



FLORSHEIM
HOMES



FIFTH EDITION

Welcome to Fifth Edition, an exciting new community of 178 homes in Turlock. This neighborhood features seven smartly designed floorplans with attractive exteriors, up to five bedrooms and a solar system included. Discover these all electric one and two-story, detached homes with open-concept living. Just a short drive to Monte Vista Crossings, where you will find great grocery and retail shopping along with all your favorite casual dining spots. Live five minutes from downtown Turlock which has a variety of boutique shopping and eclectic dining that gives you the cozy hometown feel.





TRANQUIL TURLOCK

We're thrilled to be back in Turlock! Known as the "Heart of the Valley" due to its rich history in agriculture, this quaint city offers laid back living at its finest. Participate in community events to connect with others creating a small-town sense of your own.

For the outdoor enthusiasts Turlock has several serene parks located throughout the city. Shopping is made easy with wholesale stores like Costco or Home Depot or visit the Turlock Sales Yard Flea Market for a distinct flare offering fresh fruits, local crafts and tasty snacks.

California State University Stanislaus (CSUS) provides a quality education to its students. There are also several well-regarded public elementary, middle and high schools for families with children. Fifth Edition is conveniently located near Hwy. 99 for easy travel up and down the Central Valley.





FEATURES

ARTFUL EXTERIORS

- Progressive, Contemporary & Coastal exteriors
- Dramatic floorplans
- Beautiful exterior color schemes
- Exterior coach lights
- One coat stucco (lace finish) with elastomeric paint
- Architectural Composition Roofing
- Cool roof per Title 24
- Boxed soffits and full rain gutters with downspouts
- Water wise front yard landscaping with automatic irrigation system
- HOA maintains front yard landscape
- Stylish, modern front door
- Kwikset® Amador Satin Nickel front door handle set and deadbolt
- Enclosed garage
- Sheetrocked garage interior
- Recessed can lights at front porch and entry (per plan)
- Contemporary sectional metal garage door
- 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 open layouts
- State-of-art spaces including optional Lofts
- Hand-set ceramic tile Entry Foyer
- Two-tone interior paint throughout
- Two panel Cheyenne interior doors
- Satin Nickel Kwikset interior door hardware
- 3 1/2" eased edge baseboard with 2 1/4" eased edge casing
- Ceiling fan pre-wire in Bedroom 1 and Great Room
- Ceiling lights in Secondary Bedrooms with single switch ceiling fan pre-wire
- Attractive handrail with painted spindles
- Rocker style light switches
- Square drywall outside corners
- Window stool or aprons
- Elegant finish wood top on Lower Linen (per plan)
- Decorator wall-to-wall carpeting
- Stylish vinyl flooring in Laundry Room

- 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 4" backsplash
- Attractive clear finish cabinets with panel doors, melamine interiors and euro hinges
- Pantry cabinet
- Stainless steel sink with 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





BEDROOM ONE SUITE & BATH

- Most designs feature walk-in closets and private Bath 1
- Architect perfected bath layouts
- Solid surface vanity top, with sink
- Designer vinyl flooring
- Fiberglass shower and tub surrounds with clear glass chrome enclosure (per plan)
- Stylish Pfister™ chrome fixtures
- Recessed medicine cabinet
- Chrome bath hardware
- Recessed can lighting

WARRANTY

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

POPULAR OPTIONS AND UPGRADES

- Cabinet Styles
- Low Voltage Wiring
- Flooring & Countertops
- Additional Cabinetry

SECONDARY BATHROOMS

- Solid surface vanity top with sink
- White fiberglass tub/shower with shower rod
- Stylish Pfister™ chrome fixtures
- Recessed medicine cabinet
- Chrome bath hardware
- Attractive vinyl flooring

ENERGY EFFICIENCY & TECHNOLOGY

- Solar Electric System
- Centralized media panel with necessary modules
- Dual Media at Bedroom 1 & Great Room
- Dual pane low E vinyl windows with decorator grids (per plan)
- Quality fiberglass insulation per Title 24
- All electric appliances that include an ENERGY STAR® rated dishwasher
- High efficient central heating (AFUE) and air conditioning (15.5 SEER2 Plan 1, 15.0 SEER2 Plans 2-7), 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
- Cable outlet in Secondary Bedrooms

