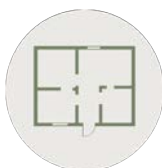


THE

# VILLA

1 BEDROOM - 1 BATHROOM ADU



**DIMENSIONS**  
**36' X 24'**



**TOTAL LIVING SPACE**  
**550 SQ. FT.**

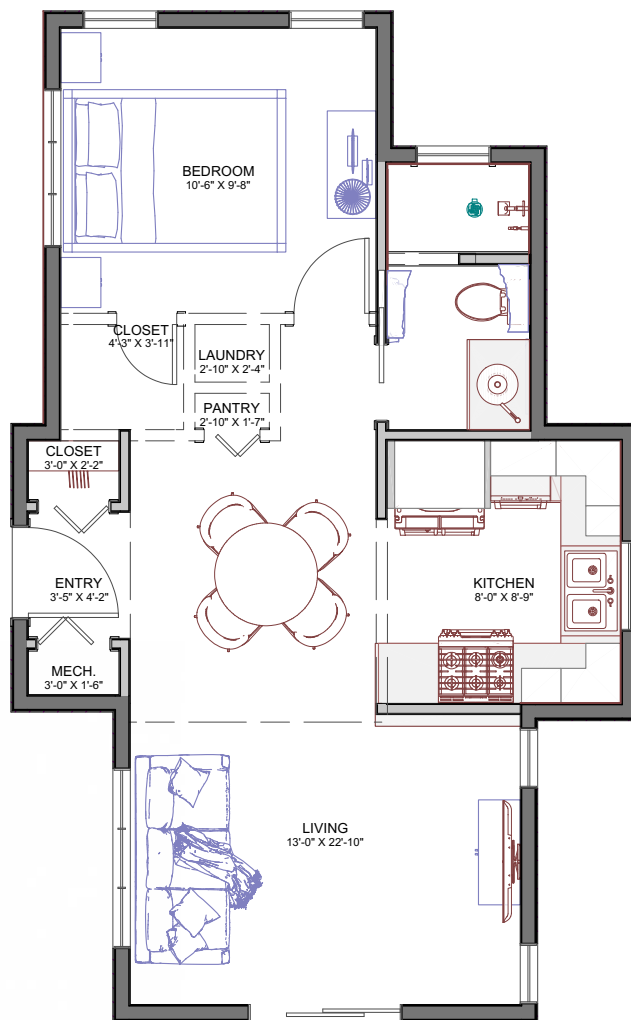


**BEDROOMS**  
**1**



**BATHROOMS**  
**1**

Discover the perfect blend of simplicity and style in this modern one-bedroom, one-bathroom ADU. Thoughtfully designed with an open-concept living area, a well-appointed kitchen, and a spacious bedroom with ample closet space, this compact home delivers big on comfort and functionality. Quality finishes, abundant natural light, and smart storage solutions make every square foot count. Whether you're looking for a private guest retreat, a source of rental income, or a cozy space for a loved one, this ADU offers an effortless living experience without compromise.



# THE VILLA

## ONE FLOOR PLAN



EXTERIOR A

THREE DISTINCT LOOKS



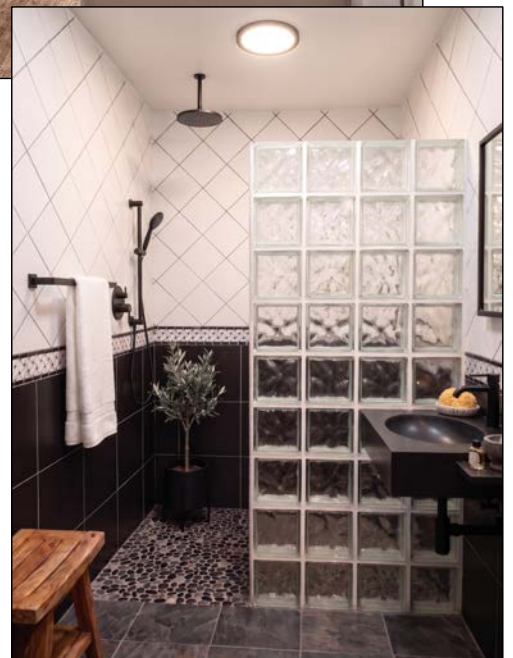
EXTERIOR B



EXTERIOR C

THE  
VILLA

WELCOME HOME



# CONSIDERATIONS

ALL THE LITTLE THINGS THAT ADD UP



## INTERIOR FINISHES



INEXPENSIVE



DURABLE



TIMELESS



NEUTRAL



## THINGS THAT WILL AFFECT THE BOTTOM LINE



1 Carpet vs. LVP vs. Hardwood



2 Tile Surfaces



3 Flat vs. Beamed Ceilings



4 Hollow Core vs. Solid Core Doors



5 MDF vs. Paint Grade Wood Trim



6 Formica vs. Solid Surface



7 Acrylic vs. Tile Shower Pans