

# SKYE22

10818 W HORTENSE ST  
TOLUCA LAKE CA 91602

SKYE22@WARMINGTON  
RESIDENTIAL.COM

SKYE22.COM

213.434.5288

# SKYE22

## PLAN 1

APPROXIMATELY  
1,921 SQ FT

ROOF DECK  
523 SQ FT

3 BEDROOMS  
3.5 BATHROOMS

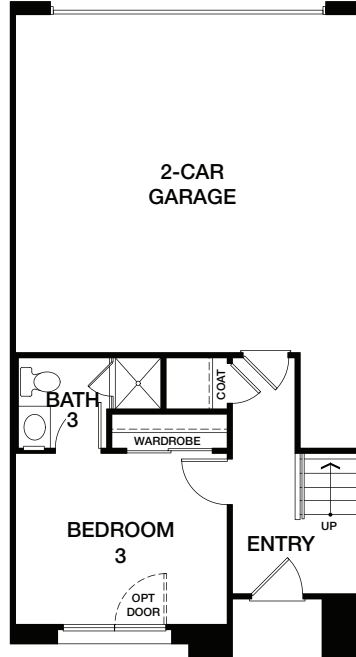
2 CAR GARAGE

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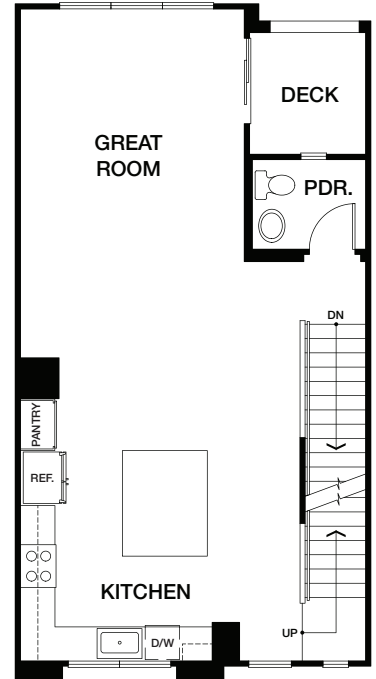
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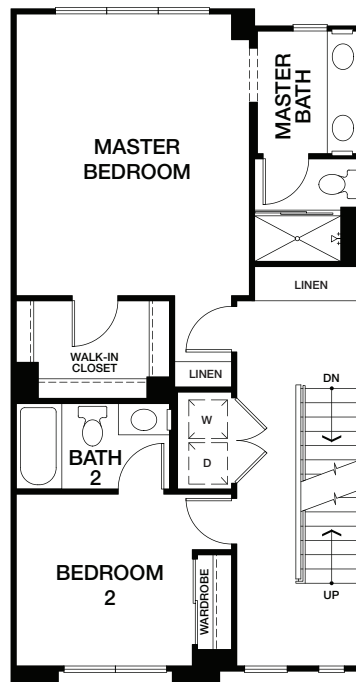
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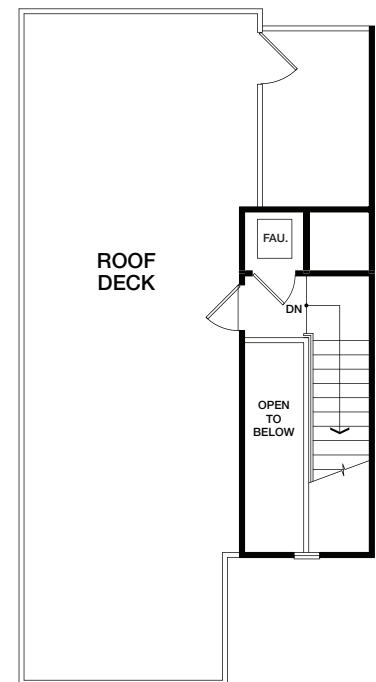
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF DECK

