



MONTEBELLA

Home Comfort & Energy Saving Features

- Asphalt composite shingle roof with a limited lifetime warranty
- 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
- 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
- Conduit for future electric vehicle charging station at garage
- Professionally designed, drought-tolerant, front yard landscaping including artificial turf, 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 electric hookup
- Exhaust fans in all baths to remove excess humidity
- Smoke detectors in all bedrooms, and a carbon monoxide detector in all plans for your safety
- Energy-efficient recessed LED ceiling lights
- Programmable thermostat for easy, convenient temperature control
- Programmable, energy-efficient, hybrid heat-pump electric water heater
- Engineered fire sprinkler system throughout
- 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, Craftsman and Farmhouse
- Charming covered front porch on most exterior designs
- 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
- Raised panel, steel sectional garage door wired for garage door opener
- Covered patio for outdoor entertaining
- Three conveniently located exterior hose bibbs
- Private fenced back and side yards with gate
- HVAC - Ground mounted hybrid heat-pump condenser

Interior Features

- 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 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
- 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 white cabinetry with brushed nickel hardware, concealed hinges, melamine interiors and adjustable upper shelves
- Quality Whirlpool® 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 tub/shower in baths
- Quality Pfister™ professional grade chrome plumbing fixtures
- Mirrors with chrome trim and brushed nickel vanity lights in all baths
- Powder bath with pedestal sink in Kipling and Walden 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.



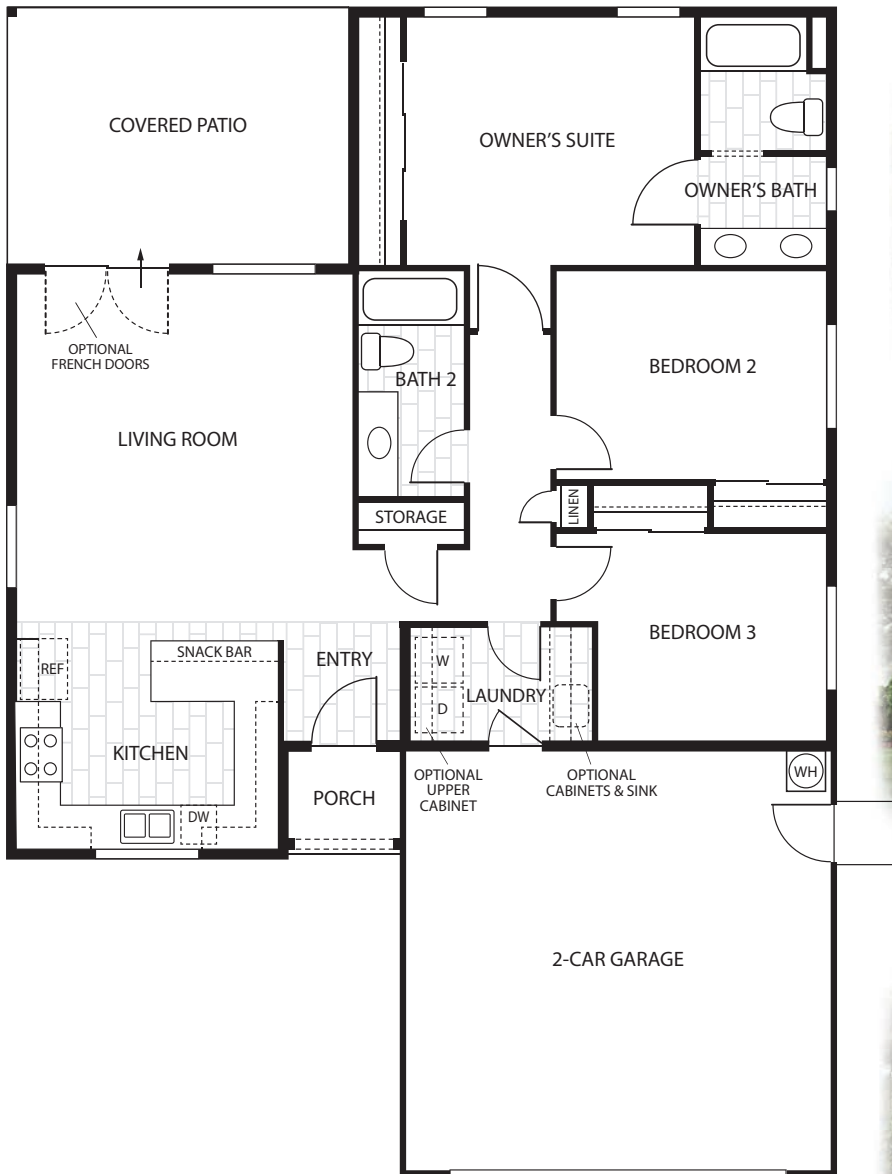
PRELIMINARY Effective Phase 30. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. CalDRE Corporation 02249463. REV 061625



