

***THE ESTATES AT OLD WHEELER  
TRACT 66059, LA VERNE***

***FEATURES LIST***

***The Estates at Old Wheeler Road is a privately gated and walled community of only 13 beautifully designed homes by the multiple award winning architectural firm of Lim Chang, Rohling and Associates in Pasadena.***

***Most of the houses offer incredible bluff top views of the San Dimas Country Club and the San Gabriel Mountains.***

***Exteriors:***

- ***Beautiful four-sided architectural designs in Craftsman, Traditional and Spanish Colonial styles***
- ***Concrete tile roofs***
- ***Rain gutters per plan and elevation***
- ***Attached 3 or 4 car garages with automatic openers and two transmitters***
- ***Custom driveways and front walks***
- ***Energy efficient fiberglass front doors***
- ***Block walls and wrought iron fencing throughout***
- ***Large lots (10,000 s.f. to 20,000 s.f.±) with complete front yard landscaping and irrigation***
- ***Private courtyards (most plans)***

***Interiors:***

- ***Raised panel, solid core interior doors***
- ***Milgard energy efficient dual pane windows***
- ***White Decora style electrical switches and outlets***
- ***Dimmers at selected locations***
- ***Category 5 and/or data wiring in all bedrooms, kitchen and family room***
- ***Wood burning fireplaces with natural gas log lighter and distinctive hearths and surrounds***
- ***Choice of high quality designer selected carpeting and pad***
- ***Stained hardwood stair railing system per plan***
- ***Tankless water heaters***
- ***LIFESOURCE Whole-House Water Systems ®***
- ***Designer selected light fixtures***
- ***Custom wood treatments including large base boards and door casings and crown molding in selected areas***
- ***Windows are fully cased***
- ***Butler's Pantry area in all plans***
- ***Powder room in all plans***
- ***High efficiency heating and cooling equipment with two units in each plan and night setback thermostats***

**Kitchens:**

- *Gourmet kitchens with Wolf 48" gas range*
- *Stainless steel appliances including double oven, dishwasher and microwave*
- *Kohler kitchen sink*
- *Breakfast nook*
- *Custom stained hardwood cabinets*
- *Granite slab counter tops*
- *Wood, slate or tile floors*
- *Islands with granite top and eating counter*

**Bedrooms, Baths and Laundry:**

- *Masterbaths have a jetted tub and separate shower*
- *Dual china sinks with granite counter tops*
- *Master suites have spacious walk-in closets*
- *Water conserving plumbing fixtures throughout*
- *Large laundry rooms with utility sinks*
- *Tile or wood flooring in baths and laundry*

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