

# Tularosa

A decorative flourish consisting of a green, curved line that tapers to a point on the left and ends in a series of red, feather-like strokes on the right, positioned below the word 'Tularosa'.

**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 Personalizing Opportunities section.

## The Inside Story

All Single Story 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  
Ceramic Tile Entry  
Designer Selected Light Fixtures  
Custom Recessed Lighting  
Spacious Walk-In Closets  
Raised Panel Interior Doors including By-Pass  
William Lyon Homes 10-Year Limited Warranty

## Kitchens To Savor

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

## Luxurious Baths

Large Oval Garden Tubs in Master Baths  
Separate Shower Stall in Master Baths (*Except Plan 4*)  
Easy Care Fiberglass Tubs and Shower Surrounds  
Durable Cultured Marble Countertop  
Moen® Designer Faucets  
Private Water Closet Compartment in Master Bath  
Dual Sink Vanities at Master Baths (*All Plans*)  
Dual Sink Vanities at Hall Baths (*Except Plan 4*)

## Water & Energy Savers

Ultra Low-flow Toilets and Water Saver Shower Heads  
Dual-paned Milgard Insulated Low-E Windows and Patio Doors  
Programmable Thermostats  
Gas Forced-Air Heating

13 Seer Energy Efficient Air Conditioning, Ground Mounted  
200 AMP Electrical Service  
Decorative Rocker Switches  
50 Gallon Water Heater

## Exterior Variety

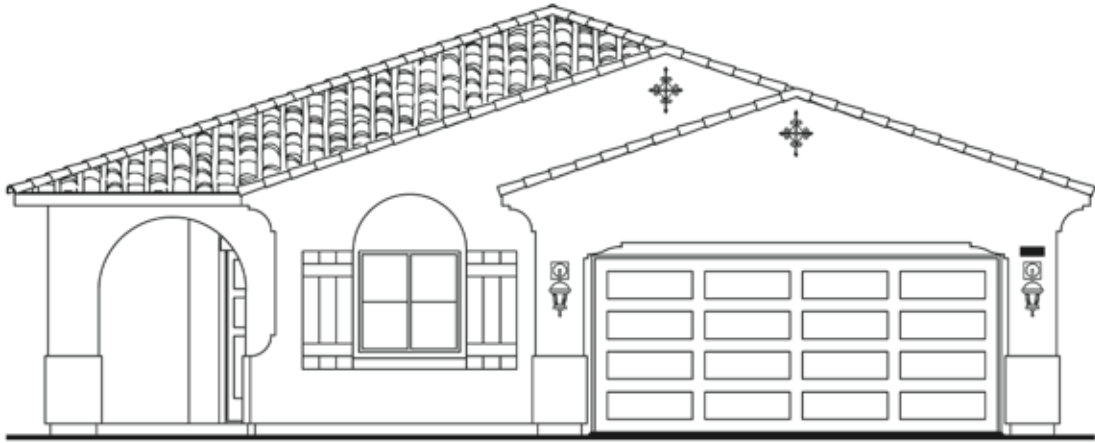
Architecturally Designed Exteriors with Stone Accents per Elevation  
Front Yard Landscaping with Automatic Irrigation  
Private Rear Yards with Block Walls and Wrought Iron Gate  
Durable Concrete Eagle Tile Roofs  
Insulated Embossed Steel Roll-Up Garage Doors  
Structurally Engineered Post Tension Foundation Slabs  
Covered & Lighted Front Porches  
Front 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 Tularosa 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 Granite Countertop Selections  
Laundry Sinks (*Plan 2 & 3*)  
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 Pump  
Sliding Glass Door in Lieu of Selected Windows  
Appliance Upgrades  
Rainglass Windows in Master Baths  
Radiant Barrier Roof Sheathing

