



HOUSES FOR YOUR LIFE



Memorable Architecture
for Inspired Living

3112 Vintage Drive
Modesto, CA 95356



ARTFUL 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
- 3 1/4" Coronado baseboard with 2 1/4" 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 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
- 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)





MASTER BEDROOM SUITE & BATH

- Elegant designs feature walk in closets and private master bath
- Architect perfected bath layouts with separate shower and tub
- Designer tub (plans 1, 3, 3X & 5) & free standing tub (plans 2 & 4)
- Hard surface vanity top with dual top set sinks
- Designer vinyl flooring
- Hard surface shower and tub surrounds (per plan) with clear glass Satin Nickel enclosure
- Stylish Pfister™ Chrome Fixtures
- Designer Satin Nickel 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 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

LAUNDRY ROOM

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



ENERGY EFFICIENCY & TECHNOLOGY

- Solar Electric System
- Cool roof per Title 24
- Radiant Barrier roof sheathing 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

PLAN 1 THE AMBIANCE

1569 SF
3 BEDROOM | 2 BATH

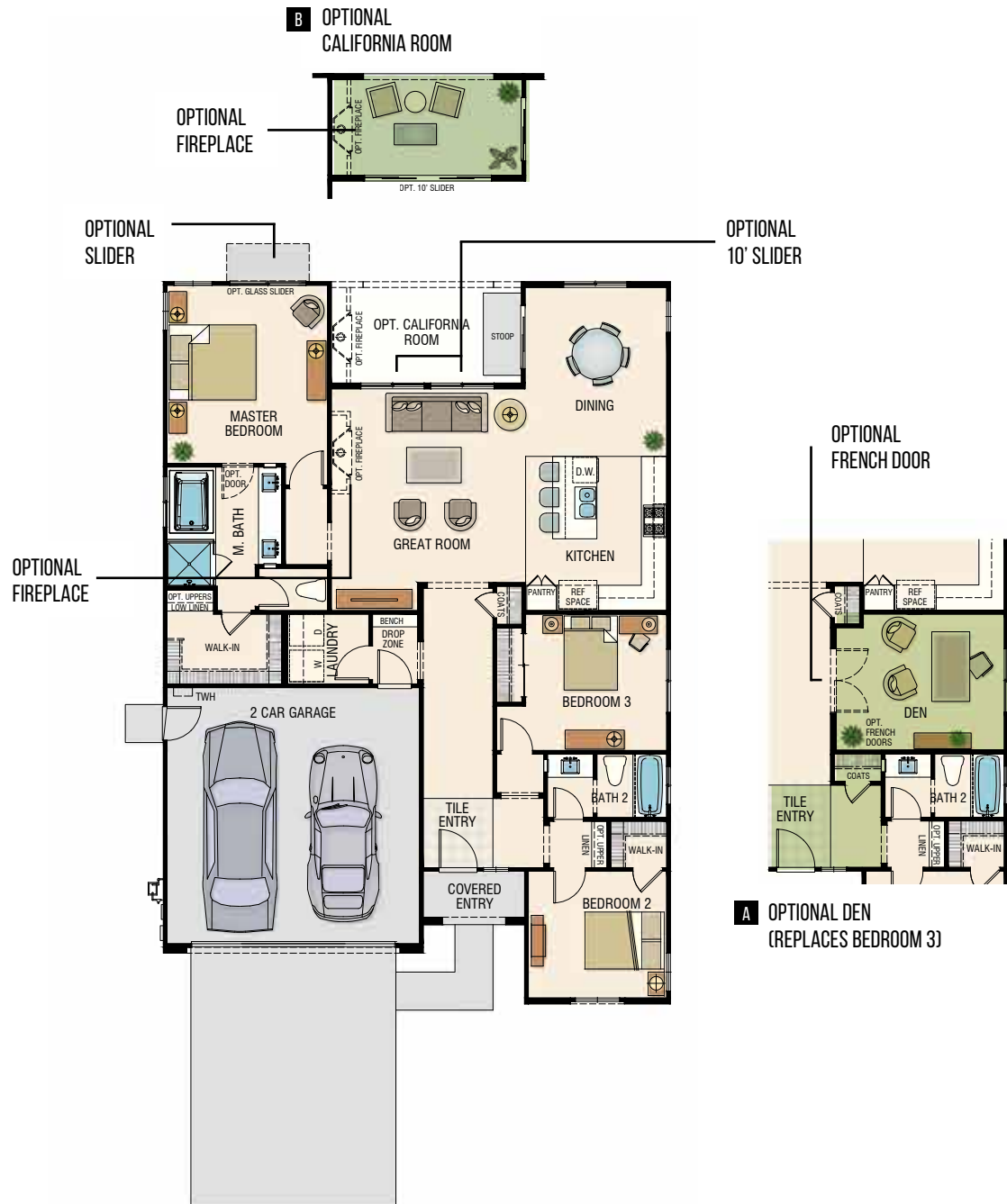
DINING | GREAT ROOM
2 CAR GARAGE | SINGLE STORY



