



GRANITE HILLS

Home Comfort & Energy Saving Features

- High-definition composite shingle roof with Layerlock™ Technology and a limited warranty protection against wind and discoloration
- Solar power system — our Purchase of Power program and professionally installed high-efficiency solar panels provide a clean and energy cost-savings alternative for electricity
- Conduit for future electric vehicle charging station at garage
- Below deck roof insulation — insulating the attic space keeps your attic cooler in the summer and warmer in the winter resulting in a more energy-efficient home
- Indoor air quality fan controls humidity and provides added comfort in the home
- Dual glazed, Low-E,* energy-efficient, white vinyl windows and sliding patio door to backyard
- Energy-efficient LED carriage lights on garage
- Professionally designed, drought-tolerant, front yard landscaping including artificial turf, Wi-Fi programmable irrigation system with timer and drip system in bedding
- Energy-saving weather stripping on all exterior entry doors (excluding side door entry to garage)
- 2-coat exterior stucco system with double 60-minute paper provides greater strength and increased weather protection
- Low VOC carpet and interior paint for improved indoor air quality
- Convenient indoor laundry wired for 220V electric hookup for dryer
- Exhaust fans in all baths to remove excess humidity
- Early warning smoke detectors in all bedrooms, and a carbon monoxide detector in all plans for your safety
- Energy-efficient recessed LED ceiling lights
- Programmable Wi-Fi thermostat for easy, convenient temperature control
- AHRI Certified, programmable, energy-efficient, 65 gallon, hybrid heat-pump electric water heater — meets NEEA Tier 3 requirements
- Engineered fire sprinkler system designed specifically for each plan
- All homes meet or exceed California Energy Conservation requirements
- All homes are HERS certified with on-site, third-party inspections to ensure quality, energy efficiency and comfort

Exterior Features

- Architectural designs in the traditions of Modern Cottage and Farmhouse
- Charming covered front porch on exterior designs of the Rowan, Sage and Cedar plans
- Stone or brick veneer and decorative siding on selected exteriors
- Insulated, fiberglass entry door with view hole and Kwikset® brushed nickel handset
- Weatherproof exterior electrical outlets at front and backyards
- Garage fully drywalled and fire-taped with access to backyard
- Storage space in garage in the Juniper plan
- Raised panel, steel sectional garage door wired for garage door opener
- Covered patio for outdoor entertaining on the Rowan, Sage, Juniper and Willow plans
- Covered deck off the owner's suite on the Sage and Juniper Plans
- Three conveniently located exterior hose bibbs
- Private fenced back and side yards with gate
- HVAC — Ground mounted hybrid heat-pump condenser

Interior Features

- Spacious 9-foot ceilings on first floor
- Wood-look tile flooring at entry, kitchen, baths and laundry room
- Hand textured walls
- Rounded drywall corners at walls and window openings
- Deluxe baseboards and door casings
- Raised, two-panel interior doors
- Brushed nickel door hardware
- Spacious owner's suite with adjoining bathroom
- Walk-in closet in owner's suite in most plans
- Brushed nickel light fixtures in all bedrooms
- Bonus room in Cedar plan
- Storage shelf above washer and dryer area in laundry room
- Wired for CAT6 telephone in two locations
- Wired for RG6 cable in two locations
- USB port outlet in kitchen

Kitchen Features

- Wood-look tile flooring
- Naturally beautiful granite countertops with eased edge and 6" backsplash
- Island with convenient snack bar in most plans
- Stylish Shaker white cabinetry with brushed nickel hardware, concealed hinges, white melamine interiors and adjustable upper and lower shelves
- Quality Whirlpool® stainless steel appliances include electric range, microhood and dishwasher
- Energy-efficient recessed LED ceiling lights
- Double compartment, undermount sink with waste disposal
- Quality Pfister™ professional grade chrome plumbing fixture with pull-out sprayer
- Refrigerator space plumbed for icemaker

Bath Features

- Wood-look tile flooring
- Naturally beautiful granite countertops with eased edge, 6" backsplash and durable china sinks in full baths
- Dual vanity sinks in owner's bath
- Easy-to-clean acrylic shower with glass enclosure in owner's bath
- Easy-to-clean acrylic tub/shower in bath 2
- Quality Pfister™ professional grade chrome, dual lever plumbing fixtures
- Mirrors with chrome finish and brushed nickel vanity lights in all baths
- Powder bath with pedestal sink in all plans

Customizing Options

All San Joaquin Valley Homes have a wide variety of options and upgraded features to personalize your home. Colors and styles of flooring, countertops, cabinets and appliances are just a few of the choices that will be available to you at the San Joaquin Valley Homes Design Center. Our Design Consultant will help you with selections to create the home of your dreams.

