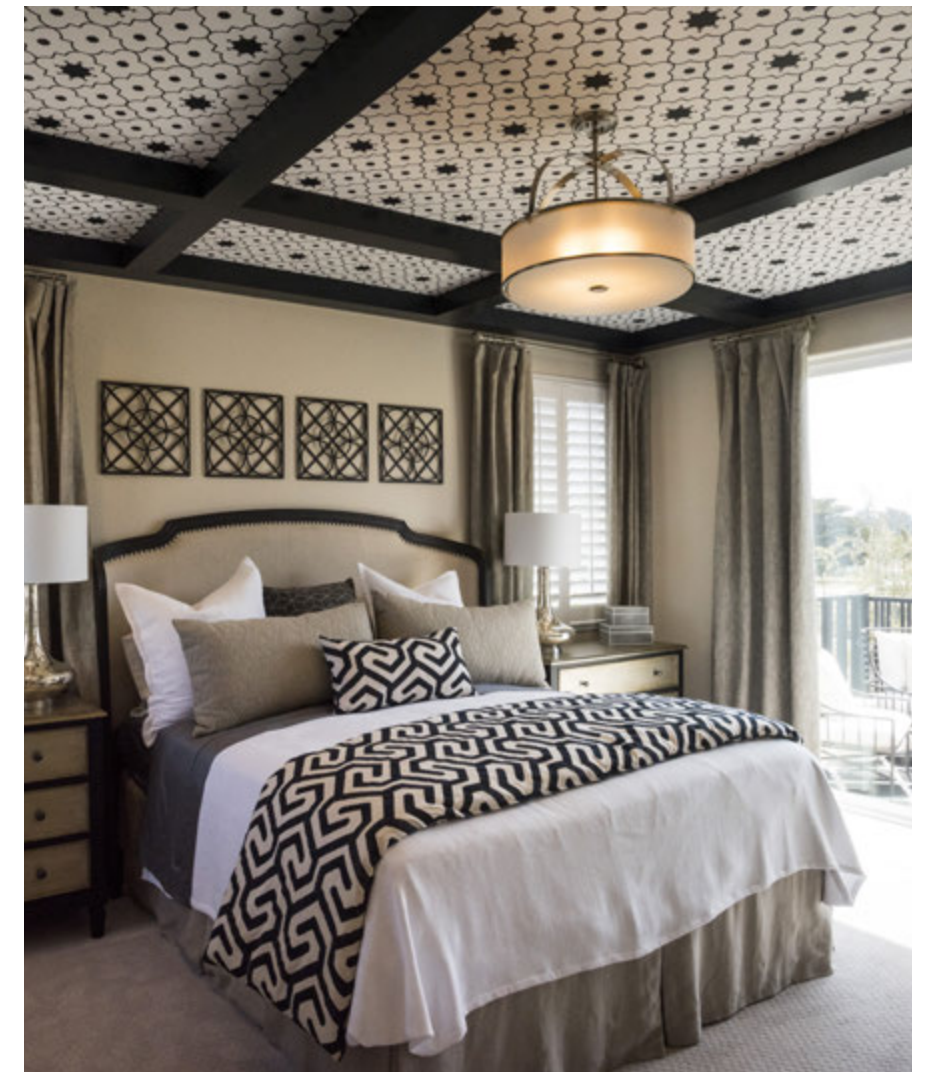




LAYIA

Sea Haven

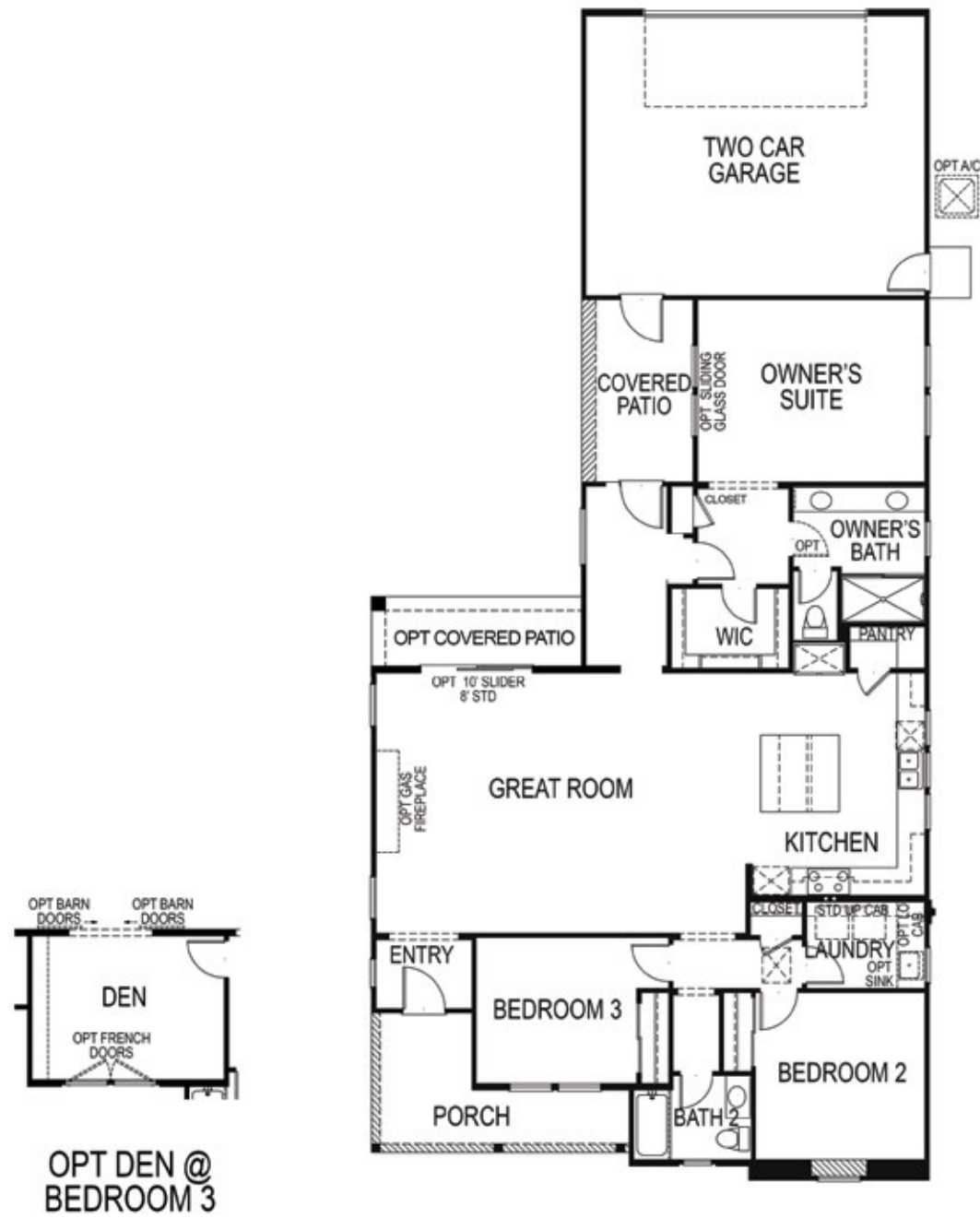
Layia is a stunning collection of one and two-story homes that focus on the enjoyment of indoor-outdoor living. Featuring five different floorplans to choose from, all with numerous ways to tailor these homes to your family's needs, including the optional California Room which accentuates the coastal lifestyle enjoyed here along Monterey Bay. The pristine homes at Layia offer a level of flexibility and sophistication that should not be overlooked.



Sea Haven is an exciting community along the Monterey Bay coastline that provides a rare opportunity to live in one of California's most alluring landscapes. Delivering an eclectic mix of exquisite homes that embrace Monterey's unique essence, these residences offer an exciting array of architectural styles and features built to suit your lifestyle.

