

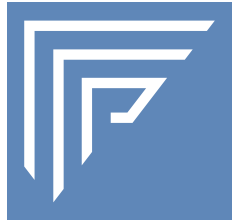
YOUR LIFE.
YOUR STORY.
YOUR HOME.



Florsheim Homes



Epic



Epic

FEATURES

ARTFUL EXTERIORS

- Distinctive Spanish, Regency & Cottage exteriors
- Dramatic 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
- Cool roof per Title 24
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 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)
- Contemporary sectional metal garage door
- 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)
- Tan vinyl windows (elevation A)
- Screens in all windows & sliders with self-latching handles

LUXURIOUS LIVING

- Innovative floorplans with 9' first floor and 8' second floor ceiling height
- State-of-art spaces including optional Lofts, Bedrooms and expansions
- Hand-set ceramic tile Entry Foyer
- Kelly-Moore® 2-tone interior paint throughout
- Two panel Cheyenne interior doors
- Satin Nickel Kwikset® interior door hardware
- 3 1/4" Coronado baseboard with 2 1/4" Colonial casing
- Ceiling fan pre-wire in Primary Bedroom and Great Room
- Ceiling lights in Secondary Bedrooms with single switch ceiling fan pre-wire
- Attractive handrail with painted pickets
- Rocker style light switches
- Bullnose drywall outside corners (except at windows)
- Window stool or aprons
- Elegant finish wood top on Lower Linen (per plan)
- Decorator wall-to-wall carpeting
- Stylish vinyl flooring in Pantry and Laundry Room
- Fire sprinkler system throughout
- Second story sub-floor at 1 1/8" 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
- Island or peninsula with eating bar (per plan)
- 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)



PRIMARY BEDROOM SUITE & BATH

- Elegant designs feature walk in closets and private Primary Bath
- Architect perfected bath layouts
- Hard surface vanity top dual top set sinks
- Designer vinyl flooring
- Fiberglass or hard surface shower and tub surrounds with clear glass chrome enclosure (per plan)
- Stylish Pfister™ chrome fixtures
- Designer chrome 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
- Stylish Pfister™ chrome fixtures
- Designer chrome light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware
- Attractive vinyl flooring



ENERGY EFFICIENCY & TECHNOLOGY

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



POPULAR OPTIONS

- Garage Door Windows
- Bedrooms, Lofts and Bonus Rooms
- Fireplaces
- Cabinet Styles
- Low Voltage Wiring
- Flooring & Countertops

WARRANTY

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

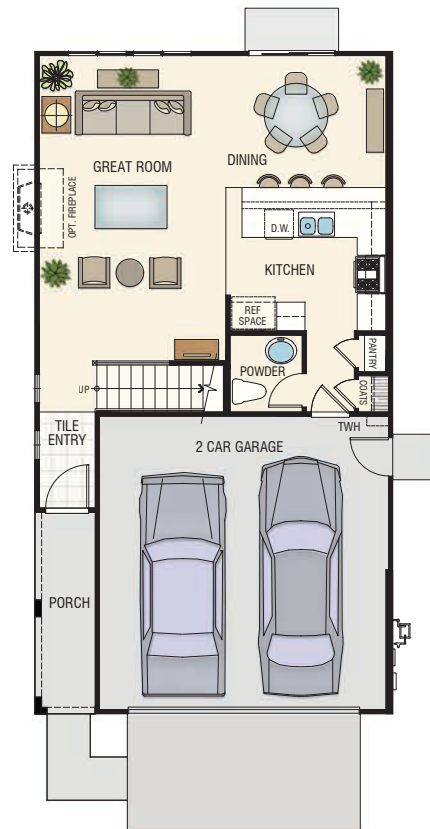


RESIDENCE 1 THE PINNACLE

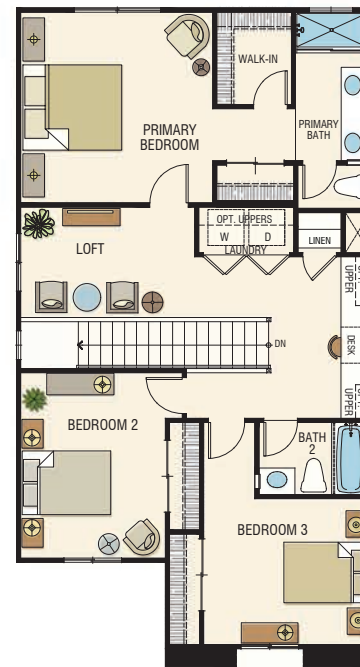
1645 SF | 3 Bedroom | 2.5 Bath
Loft | 2 Car Garage



