



# Orsi Road Oakdale, California



**COWBOY CAPITAL OF THE WORLD**

**RODEO**

**APRIL  
11-12**

[www.oakdaleroдео.com](http://www.oakdaleroдео.com)

# MIRAMONT NEW HOMES

## Exterior

- Large pool sized lots with extra parking
- Extra tall garage doors with automatic openers
- Professionally designed front yard landscaping with automatic sprinkler system
- Good neighbor redwood fence with latch gate
- Boral fire resistant concrete tile roofs
- Front garage coach lights
- Therma-Tru 8' paneled entry door and brushed nickel rubbed door hardware
- Gas BBQ prep

## Interiors

- Ceramic tile entry floors
- Classic millwork with upgraded 5 1/4" baseboards throughout
- Raised panel interior doors with brushed nickel door levers
- Custom coffered ceiling in great room and master
- Generous 8' tall windows and extra wide patio door providing ample natural light
- Prewired ceiling fan in great room
- Raised fireplaces, (per plan)

## Gourmet Kitchen

- Custom paneled beech cabinetry with concealed european hinges
- Upgraded granite slab counters
- Stainless steel under mount sink with gourmet pull-down faucet.
- Ceramic tile kitchen flooring
- Large kitchen islands
- Oversized walk-in Pantry, (per plan)
- Whirlpool stainless steel appliances
  - 36" Gas cooktop, (per plan)
  - Built in oven and microwave, (per plan)
  - Multi-cycle dishwasher

## Private Master Suites

- Large master bedroom with custom coffered ceiling
- Prewired ceiling fan in master bedroom
- Generous walk in closets
- Custom paneled beech cabinetry with marble counters
- Wide spread chrome faucets with "his and her" sinks
- Large oval roman tub and separate shower with marble surrounds
- Clear glass shower enclosures
- Ceramic tile flooring in bath
- Designer bath light fixtures

## Secondary Bedrooms & Baths

- Generous secondary bedrooms and closets
- Prewired TV outlets in all bedrooms
- Custom paneled beech cabinetry with marble counters
- Separate double vanity and shower rooms for large family use
- Ceramic tile flooring in bath rooms
- Designer bath light fixtures
- Generous linen storage

## Smart Features

- Exceeding Title 24 Energy Requirements
- Photovoltaic solar prepped
- R-38 ceiling insulation and R-15 wall insulation
- Fire suppression system
- Alarm system prewire
- Low VOC paint
- Energy star appliances
- Tankless water heaters
- Water efficient plumbing fixtures
- Sealed tight duct system
- 14 SEER air conditioner
- Low-E3 dual paned vinyl windows
- Radiant barrier roof sheathing
- Whole house fan
- RG6 and Cat5 voice and data
- Electronic smoke and carbon monoxide detectors
- Weather sensing irrigation timer
- Third party energy rating inspector
- LED recessed light fixtures
- Occupancy sensor wired baths

**Miramont Homes Inc.** Prices, terms, promotions, features, options, amenities, floor plans, elevations, designs, materials, square footages, and descriptions are subject to change without notice.

