approximate and may vary per plan and elevation or from the actual home constructed. All renderings, brochures and marketing materials are concepts only, not intended to depict actual homes and are subject to change.

GHA Realty BRE# 01911520

