

ROSE VERDE
TURLOCK

FLORSHEIM
HOMES

HOUSES FOR YOUR LIFE

welcome
H O M E

Florsheim Homes is proud to be back in Turlock with gorgeous NEW home designs! Rose Verde will encompass 107 total homesites and five unique floorplans. Both single level and two story designs will showcase the latest in California interior design style, and outstanding architectural character. These 3 to 5 bedroom plans range from 1545 to 2428 square feet and feature solar electric as a standard feature. The optional California Room and Outdoor Lounge help to extend the indoor space to the outdoor areas.

LOCATION MAP



FEATURES

ARTFUL EXTERIORS

- Distinctive Traditional, Bungalow and Cottage exteriors
- Dramatic single story and two-story floorplans
- Architect selected exterior color schemes
- One coat stucco (light lace finish) with elastomeric paint
- Concrete tile roofing
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8' two-panel Cashal style front door
- Kwikset Dakota Satin Nickel front door handle set and deadbolt
- Two car enclosed garage
- Sheetrocked garage interior
- Black exterior coach light
- Carriage style and panel style sectional metal garage door (per elevation)
- Garage door opener with 2 remotes
- Illuminated address sign
- Rear and side yard fencing
- Downspouts tied to underground drainage
- Two conveniently located hose bibs

LUXURIOUS LIVING

- Innovative floorplans with 9' first floor and 8' second floor ceiling heights
- State-of-art spaces including optional Lofts, California Rooms, Outdoor Lounges, and Dens
- Fire sprinkler system throughout
- Hand-set ceramic tile Entry Foyer
- Decorator wall-to-wall carpeting
- Attractive vinyl flooring in Kitchen, Laundry, Baths, and Drop Zones
- 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)
- Ceiling fan pre-wire in Master Bedroom and Great Room
- Stylish Satin Nickel interior light fixtures in secondary Bedrooms with single switch ceiling fan pre-wire
- Rocker style light switches
- Dual Media and CAT5 at Master Bedroom and 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

- Solid surface countertop with backsplash
- Attractive natural finish cabinets with recessed panel doors, melamine interiors and euro hinges
- 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

MASTER BEDROOM SUITE AND BATH

- Elegant designs feature walk in closets and private Master Bath
- Architect designed shower stall (Plan 1)
- Separate oval tub and shower stall (Plans 2, 3, 4, 5)
- Hard surface vanity top with his and her top set sinks
- Hard surface shower and tub surrounds with clear glass Satin Nickel shower enclosure
- Stylish Pfister™ chrome fixtures
- Designer chrome light fixture over vanity mirror
- Recessed medicine cabinet

SECONDARY BATHROOM

- Hard surface vanity top
- Tile look white fiberglass tub/shower with shower rod (Plans 1, 2, 3, 4, 5) and shower with clear glass enclosure (Plans 4,5)
- Stylish Pfister™ chrome fixtures
- Designer chrome light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware

ENERGY EFFICIENCY

- Solar Electric System
- Dual pane low E white 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
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Weather sensing irrigation timer
- Radiant Barrier roof sheeting defers heat transfer
- Programmable setback thermostat

Warranty:

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

PLAN 1

The Countryside

SQUARE FOOTAGE
1545 SF

3 BEDROOM | 2 BATHS
GREAT ROOM
2 CAR GARAGE
SINGLE STORY



1A TRADITIONAL



1B BUNGALOW



1C COTTAGE

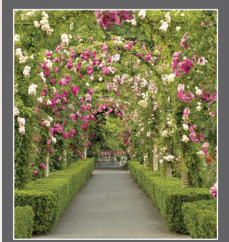


ROSE VERDE

THE COUNTRYSIDE

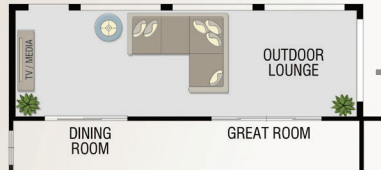
1,545 SF

3 BEDROOM | 2 BATHS | GREAT ROOM
2-CAR GARAGE



ROSE VERDE
TURLOCK

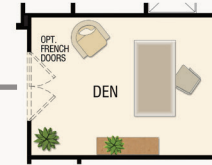
OPTIONAL OUTDOOR SPACES



A OPTIONAL OUTDOOR LOUNGE



B OPTIONAL CALIFORNIA ROOM WITH FIREPLACE



C OPTIONAL DEN
(REPLACES BEDROOM 3)

