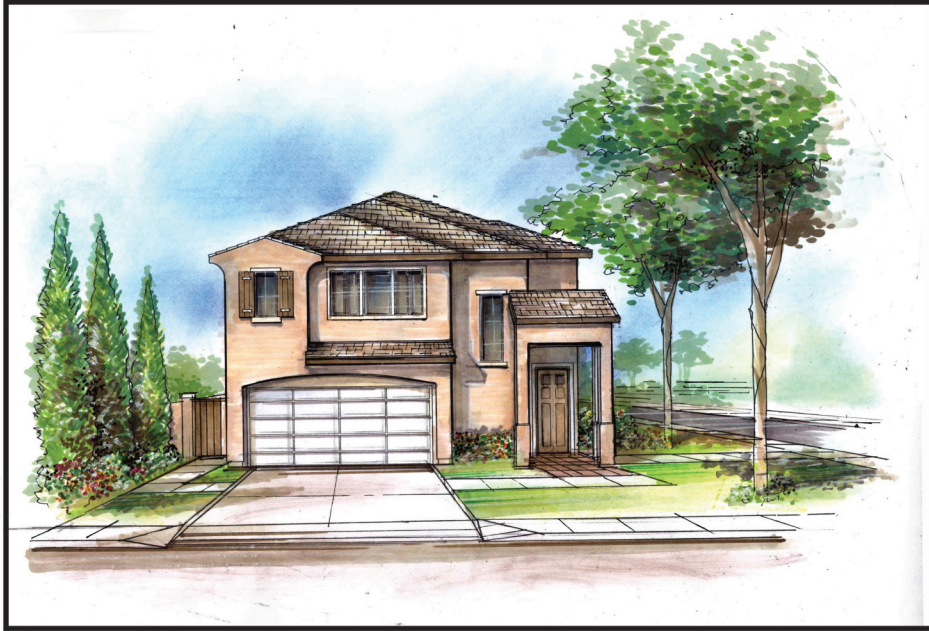


# Orchid Glen



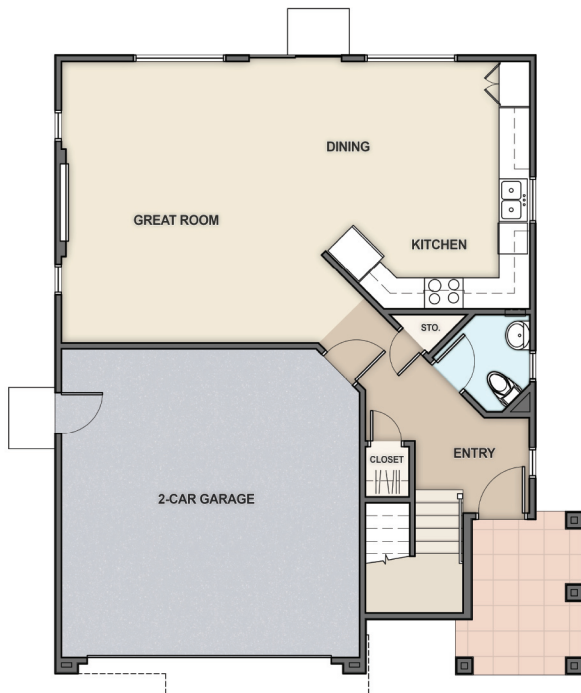
## Plan 1

1,799 sq. ft.

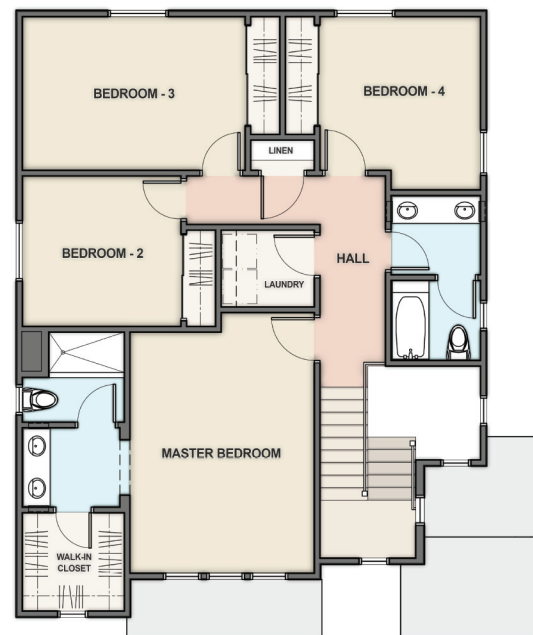
4 Bedrooms

2.5 Baths

2 Car Attached Garage



FIRST FLOOR PLAN



SECOND FLOOR PLAN

In an effort to improve its product, Orchid Glen LLC. and 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 501.1, Plan 2 is 601.3 and Plan 3 is 701. Please see sales counselors for further information. DRE LIC #00876181 8/31/20



