



The Townes



NOSTALGIA MEETS INNOVATION

THE TOWNES

THREESIXTY AT SOUTHBAY

Classic
Modern
Design

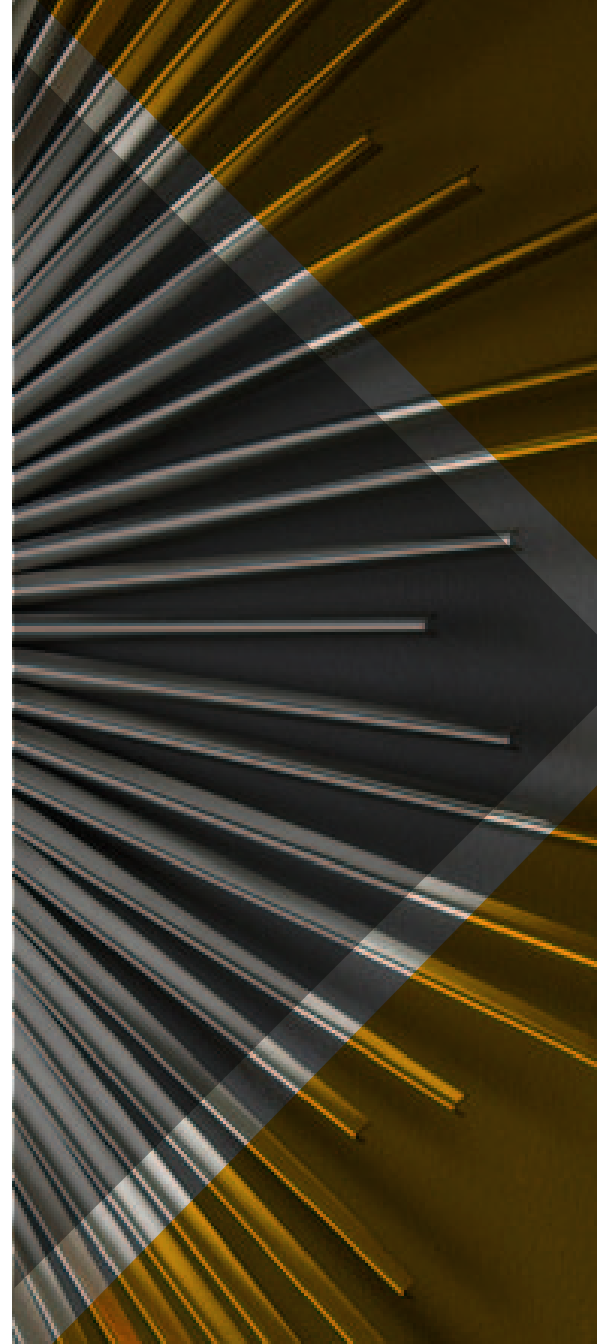
Inspired by the timeless beauty of classic modern architecture and an homage to iconic Los Angeles neighborhoods, The Townes presents a groundbreaking collection of townhomes that is the first of its kind in the nation.

Roomy, attached floorplans embrace light, form and function. Naturally bright interiors offer smart living spaces and the inclusion of large decks is an ever-present invitation to enjoy coastal breezes.

Style and
Function

SOUTH BAY
LIVING

Blending nostalgia, modern design and a love of the South Bay, The Townes is innovation at its finest. A place where local history and your future will come full circle in a vibrant gated community at ThreeSixty.

