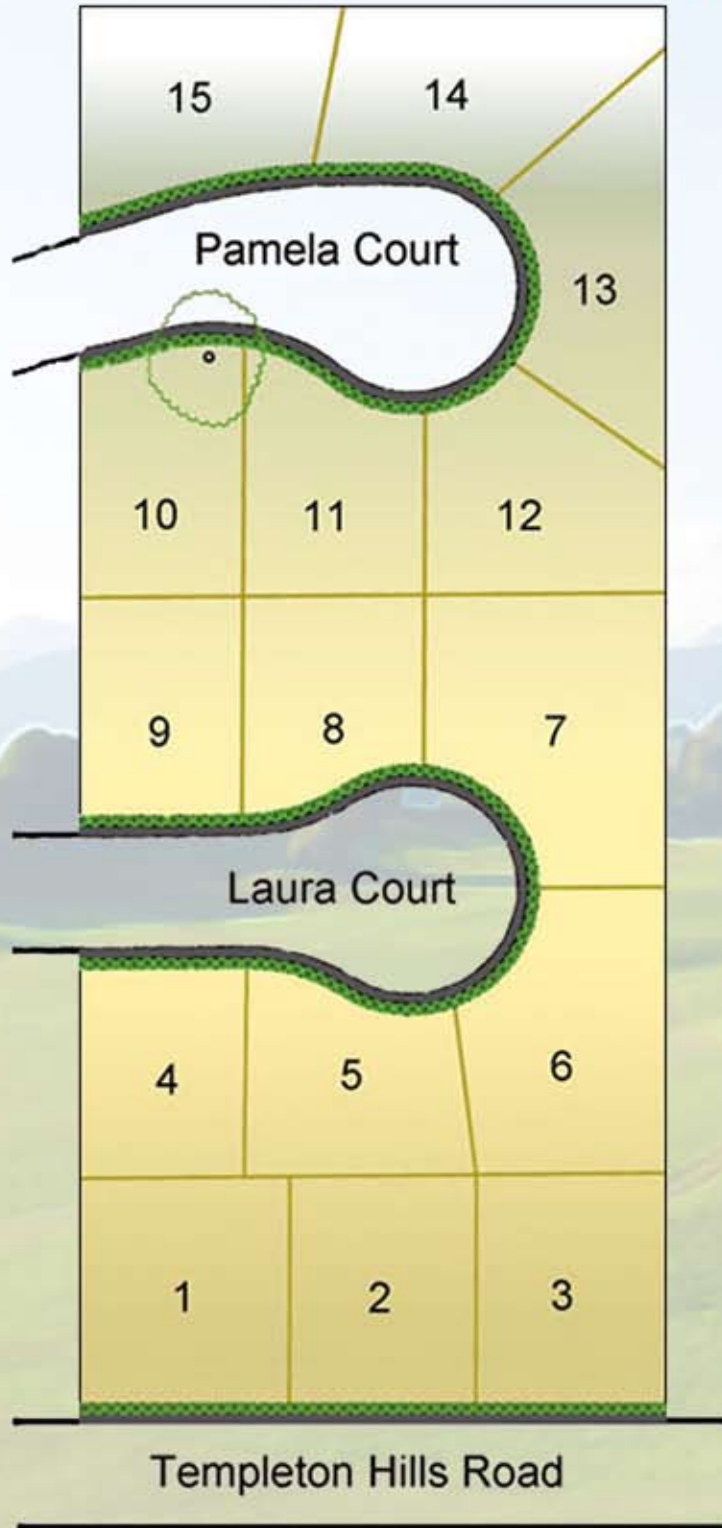


# *Templeton Hills*



by Midland  
Pacific  
Homes

# Templeton Hills



## *Templeton Hills*

Nestled in the middle of the Central Coast's wine region, Templeton Hills provides the ultimate in privacy and relaxation. These homes are found on two cul-de-sacs providing safe and quiet streets for you and your family to enjoy. Adding to Templeton Hill's allure, the homes fall within the prestigious Templeton Unified School District making this neighborhood the perfect place for your family to learn and grow. With breathtaking views of the hills surrounding Templeton these homes provide a unique and rare living opportunity among the premiere towns running along the Central Coast. Templeton Hills is the perfect community to create lasting memories.

