



Sycamore  
Ranch

## Home Comfort & Energy Saving Features

- Westlake® concrete tile roof — beautiful, enduring and energy efficient
- 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 to complement each elevation style
- 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 for improved indoor air quality
- Convenient indoor laundry wired for electric hookups including 220V for electric 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
- Programmable, energy-efficient, 65 gallon, hybrid heat-pump electric water heater
- 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, Traditional Farmhouse and Cottage
- Charming covered front porch on all exterior designs
- Courtyard on Carlton plan
- Siding, brick and stone veneer on selected exterior designs
- 8-foot, insulated, fiberglass entry door with view hole and Kwikset® brushed nickel handset
- Weatherproof exterior electrical outlets at front and backyard
- Garage fully drywalled and fire-taped with access to backyard
- Raised panel, steel, sectional-garage door with automatic garage door opener; Modern elevation includes decorative windows
- 3-car garage on most plans
- Large covered patio for outdoor entertaining
- Three conveniently located exterior hose bibb
- Private fenced back and side yards with gate
- HVAC – Ground mounted hybrid heat-pump condenser

## Interior Features

- Spacious 9-foot ceilings on all plans except the second floor of the Aspen with Loft and the Verona with Loft plans
- Wood-look tile flooring at entry, kitchen, dining, baths and laundry room
- Ceiling fan with light kit in great room and owner's suite
- Quality Sherwin Williams® wall paint with eggshell-finish and semi-gloss in kitchen, baths and laundry room for easy maintenance
- Hand textured walls
- Rounded drywall corners at walls and window openings
- Deluxe door casings and 4.25" baseboards
- Raised, two-panel interior doors
- Elegant brushed nickel door hardware
- Spacious owner's suite with adjoining bathroom
- Walk-in closet in owner's suite
- Brushed nickel light fixtures in all bedrooms
- Storage cabinets above washer and dryer area in laundry room
- Communications hub for internet providers gateway includes RG6 and CAT6 services, 120V electrical outlet, USB port and data module located in owner's walk-in closet
- 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
- Beautiful quartz countertops with eased edge and 6" backsplash in a choice of colors
- Island with convenient snack bar
- Stylish, soft-close, maple Shaker cabinetry in a choice of colors with brushed nickel hardware, concealed hinges, melamine interiors, adjustable upper shelves and dovetail drawers
- Quality Whirlpool® stainless steel appliances including electric range, microhood and dishwasher. Carrera, Marsala and Verona include electric cooktop and double wall oven
- Energy-efficient recessed LED ceiling lights
- Double compartment, stainless steel, undermount sink with waste disposal
- Quality Pfister™ professional grade chrome plumbing fixture with pull-down sprayer
- Refrigerator space plumbed for icemaker

## Bath Features

- Wood-look tile flooring
- Beautiful quartz countertops with eased edge and 6" backsplash in a choice of colors with durable china sinks in full baths
- Oval, undermount vanity sinks in full baths
- Owner's bath in the Carrera, Marsala and Verona plans includes dual sinks, soaking tub with tile surround, and separate walk-in shower with tile surround and pan
- Owner's bath includes dual sinks, shower with tile surround and pan, and linen closet in Sydney, Naples, Aspen and Carlton plans
- Easy-to-clean acrylic tub/shower with a chrome shower rod in secondary baths
- Quality Pfister™ professional grade dual-lever chrome plumbing fixtures
- Mirrors with chrome finish and brushed nickel vanity lights in all baths
- Spacious linen closets in owner's bath
- Powder bath with pedestal sink in Naples, Aspen and Carlton 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.

