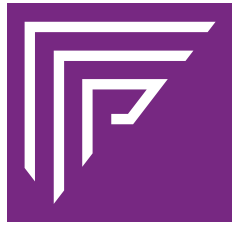


YOUR LIFE.
YOUR STORY.
YOUR HOME.



Echo

Fitzpatrick Homes



Echo



FITZPATRICK HOMES

DEDICATION TO DETAILS.

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® Tavaris Satin Chrome front door handle set and deadbolt**
- **Three 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)

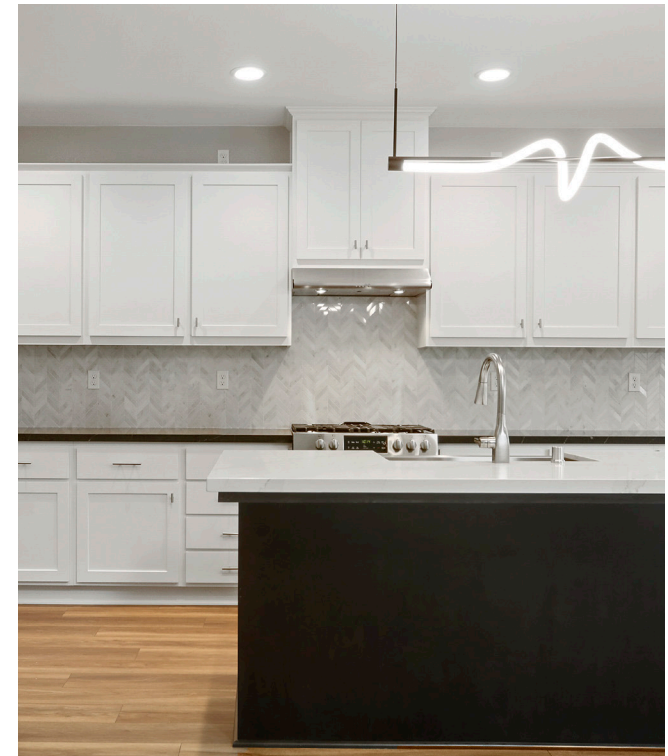
- **Garage door opener with 2 remotes at 2 car garage, 3rd car garage opener (optional)**
- Illuminated address sign
- Rear and side yard fencing with gate
- Downspouts tied to underground drainage
- Two conveniently located hose bibs
- **Andersen® vinyl windows with designer selected colors (White, Bronze & Terratone)**
- 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**
- **Riverside interior doors (Elevation A & B), Logan interior doors (Elevation C & D)**
- **Interior door hardware Kwikset® Sydney Satin Chrome Levers**
- **5 ¼” Craftsman eased edge baseboards with 2 ¼” Craftsman eased edge casings**
- **Ceiling fan at Great Room and Primary Bedroom**
- **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, apron, fully cased and trimmed closet openings**
- Elegant finish wood top on Lower Linen & Drop Zone seat (per plan)
- **Quality carpeting with 7/16” 6 lb. pad**
- 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

- **Granite countertop with 6” backsplash**
- **Attractive cabinets with Shaker recessed panel doors with designer stain(s), including 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 Delta® Artic Stainless pulldown faucet**
- **Stainless Steel Frigidaire® appliances**
- 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 custom undermount sinks**
- **Designer tile flooring**
- Hard surface shower and tub surrounds (per plan) with clear glass enclosure
- **Stylish Delta® Chrome Fixtures**
- **Elegant lighting over framed vanity mirrors**
- Chrome bath hardware

SECONDARY BATHROOMS

- **Hard surface vanity top with custom undermount sink(s)**
- **Luxurious tub/shower with hard surface surrounds and chrome crescent shower rod**
- Showers (per plan) featuring hard surface surrounds and clear glass enclosure
- **Stylish Delta® Chrome fixtures**
- **Designer chrome light fixture over framed vanity mirror**
- Chrome bath hardware
- **Attractive tile flooring**

LAUNDRY ROOM

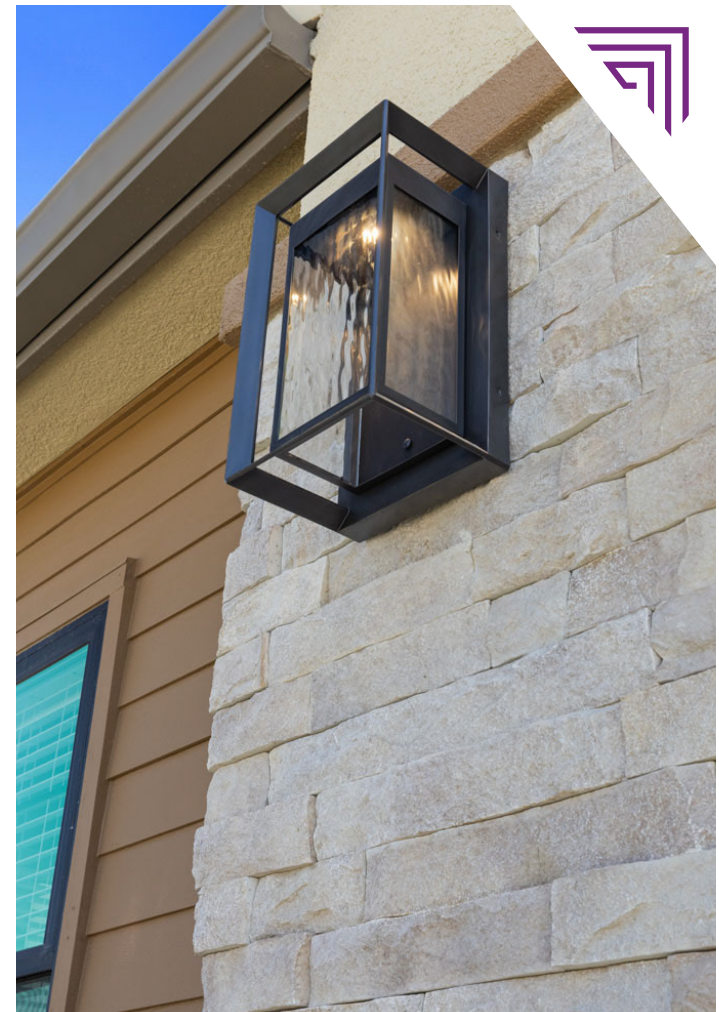
- Standard base cabinet (plans 2, 4, & 5)
- Standard upper cabinets (plans 1, 3, 3X & 5)
- **Attractive tile flooring, including Drop Zone**

