



A rendering of the Clubhouse and Pool



The Warson Downs Community

- Ten detached villas with separate drives and private courtyards
- French Provincial architecture with brick on all sides
- Professionally managed estates for maintenance-free living
- Extensively landscaped property and well manicured lawns
- A built-in elevator option for basement to second floor access
- Clubhouse and Pool

Six homesites are still available and lot reservations are being taken now. Villas at Warson Downs range from 3,000 to 5,500 square feet. Priced from \$1,290,000.

The display at 4 Warson Downs is open Sunday from Noon to 3:00 p.m. or by appointment.



Listing Agent:

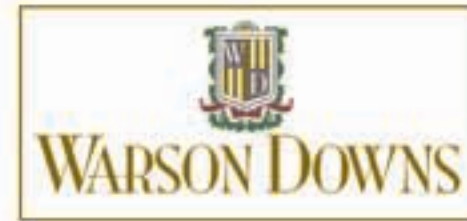
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Luxury Villa Homes
for the Discerning Buyer



Custom detached Villa homes
tailored to your lifestyle
with exceptional features and rich finishes.

offered by:



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Extraordinary Features In Every Villa

- French Provincial Architecture with brick on all facades
- Ten foot ceilings on first floor and nine foot on second floor
- Sub-Zero, Wolf and Asko stainless steel appliances
- Granite countertops in kitchen and master bath
- Limestone floor in foyer and powder room
- Luxury master bath suite with heated tile floor
- Kohler plumbing fixtures throughout
- Custom staircase with wrought iron balusters
- Full masonry fireplace in hearth room with stone hearth and facing
- Additional pre-fab fireplace included with marble and full surround mantle
- Eight foot tall solid doors on first floor and six foot eight inch on second floor
- Extensive use of custom and three piece crown mould
- Eight foot tall stained French doors in study (per plan)
- Stained and raised panels on study walls to chair-rail height
- Custom paint colors throughout (except closets)
- Over-sized three car garages
- Kolbe/Kolbe wood windows
- Custom made cabinets throughout
- Forty-year "Slate Line" architectural shingles
- Driveways, walks, patios and terraces constructed with durable decorative pavers
- Professionally landscaped property with built-in irrigation system
- High efficiency zoned HVAC systems and two 50 gallon water heaters
- Nine foot foundation pour with ten-year waterproofing guaranty
- Lutron RadioRa® Chronos™ network lighting control package
- Comprehensive low-voltage package including security, network/telecom, CATV, intercom, central vac, built-in speakers and volume controls, etc.

Warson Downs is an enclave of detached Villa homes that are perfect for the discerning buyer looking for a gracious home without the care and upkeep of a yard. Your custom designed Villa will be tailored to your lifestyle and will feature the highest quality workmanship, exceptional materials, and incomparable finishes.

Design a home with comfortable rooms of lovely proportions, custom millwork and built-ins, a gourmet kitchen, a private master bedroom suite with custom fitted closets and lavish bath, private courtyards and patios, a built-in elevator option and a three car garage. Your Villa's professionally landscaped grounds will be maintained for you.

