



THE  
ARROYOS  
at Righetti







# THE ARROYOS at Righetti

Awe-inspiring vistas, the echoes of a celebrated history inspire opportunities for a bright and fulfilling future. Welcome to The Arroyos, a part of the exciting new Righetti master planned community. The new chapter for your family begins within this world of beauty and peaceful coexistence with nature.

Discover this collection of masterfully designed custom-quality homes with features to enhance every family member's lifestyle experience. Charming styles that meld with the verdant surrounding landscape, bridging the past with today in style and mood. Vast and well-executed living spaces to promote comfort, privacy and inspire lifestyle activities and entertaining.

**The Craftsman** revisits the revered Arts and Crafts design movement from the early decades of the 20th Century. Rich and solid lines stand tall and strong in an essence of timelessness.

**The Farmhouse** offers the country charm reminiscent of a beloved family home where fresh apple pies cooled in the window and families gathered on the front porch after supper.

**The Mission** takes its inspiration from the great California missions featuring the tiled roofs, graceful archways and Mediterranean detail influences prevalent in this design.

**The Bungalow** returns to the origins of family-style homes that dotted early 20th Century main streets throughout our country. A new take on a solid design of distinctive simplicity and true All-American character.

The Arroyos at Righetti has a style, a plan, a lifestyle for you.



FARMHOUSE

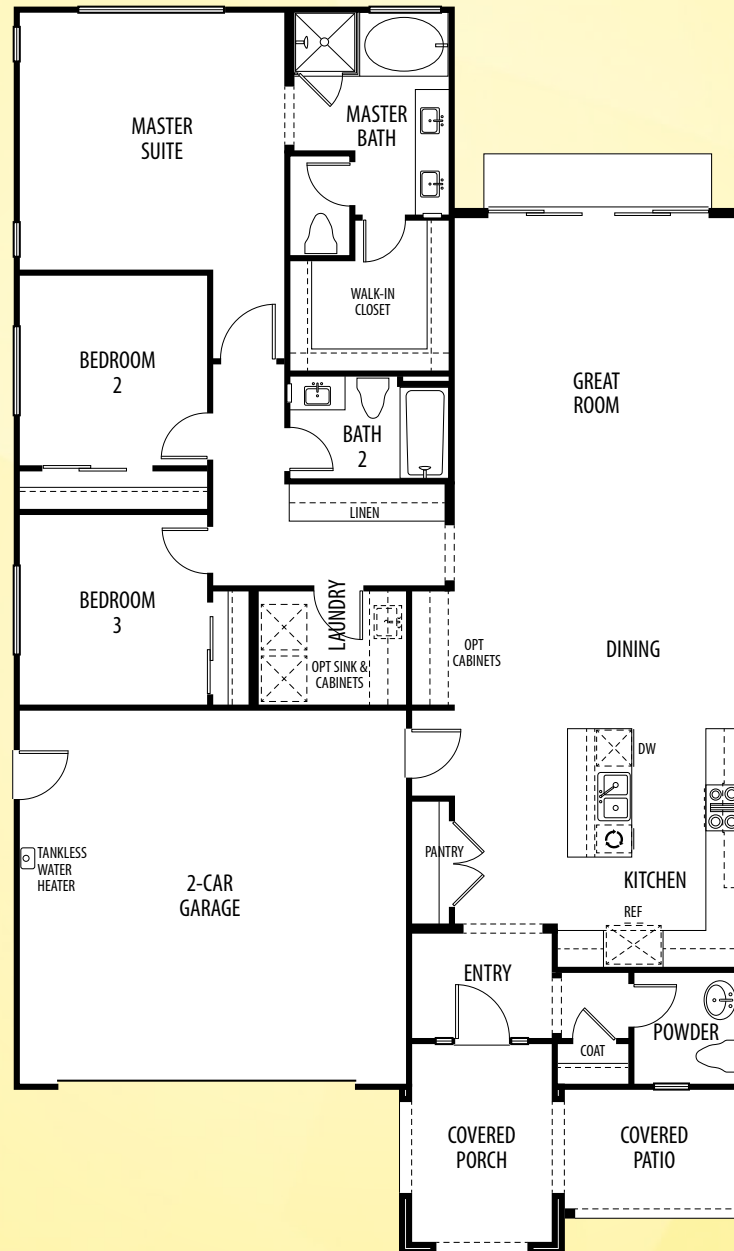
CRAFTSMAN



MISSION



# RESIDENCE ONE



1,722 SQ FT | 3 BEDROOMS | 2.5 BATHS | 2 CAR GARAGE

Notice: Seller reserves the right to make alteration to plans, specifications, features, parking, fencing, plotting, options and/or prices. Decorated models are for your viewing pleasure. Optional upgrades and decorator items, such as furniture, custom wall treatments, flooring upgrades, built-ins, various hard and soft landscaping are not included in the price of the home. Windows change per elevations. Please see sales representative for further clarification. Models or photos do not reflect racial preference. CalDRE#01449126