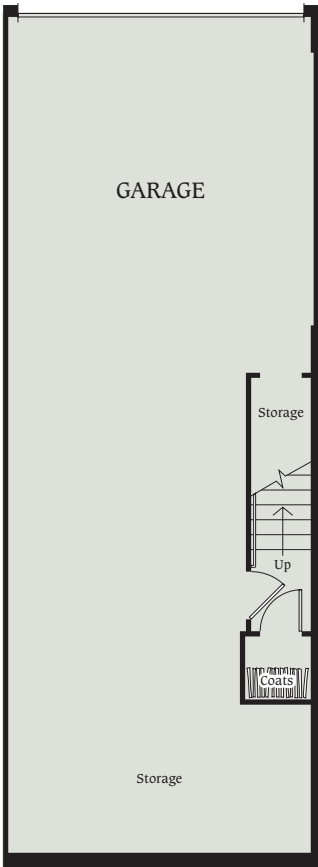




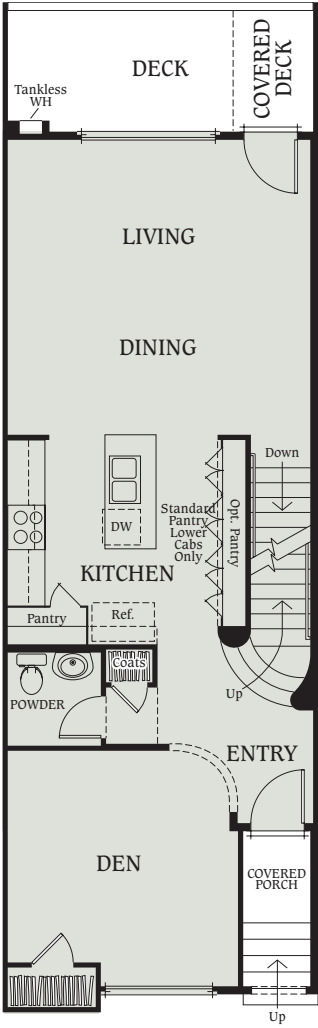
THE TOWNES

ONE

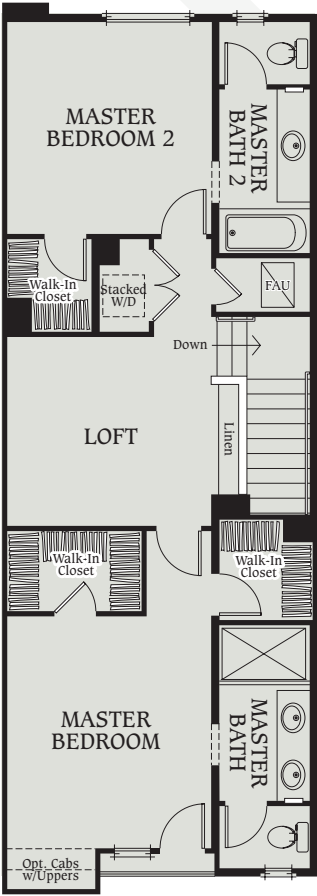
Approx. 1,579 to 1,630 square feet
 2 bedrooms
 2.5 bathrooms
 den
 loft
 2-car bypass garage



FIRST FLOOR



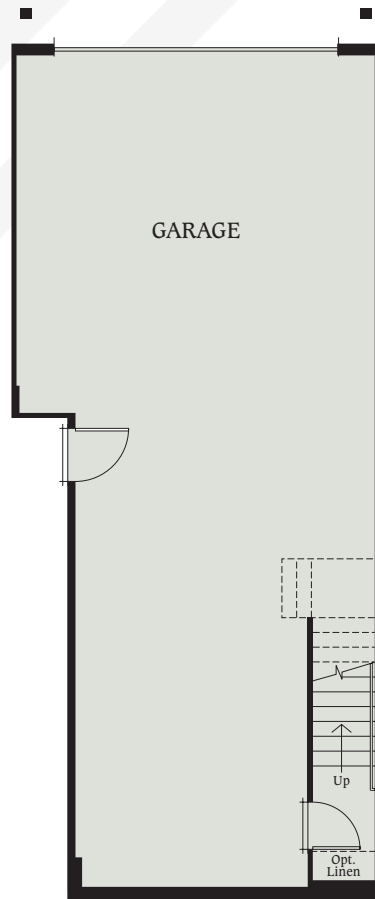
SECOND FLOOR



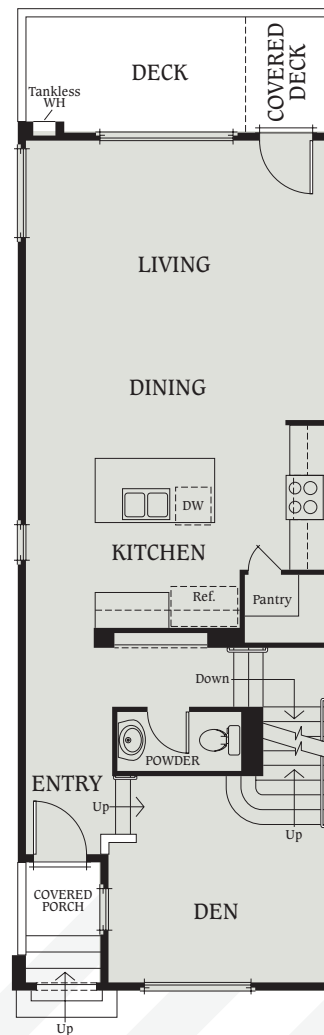
THIRD FLOOR

Floorplan 1 varies per building type. See Sales Counselor for details.