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# SKYE22

## PLAN 2

APPROXIMATELY  
1,974 SQ FT

ROOF DECK  
451 SQ FT

3 BEDROOMS  
3.5 BATHROOMS

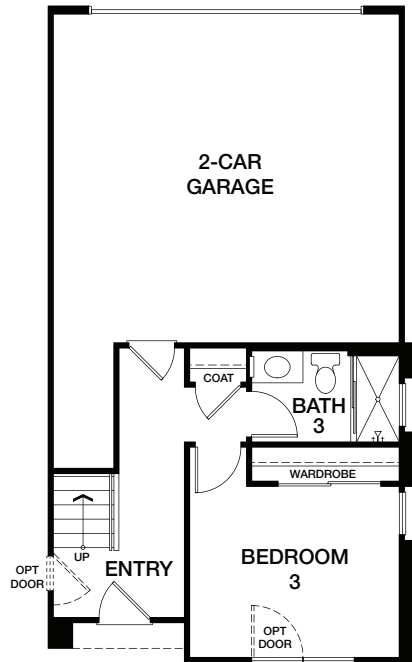
2 CAR GARAGE

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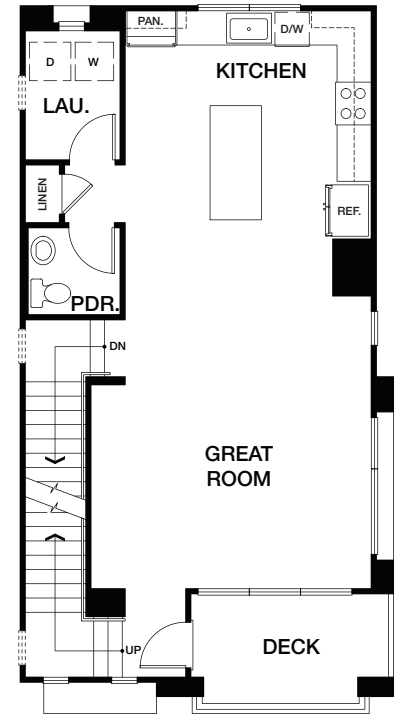
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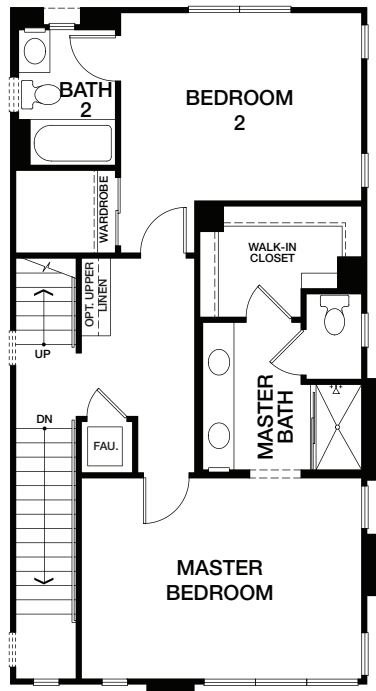
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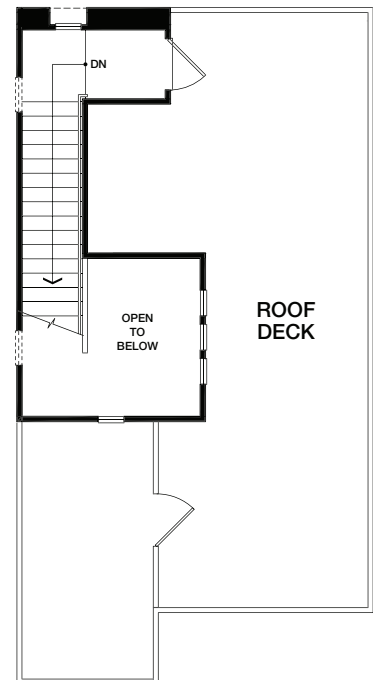
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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# SKYE22

