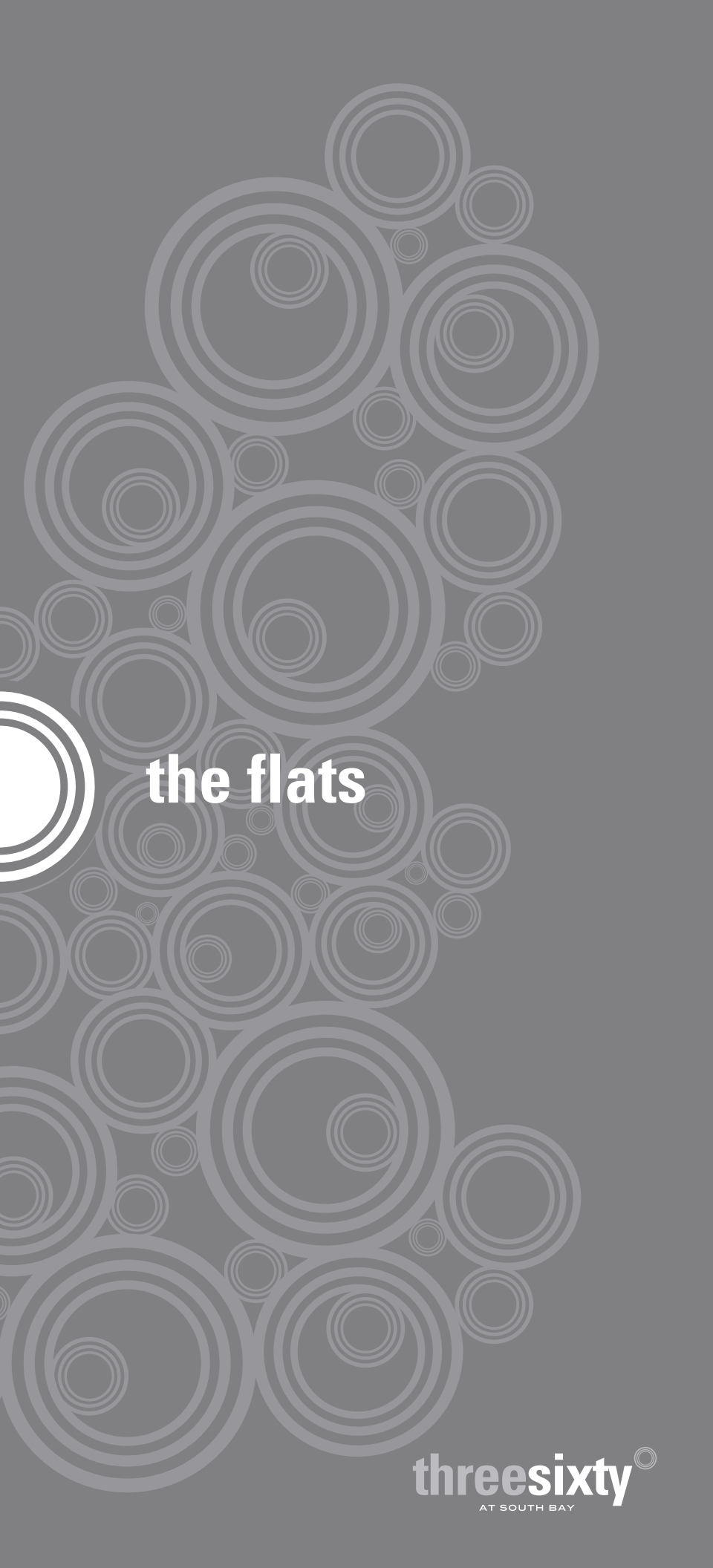


The background of the entire page is a dense, overlapping pattern of concentric circles in various shades of gray. The circles vary in size, with some being large and prominent, while others are small and subtle. The pattern is more concentrated on the left side of the image, where it also overlaps with a large white circle that has a thick black outline.