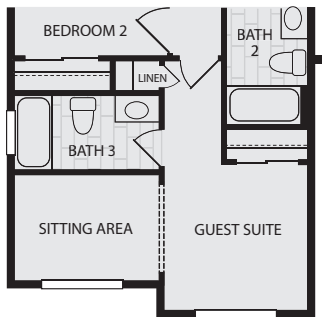
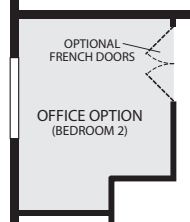
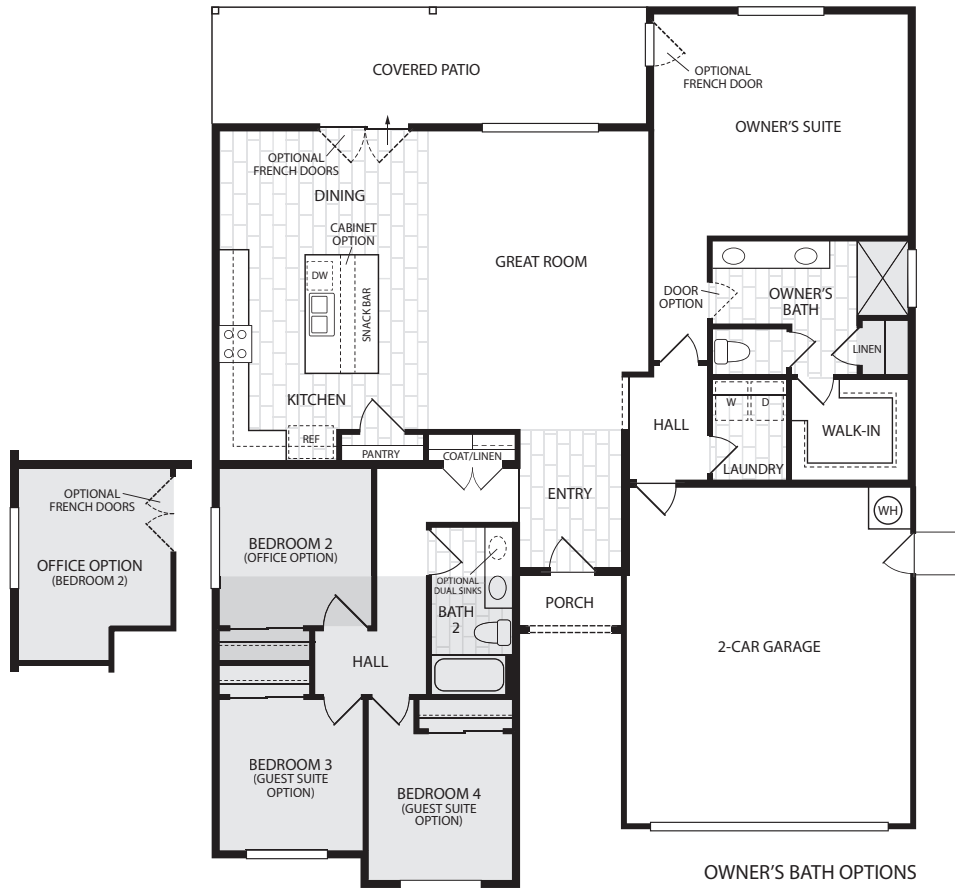


**PRELIMINARY** San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. CalDRE Corporation 02249463. REV 022825



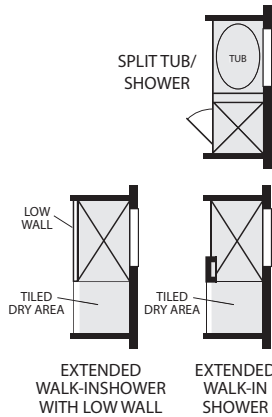
# Sydney

1930 sq ft • Single Story  
3-4 Bedroom • 2-3 Bath  
PRELIMINARY



GUEST SUITE & BATH 3 OPTION  
(BEDROOMS 3 & 4)

### OWNER'S BATH OPTIONS



Elevation A



Elevation B



Elevation C

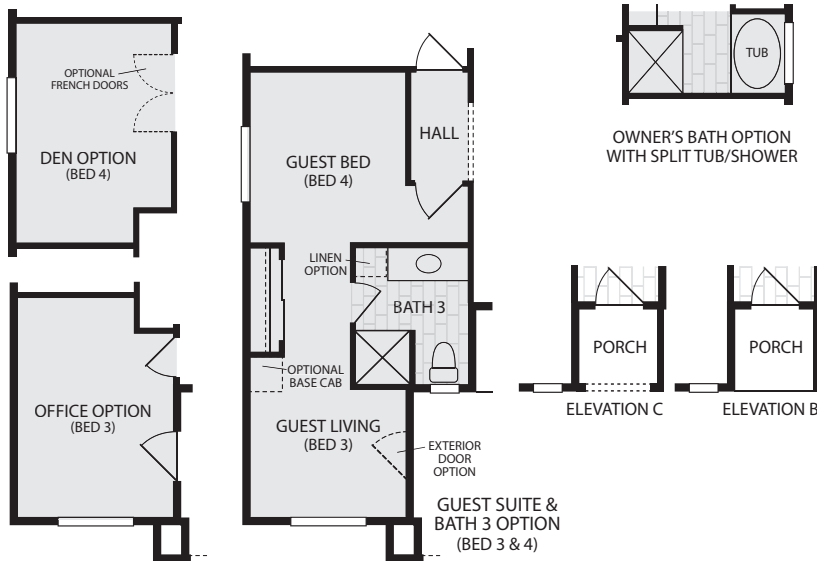
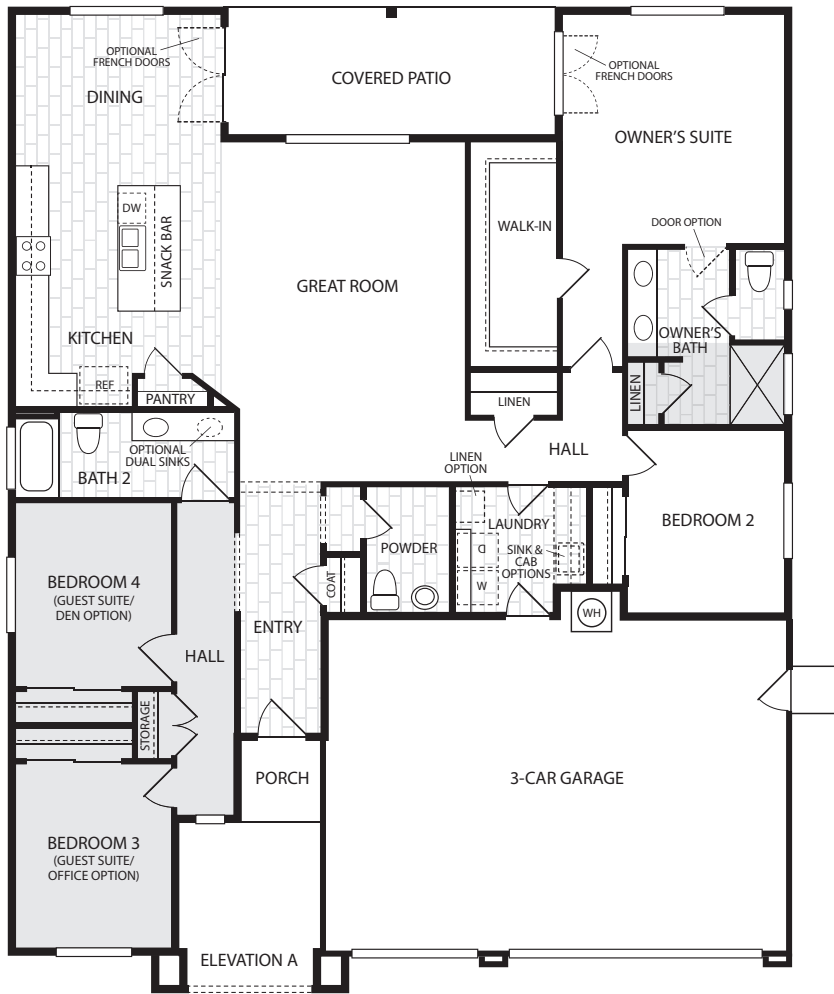


