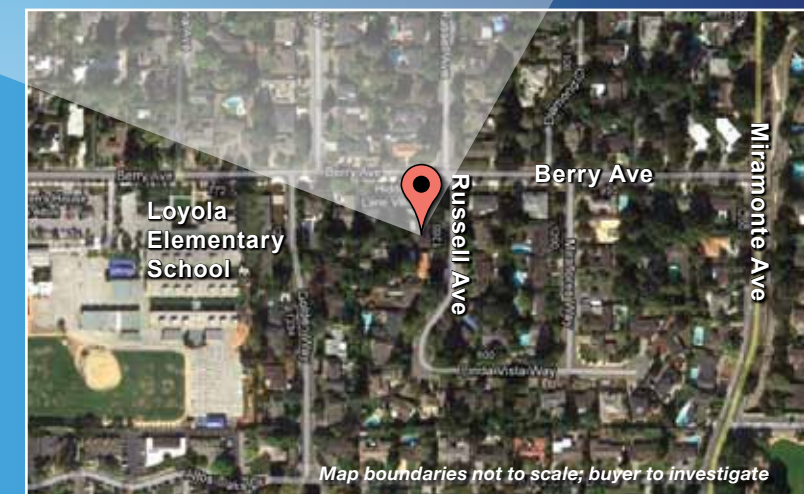


1224 RUSSELL AVENUE | LOS ALTOS

Construction due to be completed in October 2013



DAVID TROYER
 650-440-5076
 david@troyer.com
 DRE# 01234450

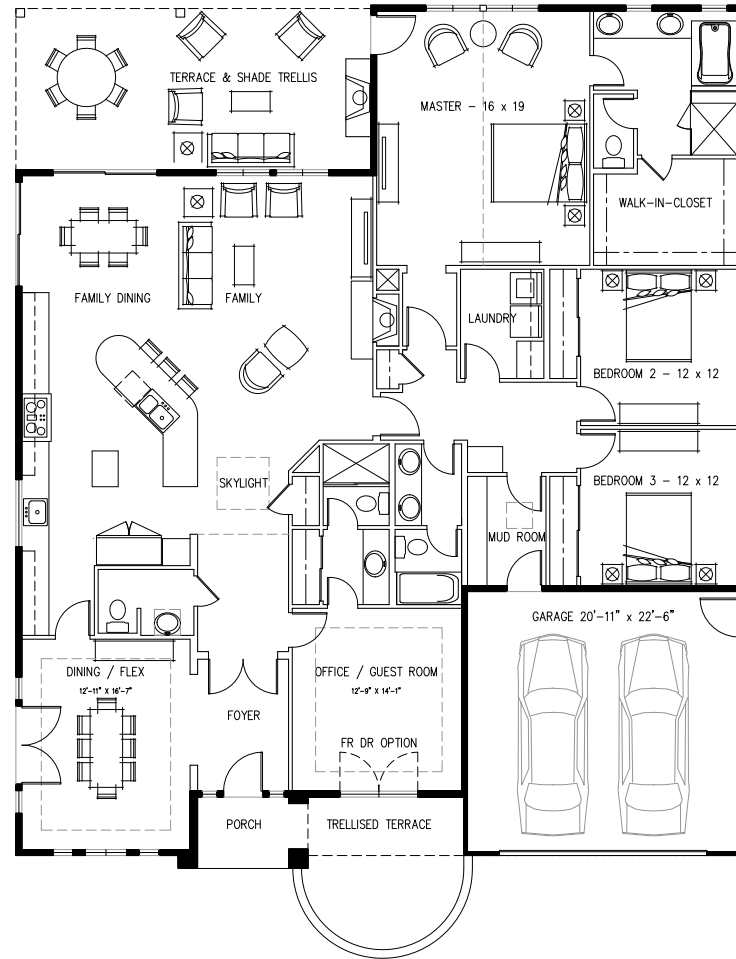


STEVE JOHNSON
 650-814-5371
 steve@sjrventuresinc.com

DAVID TROYER



OPTION A SINGLE LEVEL



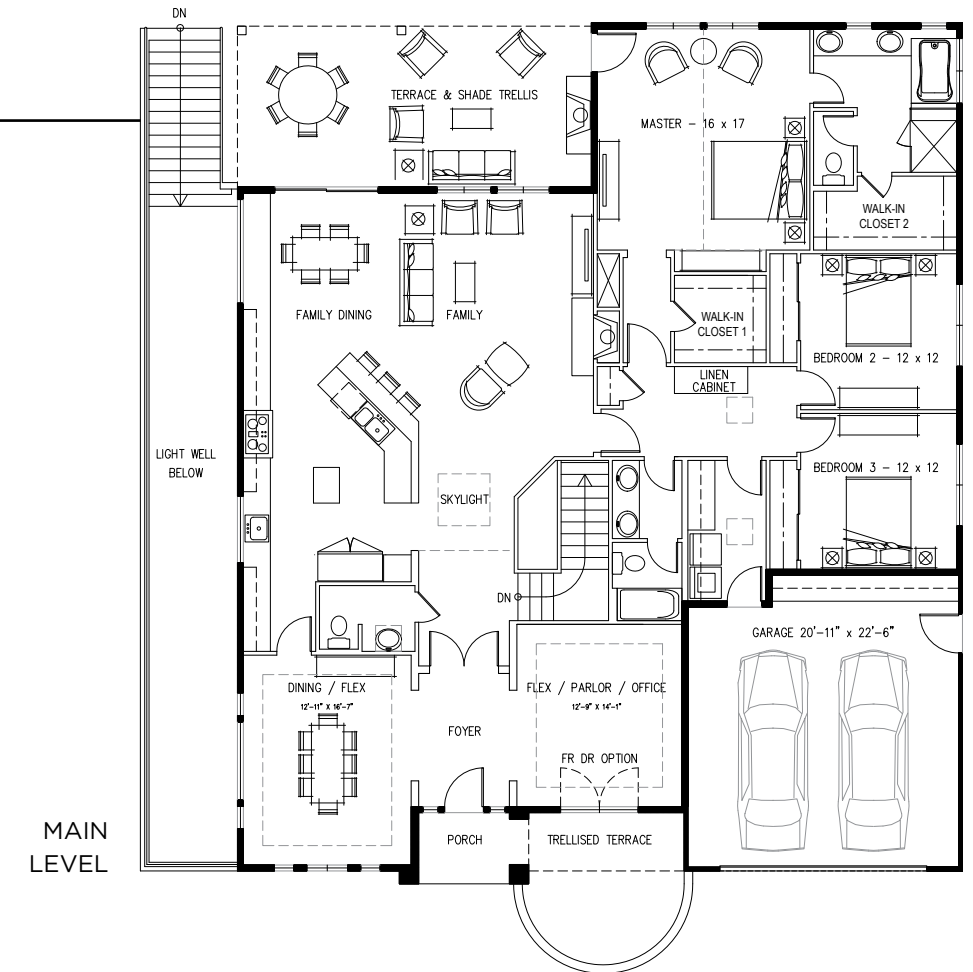
- 4 bedrooms and 3.5 baths
- Attached 2-car garage
- Total square feet: ~3,505 sq ft
 - Total living: ~2,760 sq ft
 - Garage: ~420 sq ft
 - Covered Patio: ~325 sq ft

OFFERED AT \$2,995,000

OPTION B WITH LOWER LEVEL

- 4 or 5 bedrooms and 3.5 baths
- Attached 2-car garage
- Total square feet: ~5,100 sq ft
 - Main level: ~2,826 sq ft
 - Lower level: ~1,529 sq ft
 - Total living: ~4,355 sq ft
 - Garage: ~420 sq ft
 - Covered Patio: ~325 sq ft