## **Midland Pacific Homes**

Midland Pacific Homes was founded in 1976 and has spent over 30 years building a reputation as the premiere homebuilder of the Central Coast. Each home is equipped with energy efficient appliances and a new home warranty to ensure that your home is everything it should be, and more. Having built over 1,000 homes Midland Pacific utilizes quality, care, and experience to transform every house we build into a home. Contact our sales representative to find out how you can be part of this Midland Pacific community.

# The Islay

1,444 square feet



The smallest of the plans, this rich, yet efficient home provides luxurious amenities from elegantly tiled floors to impressive granite countertops. Little upkeep is required to make this home truly shine so you can relax in the serenity that is Templeton Hills.



**Bedroom 3 Alternate**



**Master Bedroom Alternate**

# *The Islay*

1,444 square feet



- 3 Bedroom
- 2 1/2 bath
- 2 car garage
- Formal living room and dining room

# The Cabrillo

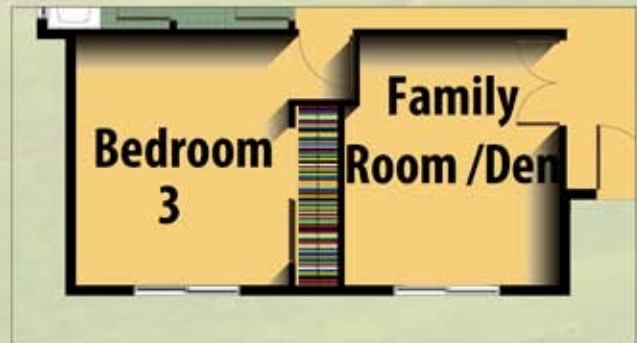
1,698 square feet



This home features an open floor plan ideal for entertaining. From the roomy living area to the spacious owner's suite, this stunning floor plan is ideally suited for the Central Coast lifestyle.



