

BY KIPER HOMES

*Plan 4 . Elevation B**Plan 1 . Elevation A**Plan 2 . Elevation C**Plan 3 . Elevation D**Plan 4 . Elevation A*

3 TO 5 BEDROOMS
APPROXIMATELY 2,016 TO
2,566 SQ. FT.

For more information
 please call 925 648 8888

Kiper Homes knows a lot about designing waterside homes—in fact, many of Contra Costa's most appealing waterfront neighborhoods wear the Kiper name. At River Islands, Kiper Homes is building a lakeside community designed with a unique character and appeal that reflects the character of the Delta, with open, flexible floorplans featuring selections that reflect homeowner's tastes and needs. After more than 35 years in the business, it's no wonder that Kiper Homes has a reputation for its total commitment to building great homes in exceptional neighborhoods. Discover 360 Lakeside, with its central neighborhood lake, to see how truly special living at River Islands can be.

kiperhomes.com

FEATURES

Distinctive Exteriors

- » Traditional Western Regional Farmhouse, Savannah and European Cottage architectural styles
- » Eight foot raised panel entry door designer-selected hardware
- » Front yard landscaping with automatic sprinkler system and sub-surface irrigation
- » Rear and side yard fencing
- » Fire-resistant concrete tile roof
- » Illuminated address plate
- » Designer-selected coach light

Sophisticated Living Areas

- » Hand-laid 18" x 18" entry tile
- » Flexible room opportunities such as California Rooms, Dens and Lofts
- » Impressive volume ceilings with architectural detailing, per plan
- » Raised two-panel interior doors with designer-selected hardware
- » Detailed baseboards, door casings and window sills throughout
- » Decorator-selected light fixture packages
- » Interior laundry rooms with beech storage cabinets, per plan
- » Cultured marble countertops in laundry room

- » Three toned paint
- » Pre-wired for cable TV in great room, master bedroom, secondary bedrooms, dens and lofts, per plan
- » Craftsman stair system with stained handrails

Luxurious Master Suites

- » Hand-laid 18" x 18" tile floors in bath
- » Custom beech cabinetry in variety of beautiful stains with Shaker panel European style doors, adjustable shelves and satin nickel knobs and pulls
- » Impressive 36" high vanities with Piedrafina countertops; top mounted sinks
- » Luxurious oval soaking tub with Piedrafina surround
- » Piedrafina shower surrounds with clear glass enclosures
- » Polished chrome plumbing fixtures
- » Spacious walk-in closet

Gourmet Kitchens

- » Granite countertops in a choice of four different colors
- » Whirlpool black appliances
- » Whirlpool range with micro hood
- » Whirlpool multi-cycle dishwasher

- » Refrigerator pre-plumbed for icemaker
- » Big basin stainless steel sink
- » Gourmet kitchen island
- » Generous pantry for extra storage
- » Custom beech cabinetry in a variety of beautiful stains
- » Luminous recessed lighting

Home Comfort and Efficiency

- » Low E-3 glazing
- » Dual pane sliding glass door
- » Energy saving tankless water heater
- » R-13/R-19 rated wall insulation
- » R-38 rated ceiling insulation
- » Front and rear exterior hose bibs
- » Weather stripping on front and rear doors
- » Electric dryer hookup in laundry room
- » Gas dryer stub out in laundry room
- » Fire sprinklers, smoke and carbon monoxide detectors