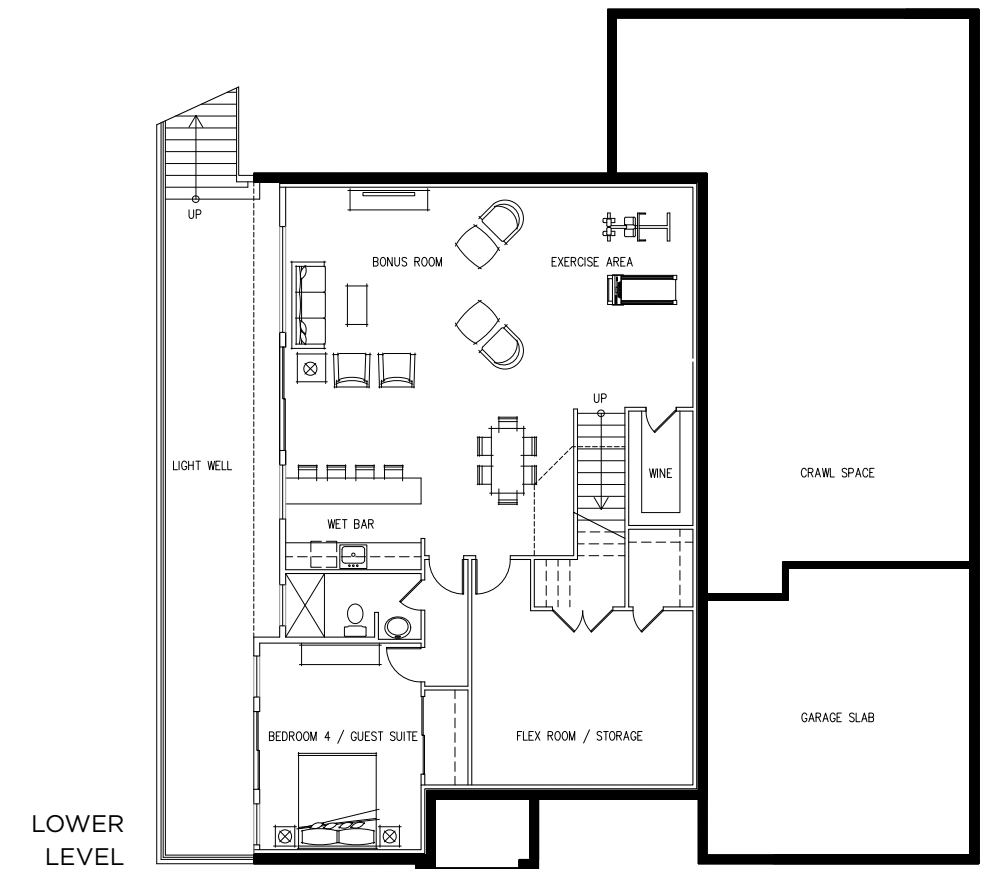
OFFERED AT \$3,395,000



MAIN LEVEL

FEATURES OF THE HOME INCLUDE:

- Beautiful new construction “down to the foundation” with classic California Ranch appeal
- One or two levels with up to 5 bedrooms, 3 full baths, and 1 half-bath
- Hardwood floors and solid core doors throughout
- Formal entry with raised ceilings
- Flexible formal living room or office
- Formal dining room
- Wonderful great room living area with fireplace
- Fabulous chef’s kitchen with Carrara marble countertops and stainless steel appliances; angular island with counter seating; skylight
- Master suite with lavish bathroom and huge walk-in closet
- Two bedrooms share a hall bathroom finished in stone and tile
- Two-level option provides a flexible floor plan with space for media, fitness, wine cellar, plus 4th bedroom suite
- Highest quality Andersen windows and doors throughout
- Outdoor loggia with fireplace, built-in professional-grade heaters, and prewired for outdoor TV
- Whole house prewired for sound, CAT6 wiring, and security
- Two separate HVAC systems for optimal temperature control
- Separate laundry/mudroom with cubbies
- Attached 2-car garage with built-in cabinetry
- Award-winning Los Altos schools
- Superb location just blocks to Loyola Elementary (API 965) and Rancho Shopping Center



LOWER LEVEL