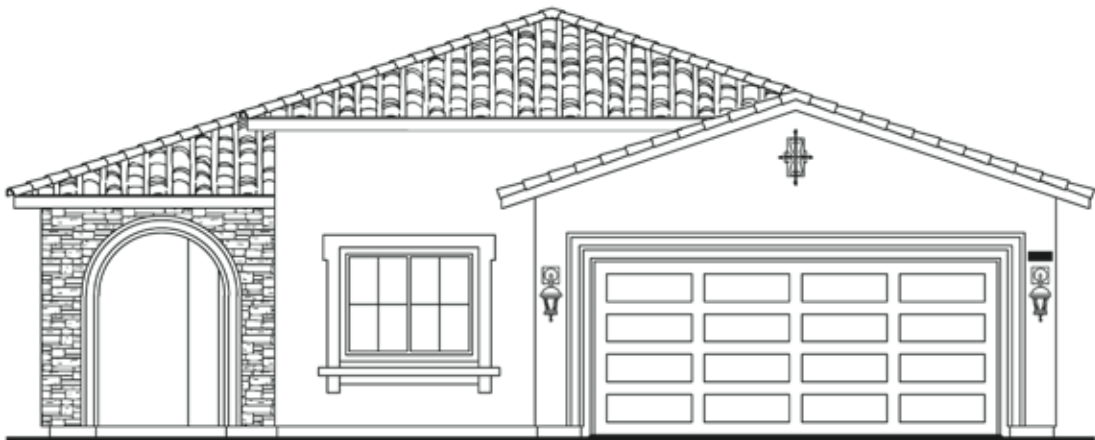
# Plan One



A

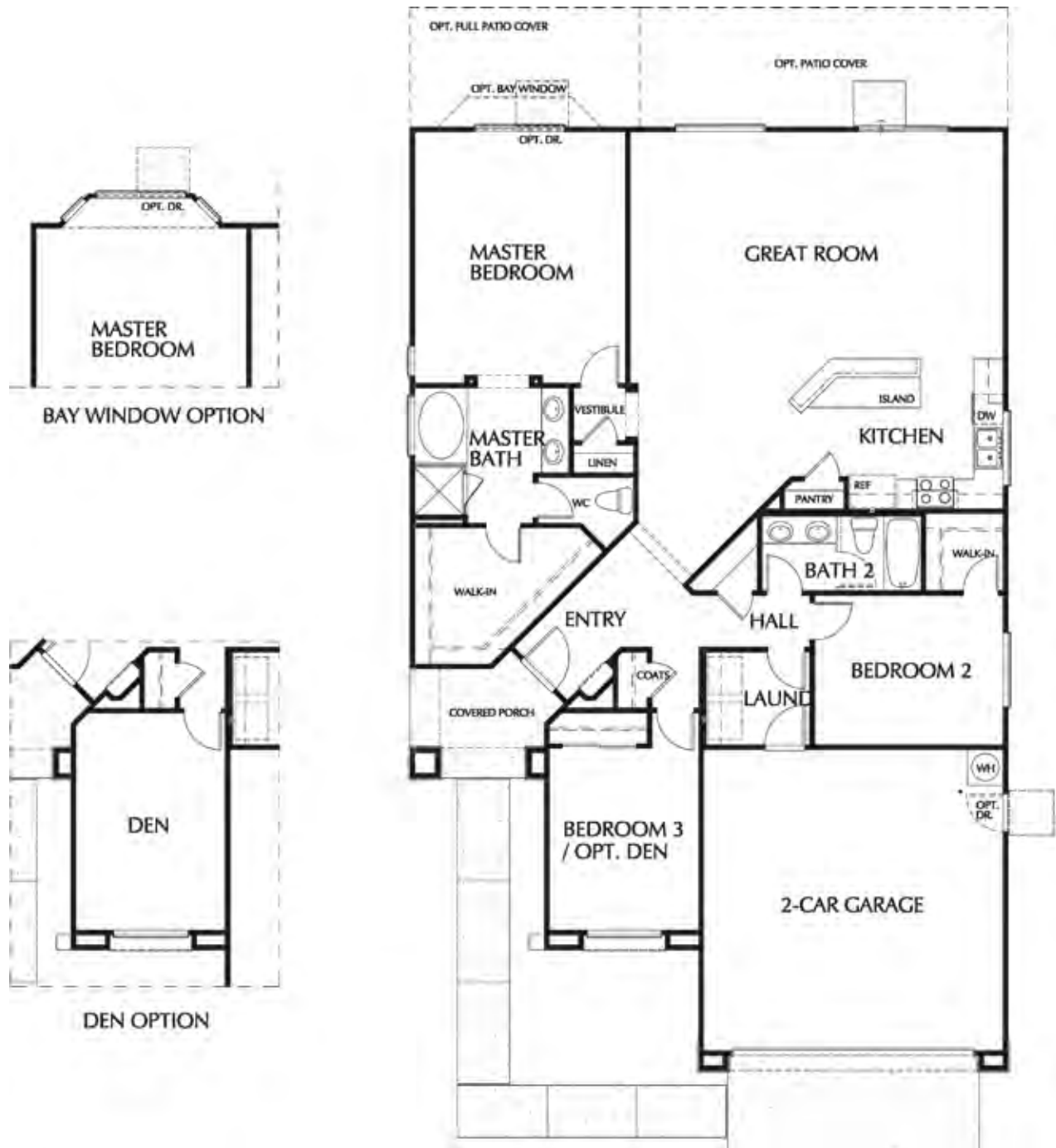


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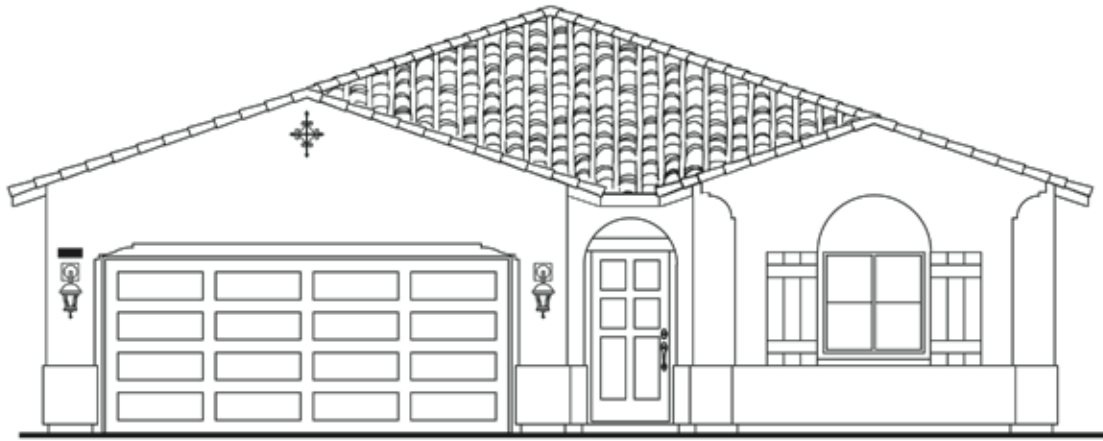
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# Plan One



*1,747 Sq. Ft. • 3 Bedrooms • 2 Baths • Great Room • Island Kitchen  
Covered Front Porch • Opt. Bay Window at Master • 2-Car Garage*