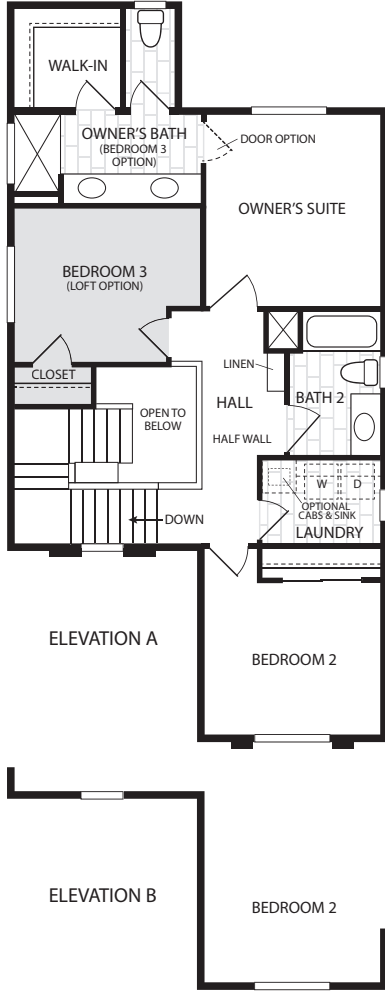
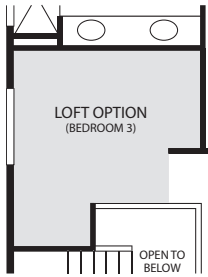


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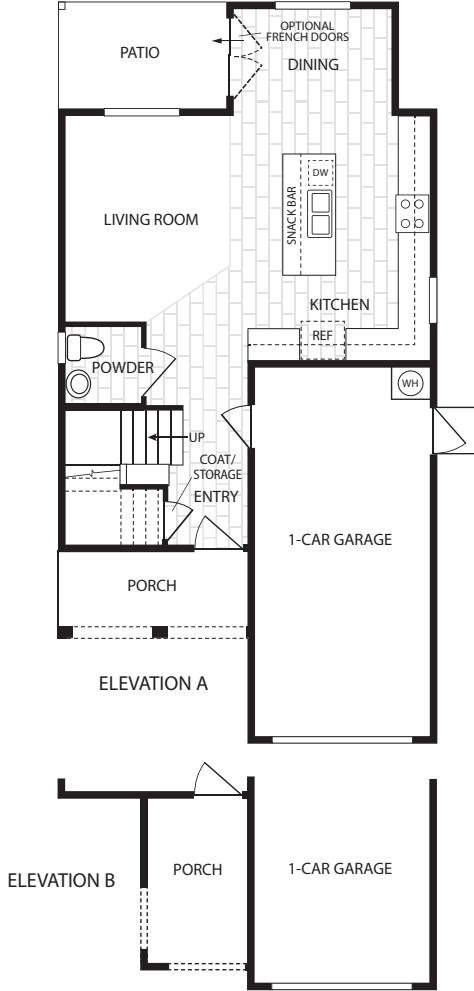