PLAN 1
Bardin

1,849 Sq. Ft. | 2 -3 Bedrooms | 2 Bathrooms | 2 Car Garage



PLAN 2
Preston

2,061 Sq. Ft. | 3 -4 Bedrooms | 2 -3 Bathrooms | 2 Car Garage



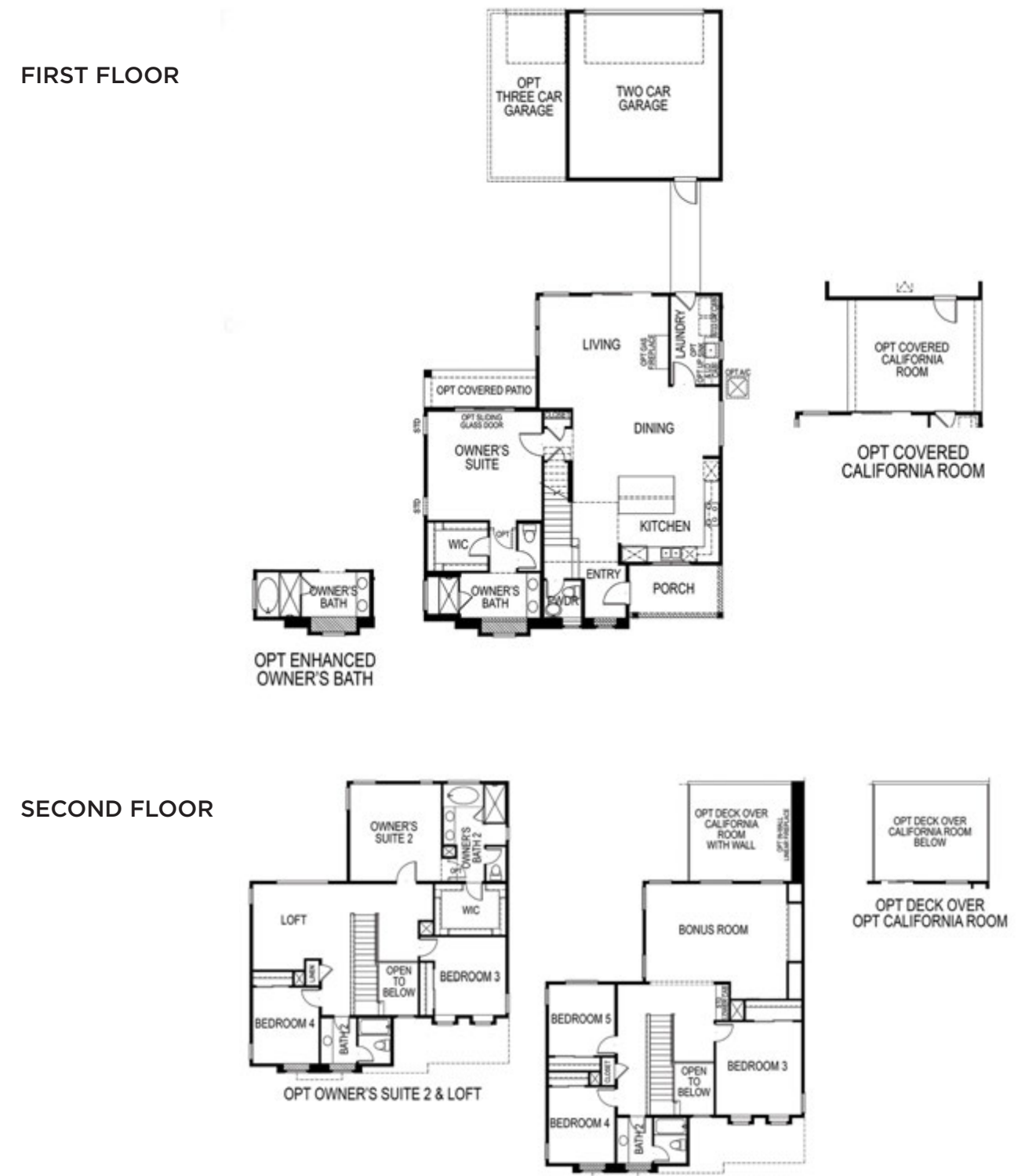
PLAN 3
Maddison

2,359 Sq. Ft. | 3 -4 Bedrooms | 2 .5-4 Bathrooms | 2 Car Garage (opt. 3 car garage)