# Plan Two



A

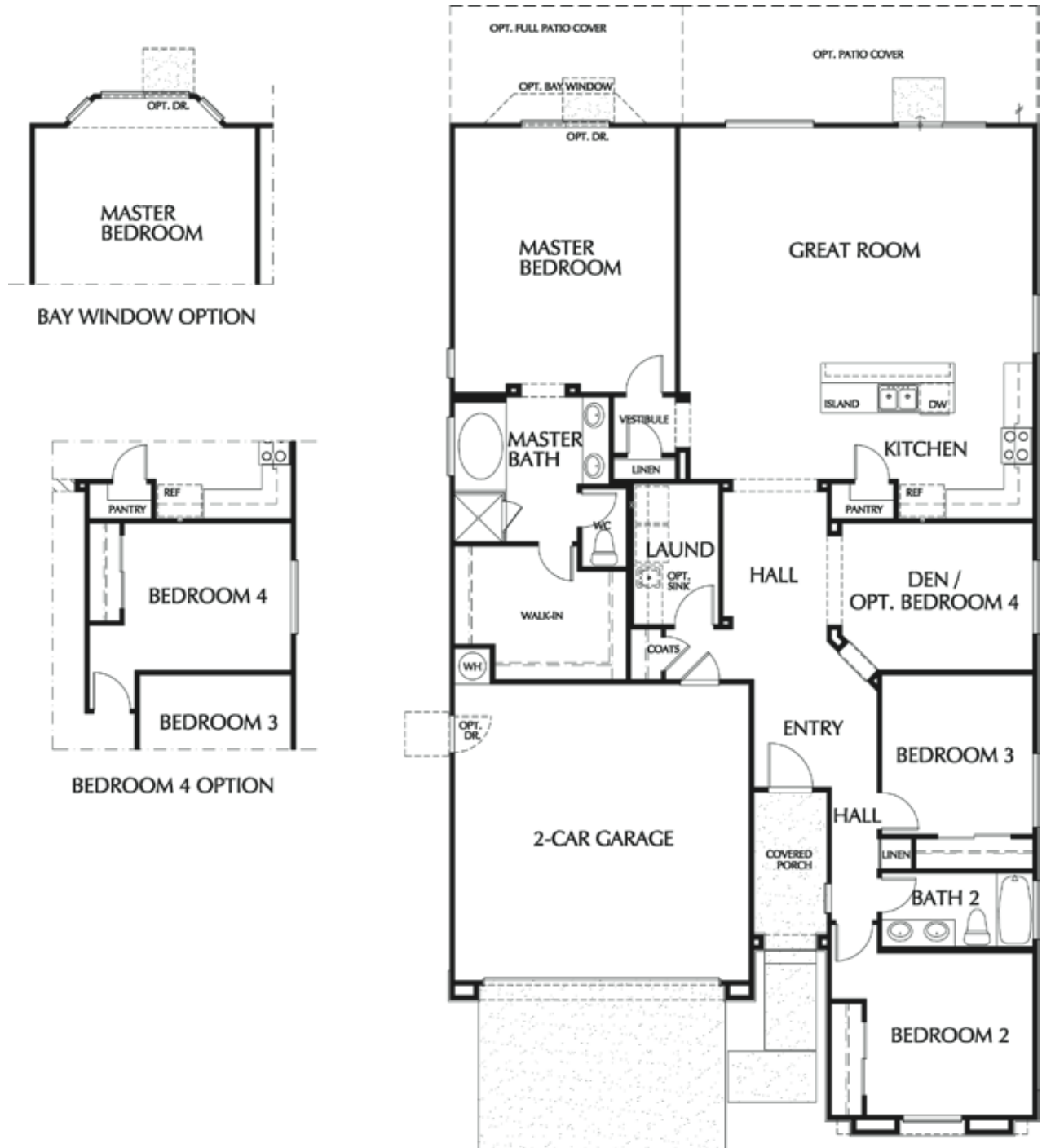


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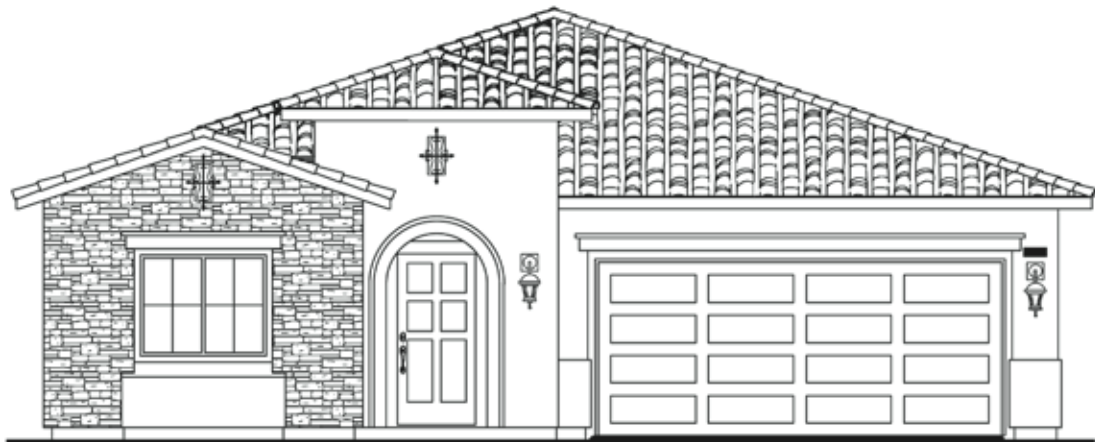
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# Plan Two