Ashford

1298 sq ft • Single Story
3 Bedroom • 2 Bath

PRELIMINARY



Elevation A



Elevation B



Elevation C



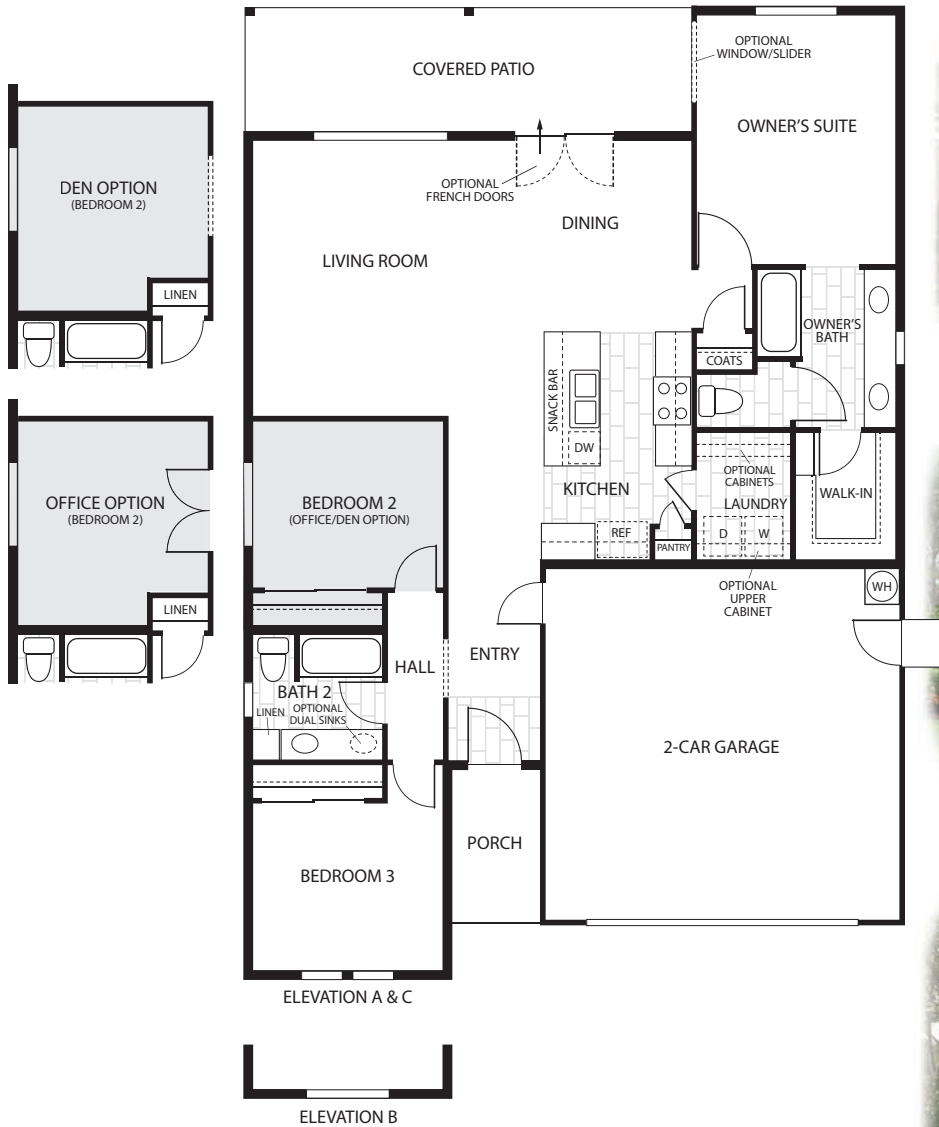
Effective Phase 21. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's 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 MB 111924