# Orchid Glen



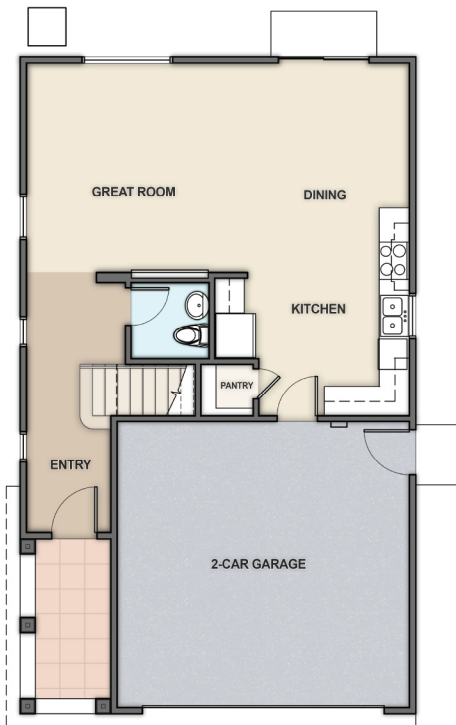
## Plan 2

1,787 sq. ft.

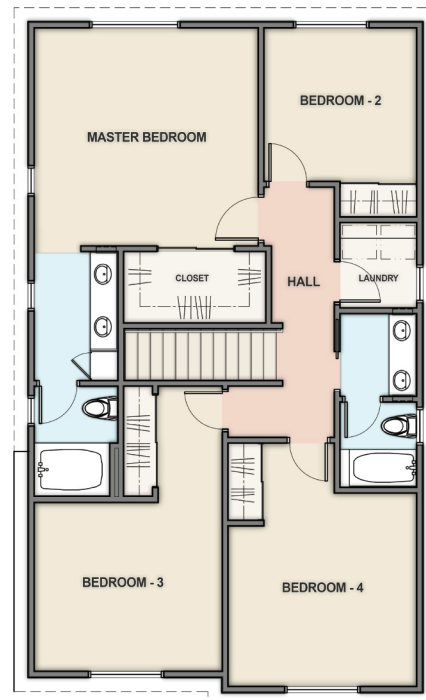
4 Bedrooms

2.5 Baths

2 Car Attached Garage



FIRST FLOOR PLAN



SECOND FLOOR PLAN

In an effort to improve its product, Orchid Glen LLC. and 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 501.1, Plan 2 is 601.3 and Plan 3 is 701. Please see sales counselors for further information. DRE LIC #00876181 8/31/20





# Orchid Glen



## Plan 3

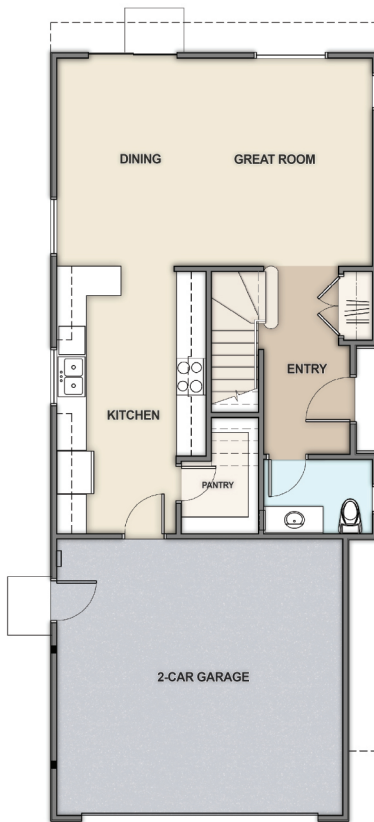
1,795 sq. ft.

4 Bedrooms

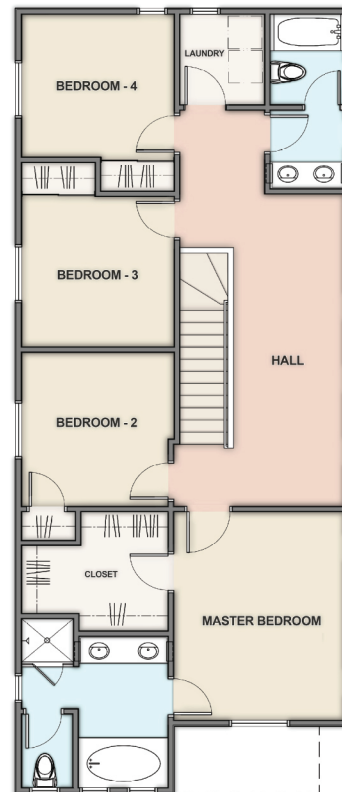
Loft

2.5 Baths

2 Car Attached Garage



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# Orchid Glen Amenities

## Energy Efficient Features

- Energy efficient tankless gas water heater
- Weather-stripping 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
- Energy Recovery Ventilator System
- 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 (on select models)
- 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 master bedroom with walk-in closet
- Dual basins in master bedroom bath
- Privacy lock
- Luxurious shower with enclosure
- Compartmentalized toilet area in some bathrooms
- Painted shaker style wood cabinetry in white with concealed hinges