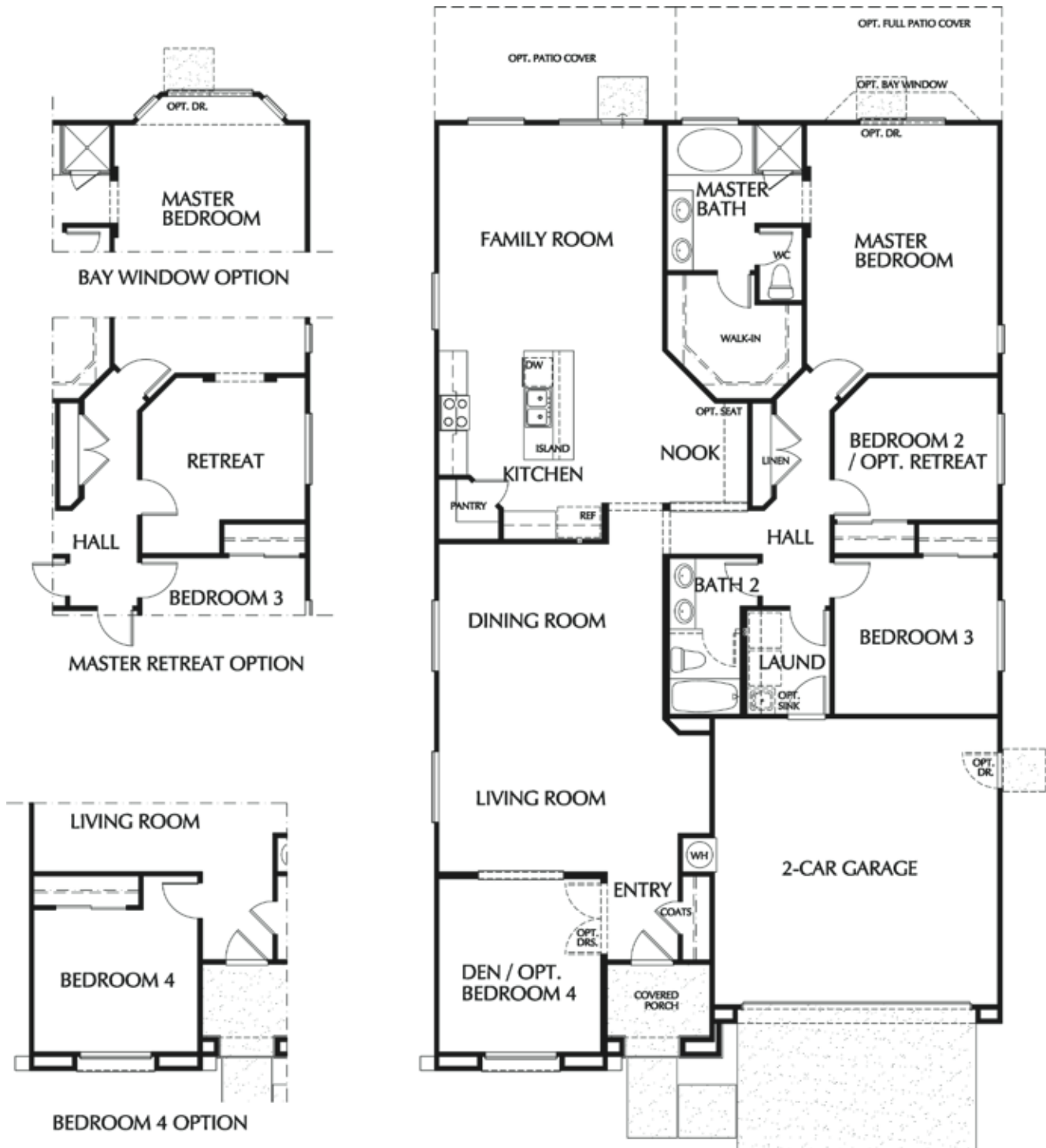


*1,976 Sq. Ft. • 3 Bedrooms plus Den • 2 Baths • Great Room • Island Kitchen  
 Covered Front Porch • Opt. Bay Window at Master • Opt. 4th Bedroom • 2-Car Garage*

# Plan Three



# Plan Three



*2,102 Sq. Ft. • 3 Bedrooms plus Den • 2 Baths • Formal Living & Dining  
Island Kitchen • Covered Front Porch • Opt. Bay Window at Master • Opt. 4th Bedroom  
Opt. Master Retreat • 2-Car Garage*