RESIDENCE 1 - THE PINNACLE



FIRST FLOOR



SECOND FLOOR



RESIDENCE 2 THE SKYLINE

1814 - 1830 SF | 3 Bedroom | 2.5 Bath
Loft | 2 Car Garage



COTTAGE
2C
MODEL

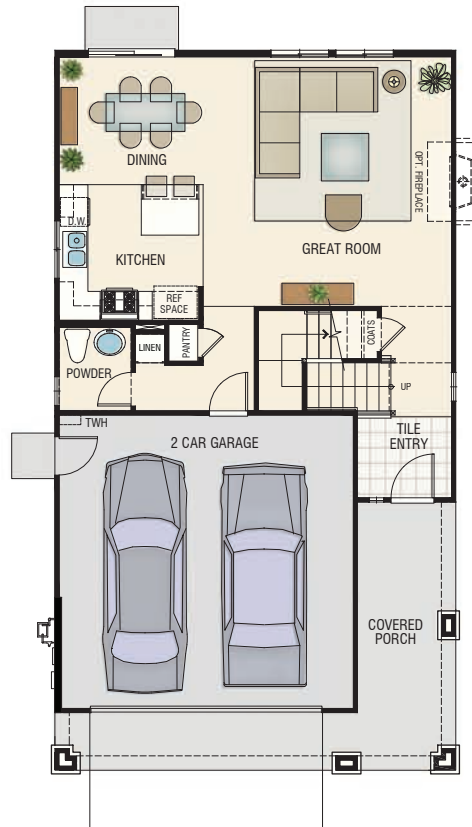


SPANISH
2A



REGENCY
2B

RESIDENCE 2 - THE SKYLINE



FIRST FLOOR



SECOND FLOOR



A Optional Bedroom 4
(Replaces Loft)

Plan Options Include

A Bedroom 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. Some garage doors shown depict optional windows and 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 VANTAGE