## 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 white with concealed hinges, adjustable shelves, and pulls in satin nickel
- Energy-saving dishwasher
- Space saver microwave 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 (in select floor plans)
- Soft close drawers
- Exterior vented range hood
- Single compartment stainless steel kitchen sink

## Interior Grandeur & Comfort

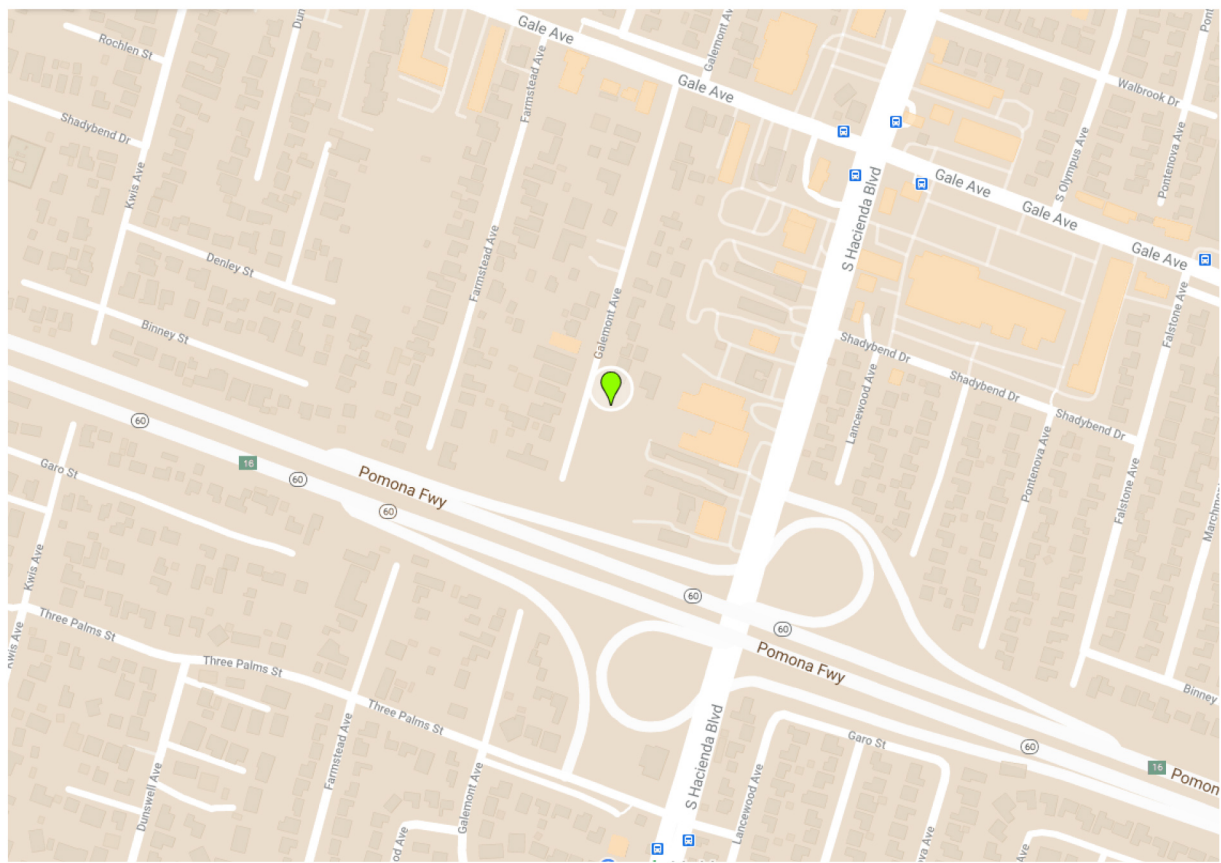
- Exclusive floor plans designed for gracious, comfortable, living
- Distinctive paneled doors
- Beautiful hand laid ceramic tile entry
- Decorative 3½ inch painted baseboard throughout
- Enhanced door casing throughout
- Luxurious wall to wall carpeting
- Light fixtures in all bedrooms, reinforced for future ceiling fan
- Pre-wired for CAT5e voice in great room, bedrooms 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
- Pre-wired 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



# Orchid Glen Site Plan

M: MODEL  
A: AVAILABLE  
S: SOLD





1236 Galemont Ave. Hacienda Heights, Ca 91745

FOR ADDITIONAL INFORMATION CALL  
1 (800) 915-2270

### DIRECTIONS

| 605 FWY                            | 57 FWY                       |
|------------------------------------|------------------------------|
| To 60 FWY East                     | To 60 FWY West               |
| (go approximately 5 miles)         | (go approximately 7.5 miles) |
| Take Exit 16 Towards Hacienda Blvd | Take Exit 16 Hacienda Blvd   |
| Left on Hacienda Blvd              | Right on Hacienda Blvd       |
| Left on Gale Ave                   | Left on Gale Ave             |
| Left on Galemont Ave               | Left on Galemont Ave         |