

William Lyon Homes

SERIES I at MOUNTAIN FALLS



William Lyon Homes
Experience the pride.

Standard Features List

Sure, you say, these model homes look great, but how much will all the extras cost me? Well, chances are a lot of those extras aren't. They're included, as a quick look at our Standard Features list shows. Of course, with all this standard, just imagine the options. Better still, check them out: See the Customizing Opportunities section.

The Inside Story

- All Single Story Golf Course Community
- Community Association with Protective Covenants
- Cable TV Outlet in Great Room and Master Bedrooms
- Telephone Outlets in Kitchen and Master Bedrooms
- Pre-wired for Ceiling Fan in Master & Great Room
- Open, Airy Floorplans with Dramatic Windows & 9' High Ceilings
- Stylish Rounded Corners Throughout
- Interior Laundries
- Ceramic Tile Entry
- Designer Selected Light Fixtures
- Custom Recessed Lighting
- Spacious Walk-In Closets
- Raised Panel Interior Doors including By-Pass
- Ten Year Limited Warranty

Kitchens To Savor

- Beautiful Flat Panel Beech Cabinetry with Concealed Hinges
- Island Work Stations with Eating Bar
- Generous Pantries (*All Plans*)
- Maytag Electric Range
- Maytag Energy-Saving Multifunction Dishwasher
- Pre-Plumbed for Automatic Ice Maker
- Easy Care Laminate Countertops
- Moen® Designer Single Lever Faucet with Vegetable Sprayer

Luxurious Baths

- Easy Care Fiberglass Tubs and Shower Surrounds
- Durable Cultured Marble Countertop
- Moen® Designer Faucets
- Private Water Closet Compartment in Master Bath

Water & Energy Savers

- Ultra Low-flow Toilets and Water Saver Shower Heads
- Dual-Paneled Milgard Insulated Low-E Windows and Patio Doors
- Programmable Thermostats
- Electric Forced-Air Heating
- Ground Mounted Energy Efficient Central Air Conditioning
- 200 AMP Electrical Service