**Master Bedroom Alternate**



**Bedroom 4 Alternate**

# *The Cabrillo*

1,698 square feet



- 4 Bedroom
- 2 1/2 bath
- 2 car garage
- Formal living room and dining room

# *The Romauldo*

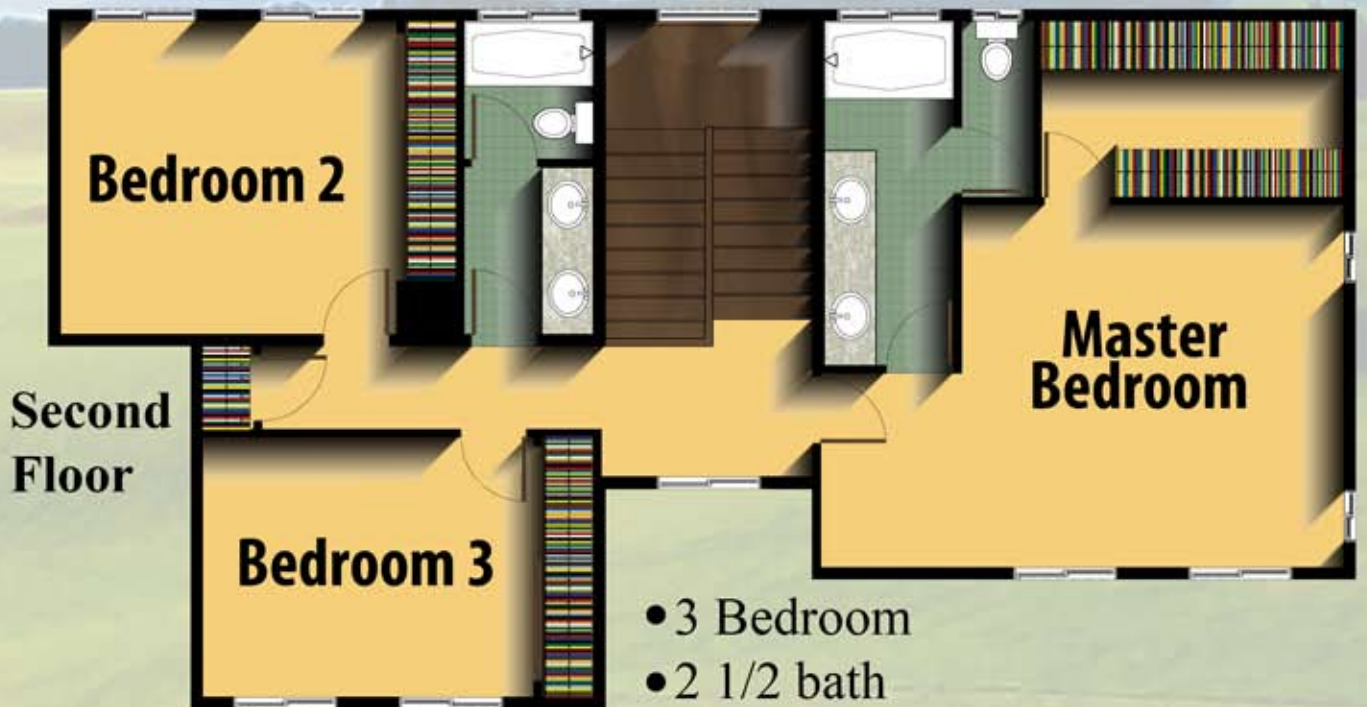
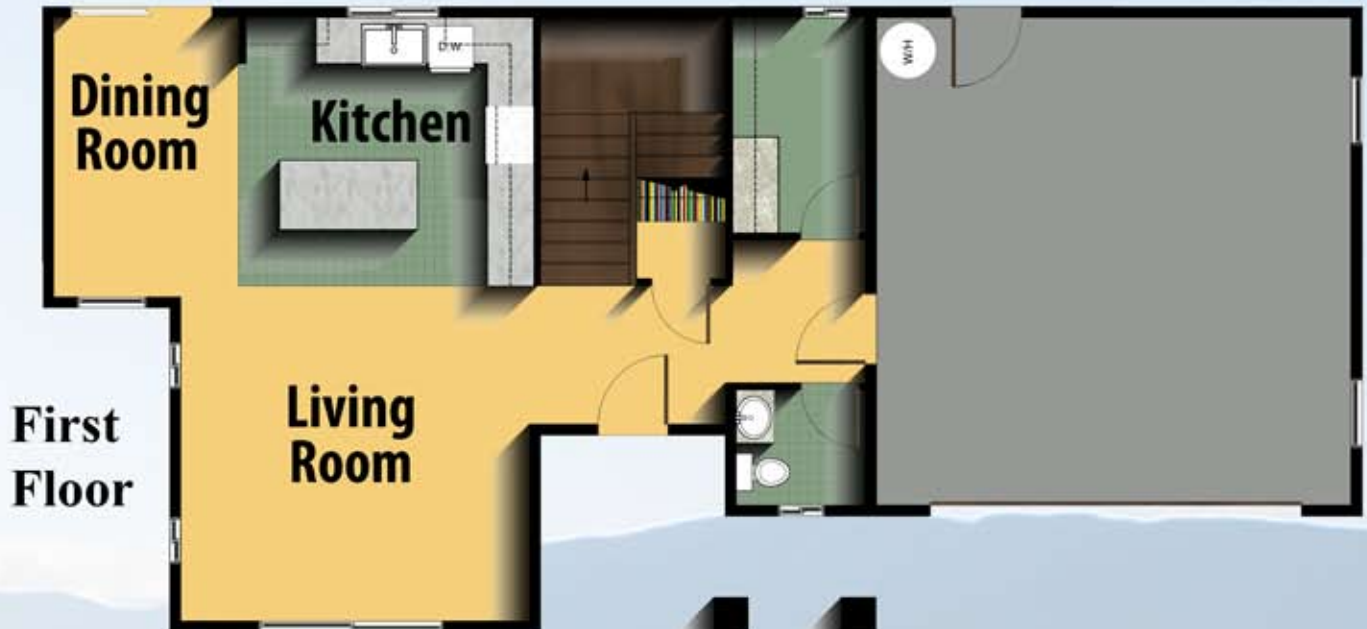
1,805 square feet