the flats

threesixty[®]
AT SOUTH BAY



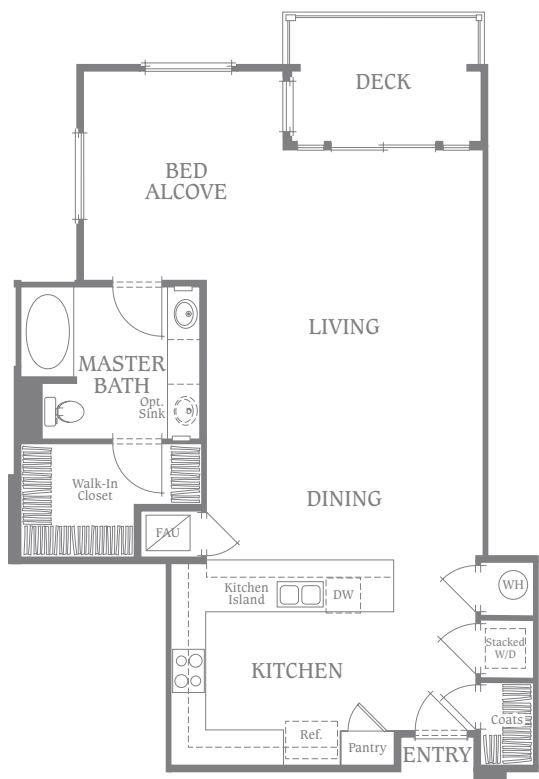
**between
high heels
& flip flops**

Inspired by the sophistication of traditional downtown living with one very important addition – a private garage. There are also elevators to get you to your door fast. On the outside, Art Deco architecture mingles with postmodern style. On the inside, single level plans complete with expansive private decks. Sunday morning coffee never tasted so good.



“It’s all about the shoes and large walk-in closets to put them in.”

studio • 1 bath • 957 ft²

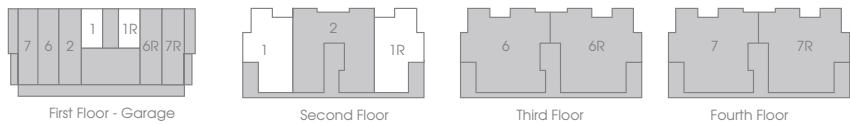


notes.

