

Birchbark Villas

Only 2 Left!

✧ A Gated Community ✧

8300 Telegraph Road, Downey, CA

Outside:

- ✧ Exclusively designed exterior color palette
- ✧ Fully fenced private patio
- ✧ Rain gutters & downspouts
- ✧ Concrete roof tiles
- ✧ Underground utilities
- ✧ Beautiful & energy/sound efficient dual glazed vinyl windows
- ✧ Architectural stone veneer
- ✧ Custom, Mahogany, hand-crafted raised-panel entry door

Inside:

- ✧ Up to 2,000 square feet
- ✧ 4 spacious bedrooms
- ✧ 2.5 bathrooms
- ✧ 2 car garage
- ✧ His & Hers Closets (in selected models)
- ✧ Ceramic tile entry floor
- ✧ Plush carpeting (your choice of color and style)
- ✧ Gas & wood burning fireplace w/ glass doors
- ✧ Fireplace with pre-cast mantle
- ✧ Raised panel interior doors
- ✧ Beautifully crafted natural wood hand rails & white staircase pickets
- ✧ Spacious family entertainment room w/ large media niche
- ✧ Pre-wired for surround sound
- ✧ Pre-wired for internet
- ✧ Pre-wired for security
- ✧ Pre-wired for cable television & satellite
- ✧ Attractive pedestal sink in powder room
- ✧ TV cable and telephone receptacles throughout
- ✧ Central heating system with automatic set-back thermostat
- ✧ Central air conditioning

Kitchen:

- ✧ Generous counter space, granite with backsplash
- ✧ Dual compartment stainless sink w/ Moen™ pull-out spray faucet
- ✧ Solid Northern Maple cabinetry
- ✧ Convenient under-counter fluorescent lighting
- ✧ Ice maker connection for refrigerator
- ✧ Ceramic flooring throughout

Starting at low \$600's

Phone: (562) 806-0208

Fax: (310) 644-6341

www.birchbarkvillas.com

Prices, details, specifications, features and product availability subject to change without prior notice. Brokers **MUST** register their clients on first visit at sales office - **NO** exceptions. See your sales representative for Homeowner's Association dues and further details. Map not to exact scale. Rendering is artist's concept only