This two story home creates a perfect separation from the versatile living areas and the peaceful bedrooms. Enjoy relaxing in the subdued comfort of a bedroom while activities progress in the common areas. This home provides a retreat from an active lifestyle while still encouraging the enjoyment and creation of family memories.

# *The Romauldo*

1,805 square feet



- 3 Bedroom
- 2 1/2 bath
- 2 car garage
- Formal living room and dining room

# *The Hollister v. 1*

1,837 square feet



This home is designed with your growing family in mind. The flexible floor plan allows you to have four bedrooms or to create an office, den, or media room. You'll find this home perfect for family living, entertainment, and enjoyment.



**Bedroom 4 Alternate**

# *The Hollister v. 1*

1,837 square feet



- 4 Bedroom
- 2 1/2 bath
- 2 car garage
- Formal living room and dining room

# *The Hollister v. 2*

1,774 square feet



A variation of The Hollister model, this home is cozy yet retains the appeal of an open floor plan and an inviting space. You'll find this charming and friendly home to be the perfect setting for you and your family to enjoy everything the Central Coast has to offer.



**Bedroom 4 Alternate**

# *The Hollister v. 2*

1,774 square feet



- 4 Bedroom
- 2 1/2 bath
- 2 car garage
- Formal living room and dining room

# The Bishop

2,026 square feet



The largest of the floor plans, this model is designed for those looking for plenty of space. There is ample area in this two story home for entertaining yet the master suite is close by for a retreat into privacy. Make this home a place to enjoy for years to come.



