

SAN LUIS BAY REALTY
PRESENTS:
5575 MERLIN COURT
KINGFISHER
LOT#236



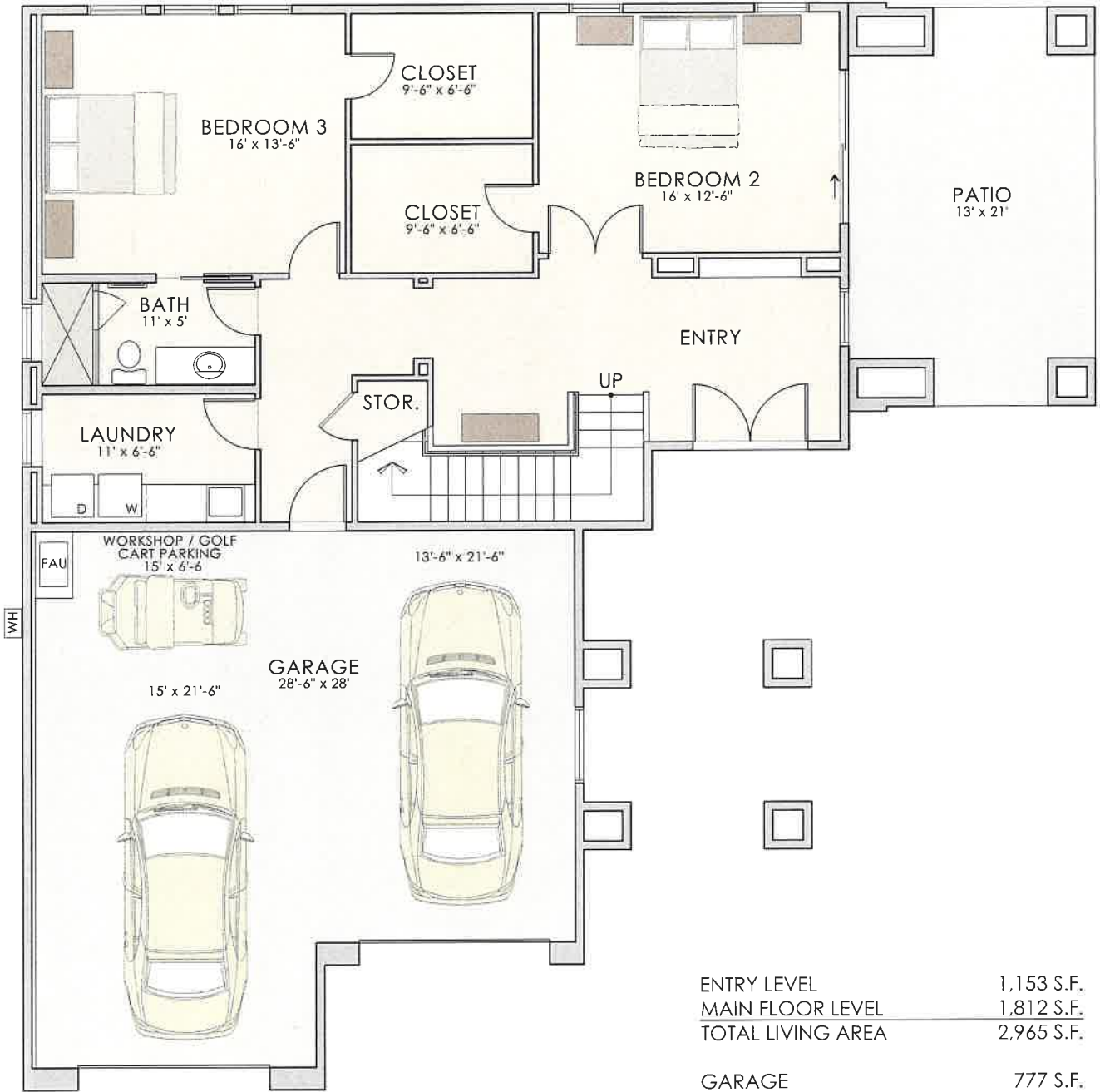
3 BEDS 2.5 BATH, SF 2,965



- * 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

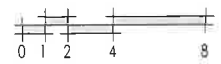
(805) 709- 1126
www.sanluisbayrealty.com



ENTRY LEVEL	1,153 S.F.
MAIN FLOOR LEVEL	1,812 S.F.
TOTAL LIVING AREA	2,965 S.F.

GARAGE	777 S.F.
COVERED VIEW DECK	248 S.F.
VIEW DECKS	507 S.F.
HOME SITE AREA	APPROX. 5,289 S.F.