San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 013125



# Naples

2105 sq ft • Single Story  
3-4 Bedroom • 2.5-3.5 Bath  
PRELIMINARY

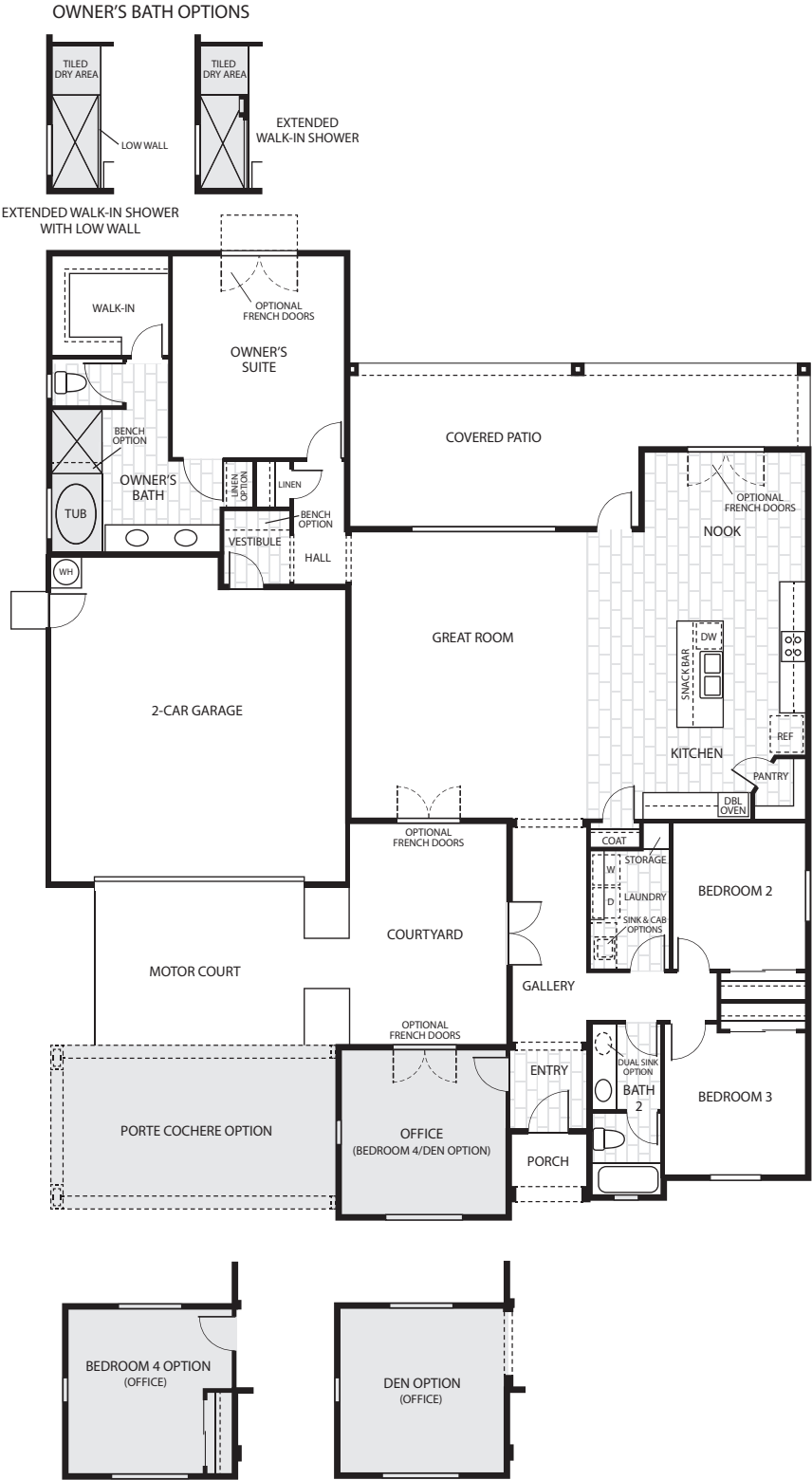


San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 022025



# Carrera

2219 sq ft • Single Story  
 3-4 Bedroom • 2 Bath  
 PRELIMINARY



Elevation A



Elevation B



Elevation C



San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 031025