## Orsi Rd Oakdale Ca. 4.10.2015

322 Orsi Rd - 2,128 - 4 bed - \$339,500

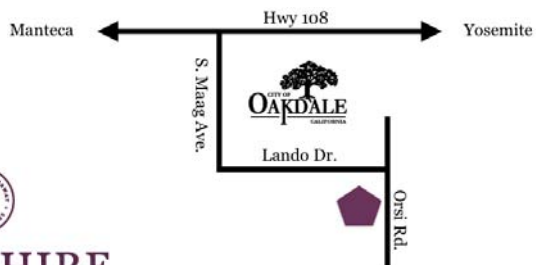
326 Orsi Rd - **SOLD**

330 Orsi Rd - 2,353 - 4 bed - \$374,500

## Represented by Jan Dyer BHHS

(209) 988-9075

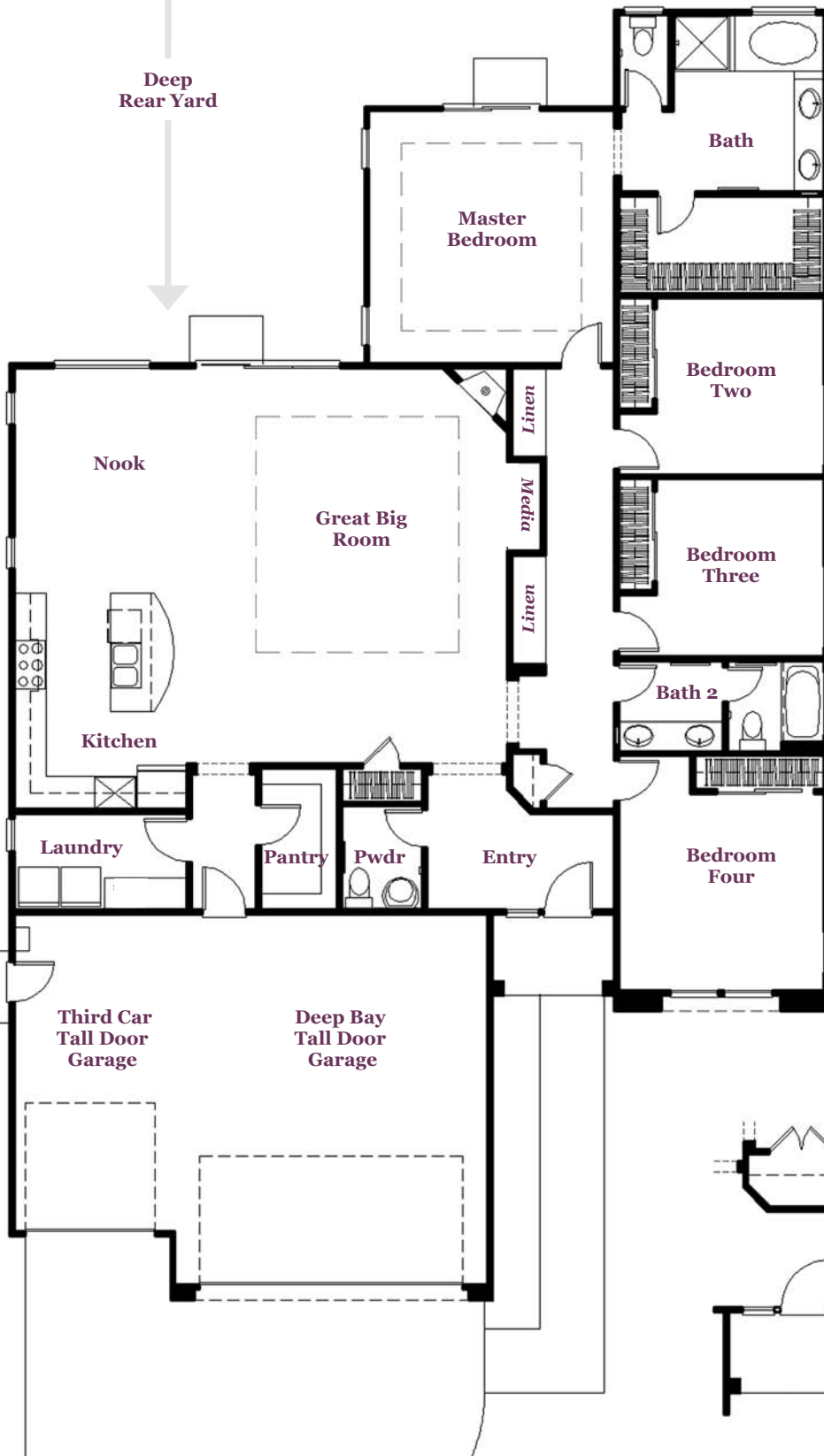
[jan@pcr1.com](mailto:jan@pcr1.com)