FOR ILLUSTRATION PURPOSES ONLY
ACTUAL PLANS MAY VARY

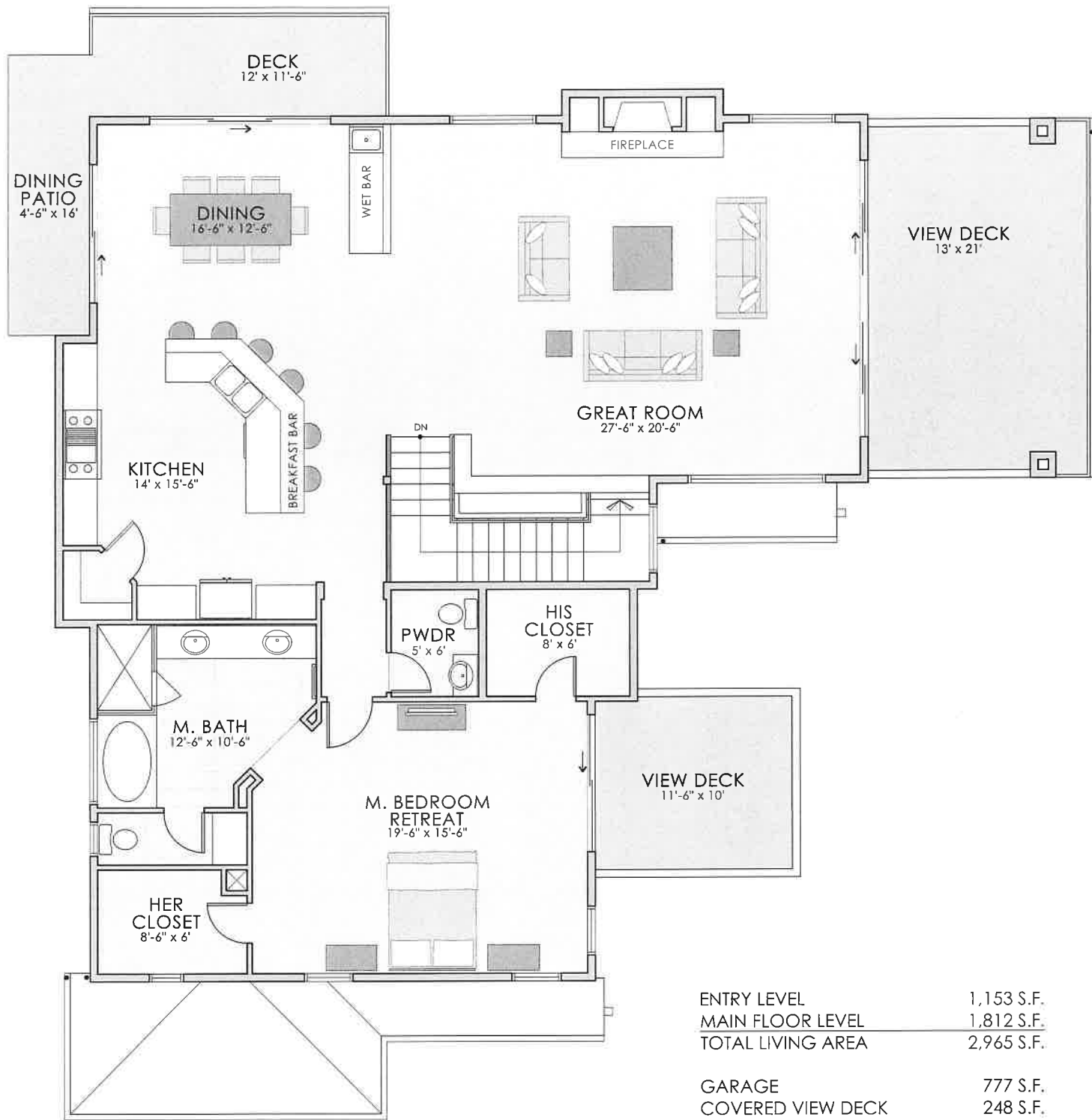


KINGFISHER LOT 236 - 5575 MERLIN COURT - ENTRY LEVEL

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

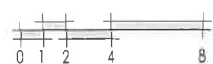


NORTH



ENTRY LEVEL	1,153 S.F.
MAIN FLOOR LEVEL	1,812 S.F.
TOTAL LIVING AREA	2,965 S.F.
GARAGE	777 S.F.
COVERED VIEW DECK	248 S.F.
VIEW DECKS	507 S.F.
HOME SITE AREA	APPROX. 5,289 S.F.

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ACTUAL PLANS MAY VARY



KINGFISHER LOT 236 - 5575 MERLIN COURT - MAIN FLOOR LEVEL

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



NORTH

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.