P L A N



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

PLAN 2

The Dream

SQUARE FOOTAGE
1717 SF

3 BEDROOM | 2 BATHS
GREAT ROOM
2-CAR GARAGE
SINGLE STORY



2A TRADITIONAL



2B BUNGALOW



2C COTTAGE



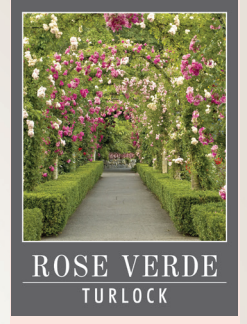
ROSE VERDE
THE DREAM

1,717 SF

3 BEDROOM | 2 BATHS | GREAT ROOM
2-CAR GARAGE



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



P L A N 2



PLAN 3

The Heartland

SQUARE FOOTAGE
1995 SF

3 BEDROOM | 2.5 BATHS
GREAT ROOM | LIVING ROOM
2 CAR GARAGE
TWO STORY



3A TRADITIONAL



3B BUNGALOW



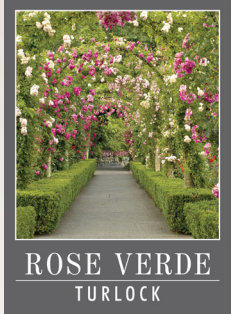
3C COTTAGE



ROSE VERDE
THE HEARTLAND

1,995 SF

3 BEDROOM | 2.5 BATHS | GREAT ROOM | LIVING ROOM
 2-CAR GARAGE



P L A N
3

PLAN OPTIONS INCLUDE: Den | Bedroom 4 with Bath 3 | Great Room Fireplace
 California Room | California Room With Fireplace | Outdoor Lounge | Loft



PLAN 4

The Moonlight

SQUARE FOOTAGE
2147 SF

4 BEDROOM | 3 BATHS
GREAT ROOM | LOFT
2 CAR GARAGE
TWO STORY



4A TRADITIONAL



4B BUNGALOW



4C COTTAGE

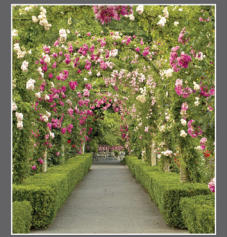


ROSE VERDE

THE MOONLIGHT

2,147 SF

4 BEDROOM | 3 BATHS | GREAT ROOM | LOFT
2-CAR GARAGE



ROSE VERDE
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PLAN 4



PLAN OPTIONS INCLUDE: California Room | California Room with Fireplace
Outdoor Lounge | Great Room Fireplace | Bedroom 5



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

PLAN 5

The Starlight

SQUARE FOOTAGE
2428 SF

4 BEDROOM | 3.5 BATHS
GREAT ROOM | LOFT
2 CAR GARAGE
TWO STORY



5A TRADITIONAL



5B BUNGALOW



5C COTTAGE

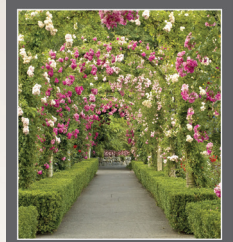


ROSE VERDE

THE STARLIGHT

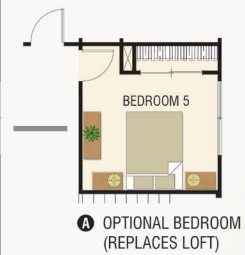
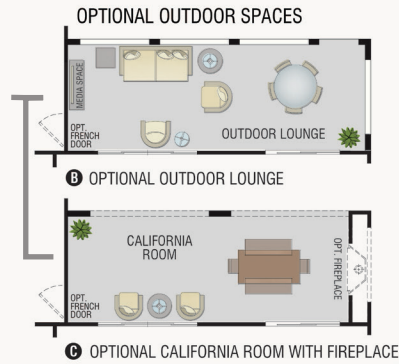
2,428 SF

4 BEDROOM | 3.5 BATHS | GREAT ROOM | LOFT
2-CAR GARAGE



ROSE VERDE
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PLAN 5



PLAN OPTIONS INCLUDE: California Room | California Room with Fireplace
Outdoor Lounge | Great Room Fireplace | Bedroom 5

FLORSHEIM
HOMES

Rose Verde Walking Tour Map

everything
AT YOUR
DOORSTEP

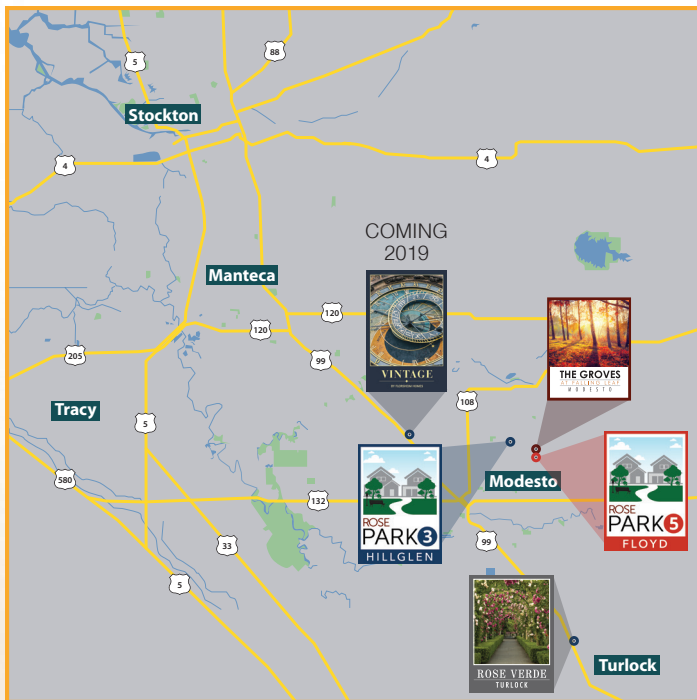


Map is not to scale and is an artists concept. Retail establishments are subject to change based on the City of Turlock and future commercial planning.

HOMEBUYING IS A PERSONAL EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

For over 30 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. See our locations below.

CALIFORNIA



NEVADA



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BUILDERS STORY

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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.

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