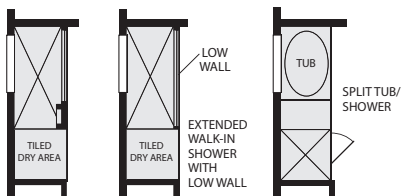
# Aspen

2266 sq ft • Single Story

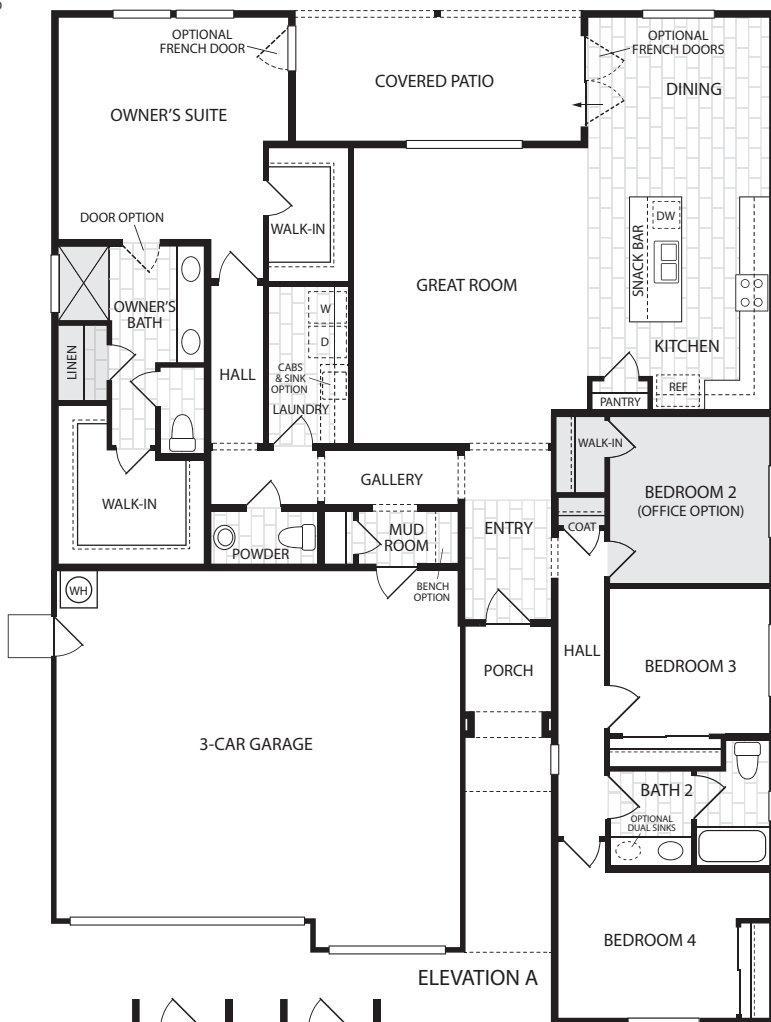
3-4 Bedroom • 2.5 Bath

PRELIMINARY

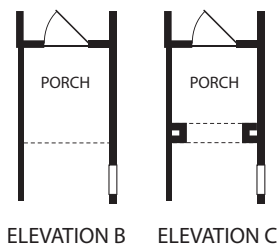
## OWNER'S BATH OPTIONS



EXTENDED WALK-IN SHOWER

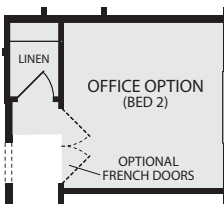


ELEVATION A



ELEVATION B

ELEVATION C



Elevation A



Elevation B



Elevation C

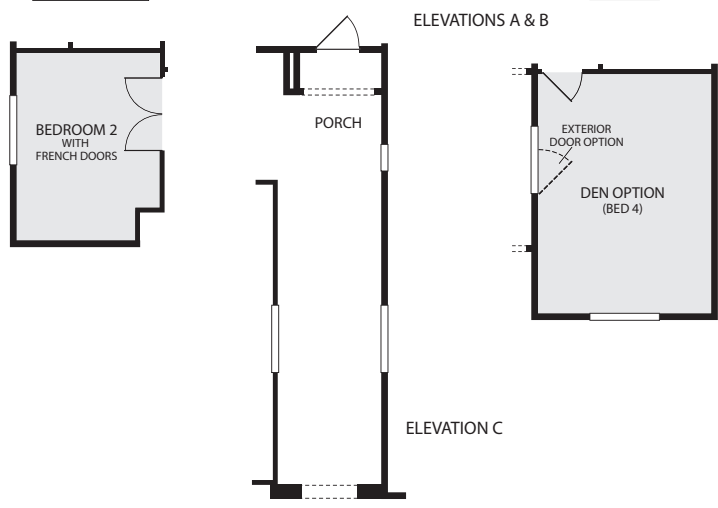
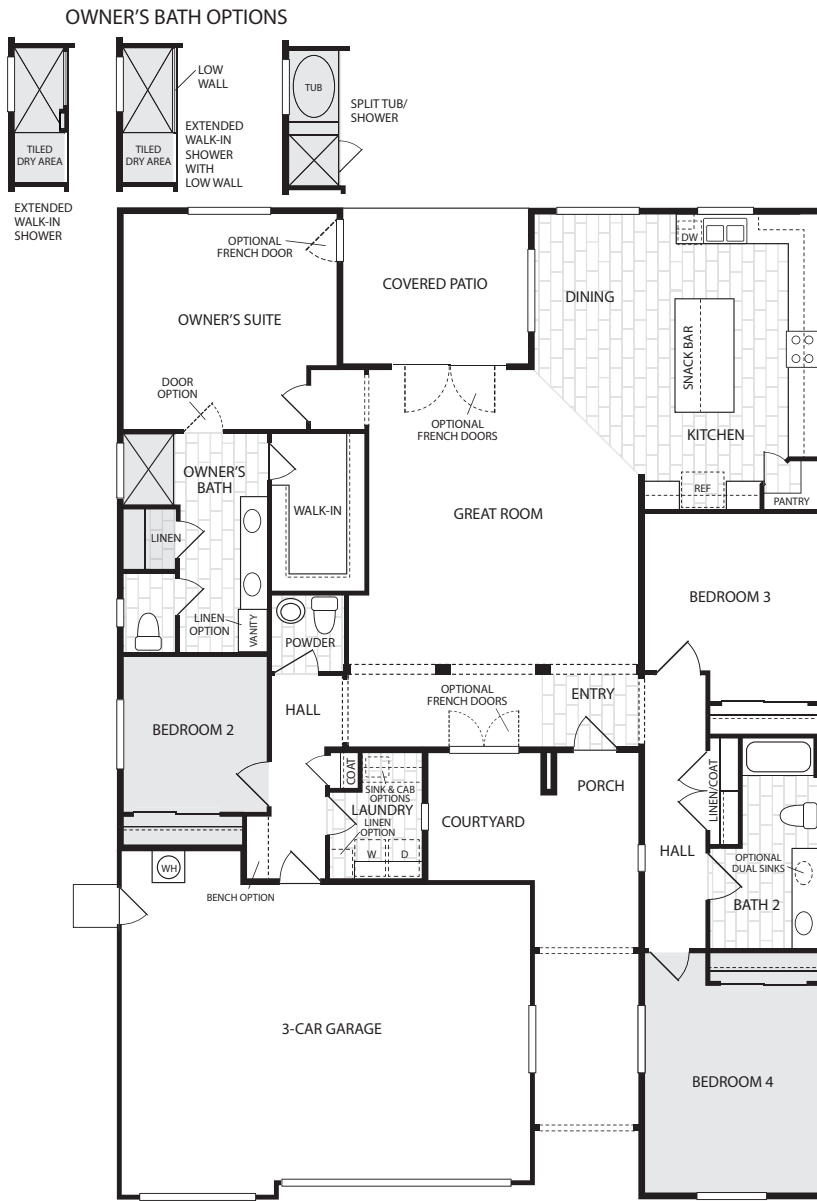


