

The Custom Collection at Grace Lane, Arroyo Grande



256 Grace Lane, Lot 7

The Custom Collection at Grace Lane is located in one of the most desirable neighborhoods in Arroyo Grande within walking distance of hiking trails, shopping and the Village. This distinctive single level Craftsman style home offers three bedrooms and three bathrooms in 2,514 square feet. Designed for ultimate comfort, this home features a gourmet kitchen with all black appliances, formal dining room and large great room with dramatic fireplace. A private master suite offers comfort and elegance with private access to outdoor the covered patio, soothing soaking tub and large custom walk-in closet.

A striking exterior offers professionally designed front yard landscaping and color combinations, custom Craftsman details and a three car garage. The extensive views are incorporated into the design of the home with special attention to the rear covered patio that is ideal for outdoor entertaining. All homes within the Custom Collection at Grace Lane include a ten year warranty offered through HBW.

Offered at \$699,900



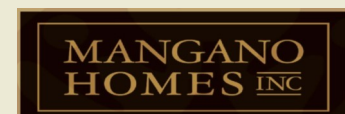
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The Custom Collection at Grace Lane Standard Features

EXTERIOR

- *Distinctively styled exteriors with designer coordinated colors
- *Durable fire resistant Monier Lifestile roof
- *Beautiful Exterior Stone
- *Textured lath & plaster
- *Dual glazed energy efficient low E vinyl windows
- *Professionally designed front yard landscaping including automatic irrigation system and rock boulders
- *Pre-plumbed for gas bar-b-que hook-up
- *Oversized 3-Car garage
- *Sheet rocked garages, hand textured & painted
- *Upgraded sectional 8' garage doors
- *Automatic garage door opener for 2-car garage
- *Decorative 8' front door (most plans)
- *Vented Hardi soffit boxed-in eaves
- *Stucco covered patio
- *Completely fenced-in rear and side yard with gate
- *Fluorescent lighting in garage
- *Dead bolt locks on front and back doors for added security.
- *Exterior weatherproof outlets
- *Full weather stripping on exterior doors (per plans and specifications)
- *Complete rain gutter package

HOME BUYERS WARRANTY

- *Each home has a 10-year warranty provided by Home Buyers Warranty

HOME PERSONALIZATION

- *Mangano Homes offers a wide variety of personalization opportunities to tailor your home to meet your unique lifestyle. Prices and availability may vary according to the construction status of each home. Please discuss contact Mangano Homes for more information.

INTERIOR

- *Flexible, unique floor plans
- *Spacious 10' ceilings throughout
- *Linen closets (most plans)
- *Large walk-in master closets
- *Custom Closets
- *Automatic thermostat setback for easy temperature control
- *Smoke detectors in all bedrooms
- *Tankless Hot Water System
- *R-13 rated energy saving walls
- *R-30 rated ceiling insulation
- *Natural gas dryer connection with custom dryer vent
- *36" direct vent fireplace in family room with precast hearth & mantel
- *Television and media niche
- *Decorative 8' interior doors
- *Satin stainless door hinges with satin stainless levered door handles
- *Large 3-1/4" casing 3 step
- *Large 5-1/4" Victorian baseboards
- *Pre-plumbed for garage sink
- *Soffitted ceilings at master bedroom and formal dining room
- *Full View French doors
- *12" Tile in entry, bathrooms, kitchen, nook and laundry room floors
- *Window stools and aprons
- *Custom hand textured drywall & ceilings with rounded corners
- *Elegant texture carpet throughout
- *200 amp panel
- *Decora switches and outlets
- *Interior laundry room with convenient cabinetry and sink
- *36" finished height countertops at kitchen and baths
- *RG6 cable wiring in all bedrooms
- *Category 5 phone wiring in kitchen and all bedrooms
- *Complete ceiling fans in master and great room
- *Ceiling fan pre-wired in all bedrooms and patio
- *Complete fire sprinklers

