

Professional  
Builder  
07 **Builder**  
of the  
**Year**



**WINDSTONE**  
at BIG SKY

**SheaHomes**  
Caring since 1881

# Plan 1-R

## The Cervantes Residence

4,026 - 4,190 square feet

Two-Story

Front Porch Entry

Library and Living Room with  
Dual Faced Fireplace

Dining Room

Family Room with Fireplace  
and Media Niche

Kitchen with Island and Pantry

Breakfast Nook

Master Bedroom Suite with Retreat

Three Secondary Bedrooms  
each with a Private Bath

Four and One-Half Bathrooms

Reading Alcove with Tech Desk and  
High Speed Wiring

Downstairs Laundry Room

Three-Car Tandem Garage

### Room Options:

Office at Bedroom 4

Hobby Room at Tandem Garage



PLAN 1AR - SPANISH  
MODEL



PLAN 1BR - MONTEREY

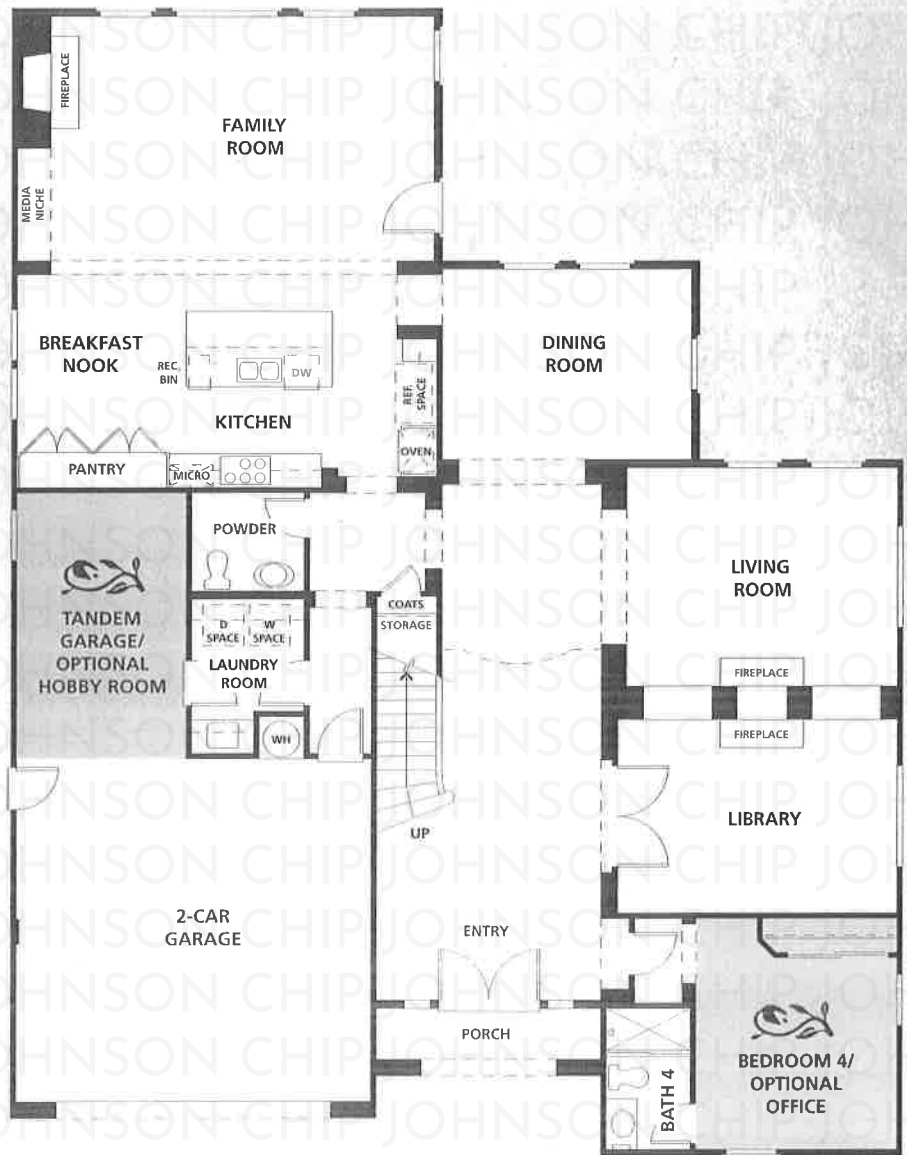
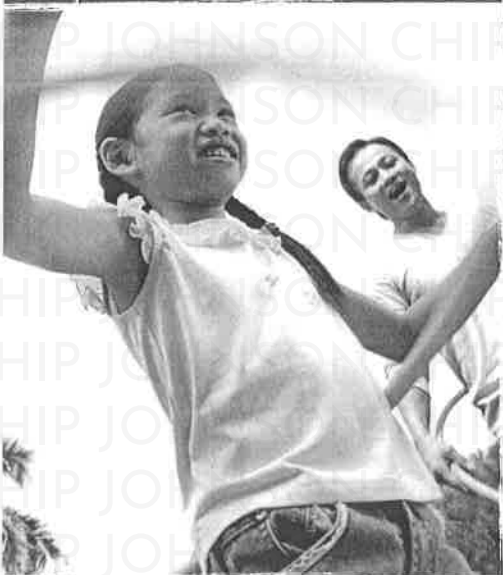


