FEAT URES

ARFUL EXTERIORS
• Distinctive Traditional, Spanish, Regency & Cottage exteriors
• Dramatic single story and two-story floorplans
• Architect selected exterior color schemes
• Exterior coach lights
• One coat stucco (light lace finish) with elastomeric paint
• Flat or “S” style (per plan) concrete tile roofing
• Boxed soffits and full rain gutters with downspouts
• Drought tolerant front yard landscaping with automatic irrigation system
• Stylish 8′ two-panel Cheyenne style front door
• Kwikset Dakota Satin Nickel front door handle set and deadbolt
• Two car enclosed garage
• Sheetrocked garage interior
• Recessed can lights at front porch and entry (per plan)
• Architectural style sectional metal garage door with window panels
• 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 B, C & D) tan vinyl (elevation A)
• Screens in all windows & sliders with self-latching handles

LUXURIOUS LIVING
• Innovative floorplans with 9′ ceiling height throughout
• State-of-art spaces including optional Lofts, California Rooms, Decks, Dens, Flex Space and Game Room
• Hand-set ceramic tile Entry Foyer
• Kelly-Moore® two tone interior paint throughout
• 2 panel Cheyenne interior doors
• Satin Nickel Kwikset Aliso interior door hardware
• 31/4′ Coronado baseboard with 21/4′ Colonial casing
• Stylish Satin Nickel interior light fixtures with ceiling fan pre-wire in Master Bedroom, Great Room and all secondary Bedrooms
• Ceiling lights in secondary Bedrooms
• Craftsman style handrails with square painted pickets
• 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 at 13/4′ plywood, glued and nailed
• Engineered roof and floor trusses
• Hard wired safety 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 or walk-in pantry (per plan)
• Stainless steel sink with garbage disposal
• Stylish Pfister™ Chrome pullout faucet
• Stainless Steel GE® appliances - gas range, microwave and dishwasher
• Pre-plumbed for icemaker
• Fluorescent recessed can lighting
• Attractive vinyl flooring, including pantry (per plan)
SEASONAL HOMES \ FLORSHEIM HOMES

MAJOR CONSTRUCTION
• Excavation
• Foundation
• Exterior Masonry
• Structural Concrete
• Steel, Trusses, or Joists
• Interior Framing
• Insulation and Vapor Barriers
• Rough Electrical
• Rough Mechanical
• Exterior Exterior
• Exterior Doors and Windows
• Architectural Roofing
• Planting and Irrigation System
• Fencing and Arbor
• Entryway

SECONDARY BATHROOMS
• Hard surface vanity top with sink
• Tile look white fiberglass tub/shower with shower rod or shower with enclosure (per plan)
• Stylish Pfister™ Chrome fixtures
• Designer Satin Nickel light fixture over vanity mirror
• Recessed medicine cabinet
• Chrome bath hardware
• Attractive vinyl flooring

ENERGY EFFICIENCY & TECHNOLOGY
• Solar Electric System
• Cool roof per Title 24
• Radiant Barrier roof sheeting to defer heat transfer
• 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 (92% AFUE) and air conditioning (14 SEER), 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
• Programmable setback thermostat
• Centralized media panel with necessary modules and dual media drop
• Dual Media and CAT5 at Master Bedroom & Great Room
• Cable outlet in secondary Bedrooms
• Phone outlet at Master Bedroom and Kitchen

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

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PLAN 1  THE AMBIANCE

1A SPANISH

1569 SF 3 BEDROOM | 2 BATH

1C COTTAGE

DINING | GREAT ROOM 2 CAR GARAGE | SINGLE STORY

1B REGENCY

1D TRADITIONAL

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.
PLAN 1  THE AMBIANCE
3 BEDROOM | 2 BATH | DINING | GREAT ROOM
2 CAR GARAGE | SINGLE STORY | 1569 SF


*Not Modeled*

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PLAN 2  THE CHANDELIER

1903 SF - 2002 SF  DINING | GREAT ROOM
4 BEDROOM | 2.5 BATH  2 CAR GARAGE | TWO STORY

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PLAN 2 THE CHANDELIER
4 BEDROOM | 2.5 BATH | DINING | GREAT ROOM
2 CAR GARAGE | TWO STORY | 1903 - 2002 SF

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PLAN OPTIONS INCLUDE
A EXPANDED GREAT ROOM | B CALIFORNIA ROOM | C FLEX SPACE | D LOFT | E EXPANDED MASTER WALK-IN-CLOSET | F DECK

© 2019 William Hezmalhalch Architects, Inc. | MAY 22, 2019 2017388 | PRELIMINARY
PLAN 3  THE MASTERPIECE

1944 SF  DINING | GREAT ROOM
4 BEDROOM | 3 BATH  2 CAR GARAGE | SINGLE STORY

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PLAN OPTIONS INCLUDE

A. DEN (REPLACES BEDROOM 3)  
B. FORMAL DINING (REPLACES BEDROOM 3)  
C. CALIFORNIA ROOM  
D. MEDIA/FLEX SPACE (REPLACES BEDROOM 2, BATH 2 & DROP ZONE)

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PLAN 3X  THE GRAND MASTERPIECE

2553 SF  DINING | GREAT ROOM | LOFT
5 BEDROOM | 4 BATH  2 CAR GARAGE | TWO STORY

3XA SPANISH

3XB REGENCY

3XC COTTAGE

3XD TRADITIONAL

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PLAN 3X THE GRAND MASTERPIECE

5 BEDROOM | 4 BATH | DINING | GREAT ROOM | LOFT
2 CAR GARAGE | TWO STORY | 2553 SF

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 MASTER BEDROOM SUITE
- H BONUS ROOM & LOFT

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PLAN 4 THE REFLECTION

2473 SF - 2885 SF  
5 BEDROOM | 3.5 BATH  
DINING | GREAT ROOM  
2 CAR GARAGE | TWO STORY

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PLAN 5  THE UPTOWN

ARE YOU INSPIRED?

2746 SF - 3153 SF
4 BEDROOM | 3 BATH
DINING | GREAT ROOM | GATHERING ROOM | LOFT
2 CAR GARAGE | TWO STORY

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THE FLORSHEIM HOMES STORY
BUYING A HOME IS AN EXCITING LIFE EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

For over 35 years, Florsheim Homes has built homes in both California and Nevada, carefully selecting land parcels that create safe and ideal communities. These outstanding locations serve the needs of first time, move-up, empty nester and single buyers across dozens of communities.

This family owned and operated company has established deep roots throughout both the Central Valley and Reno Area markets, working diligently to understand each region and the ever-changing homebuying culture. Quality craftsmanship, innovative floorplans, and the latest architectural details are a way of life for Florsheim Homes.