



*Discover a
new life*
A H E A D

Calaveras
Place
STOCKTON

Preliminary

FLORSHEIM
HOMES

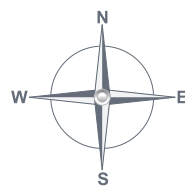
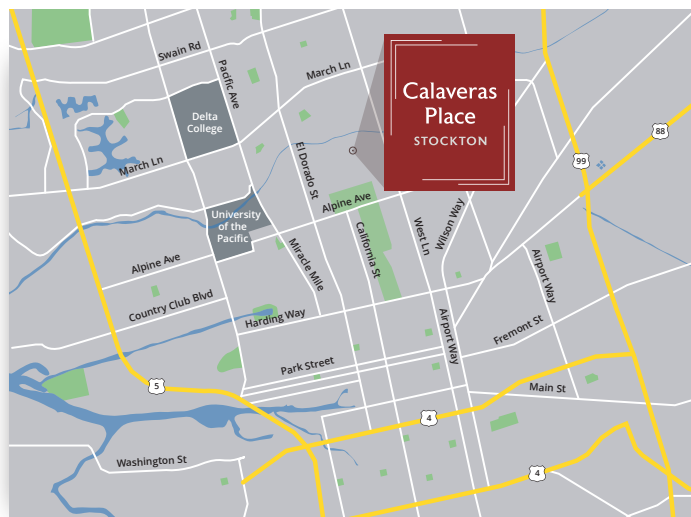
Discover a new life AHEAD

Calaveras Place II is conveniently located in Stockton adjacent to our first community, Calaveras Place. This new home community is an excellent addition to a growing city. Offering attractive, one and two-story homes (with two 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

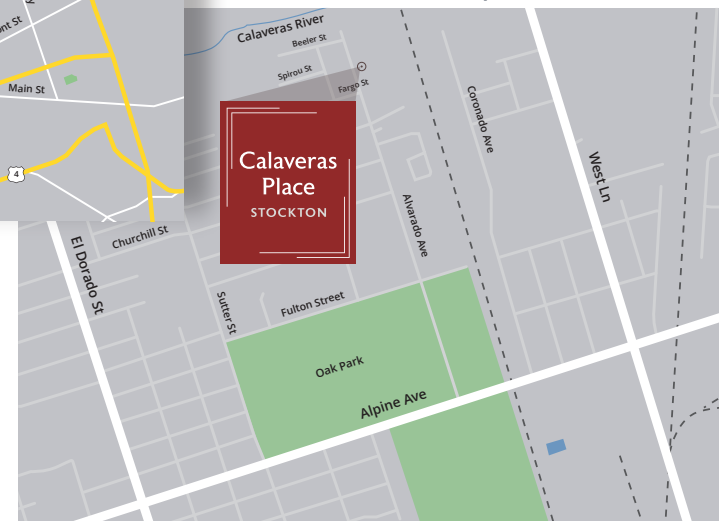
Location Maps

Overall Map



4228 Alvarado Avenue
Stockton, CA 95204

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 (lace finish) with elastomeric paint
- Sheetrocked garage interior
- Recessed can lights at front porch and entry
- Exterior coach light
- Beautiful exterior color schemes
- Illuminated address sign
- Architectural composition roofing
- Boxed soffits and full rain gutters
- Downspouts tied to underground drainage
- Stylish modern front door
- Kwikset® Dakota satin nickel front door handle set and deadbolt
- Front entry doorbell
- White vinyl windows
- 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 system
- Post tensioned slab foundation
- Screens in all windows and sliders with self latching handles

Luxurious Living

- State-of-the-art innovative floorplans, designed by an award-winning architect
- Fire sprinkler system throughout
- Decorator wall-to-wall carpeting
- Designer vinyl in Kitchen, Baths, Laundry Room, Drop Zone and Entry Foyer
- 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
- 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

- Attractive natural finish cabinets with melamine interiors and euro hinges
- Solid surface countertop with 4" 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
- Pre-plumbed for icemaker at refrigerator
- LED recessed can lighting
- Attractive vinyl flooring