PLAN 1 THE AMBIANCE

3 BEDROOM | 2 BATH | DINING | GREAT ROOM
2 CAR GARAGE | SINGLE STORY | 1569 SF

NOT MODELED



PLAN OPTIONS INCLUDE

A DEN | **B** CALIFORNIA ROOM

PLAN 2 THE CHANDELIER

1903 SF - 2002 SF

DINING | GREAT ROOM

4 BEDROOM | 2.5 BATH

2 CAR GARAGE | TWO STORY



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



INSPIRATION
MODESTO | CA
ICON

PLAN 3 THE MASTERPIECE

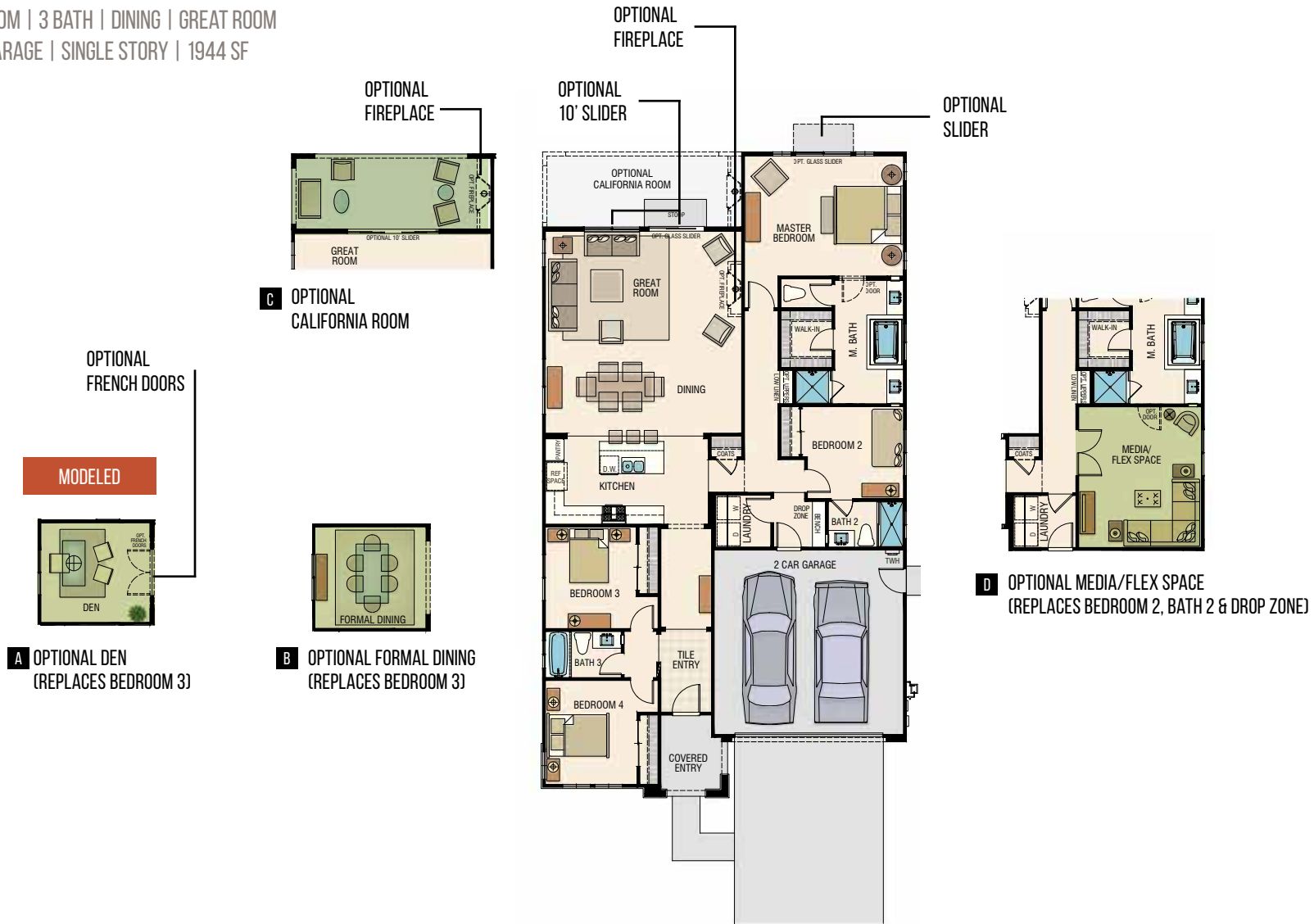