MISSION

FARMHOUSE



BUNGALOW



# RESIDENCE TWO



2,297 SQ FT | 3 BEDROOMS | 3 BATHS | 2 CAR GARAGE

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THE QUALITY  
OF LIFE IS  
DETERMINED BY  
ITS ACTIVITIES  
ARISTOTLE











MISSION



FARMHOUSE



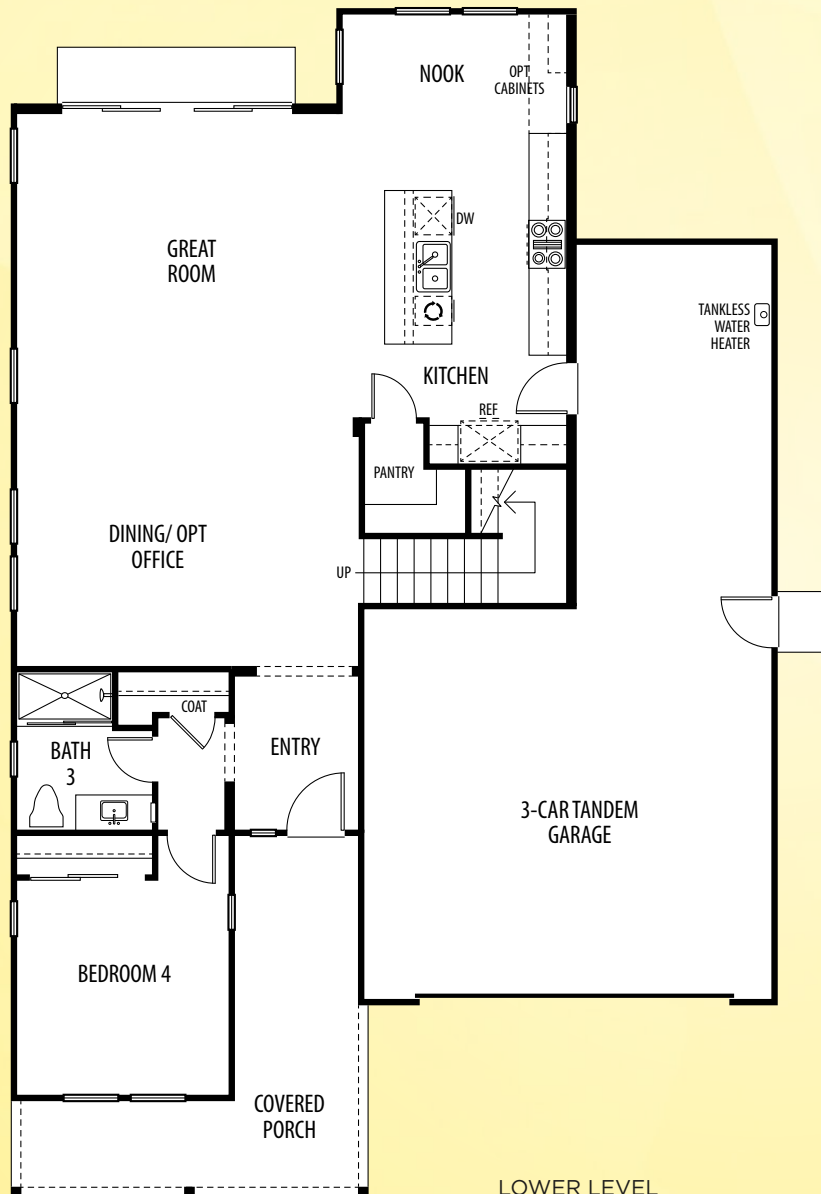
CRAFTSMAN



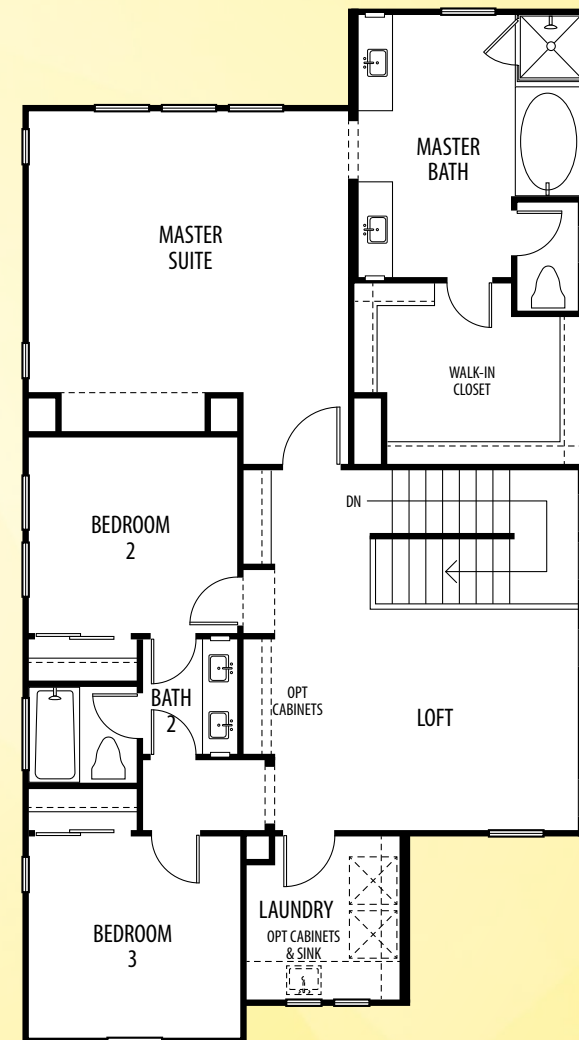


# RESIDENCE THREE

## REVERSED



LOWER LEVEL



UPPER LEVEL

2,534 SQ FT | 4 BEDROOMS | 3 BATHS | LOFT | 3 CAR GARAGE





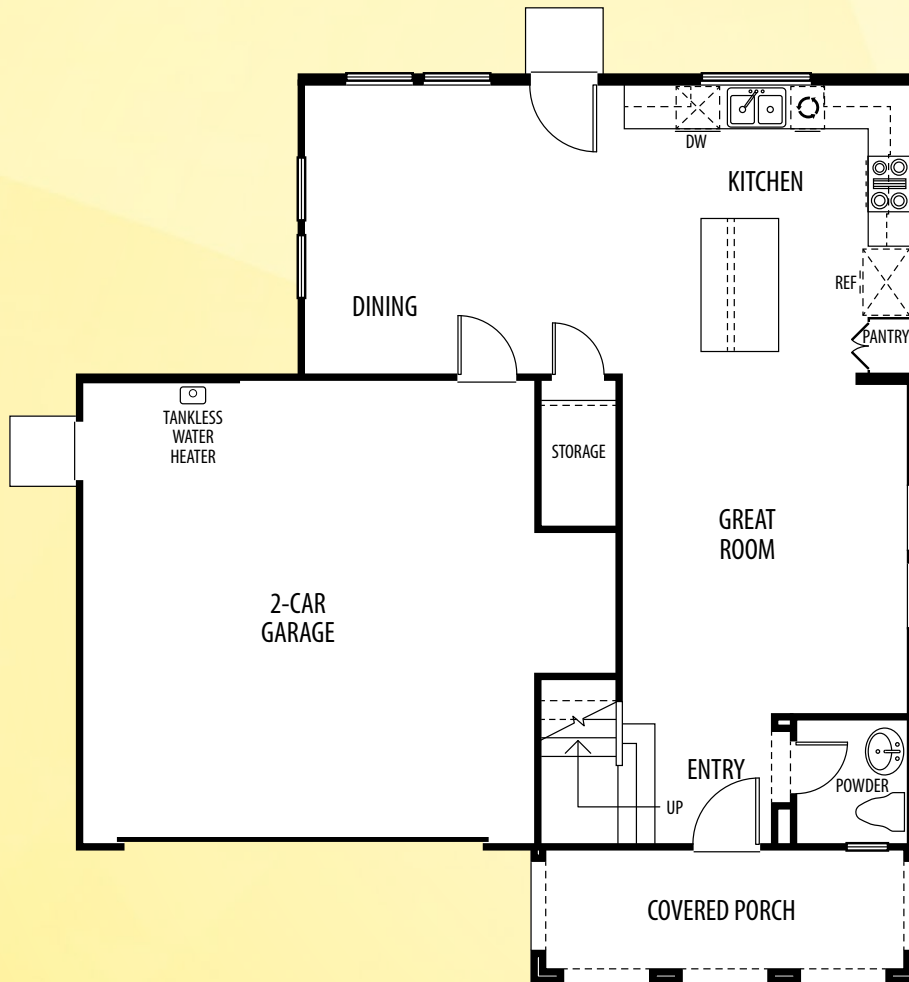
MISSION



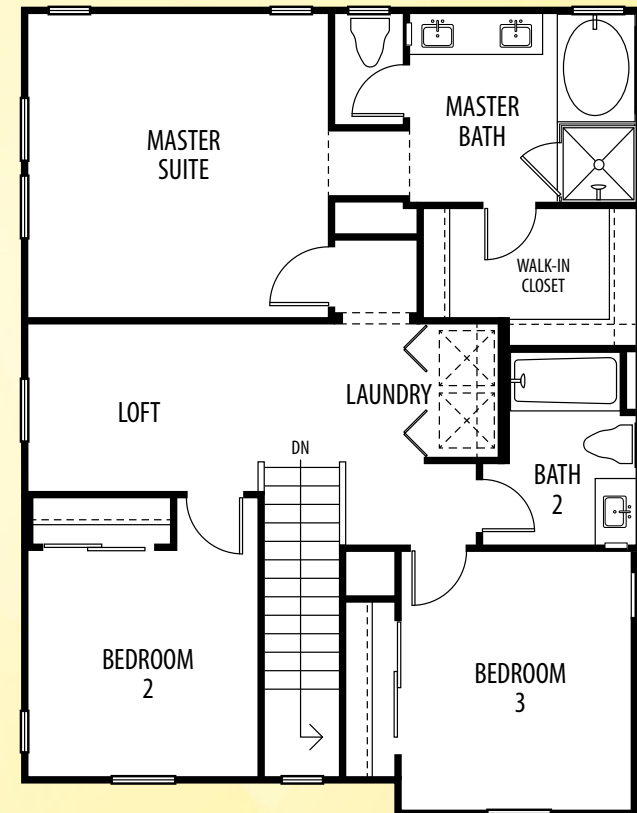
FARMHOUSE



# RESIDENCE FOUR



LOWER LEVEL



UPPER LEVEL

1,684 SQ FT | 3 BEDROOMS | 2.5 BATHS | 2 CAR GARAGE







# WELCOME TO YOUR NEIGHBORHOOD

It is an immersive experience as you stroll down the sidewalk and enjoy the remarkable beauty of nature. Your new home here in Righetti offers a relaxed, tranquil and inspirational place to nest. An exciting master planned community unlike any other with hiking trails, parks and close access, all an easy walk or bike ride.

## FEATURES

### TRADITIONAL COMFORTS & GRACIOUS INTERIOR APPOINTMENTS

- Impressive entry statement with handset ceramic tile flooring