**BERKSHIRE  
HATHAWAY**  
HomeServices  
California Realty

↑  
Deep  
Rear Yard  
↓

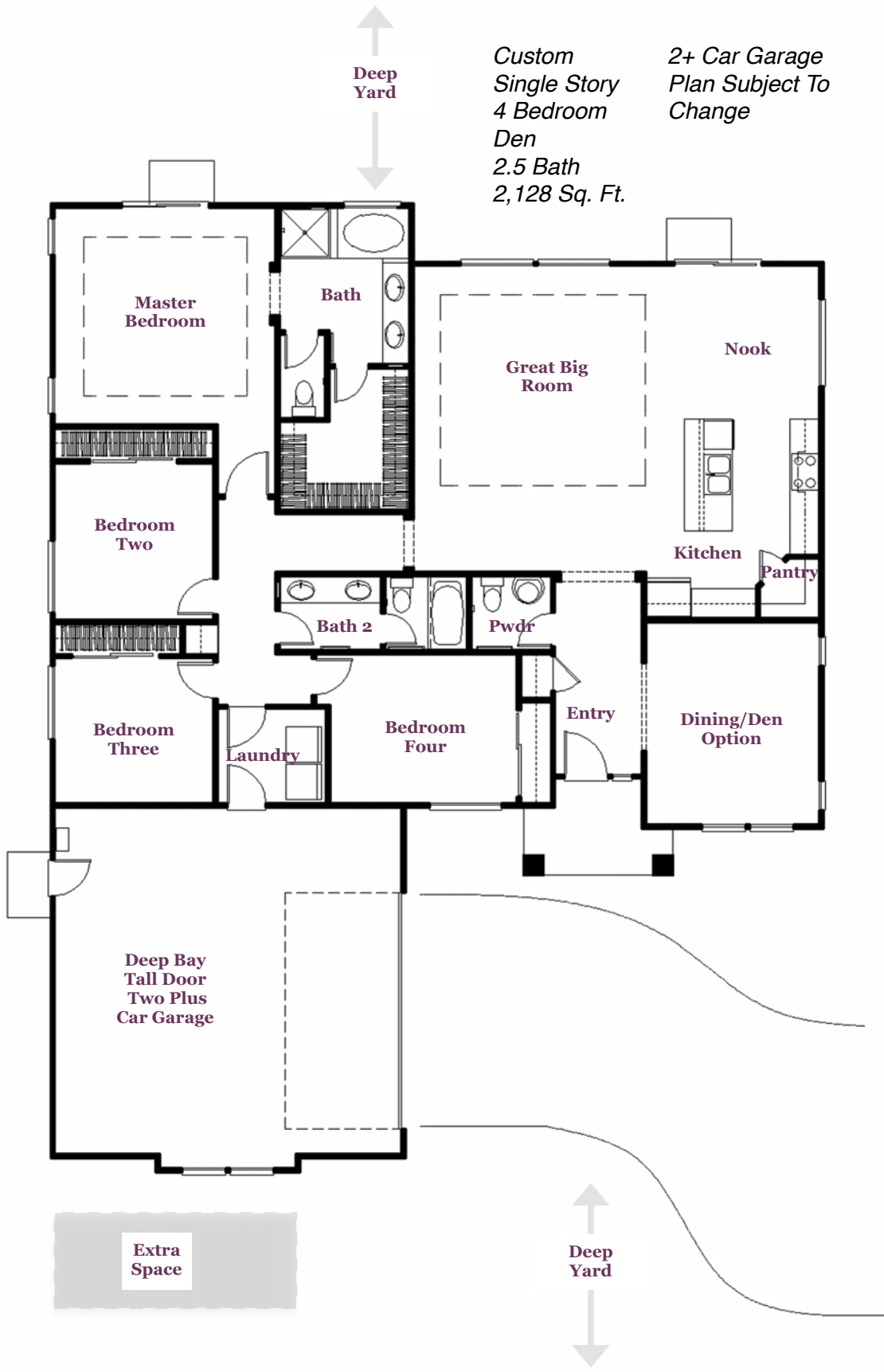
*Custom  
Single Story  
4 Bedroom  
2.5 Bath  
2,353 Sq. Ft.  
3 - Car Garage  
Fireplace  
Plan Subject To  
Change*



330 Orsi Rd. Oakdale  
**Miramont Homes**  
(209) 533-9933

Custom  
Single Story  
4 Bedroom  
Den  
2.5 Bath  
2,128 Sq. Ft.

2+ Car Garage  
Plan Subject To  
Change



322 Orsi Rd. Oakdale  
**Miramont Homes**  
(209) 533-9933