Rowan

1494 sq ft • Two Story
2-3 Bedroom • 2.5 Bath
PRELIMINARY



SECOND FLOOR



FIRST FLOOR



Elevation A



Elevation B



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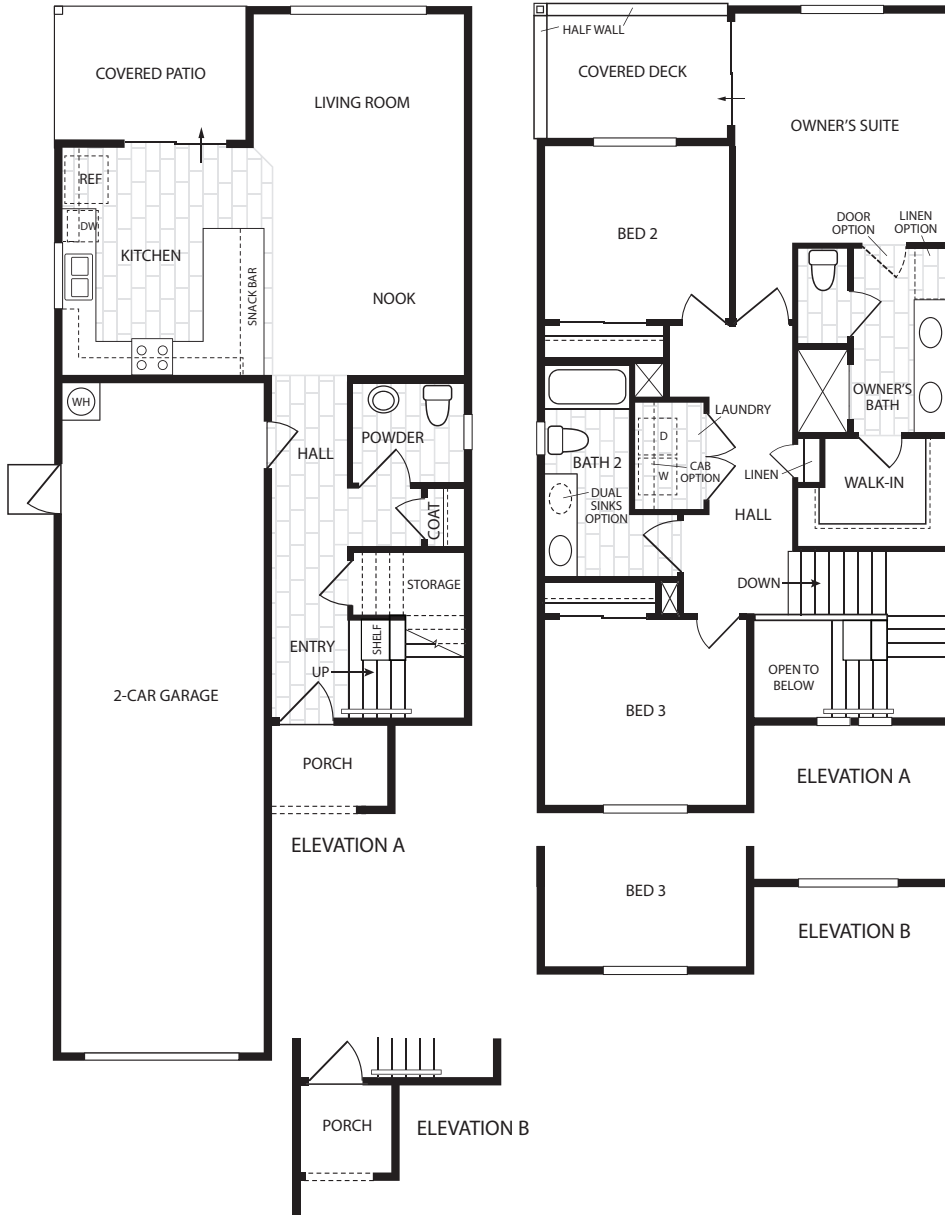


