



Preliminary



**FLORSHEIM**  
HOMES





## Artful Exteriors

- Distinctive Spanish, Regency, Cottage & Traditional exteriors
- Dramatic single-story and two-story floorplans
- Architect selected exterior color schemes
- Designer selected coach light fixtures (per plan)
- One coat stucco (light lace finish) with Enduralastic® Elastomeric Paint
- Flat or “S” style (per elevation) concrete tile roofing
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8’ front door
- Kwikset® Amador Satin Nickel front door handle set and deadbolt
- Two car enclosed garage

- Drywall and taped at garage interior
- Recessed can lights at front porch and entry (per elevation)
- Architectural style sectional metal garage door with optional window panels (per elevation)
- 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
- Screens in all windows & sliders with self-latching handles

## Luxurious Living

- Innovative floorplans with 9’ ceiling height throughout (Except Plan 3X which has 8’ ceiling height upstairs)
- State-of-the-art spaces including optional Lofts, California Rooms, Dens, Office and Game Room
- Hand-set ceramic tile at Entry Foyer
- Two-tone interior paint throughout
- 2 panel Cheyenne interior doors
- Satin Nickel Kwikset® Hancock interior door hardware
- 3 1/4” Coronado baseboard with 2 1/4” Colonial casing
- Ceiling fan pre-wire in Primary Bedroom and Great Room
- Designer selected light fixtures, including Secondary Bedrooms
- Attractive handrails with square painted balusters
- Rocker style light switches
- Bullnose drywall outside corners (except at windows)
- Window stool or aprons
- Elegant finish wood top on Lower Linen
- Decorator wall-to-wall carpeting
- Fire sprinkler system throughout
- Second story sub-floor with 1 1/8” plywood, glued and nailed
- Engineered roof and floor trusses
- Hardwired smoke detectors and carbon monoxide detectors (per code)

## Gourmet Kitchens

- Solid surface countertop with 4” backsplash
- Attractive natural finish cabinets with recessed panel doors, melamine interiors and Euro hinges
- Spacious island with eating bar
- Convenient pantry cabinet
- Stainless steel sink with InSinkErator® garbage disposal
- Stylish Pfister™ Chrome pullout faucet
- Stainless Steel GE® appliances - electric range, microwave and dishwasher
- Pre-plumbed for icemaker at refrigerator
- LED recessed can lighting
- Attractive vinyl flooring





## Primary Bedroom Suite & Bath

- Elegantly designed, featuring private Primary Bath and walk in closets
- Architect perfected bath layouts
- Large soaking tubs (plans 4 & 5)
- Hard surface vanity top with undermount sinks
- Designer vinyl flooring
- Hard surface shower and tub surrounds (per plan) with clear glass enclosure
- Stylish Pfister™ Chrome Fixtures
- Recessed can lighting 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
- Recessed can lighting over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware
- Attractive vinyl flooring

## Laundry Room

- Standard base cabinet (plans 2, 4, & 5)
- Optional upper cabinets (plans 1, 3, 3x & 5)
- Attractive vinyl flooring

## Energy Efficiency & Technology

- Solar Electric System
- Cool roof per Title 24
- 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 (95% AFUE) and air conditioning (15 SEER & 12 EER), with R-6 duct insulation
- Efficient electric water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Weather sensing irrigation timer
- Programmable thermostat
- Centralized media panel with necessary modules and dual media drop

- Dual media at Primary Bedroom & Great Room
- Cable outlet in Secondary Bedrooms
- Below attic deck insulation with improved efficiency

## Popular Options & Upgrades

- Upgraded Stair Rail Designs
- Dens, Lofts and California Rooms
- Fireplaces (Electric)
- Door Hardware
- French Doors
- Cabinet Styles

