



# MADISON ESTATES

## The Exceptional Details of Madison Estates

Welcome to Madison Estates, a boutique enclave of 55 luxury estate homes built on ½ acre home sites. The setting is unique – estates and luxury living, golf and world class resorts, fine dining, abundant shopping venues and polo and other sought after equestrian activities. Madison Estates – a once in a lifetime opportunity, set in a once in a life time location. What a masterpiece.

### THE HIGHLIGHTS

Tuscan, Spanish Colonial and Mission style homes  
Half-Acre home sites  
Custom Pool & Spa included  
Panoramic mountain views  
Expansive front, side and rear yards designed for privacy, gardening, entertaining and more  
Private-Gated Community  
Low HOA dues

### REFINED EXTERIORS

Elegant 8' tall entry door with decorative Emtek oil-rubbed bronze hardware  
Landscaped front yards with water saving automatic sprinkler system  
Custom hand-finished stucco exteriors with designer stone (Tuscan exteriors) and paint accents  
Outdoor entertainment area that includes covered rear loggia with concrete decking, lighting, and pre-wired for cable, sound and ceiling fan  
Spacious 3- car garages with finished interiors  
Designer-selected exterior carriage lights on photo cell  
Color enhanced concrete driveways and walkways  
Gas stub-out in rear yard and front courtyards for BBQs, fireplaces and fire pits

### CLASSIC INTERIORS

Raised-panel European-style cabinetry with all base cabinets set at a height of 36" (four distinct color selections)  
Elegant trowel finished walls  
10' and 12' ceiling heights  
18" x 18" designer ceramic tile selections at entry, kitchen, halls, dining, master bath, secondary baths, powder and service area  
8' raised-panel, solid-core interior doors with oil-rubbed bronze or chrome hardware  
Rounded drywall corners  
5 1/2" decorative baseboards  
Recessed lighting  
Moen® plumbing fixtures  
42" gas fireplace with electric starter switch (includes glass doors and log set) – interior for Estates One and Two and exterior in Loggia for Estate Three  
Pre-wired for cable and phone  
Pre-wired for ceiling fans in great room, all bedrooms, casitas and outside entertainment areas  
Pre-wired for sound in great room, master bedroom and outside entertainment areas  
Pre-wired for home monitoring and management systems  
Laundry room with storage cabinets, folding station and sink  
Structured wiring system for state-of-the-art communication and networking

### KITCHENS DESIGNED FOR THE GOURMET

Raised-panel European-style cabinetry with base cabinets set at 36" (in three finish choices)  
Stainless Steel GE® Profile appliance package includes:  
48" built in style stainless steel GE refrigerator  
36" built-in cook top with 5 burners  
Built-in double oven  
Dishwasher with quiet operation feature – Energy Star Rated  
Built-in microwave  
36" high-performance exhaust hood  
Large kitchen island with granite slab top and custom detailing  
Built in trash container drawer  
Granite countertops with 6" back splash and full back splash at cook top  
Two-compartment Kohler® sink  
Large walk-in pantry  
Under cabinet task lighting and up lighting at cabinet tops  
Recessed lighting

### RESORT STYLE MASTER SUITE

Wired for sound  
Raised-panel European-style cabinetry  
Custom Piedrafina® stone counter top options with a 4" backsplash  
Oversized shower with Piedrafina Stone and custom Volare® Shower system  
Large oval-soaking tub with Piedrafina stone deck and back splash  
Dual sinks and vanity  
Moen® plumbing fixtures in oil-rubbed bronze or contemporary chrome  
Frameless glass shower door  
Oil-rubbed bronze or chrome bath accessories  
Over-sized walk in closet  
Recessed lighting  
Crown molding

### IMPRESSIVE SECONDARY BEDROOM SUITES AND BATHS

Recessed lighting  
Bedrooms wired for ceiling fans  
All secondary bathrooms feature Piedrafina counter tops with a 4" backsplash  
Tub/shower units with tiled wall detail and glass enclosure at showers  
Raised-panel European-style cabinetry  
Spacious walk in closets with 8' raised-panel doors

### ENERGY EFFICIENT COMFORTS, SAVING YOU MONEY

All homes built to California Green Building Code  
Natural gas, dual-zoned heating and air conditioning system (14 SEER)  
Deluxe energy efficient dual glazed Low-E2 vinyl windows throughout (almond frames and clear glass)  
R-38 roof insulation and R-19 wall insulation  
Radiant roof barrier – deflects heat away from attic keeping it cooler  
75 gallon insulated gas water heater  
Re-circulating hot water system  
Automatic front yard sprinkler system  
Imperial Irrigation District (IID) for Electric – Count your savings compared to SCE!

### HOME MONITORING AND MANAGEMENT SYSTEM

Time Warner® options for home management and monitoring available  
Pre-wired for camera monitoring  
Fire sprinklers  
Wrought iron locking entry gate at courtyard – specific plans  
Smoke detectors  
Carbon monoxide detectors

### CUSTOM ENHANCEMENTS

Personalize your Master Series home with a variety of room options, upgrades and built-ins to create the home that best suits your lifestyle – Below are just a few customizing options available to you. Ask your sales consultant for more information.

Room options/conversions (varies by plan)  
Upgraded appliance packages  
Home entertainment systems  
California Closets® upgrade packages  
Custom built-in cabinetry  
Electrical upgrades  
Custom walk-in showers  
Custom flooring packages  
Customized cabinets (glass, finishes, etc.)  
Custom countertop designs  
Back yard landscape packages  
Enhanced pool, spa and cabana packages  
Custom pavers  
Custom entry walkway  
Fire pit, BBQ Island and Fireplace options  
Front courtyard options

*UP Madison 46, LLC reserves the right to modify plans, features, specifications and prices without notice or obligation, including any of the features listed above. All square footages and dimensions are approximates only and may vary per plan and elevation or from the actual home constructed. All renderings, brochures and marketing materials are concepts only, not intended to depict actual homes and are subject to change.*

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