

VALENCIA - PLAN M7761A2FE4RTU-0DB

Total Area: 7761 sq. ft.
 Garage Area: 1534 sq. ft.
 Garage Area: 1534 sq. ft.
 Garage Size: 5+
 Stories: 3
 Bedrooms: 6
 Full Baths: 6
 Half Baths: 1
 Width: 82'-0"
 Depth: 69'-0"
 Height: 24'-6"
 Foundation: Daylight Basement

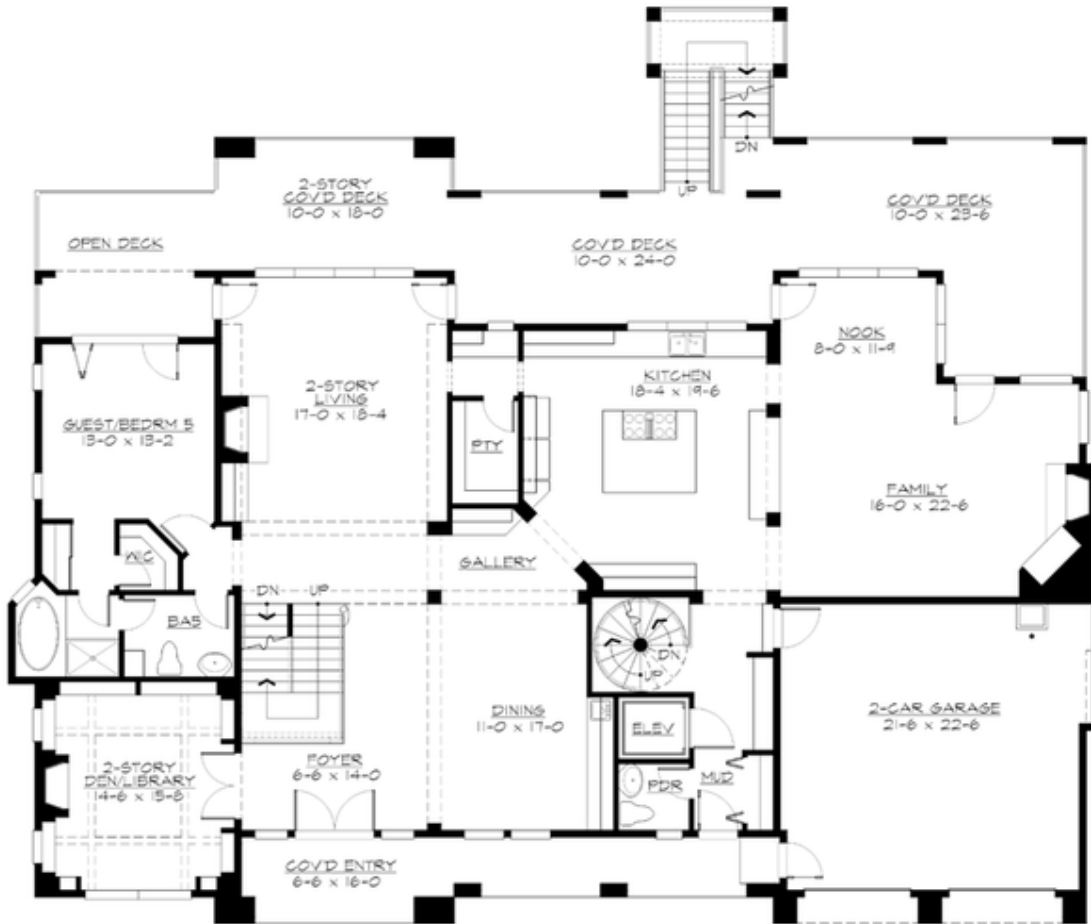


Old World Elegance Offers Ultimate Modern Luxury.