- Distinctive, Riverside-style interior passage doors with designer-selected finish hardware
- Contemporary square-style wood picket stair bannisters
- Interior laundry room
- Service for gas laundry appliances
- Quartz countertops in bathrooms and laundry room
- White electrical switches and outlets
- Pre-wire for home connection in kitchen and master suite
- Cable connection in family room and master suite

### ENERGY EFFICIENCY

- Thermostatically controlled central-air conditioning and heating systems
- Energy efficient vinyl dual glazed Low "E" windows
- Insulated exterior walls and exterior ceilings at living areas
- Low-flow water fixtures
- Energy-efficient tankless water heater
- Energy-efficient LED recessed lighting
- Tesla Solar System (Lease with purchase option)

### INSPIRING KITCHEN DESIGNS

- LG stainless steel appliance package
- Multi-cycle dishwasher
- Single basin stainless steel sink with single lever Moen® faucet in chrome
- White thermofoil cabinets with designer hardware
- Quartz countertops with squared edge and 6" backsplash in multiple color selections
- Decorator selected tile flooring
- Illuminating recessed lighting

### THOUGHTFULLY DETAILED MASTER SUITE

- White thermofoil cabinetry with easy-clean interiors
- Quartz countertops and undermount dual basin sinks
- Separate tiled shower and drop-in soaking tub featuring Moen® faucets in chrome finish
- Coordinating Moen® bath fixtures in chrome finish
- Private water closet

### TIMELESS ARCHITECTURAL CHARACTER & EXTERIOR DETAILS

- Architecturally coordinated concrete tile roof
- Handsome, low maintenance fiberglass entry door
- Designer selected entry door finish hardware
- Sectional roll-up garage doors
- Convenient automatic garage door opener with transmitter
- Drywall-finished garage interior

### PERSONAL CRAFTING

Our sales counselors will assist in personalizing your new Arroyos home at Righetti, as well as provide you with the designated time frame available for your individual selections.

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800.213.2907

4750 Righetti Rd, San Luis Obispo, CA 93401

**LiveRighetti.com**

**WILLIAMS**HOMES

Building Quality For A Lifetime