Sage

1662 sq ft • Two Story

3 Bedroom • 2.5 Bath

PRELIMINARY



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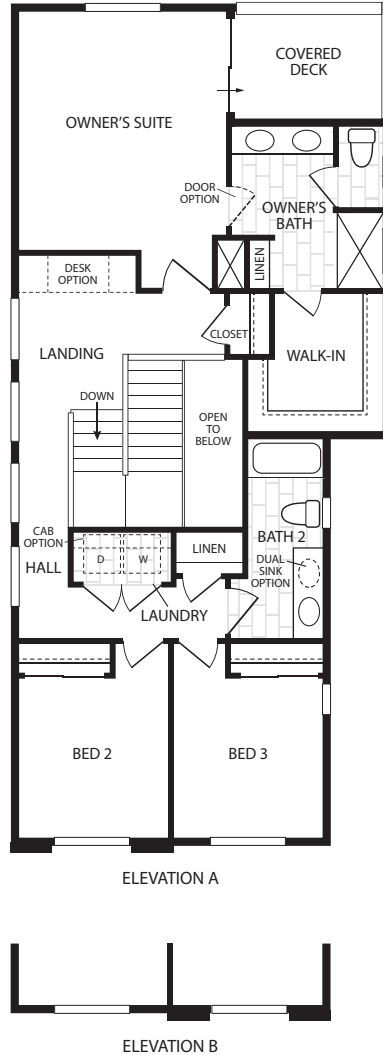
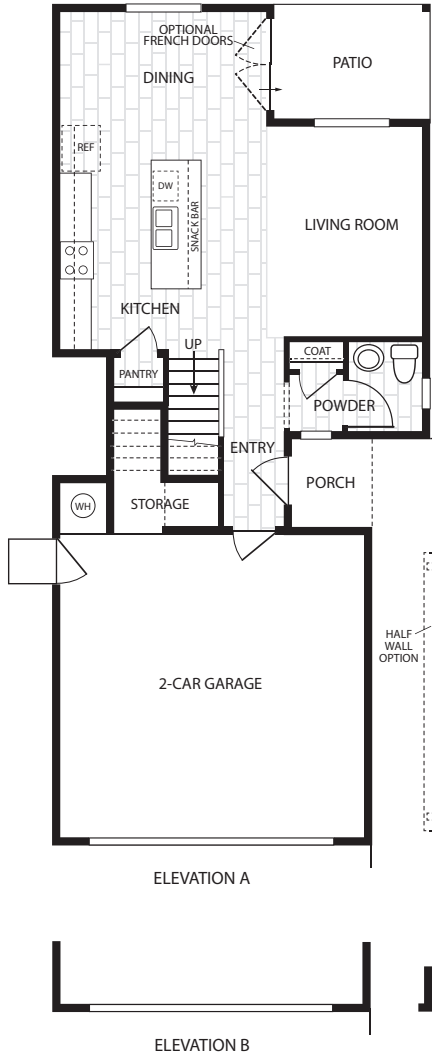


Juniper

1790 sq ft • Two Story

3 Bedroom • 2.5 Bath

PRELIMINARY



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Willow

1854 sq ft • Two Story

3 Bedroom • 2.5 Bath

PRELIMINARY

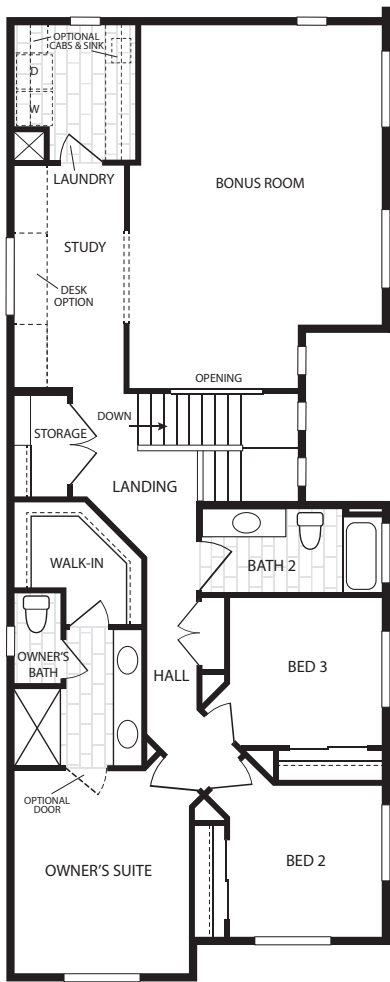


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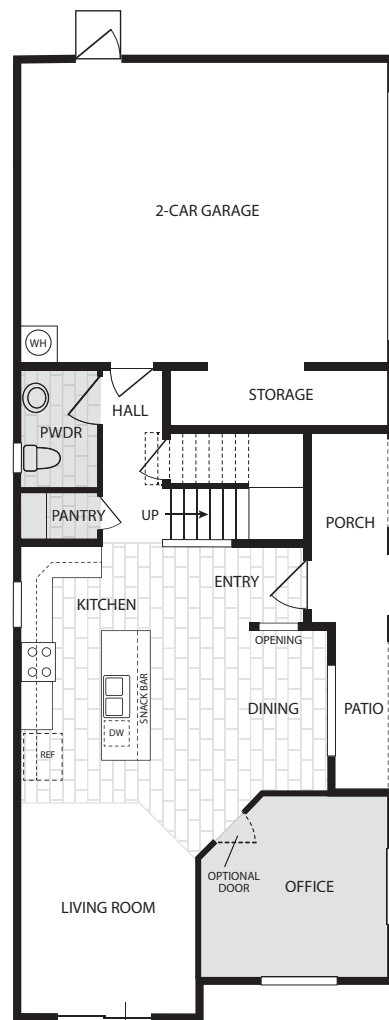