Exterior Variety

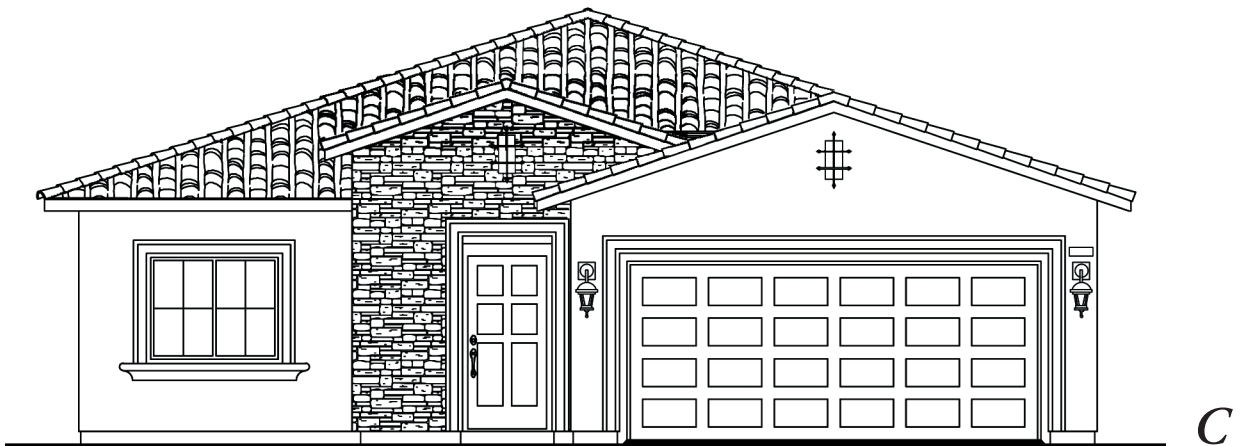
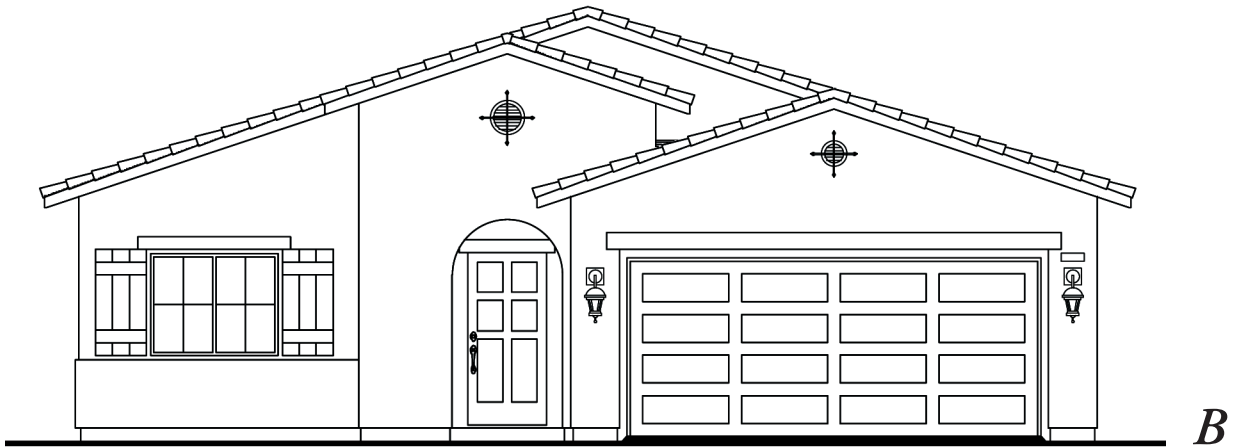
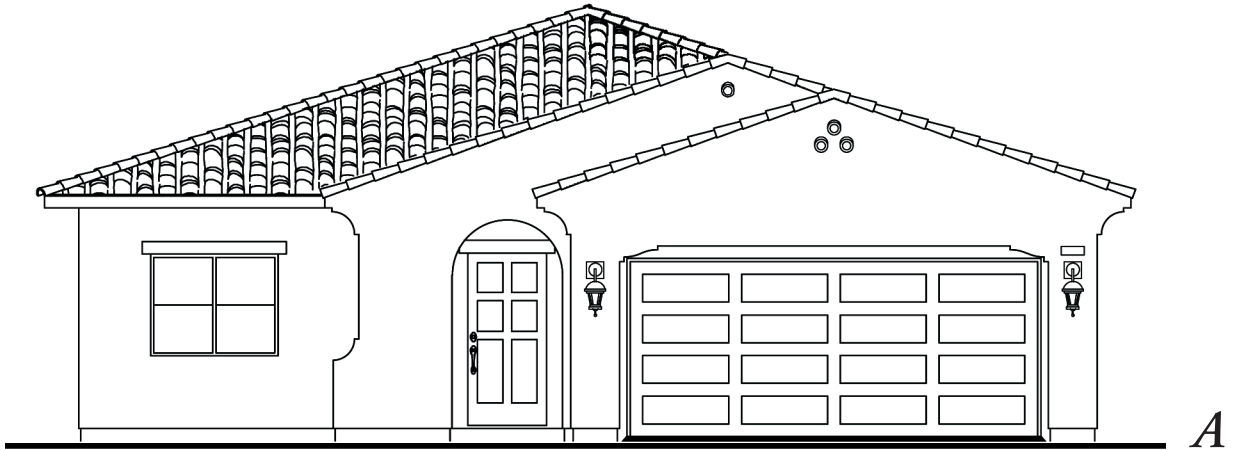
- Front Yard Landscaping with Automatic Irrigation
- Completely Enclosed Rear Yards with Block Walls and Wrought Iron Gate
- Classic Styling with Custom Elevations
- Architecturally Selected Exterior Colors and Accents
- Durable Concrete Eagle Tile Roofs
- Insulated Embossed Steel Roll-Up Garage Doors
- Post Tension Foundation Slabs
- Covered & Lighted Entry
- Coach Lights on Photocell