1944 SF
4 BEDROOM | 3 BATH

DINING | GREAT ROOM
2 CAR GARAGE | SINGLE STORY



PLAN 3 THE MASTERPIECE

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



PLAN OPTIONS INCLUDE

A DEN | **B** FORMAL DINING | **C** CALIFORNIA ROOM | **D** MEDIA/FLEX SPACE

PLAN 3X THE GRAND MASTERPIECE

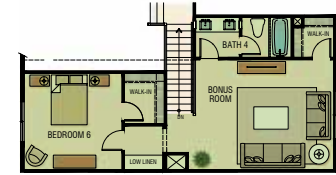
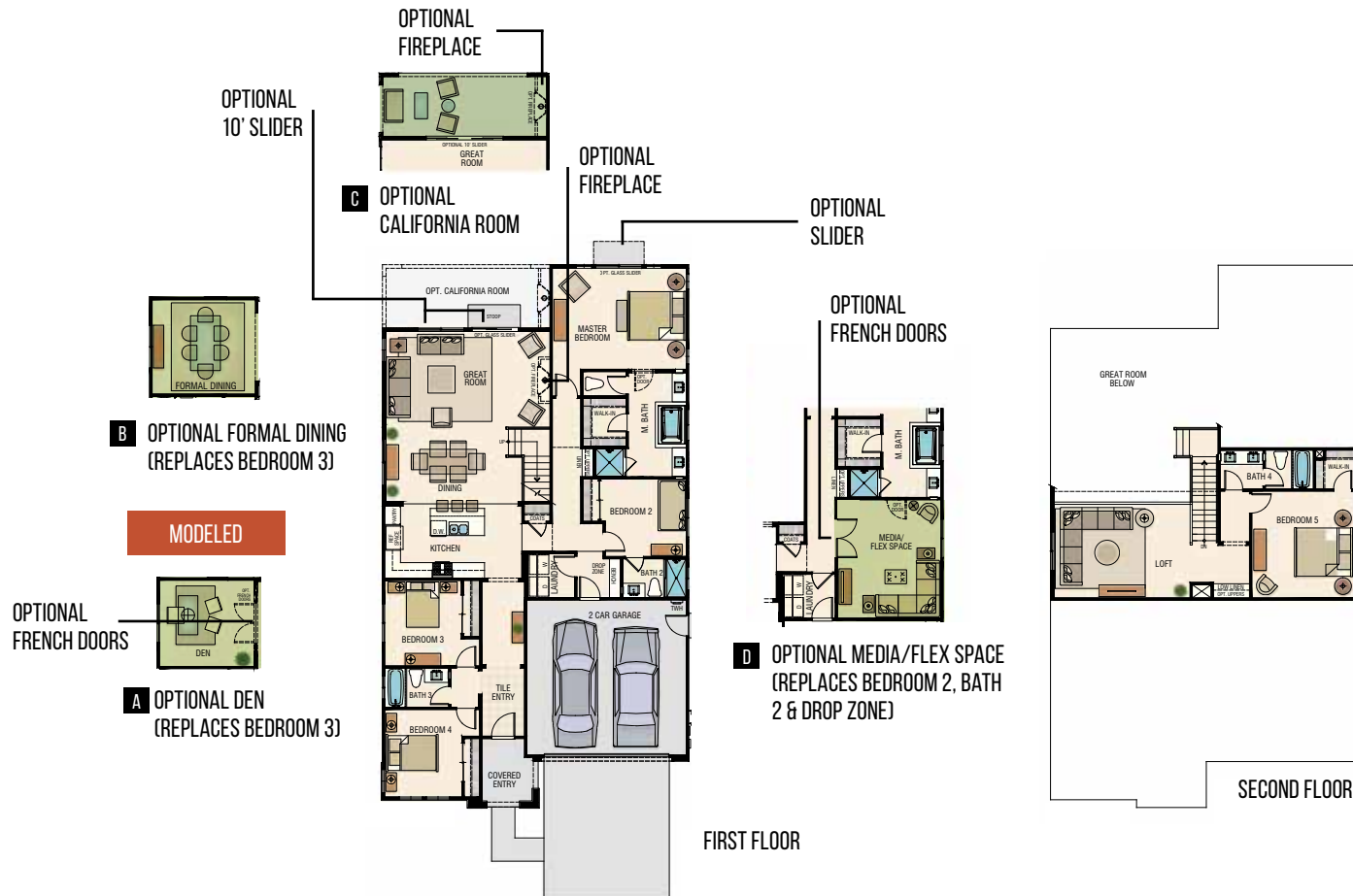
2553 SF
5 BEDROOM | 4 BATH

