


VIZCAYA



DOS VIENTOS RANCH

DAVIDON HOMES

floorplans courtesy of:

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805-796-7653
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Vizcaya At Dos Vientos Ranch

Welcome to Vizcaya at Dos Vientos Ranch.

Here you'll discover an outstanding collection of extraordinary homes far removed from the hustle and bustle of city life. Acres of parks and open space await you in this desirable master-planned community nestled in the scenic hills with magnificent views of the Santa Monica Mountains and Point Mugu State Park. Vizcaya has everything at your fingertips. Recreational opportunities abound in nearby equestrian facilities,

hiking and walking trails and golf courses. Your children will attend excellent schools in one of the best school districts in the state. Vizcaya is also commuter-friendly with easy access to the San Fernando Valley, downtown Los Angeles, Ventura and Santa Barbara.




This exclusive new neighborhood of architecturally distinctive homes provides the lifestyle you've been waiting for . . . a lifestyle of unparalleled quality, combining homes with timeless craftsmanship and superb value with

exceptional recreational and community amenities. Created by Davidon Homes, one of California's premier move-up homebuilders with more than 20 years and 5000 homes of experience, Vizcaya at Dos Vientos

Ranch is destined to be one of Ventura County's finest addresses in the years to come. For those whose standards demand attention to detail, we invite you to experience first-hand the deserved luxury that is a Davidon Home at Vizcaya At Dos Vientos Ranch.

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Superior Quality Features

COMMUNITY FEATURES

- Beautiful master-planned community of Dos Vientos Ranch
- Scenic hiking/biking and equestrian trails
- Acres of open space with community parks and athletic fields
- Rolling hills and panoramic vistas of Point Mugu State Park
- Desirable hillside view location adjacent to open space
- Large home sites averaging over 11,000 Sq. Ft.

EXTERIOR FEATURES

- Classic architecture including Spanish, Tuscan, and Italianate
- Fire-resistant, long-life concrete tile roof with gutters and downspouts piped underground to the curb
- Twelve exterior elevations attractively detailed with stucco or stone masonry (per elevation)
- Lighted house numbers and exterior entry lights
- Fully stuccoed eaves with switched duplex outlet for holiday decorating
- Rustic knotty alder eight-foot entry door with elegant hardware and deadbolt
- Two-, three- or four-car garage with custom window panels (per elevation)
- Weather-stripped, roll-up garage with automatic opener at double door, prewired for single door(s) (per plan)
- Fully sheet rocked and finished garage walls and ceiling
- Rear and side yard masonry walls/wrought iron fencing (per lot)
- Patio gas stub for barbecue in rear yard

GRACIOUS LIVING AREAS

- Choice of two interior wall paint schemes: two-tone or bright white
- Dramatic volume and coffered ceilings, arched passages, and art niches
- Custom round radius wall corners and window ledges with custom-style baseboard and doorways
- Attractive divided-light white windows (per plan)
- Raised panel interior doors with polished brass lever hardware
- Data port structured wiring system to each bedroom, kitchen, family room, and recreation room
- Telephone outlet in all bedrooms, kitchen, recreation room, and at computer desk
- Conveniently prewired for:
 - Security alarm system
 - Ceiling fan with wall switch in family room and master bedroom
- Hand-set ceramic tile entry
- Elegant stairway with stained oak rail and cap, painted carved spindles, and under-stair storage (plans 3359 and 3588)
- Built-in computer desk with keyboard tray
- Modern easy-touch rocker arm light switches
- Wood burning fireplace with gas starter, raised hearth and choice of precast surround styles
- Recessed media niche adjacent family room fireplace
- Centrally-located oak linen cabinet
- Laundry room features 220V and gas, deep sink, tile countertop and additional storage cabinets
- Walk-in storage closet in laundry room in Plan 3245