Personalizing Opportunities

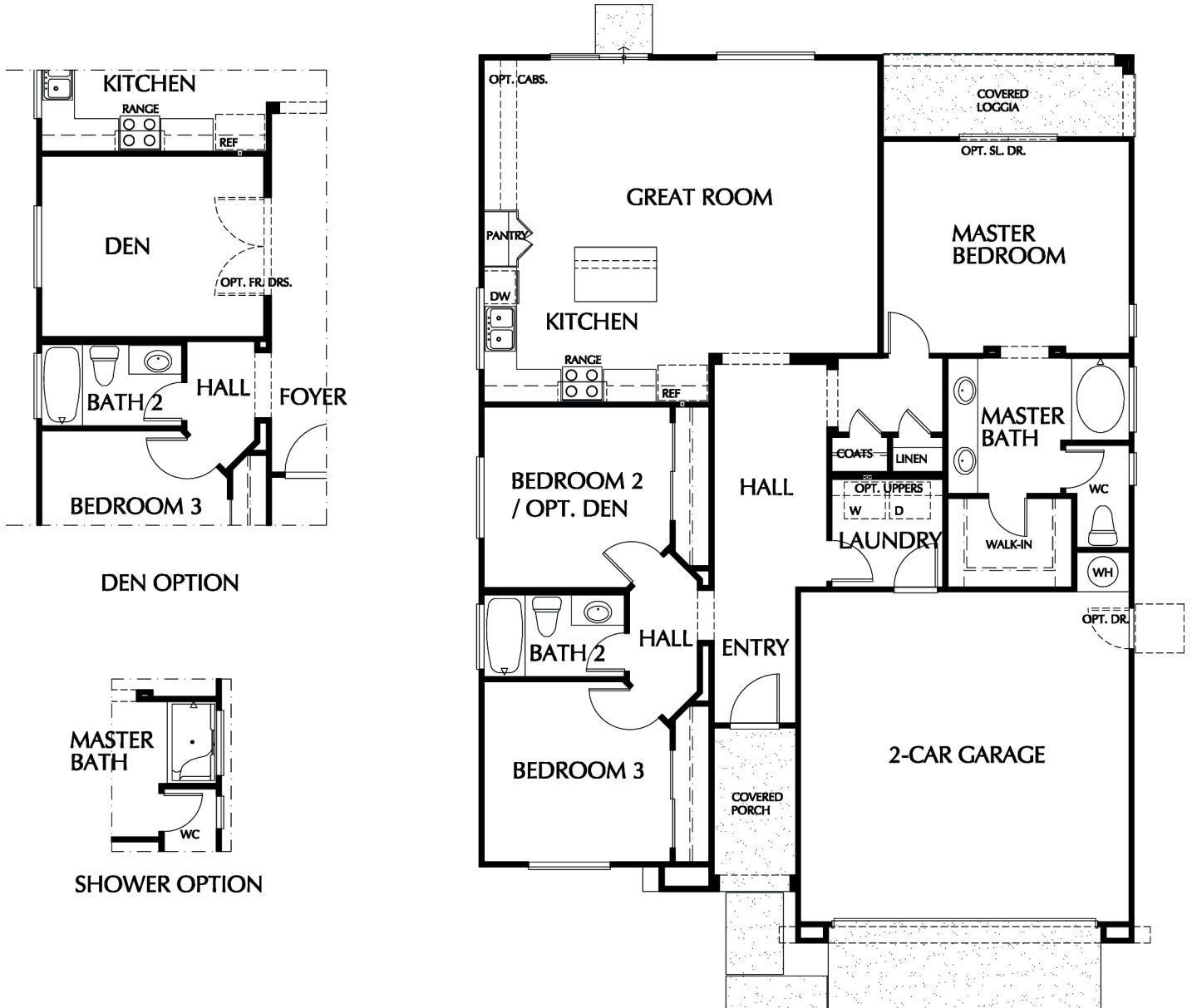
We know you want your home to boast its own distinct flavor. You'll see we designed the homes of Mountain Falls Series I with that in mind. Still, you may be among those who want to explore the options. If so, consider these choices:

- Bay Window Extensions (*Selected Plans*)
- Architecturally Harmonizing Patio Covers
- Floorplan Variations with Dens, Dining Rooms or Additional Bedrooms
- Cabinet Upgrades
- Cabinets in Laundry Room
- Flooring Upgrades in Extensive Color and Style Selection
- Upgraded Countertop Selections
- Laundry Sinks (*Plan 3 & 4*)
- Security Alarm System
- Surround Sound System or Pre-Wire
- Side Access Garage Door
- Entry Doors with Glass Inserts
- Automatic Garage Door Opener
- Garage Door Windows
- Soft Water Loop
- Recirculating Pumps
- Sliding Glass Door in Lieu of Selected Windows
- Appliance Upgrades
- Rainglass Windows in Master Baths
- Radiant Barrier Roof Sheathing