DINING | GREAT ROOM | LOFT
2 CAR GARAGE | TWO STORY

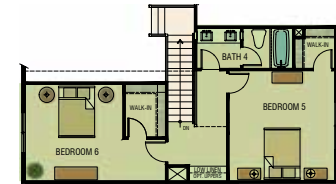


PLAN 3X THE GRAND MASTERPIECE

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



E OPTIONAL BEDROOM 6 & BONUS ROOM
(REPLACES LOFT & BEDROOM 5)

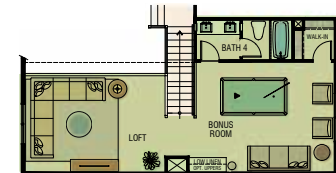


F OPTIONAL BEDROOM 6
(REPLACES LOFT)

MODELED



G OPTIONAL MASTER SUITE
(REPLACES LOFT & BEDROOM 5)



H OPTIONAL BONUS ROOM & LOFT
(REPLACES BEDROOM 5)

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



PLAN 4 THE REFLECTION

2473 SF - 2885 SF

DINING | GREAT ROOM

5 BEDROOM | 3.5 BATH 2 CAR GARAGE | TWO STORY



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

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

[illegible]

OPTIONAL
10' SLIDER

C OPTIONAL GAME ROOM
(+350 SF)

OPTIONAL
FIREPLACE

MODELED

OPTIONAL
FIREPLACE

B OPTIONAL CALIFORNIA ROOM

A OPTIONAL DEN WITH POWDER
(REPLACES BEDROOM 5 & BATH 2)

FIRST FLOOR

MODELED

F OPTIONAL LOFT
(REPLACES BEDROOM 4)

SECOND FLOOR

D OPTIONAL BEDROOM
SUITES WITH FULL BATHS
(+62 SF)

G OPTIONAL DECK AT MASTER BEDROOM (ONLY W/ CA ROOM, NOT AVAIL W/ GAME ROOM)

**OPTIONAL JUNIOR SUITE WITH BATH 4
(REPLACES BEDROOM 2 & BEDROOM 3)**

A DEN WITH POWDER | **B** CALIFORNIA ROOM | **C** GAME ROOM

D BEDROOM SUITES WITH FULL BATHS | **E** OPTIONAL JUNIOR SUITE WITH POWDER | **F** LOFT | **G** DECK AT MASTER BEDROOM



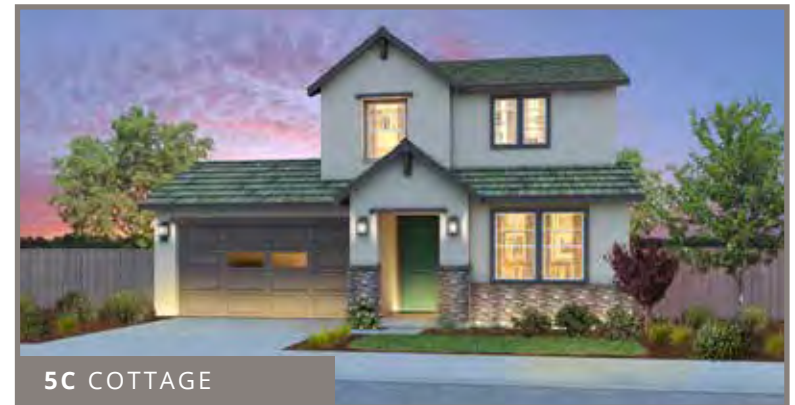
INSPIRATION
MODESTO | CA
ICON

PLAN 5 THE UPTOWN

ARE YOU INSPIRED?