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
- ERV Fan
- 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

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



THE ENCHANTMENT

1,546 SF | 3 Bedroom | 2 Bath

Dining | Great Room | 2 Car Garage | Single-Story



THE ENCHANTMENT



FIRST FLOOR

Plan Options Include

- A** Den
- B** California Room

Fitzpatrick 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.

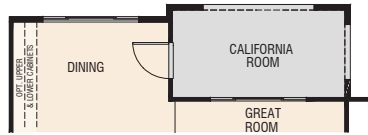


THE HARMONY

2,126 SF | 4 Bedroom | 3 Bath
Great Room | Loft | 2 Car Garage | Two Story



THE HARMONY



B Optional California Room



FIRST FLOOR



A Optional Super Loft
(Replaces Bedroom 3/Loft)

SECOND FLOOR

Plan Options Include

- A** Super Loft
- B** California Room

Fitzpatrick 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.



THE TRANQUILITY

2,359 SF | 4 Bedroom | 2.5 Bath | Dining
Great Room | Den | Loft | 2 Car Garage | Two Story

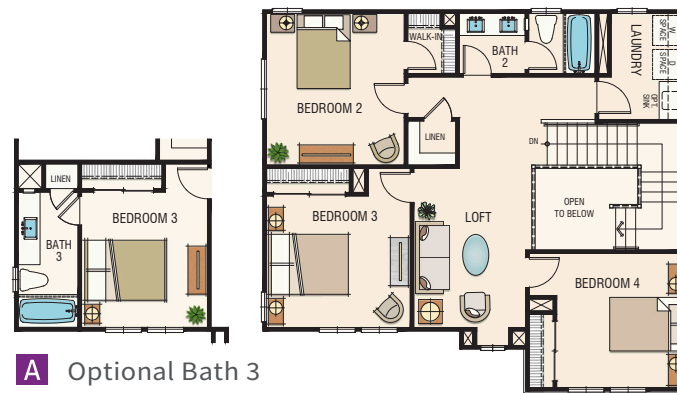


THE TRANQUILITY



FIRST FLOOR

B Optional California Room



A Optional Bath 3 (Bedroom 3 Shifts, Omit Loft)

SECOND FLOOR

Plan Options Include

- A** Bath 3
- B** California Room

Fitzpatrick 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.

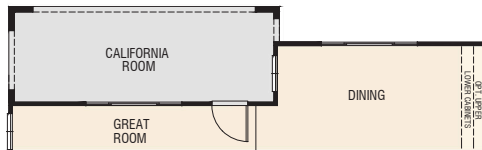


THE SERENITY

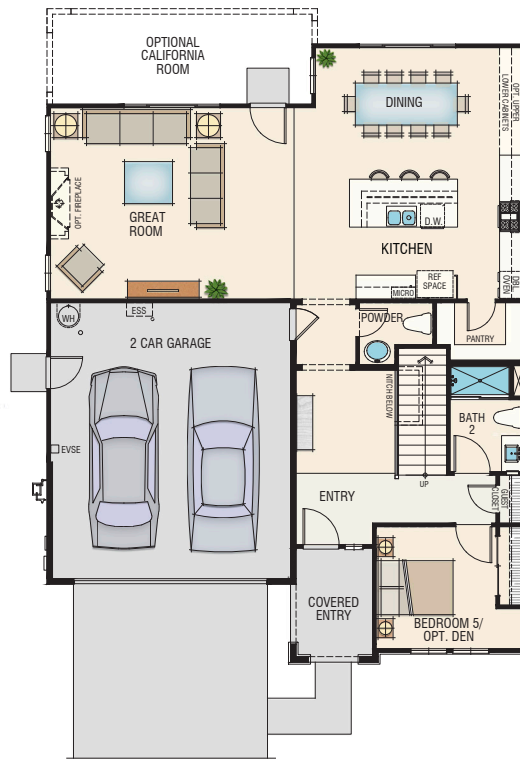
2,645 SF | 5 Bedroom | 3.5 Bath

Dining | Great Room | 2 Car Garage | Two Story

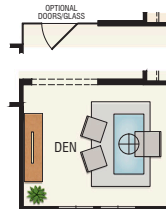




B Optional California Room



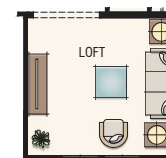
FIRST FLOOR



C Optional Den
(Replaces Bedroom 5)



SECOND FLOOR



A Optional Loft
(Replaces Bedroom 4)

Plan Options Include

- A** Loft
- B** California Room
- C** Den

Fitzpatrick 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.



Echo

Rhonda Sweet | 209-272-4772
rhonda@fitzpatrickhomes.com

LiveFoundersPoint.com
CA DRE # 01303859



FITZPATRICK HOMES

DEDICATION TO DETAILS.

fitzpatrickhomes.com