

YOUR LIFE.
YOUR STORY.
YOUR HOME.



Icon

Florsheim Homes



Icon

FEATURES

ARTFUL EXTERIORS

- Distinctive Traditional, Spanish, Regency & Cottage exteriors
- Dramatic single-story and two-story floorplans
- Architect selected exterior color schemes
- Designer selected coach light fixtures (per plan)
- One coat stucco (light lace finish) with AcryShield® Primer and Acrylic Elastomeric Paint
- Flat or “S” style (per elevation) concrete tile roofing
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8’ front door (per elevation)
- Kwikset® Dakota Satin Nickel front door handle set and deadbolt
- Two car enclosed garage
- Drywall and taped at garage interior
- Recessed can lights at front porch and entry (per elevation)
- Architectural style sectional metal garage door with window panels (per elevation)
- Garage door opener with 2 remotes

- Illuminated address sign
- Rear and side yard fencing with gate
- Downspouts tied to underground drainage
- Two conveniently located hose bibs
- White vinyl windows (Elevation A, B, C & D) and tan vinyl (Elevation A)
- Screens in all windows & sliders with self-latching handles

LUXURIOUS LIVING

- Innovative floorplans with 9’ ceiling height throughout (Except Plan 3X which has 8’ ceiling height upstairs)
- State-of-the-art spaces including optional Lofts, California Rooms, Decks, Dens, Flex Space and Game Room
- Hand-set ceramic tile at Entry Foyer
- Kelly-Moore® two-tone interior paint throughout
- 2 panel Cheyenne interior doors
- Satin Nickel Kwikset® Aliso interior door hardware
- 3 1/4” Coronado baseboard with 2 1/4” Colonial casing
- Ceiling fan pre-wire in Primary Bedroom and Great Room
- Designer selected light fixtures, including Secondary Bedrooms
- Craftsman style handrails with square painted balusters
- Rocker style light switches
- Bullnose drywall outside corners (except at windows)
- Window stool or aprons
- Elegant finish wood top on Lower Linen & Drop Zone seat (per plan)
- Decorator wall-to-wall carpeting
- Fire sprinkler system throughout
- Second story sub-floor with 1 1/8” plywood, glued and nailed
- Engineered roof and floor trusses
- Hardwired smoke detectors and carbon monoxide detectors (per code)

GOURMET KITCHENS

- Solid surface countertop with backsplash
- Attractive natural finish cabinets with recessed panel doors, melamine interiors and Euro hinges
- Pullout bread board
- Spacious island with eating bar
- Built-in pantry to match cabinets
- Stainless steel sink with InSinkErator® garbage disposal
- Stylish Pfister™ Chrome pullout faucet
- Stainless Steel GE® appliances - gas range, microwave and dishwasher
- Pre-plumbed for icemaker
- LED recessed can lighting
- Attractive vinyl flooring



PRIMARY BEDROOM SUITE & BATH

- Elegantly designed, featuring private Primary Bath and walk in closets
- Architect perfected bath layouts with separate shower and tub
- Large soaking tubs (plans 1, 3, 3X & 5), free-standing tub (plans 2 & 4)
- Hard surface vanity top with dual top set sinks
- Designer vinyl flooring
- Hard surface shower and tub surrounds (per plan) with clear glass enclosure
- Stylish Pfister™ Chrome Fixtures
- Designer Satin Nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware

SECONDARY BATHROOMS

- Hard surface vanity top with sink
- Tile look white fiberglass tub/shower with shower rod or shower with enclosure (per plan)
- Showers (per plan) featuring hard surface surrounds and clear glass enclosure
- Stylish Pfister™ Chrome fixtures
- Designer Satin Nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware
- Attractive vinyl flooring

LAUNDRY ROOM

- Standard base cabinet (plans 2, 4, & 5)
- Standard upper cabinets (plans 1, 3, 3X & 5)
- Attractive vinyl flooring, including Drop Zone

ENERGY EFFICIENCY & TECHNOLOGY

- Solar Electric System
- Cool roof per Title 24
- Dual pane low E vinyl windows with decorator grids (front and side only per plan)
- Quality fiberglass insulation per Title 24
- ENERGY STAR® qualified appliances for ultimate savings
- High efficiency central heating (95% AFUE) and air conditioning (16 SEER & 13 EER), with R-6 duct insulation
- 92% Efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Weather sensing irrigation timer (front yard only)
- Programmable setback thermostat
- Centralized media panel with necessary modules and dual media drop
- Dual Media and CAT5 at Primary Bedroom & Great Room
- Cable outlet in Secondary Bedrooms
- Phone outlet at Primary Bedroom and Kitchen
- Below attic deck insulation with improved efficiency
- Heat Recovery Fan