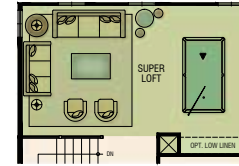
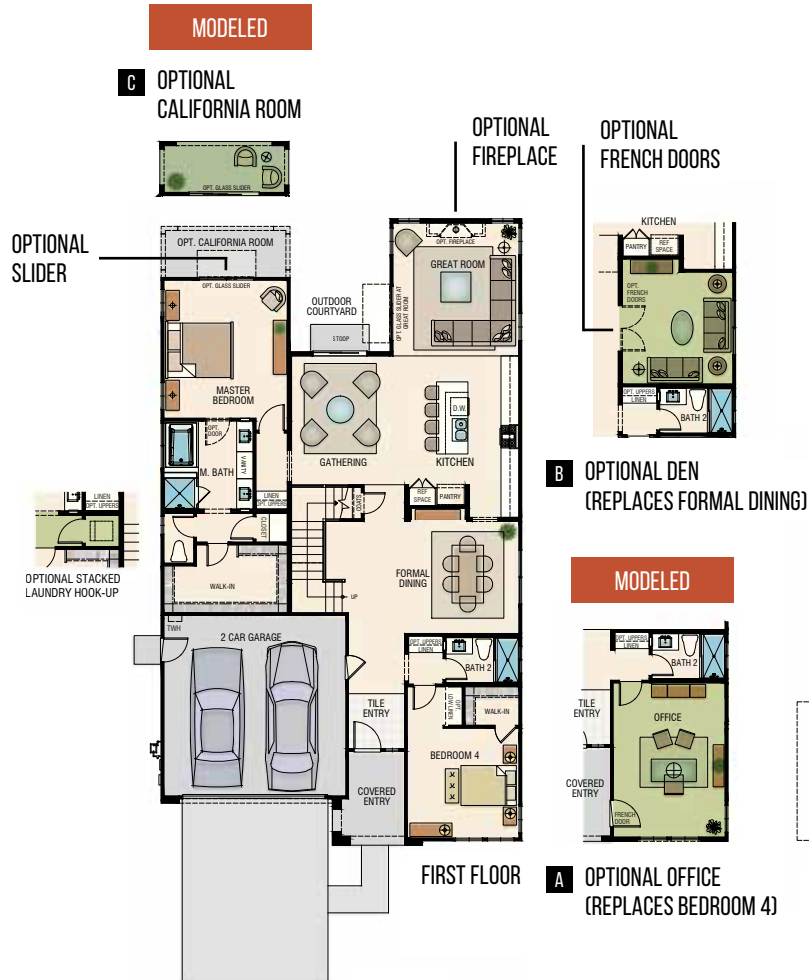
2746 SF - 3153 SF
4 BEDROOM | 3 BATH

DINING | GREAT ROOM | GATHERING ROOM | LOFT
2 CAR GARAGE | TWO STORY

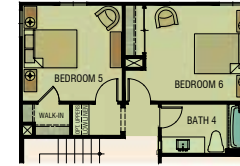


PLAN 5 THE UPTOWN

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



G OPTIONAL SUPER LOFT
(+168 SF)



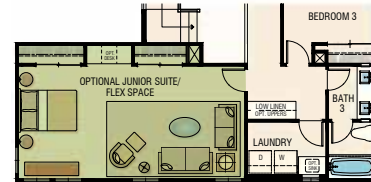
H OPTIONAL BEDROOM 5 & 6 WITH BATH 4
(+168 SF)



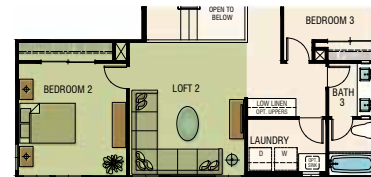
F OPTIONAL BONUS ROOM & BEDROOM 5
(+168 SF)



SECOND FLOOR



E OPTIONAL JUNIOR SUITE/FLEX SPACE
(+239 SF)



D OPTIONAL LOFT WITH BEDROOM 2
(+239 SF)

PLAN OPTIONS INCLUDE

- A** OFFICE | **B** DEN | **C** CALIFORNIA ROOM | **D** LOFT WITH BEDROOM 2 | **E** JUNIOR SUITE/FLEX SPACE
F BONUS ROOM & BEDROOM 5 | **G** SUPER LOFT | **H** BEDROOM 5 & 6 WITH BATH 4



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.



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