the flats – building A

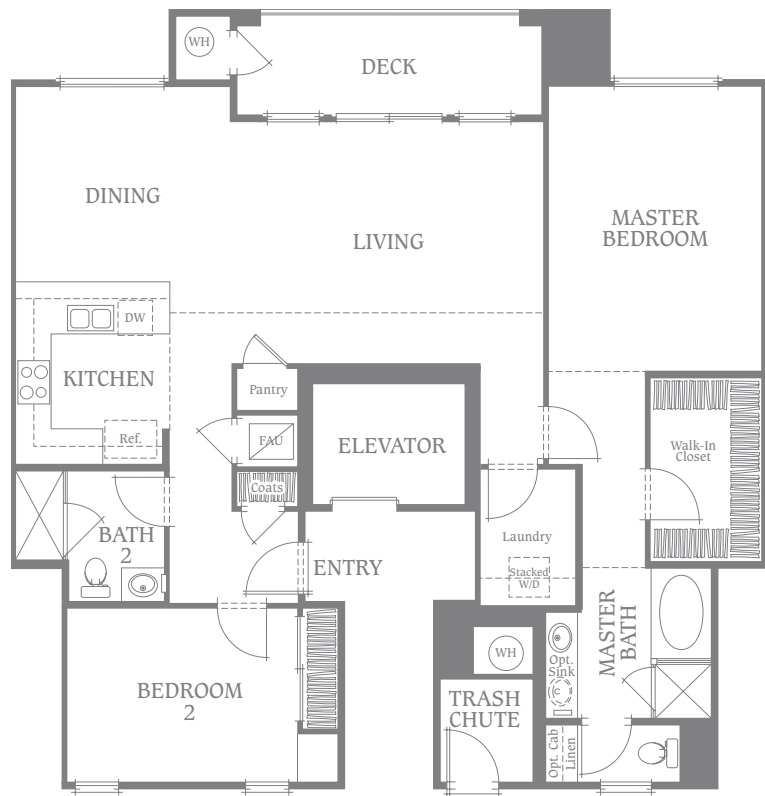


the flats – building B



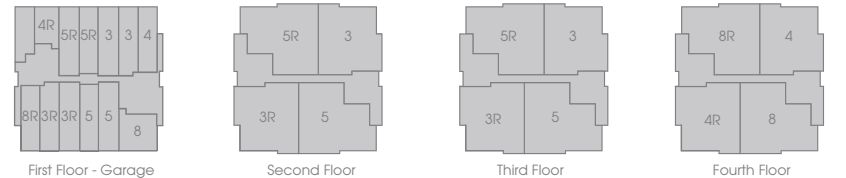
Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes, Inc. reserves the right to change product, design, specifications, materials, prices and terms without prior notice.

2 bedrooms • 2 baths • 1,424 ft²

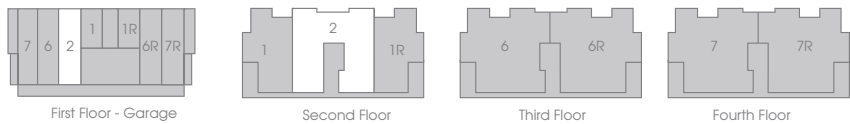


notes.

the flats – building A



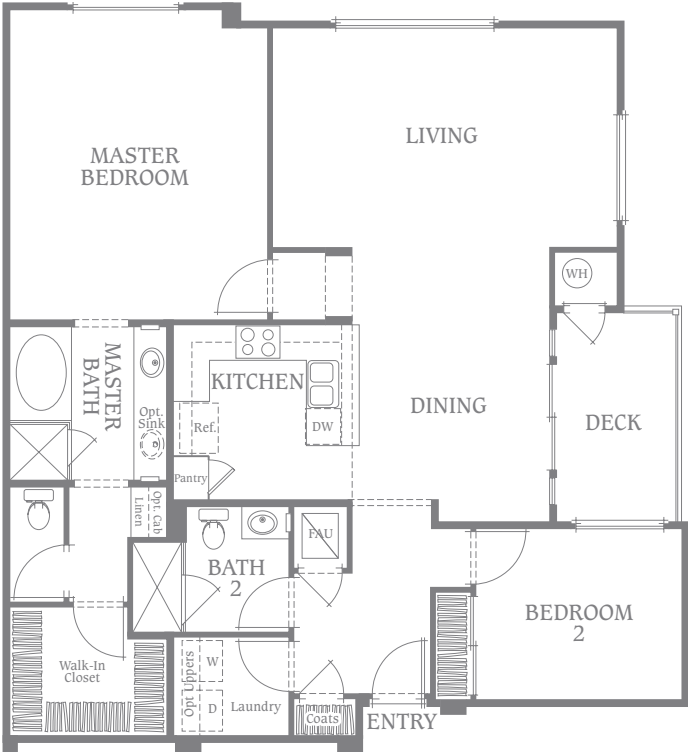
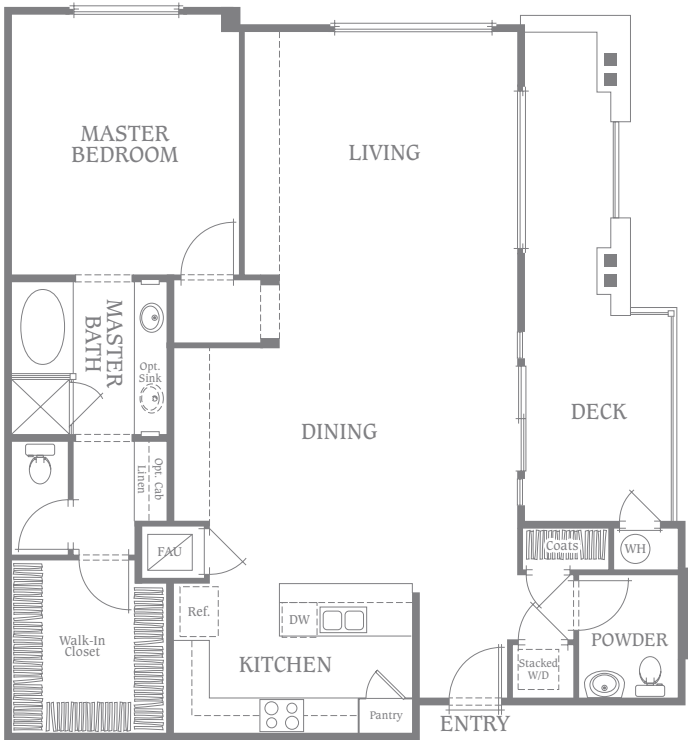
the flats – building B



Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes, Inc. reserves the right to change product, design, specifications, materials, prices and terms without prior notice.