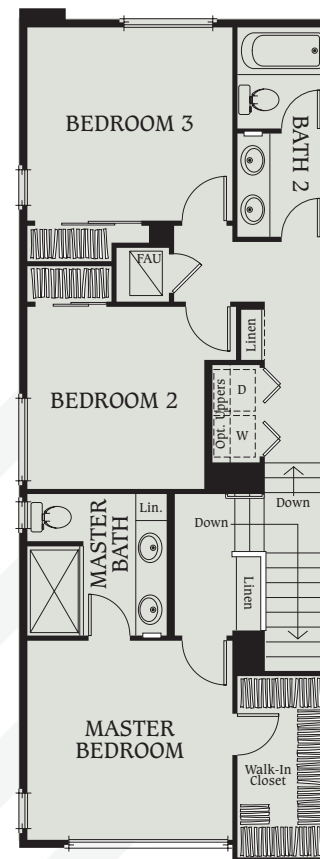
(Residence 1AR as modeled)



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

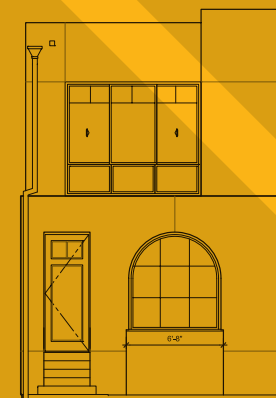
Floorplan 2 varies per building type. See Sales Counselor for details.

(Residence 2AR as modeled)



THE TOWNES TWO

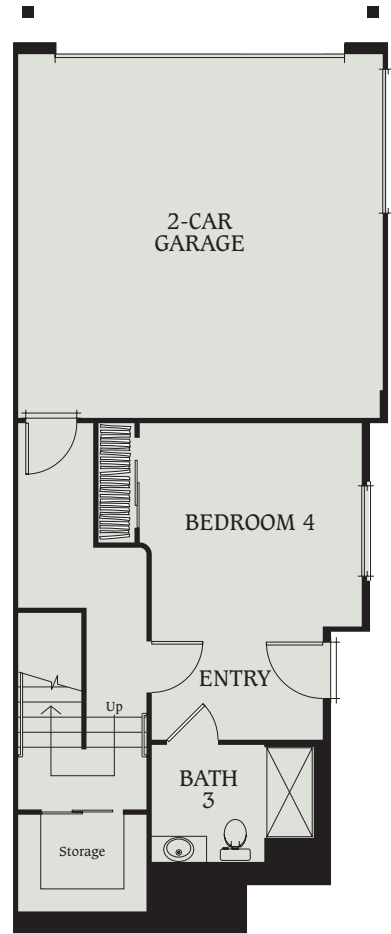
Approx. 1,608 to 1,629 square feet
3 bedrooms
2.5 bathrooms
den
2-car bypass garage



