



**BRADBURY**







# BRADBURY

## DISTINCTIVE LIVING IN LA PUENTE

Home is such a special place, and we've created the perfect new community for your family. Welcome to Bradbury — an intimate, gated enclave of beautiful residences inside and out with your choice of inviting Spanish, Craftsman, and Farmhouse architecture.

Inside, you'll love the spacious floor plans with unique features such as great rooms, lofts, private yards, patios, and 2-car garages. Gourmet kitchens with islands and master suites with walk-in closets and large soaking tubs complete the experience.

The city of La Puente is just 20 miles east of downtown Los Angeles so you can make the most of work, play, and more. Nearby points of interest include Puente Hills Mall, Mt. San Antonio College, Cal Poly Pomona, and Dwight D. Eisenhower Golf Course. The list goes on and on.

**Welcome to a new age of timeless and joyful living at Bradbury by Brandywine Homes.**





# PLAN ONE

3 Bedroom • 2.5 Bath

Approx. 1,843 Sq. Ft.

2-Car Garage



FIRST FLOOR





SECOND FLOOR





FIRST FLOOR





SECOND FLOOR

## PLAN TWO

3 Bedroom + Loft • 2.5 Bath

Approx. 1,975 Sq. Ft.

2-Car Garage





## PLAN THREE

3 Bedroom + Loft • 2.5 Bath

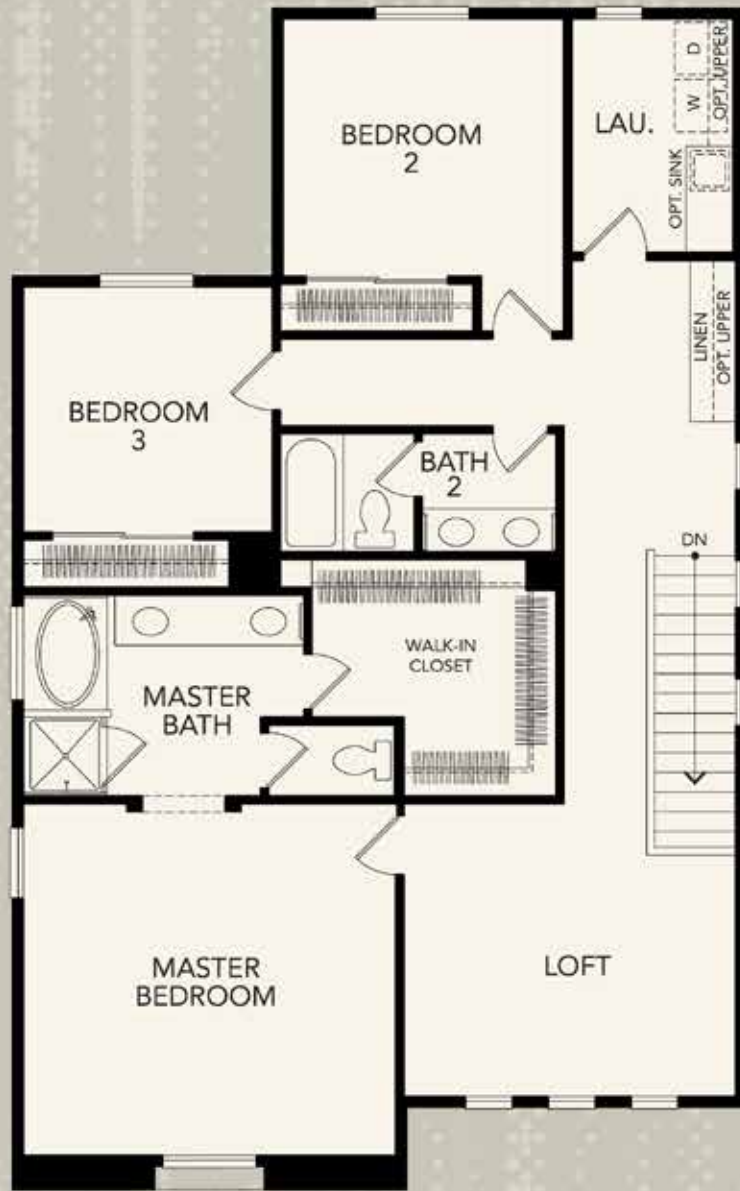
Approx. 2,087 Sq. Ft.

