

# *Di Lusso*

*A Look Inside These  
Enchanting Villas*





Within walking distance of the new Clubs of Cordillera Ranch clubhouse, fitness center and spa, the new Di Lusso villas offer a unique lifestyle in a gated enclave that marries the old world Tuscan charm with stunning hill country views and unmatched detailed finishes. Also, for the first time ever in Cordillera Ranch, Di Lusso delivers the **"lock-and-leave" convenience of common landscape maintenance for all the residences.** We're excited that five villas are currently under construction (*all pre-sold*), including two nearing completion. Di Lusso floor plans range from the Trionfo starting at approximately 2,500 square feet to the Incanto that has approximately 4,200 square feet of appointed interior space on roughly quarter-acre lots.

The exterior details of these new villas transform the hillside village into an upscale, warm and inviting community. The exterior stucco is applied with an integral colored finish coat that allows it to mottle naturally as the stucco cures. This process give each residence a one-of-a-kind look true to the warm colors found across the Tuscan country-side. The **clay tile roof is manufactured in Italy by the De Checchi family,** and the clay used in these roof tiles performs in look and durability that outlasts empires. Coupled with aluminum clad wood windows, terra cotta pavers, stone and stucco exteriors, clay roofs and clay chimney pots, the exteriors of our villas are virtually maintenance free.

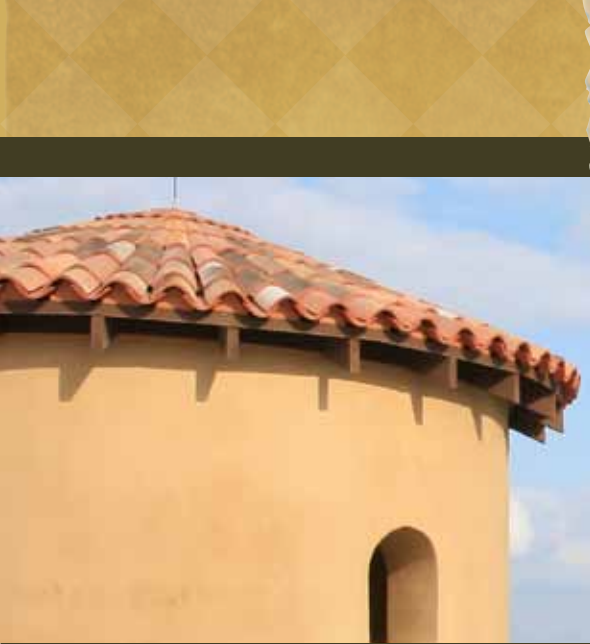




The Di Lusso Homeowners Association provides yard maintenance to both the front and rear yards that make this unique gated development a true lock and leave atmosphere.

Solid mahogany wood eight-foot doors lead you into each room of the villas where the high-quality first impression of the exterior is elegantly complimented with unique, but subtle, finishes that reflect the highest-quality interior building standards. **The details you see are as important as the details you don't see:** from receptacles placed in the baseboards to keep the walls clean to using 5/8" sheetrock throughout the home to achieve straighter paint lines. Flooring options include a wide variety of imported real stone mud-set floors to solid wood set on wood screeds to give that soft knock from yesteryear. **Custom-made solid cherry wood cabinets** are topped with your choice slab stone. Di Lusso's **standard kitchens include an upscale Viking Pro-Style Stainless-steel package** to complete any "foodies" dream kitchen. **Solid douglas fir wood beams** treat the ceiling to perfection with the four-inch low voltage recess cans, that produce a **crisp clean light for art and function.**

While the detailed interiors set these residences apart, the real happiness of the hill country is found on these imported quarry stone patios overlooking the Guadalupe River valley, the clubhouse and Jack Nicklaus Signature golf course. Built-in outdoor grills can be added to these patios to appeal to grilling enthusiasts.



The **Di Lusso Technology Package by Sterling Electronics** is state-of-the-art tech gear providing residents the ability to control the outdoor lighting system, the interior lighting system, the security system, the HVAC system, the audio visual system, concierge services and much more all from digital control pads in the home. The traveling resident can control all these items from any Internet connection or their own smart phone in real-time. Also, your video conferencing needs are satisfied with GVTC's fiber-to-the-home technology which offers 40 mbps Internet connection as well as cable TV service.

The master bathrooms are given the same attention to detail as the main living areas. The master bathrooms

include **Air Masseur tubs**, comfort height efficient toilets, frame-less shower doors, chandelier lighting and low-voltage lighting. The master showers are fully stone tiled and include thermostatically controlled shower valves with three different types of shower heads: main, hand-held and a rain-head. For additional comfort, add in the **heated bathroom floors**.

The guest bedrooms and baths receive the same attention with fully tiled and appointed tub and shower surrounds, cherry cabinets, low-voltage lighting and solid wood doors. For more information on Di Lusso, call (866) 66-RANCH or visit [cordilleraranch.com](http://cordilleraranch.com).

