

Maple Glen II



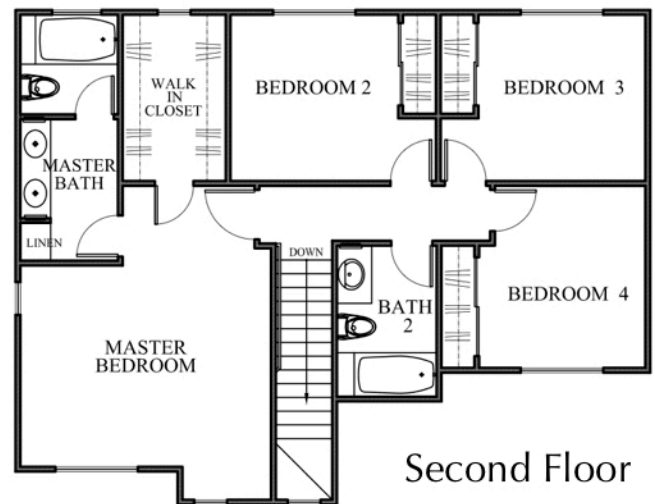
Plan 1

1,462 sq. ft.

4 Bedrooms

2.5 Baths

2 Car Attached Garage



MAPLE GLEN

In an effort to improve its product, Abell Helou Homes reserves the right to change floor plans, specifications, amenities, financial features, and pricing without notice or obligation. All maps, plans, landscaping and elevation renderings are artists' conception and are not to scale. All square footage is approximate. Plan 1 is 1552. Plan 2 is 601.2. Please see sales counselors for further information. BRE LIC #00876081 5/16/19



Maple Glen II



Plan 2

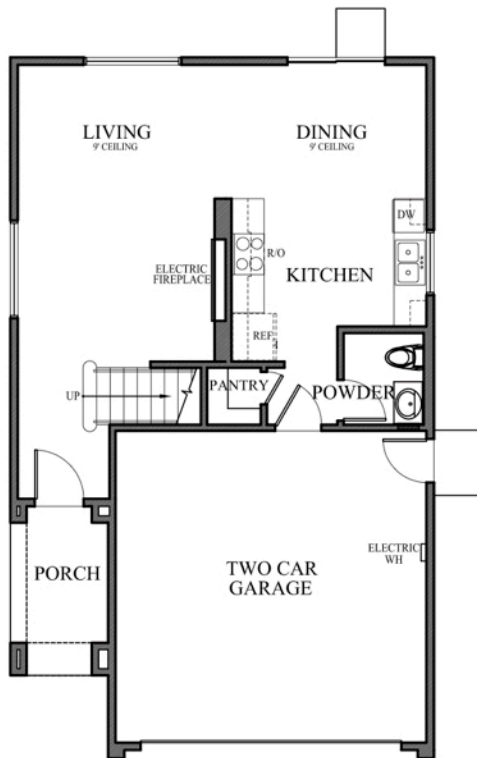
1,634 sq. ft.