# Plan Four



A

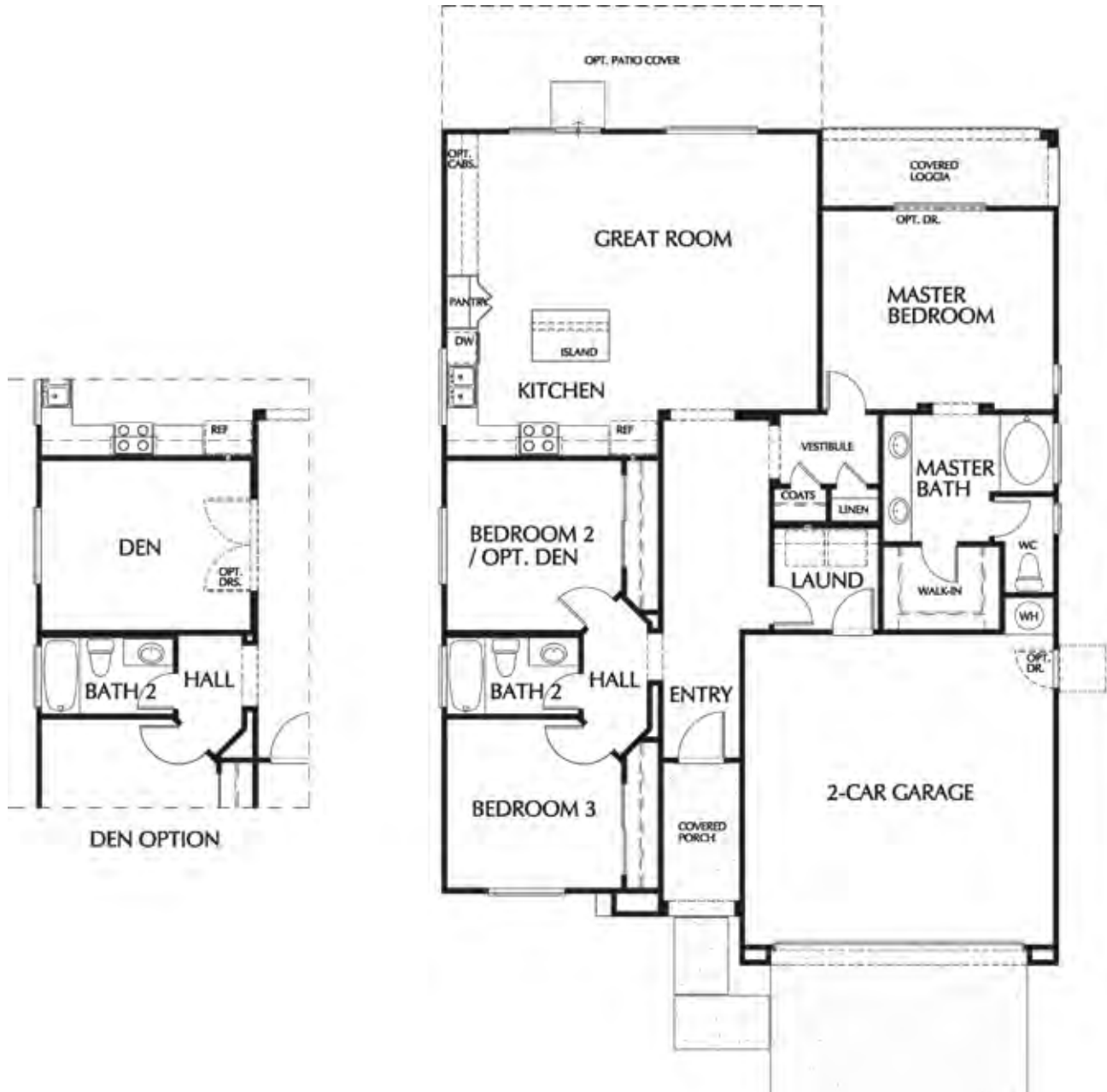


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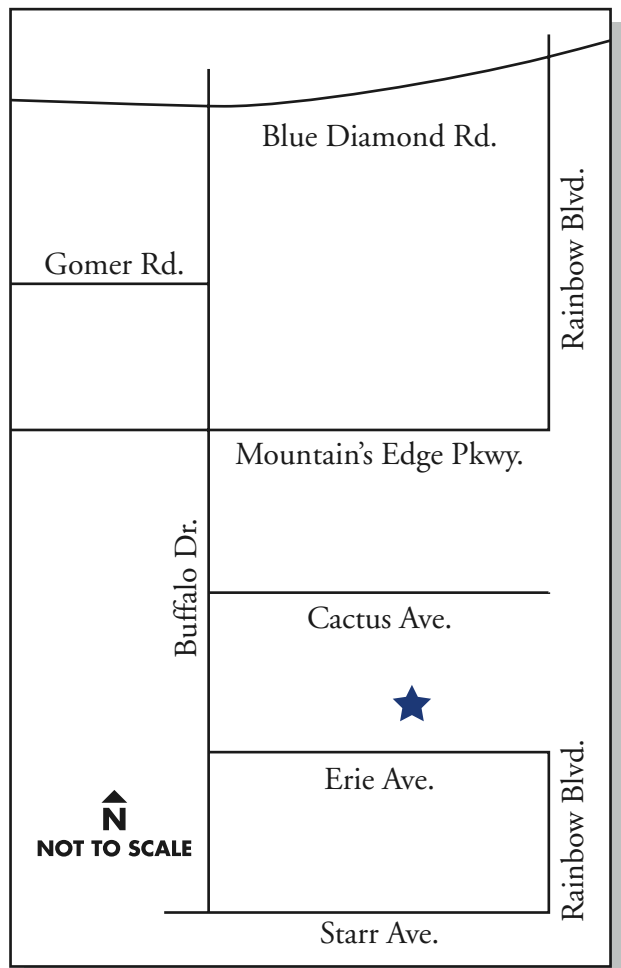
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# Plan Four



*1,514 Sq. Ft. • 3 Bedrooms • 2 Baths • Great Room • Island Kitchen • Opt. Den  
Covered Loggia at Master • Covered Front Porch • 2-Car Garage*

# Tularosa



For Information Call  
(702) 998-1635 *P*  
(702) 998-1637 *F*  
[www.lyonhomes.com](http://www.lyonhomes.com)