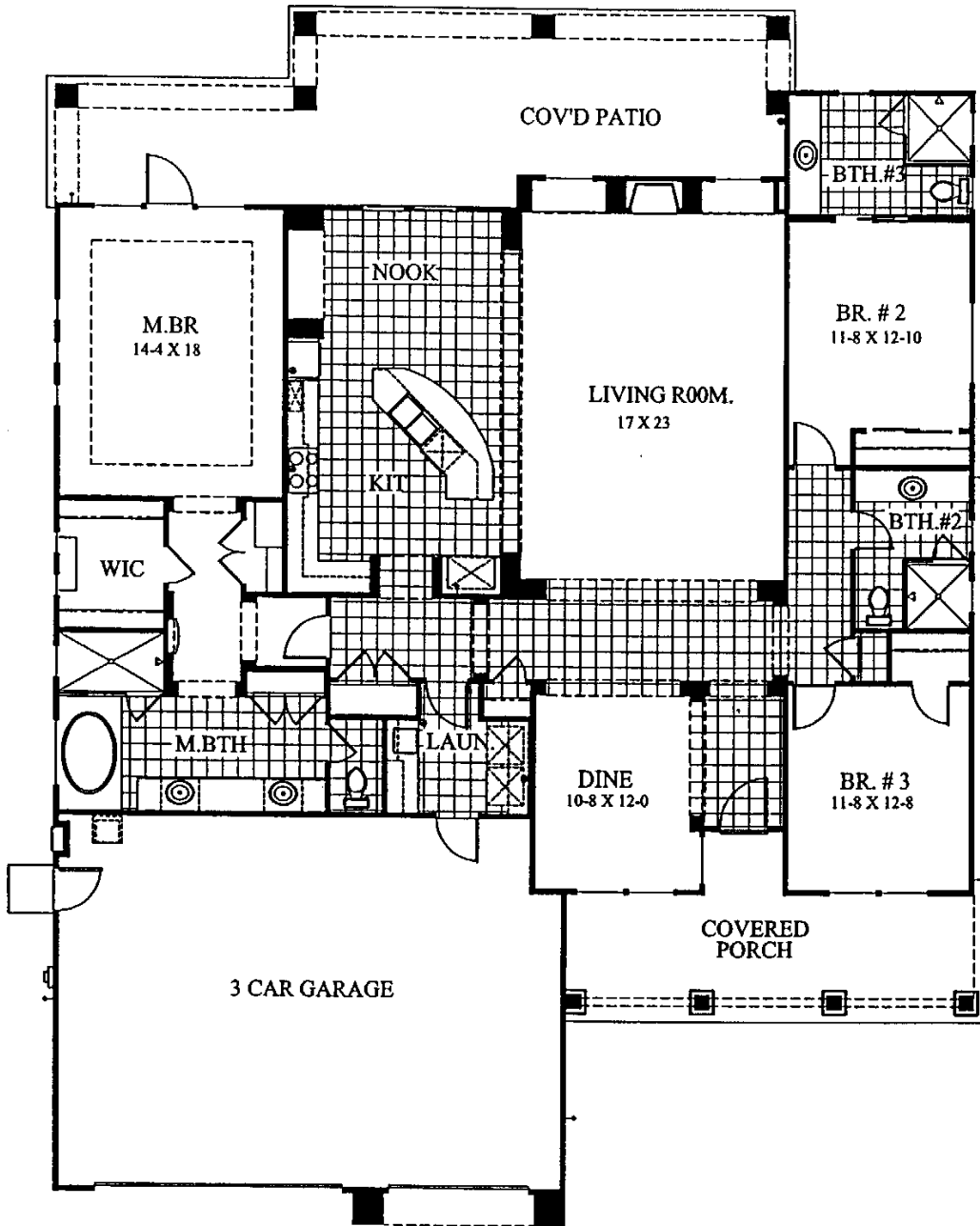
KITCHEN

- *Custom designed kitchen with granite slab countertops
- *Full back splash with hand set custom 12" tile
- *Handsome Beech wood cabinetry with melamine interiors, hidden hinges & raised panel doors
- *Pantry & ample storage (most plans)
- *Pre-plumbed for ice maker
- *Designer Kohler chrome kitchen pull-out faucet
- *Black Appliances
- *30" Whirlpool Gold built-in double oven
- *36" Whirlpool sealed gas countertop range
- *Whirlpool 36" convertible range hood
- *30" Whirlpool Microwave
- *Whirlpool 5-cycle dishwasher
- *Under cabinet lights

BATH

- *Granite slab countertops with 6" tile backsplashes in bathrooms
- *Handsome Beech wood raised panel cabinetry with melamine interiors, hidden hinges
- *Soothing acrylic oval soaking tub in Master Suite
- *Double sinks (Master Baths)
- *12" Tile surround tub/shower in hall bath
- *12" Tile surround tub and shower in master bath
- *Sit down vanity counter in Master (some plans)
- *High efficiency exhaust fans
Broan L100