## Warranty

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





# The Ambiance

## Residence 1

1,561 SF | 3 Bedroom | 2 Bath  
Dining | Great Room | 2-Car Garage

# 1



1A | Spanish




1B | Regency



1C | Cottage



1D | Traditional

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# The Chandelier

## Residence 2

1,975 SF | 4 Bedroom | 2.5 Bath  
Dining | Great Room | 2-Car Garage



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# The Masterpiece

## Residence 3

1,958 SF | 4 Bedroom | 3 Bath  
Dining | Great Room | 2-Car Garage

# 3



3A | Spanish



3B | Regency

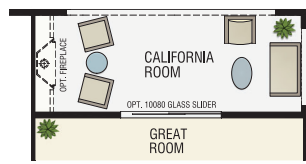
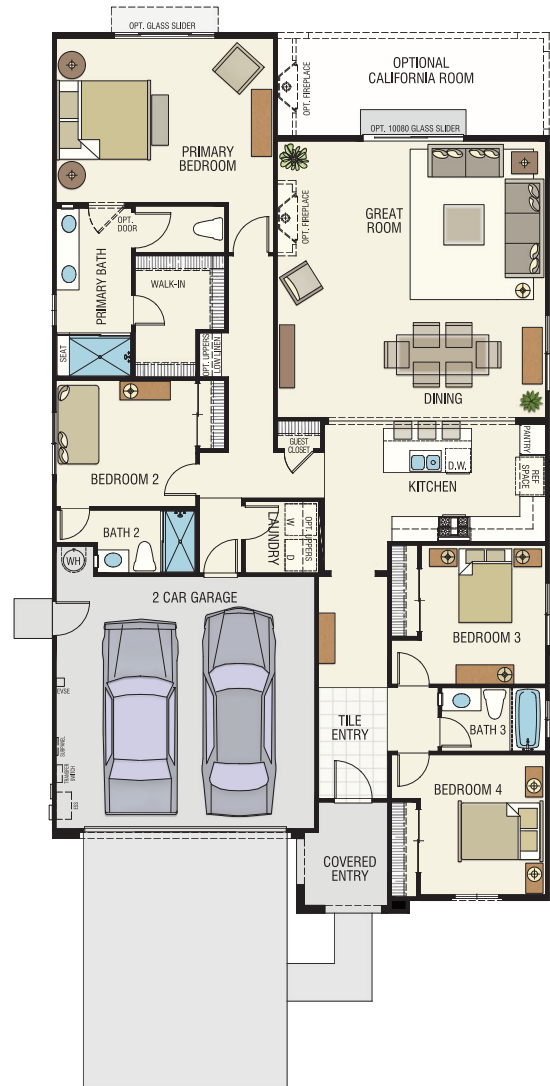


3C | Cottage

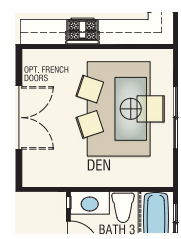


3D | Traditional

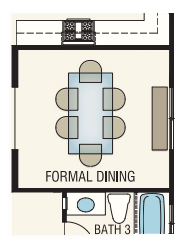




**A** Optional California Room



**B** Optional Den  
(Replaces Bedroom 3)



**C** Optional Formal Dining  
(Replaces Bedroom 3)

## Options Offered

- A California Room
- B Den
- C Formal Dining



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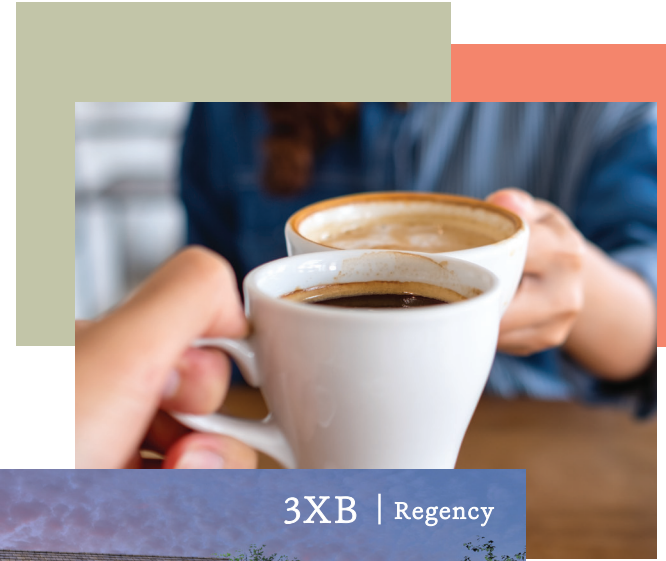



# The Grand Masterpiece

## Residence 3X

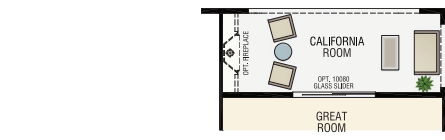
2,566 SF | 5 Bedroom | 4 Bath  
Dining | Great Room | Loft | 2-Car Garage

