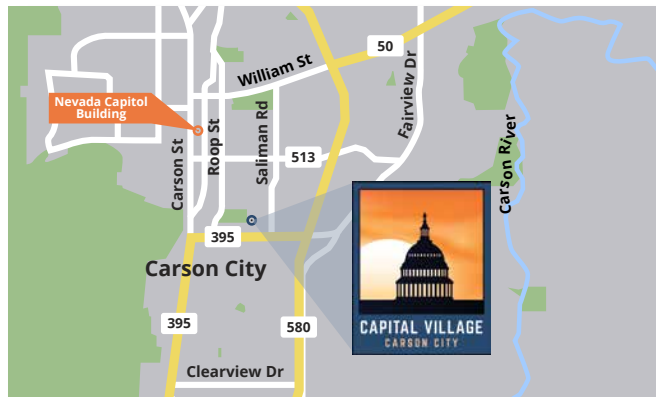


welcome H O M E

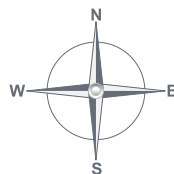
Your life can get pretty darn terrific at Florsheim Homes' Capital Village located in Carson City, Nevada. Just minutes from downtown and numerous restaurants and retail, you'll find this private enclave of just 41 homes. Two story designs feature 3 and 4 bedrooms and wide open floorplans. Homes range from 1648 to 2043 square feet, and feature gourmet kitchens and luxurious bathrooms. Come home to Capital Village, where life just got better!

LOCATION MAPS

Overall Area Map



Close Up View



Capital Village
1191 Canvasback Drive
Carson City, NV 89701

ARTFUL EXTERIORS

- Distinctive Traditional, Bungalow, and Cottage exteriors
- Dramatic Two-Story floorplans
- Architect selected exterior color schemes
- Exterior coach light
- One coat stucco (light lace finish) with elastomeric paint
- Designer Composition Roof
- Rain gutters with downspouts
- Downspouts tied to underground drainage
- Front yard landscaping with automatic irrigation system
- Stylish 8' Cashal style front door
- Two car garage
- Carriage style sectional metal garage door
- Garage door opener
- Illuminated address sign
- Rear and side yard fencing
- Two conveniently located hose bibs

LUXURIOUS LIVING

- Innovative floorplans with state-of-art spaces
- Beautiful hand-set Ceramic tile in Entry, Kitchen and Baths
- Decorator wall-to-wall carpeting
- Attractive beech cabinets with recessed panel doors, designer selected stain(s), melamine interiors and euro hinges
- Kelly-Moore® two tone interior paint
- 2 panel Cashal interior doors
- Satin nickel Kwikset interior door hardware
- 3 1/4 Coronado baseboard with 2 1/4 Colonial casing
- Window stool or aprons
- Bullnose drywall outside corners (except at windows)
- Stylish satin nickel interior light fixtures with ceiling fan pre-wire in Master Bedroom and Great Room
- Ceiling lights in secondary bedrooms
- Rocker style light switches
- Dual Media and CAT5 at Master Bedroom & Great Room
- Cable outlet in secondary Bedrooms
- Phone outlet at Master Bedroom and Kitchen
- 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

- Granite countertop with backsplash
- Spacious island with eating bar (per plan)
- Built in pantry or walk-in pantry (per plan)
- Stainless steel sink with garbage disposal
- Stylish Pfister™ stainless steel pullout faucet
- Stainless steel GE® appliances - gas range, microwave and dishwasher
- Pre-plumbed for icemaker
- Fluorescent recessed can lighting

MASTER BEDROOM SUITE AND BATH

- Elegant designs feature walk in closets and private master bath
- Architect perfected baths with shower or tub
- Hard surface vanity top with his and her top set sinks
- Hard surface shower and tub surrounds with clear glass chrome enclosure
- Stylish Pfister™ chrome fixtures
- Designer light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware

SECONDARY BATHROOM

- Hard surface vanity top
- 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

ENERGY EFFICIENCY

- Dual pane low E white or tan (per plan) vinyl windows with decorator grids (front only per plan)
- ENERGY STAR qualified appliances for ultimate savings
- High efficient central heating (92% AFUE) and air conditioning (14 SEER), with R-6 duct insulation
- Efficient tankless water heater
- LED lighting
- Roof sheeting defers heat transfer
- Radiant Barrier roof sheeting

Warranty:

1 Year Fit and Finish Warranty

2-10 Home Buyers Warranty Plus (10 Year structural)

PLAN 1

The Gardener

3 BEDROOM, 2.5 BATH
TWO STORY

SQUARE FOOTAGE
1648 SF



1A TRADITIONAL



1B BUNGALOW



1C COTTAGE

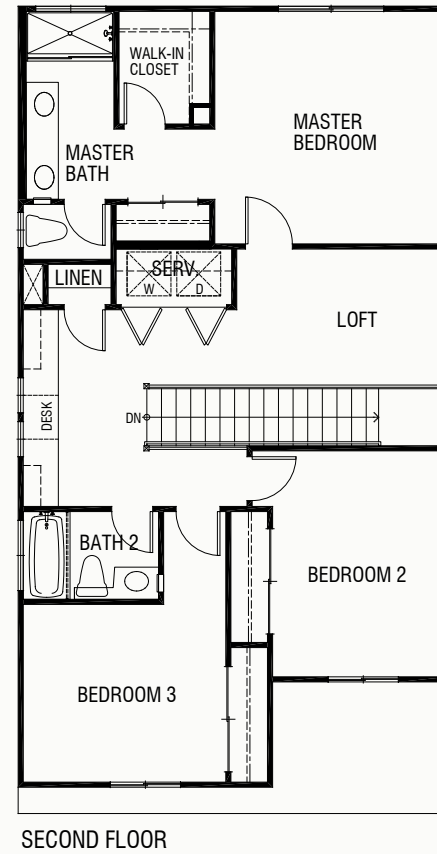
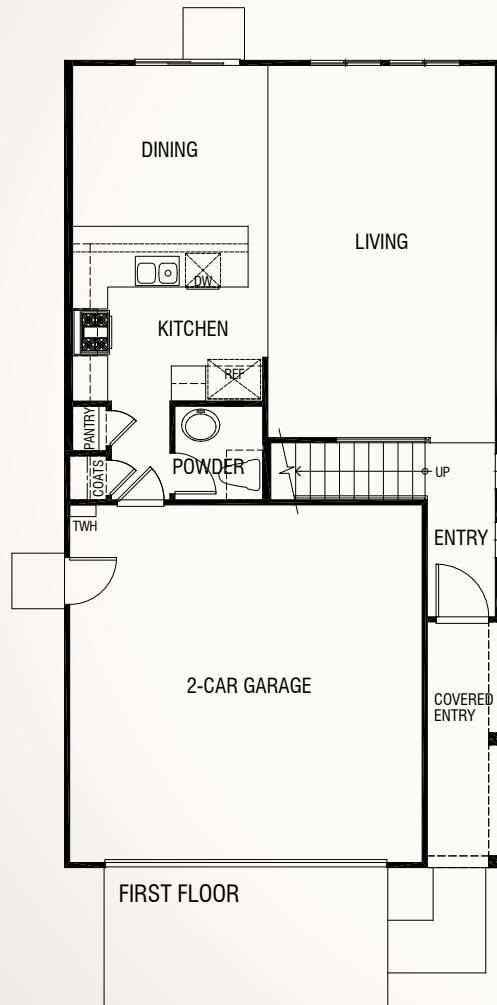
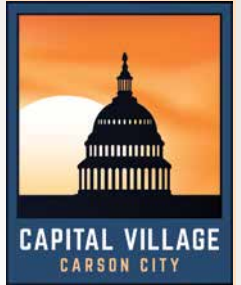