2 bedrooms • 2 baths • 1,429 ft²

1 bedroom • 1.5 baths • 1,323 ft²



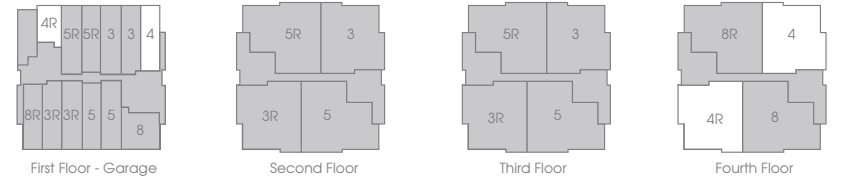
notes.

notes.

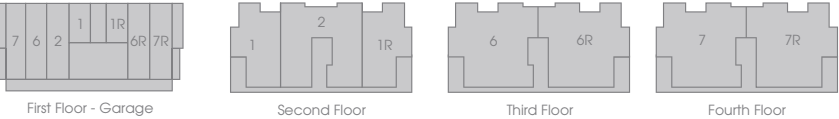
the flats – building A



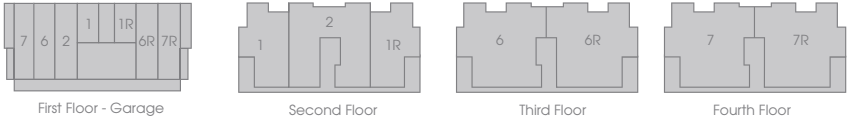
the flats – building A



the flats – building B



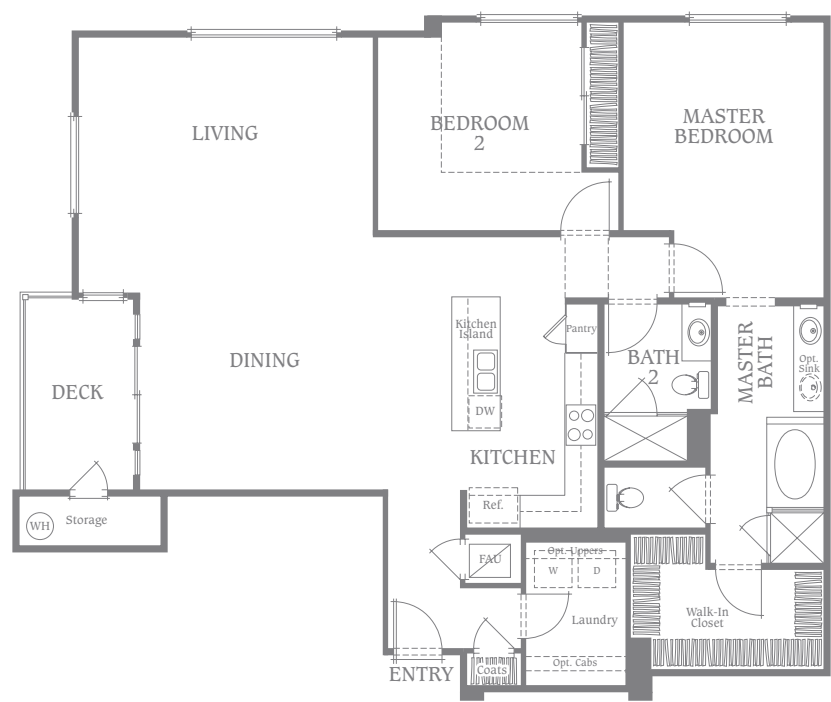
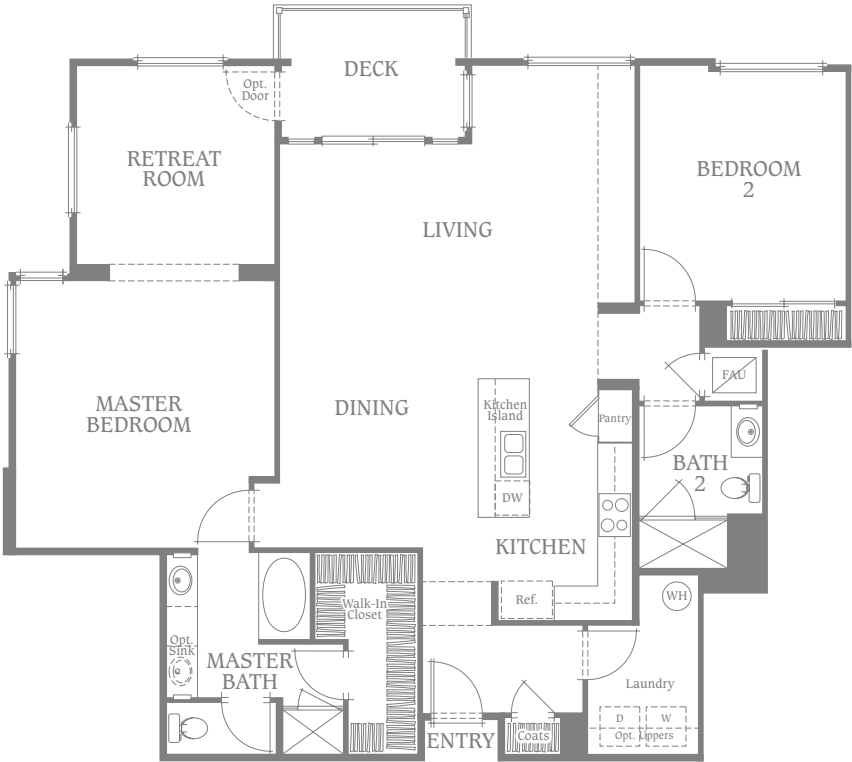
the flats – building B



Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes, Inc. reserves the right to change product, design, specifications, materials, prices and terms without prior notice.

2 bedrooms • 2 baths • 1,654 ft²

2 bedrooms + retreat • 2 baths • 1,662 ft²



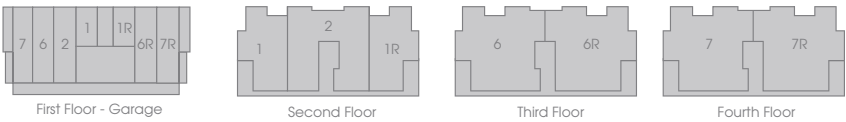
notes.

notes.

the flats – building A



the flats – building B

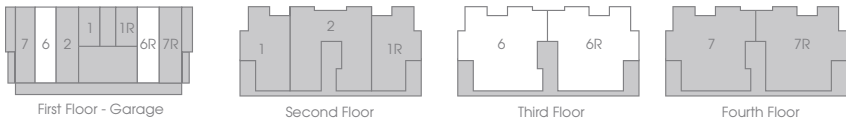


Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes, Inc. reserves the right to change product, design, specifications, materials, prices and terms without prior notice.

the flats – building A



the flats – building B



Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes, Inc. reserves the right to change product, design, specifications, materials, prices and terms without prior notice.