Plan One

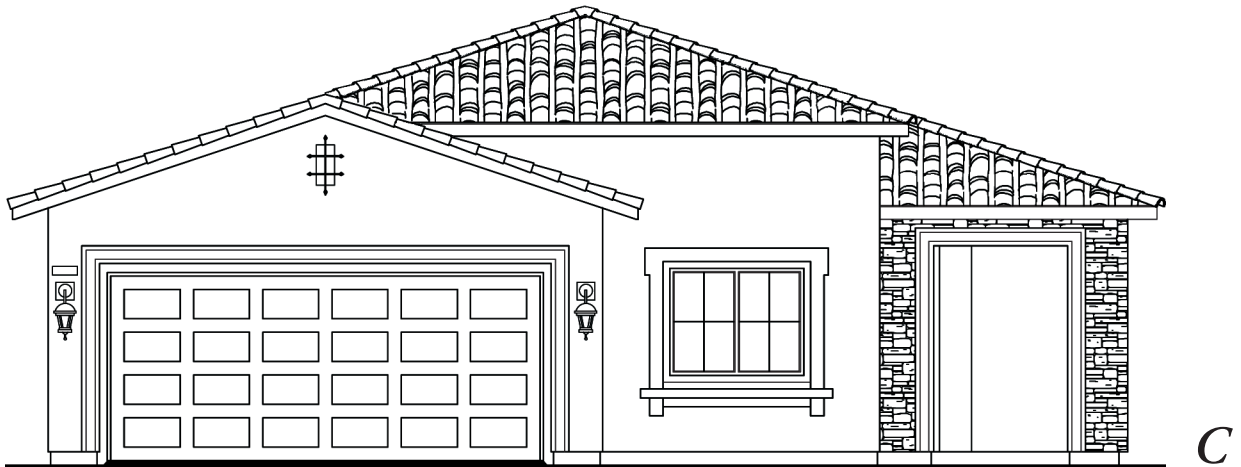
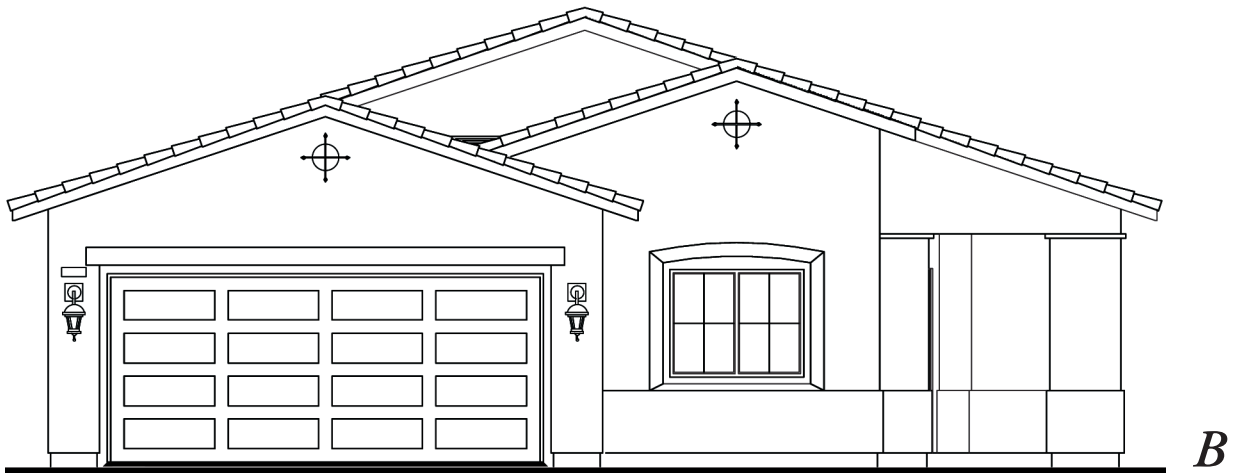