PLAN 1CR - FRENCH

RENDERINGS ARE ARTIST'S CONCEPTION ONLY.

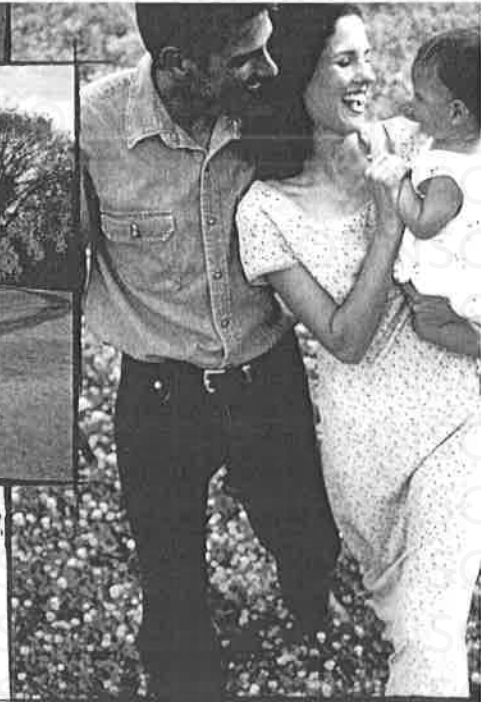






## First floor

Window locations, ceiling heights, balconies, decks and room dimensions may vary per elevation.



## Second floor

Window locations, ceiling heights, balconies, decks and room dimensions may vary per elevation.

SHEA HOMES RESERVES THE RIGHT TO CHANGE ELEVATIONS, SPECIFICATIONS, MATERIALS AND PRICES WITHOUT NOTICE. VARIOUS ENTITIES, SUCH AS ARCHITECTS, TAX ASSESSORS AND APPRAISERS, SOMETIMES USE DIFFERENT METHODS TO MEASURE THE SQUARE FOOTAGE OF A HOME. ALL SQUARE FOOTAGES SHOWN HEREIN ARE APPROXIMATE AND NOT NECESSARILY REFLECTIVE OF THE SAME INTERPRETATION. SINCE THE GARAGE WIDTH AND CONCRETE STEM WALL HEIGHT OF THE HOMESITE MAY OR MAY NOT COMFORTABLY ACCOMMODATE LARGE CARS, BUYER IS RESPONSIBLE, PRIOR TO PURCHASE, TO MEASURE AND, IF NECESSARY, TEST THE PARKING SUITABILITY OF THE GARAGE AT THE RESIDENCE FOR BUYER'S PURPOSE. SEE A COMMUNITY REPRESENTATIVE FOR FURTHER DETAILS.