2 bedrooms • 2 baths • 1,511 ft²



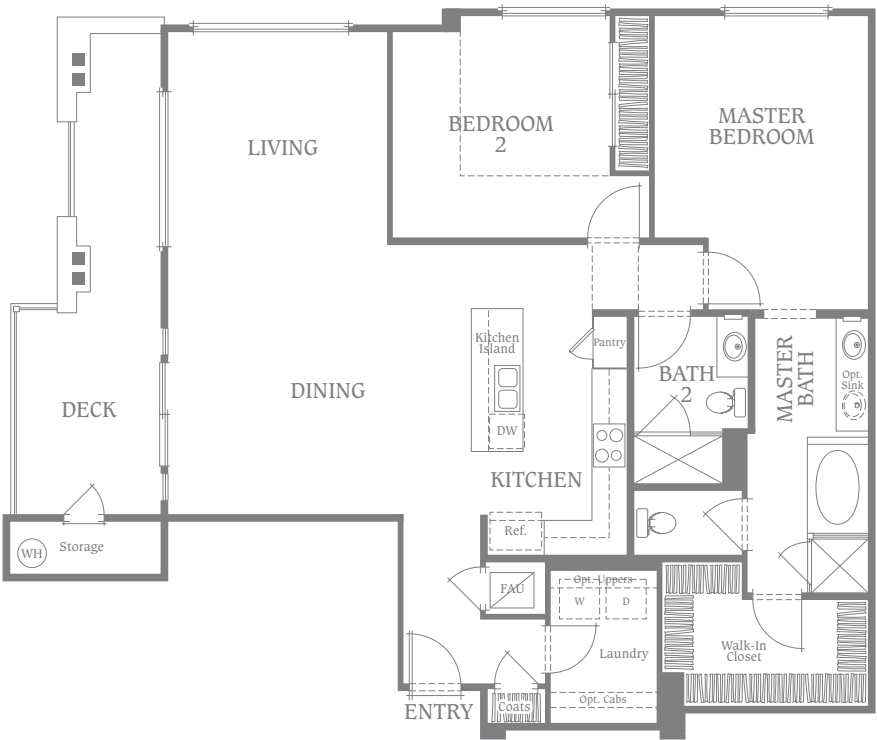
notes

the flats – building A



Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes, Inc. reserves the right to change product, design, specifications, materials, prices and terms without prior notice.

2 bedrooms • 2 baths • 1,548 ft²



notes

the flats – building A



Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes, Inc. reserves the right to change product, design, specifications, materials, prices and terms without prior notice.



Life between the city and the sea

is the perfect balance between work and play. From martini's in the city to mai thai's at the beach, you can do it all without the hassles of traveling far. And if you don't feel like traveling at all, there's always **the center**. Kick it by the pool, break a sweat at the gym or have your own cocktail party in the wine room.



"With **the rec** so close, I can workout in the morning and go out with the girls after work."

the flats Design Appointments

The Grounds and Exteriors

- Two-car tandem garages with direct access into the lobby (per plan)
- Two-panel entry doors
- Common area landscaping
- Architect-selected colors and accents
- 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
- Access controlled entry into buildings
- Visitor call boxes
- Trash chute access on 2, 3 and 4 floors
- Enclosed lobby on all buildings
- 1 elevator per building
- Enclosed corridors (per building plan)

Spacious Interiors

- Striking ceramic tile entries
- Energy-saving, dual-glazed vinyl windows
- Raised panel interior doors
- Plush wall-to-wall carpeting throughout the major living areas
- Central air conditioning
- Digital thermostat for heating and air conditioning with night setback
- Pre-wired outlets for telephone & cable television
- Multimedia outlets at living rooms
- Recessed lighting in dining rooms and kitchens (per plan)
- Spacious private decks (per plan)

Innovative Gourmet Kitchens

- White Whirlpool® appliances, including oven/range, hood and dishwasher
- White thermafoil cabinets with concealed hinges
- Gleaming ceramic tile countertops
- Pantries with shelves (per plan)
- White porcelain double sink with single-handed pull-out faucet
- Icemaker water line
- Recessed valves for icemaker and laundry connections
- Architect designed islands or peninsulas in each kitchen

Opulent Master Suites

- Spacious walk-in closets
- Compartmentalized master baths
- Single-sink Pullman and handsome European-style cabinetry with cultured marble countertops
- Bath/shower enclosures
- Long-lasting china sinks in bathrooms

Optional Refinements

- Upgraded floor coverings
- Window treatments
- Crown molding packages (per plan)
- Upgraded Whirlpool Gold® & KitchenAid® appliances
- Designer selected finishes available on kitchen and bath cabinets
- Designer coordinated countertop upgrades throughout
- Mirrored wardrobe doors
- Security systems
- Washer, dryer and refrigerator
- Tub enclosure in secondary baths
- White cabinets in laundry
- Upgraded interior paint color selections
- Living Room surround sound
- Universal design features in some units (see sales counselor for details)



the flats



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