Plan One

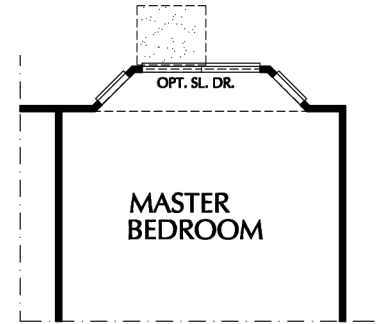
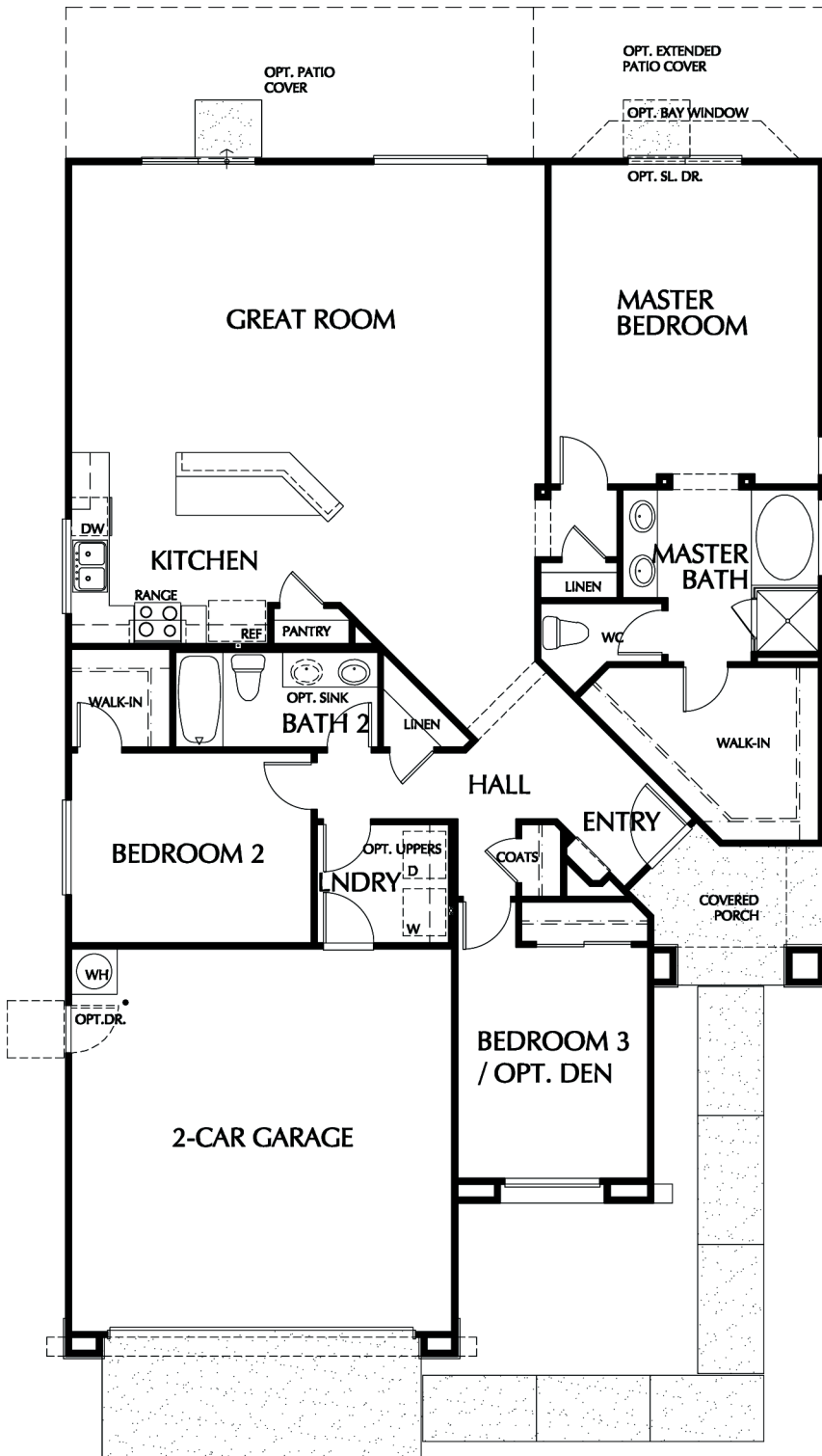


*1,514 Sq. Ft. • 3 Bedrooms • 2 Baths • Great Room
Opt. Den • Opt. Master Shower • 2-Car Garage*

