



DISCOVER A NEW LIFE AHEAD



Discover a
new life
AHEAD

Calaveras Place II is located in Stockton's popular Oak Park neighborhood and adjacent to our first community, Calaveras Place. This new 40-home community is an excellent addition to a growing city. Offering attractive, one and two-story homes with three floorplan designs and up to five bedrooms you'll discover all the space families need for modern-day living. Enjoy artfully designed plans and sleek finishes all to make your life more simple. Living at Calaveras Place II puts you central to everything you need. The community is close to schools, shopping and the nearby ACE train station for commuters traveling to the South Bay for employment.

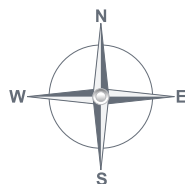
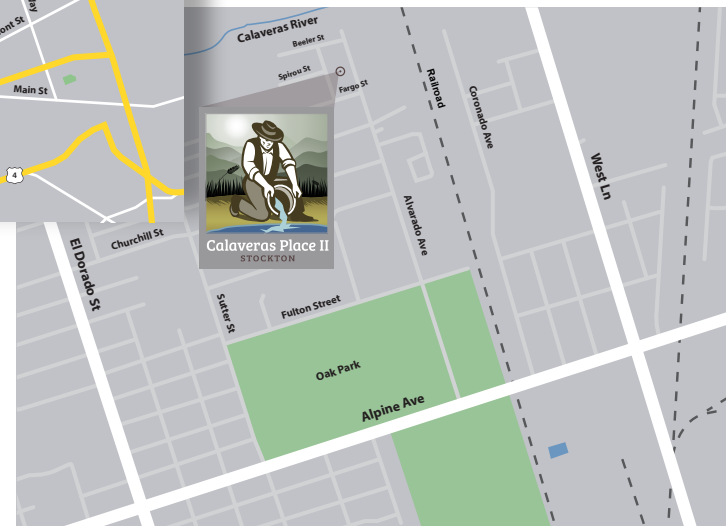
Calaveras Place II . . . Discover a New Life Ahead

LOCATION MAPS

Overall Map



Close-Up View



**4228 Alvarado Avenue
Fargo Street & Alvarado Avenue
Stockton, CA 95204**

These maps are an artist's concept and are not to scale.

FEATURES

ARTFUL EXTERIORS

- Naturally pleasing Hacienda, Bungalow and Cottage elevations
- Dramatic single and two-story plan designs
- 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 tied to underground drainage
- Stylish 8' two-panel Cheyenne style front door
- Kwikset® Dakota satin nickel front door handle set and deadbolt
- Front entry doorbell
- White or tan vinyl windows with upgraded flashing (per elevation)
- Window stool or apron
- Two-car garage with metal sectional door
- Rear and side yard fencing with gate
- Drought-tolerant front yard landscaping with automatic irrigation and weather sensing timer
- Post tensioned slab foundation
- Screens in all windows and sliders with self latching handles

LUXURIOUS LIVING

- Voluminous 9' first floor ceiling height; 8' second floor ceiling height
- State-of-the-art innovative floorplans, designed by an award-winning architect
- Fire sprinkler system throughout
- Hand-set 12" ceramic tile in Entry Foyer
- Decorator wall-to-wall carpeting
- Designer vinyl in Kitchen, Baths, Laundry Room and Drop Zone
- Attractive natural finish cabinets with recessed panel doors, melamine interiors and euro hinges
- Kelly-Moore® two tone interior paint
- 2 panel Cheyenne interior doors
- Kwikset® Polo satin nickel interior door hardware
- 3 1/4 Coronado baseboard with 2 1/4 Colonial casing
- Stylish satin nickel interior light fixtures
- Ceiling fan pre-wire in Primary Bedroom and Great Room
- Ceiling lights in Secondary Bedrooms
- Rocker style light switches
- Bullnose sheetrock corners
- Second story sub-floor at 1 1/8" plywood, glued and nailed
- Hard wired safety smoke detectors and carbon monoxide detectors (per code)

GOURMET KITCHENS

- Solid surface countertops with 6" backsplash
- Spacious island with eating bar
- Stainless steel sink and garbage disposal
- Stylish Pfister® chrome pull-out faucet
- Stainless steel GE® appliances - gas range, microwave and dishwasher
- Pantry cabinet or closet
- Pre-plumbed for icemaker
- LED recessed can lighting

