



*Discover a  
new life*  
A H E A D

Calaveras  
Place

**FLORSHEIM**  
HOMES

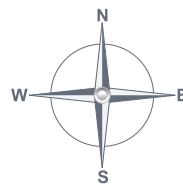
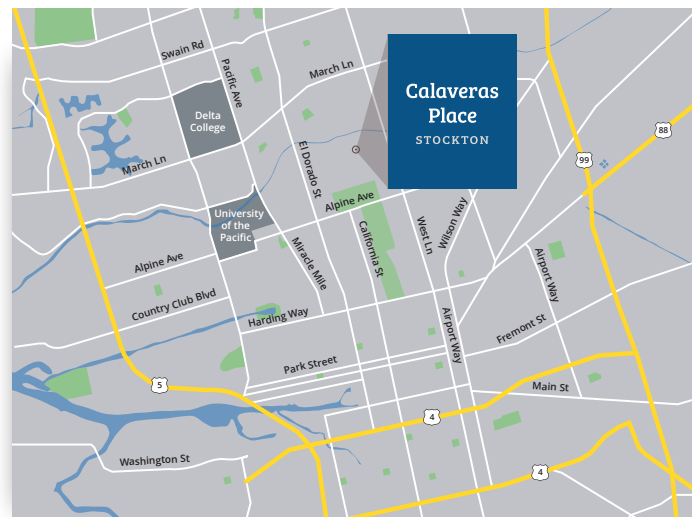
# Discover a new life AHEAD

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



4228 Alvarado Avenue  
Stockton, CA

Close-Up View



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 under ground 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

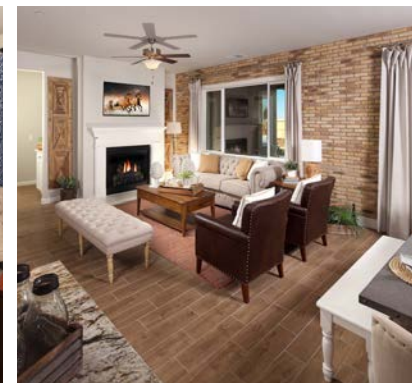
- Walk-In closets and private Primary Bath in Primary Suite
- Spacious shower stall featuring solid surface surround with clear glass shower enclosure (Plans 1 and 2, Primary Suite)
- Separate oval tub and shower stall with solid surface surround (Plan 3, Primary Suite)
- Hard surface vanity top with 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

1536 SF  
3 Bedroom, 2 Bath  
Single Story



1A HACIENDA



1B BUNGALOW



1C COTTAGE



# THE ANGEL

1,536 SF

3 Bedroom | 2 Bath | Great Room | Dining  
2-Car Garage | Optional Den | Optional California Room

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Place  
STOCKTON

PLAN 1



Plan Options Include: Den | Great Room Fireplace | California Room | California Room With Fireplace



# THE COLUMBIA

Plan 2

1776 SF  
4 Bedroom, 2 Bath  
Single Story



2A HACIENDA



2B BUNGALOW



2C COTTAGE



# THE COLUMBIA

1,776 SF

4 Bedroom | 2 Bath | Great Room | Dining  
2-Car Garage | Optional Den | Optional California Room

**Calaveras  
Place**  
STOCKTON

# PLAN 2



Plan Options Include: Den | Great Room Fireplace | California Room | California Room With Fireplace



# THE SONORA

Plan 3

2428 SF  
5 Bedroom, 3 Bath  
Two Story

Optional Expanded Sonora



3A HACIENDA



3B BUNGALOW



3C COTTAGE





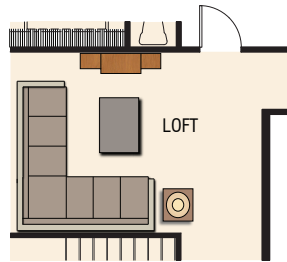
# THE SONORA

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

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Place  
STOCKTON

## PLAN 3

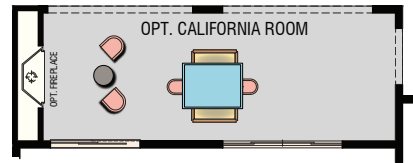


OPTIONAL LOFT  
(REPLACES BEDROOM 5)

OPTIONAL EXPANDED SONORA



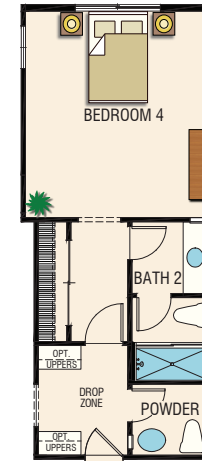
SECOND FLOOR



OPT. CALIFORNIA ROOM



FIRST FLOOR



OPTIONAL EXPANDED SONORA

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 [AceRail.com](http://AceRail.com) or call 800-411-7245.