San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 020425



# Carlton

2380 sq ft • Single Story  
3-4 Bedroom • 2.5-3.5 Bath  
PRELIMINARY

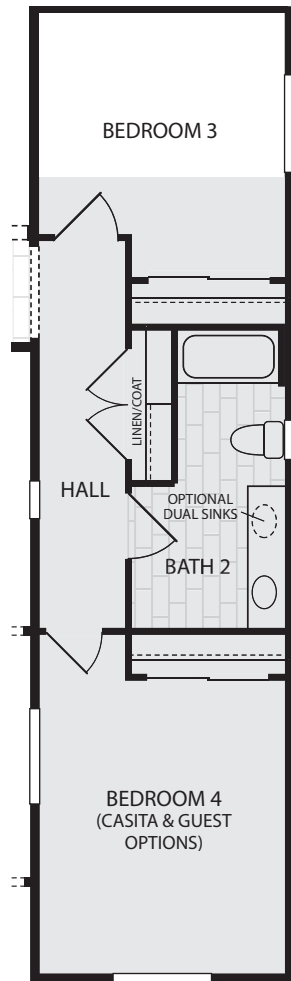


San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 022825



# Carlton

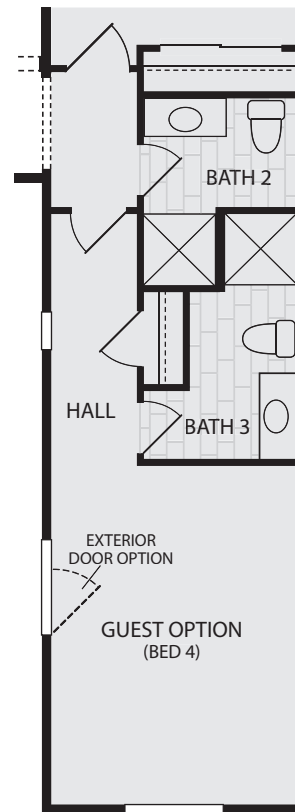
2380 sq ft • Single Story  
Casita and Guest Options  
PRELIMINARY