WARRANTY:

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

PRIMARY BEDROOM SUITE AND SECONDARY BATHS

- Walk-In closets and private Primary Bath in Primary Suite
- Spacious shower stall featuring solid surface surround with clear glass shower enclosure (Plans 1 and 2, Primary Suite)
- Separate oval tub and shower stall with solid surface surround (Plan 3, Primary Suite)
- Hard surface vanity top with dual top set sinks in Primary Bath
- Stylish Pfister® chrome plumbing fixtures
- Chrome light fixture over vanity mirror
- Recessed medicine cabinet
- "Tile look" white fiberglass tub/shower with shower rod in Secondary Baths (per plan)
- "Tile look" white fiberglass shower stall with glass enclosure in Plan 3 downstairs Bath
- Hard surface vanity top with sink in Secondary Baths
- Attractive vinyl flooring

ENERGY EFFICIENCY

- "Cool Roof" per title 24
- 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
- High efficient central heating (95% AFUE) and air conditioning (16 SEER), with R-6 duct insulation
- Programmable setback thermostat
- Efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- Energy-Saving LED lighting
- HRV Fan, helps reduce cooling bills
- Two-Zone heat and air system (Plan 3 only)
- Cable outlet in Secondary Bedrooms
- Phone outlet at Primary Bedroom and Kitchen

POPULAR OPTIONS AND UPGRADES

- California Rooms
- Garage Door Windows
- Garage Door Opener and 2 Remotes
- Bedrooms, Lofts and Dens
- Fireplaces
- Cabinet Styles
- Low Voltage Wiring
- Flooring & Countertops



THE ANGEL

PLAN 1

3 BEDROOM, 2 BATH
SINGLE STORY

1536 SQUARE FEET



1A HACIENDA



1B BUNGALOW



1C COTTAGE



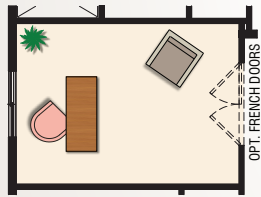
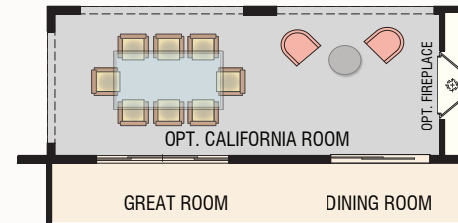
CALAVERAS PLACE II
THE ANGEL

1,536 SF

3 BEDROOM | 2 BATH | GREAT ROOM | DINING
 2-CAR GARAGE | OPTIONAL DEN | OPTIONAL CALIFORNIA ROOM



Calaveras Place II
 STOCKTON



OPTIONAL DEN
 (REPLACES BEDROOM 3)

PLAN OPTIONS INCLUDE: Den | Great Room Fireplace |
 California Room | California Room With Fireplace

PLAN



THE COLUMBIA

PLAN 2

4 BEDROOM, 2 BATH
SINGLE STORY

1776 SQUARE FEET



2A HACIENDA



2B BUNGALOW



2C COTTAGE



CALAVERAS PLACE II

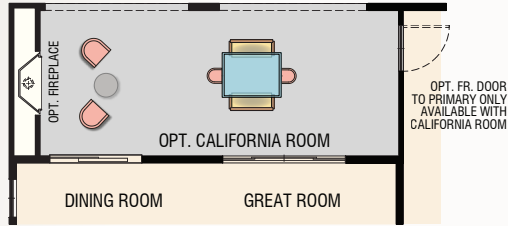
THE COLUMBIA

1,776 SF

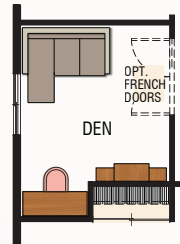
4 BEDROOM | 2 BATH | GREAT ROOM | DINING
2-CAR GARAGE | OPTIONAL DEN | OPTIONAL CALIFORNIA ROOM