WARRANTY

- 1 Year Fit and Finish Warranty
- 2-10 Home Buyers Warranty (10 Year Structural)



POPULAR OPTIONS

- Upgraded Front Door with Windows
- Upgraded Stair Rail Designs
- Decks, Dens, Lofts and California Rooms
- Fireplaces
- Door Hardware
- French Doors
- Cabinet Styles



RESIDENCE 1 THE AMBIANCE

1569 SF | 3 Bedroom | 2 Bath | Dining
Great Room | 2 Car Garage | Single Story



SPANISH
1A



REGENCY
1B



COTTAGE
1C



TRADITIONAL
1D



RESIDENCE 1 - THE AMBIANCE



Plan Options Include

- A** Den
- B** California Room

Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns. Quantity and placement of exterior coach lights may vary, depending on plan and masonry.



RESIDENCE 2 THE CHANDELIER

1903 SF - 2002 SF | 4 Bedroom | 2.5 Bath
Dining | Great Room | 2 Car Garage | Two Story



RESIDENCE 2 - THE CHANDELIER



Plan Options Include

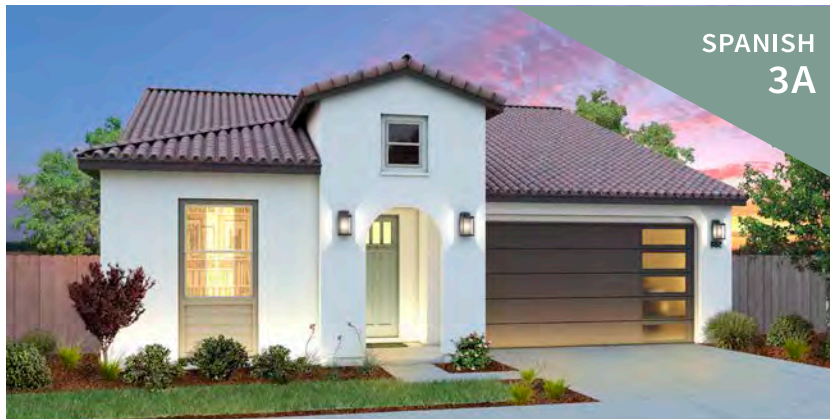
- A** Expanded Great Room
- B** California Room
- C** Flex Space
- D** Loft
- E** Expanded Primary Walk-In Closet
- F** Deck

Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns. Quantity and placement of exterior coach lights may vary, depending on plan and masonry.



RESIDENCE 3 THE MASTERPIECE

1944 SF | 4 Bedroom | 3 Bath
Dining | Great Room | 2 Car Garage | Single Story



RESIDENCE 3 - THE MASTERPIECE



Plan Options Include

- A** Den **B** Formal Dining **C** California Room **D** Media/Flex Space

Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns. Quantity and placement of exterior coach lights may vary, depending on plan and masonry.



RESIDENCE 3X THE GRAND MASTERPIECE

2553 SF | 5 Bedroom | 4 Bath

Dining | Great Room | Loft | 2 Car Garage | Two Story



RESIDENCE 3X - THE GRAND MASTERPIECE



Plan Options Include

- A** Den **B** Formal Dining **C** California Room **D** Media/Flex Space **E** Bedroom 6 and Bonus Room
- F** Bedroom 6 **G** Primary Suite **H** Bonus Room & Loft

Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns. Quantity and placement of exterior coach lights may vary, depending on plan and masonry.



RESIDENCE 4 THE REFLECTION

2473 SF - 2885 SF | 5 Bedroom | 3.5 Bath
Dining | Great Room | 2 Car Garage | Two Story



SPANISH
4A



REGENCY
4B



COTTAGE
4C



TRADITIONAL
4D



RESIDENCE 4 - THE REFLECTION



Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns. Quantity and placement of exterior coach lights may vary, depending on plan and masonry.



