

SAN LUIS BAY REALTY  
PRESENTS:

**5446 SHOOTING STAR LANE**  
**KINGFISHER**  
**LOT#224**



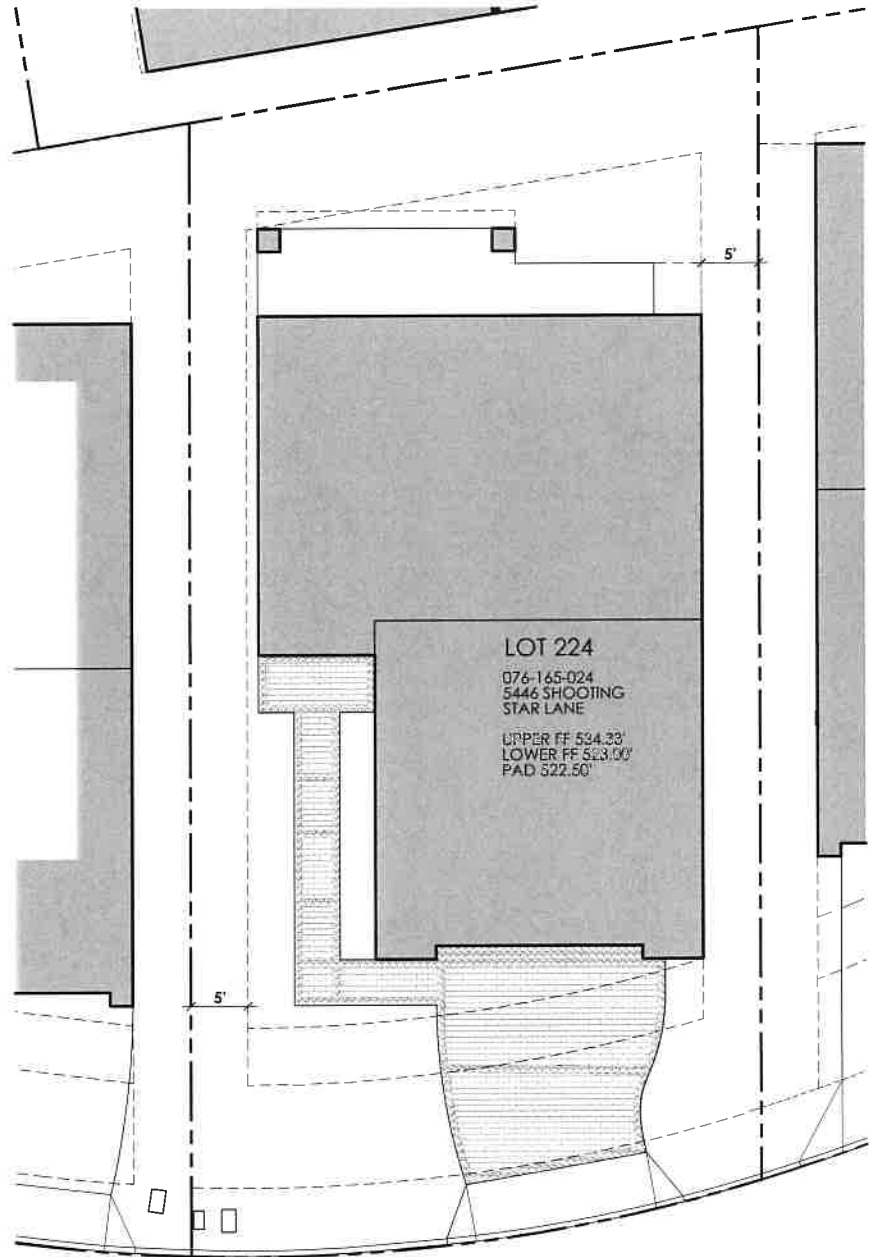
**3 BEDS 2.5 BATH, SF 2,496**



- \* Located in San Luis Bay Estates, a gated community
- \* Elegant Semi-Custom Spanish-style home
- \* A short 10 minute drive to San Luis Obispo and Pismo Beach
- \* Adjacent to permanent open space and hiking trails

Taylor Ross North  
BRE#01936978

(805) 709- 1126  
[www.sanluisbayrealty.com](http://www.sanluisbayrealty.com)



MAIN FLOOR LEVEL	1,066 S.F.
UPPER FLOOR LEVEL	1,726 S.F.
<b>TOTAL HOME AREA</b>	<b>2,792 S.F.</b>

GARAGE	852 S.F.
DECK	203 S.F.
HOME SITE AREA	APPROX. 5,055 S.F.