Capturing the easy elegance of a grand Old World hillside estate while taking advantage of a magnificent view, the Valencia's adventure begins with its arched stone entry, leading into a dramatic two-story bridged foyer with living room beyond, a cathedral-like space defined by its eight impressive heavy-timber trusses and a huge window wall directed at the view beyond. The private left side of the main floor holds a luxury guest or parents' suite, formal powder room and 2-story library. A large formal dining room opens to the right of the foyer. A chef's gourmet double island kitchen, butlery with walk-in pantry, huge glazed nook and family room with multiple covered decks and rear outdoor stair provide spacious all-weather view living areas, while a convenient elevator, circular back stair, mud room and 2-car garage complete the main floor. Upstairs, the owners will enjoy the grand master suite with its sitting room, see-thru fireplace, deluxe master bath and huge walk-in closet. A special feature is the master's private covered deck with spiral stair to a roof-level widow's walk. Also upstairs are three deluxe bedroom suites with private baths, the upper library catwalk, elevator, laundry and an enormous bonus room.

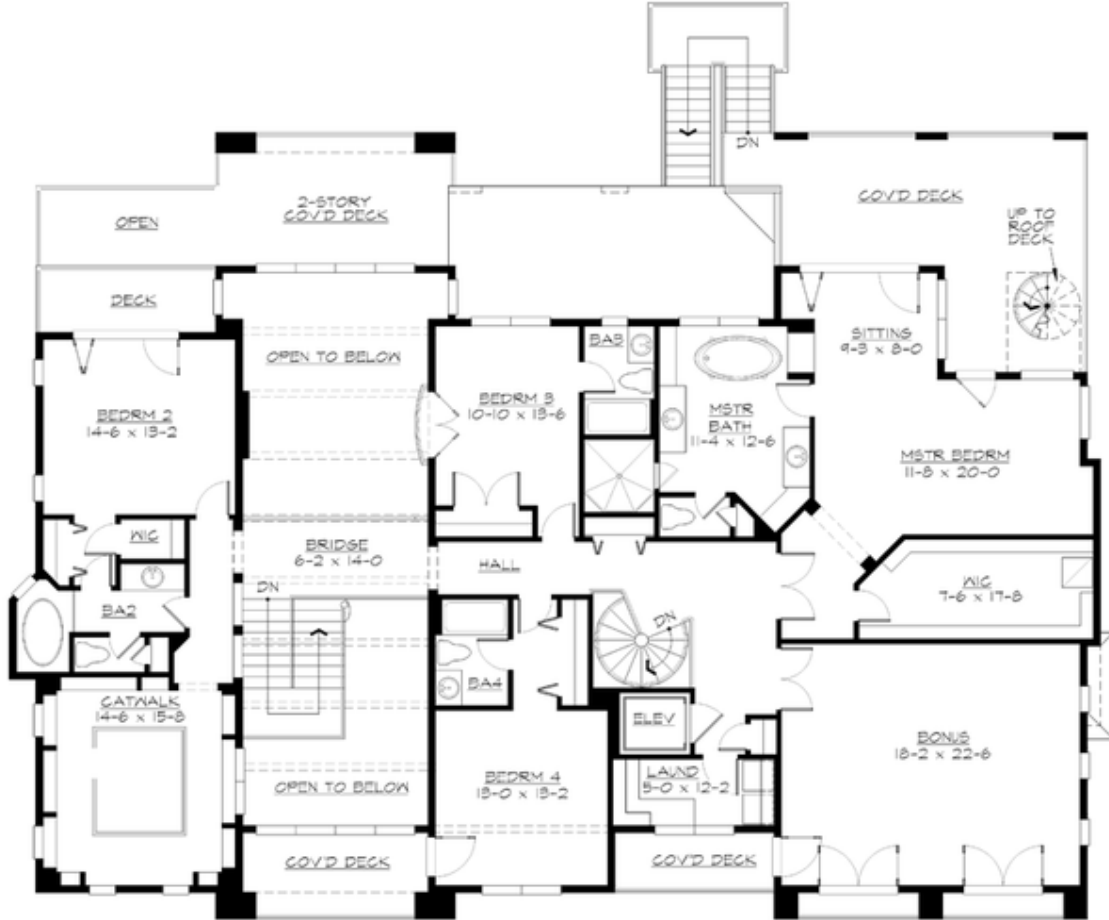
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MAIN FLOOR