# Plan 3

## The Miglionico Residence

4,385 square feet

Two-Story

Rotunda Entry

Living Room with Fireplace

Dining Room with Butler's Pantry

Family Room with Media Niche  
and Fireplace

Kitchen with Island and Walk-in Pantry

Breakfast Nook

Hobby Room

Master Bedroom Suite with Retreat

Four Secondary Bedrooms  
each with a Private Bath

Five and One-Half Bathrooms

Tech Area with High Speed Wiring

Downstairs Laundry Room

Three-Car Split Garage

### Room Option:

Office at Bedroom 5



PLAN 3A - SPANISH



PLAN 3B - MONTEREY



PLAN 3C - FRENCH  
MODEL

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**First floor**

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## Second floor

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# Plan 2-R

## The Maricle Residence

4,430 square feet

Two-Story

Porte Cochere Entry

Living Room with Fireplace

Courtyard

Dining Room

Family Room with Fireplace  
and Plasma Niche

Sitting Room

Breakfast Nook

Kitchen with Breakfast Bar Island  
and Pantry

Master Bedroom Suite with Sitting Area

Four Secondary Bedrooms

Four and One-Half Bathrooms

Bonus Room

Tech Alcove with Desk and  
High Speed Wiring

Downstairs Laundry Room

Three-Car Split Garage

### Room Options:

Super Family Room at Sitting Room  
and Family Room

Bedroom 6 with Bath 5 at Bonus Room



PLAN 2AR- SPANISH



PLAN 2BR- MONTEREY  
MODEL



PLAN 2CR - FRENCH

RENDERINGS ARE ARTIST'S CONCEPTION ONLY.