4 Bedrooms

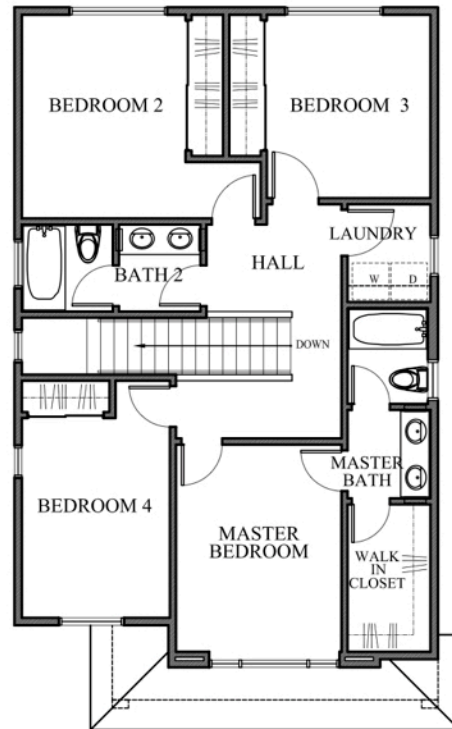
2.5 Baths

2 Car Attached Garage

First Floor



Second Floor



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SITE PLAN

LEFFINGWELL ROAD

RAMSEY DRIVE

MEYER ROAD

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EQUAL HOUSING OPPORTUNITY

Maple Glen II Amenities

Energy Efficient Features

- Energy efficient tankless gas water heater
- Weatherstripping for access/entry doors
- Central heating and air conditioning system with programmable digital thermostat
- Highly water efficient toilets 1.28 gpm
- Dual glazed white vinyl windows with low e glass
- Auto shut-off motion sensors in all baths
- Gas forced air heating and 14 SEER air conditioning
- Automatic fire sprinklers
- Low voc interior paint
- Carbon monoxide detector
- Water-efficient faucets
- Insulation in attic areas and exterior walls
- Recessed compact LED flush lights at select locations
- Bath exhaust fans with humidistat switches
- Solar ready
- Outlet in garage for electric vehicles

Expressions in Architecture

- Enduring exterior designs you will be proud of for years to come
- Attached 2-car garage with direct access to interior of home
- Completely covered front entryway
- Concrete driveway and entry walk
- Distinctive front door with latch set and dead bolt for extra security
- Rear and side yard fencing for individual privacy

- Front yard landscaping with automatic sprinklers
- Roll up sectional garage doors with automatic openers
- Stone veneer on select elevations
- Underground utilities
- Designer selected exterior lighting
- Rain gutters

Elegance & Comfort of Master Suite Style

- Spacious walk-in closets
- Dual basins in master bedroom bath
- Privacy lock
- Luxurious shower with enclosure
- Compartmentalized toilet area in some bathrooms
- Painted shaker style wood cabinetry in gray or white with concealed hinges (color) selection preselected for each unit

Impressive Kitchen Design

- Spacious, open, and light filled for culinary ease
- Step-saving kitchen designed for easy cooking & cleaning
- Gas range
- Painted shaker style wood cabinets in gray or white with concealed hinges, adjustable shelves, and pulls in satin nickel (color selection preselected for each unit)
- Energy-saving dishwasher
- Space-saver microwave shelf or range hood
- Chrome pull-out faucet & Insinkerator

- Beautiful solid surface quartz countertop with 6" backsplash
- Refrigerator space pre-plumbed for ice maker hookup
- Spacious pantries
- Soft-close drawers
- Exterior vented range hood
- Single compartment stainless steel kitchen sink

Interior Grandeur & Comfort

- Exclusive floor plans designed for gracious, comfortable, living
- Distinctive paneled doors
- Beautiful hand laid ceramic tile entry
- Decorative 3½ inch painted baseboard throughout
- Enhanced door casing throughout
- Luxurious wall to wall carpeting
- Light fixtures in all bedrooms, reinforced for future ceiling fan
- Prewired for CAT5e voice in master bedroom and kitchen
- Mirrored wardrobe doors in all standard bedrooms
- Mirrored medicine cabinets in most bathrooms
- Recessed lighting throughout living areas and hallways
- Outside vent for gas dryer
- Smoke detection system
- Prewired for flat screen tv at great room (preselected location)
- USB charging outlet (in kitchen)
- Glamorous plate glass mirrors over pullmans
- Solid core self-closing door between garage and home
- All light fixtures equipped with light bulbs at move-in



12112 & 12127 Ramsey Dr. Whittier, Ca 90605

FOR ADDITIONAL INFORMATION CALL
1 (800) 915-2270

DIRECTIONS

<p>605 FWY Exit at Imperial Hwy (go East) (approx. 3.5 miles) Left at Leffingwell Rd. Left at Meyer Rd. Right at Utica St. Right at Ramsey Dr.</p>	<p>91 Fwy Exit Carmenita Rd. (go North) (approx. 4.5 miles) Right at Meyer Rd. Left at Utica St. Right at Ramsey Dr.</p>	<p>57 FWY Exit at Imperial Hwy (go West) (approx. 7 miles) Right at Meyer Rd. Right at Utica St. Right at Ramsey Dr.</p>
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<p>5 FWY Exit Carmenita Rd. (go North) (approx. 2 miles) Right at Meyer Rd. Left at Utica St. Right at Ramsey Dr.</p>	<p>or</p>	<p>5 FWY Exit at Imperial Hwy (go East) (approx. 1.5 miles) Left at Leffingwell Rd. Left at Meyer Rd. Right at Utica St. Right at Ramsey Dr.</p>
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