CAPITAL VILLAGE

THE GARDENER

1,648 SF

3 BEDROOM | 2.5 BATH | LIVING | LOFT
DINING | 2-CAR GARAGE



PLAN 1



PLAN 2

The Entertainer

3 BEDROOM, 2.5 BATH
TWO STORY

SQUARE FEET
1814 SF



2A TRADITIONAL



2B BUNGALOW



2C COTTAGE

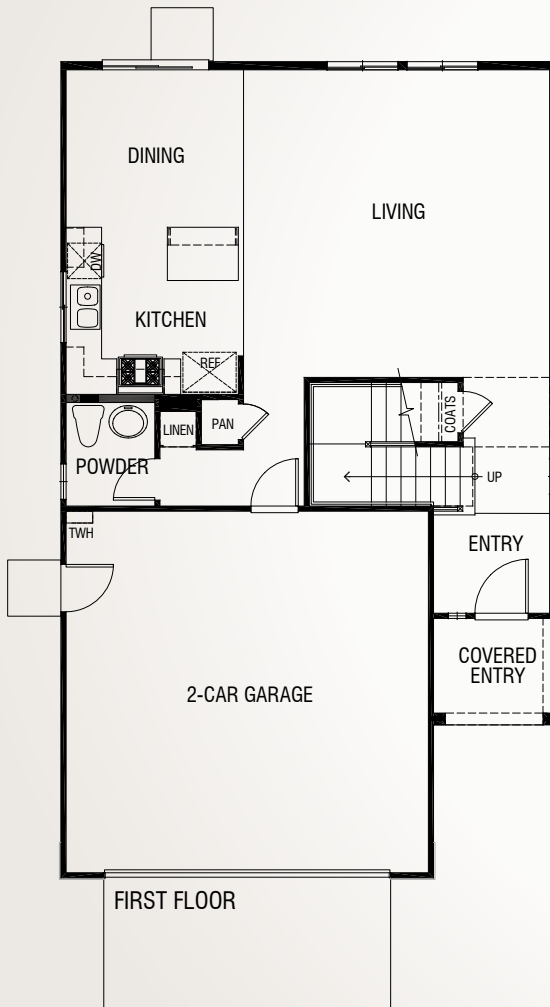


CAPITAL VILLAGE

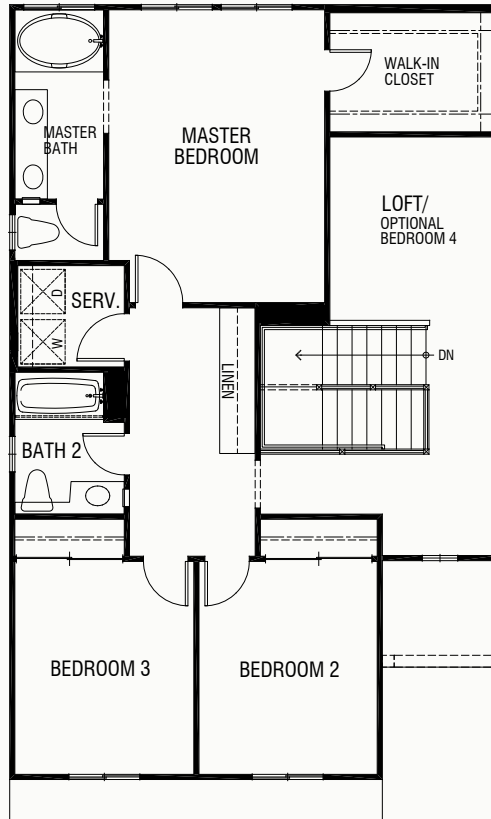
THE ENTERTAINER

1,814 SF

3 BEDROOM | 2.5 BATH | LIVING | LOFT
DINING | 2-CAR GARAGE



FIRST FLOOR



SECOND FLOOR



OPTIONAL BEDROOM 4
AT LOFT

PLAN 2



PLAN OPTION INCLUDES: Bedroom 4

PLAN 3

The Traveler

4 BEDROOM, 2.5 BATH
TWO STORY

SQUARE FEET
2043 SF



3A TRADITIONAL



3B BUNGALOW



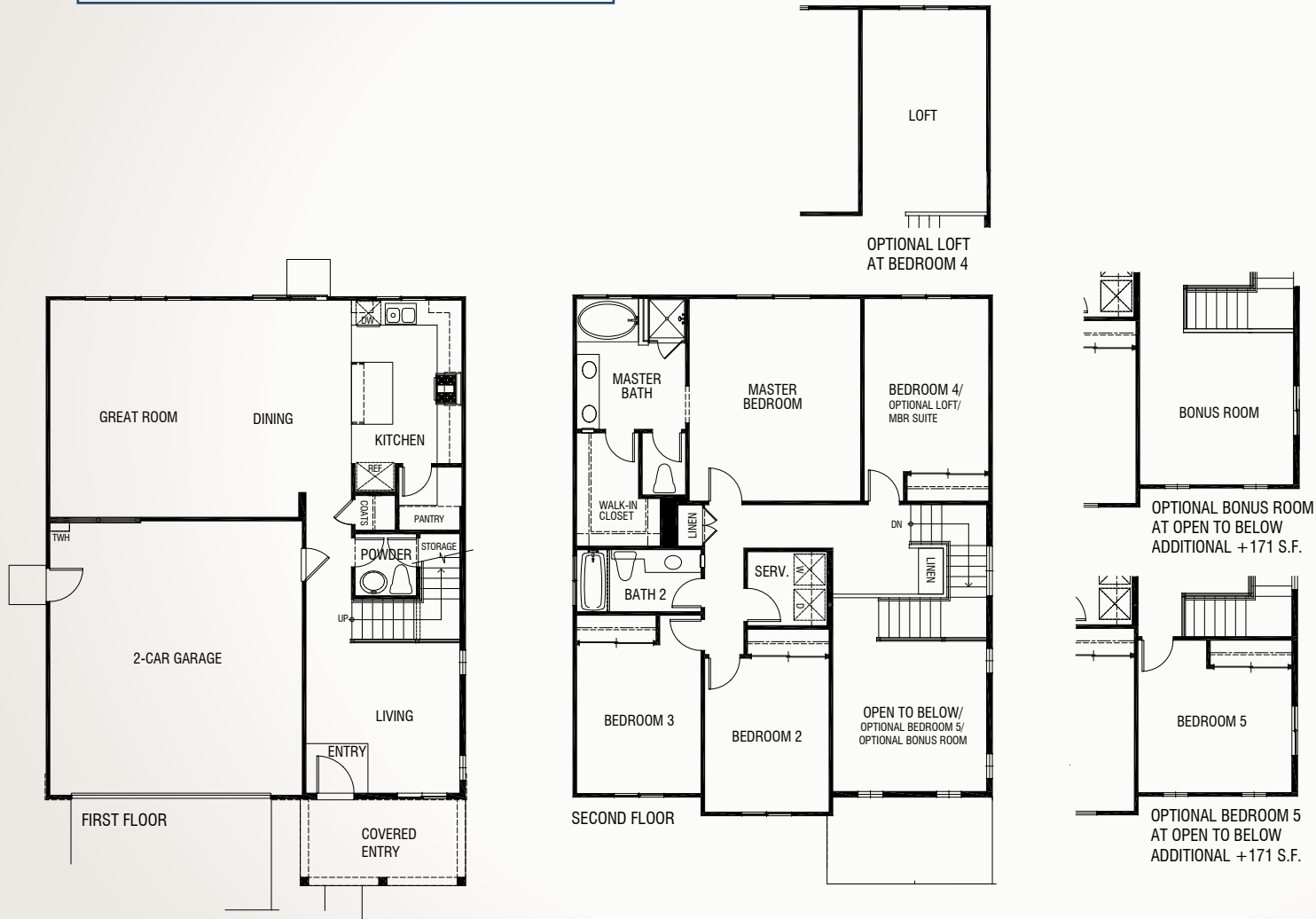
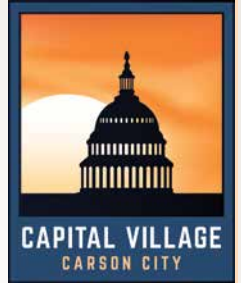
3C COTTAGE



CAPITAL VILLAGE
THE TRAVELER

2,043 SF

4 BEDROOM | 2.5 BATH | LIVING | GREAT ROOM
 DINING | 2-CAR GARAGE



P L A N
3



PLAN OPTIONS INCLUDE: Loft | Master Bedroom Suite | Bonus Room | Bedroom 5

Live

IN THE MIDDLE
OF IT ALL

LIVE NEAR GREAT SHOPPING AND OUTDOOR ACTIVITIES!

Carson City boasts an array of outdoor adventures, fine restaurants, challenging golf courses, historical attractions, museums, gaming opportunities and a plethora of events and entertainment. Residents will find plenty of exciting activities and experiences to choose from. The heart of the action—Carson City—is nestled just minutes from world famous Lake Tahoe, electrifying Reno, historic Virginia City and the majestic Sierra Nevada mountain range.



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



NEVADA STATE MUSEUM: Located in Carson City, the museum teaches history and culture using materials left in the American West and Nevada's territory as primary instructional resources for Nevada's culture and heritage.