FOR ILLUSTRATION PURPOSES ONLY  
 ACTUAL PLANS MAY VARY

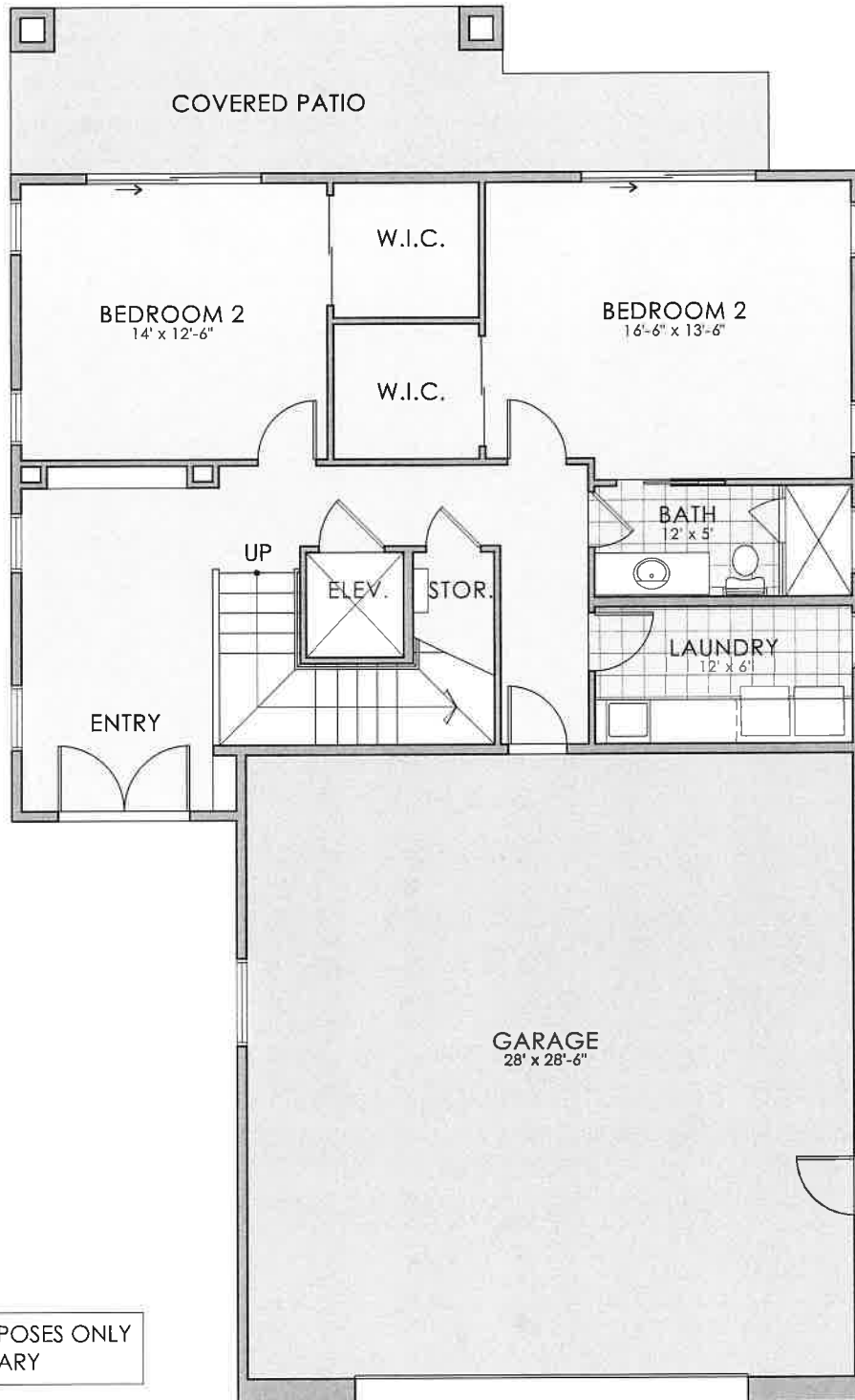


NORTH



## KINGFISHER LOT 224 - 5446 SHOOTING STAR LANE - SITE PLAN

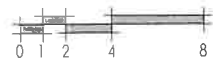
SCALE: 1/16" = 1'-0"