STANDARD PLAN



CASITA/BATH 2/BATH 3  
OPTION



GUEST/BATH 2/BATH 3  
OPTION



San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 112024

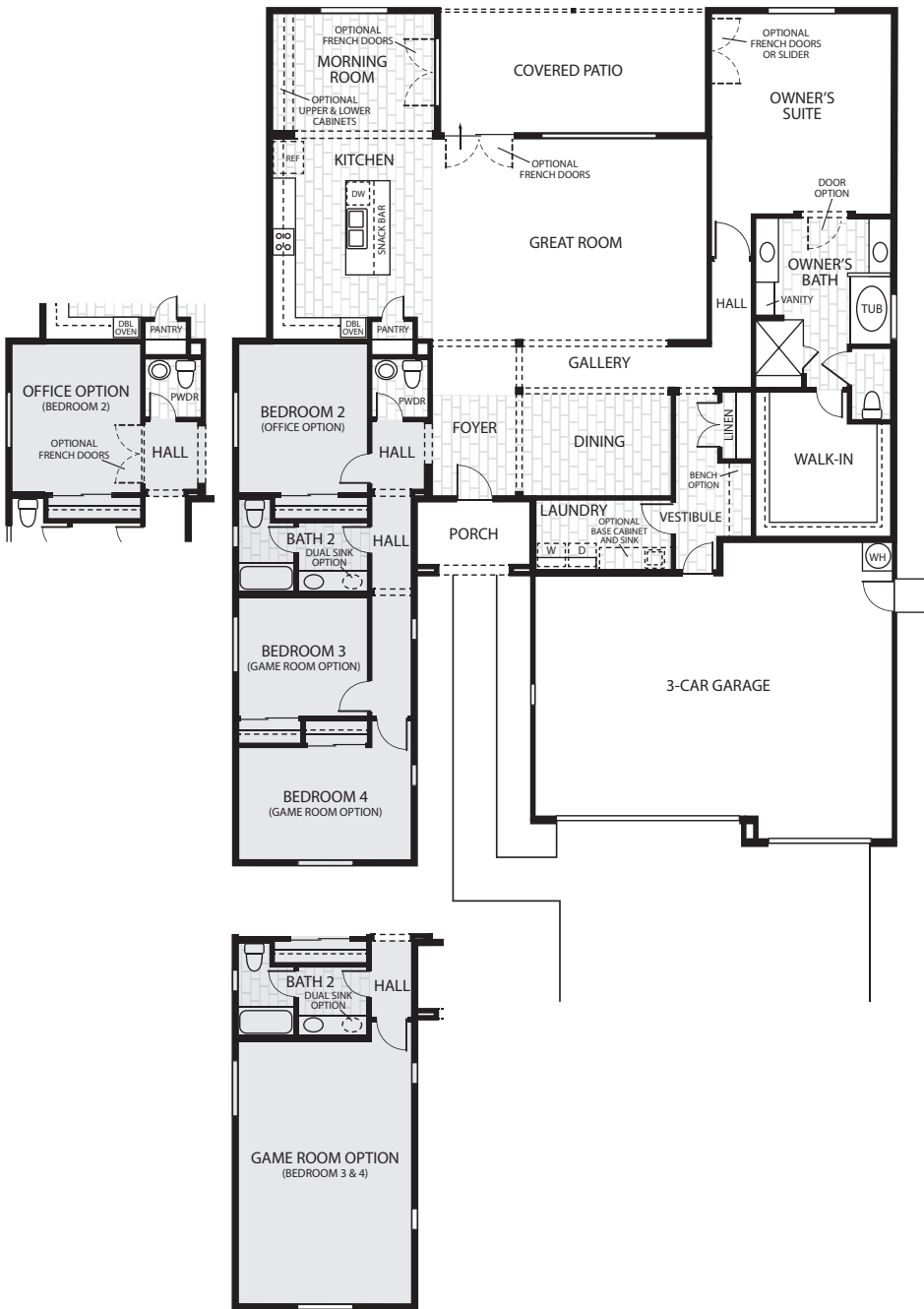


# Marsala

2831 sq ft • Single Story

