

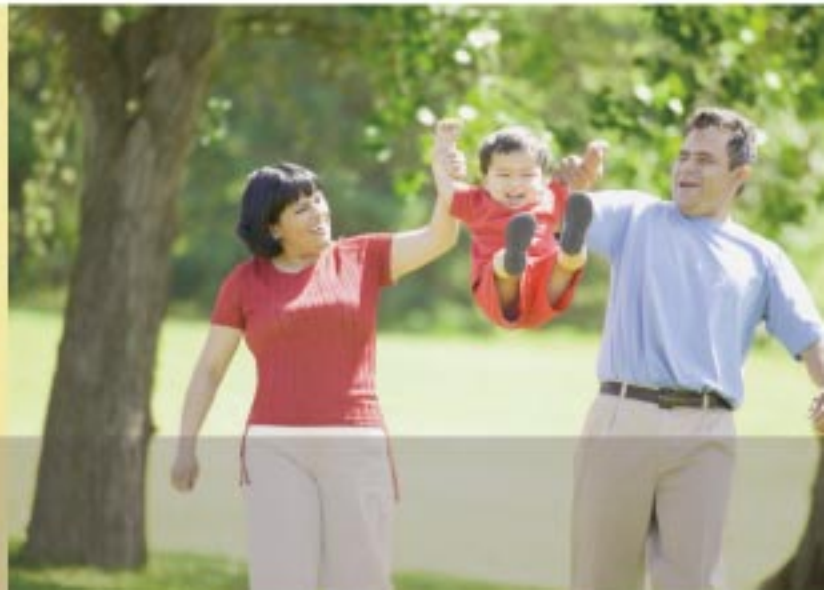
# Isla del Lago

## *Welcome*

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Just a few minutes drive north of downtown Sacramento, Westshore has emerged as a unique community of lake front properties. With the 26-acre lake as it's focal point, Westshore has created a beautiful setting for a relaxed and peaceful lifestyle. From the miles of interconnected walking and bike trails to the excellent picnic areas and nature viewing, Westshore truly has something for everyone.

Westshore is the perfect place for Isla Del Lago, a new community of half-plexes surrounding the lake. Each half-plex includes all the conveniences and amenities found in all new K. Hovnanian Homes. The community is designed to integrate common areas in everyday life. The lake, parks and natural areas accentuate the feeling of a close-knit neighborhood.



An elegant half-plex community with all the amenities of modern living and the peacefulness of a small town.



**The Neighborhood . . .**

**“The lake, parks and natural areas accentuate the feeling of a close-knit neighborhood.”**

*L* **LOCATION, LOCATION, LOCATION**

The convenient location of Westshore is ideal for recreational activities and travelers.

Minutes away from Isla Del Lago, Arco Arena is the largest venue in the immediate Sacramento area for concerts, shows and sporting events. Home to the NBA's Sacramento Kings and WNBA champion Monarchs, the arena also attracts top performers from around the world.

Several retail outlets and restaurants call the Natomas area home, and convenient access to Downtown Sacramento just minutes to the south ensures a wide variety of shopping, fine dining and entertainment opportunities.

Sacramento International Airport is less than 15 minutes north on Interstate 5, and an Amtrak station is located just off the freeway in Downtown Sacramento.



# Isla del Lago

## LIVING AND LEARNING

Westshore is served by an excellent school system, including charter schools and traditional elementary and high schools. American River College has a Natomas Center, and Sacramento State University and UC Davis are both well-respected four-year universities nearby.

Health care is quick and convenient in Natomas and Sacramento, with UC Davis, Sutter and Mercy medical centers a short drive away.