Cedar

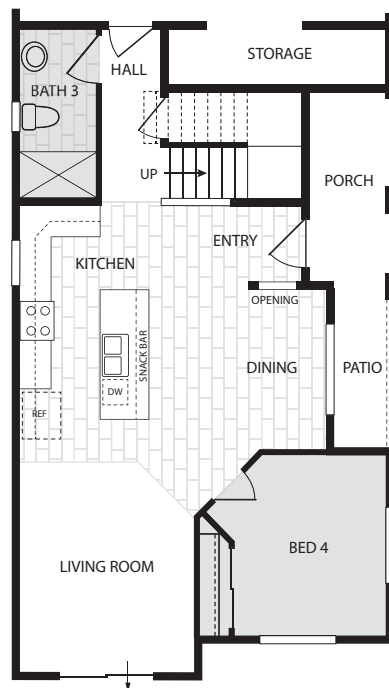
2290 sq ft • Two Story
3-4 Bedroom • 2.5-4 Bath
PRELIMINARY



SECOND FLOOR



FIRST FLOOR



BEDROOM 4 &
BATH 3 OPTION



Elevation A



Elevation B

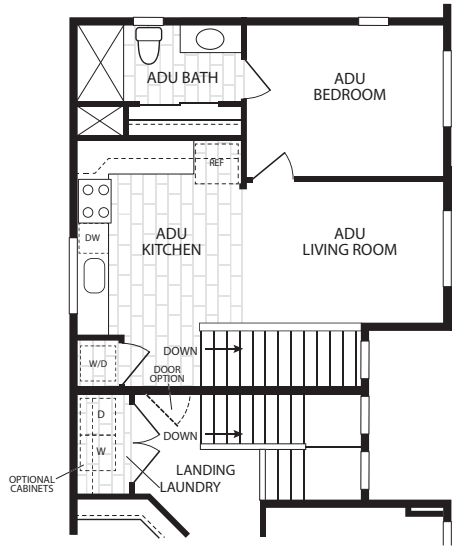


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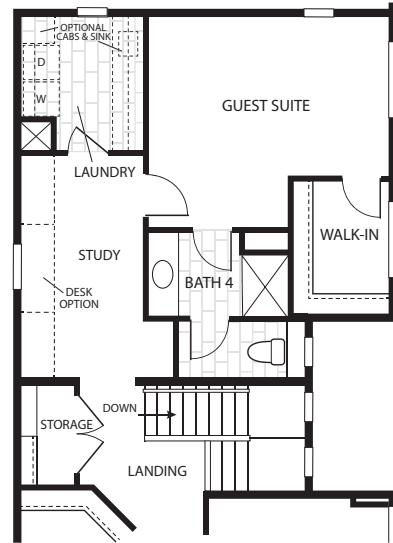


Cedar

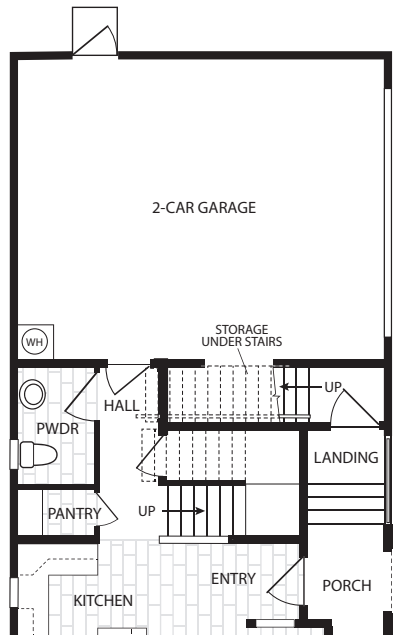
2290 sq ft • Two Story
3-4 Bedroom • 2.5-4 Bath
PRELIMINARY



ADU OPTION
SECOND FLOOR



GUEST SUITE OPTION
SECOND FLOOR



EXTERIOR STAIR TO ADU OPTION



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