ANDALUSIA
COUNTRY CLUB

# RESIDENCE 303

4,038 SQ. FT. • 4 BED • 4 ½ BATH

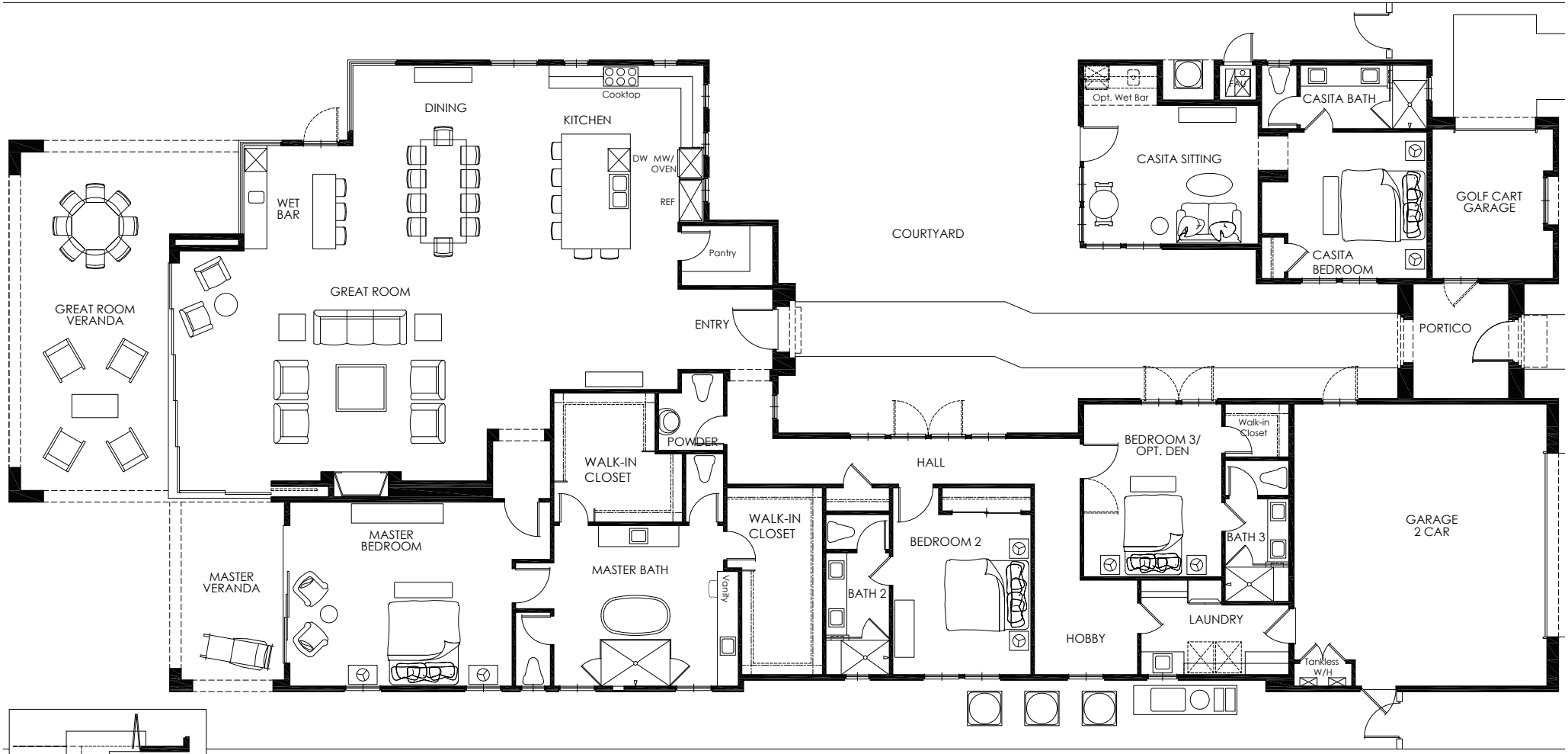

A - Spanish Transitional

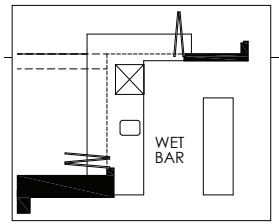

B - Modern Mediterranean


C - Desert Contemporary

# RESIDENCE 303

## 4,038 SQ. FT.




Optional Pass Through Window at Wet Bar with Bi-Fold Doors

Scale: 1/8" = 1'