# Santa Cruz



Elevation A



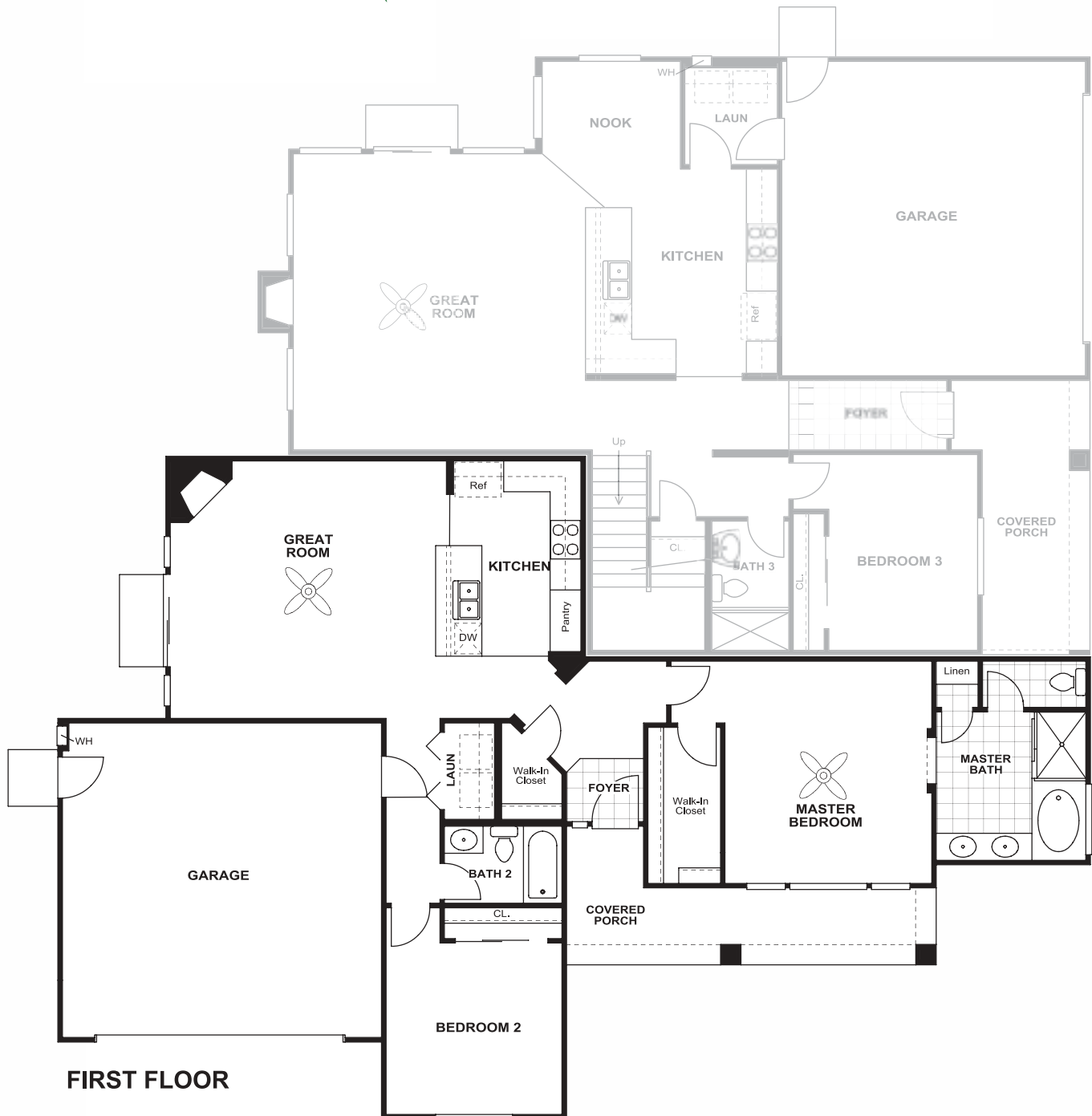
Elevation B

All dimensions are approximate. Purchasers must review detailed architectural drawings available in the sale office to ensure accuracy and understanding of home chosen.