# 3X

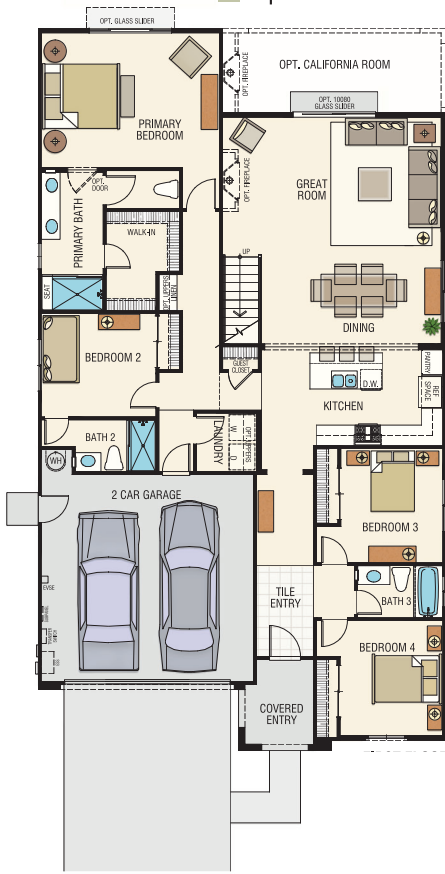


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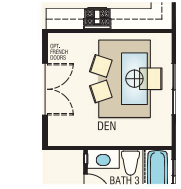




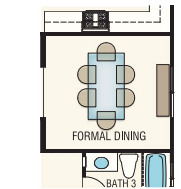
**A** Optional California Room



First Floor



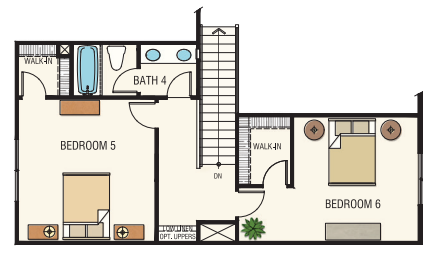
**B** Optional Den (Replaces Bedroom 3)



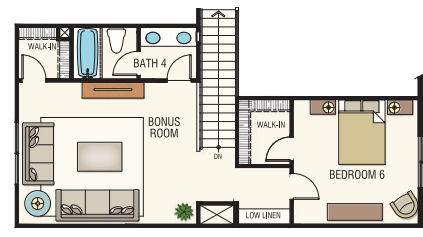
**C** Optional Formal Dining (Replaces Bedroom 3)