GOURMET KITCHEN

- Hand-set ceramic tile countertops
- Custom-finished oak cabinetry in choice of stains with raised panel doors, Melamine interiors, adjustable upper shelves, roller-guides, spice and deep pots/pans drawer, recycling bins and "European" hidden hinges
- Walk-in pantry with extensive ventilated wire shelving
- Under-cabinet lighting of key work areas and custom recessed ceiling lighting
- Quality built-in white appliances:
 - Five-burner 36" gas KitchenAid glass cook top with sealed burners
 - 42" exterior venting hood
 - Two built-in 30" Whirlpool ovens, upper self-cleaning
 - Separate full-size built-in Whirlpool microwave oven
 - Multi-cycle Whirlpool dishwasher
- Split compartment porcelain-over-cast-iron tile-in sink with food waste disposer
- Instant hot water dispenser
- Moen kitchen faucet with gourmet pullout sprayer
- Water line for icemaker in refrigerator space
- Spacious breakfast nook, island countertop and casual dining bar (per plan)
- Built-in computer desk with keyboard tray (plans 3156, 3245, and 3588)

ELEGANT BEDROOMS AND BATHS

- Luxurious master bedroom suite with coffered ceiling and separate sitting area
- Large walk-in closet (two in Plan 3359) in master bedroom with mirrored door(s)
- Master bath features luxurious jetted Jacuzzi-brand six-foot oval tub, separate over-sized fully-tiled shower with bench and clear, seamless glass enclosure, and vanity dressing area
- Hand-set ceramic tile vanity countertops, shower and tub surrounds in all baths
- Custom-finished oak cabinetry with "European" hinges and choice of stains
- All baths feature two vitreous china bowl sinks (except bath 3)
- Secondary bath tubs are quality porcelain-over-steel, secondary showers fully tiled
- Elegant Moen "Monticello" brass and chrome plumbing fixtures with levers in all baths, shower heads set at minimum 6'-5"
- Recessed mirrored medicine cabinet in all baths, including over-sized and beveled in master bath
- Large secondary bedrooms with full-size mirrored-door at walk-in closets only

ENERGY EFFICIENT AND SAFETY FEATURES

- Certified Energy-Advantage Homes
- Central air conditioning
- Dual-glazed, energy-saving windows with solar gray tint and glass doors
- High-efficiency forced-air furnace systems in attic with LED programmable zoned setback thermostats
- 50-gallon water heater with high-recovery re-circulating system
- Water-saving showerheads and toilets, and surge-protected shower mixing valves
- Smoke detectors for added safety, including all bedrooms
- Fully insulated exterior walls and ceilings


CUSTOMIZING OPPORTUNITIES

- Super family room conversion (Plan 3588)
- Converted flex space or casita with optional closet (per plan)
- Room conversions per plan: second master suite with optional full bath, den, loft, super or additional recreation room or bedrooms, master bedroom retreat, additional shower in Plan 3156 powder room, and extended walk-in closets in secondary bedrooms
- Extensive attic storage space with optional pull-down access ladder (plans 3156, 3245, and 3359)
- Optional TREX decking with French doors off master bedroom (plans 3245 and 3359)
- Interior full-wrap wood window trim and casing
- Radius top interior doors
- Upgrade tile/accents tile, granite slab, or Corian countertops and shower/tub surrounds
- Upgrade interior hardware package
- Cabinetry customizing, including maple in choice of stains, white including white pull knobs, choice of raised panel designs, and/or glass insert upper cabinets
- Built-in cabinet at media niche
- Variety of stair-rail materials, finishes and designs (per models)
- Kitchen possibilities, including wine rack, rounded and open-end shelving, matching cabinet panels and built-in refrigerated wine storage
- Pre-designed or design your own closet, pantry or garage organizer system(s) in choice of finishes
- Appliances, including washer/dryer, 42" built-in refrigerator, trash compactor, and upgraded dishwasher, ovens or cook top in choice of finishes: black, white or stainless
- Extensive electrical options, including computer network/ISDN, satellite antenna dish wiring, ceiling lighting and/or fans or additional cable TV and phone jacks
- In-wall systems: central vacuum, water filtration pre-plumbing, soft water system, stereo, intercom and/or media center with surround sound speaker system, or prewire only
- Door with solid upper wall between master bedroom and bath
- Choice of several security alarm system packages
- Beveled mirrored sliding wardrobe doors in secondary bedrooms (per plan)
- Chrome or brass shower enclosure over tub in secondary baths
- Automatic garage door opener for third and fourth parking space
- Garage interior ceiling lights and/or paint-sealed floor
- Arched doors and casings