Henley

1498 sq ft • Single Story
3 Bedroom • 2 Bath

PRELIMINARY



Elevation A



Elevation B



Elevation C



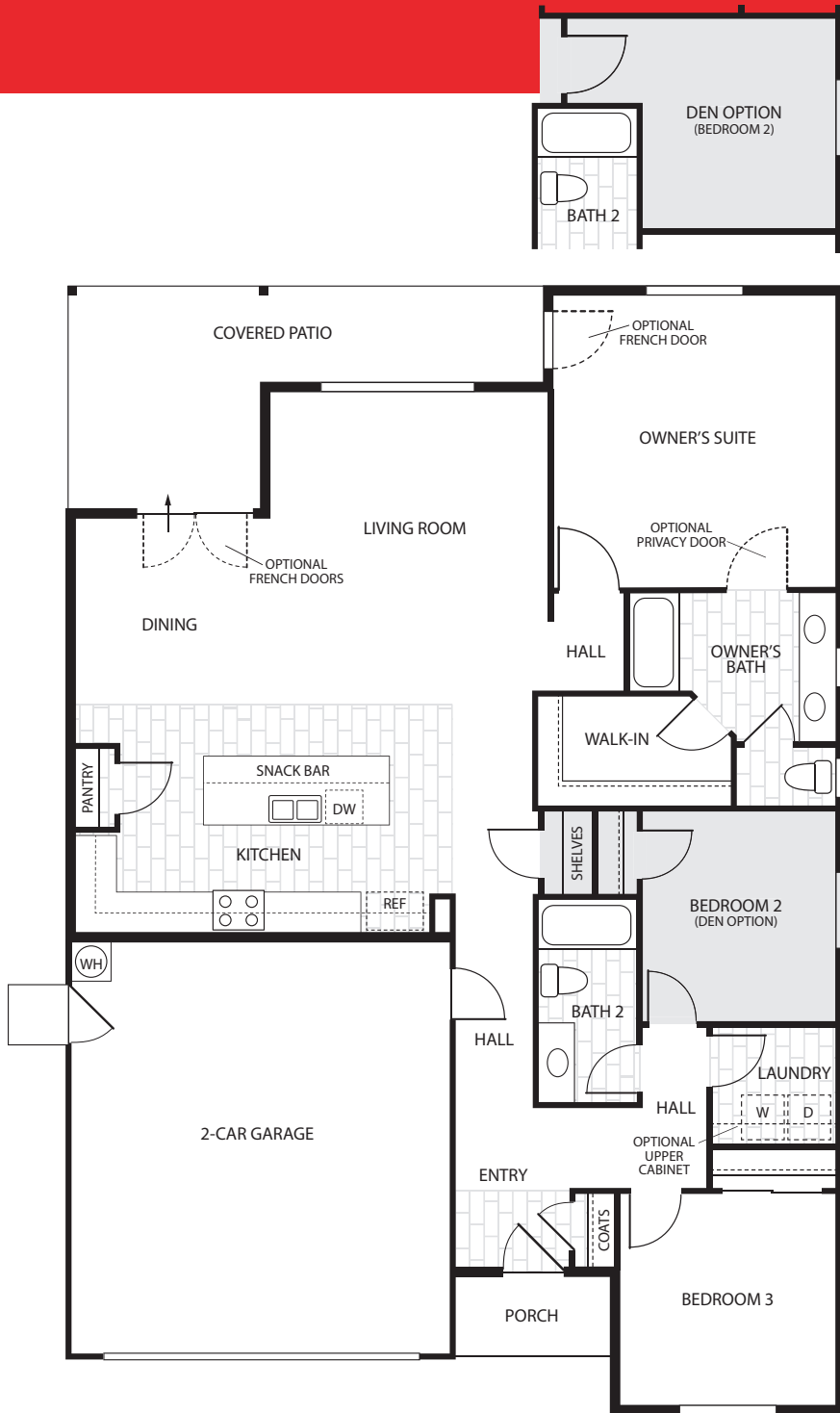
Effective Phase 21. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's 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 MB 111924



Hawthorne

1595 sq ft • Single Story
3 Bedroom • 2 Bath

PRELIMINARY



Elevation A



Elevation B



Elevation C



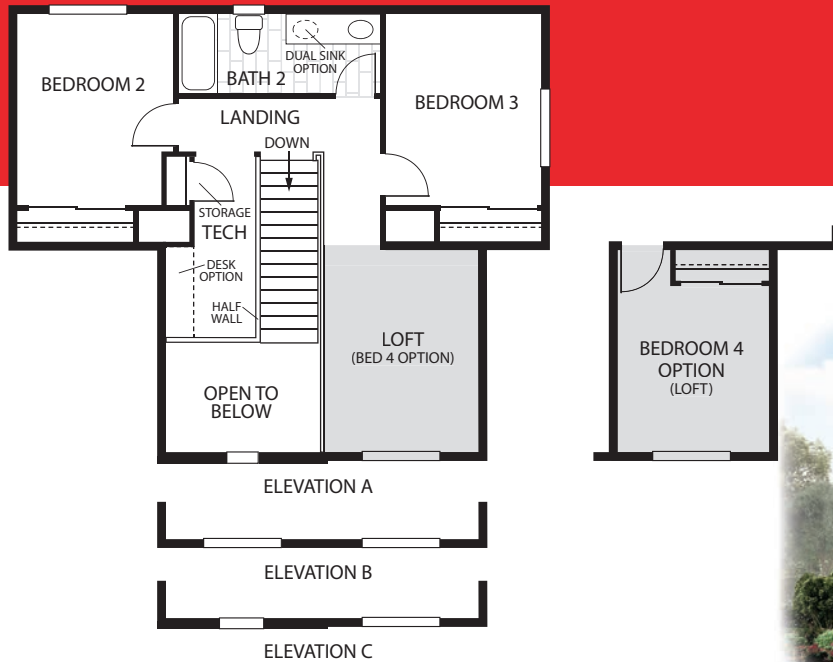
Effective Phase 21. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's 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 MB 111924