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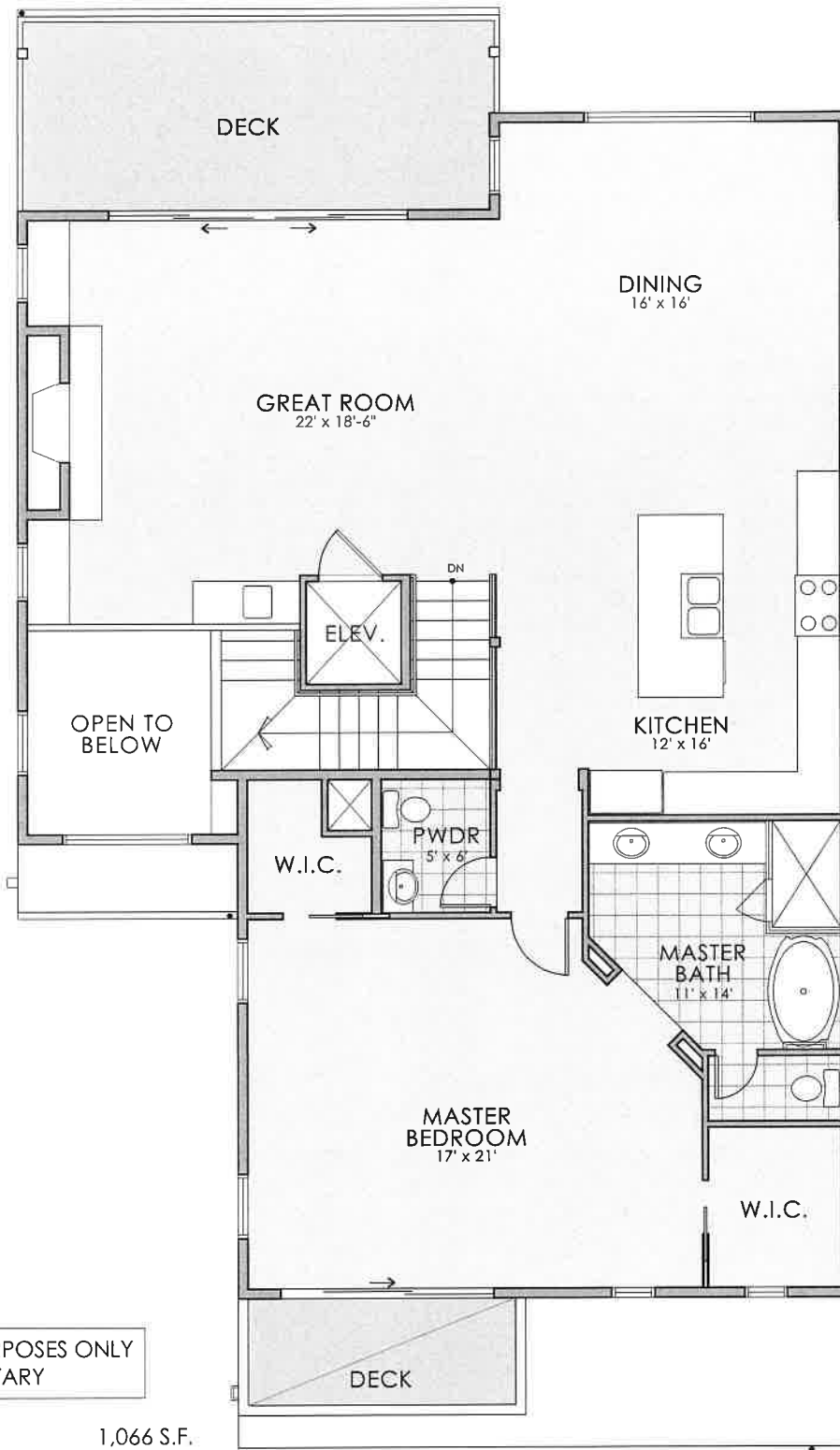


**KINGFISHER LOT 224 - 5446 SHOOTING STAR LANE - MAIN LEVEL**

SCALE: 1/8" = 1'-0"

NORTH

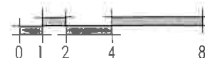




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ACTUAL PLANS MAY VARY

MAIN FLOOR LEVEL	1,066 S.F.
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DECK	203 S.F.
HOME SITE AREA	APPROX. 5,055 S.F.



NORTH

**KINGFISHER LOT 224 - 5446 SHOOTING STAR LANE - UPPER FLOOR LEVEL**

SCALE: 1/8" = 1'-0"





## Finished Home Specs & Details

- Clay tile roof with a life expectancy of 40-50 years, natural breaks may occur by acts of nature and god.
- 2\*6 Exterior walls for increased insulation, support and increased longevity of the home.
- Milgard windows with low emission to cut down on UV rays and “solar” heating.
- I joist flooring between the top floor and lower floor for better insulation.
- 5/8th inch dry wall is installed throughout the home.
- Hand textured wall finish with “eggshell” desert faun paint on the walls and a flat Swiss coffee paint on the ceiling.
- Slab foundation.
- Delta water fixtures.
- Wolf Oven. (standard)
- Sub Zero appliances. (standard)
- Recessed lighting throughout the home.
- Finished Garage.
- Forced air unit, Air conditioning
- Selective placement of windows for views.
- Selective placement for skylights and solar tubes for increased lighting.
- Select alder stain grade cabinets. (standard)
- Solid Alder doors, stain grade to match cabinets. (standard)
- Wooden garage door, exterior access code panel. (standard)
- Fire sprinklers, smoke detectors, carbon monoxide detectors. (code)
- Custom handmade iron front doors for each home. (standard)
- Travertine stone selectively placed in the bathrooms, laundry room, select hallways. (standard)
- Wood flooring installed in living areas and stairs. (standard)
- Hand troweled, Santa Barbara finished exterior stucco walls. (standard)
- Stone veneer in select exterior locations. (standard)
- Time dripped or manually operated fully landscaped yard. (standard)
- Granite counter tops in kitchen, bathrooms and laundry room. Marble for select caps and sitting areas in select homes.
- Builder customizes entertainment areas, fireplace and stone around each fireplace specifically for each home.
- Soaking tub in the master bathroom, separate walk in shower in the master bathroom and duel sinks- Prior to build, customization of these items are optional
- Frame less beveled mirrors in bathrooms.