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



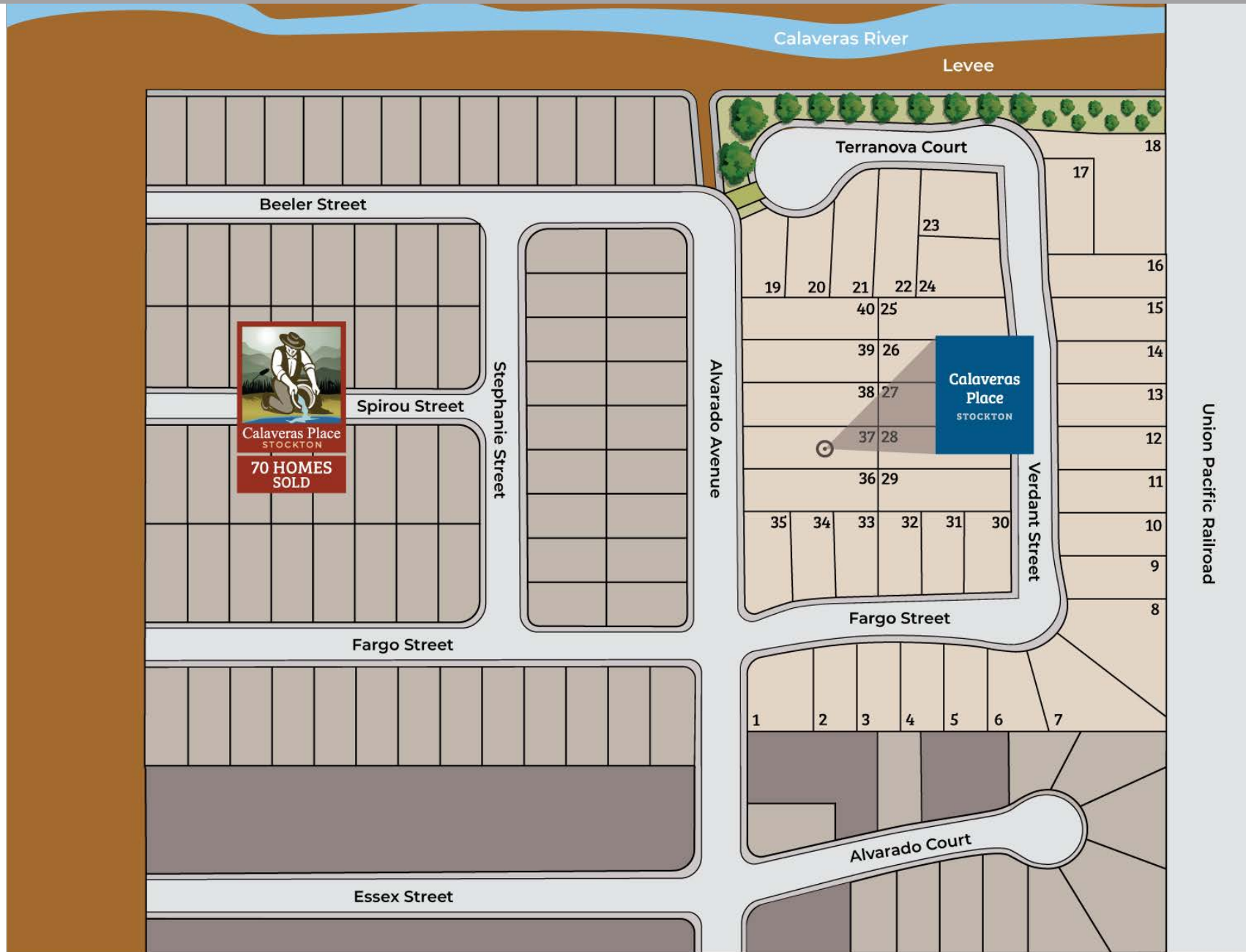
**STONE CREEK VILLAGE:** located off Pacific Avenue and W. Robinson Drive, it has a great variety of specialty shops and places to eat, including Ann Taylor Lofts, BJ's Brewhouse and Boudin Bakery and Café.



**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 🏠

🏠 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. Garage doors show optional windows. Porches, windows and room configurations vary per plan and elevation. Gutters and downspouts are not shown, location will vary by plan and elevation. Floorplans are preliminary and subject to change.

# The Florsheim Team believes home should be a place where life's special moments flourish & memories are golden.

Craftsmanship.

Dedication.

Trust.

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.

## 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.

## 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.

## 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.

4228 Alvarado Avenue,  
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FlorsheimHomes.com



**FLORSHEIM**  
**HOMES**

🏠 Artist's concept. Map not to scale. Home being sold by Modesto Roselle LLC (Florsheim Homes CA DR# 00526755). Broker is Escala Properties. Equal Housing Opportunity. Selected lots require premiums and redetermined options. Square footages are approximate and vary per elevation and options chosen. Preliminary information is subject to change and modification by Florsheim Homes or Escala at any time. All photographs, renderings and other depictions are for the sole purpose of illustration. Florsheim Homes does not discriminate against any class of persons protected by federal, state, local, or provincial law. Copyright September, 2022.