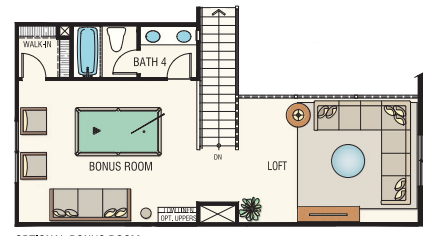
Second Floor



**D** Optional Bedroom 6 (Replaces Loft)



**E** Optional Bonus Room & Bedroom 6 (Replaces Bedroom 5 & Loft)



**F** Optional Bonus Room (Replaces Bedroom 5)

**Options Offered**

**A** California Room **B** Den **C** Formal Dining **D** Bedroom 6

**E** Bonus Room & Bedroom 6 **F** Bonus Room



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# The Reflection

## Residence 4

2,496 - 2,908 SF | 5 Bedroom | 3.5 Bath  
Dining | Great Room | 2-Car Garage

# 4



4A | Spanish



4B | Regency

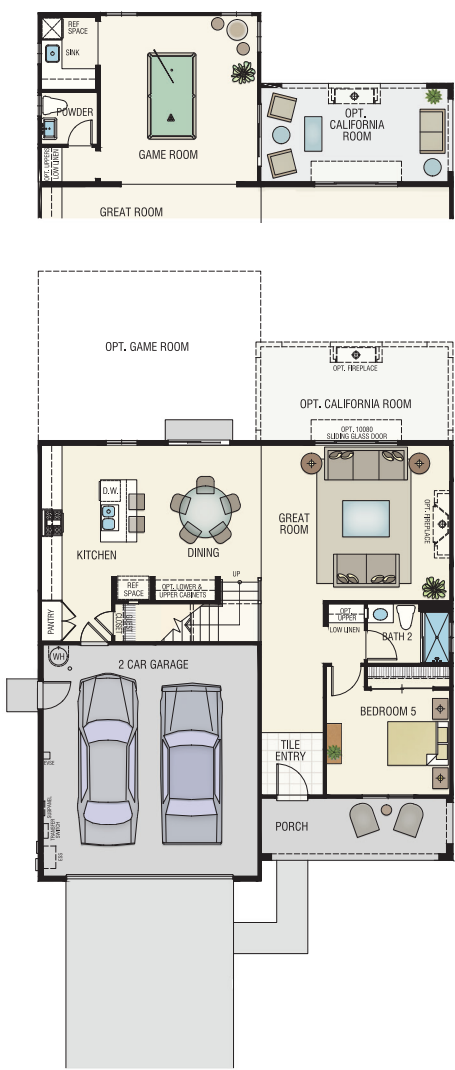


4C | Cottage



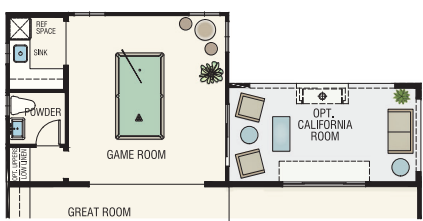
4D | Traditional

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First Floor

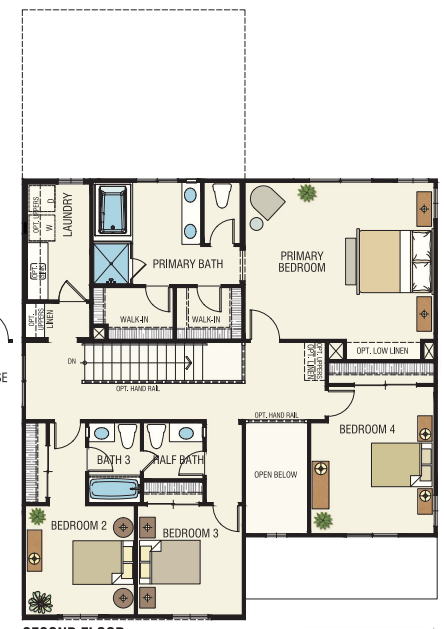
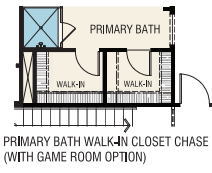
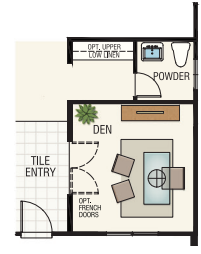
**B** Optional Game Room with California Room (+ 350 Sq. Ft.)



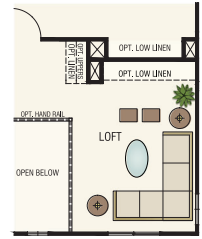
**A** Optional California Room



**C** Optional Den with Powder (Replaces Bedroom 5 & Bath 2)



**D** Optional Bedroom Suites with Full Baths (+ 62 Sq. Ft.)



**E** Optional Loft (Replaces Bedroom 4)

Second Floor

Options Offered

- A** California Room
- B** Game Room with California Room
- C** Den with Powder
- D** Bedroom Suites with Full Baths
- E** Loft



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# The Uptown Residence 5

2,832 - 3,235 SF | 4 Bedroom | 3 Bath | Dining  
Great Room | Den | Loft | 2-Car Garage

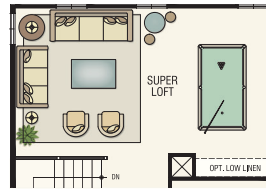
# 5



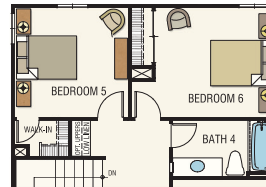
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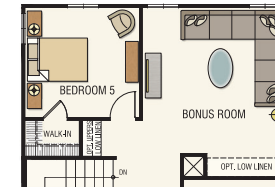
**A** Optional California Room