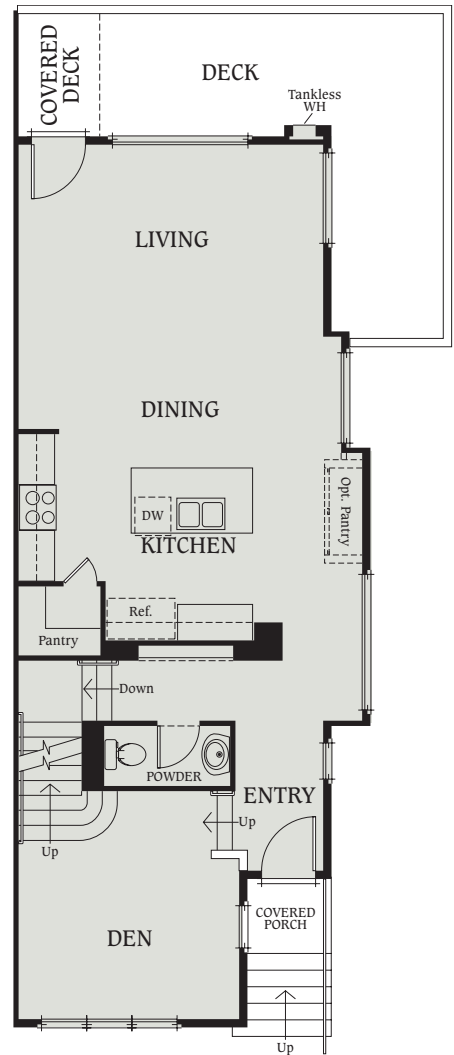


THE TOWNES TWO X

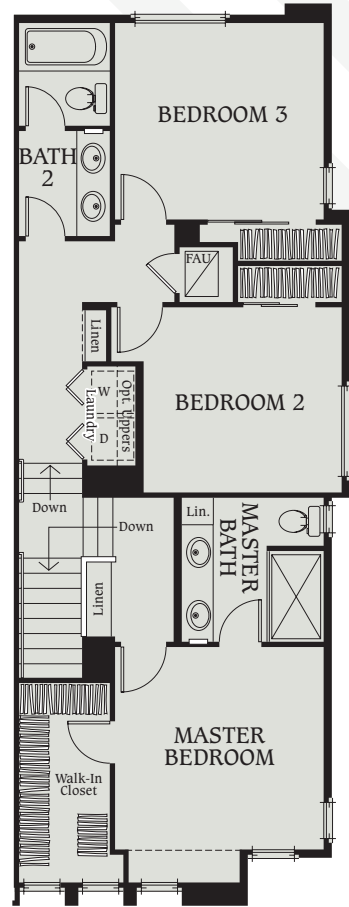
Approx. 2,072 to 2,101 square feet
4 bedrooms
3.5 bathrooms
den
2-car garage



FIRST FLOOR



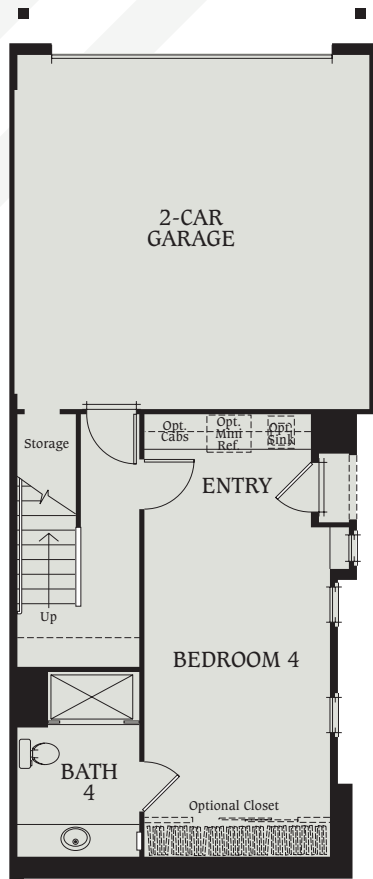
SECOND FLOOR



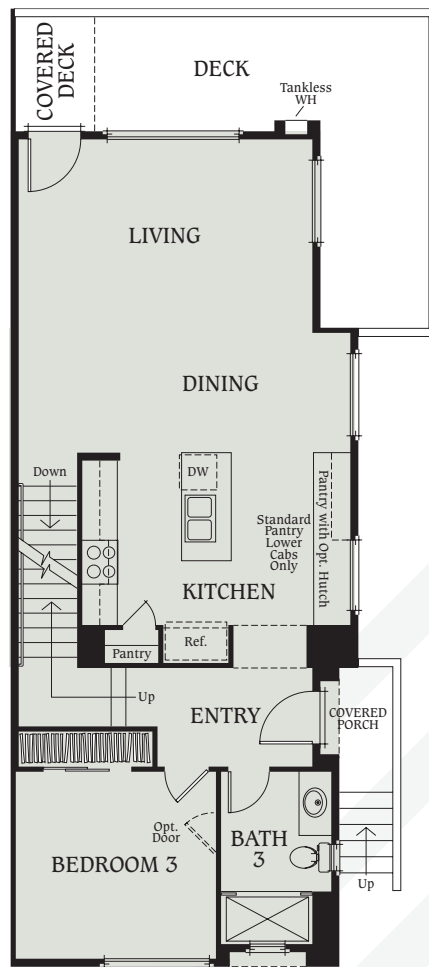
THIRD FLOOR

Floorplan 2X varies per building type. See Sales Counselor for details.