## PLAN 2X

APPROXIMATELY  
1,983 SQ FT

ROOF DECK  
421 SQ FT

3 BEDROOMS  
3.5 BATHROOMS

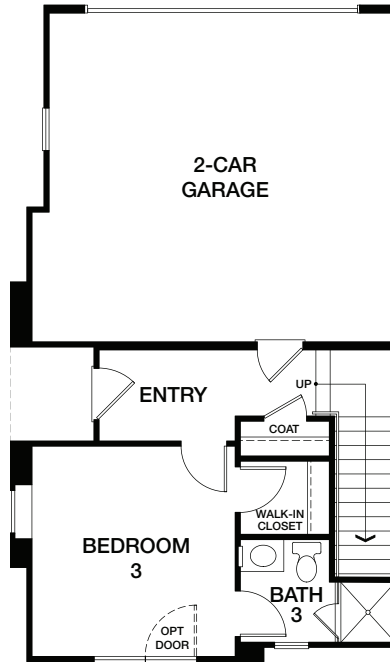
2 CAR GARAGE

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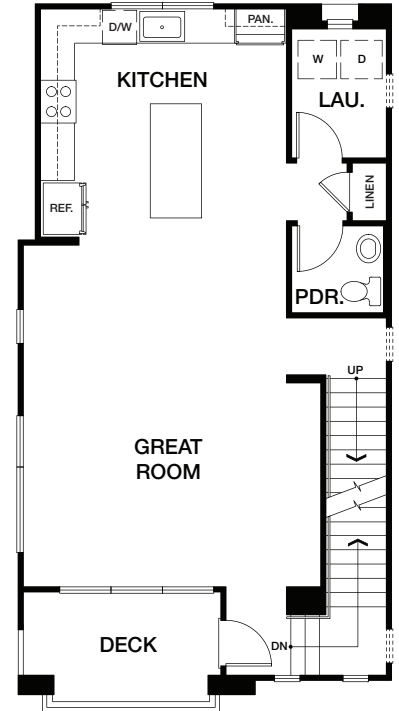
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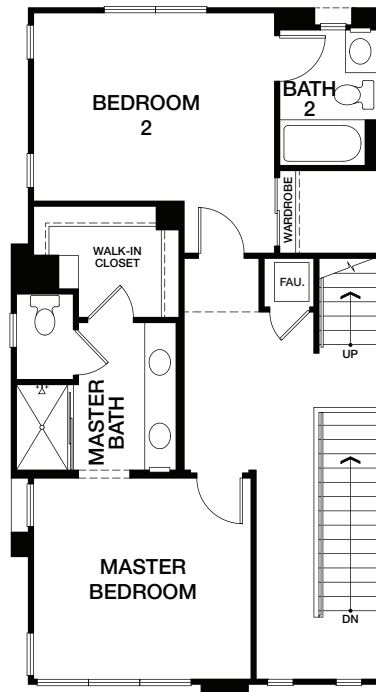
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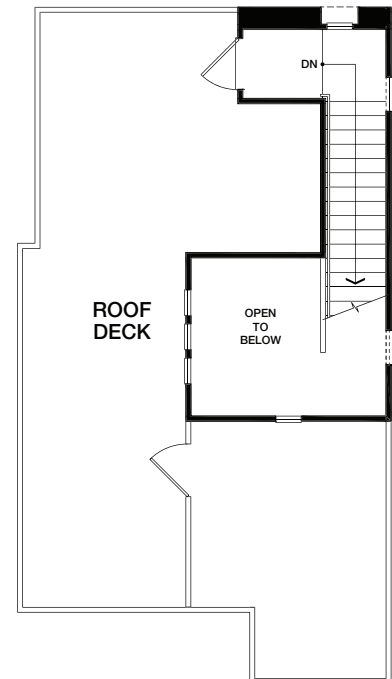
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF DECK

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## FEATURES

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### Residence

- ThermaTru fiberglass entry door with glass
- Milgard Styleline Series Low E, dual glazed windows
- Schlage Connect Wifi enabled keyless entry handle set
- Flush Panel garage doors with Liftmaster WiFi compatible opener
- Flat panel interior doors with Schlage lever hardware
- Luxury vinyl plank flooring at entry, kitchen, living, dining and powder
- Designer selected tile flooring at all baths and laundry.
- Upgraded carpet in bedrooms, stairs and hallways (per plan).
- Contemporary flat baseboard with complimentary door casing