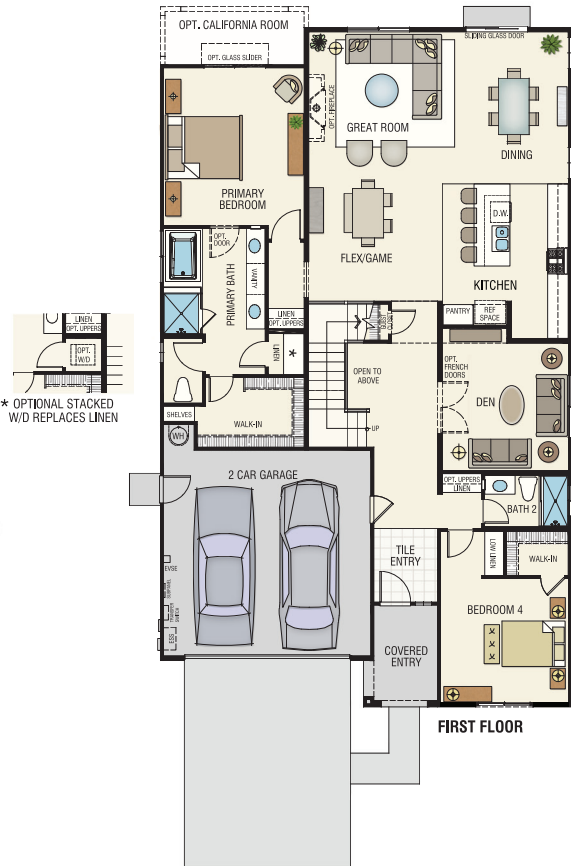
**E** Optional Super Loft (+ 168 Sq. Ft.)



**F** Optional Bedroom 5 & Bedroom 6 with Bath 4 (+ 168 Sq. Ft.)

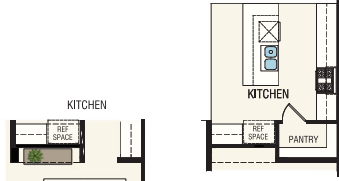


**G** Optional Bedroom 5 & Bonus Room (+ 168 Sq. Ft.)

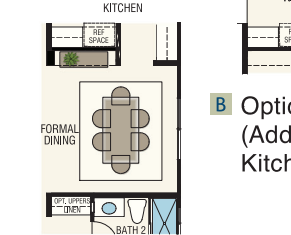


**First Floor**

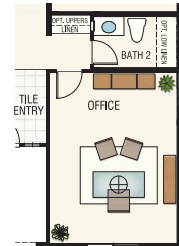
\* OPTIONAL STACKED W/D REPLACES LINEN



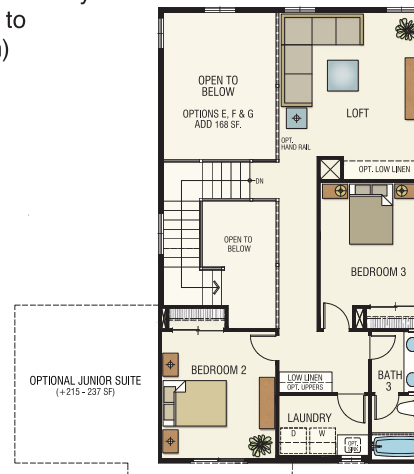
**B** Optional Pantry (Added to Kitchen)



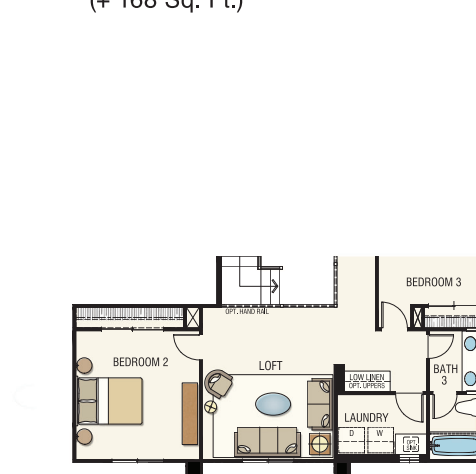
**C** Optional Formal Dining (Replaces Den)



**D** Optional Office (Replaces Bedroom 4)



**Second Floor**



**H** Optional Junior Suite (+ 215 - 235 Sq. Ft.)


Options Offered

- A** California Room   **B** Pantry   **C** Formal Dining   **D** Office   **E** Super Loft
- F** Bedroom 5 & 6 with Bath 4   **G** Bedroom 5 & Bonus Room   **H** Junior Suite



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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 handed 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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FlorsheimHomes.com



CA DRE# 00526755

**FLORSHEIM**  
**HOMES**

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