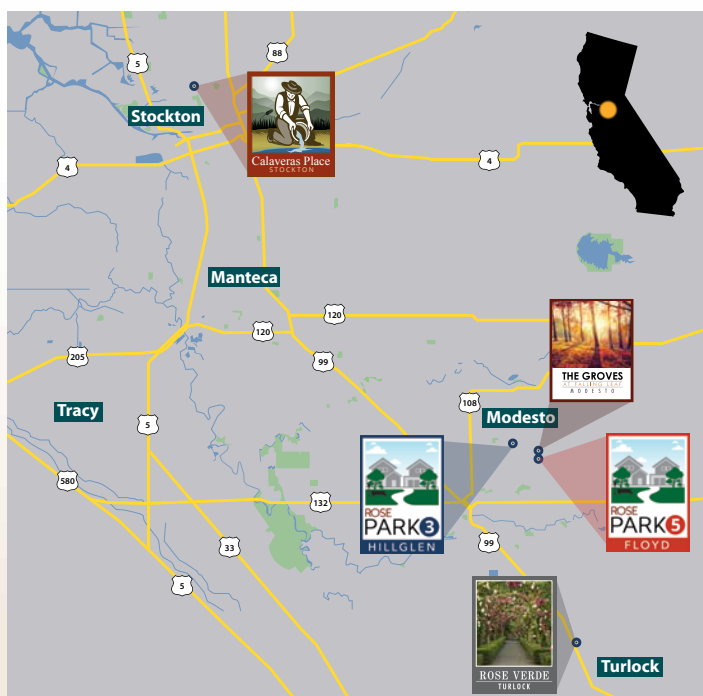
HIKING: Nestled at the foot of Nevada's Eastern Sierra mountain range, Carson City affords visitors access to many scenic hiking trails. Carson City actually goes all the way to the eastern shore of Lake Tahoe and offers hikers year round access to the Carson River, 3 back country lakes, multiple mountain peaks, and to some unspoiled shoreline along Lake Tahoe.

Source: <http://visitcarsoncity.com/>

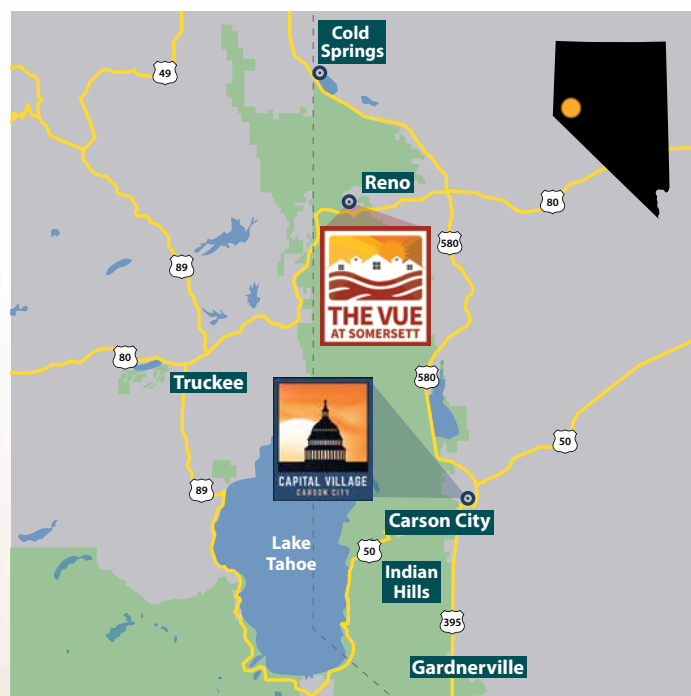
HOMEBUYING IS A PERSONAL EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

For over 30 years, Florsheim Homes has built homes in 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 floorplans, and the latest architectural details are a way of life with Florsheim Homes. See our current locations below.

CALIFORNIA



NEVADA



Florsheim Homes reserves the right to make modifications to elevations, floor plans and features without notice. Elevations and floor plans are artist conceptual drawings. Some garage doors show optional windows. Square footages are approximate. Windows, porches and room configuration vary per plan and elevation.



FLORSHEIM
HOMES

CONTACT
Capital Village Sales

1191 Canvasback Drive,
Carson City, Nevada
(800) 985-HOME (4663)
CapitalVillage@florsheimhomes.com
www.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.

THE FLORSHEIM FOUNDATION

A strong charitable program, the Florsheim Brothers Foundation supports children's organizations in San Joaquin and Stanislaus counties. The Foundation identifies worthy causes and hosts fundraising events throughout the year including a Golf Tournament.

Florsheim employees volunteer their time so the majority of money raised can go straight to the charities. Since 1997, the Foundation has raised more than \$2.1 million to help increase the quality of life for children in California's Central Valley.

www.florsheimfoundation.org