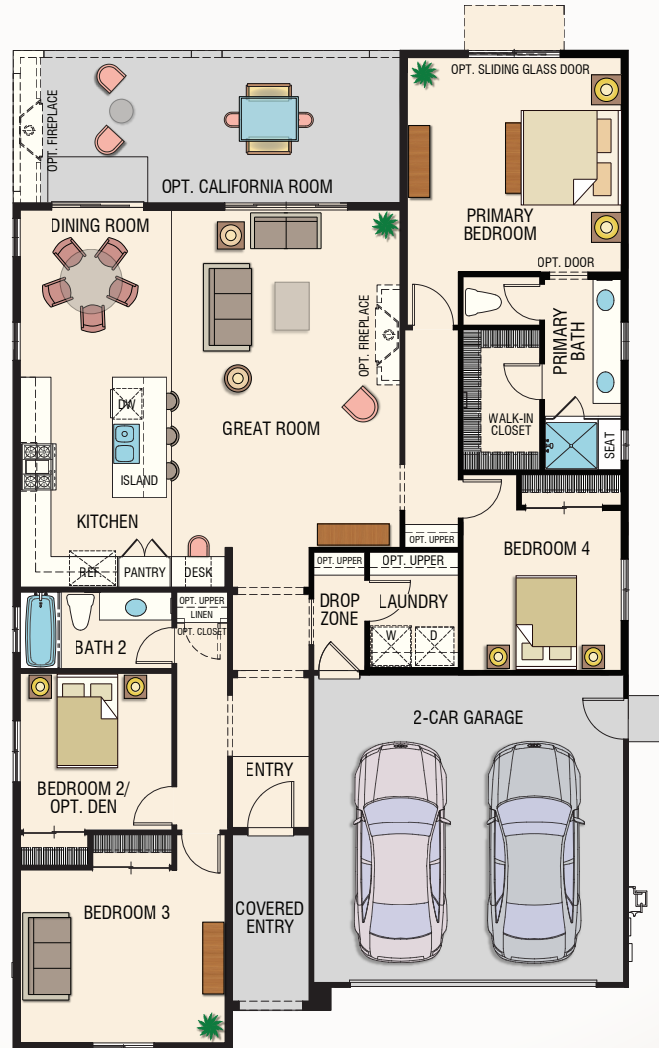
Calaveras Place II
STOCKTON



OPTIONAL CALIFORNIA ROOM



OPTIONAL DEN
(REPLACES BEDROOM 2)



PLAN 2

PLAN OPTIONS INCLUDE: Den | Great Room Fireplace | California Room | California Room With Fireplace



THE SONORA

PLAN 3

5 BEDROOM, 3 BATH
TWO STORY

2147 SQUARE FEET

OPTIONAL EXPANDED SONORA

2428 SQUARE FEET



3A HACIENDA



3B BUNGALOW



3C COTTAGE



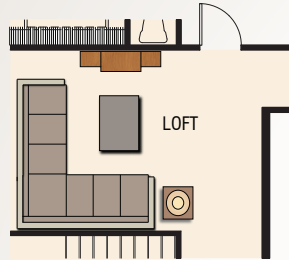
CALAVERAS PLACE II
THE SONORA

2,147 SF TO 2,428 SF

5 BEDROOM | 3 BATH | GREAT ROOM | DINING
 2-CAR GARAGE | OPTIONAL LOFT | OPTIONAL CALIFORNIA ROOM
 OPTIONAL EXPANDED SONORA

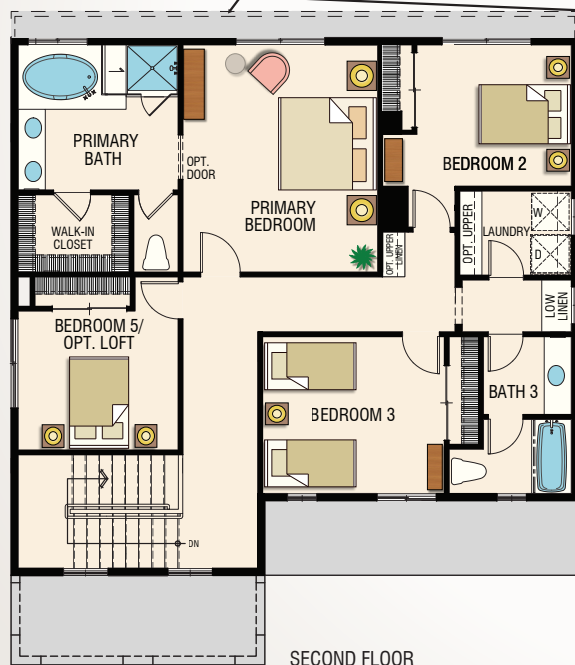


Calaveras Place II
 STOCKTON

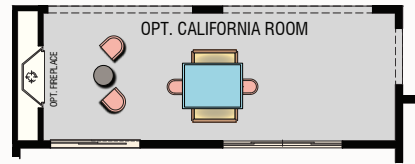


OPTIONAL LOFT
 (REPLACES BEDROOM 5)