4 Bedroom • 2.5 Bath

PRELIMINARY



Elevation A



Elevation B



Elevation C



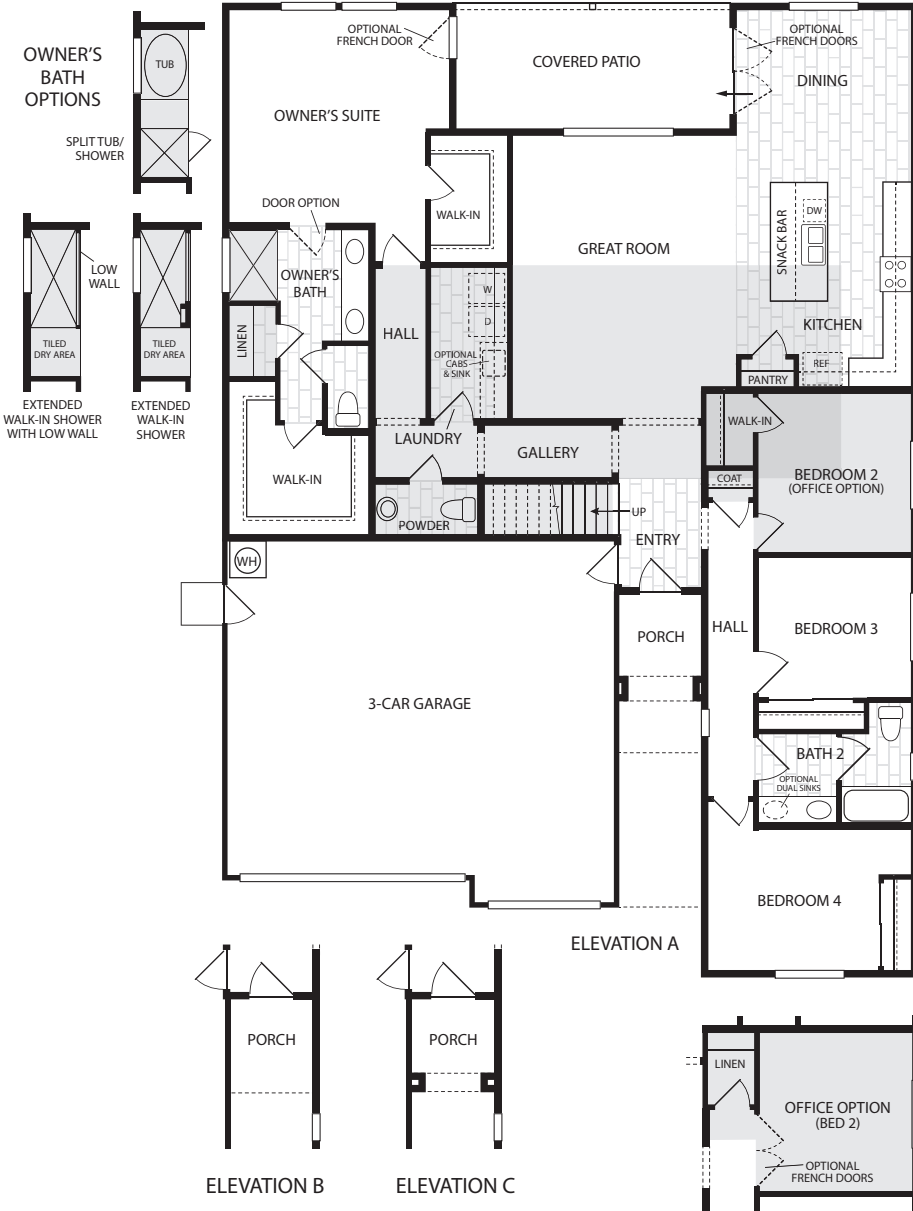
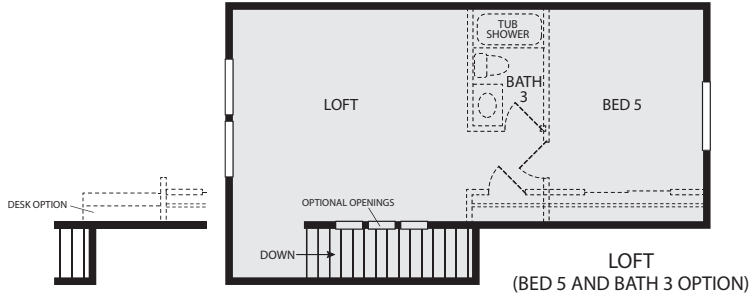
San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV. SYC 021225