In an effort to continuously improve its product, Davidson Homes reserves the right to change maps, floor plans, house sizes, exterior specifications, prices and availability without notice. Numerous items in and around the model homes are upgraded and are not included in the purchase price. Please ask to see our extensive list of optional choices and discuss your personal amenity requests with your Vizcaya sales representative. All optional choices and amenity requests are subject to construction cut-off dates. All renderings, floor plans and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. They are not necessarily to scale. All square footages are approximate. Fencing, walks, elevations, garages and windows will vary according to the size and location of lots. Each lot plotting, elevation and exterior color scheme are preselected.



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The Valencia

*Designed with imagination and attention to detail,
The Valencia offers every element of uncompromising luxury.
The kitchen is a model of efficiency with its extensive countertops,
walk-in pantry and center island with dining bar.
The extraordinarily spacious family room is perfect for
entertaining family and friends and the raised fireplace hearth
adds warmth and comfort on those nights of gentle ocean breezes.*



*Elevation A - Spanish
Model*




*Elevation B - Tuscan
Shown with Den and 3-Car Garage*



*Elevation C - Italianate
Shown with 4-Car Garage*

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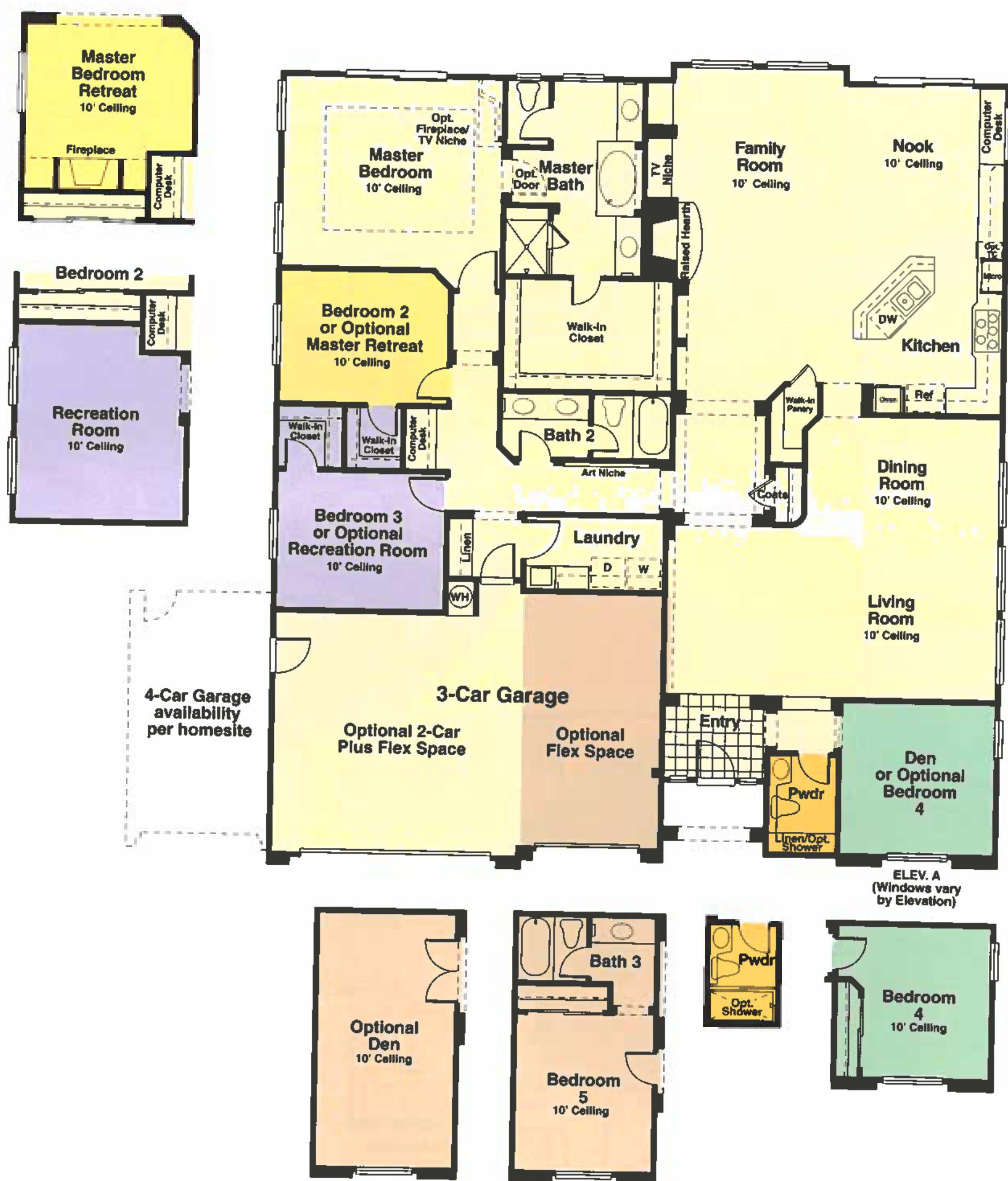
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Plan 3156