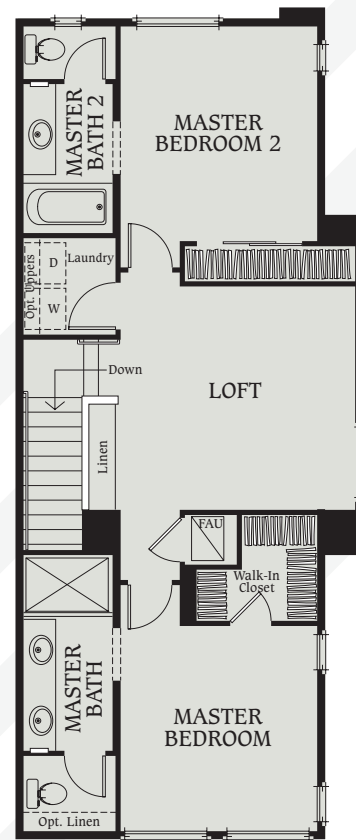
(not modeled)



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

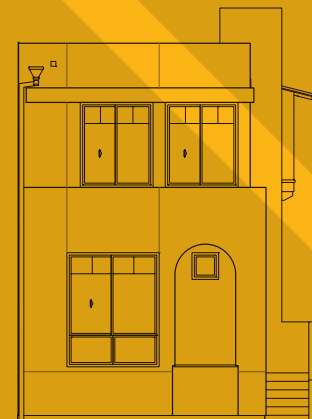
Floorplan 3X varies per building type. See Sales Counselor for details.

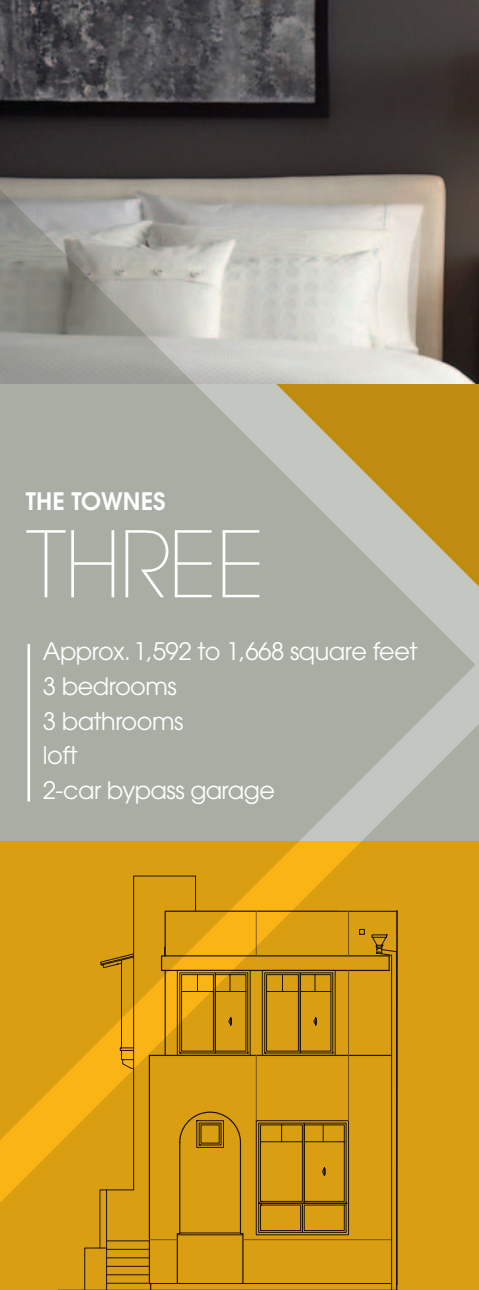
(Residence 3AXR as modeled)