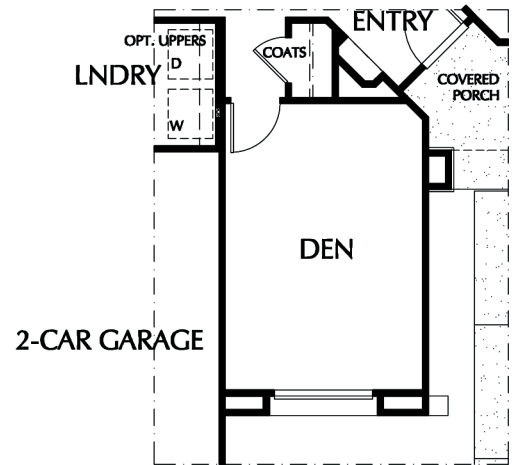
Plan Two



Plan Two



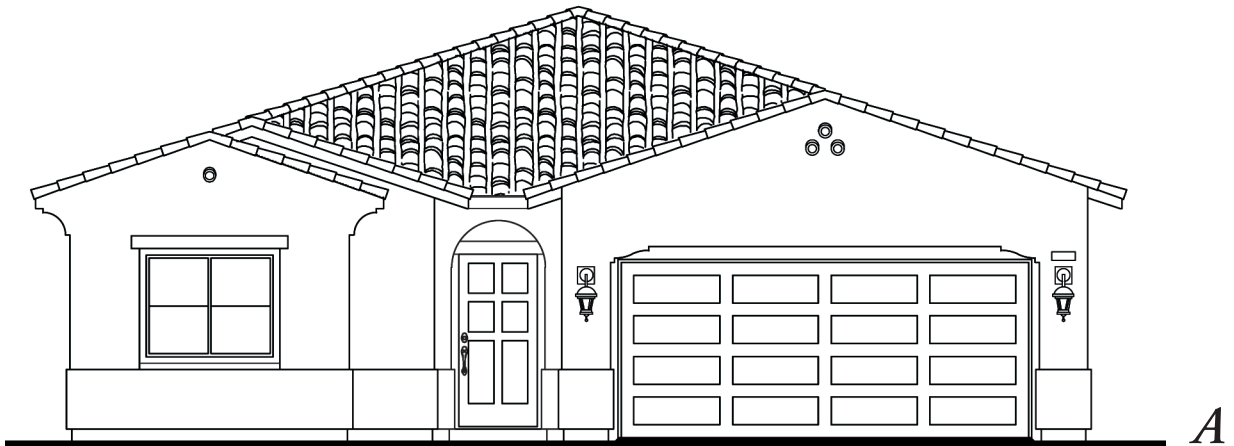
BAY WINDOW OPTION



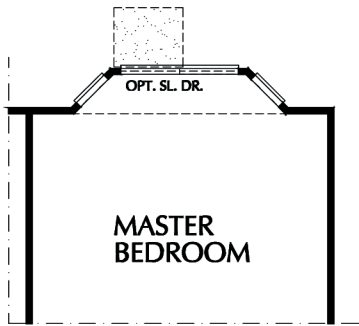
DEN OPTION

*1,747 Sq. Ft. • 3 Bedrooms • 2 Baths • Great Room • Opt. Den
Opt. Bay Window at Master • 2-Car Garage*