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
- Solid surface vanity top with sink
- Stylish Pfister® chrome plumbing fixtures
- Recessed can lighting
- Recessed medicine cabinet
- White fiberglass tub/shower with shower rod in Secondary Baths (per plan)
- White fiberglass shower stall with glass enclosure in Primary Baths
- Attractive vinyl flooring

Energy Efficiency

- Solar Electric System
- Car charger with "Battery Ready" set up
- "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 and air conditioning (15 SEER), with R-6 duct insulation
- Programmable thermostat
- Efficient electric water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- Energy-Saving LED lighting
- Two-Zone heat and air system (Plan 5 only)
- Cable outlet in Secondary Bedrooms
- Phone outlet at Primary Bedroom and Kitchen

POPULAR OPTIONS AND UPGRADES

- California Rooms
- Garage Door Windows
- Bedrooms and Lofts
- Gas Fireplace (Plan 4 only)
- Cabinet Styles
- Low Voltage Wiring
- Flooring & Countertops



THE RUSTIC

1,622 SF
Single-story
3 Bedroom
2 Bath
Great Room
Flex Space
2-Car Garage



4A HACIENDA



4B BUNGALOW



4C COTTAGE



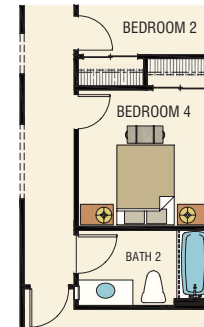
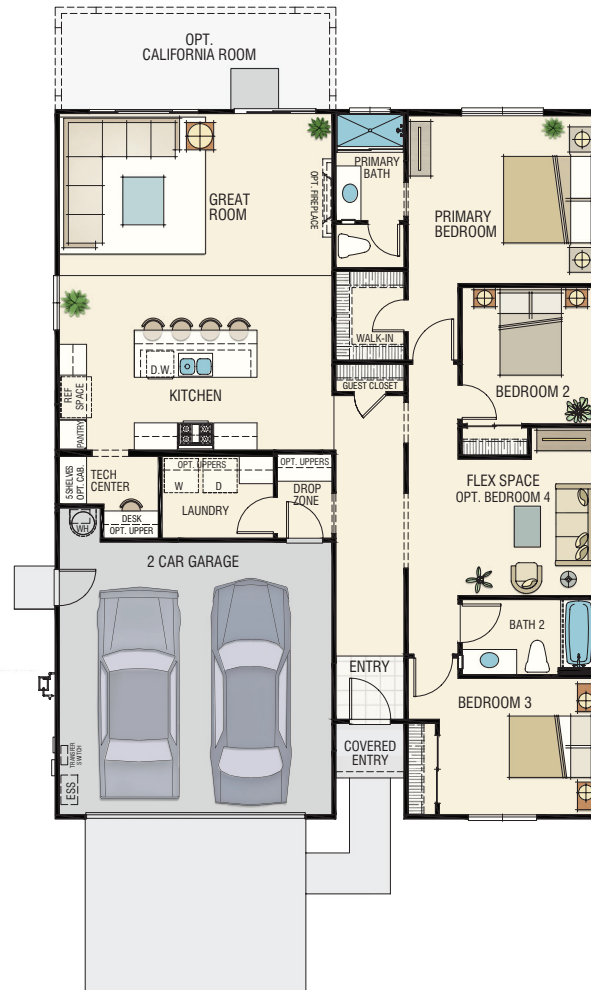
THE RUSTIC

1,622 SF

3 Bedroom | 2 Bath | Great Room | Flex Space
2-Car Garage

Calaveras
Place
STOCKTON

THE RUSTIC



A Optional Bedroom 4
(Replaces Flex Space)

PLAN OPTIONS INCLUDE:

- A** Bedroom 4

THE DISCOVERY

2,114 SF
Two-story
4 Bedroom
2.5 Bath
Great Room
Den
2-Car Garage



5A HACIENDA



5B BUNGALOW



5C COTTAGE



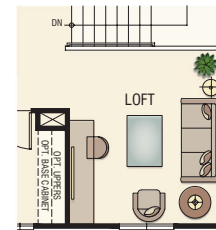
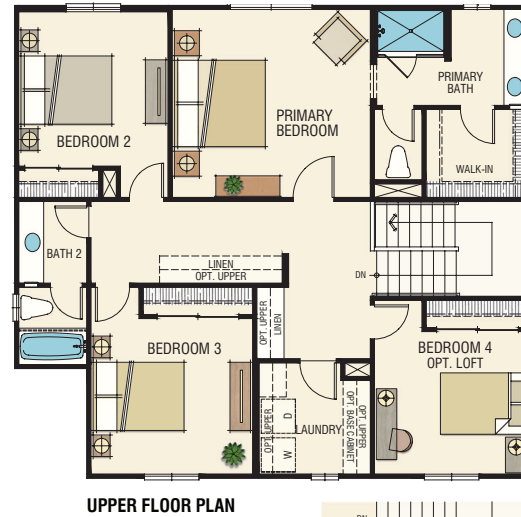
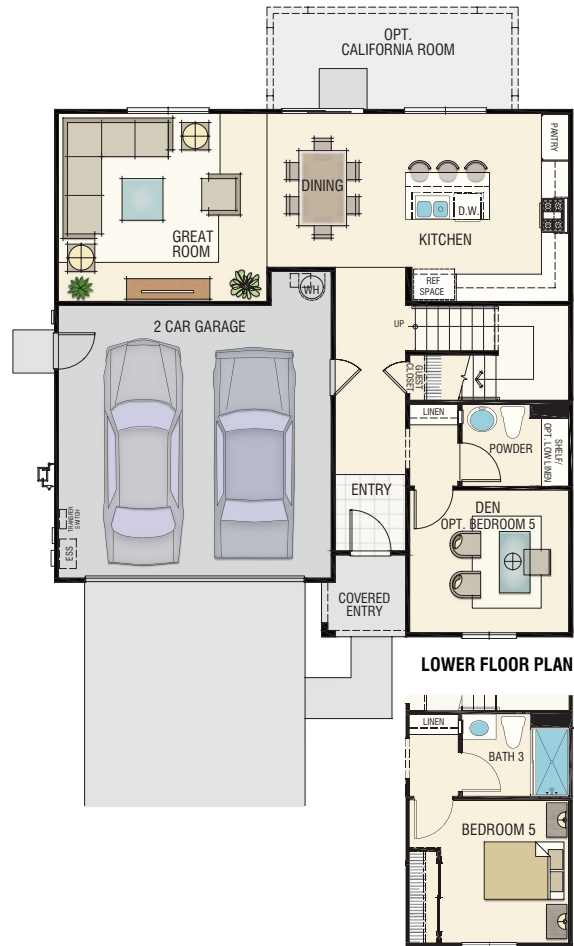
THE DISCOVERY

2,114 SF

4 Bedroom | 2.5 Bath | Great Room | Den
2-Car Garage

Calaveras
Place
STOCKTON

THE DISCOVERY



B Optional Loft
(Replaces Bedroom 4)

A Optional Bedroom 5
(Replaces Den)

PLAN OPTIONS INCLUDE:

A Bedroom 5 **B** Loft

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.

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ESCALA PROPERTIES
REAL ESTATE BROKERAGE
CA DRE# 00526755

FLORSHEIM
HOMES

Renderings and floorplans are preliminary and subject to change. All prices, terms and availability are subject to change without prior notice. Prices do not include options, upgrades, elevation premiums and/or lot premiums. Florsheim Homes reserves the right to make modifications to elevations, floorplans and specifications without notice. Elevations are artist's conceptual drawings and show upgraded landscaping. Square footages are approximate and vary by elevation, and options chosen. Some garage doors shown depict optional windows which can be upgraded at an additional cost. See the brochure & sales representatives for more details. Homes being sold by Modesto Roselle LLC. Real Estate | Broker is Escala Properties. DRE #00526755. Copyright February, 2024.