3 Bedrooms, 2 1/2 Baths, Den, 3-Car Garage, Approx. 3,156 Sq. Ft.
Up to 5 Bedrooms, 3 1/2 Baths with optional conversions, Approx. 3,401 Sq. Ft.



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Elevation A - Spanish

The Seville

A dramatic feeling of grandeur captivates you upon entering The Seville, where a 20-foot high ceiling captures natural light, which illuminates the rounded stairwell and formal living and dining rooms. The kitchen and nook combine with the enormous family room to create just the right setting for all your favorite activities. The secluded downstairs master suite is a world of its own with eight-foot entry doors, cozy sitting area, direct access to the rear yard and luxurious bath with two large walk-in closets and separate vanities. Creativity awaits you with the versatility of The Seville.




*Elevation B - Tuscan
Shown with 4-Car Garage*



*Elevation C - Italianate
Model, Shown with Den and 3-Car Garage*

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Plan 3359

4 Bedrooms, 3 1/2 Baths, Recreation Room, 3-Car Garage, Approx. 3,359 Sq. Ft.
 Up to 5 Bedrooms, with optional conversions, Approx. 3,568 Sq. Ft.



The Vizcaya

The Vizcaya's striking turret entry, grand formal staircase and separate living and dining rooms provide the signature architectural design of this showplace. The open layout of the kitchen, nook and family room is an entertainer's dream, orienting to both the side and rear yards and inviting the outdoors in through the double glass doors. Take advantage of the storage area next to the garage for your favorite hobby or convert it to an extra bedroom. Elegant and understated, The Vizcaya is luxury living at it's best.



*Elevation A - Spanish
Model, Shown with Den and 2-Car Garage*




*Elevation B - Tuscan
Shown with 3-Car Garage*



*Elevation C - Italianate
Shown with 3-Car Garage*

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Plan 3588

4 Bedrooms, 3 Baths, Recreation Room, Storage Area, 2-Car Garage, Approx. 3,588 Sq. Ft.
 Up to 6 Bedrooms, 3-Car Garage, with optional conversions, Approx. 3,789 Sq. Ft.



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Discover the hallmark of Davidon Homes – a dedication to excellence in new home construction and a commitment to the needs and expectations of today's homebuyers. By integrating unique environments with breathtaking settings, Davidon Homes continues to fulfill dreams and create pride of ownership for thousands of homebuyers throughout California. Davidon Homes is unmatched in its time-honored respect for superb craftsmanship, contemporary design and versatility, modern appointments and lasting value. Experience, sensitivity to the diverse interests of homebuyers, and attention to detail define the renowned custom quality found in every one of our new home communities.

Davidon Homes is proud to present VIZCAYA AT DOS VIENTOS RANCH!




Directions: From Highway 101, exit Lynn Road (west), right on Rancho Dos Vientos Drive and right on Via Capote.

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or visit us on the web at www.HomesByDavidon.com

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