**Wetbar Alternate**



**Master Bedroom Alternate**



**Bedroom 4 Alternate**

# The Bishop

2,026 square feet

- 4 Bedroom
- 2 1/2 bath
- 2 car garage
- Large formal living room

**First  
Floor**

**Bedroom 2**

**Bedroom 3**

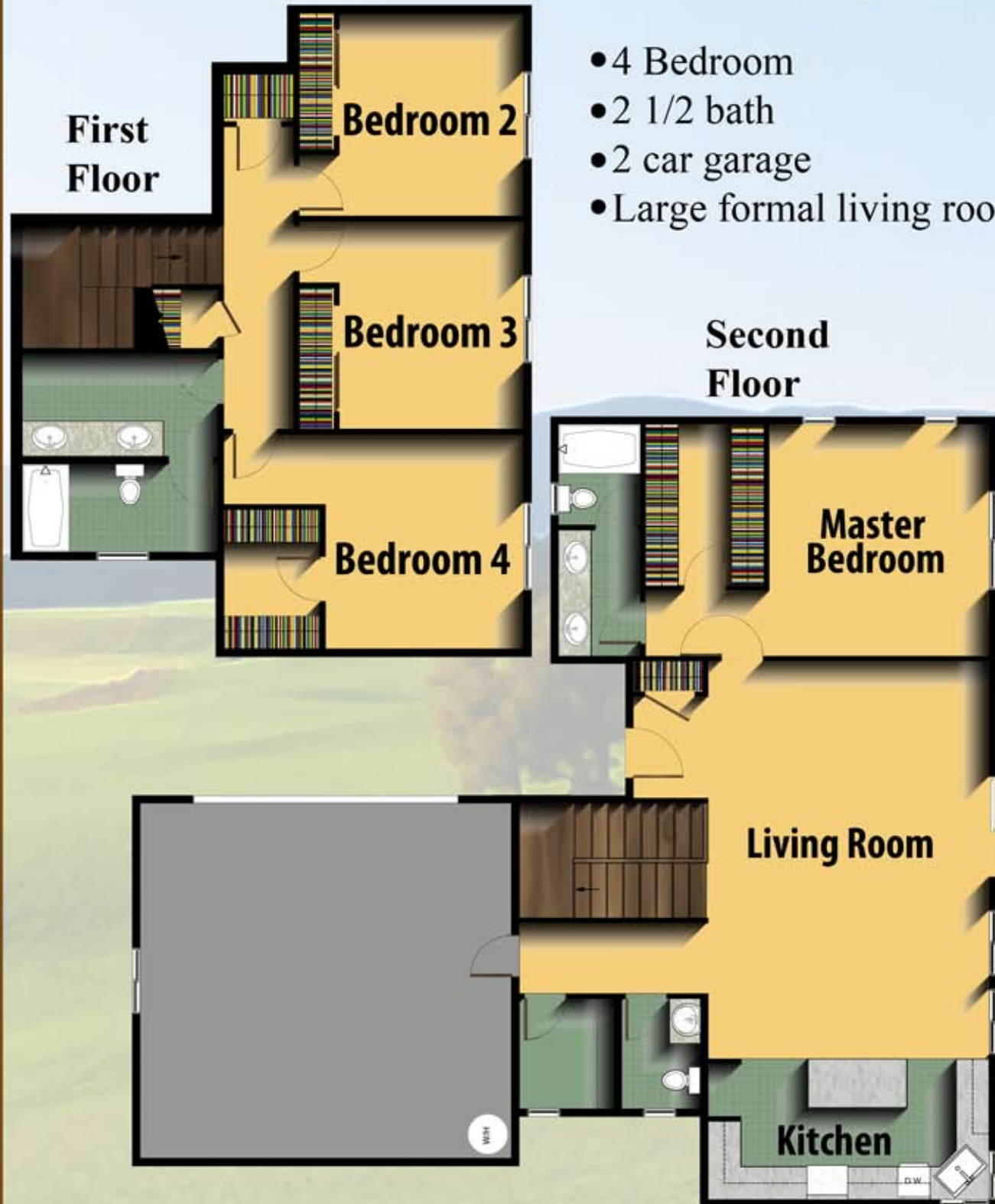
**Bedroom 4**

**Second  
Floor**

**Master  
Bedroom**

**Living Room**

**Kitchen**



# Standard Features

## Exterior

- Hand-troweled Stucco Finish
- 2-Car Garage
- Carriage Style Garage Doors with Openers
- Finished Garage Interiors
- 8-Foot Front Doors with Brushed Nickel Hardware
- Concrete Flat Tile Roofs
- Irrigation System and Timer
- Landscaped Front Yards
- Seamless Aluminum Rain gutters

## Energy Efficiency

- Dual Pane Energy Efficient Windows
- Energy Efficient Central Air Conditioning
- Fully Insulated Exterior Walls and Ceilings
- Energy Efficient Fluorescent Lighting and Dimmer Switches
- Low-Flow Toilets

## Elegant Living Areas

- Elegant Owner Suites and Adjoining Baths
- Interior Laundry Areas with Both Gas and Electric for Dryers
- Rounded Interior Corners
- Plush Carpeting
- Hand Set Tile Flooring in Entry, Kitchen, and Baths
- Granite Counters in Bath
- 6' 8"-Interior Doors with Brushed Nickel Hardware
- 3 1/4" Baseboards

## Gourmet Kitchen

- Granite Counters in Kitchen
- Shaker Style Birch Wood Cabinets
- Designer Pull-out Faucets
- Under-cabinet Lighting
- Whirlpool Stainless Steel Appliances