RESIDENCE 5 THE UPTOWN

2746 SF - 3151 SF | 4 Bedroom | 3 Bath | Dining | Great Room
Gathering Room | Loft | 2 Car Garage | Two Story



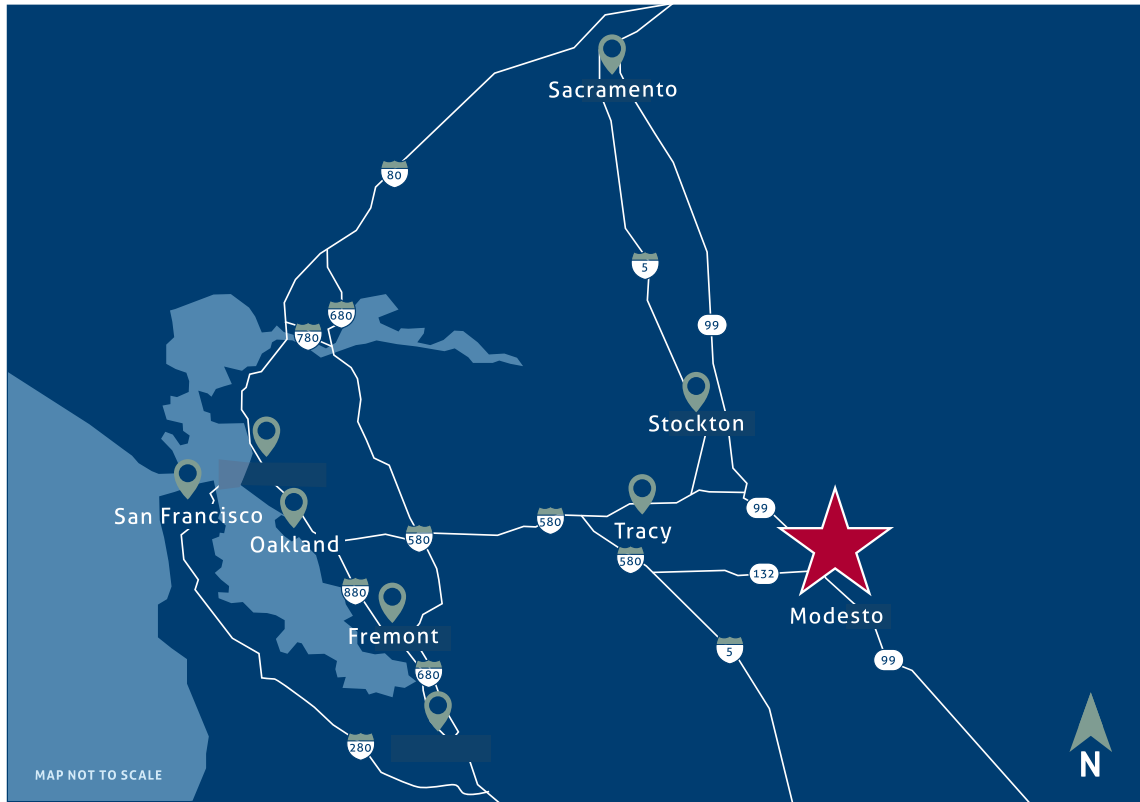
RESIDENCE 5 - THE UPTOWN



Plan Options Include

- A** Office **B** Den **C** California Room **D** Study Area with Bedroom 2 **E** Flex Space
- F** Bonus Room & Bedroom 5 **G** Super Loft **H** Bedroom 5 & 6 with Bath 4

Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns. Quantity and placement of exterior coach lights may vary, depending on plan and masonry.



Founders Point

YOUR LIFE. YOUR STORY. YOUR HOME.



Icon

209.490.5068

sales@livefounderspoint.com

LiveFoundersPoint.com

Represented by **ESCALA PROPERTIES**

CA DRE # 00526755

FLORSHEIM
HOMES

florsheimhomes.com

Artist's concept and map not to scale. Homes being sold by Modesto Roselle LLC. CA DRE# 00526755 Broker is Escala Properties. Equal Housing Opportunity. Selected lots require premiums and redetermined options. Square footages are approximate and vary per elevation and options chosen. Preliminary information is subject to change and modification by Florsheim Homes or Escala Properties at any time. All photographs, renderings and other depictions are for the sole purpose of illustration. Florsheim Homes or Escala Properties does not discriminate against any class of persons protected by federal, state, local, or provincial law. Copyright September, 2022 🏠