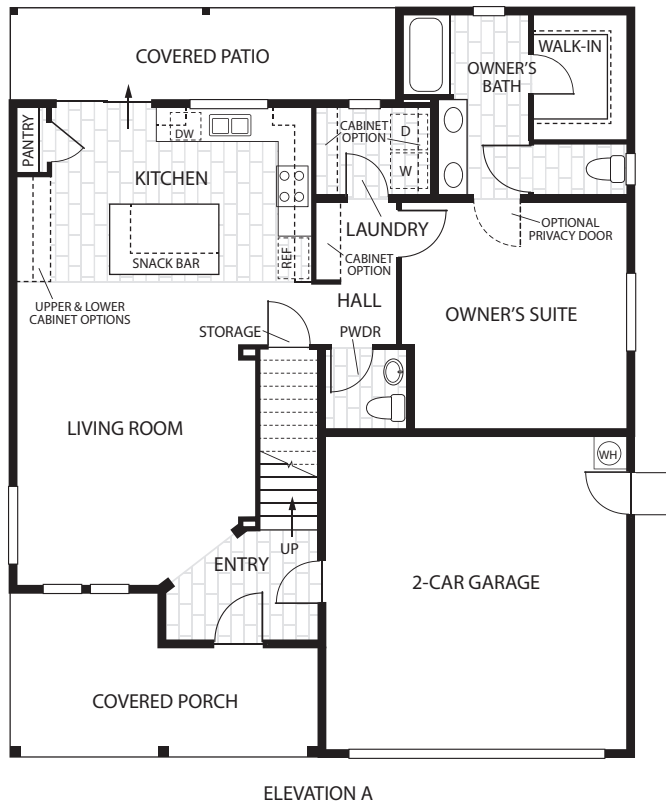
Kipling

1875 sq ft • Two Story
3-4 Bedroom • 2.5 Bath

PRELIMINARY



Elevation A



Elevation B



Elevation C



Effective Phase 21: 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 MB 111924



Walden

2076 sq ft • Two Story
3-4 Bedroom • 2.5 Bath

PRELIMINARY



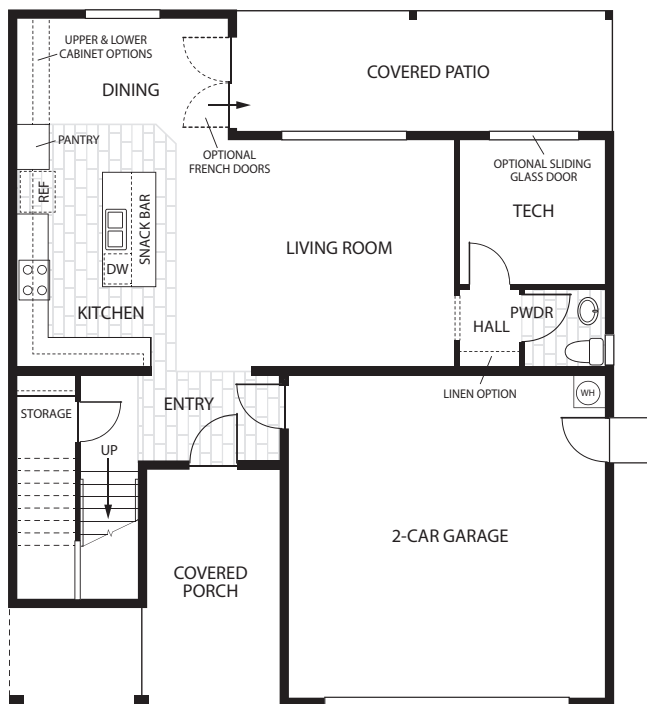
Elevation A



Elevation B



Elevation C



Effective Phase 21. 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 MB 111924