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FLOOR PLAN - 1A

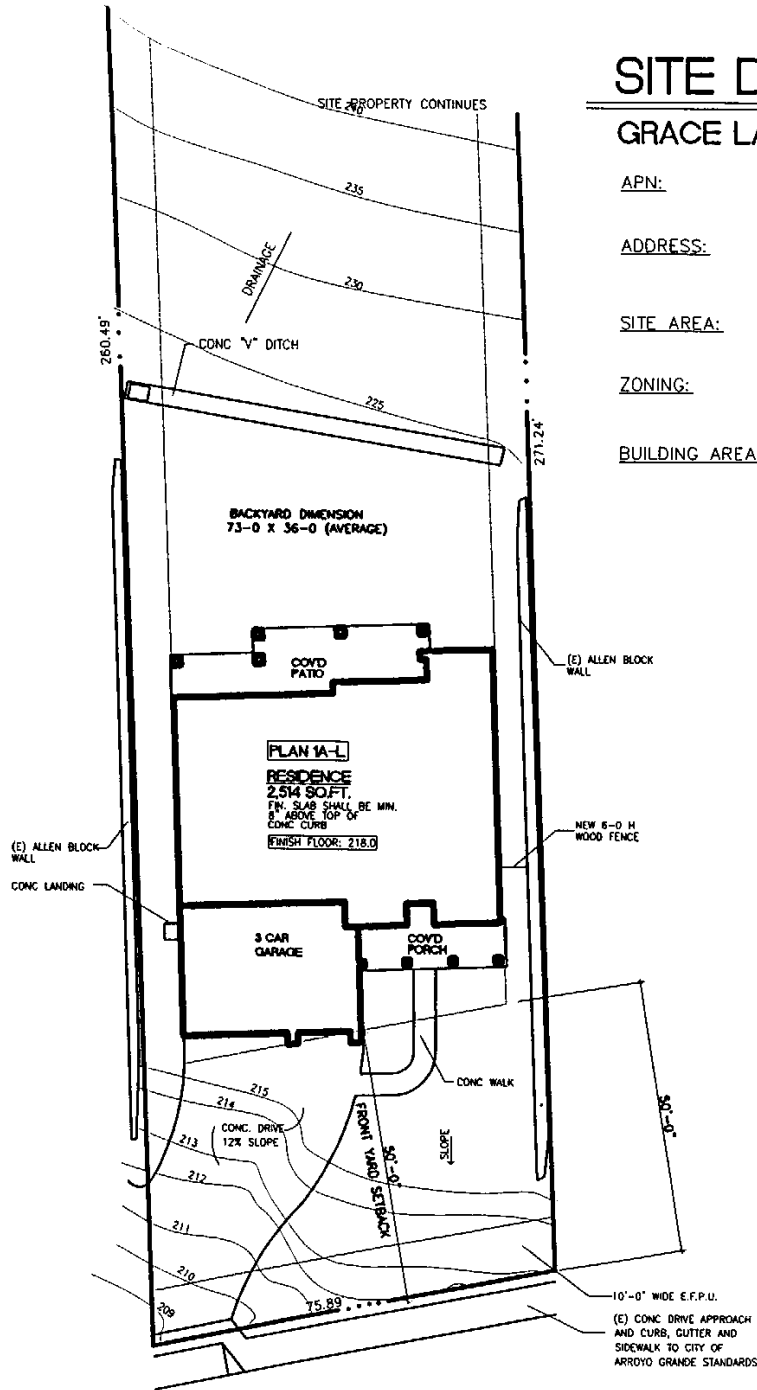
2,514 SQ.FT.

MANGANO HOMES ,INC - GRACE LANE

SITE DATA

GRACE LANE TRACT 2236

APN: 007-019-008
ADDRESS: 256 GRACE LANE
 ARROYO GRANDE, CA 93420
SITE AREA: 19,956 SQ.FT.
ZONING: RH (RESIDENTIAL HILLSIDE)
BUILDING AREA: HOUSE: 2,514 SQ.FT.
 GARAGE: 772 SQ.FT.
 COV'D PORCH: 210 SQ.FT.
 COV'D PATIO: 494 SQ. FT.



GRACE LANE

SITE PLAN - LOT 7

2,514 SQ.FT - GRACE LANE
MANGANO HOMES, INC

SCALE: 1"=30'-0"

DATE: 3.18.11



BUYER SIGNATURE

DATE