*Artist's Renderings*

2 Bedrooms • 2 Baths  
1,250 Sq. ft. (Approx.)

# Santa Cruz



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# Santa Rosa



Elevation A



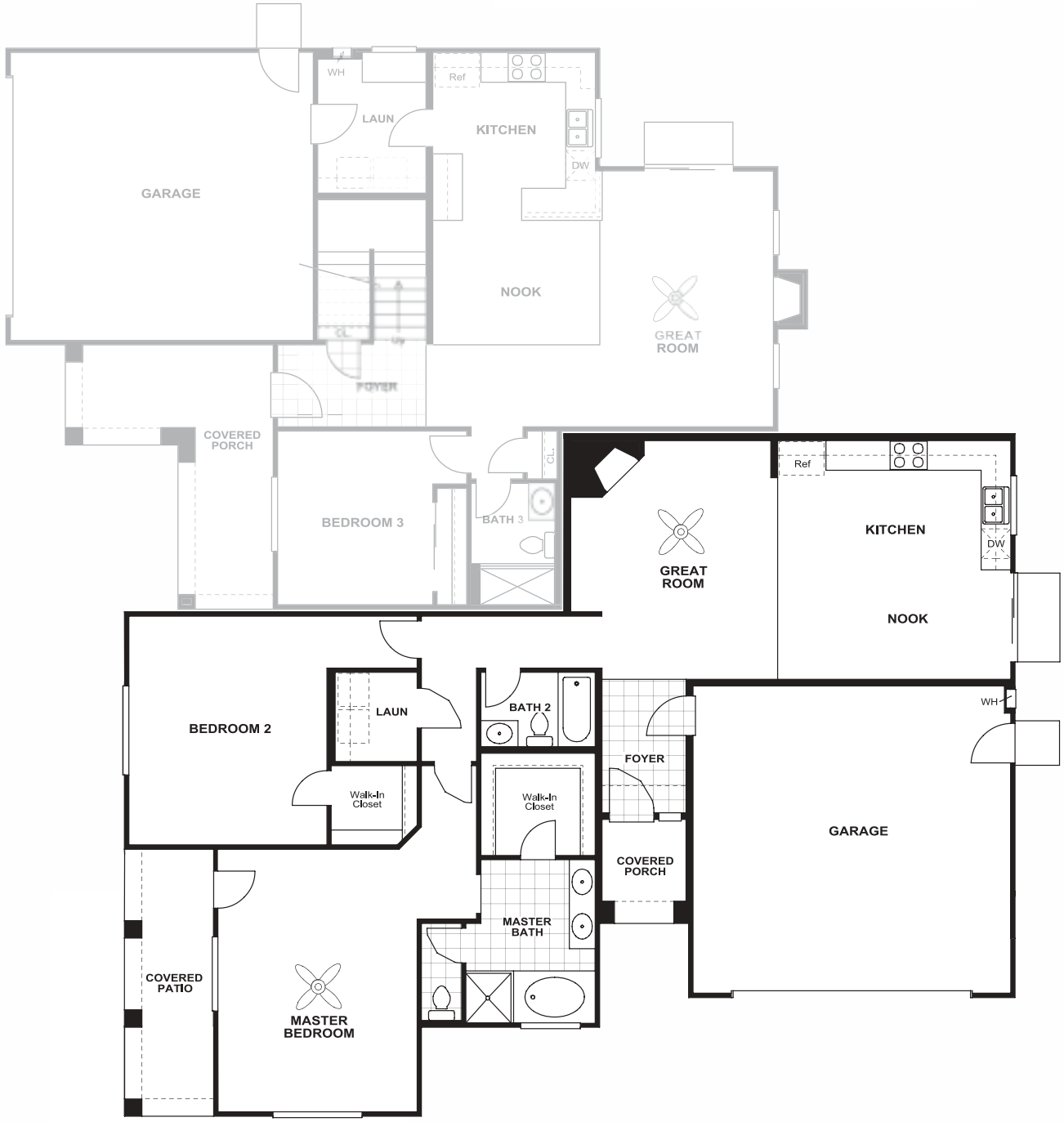
Elevation B

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*Artist's Renderings*

2 Bedrooms • 2 Baths  
1,470 Sq. ft. (Approx.)

# Santa Rosa



FIRST FLOOR

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# Santa Barbara



Elevation A



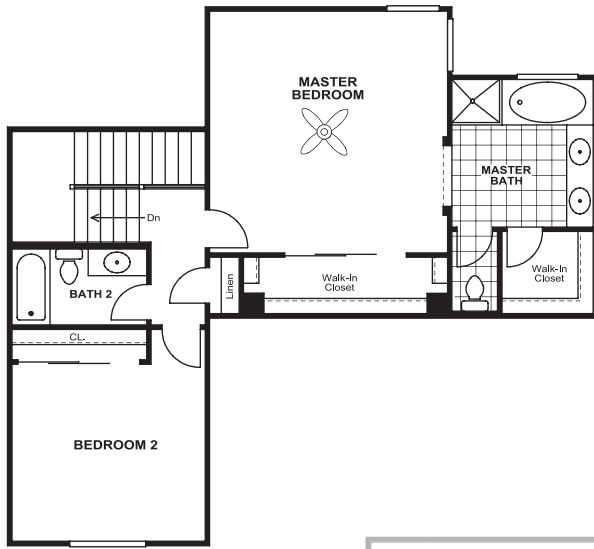
Elevation B

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3 Bedrooms • 3 Baths  
1,893 Sq. ft. (Approx.)

# *Santa Barbara*



**SECOND FLOOR**



**FIRST FLOOR**

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# San Miguel



Elevation A

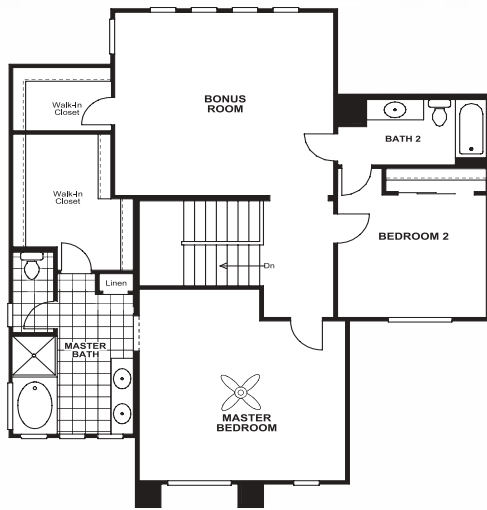


Elevation B

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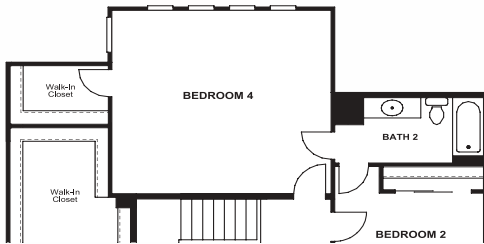
*Artist's Renderings*

3 Bedrooms • 3 Baths  
2,106 Sq. ft. (Approx.)



SECOND FLOOR

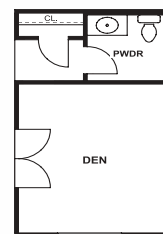
# San Miguel



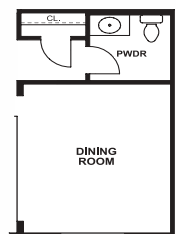
OPT. BEDROOM 4



FIRST FLOOR



OPT. DEN



OPT. DINING ROOM

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# Included Features

## EXTERIOR

- Eagle Tile Roofs - designer coordinated with exterior colors
- Stucco exteriors
- Two car garages
- Covered entries
- Rear and side yard fencing with gate
- Outlet for garage door opener
- Steel roll up garage doors
- Full gutters and down spouts
- Broom finished concrete
- Variety of window grids (per elevation)
- Insulated front door with security dead bolt
- Side yard service entry to garage
- Shutters, accents per elevation
- Front and back yard landscaping with automatic sprinklers
- Front covered porch (per plan)

