



welcome

Paloma is a fresh and convenient collection of spacious brand new homes in La Mirada in southeast Los Angeles County, just minutes from Orange County. Once home to thriving citrus and olive groves, La Mirada is a desirable family-friendly community that is flourishing in many ways. So will you in this lively new neighborhood that is bursting with potential!

Here you can live well in a brand new home that includes stylish finishes, light, bright and spacious interiors with fabulous kitchens that feature a full line of high-performance LG appliances, and a suite of smart home features. Every home includes a main level bedroom and a full bathroom that can double as a home office.

But your most favorite thing might be the one you pick from an array of personalization options at the onsite design center. This is the real beauty of brand new home. It is uniquely yours!



PALOMA

BRAND NEW LUXURY TOWNHOMES
12902 OLIANA DRIVE | LA MIRADA, CA 90638
714.500.8202 | [PALOMA39.COM](https://www.paloma39.com)

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features

good stuff

- Therma-Tru Smooth-Star 2 panel plank soft arch doors
- Dual glazed low "E" windows
- Schlage WiFi enabled keyless entry handle set in chrome (aged bronze finish at exterior)
- Long panel garage door design with LiftMaster WiFi compatible opener
- Open rail stair system at first floor with paint grade square balusters
- 2-panel square smooth interior doors with Schlage lever hardware
- 13"x13" tile & carpet throughout
- Flat baseboard with complimentary door casing

sweet life

- Solid surface quartz countertop with 6" splash with full splash at cooktop
- Easy maintenance white Thermofoil shaker cabinet door with pencil pull
- Stainless steel LG appliance package:
 - LG 30" slide-In front control gas range with ProBake Convection
 - LG 30" over-the-range microwave
 - LG top control dishwasher
- Single bowl undermount stainless steel sink with garbage disposal
- Delta chrome pullout faucet
- Under cabinet task lighting
- Recessed LED can lights

pamper and primp

- Fusion quartz countertop with 4" splash
- Fusion quartz 8' shower walls with fiberglass pan
- Clear glass ¼" shower enclosure with semi frameless bi-pass door in chrome
- Delta chrome bath fixtures and undermount sinks
- Comfort height and elongated toilet
- Water recirculation switch

forward thinking

- High efficiency tankless water heater
- Energy-saving insulation
- Multi zone gas heat pump and mini-split air conditioning with Honeywell WiFi compatible thermostats
- Water-based zero VOC paints used throughout
- Future car charging raceway conduit

nuts and bolts

- Structured media box at primary bedroom
- Electronic smoke/carbon monoxide detectors
- Combo TV/data in all bedrooms
- CAT 6 phone jacks at kitchen and primary bedroom
- Flat screen prewire at great room

intelligence included

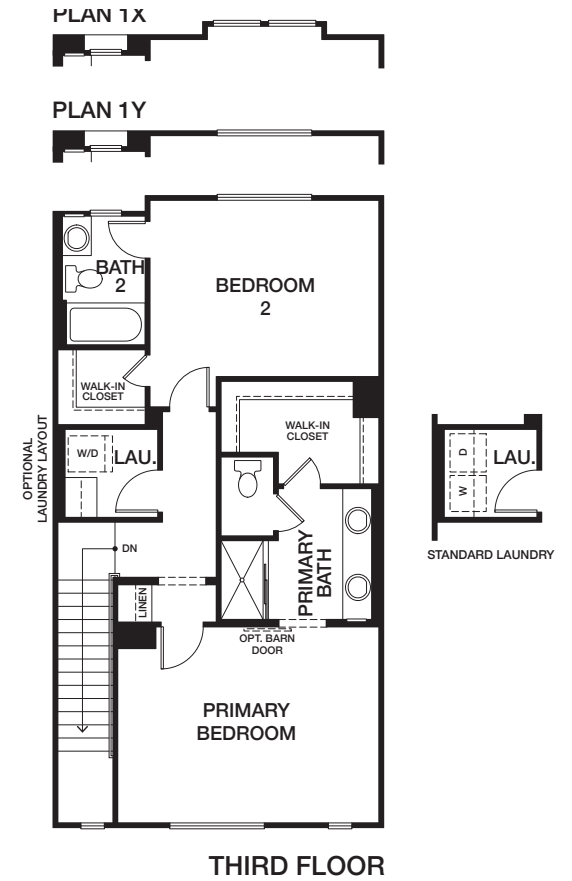
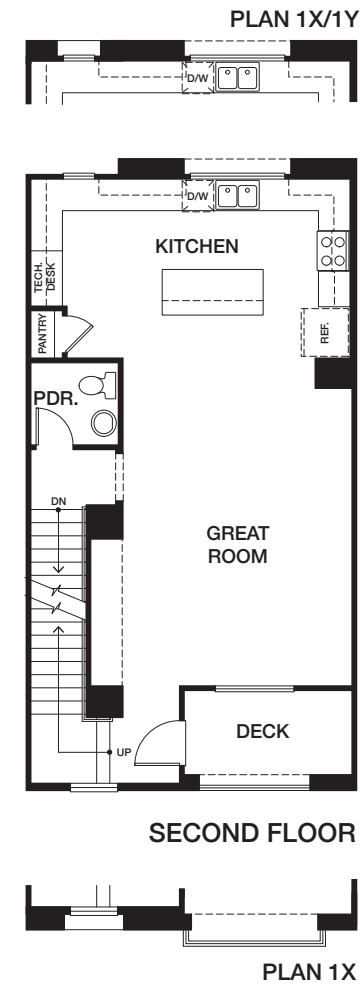
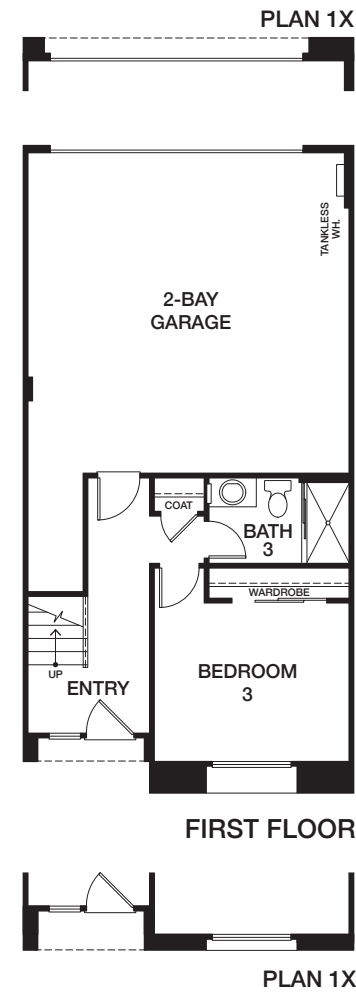
- Schlage Connect WiFi enabled keyless entry handle set
- Ring video doorbell
- Amazon Echo Dot
- Eero wireless access points
- Honeywell WiFi compatible thermostats
- WiFi compatible garage door opener
- White glove connection service

imagine the possibilities

- Flooring
- Window coverings
- Washer/dryer
- Refrigerator
- Garage floor coating
- Countertops and surrounds
- Cabinets
- Full design service

1

PLAN 1
3 BED
3.5 BATH
1,775 SQ FT



2

PLAN 2
4 BED
3.5 BATH
1,950 SQ FT