THE TOWNES THREE X

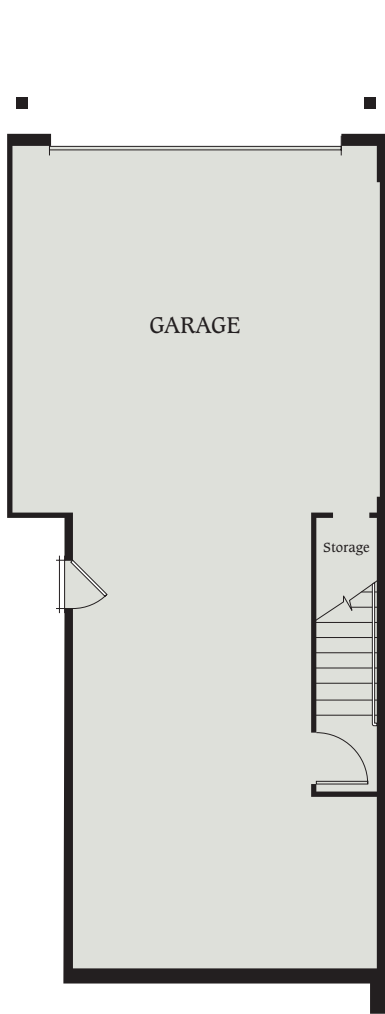
Approx. 1,930 to 2,106 square feet
4 bedrooms
4 bathrooms
loft
2-car garage



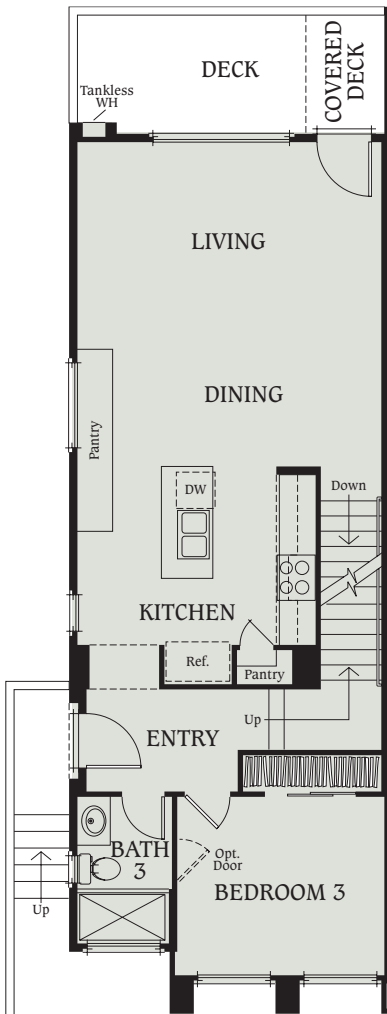


THE TOWNES
THREE

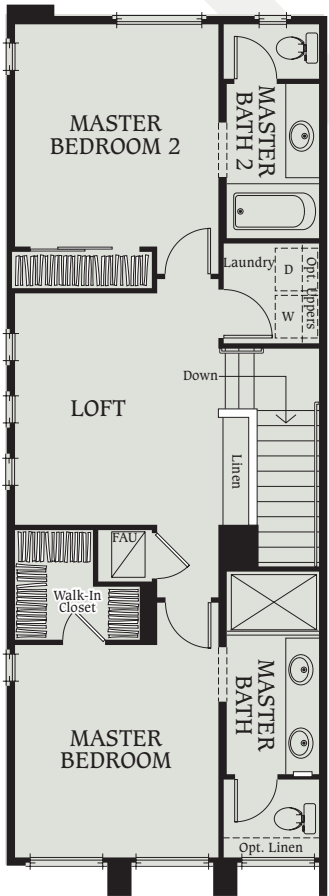
Approx. 1,592 to 1,668 square feet
3 bedrooms
3 bathrooms
loft
2-car bypass garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Floorplan 3 varies per building type. See Sales Counselor for details.

(not modeled)

The Townes Design Appointments

THE GROUNDS & EXTERIORS

- Two-car and two-car bypass garages with direct access into the home (per residence)
- Reduced maintenance 8' fiberglass entry doors
- Concrete driveways and walkways
- Common area landscaping
- Architect-selected colors and accents
- Nexia™ touchscreen deadbolt exterior hardware
- Sectional roll-up insulated metal garage doors with automatic openers
- Energy-efficient weather stripping on all exterior doors
- Energy-efficient insulation in all exterior walls and ceilings
- Energy-efficient exterior fluorescent light fixtures
- Energy-saving, Low-E vinyl windows
- Interior fire sprinkler system
- Tankless water heater