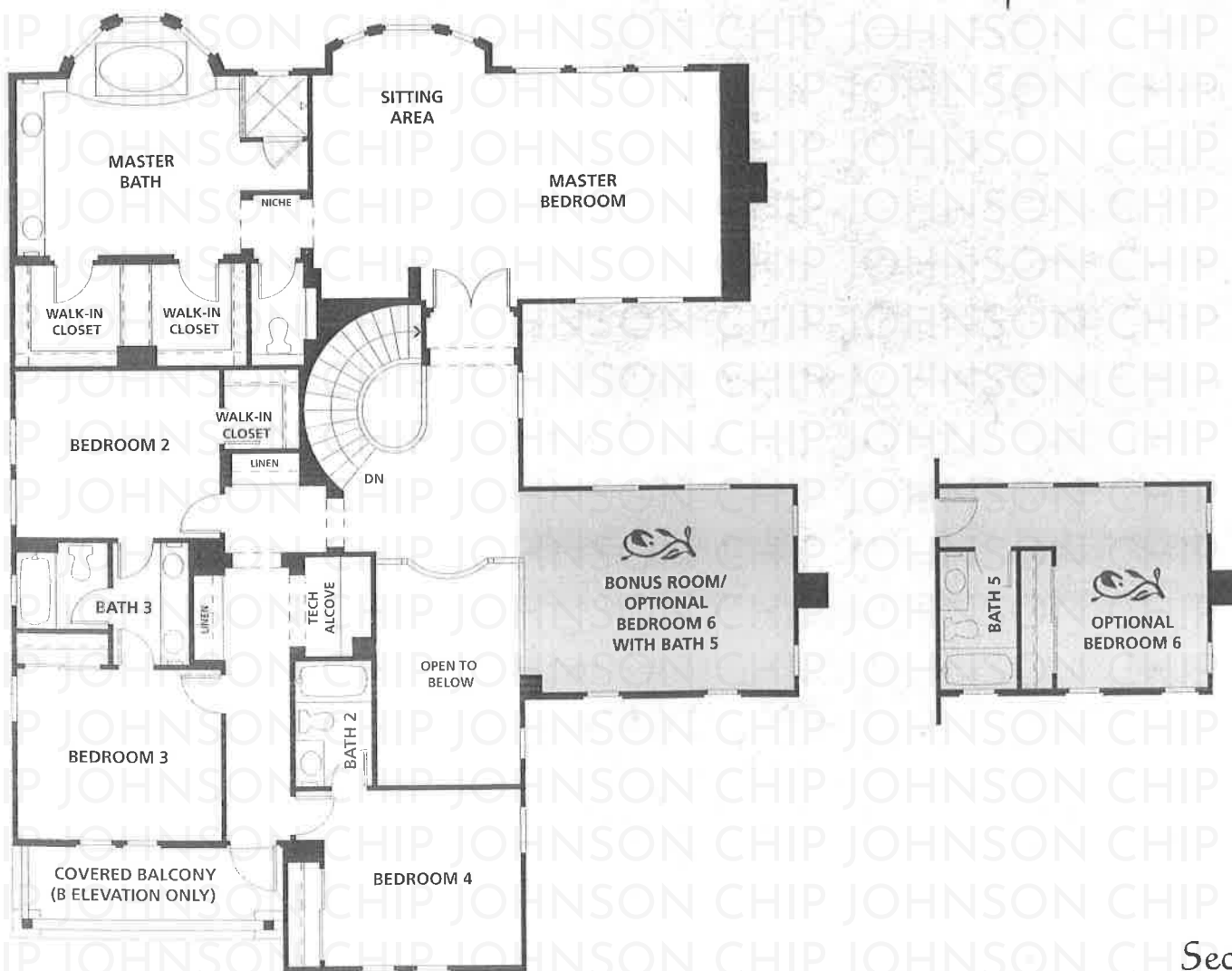




## First floor

Window locations, ceiling heights, balconies, decks, room dimensions and porte cochere may vary per elevation.

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## Second floor

Window locations, ceiling heights, balconies, decks and room dimensions may vary per elevation.



# over a century of caring...

IT ADDS UP TO 124 YEARS OF SHEA TRADITION AND AN ABUNDANCE OF QUALITY FEATURES, CHOICES AND CUSTOMER SATISFACTION AT WINDSTONE AT BIG SKY IN SIMI VALLEY.

## AN EYE FOR DRAMATIC EXTERIORS

DISTINGUISHED BY SPANISH, MONTEREY AND FRENCH ARCHITECTURE ACCENTED WITH MATERIALS SUCH AS STONE, BRICK AND DECORATIVE TRIM DETAILS

EXTERIOR ARCHITECTURAL TREATMENTS AND DESIGNER-SELECTED COLOR PALETTE DEVELOPED TO OFFER AN ATTRACTIVE STREET SCENE

DURABLE THREE-COAT STUCCO

BEAUTIFUL FIRE-RESISTANT CONCRETE TILE ROOFS WITH 50-YEAR LIMITED WARRANTY

ELEGANT RAISED-PANEL FRONT ENTRY DOORS, PER ELEVATION

THREE-CAR TANDEM GARAGE (PLAN 1) AND THREE-CAR SPLIT GARAGE (PLANS 2 & 3) WITH JELDWEN COMPOSITE ROLL-UP GARAGE DOOR AND GARAGE DOOR OPENER WITH TWO TRANSMITTERS

SIDE AND REAR YARD BLOCK WALL AND/OR TUBULAR STEEL FENCING (PER HOMESITE)

FULL RAIN GUTTER SYSTEM TO AID IN THE PROTECTION OF THE EXTERIOR OF YOUR HOME

FRONT AND REAR HOSE BIB, WATER PROOF OUTLET AND REAR YARD GAS STUB-OUT

## A FLAIR FOR ELEGANT INTERIORS

CERAMIC TILE AND CARPETING IN SELECTED AREAS

RADIUS DRYWALL CORNERS THROUGHOUT (EXCLUDING GARAGE, WINDOWS AND CLOSETS)

BEAUTIFUL STAIRCASES WITH STAINED MAPLE HANDRAILS AND PAINTED BALUSTERS

UPGRADED BIRCH CABINETS THROUGHOUT WITH RAISED-PANEL DOORS AT KITCHEN AND BUTLER'S PANTRY (PLANS 2 & 3) WITH CONCEALED HINGES AND LAMINATE INTERIORS

WOOD-BURNING FIREPLACE INCLUDING GAS LOG SET AND PRE-CAST SURROUND AT FAMILY ROOM

GAS FIREPLACE IN LIVING ROOM WITH GAS LOG SET AND PRE-CAST SURROUND

RAISED-PANEL INTERIOR DOORS WITH BEAUTIFUL SMOOTH FINISH

ELEGANT 5" BASEBOARD WITH 2 1/2" DECORATIVE DOOR CASING AND WINDOW SILLS

LARGE 42" TALL MIRRORS IN ALL SECONDARY BATHROOMS

CHROME KOHLER® BATHROOM FIXTURES

ADVANCED INTEGRATED HOME STRUCTURED PRE-WIRING PACKAGE FOR INTERACTIVE LIFESTYLES, INCLUDING CATEGORY 5E AND COAXIAL CABLE WITH TV AND PHONE IN ALL BEDROOMS