# Aspen with Loft

2855 sq ft • Two Story  
3-5 Bedroom • 2.5-3.5 Bath  
PRELIMINARY



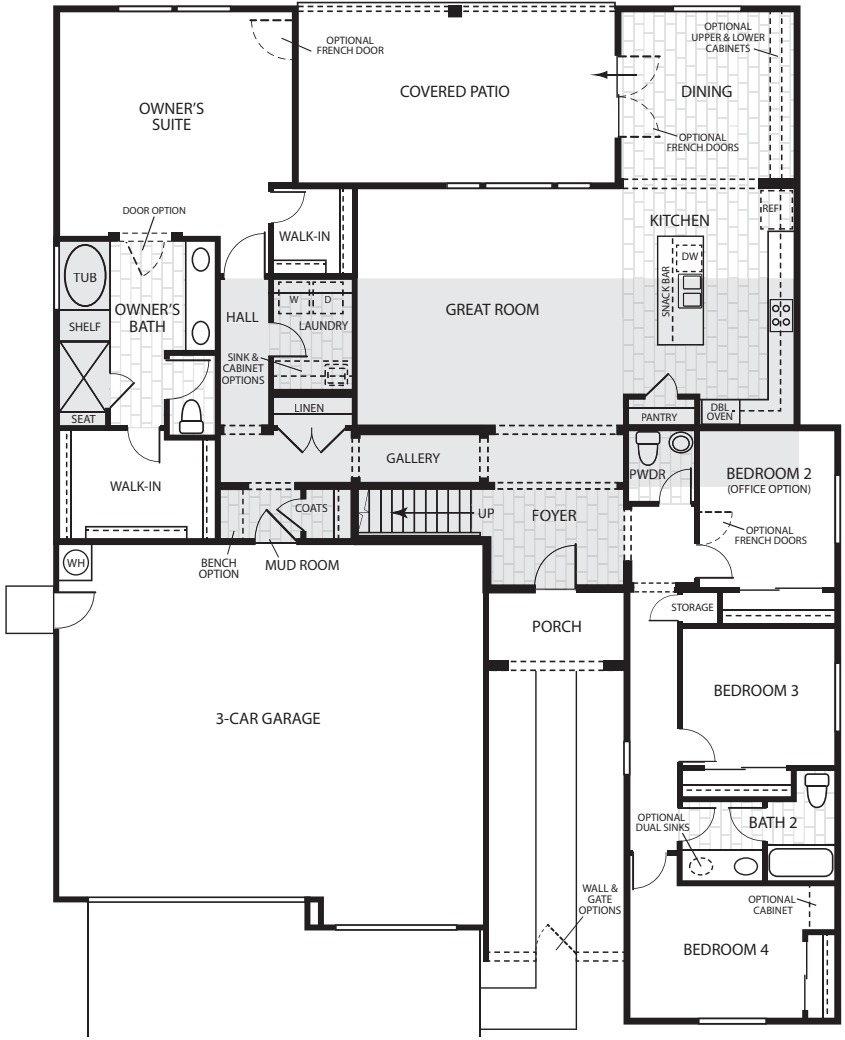
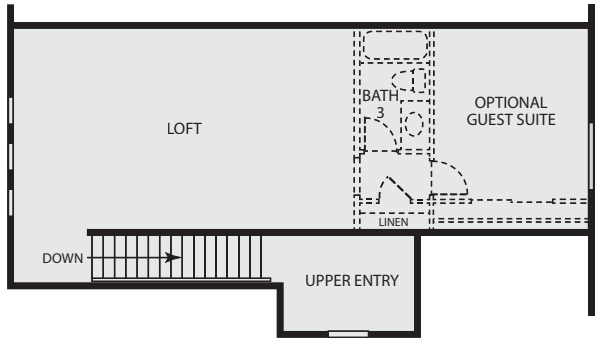
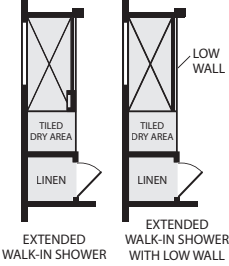
San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 031025



# Verona with Loft

3205 sq ft • Two Story  
 4-5 Bedroom • 2.5-3.5 Bath  
 PRELIMINARY

**OWNER'S BATH OPTIONS**



Elevation A



Elevation B



Elevation C



San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 02249463. REV SYC 031025