OPULENT MASTER SUITES

- Dual sink pullman and handsome European-style cabinetry and cultured marble countertops (select residences)
- Shower enclosures
- Long-lasting undermount china sinks in bathrooms
- Delta® chrome finish plumbing fixtures throughout

SPACIOUS INTERIORS

- Beautiful ceramic tile entries
- Raised panel interior doors
- Plush wall-to-wall carpeting throughout the major living areas
- Central air conditioning
- Digital thermostat for heating and air conditioning
- Pre-wired outlets for telephone & cable television (select locations)
- Multimedia network outlets at living rooms
- Recessed lighting in dining rooms and kitchens
- Paint grade continuous rail stair system

- Combination carbon monoxide/smoke detectors (one per floor)

- ENERGY STAR® bath fans with humidity sensing switch

INNOVATIVE GOURMET KITCHENS

- Stainless steel Maytag® appliances, including self-clean range and dishwasher
- Pantries with shelves (varies per residence)
- Stainless steel double sink with single-handle pull-out faucet
- Ice maker water line
- Recessed valves for ice maker and laundry connections
- White thermofoil recessed panel European-style cabinetry with satin nickel knobs
- Granite slab countertop with 6" backsplash and full height above cooktop
- In-Sink-Erator® garbage disposal (1/2 horsepower)
- Generous kitchen island

OPTIONAL REFINEMENTS

- Universal design features (see sales counselors for details)
- Upgraded floor coverings
- Window treatments
- Mirrored wardrobe doors
- Security systems
- Washer, dryer and refrigerator
- Tub enclosure in secondary baths
- Upgraded interior paint packages
- Crown molding packages (per residence)
- Upgraded countertops throughout
- Upgraded appliance packages
- Upgraded cabinet finishes
- Optional cabinet built-ins

 = Eco-friendly and/or energy-efficient features included in your home





IVY AT WOODBURY EAST – IRVINE



MIRABELLA AT COLUMBUS SQUARE – TUSTIN



THREE SIXTY AT SOUTH BAY – HAWTHORNE

TRUST YOUR FUTURE TO A HOMEBUILDER WHO'S WORTH KNOWING.

You know you're in the right place in our neighborhood. We put a priority on creating growing room in exceptional surroundings. The best locations are our choice for creating handsome homes that are value-added all the way – enhanced by convenience, embraced by warmth, and engaged in the life you've aspired to. Whether you're on the threshold of ownership or ready for a much-needed change of scenery, you can realize your dream of living in a great location with William Lyon Homes.

Another way we add value is to make our homes smarter than ever. Our research into the ways people really live is expressed in designs with a new spirit of openness and hospitality. You'll entertain, relax, cook, rest and connect in new ways because floorplans meet and exceed your list of priorities. Our focus on solutions has produced the perfect balance of location, lifestyle, pricing and value so we can continue to build on our over 55 years of homebuilding history.

AN ENDURING LEGACY OF EXCEPTIONAL QUALITY, INTEGRITY AND CUSTOMER SERVICE.



THE BRANCHES IN WOODBRIDGE – IRVINE



AUGUSTA AT COLUMBUS SQUARE – TUSTIN

There's no room for second-guessing the biggest investment most people ever make. We work to build your confidence as solidly and surely as we work to build you a beautiful home. The American Dream of home ownership is alive and flourishing in our neighborhoods. With over 100,000 new homes built, our company continually leads the industry wherever we build. We believe that the harder we work, the happier you can afford to be. We're proud to welcome you home to The Townes ThreeSixty at South Bay.



William Lyon Homes
Experience the pride.
www.lyonhomes.com



WILLOW BEND IN UNIVERSITY PARK – IRVINE



BLOSSOM GROVE AT THE FOOTHILLS – CARLSBAD



MIRASOL AT LA COSTA GREENS – CARLSBAD



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The Townes Threesixty at South Bay

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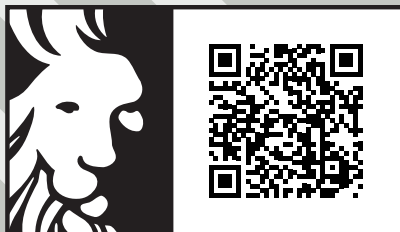
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 in your app store.

threesixty[®]
 AT SOUTH BAY



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 www.lyonhomes.com



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