2-Car Garage



FIRST FLOOR





SECOND FLOOR







## FEATURES

### EXCLUSIVE AMENITIES

- Enclave of 45 detached homes
- Gated entry
- Community recreation area
- Located in close proximity to shopping, dining, arts and entertainment centers
- Low maintenance in-town living

### REFINED EXTERIORS

- Covered porch entry area
- Covered patio in rear yard
- State-of-the-art fire sprinkler system
- Two-car finished garages with roll-up door and automatic garage door opener
- Artistically designed exteriors in Spanish, Craftsman, and Farmhouse styles

### EXCEPTIONAL INTERIORS

- Spacious loft on second floors (per plan)
- Raised panel interior doors
- Rounded wall corners and lightly textured walls and ceilings
- Structured wiring system with RG6 cable and CAT5 phone wiring for state-of-the-art communication and networking
- Low maintenance solid surface countertops in master, secondary baths, and laundry
- Designer selected Moen® plumbing fixtures
- Interior laundry rooms with convenient cabinetry and optional laundry sink
- Truss Joist® floor system for increased strength and noise reduction

### PERSONALIZED ENHANCEMENTS

Bradbury offers many opportunities to personalize your home with a variety of options and upgrades. Please consult a sales representative for details.

### GOURMET KITCHENS

- Whirlpool® stainless steel 30" four-burner, gas range with self-cleaning oven
- Whirlpool® stainless steel quiet dishwasher
- Whirlpool® stainless steel microwave oven
- Designer selected granite countertops
- Large kitchen island with breakfast bar
- Two compartment stainless steel sink with Moen® pull-out faucet
- White Thermafoil Shaker-style cabinetry
- Upgraded ½ horse-power garbage disposal
- Pre-plumbed for ice/water at refrigerator space

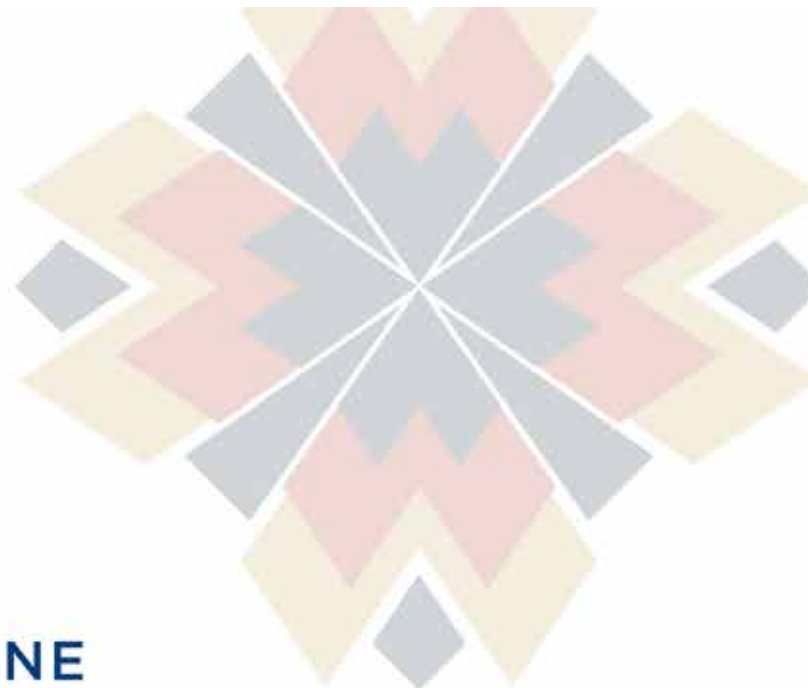
### MASTER SUITES

- Elegant oversized soaking tub
- Separate shower enclosed with clear-tempered glass
- Spacious walk-in closet
- Master baths with compartmentalized toilet area

### ENERGY EFFICIENCY

- Auto shut-off motion sensor lighting in all baths, laundry and garage
- Space saving tankless water heaters
- 15 SEER gas forced-air heating and air conditioning with MERV 8 filters
- Dual glazed vinyl windows with Low-E glass
- Water efficient toilets 1.28 gpm
- Low VOC interior paint
- Carbon monoxide detector
- Water efficient faucets
- Insulation in ceiling areas and exterior walls
- Energy Star® appliances
- Recessed LED flush lights





BUILDING TOGETHER for the next generation.

## ABOUT BRANDYWINE HOMES

A family-owned and operated homebuilder and community developer, we are honored to create communities and provide quality homes for Southern Californians. We pride ourselves on attracting and retaining the industry's most talented and dedicated employees whose expertise reflects that of our principals.

Our broad capabilities can be seen in the wide variety of housing products we have successfully developed – from inspired townhome collections to luxurious, single family homes to semi-custom, estate-sized homes. We offer the diversity necessary to build homes in communities throughout Southern California, from new suburban developments to urban infill locations.

At the foundation of every Brandywine Home is our utmost dedication to excellence. A recognized leader in challenging infill projects, Brandywine continues to revitalize a number of Southern California's oldest and most established towns, rich in history. We build homes that respect and complement the heritage, values and architectural integrity of existing neighborhoods and the people who live there — while also making a positive contribution to the community.





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[BRADBURYNEWHOMES.COM](http://BRADBURYNEWHOMES.COM)

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