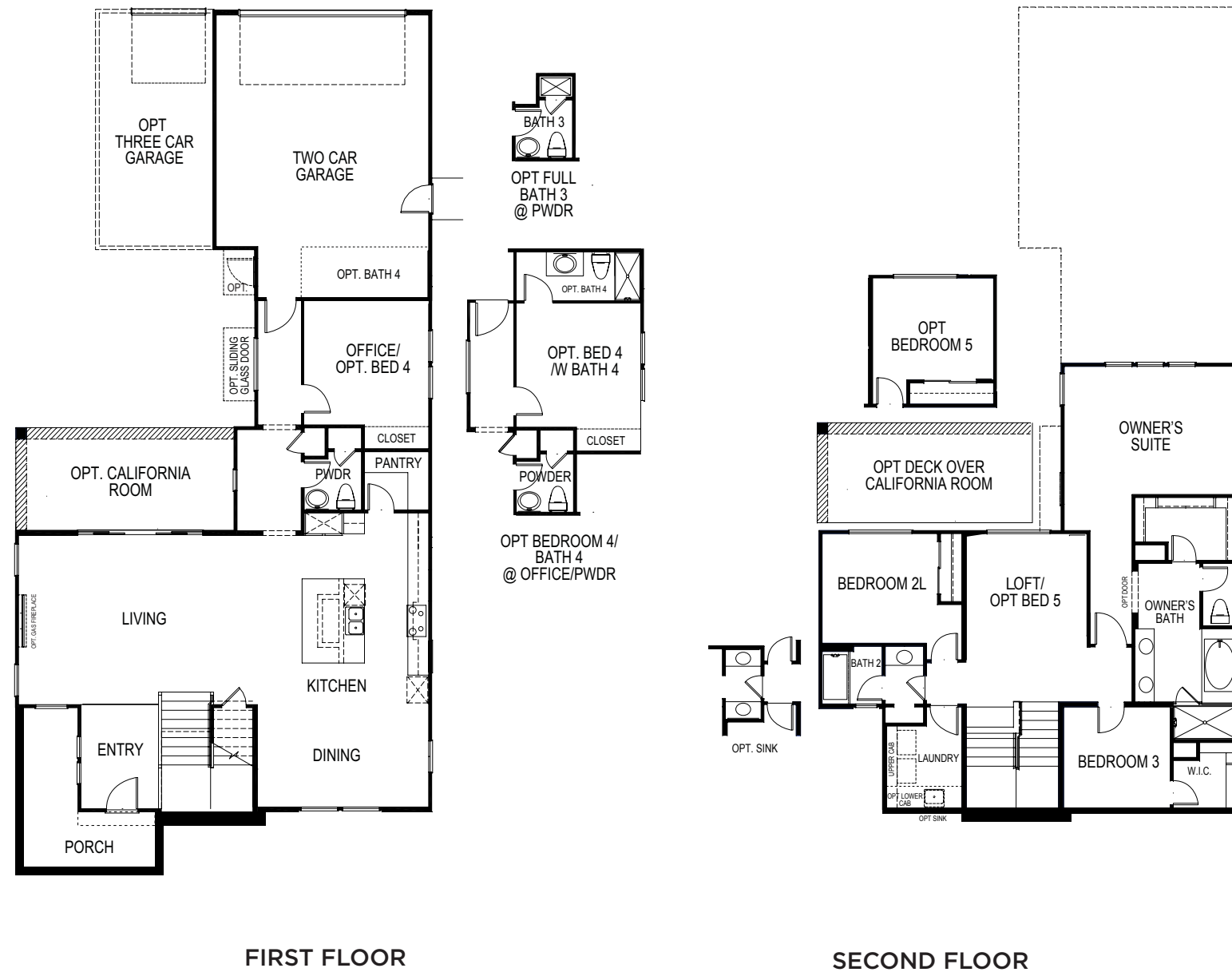
PLAN 4
Tate

2,725 Sq. Ft. | 4 -5 Bedrooms | 2 .5-3.5 Bathrooms | 2 Car Garage (opt. 3 car garage)



PLAN 5
Bennett

2,629 Sq. Ft. | 3 -5 Bedrooms | 2 .5-4 Bathrooms | 2 -3 Car Garage (opt. 3 car garage)



Included Features

PURPOSEFUL SPACES

- Flexibility of built-in lifestyle rooms
- Thoughtfully designed open floor plans
- Spacious walk-in closets
- Generously sized kitchen pantry
- Separate interior laundry room with door
- 10' high ceilings on single story plans and first floor of two-story plans
- 9' high ceilings on second story of two-story plans