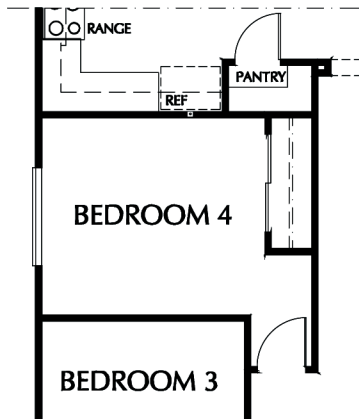
Plan Three



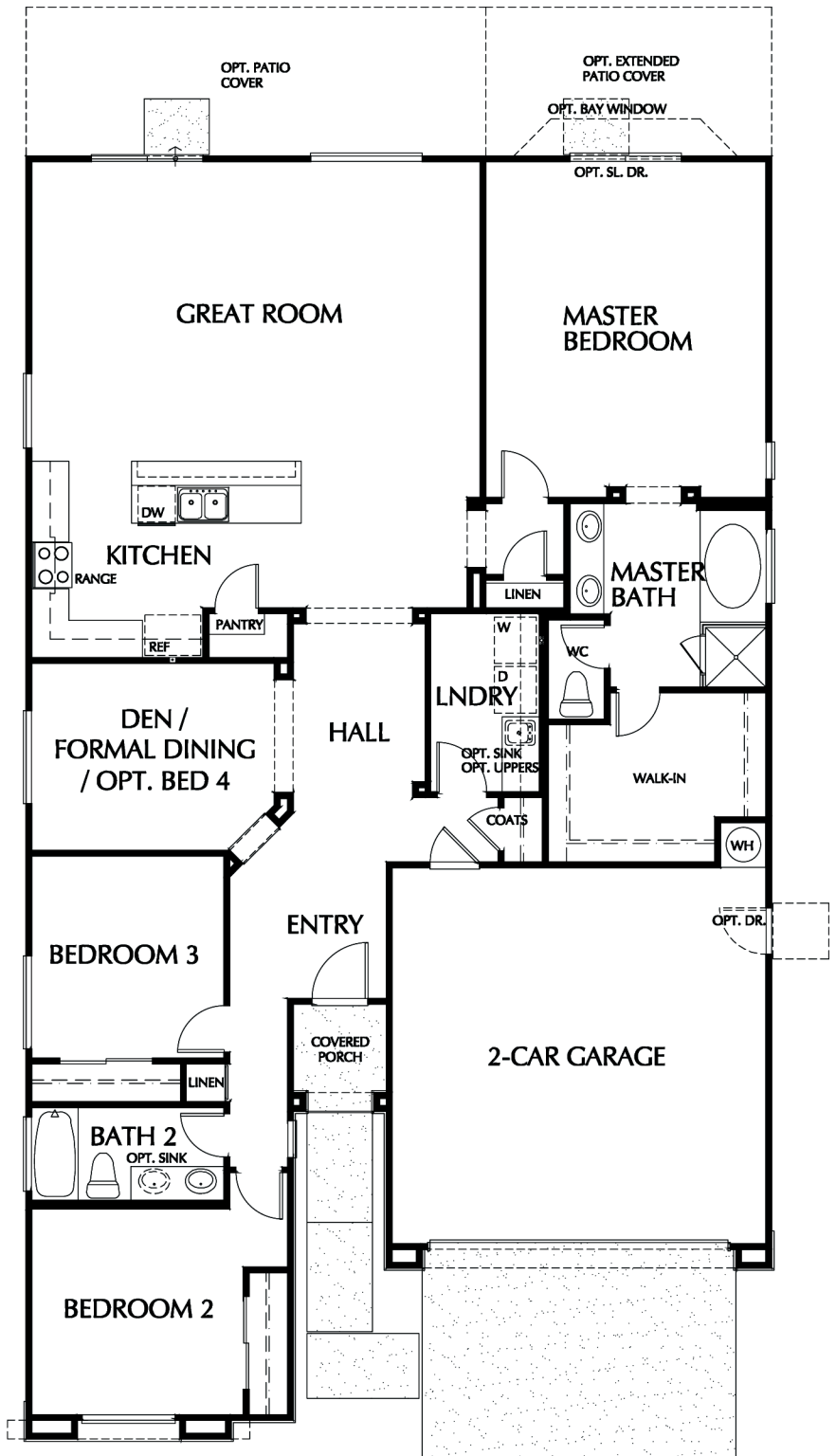
Plan Three



BAY WINDOW OPTION



BEDROOM 4 OPTION

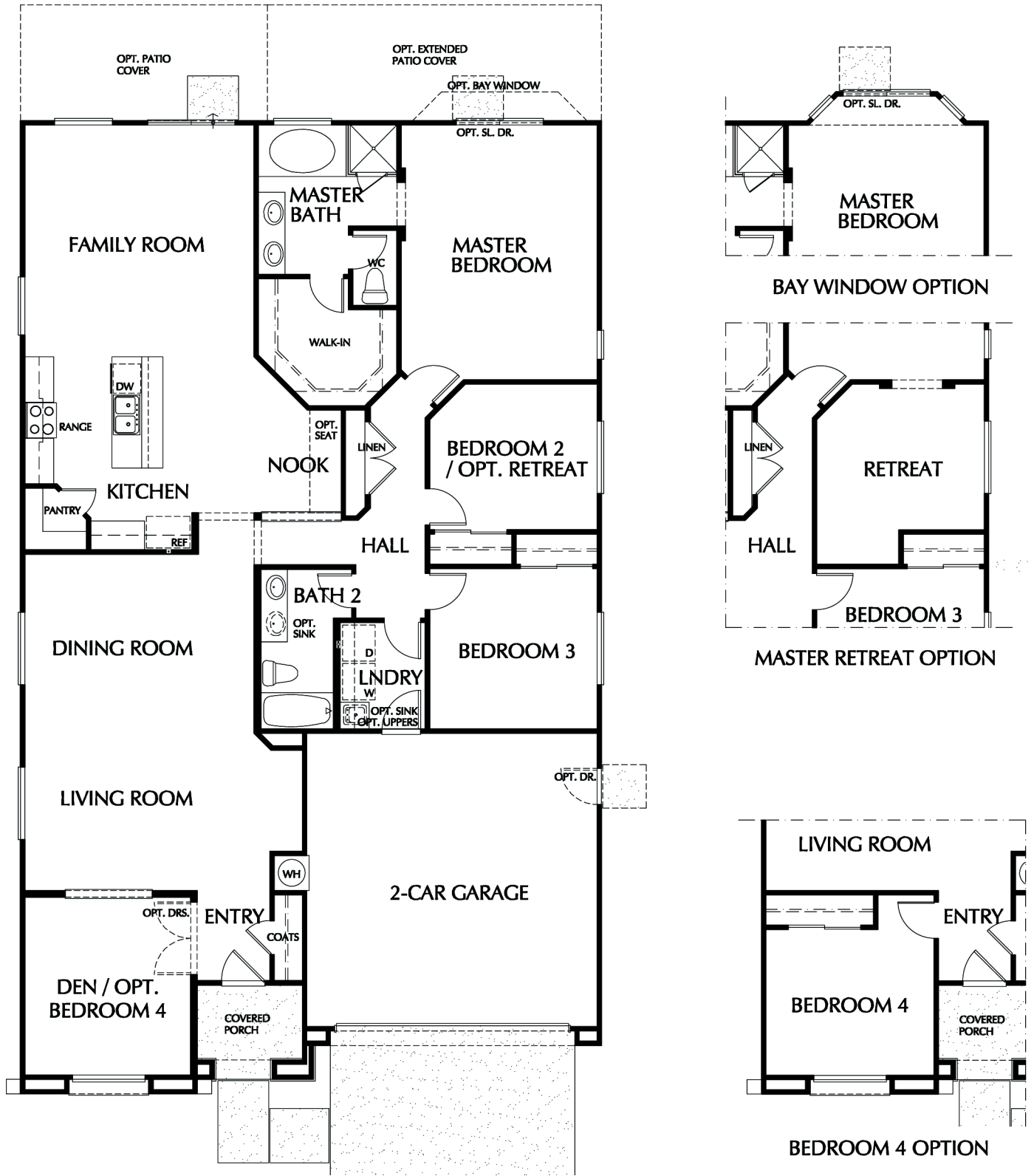


*1,984 Sq. Ft. • 3 Bedrooms • Den • 2 Baths • Great Room
Opt. Bedroom 4 • Opt. Bay Window at Master • 2-Car Garage*