## INTERIOR

- Ceiling fan - family room & master bedroom
- Structured wiring system
- Ceramic tile entry
- Walk-in pantry (per plan)
- Linen closet (per plan)
- Plant shelves (per plan)
- Laundry room
- Decorator selected light fixtures
- Wall to wall carpeting
- Smoke detectors
- Gas fireplace
- Raised panel interior door - Classique arch top
- Central heating and air-conditioning
- TV media niche (per plan)
- Oak handrail (per plan) - square painted balusters
- 3 1/4" Coronado baseboards
- Fully sheetrocked and taped garage
- Titan door hardware by Kwikset
- Rounded drywall corners
- Decorator rocker switches
- Walk-in closet in master bedroom

## DESIGNER KITCHEN

- Granite countertops
- Stainless Steel self cleaning GE gas sealed burner range
- Stainless Steel GE Microwave
- Stainless Steel energy-saving GE dishwasher
- Stainless Steel double compartment sink with garbage disposal
- High quality natural oak cabinetry with picture frame doors and concealed hinges
- Recessed ice maker hookup
- Spacious kitchen with breakfast bar (per plan)
- Breakfast nook (per plan)
- Pantry (per plan)
- Spacious kitchen island (per plan)
- Stainless steel kitchen faucet with nozzle
- Energy efficient recessed lighting in ceiling

## BATH

- Anti-scalding rite-temp tub or shower faucets
- Clear shower doors in master bath
- Designer cultured marble counters in master bath
- Ceramic tile flooring in master bath
- Cultured marble walls in tub and shower area in master bath
- Exhaust fans
- Pedestal sink in powder room (per plan)
- Separate tub and shower in master bath (per plan)
- All Moen faucets
- Cultured marble vanities in secondary bathrooms

## ENERGY EFFICIENCY

- High efficiency 14 SEER central air conditioning
- Energy efficient dual-pane vinyl windows
- Tankless energy efficient water heater
- Climate control day/night automatic setback clock thermostat
- R-38 ceiling insulation with baffles at eaves
- R-13 wall insulation (per plan)

## CONSTRUCTION FEATURES

- 200 amp electrical service
- Dramatic architectural designs
- Ground fault interrupt (GFI) safety outlets in kitchen and baths
- Electrically wired smoke detectors
- High quality post-tensioned foundation / slab
- Engineered shear panels / framing
- High speed fiber optic communications

## OTHER SPECIAL FEATURES

- K. Hovnanian Homes 10-year Limited Warranty



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# Personalized Options

## PERSONALIZED OPTIONS

All K. Hovnanian® Homes homebuyers have the opportunity to select from hundreds of customizing options at the K. Hovnanian Home Design Gallery. A professional interior design consultant will assist you in coordinating colors, finishes, options, and upgrades. Some of our available options include:

### EXTERIOR

- Electric garage door opener with optional keypad and additional remotes

### INTERIOR

- Electrostatic air cleaners
- Recessed lighting packages
- Home security system
- Additional cable TV and telephone outlets
- Wide selection of upgrade flooring materials  
Including:
  - Hardwood flooring
  - Designer ceramic flooring in a variety of sizes and colors
- Insulated & painted garages
- Sliding mirrored doors
- Beautifully crafted cabinetry
- Window coverings, blinds and shutters

## DESIGNER KITCHEN

- Beautifully crafted upgrade cabinetry
- Granite countertops – choice of colors
- Pull-out spray faucets in white, brass or chrome
- Corian™ kitchen countertops – choice of colors
- Choice of kitchen sink: cast iron, Corian™ or stainless
- Designer ceramic tile – choice of color & style
- Hardwood flooring – choice of finishes
- Upgraded Appliances:
  - Self clean, sealed burner gas range with temperature management system
  - Microwave
  - Dishwasher (5-cycle, 5-level power wash)
  - Refrigerator
  - Washer and gas dryer (extra large capacity)

## BATH

- Corian™ vanity countertops – choice of colors
- Granite countertops – choice of colors
- Faucets in brass or chrome/brass
- Designer ceramic flooring
- Deluxe polished brass fixture packages

## CONSTRUCTION FEATURES

- Expanded concrete patios



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