LIGHTING & WINDOWS

- LED ceiling lights in all bedrooms
- LED lighting in hallways and kitchen for lower energy bills and longer lasting lights
- Windows and sliding glass doors with argon gas to keep heat out in the summer and in during the winter

ADVANCED TECHNOLOGY

- Phone CAT6e wiring to 2 locations
- Video RG6 wiring in Great Room and Owner's Suite
- Pre-wired for ceiling fan in Great Room and Owner's Suite
- Programmable setback thermostat that automatically starts and stops heating or cooling for increased energy efficiency

ENERGY EFFICIENCY & CONSTRUCTION QUALITY

- R-38 attic insulation
- Exterior wall insulation system
- Formaldehyde-free insulation for improved indoor air quality to achieve a healthier and safer home
- Insulated R-6 ducts that reduce energy consumption and maintain air quality
- Carbon monoxide and smoke detector that provides health and safety
- Low flow plumbing fixtures that reduce water usage
- Third party HERS verified energy items
- Third party verified quality assurance inspections
- Fire sprinkler system throughout house
- Whole house fresh air ventilation system
- All walls painted with low VOC paint for improved indoor air quality
- 200 AMP electrical services with subpanel
- Conduit included for future car charger
- 50-gallon hybrid electric water heater with hot water recirculation system to save water.

HEALTH & HOME DESIGN TOUCHES

- Hand set 18" x 18" ceramic tile in entry, kitchen, bathrooms and laundry room
- Elegant 5 1/4" baseboards
- Granite or quartz countertops with 6" backsplash in kitchen
- E-stone countertops in Owner's Bath and secondary bathrooms
- Stainless steel kitchen appliances
- Raised-panel interior doors with chrome hardware
- Pullout kitchen faucet
- Dual sinks in Owner's Bath
- Chrome plumbing and chrome vanity light fixtures
- Stainless steel dual bowl kitchen sink
- Double poles in Owner's Closet
- Paint grade closet shelves
- Tiled showers and tub surrounds in Owner's Bath
- Elongated toilets in Owner's/Powder Bath
- Pedestal sinks in powder baths
- Exquisite cabinets with 3 1/4" crown in a variety of finishes with 36" uppers
- Framed mirrors in bathrooms

DISTINGUISHED EXTERIORS

- Inspiring exterior elevations
- Architecturally selected exterior color palettes
- Weatherproof exterior 110 outlets in front and back
- Taped and drywalled garage with side door
- Automatic garage door opener with 2 remotes
- Side yard access gates
- Inviting 8' entry doors and sliders
- Drought-tolerant front yard landscaping
- Rain gutters and downspouts
- Oil-rubbed bronze exterior door hardware
- 2 hose bibs
- Tile roof on Spanish elevations
- Stone accents on some elevations
- Unique garage door styles per elevation
- Garage door windows
- 6' board on board fences with lattice trim



*Layia, and Villosa are Wathen Castanos residential communities within the Sea Haven Master Planned Community. Homes are constructed, by WCP Developers, LLC, and (Contractor's License #1035148) and marketed and sold by WCP Real Estate, Inc. (Cal Dept. of Real Estate #02055906) on behalf of WC Marina, LLC, a California limited liability company (property owner) an affiliate of WCP Developers and WCP Real Estate, Inc. (collectively dba as Wathen Castanos Homes). Real Estate Brokerage services are provided by WCP Real Estate, Inc. (Cal Dept. of Real Estate #02055906). Square footages provided in any marketing materials are approximations only. All community information, including prices, is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements and recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades and options. Community Association or other fees may be required. Photos are for illustration only and do not necessarily represent actual community. No Purchase Agreement may be negotiated or signed by a prospective buyer for the purchase of a home until the Community's applicable Conditional or Final Public Report has been issued by the Bureau of Real Estate (DRE). Seller is a Neighborhood Builder within Sea Haven. Seller is not an affiliate of Cypress Marina Heights, LLC, a California limited liability company, the Master Developer of Sea Haven, nor Renasci Development, LLC, a Delaware limited liability company another Neighborhood Builder within Sea Haven. ©May 2023. All rights reserved. Visit LiveSeaHaven.com to see full list of terms and conditions. Brokers welcome.