2034 - 2221 SF | 4 Bedroom | 2.5 Bath
Living Room | 2 Car Garage



REGENCY 3B MODEL



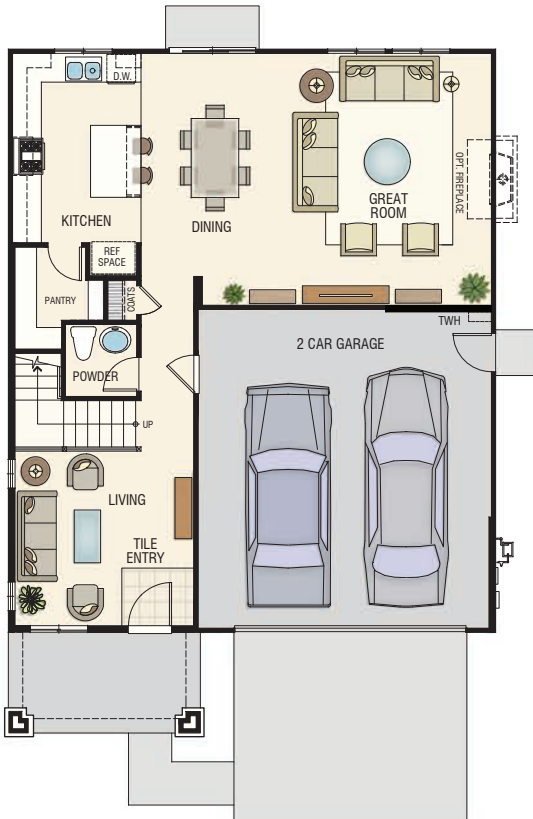
SPANISH 3A



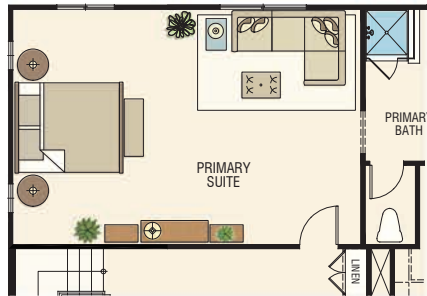
COTTAGE 3C



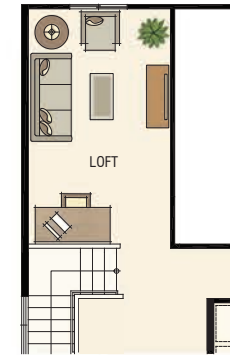
RESIDENCE 3 - THE VANTAGE



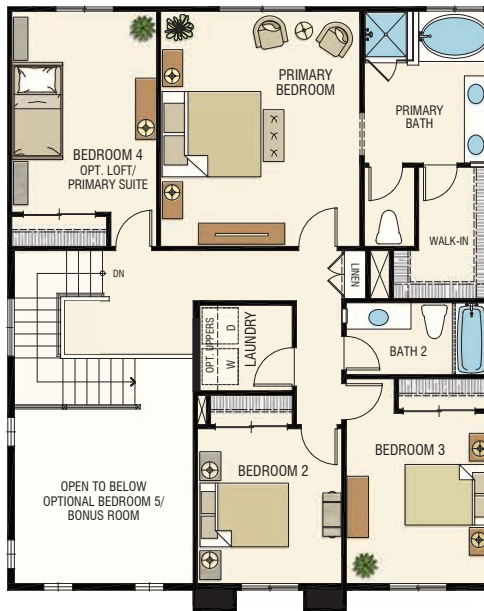
FIRST FLOOR



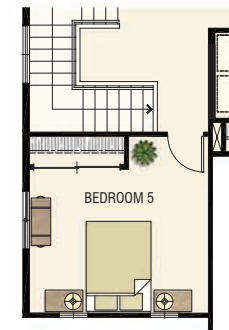
A Optional Primary Suite Replaces Primary Bedroom & Bedroom 4



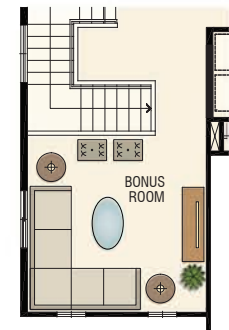
B Optional Loft (Replaces Bedroom 4)



SECOND FLOOR



C Optional Bedroom 5 (Replaces Open to Below) (+171 SF)



D Optional Bonus Room (Replaces Open to Below) (+171 SF)

Plan Options Include

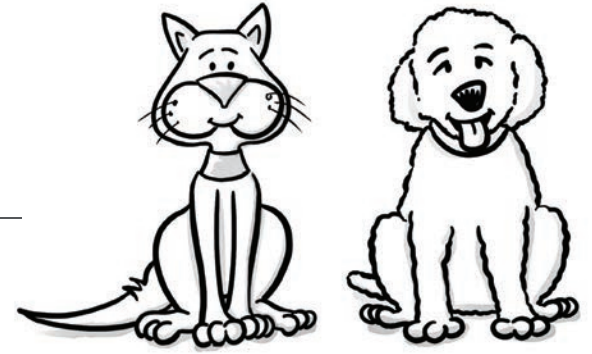
- A** Primary Suite Expansion **B** Loft **C** Bedroom 5 **D** Bonus Room

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NOTES



STELLA THE CAT

SIMON THE DOG





OUR STORY

MEET YOUR BUILDER

Florsheim Homes is a family-owned business founded in 1983 by two brothers, David and Bob Florsheim. David and Bob both brought unique qualities to the table. David was passionate about details which was a perfect fit for construction and Bob enjoyed the land purchase and financial side of the operations. Together they built an amazing company that has deep roots in the Central Valley and Reno market areas. David has since passed down the baton to Nancy Florsheim Sebok and Randy Bling. As CFO, Nancy handles the company's finances and Randy runs the day-to-day operations as president of Florsheim Homes. Both work as partners alongside Bob to guide the company and set the tone and culture for the future.

YOU'RE GONNA LOVE US!

You work hard and want a soft place to land after a long day. At Florsheim Homes, we define innovation as the small steps we take to make your life more comfortable and your time at home more enjoyable. That's why we offer so many floorplan options, fixtures and finishes to match your taste and fit your needs.

OBSESSIVE QUALITY

Florsheim not only includes design innovations but functional ones as well. There are environmental and cost-saving features built into every home. You might say we're a little obsessive, maybe even fanatical, when it comes to quality construction.

GREAT HOMES, GREAT PEOPLE

The Florsheim Team believes home should be a place where life's special moments flourish and memories are golden. So, while some define innovation as the latest gadget or the newest trend, we approach it differently – for us, innovation is a way to make your life a little richer and days a little brighter.

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HOMES
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Craftsmanship.

Dedication.

Trust.

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