Plan Four



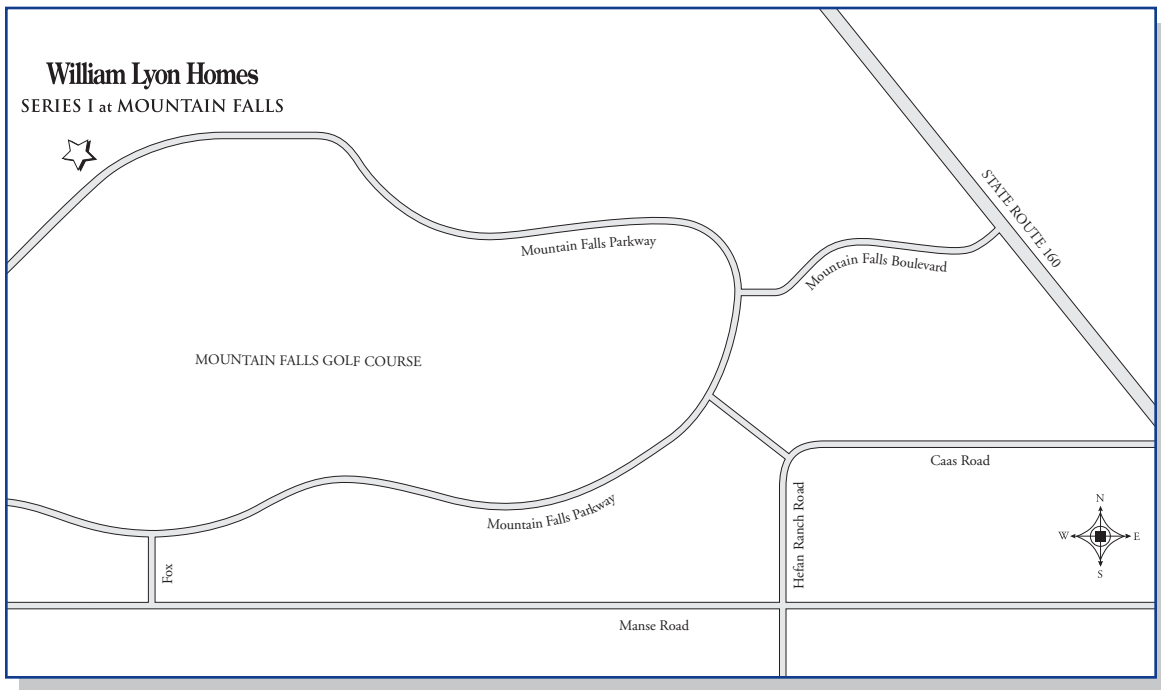
Plan Four



*2,102 Sq. Ft. • 3 Bedrooms • Den • 2 Baths • Formal Living & Dining Room • Opt. Bedroom 4
Opt. Master Retreat • Opt. Bay Window at Master • 2-Car Garage*

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