### Kitchen

- Solid surface Quartz countertop with designer selected full tile splash
- Inline kitchen pantry cabinets
- Flat panel cabinetry – white, grey or natural wood Thermofoil
- Kitchen island for entertaining
- Stainless steel Bertazzoni appliance package:
  - Drop in gas Cooktop with 4 burners
  - Single Oven – Convection
  - Built in Microwave
  - Dishwasher
  - Freestanding refrigerator with bottom freezer
- Single bowl undermount stainless steel sink
- Under cabinet task lighting
- Recessed LED can lights with voice activated switches in key locations

### Master Bath

- Solid surface countertops
- Delta Trinsic single handle chrome bath fixtures
- Contemporary floating vanity
- Designer selected tile in shower to the ceiling
- Heavy duty clear glass; semi-frameless shower enclosure
- Comfort height and elongated toilet

### Green Features

- High efficiency tankless water heater
- Energy-saving insulation
- Wifi compatible thermostats
- Water based zero VOC paints used throughout
- Future car charging raceway conduit

### Exceptional Features

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

### Connected Home Features

- Schlage Connect WiFi enabled keyless entry handle set
- Ring Video Doorbell
- Amazon Echo for voice control capabilities
- Eero Wireless Access Points
- Wifi compatible thermostats
- Wifi compatible garage door opener
- Wifi smart light switches at select locations
- White glove connection service

### Upgrade Possibilities

- Window coverings
- Washer/dryer

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## FAQ

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### **Q: How many homes will be built at Skye 22?**

**A:** As a Skye 22 homeowner, you will be a part of a very special neighborhood consisting of a total of 16 small lot single family homes and 6 detached single family homes.

### **Q: How large are the homes?**

**A:** Our collection of homes incorporates 3 bedrooms and range in size from approximately 1,921 to 1,983 square feet.

### **Q: What is the property tax rate?**

**A:** The total property tax rate is approximately 1.25%

### **Q: What are the HOA fees?**

**A:** The maintenance of Skye 22's private streets and common areas will be covered in an assessment of approximately \$160 per month.

### **Q: What are Designer Curated Interiors?**

**A:** We've gathered all of the best elements of design into two distinctive interior color schemes that have been pre-selected per homesite. Schemes include cabinetry, countertops, fixtures and more and are inspired by the most current interior design trends and have been assembled to complement the array of included features and your own furnishings and accessories.

### **Q: I am ready to purchase, what is the next step?**

**A:** All purchasers will be required to obtain pre-qualification by our loan representative from Wells Fargo Home Mortgage, Hallie Johnson 949.689.8190. A deposit in the amount of \$30,000 is required to reserve your selected home. Next is signing the necessary documents to complete your purchase. Ask our sales representative for more information or refer to our sales procedures.

### **Q: What are the local schools?**

**A:** Toluca Lake Elementary School (Grades K – 5)  
4840 Cahuenga Blvd, North Hollywood, CA 91601  
818.761.3339

Walter Reed Middle School (Grades 6 – 8)  
4525 Irvine Ave, North Hollywood, CA 91602  
818.487.7600

East Valley Senior High School (Grades 9 – 12)  
5525 Vineland Ave, North Hollywood, CA 91601  
818.753.4400

Please contact LAUSD 213.241.1000 for current information on our award winning and high performing schools.

