



The mission of D and S Homes, Inc. is to make a positive impact on the communities in which we live and work by providing housing for all levels of homebuyers, while consistently offering combined with quality and care built into every home.

D and S Homes, Inc. is the culmination of years of hands-on real estate development experience. The cornerstone of D and S is the vision and expertise of Stephen Bock and Darin Davis, each with nearly 20 years of experience in the real estate industry. Together they opened their own building and development company in 1997, after knowing each other since childhood and spending years working within the real estate industry.

The primary focus of D and S Homes, Inc. is "in-fill" properties located within existing residential communities. The company engages in a variety of building and development opportunities, concentrating on two sectors: new residential single family homes and condominiums.

The company builds new communities in such Southern California locations as Sherman Oaks, Woodland Hills, Reseda, Canoga Park, Thousand Oaks, Sylmar and Mammoth Lakes. Learn more about D and S Homes, Inc. at www.ds-homes.com.



www.ds-homes.com

In an effort to continuously improve our homes, D and S Homes reserves the right to alter floor plans, elevations, specifications, materials and prices without prior notice. Variations in the floor plans, windows, and elevations do exist. Square footages are approximate and will vary. This list represents anticipated features in the homes. Any or all of the above items may be revised, deleted, altered or changed at the sole discretion of D and S Homes, Inc. without prior notice. Buyer to verify city & zip codes. Listed city and zip codes are based on U.S. Post Office. Prices subject to change without notice.

THE Villages at Sylmar

Three beautiful new home communities at the foothills of the north San Fernando Valley.



THE Villages at Sylmar



*This property exclusively
offered by*

ALBERT BABAYAN

The Real Estate People

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www.sylmarvillage.com

A TRUE SENSE OF COMMUNITY

Welcome to The Villages at Sylmar - three beautiful new home communities at the foothills of the north San Fernando Valley. Close to family-oriented lifestyle activities such as rock-climbing, horsetrails, parks, etc., as well as urban transportation (Metrolink to downtown Los Angeles) and Burbank Airport.

✦ **Interior Amenities**

- Ceramic tile entry
- Formal dining room
- Volume ceilings at living room
- Generous linen closets
- Walk-in closet at master suite
- Mirrored sliding wardrobe doors at secondary bedrooms
- Stairrails include painted wood balustrade and stained handrails complementing kitchen cabinetry
- Pre-wiring for cable tv, telephone, internet, and security system
- Designer selected lighting fixtures
- Beautiful mountain views from many master bedroom windows

✦ **Gourmet Kitchen**

- Oak cabinetry in natural finish with satin nickel hardware
- Granite countertops
- Dual basin sink with Moen™ single pull-out faucet
- Convenient pantry
- Vinyl flooring selections*
- General Electric appliances
 - Self-cleaning range/oven with combination Microwave vented hood
 - Automatic multi-cycle dishwasher
 - Pre-plumbed for refrigerator icemaker

✦ **Comfortable Baths**

- Elegant granite countertop at powder room
- Bath vanities include hand-set ceramic tile and Moen™ chrome fixtures
- Easy care fiberglass bathtubs and shower surrounds
- Master bath has soaking tub with hand set ceramic tile surround and a separate stall shower
- Glass shower enclosures
- Vinyl flooring selections*
- Décor-coordinated tissue and towel bars

*Homebuyers may visit design center to select upgraded flooring options.



THE Villages at Sylmar

FOOTHILL Village
 A TRUE SENSE OF COMMUNITY
 ROXFORD Village
 POLK Village

www.sylmarvillage.com

✦ **Energy Conservation**

- Milgard™ dual-glazed thermal pane vinyl-clad windows
- State of the art Noritz™ tankless water heater
- Natural gas forced-air heating with nighttime dual-zone setback thermostat
- High efficiency central air conditioning
- Durable copper water pipes with pressure regulating valve at water line to home
- Water conserving shower heads and toilets
- Draft retardant weatherstripping at all exterior doors
- Insulation values of R-13 at exterior wall and R-30 at ceiling

✦ **Inviting Exteriors**

- Handsome architecture with varied elevation details
- Raised panel entry door with glass accents
- Attached oversized two-car garage with sectional roll-up garage door
- Spanish profile concrete tile roof
- Rear and side yard fencing
- Concrete driveway and front walk
- Underground utilities
- Rear yard landscaping



✦ **Community Amenities**

- Metrolink provides quick transit to Los Angeles business communities
- El Cariso Golf Course, rated #1 in Sylmar
- 'Sylmar Rocks' - hang gliding capital of the world"
- Hansen Dam Recreation Center
- Horsetrails
- Parks
- Burbank Airport