# DESIGN FINISHES & FEATURES

## ARCHITECTURAL AND DESIGN FEATURES

- Professionally landscaped and HOA maintained front yard landscaping with automatic high-efficiency drip irrigation system.
- Richly detailed architectural styles - Spanish Transitional, Modern Mediterranean and Desert Contemporary
- Elegant entry courtyard with wrought iron gate
- Driveways and front walkways feature architectural pavers
- 2-car garage and golf cart garage with steel sectional garage doors, finished dry wall, painted interior and electric outlets
- Elegant full panel glass fiberglass entry door with hardware
- Custom color roof blends with concrete roof tiles
- Dual-glazed Low-E windows and slider
- Porcelain tile flooring in entry, kitchen, wet bar, all baths and laundry room
- Rounded or contemporary square drywall corner detailing
- 8' interior doors with lever-style door hardware
- Contemporary rocker-style light switches
- Water-efficient elongated toilets throughout

## GOURMET KITCHEN & LAUNDRY FEATURES

- Built-in Wolf, Sub-Zero and Asko appliances:
- Wolf 36-inch Gas Rangetop with stainless hood
- Wolf 30-inch built-in Microwave and Wall Oven
- Asko Dishwasher
- Sub-Zero 42-inch side-by-side Refrigerator/ Freezer
- Sub-Zero 24-inch under counter Wine Cooler
- Countertops feature quartz slab with full splash at cooktop
- Designer-series cabinets with hardware
- Laundry room with built-in cabinetry, sink and quartz countertops

## MASTER SUITE, SECONDARY BEDROOM, CASITA AND BATH FEATURE

- Impressive master suite with en-suite bathroom
- Spacious walk-in closet in master
- Designer-series cabinets
- Lavish walk-in showers with frameless clear glass shower doors
- Quartz slab countertops with 6" backsplash
- Casita with private entrance and en-suite bathroom
- Two guest rooms each with their own en-suite bathroom

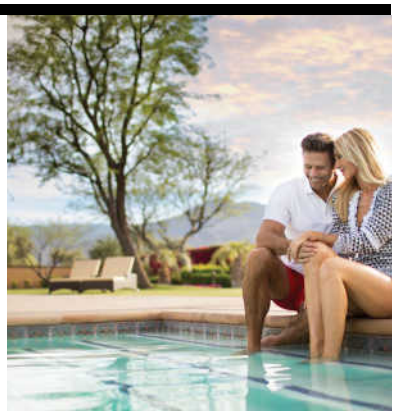
## OTHER QUALITY FEATURES

- Dramatic entry with high foyer
- Disappearing corner 10' sliding glass doors
- Custom-designed recessed lighting
- Wiring installed for security system
- 8-foot solid core interior doors with raised panels
- Fireplace in great room
- Recirculating hot water system
- Kohler plumbing fixtures throughout
- Under-mounted kitchen and bath sinks
- Multi-zoned and thermostatically controlled central air conditioning and heating system
- Energy efficient LED lighting throughout the home
- Solar power system (size varies per plan) providing clean power and energy savings

A wide array of custom features are available at our Design Studio.







With stunning views of the Santa Rosa and Coral Mountains, Andalusia Country Club is a resort community where Members enjoy Rees Jones golf, fitness, tennis, pickleball, dining and a full calendar of social and recreational events. Luxury new homes range from 2,315 to over 5,000 sq. ft. and each home includes a Sports Club Membership.

760.777.1000 • AndalusiaCC.com

59140 Marbella • La Quinta, California 92253

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