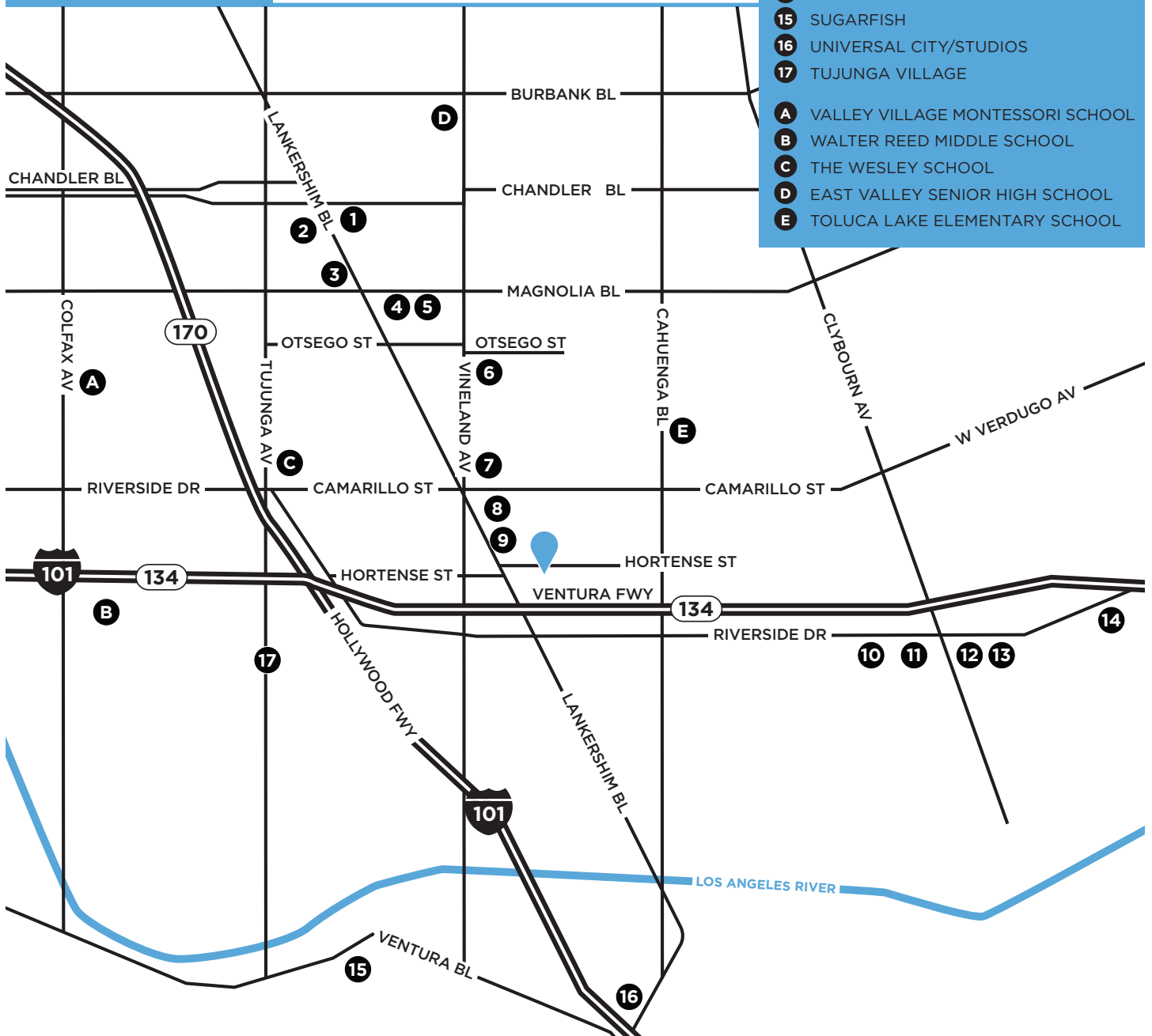
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## WHAT'S NEARBY

- 1 24 HOUR FITNESS
- 2 THE FEDERAL NOHO
- 3 PITFIRE PIZZA
- 4 REPUBLIC OF FIRE
- 5 ST ANNE'S RESTAURANT & BAR
- 6 TEAPOP
- 7 IDLE HOUR
- 8 THE HABIT BURGER GRILL
- 9 HAHA CAFE COMEDY CLUB
- 10 TRADER JOE'S
- 11 KREATION
- 12 LEMONADE
- 13 LE PAIN QUOTIDIEN
- 14 OLIVE & THYME
- 15 SUGARFISH
- 16 UNIVERSAL CITY/STUDIOS
- 17 TUJUNGA VILLAGE

- A VALLEY VILLAGE MONTESSORI SCHOOL
- B WALTER REED MIDDLE SCHOOL
- C THE WESLEY SCHOOL
- D EAST VALLEY SENIOR HIGH SCHOOL
- E TOLUCA LAKE ELEMENTARY SCHOOL



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