OPTIONAL EXPANDED SONORA



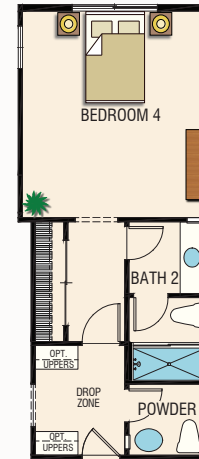
SECOND FLOOR



OPT. CALIFORNIA ROOM



FIRST FLOOR



OPTIONAL EXPANDED SONORA

PLAN
 3

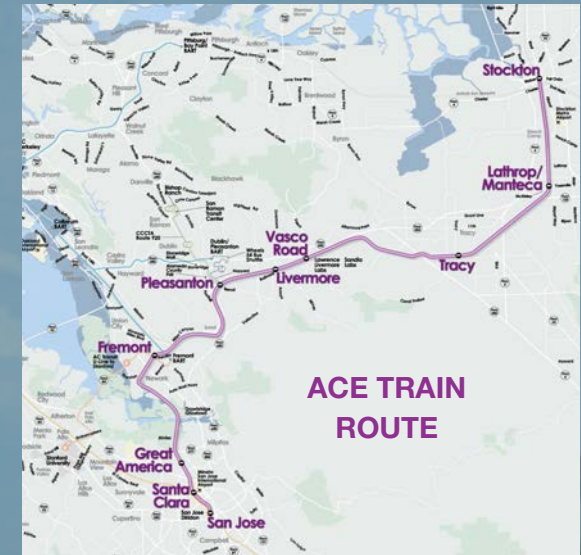


PLAN OPTIONS INCLUDE: Loft | Great Room Fireplace | California Room
 California Room With Fireplace | Expanded Sonora

Live
IN THE MIDDLE
OF IT ALL

ACE TRAIN MAKES YOUR COMMUTE EASY

- The station is approximately 3 miles from Calaveras Place II.
- Both eastbound and westbound trains run Monday through Friday and on major holidays.
- Each car has a bathroom, is wheelchair accessible and has Wi-Fi. For more information and ticket costs go to www.acerail.com or call 800-411-7245.



You can be
close to family,
restaurants
and all kinds
of services.
Celebrate!




STONE CREEK VILLAGE: located off Pacific Avenue and W. Robinson Drive, it has a great variety of specialty shops and places to eat, including Ann Taylor Lofts, BJ's Brewhouse and Boudin Bakery and Café.



UNIVERSITY OF THE PACIFIC: located nearby on Pacific Avenue, the University of the Pacific is a top rated university and the oldest in California, since 1923.

YOUR NEIGHBORHOOD



Map Is Not To Scale And Is An Artists Concept 

HOMEBUYING IS A PERSONAL EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

For over 35 years, Florsheim Homes has built homes in both California and Nevada, often selecting land parcels far in advance of when homes were to be built. These promising locations have served the needs of first time, move-up, empty nester and single buyers in 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 floor plans, and the latest architectural details are way of life with Florsheim Homes.

FLORSHEIM
HOMES

CONTACT

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& Alvarado Avenue
Stockton, CA
(800) 985-HOME (4663)
CalaverasPlace@florsheimhomes.com
florsheimhomes.com



HAMMERING OUT THE DETAILS

Over the years Florsheim has built a team of industry experts in construction, design, marketing and customer service. Headquartered in Stockton, California, Florsheim Homes takes a simple, no hassle approach to buying a home. While we sweat the details to bring you the latest in home design and value-driven floorplans, you can sit back, relax and enjoy the process!

SETTING THE STANDARD FOR SERVICE

Florsheim's success comes not only from the homes we build, but also the service we provide. We build relationships with each of our homeowners to ensure they're satisfied starting from the day a home is purchased. Florsheim has one of the highest satisfaction rates in the industry with a 98% customer satisfaction rating.

FSB FAMILY FUND

A strong charitable program, the FSB Family Fund supports children's organizations in San Joaquin and Stanislaus counties. The Fund identifies worthy causes and has hosted fundraising events as well.

florsheimfoundation.org

3/21/2022