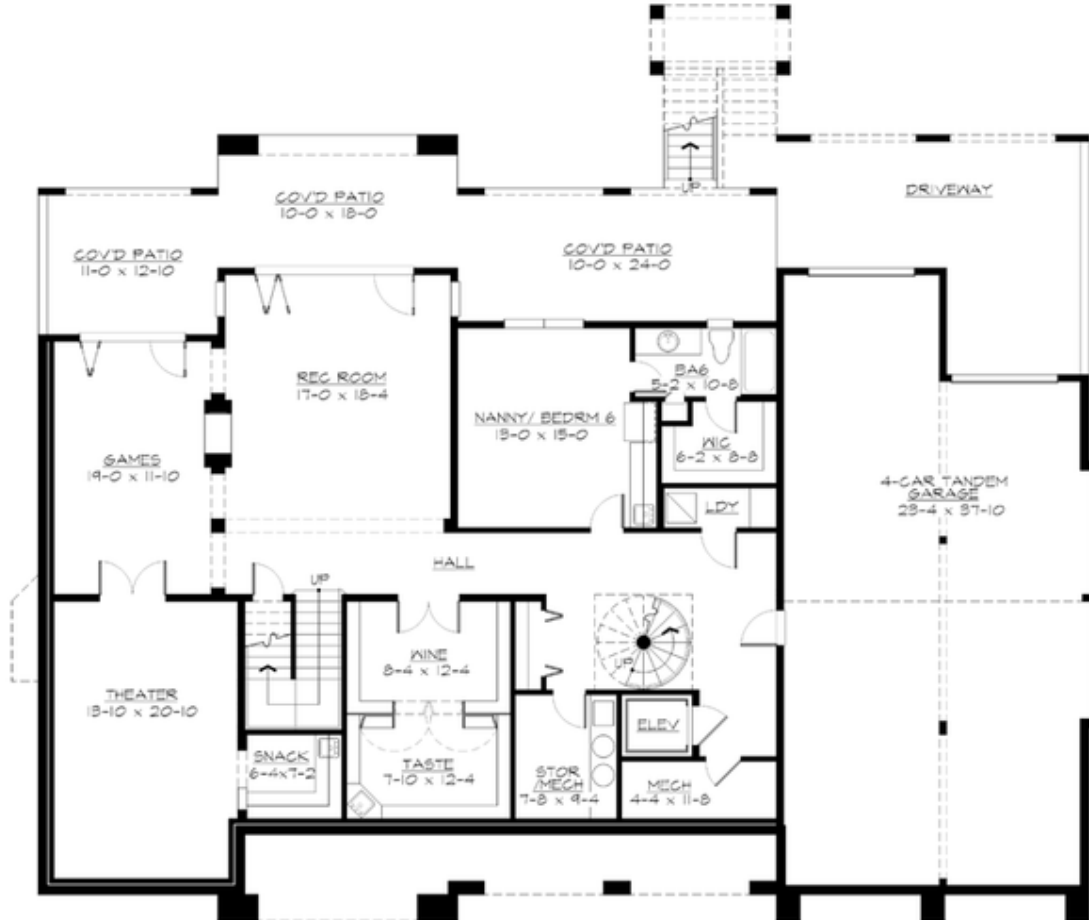
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UPPER FLOOR



VALENCIA - PLAN M7761A2FE4RTU-0DB

LOWER FLOOR





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PLAN DETAILS

Area Summary

Total Area:	7761 sq. ft.
Main Floor:	2736 sq. ft.
Upper Floor:	2740 sq. ft.
Lower Floor:	2285 sq. ft.
Garage Floor:	1534 sq. ft.

General Information

Stories:	3
Width:	82'-0"
Depth:	69'-0"
Height:	24'-6"

Architectural Style

Chateau
European
Modern

Number of Rooms

Bedrooms:	6
Full Baths:	6
Half Baths:	1

Garage

Garage Size:	5+
Garage Door Location:	Front
Garage Type:	Under

Roof Pitches

Primary:	3:12
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Wall Heights

Main:	10'-0"
Upper:	9'-0"
3rd Floor:	0'-0"
Lower:	10'-0"

Foundation Type

Daylight Basement

Roof Framing

Combination

Floor Load

Live (lbs):	40 PSF
Dead (lbs):	10 PSF

Roof Load

Live (lbs):	25 PSF
Dead (lbs):	15 PSF
Wind:	85 MPH

Design Features

- Bonus Space @ Upper Floor & Lower Floor
- Den/Office
- Laundry Room @ Upper & Lower Floor
- Living & Family Room
- Luxury Plan
- Master Bedroom @ Upper Floor Rear
- Rear Porch