WOOD POLE AND SHELF IN ALL BEDROOM CLOSETS

SCHLAGE® DOOR HARDWARE INCLUDING LEVER HANDLES ON ALL INTERIOR DOORS

LAUNDRY ROOM SINKS WITH KOHLER® FAUCET

## A TASTE FOR THAT SPECIAL KITCHEN

RAISED-PANEL BIRCH CABINETS WITH KNOBS AND LAMINATE INTERIORS WITH CONCEALED HINGES

RECYCLE BIN FOR AIDING IN THE SORTING OF RECYCLABLE MATERIALS

SPACIOUS PANTRY

LARGE KITCHEN ISLAND

BOSCH® STAINLESS STEEL APPLIANCES:

- 36" GAS COOKTOP WITH 5 SEALED BURNERS
- 30" BUILT-IN SELF-CLEANING DOUBLE OVENS/CONVECTION/THERMAL
- BUILT-IN MICROWAVE WITH TURNTABLE
- "INTEGRA®" DISHWASHER WITH ELECTRONIC CONTROLS

DELUXE HOOD WITH DECORATIVE CABINET SURROUND

IN-SINK-ERATOR® 3/4 HP SINK DISPOSAL

GRANITE COUNTERTOPS WITH FULL BACKSPLASH AT COOKTOP

CHROME KOHLER® PULL-OUT FAUCET WITH CAST IRON SINK

DOUBLE DRAWERS UNDER COOKTOP FOR PULLOUT STORAGE

REFRIGERATOR SPACE PRE-PLUMBED FOR ICE MAKER

ENERGY-EFFICIENT FLUORESCENT UNDER-CABINET TASK LIGHTING

## A HEART FOR SPACIOUS MASTER SUITES

SPACIOUS WALK-IN CLOSETS WITH DOUBLE-SIDED MIRRORED DOOR

FULL-HEIGHT BATHROOM MIRRORS

HAND-SET 6" x 6" WHITE CERAMIC TILE COUNTERTOPS WITH DUAL SINKS

CHROME KOHLER® BATHROOM FIXTURES WITH LIMITED LIFETIME WARRANTY

SPACIOUS SHOWER WITH 6" x 6" WHITE CERAMIC TILE SURROUNDS AND SHAMPOO NICHE

ACRYLIC JETTED SOAKING TUB

## AN ABUNDANCE OF QUALITY FEATURES

POST-TENSION CONCRETE FOUNDATIONS WHICH SURPASS CALIFORNIA REQUIREMENTS

GARAGE INTERIOR COMPLETELY DRYWALL FINISHED AND PAINTED

MANUFACTURED FLOOR JOISTS TO PROVIDE STRENGTH AND PERFORMANCE

WEATHERPROOFING SYSTEMS AT WINDOWS, DOORS AND EXTERIOR WALL PENETRATIONS THAT EXCEED TRADITIONAL BUILDING STANDARDS

LOW-E DUAL-PANED VINYL WINDOWS WITH LIFETIME LIMITED WARRANTY FOR ENERGY SAVINGS AND LESS FADING FROM ULTRAVIOLET RAYS

LONG-LIFE COPPER PLUMBING

DUNN EDWARDS® PAINT

ALARM SYSTEM

## A FOCUS ON ENERGY SAVINGS

LENNOX® CENTRAL HEATING AND DUAL AIR-CONDITIONING

ENERGY-EFFICIENT INSULATION EXCEEDS TITLE 24 REQUIREMENTS

75-GALLON WATER HEATER WITH ENERGY-EFFICIENT HOT WATER CIRCULATION PUMP

ENERGY-SAVING WEATHERPROOFING ON EXTERIOR DOORS

AVAIL YOURSELF OF THE FULL COMPLEMENT OF SHEA'S CONVENIENT PROFESSIONAL SERVICES, INCLUDING SHEA DESIGN STUDIO, SHEA MORTGAGE AND SHEA ESCROW SERVICES, TO ENJOY THE COMPLETE SHEA HOMES EXPERIENCE..

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Phone: 805.732.9045



Shea Homes is pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support the affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. See a Community Representative for further details. A community by Shea Homes Limited Partnership, an independent member of the Shea family of companies

**BIG SKY**