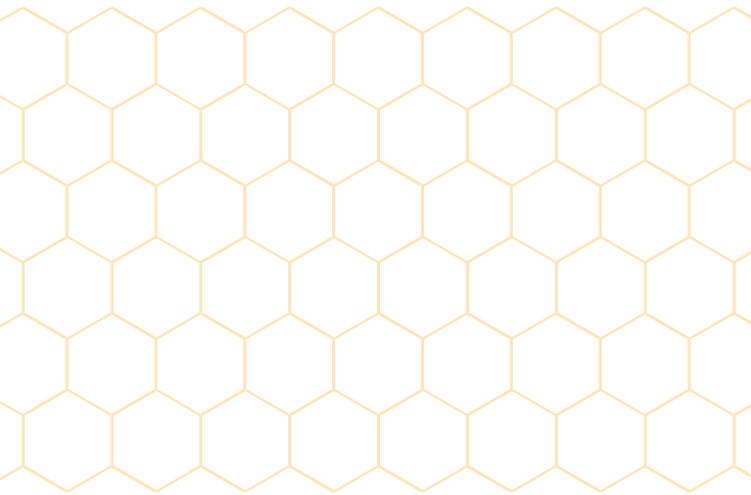


PLAN 1



The Haven

884 SF
2 Bedroom | 1 Bath
Great Room
1-Car Garage





The Haven

Plan 1
884 SF
2 Bedroom | 1 Bath
Great Room
1-Car Garage



SINGLE STORY LIVING



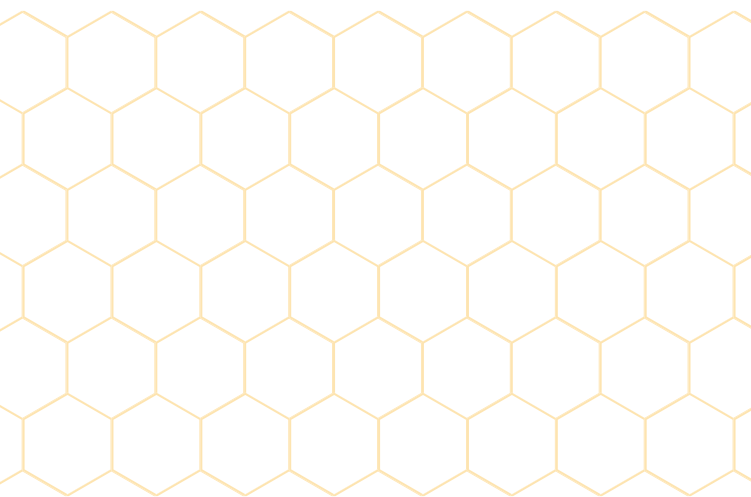
SINGLE STORY

PLAN
2



The Sienna

1,307 SF
3 Bedroom | 2.5 Bath
Dining | Great Room | Tech Loft
2-Car Garage





The Sienna

Plan 2

1,307 SF

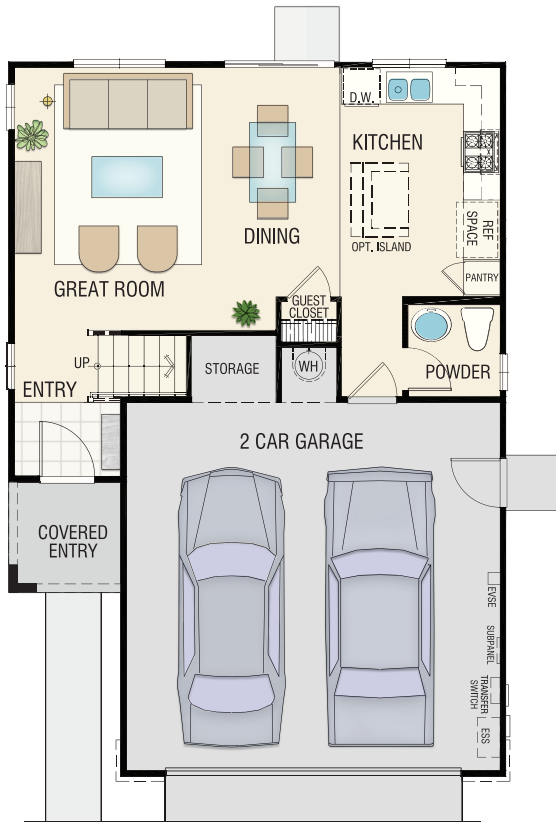
3 Bedroom | 2.5 Bath

Dining | Great Room | Tech Loft

2-Car Garage



EFFICIENT DESIGN WITH TECH LOFT



FIRST FLOOR



SECOND FLOOR

PLAN
3



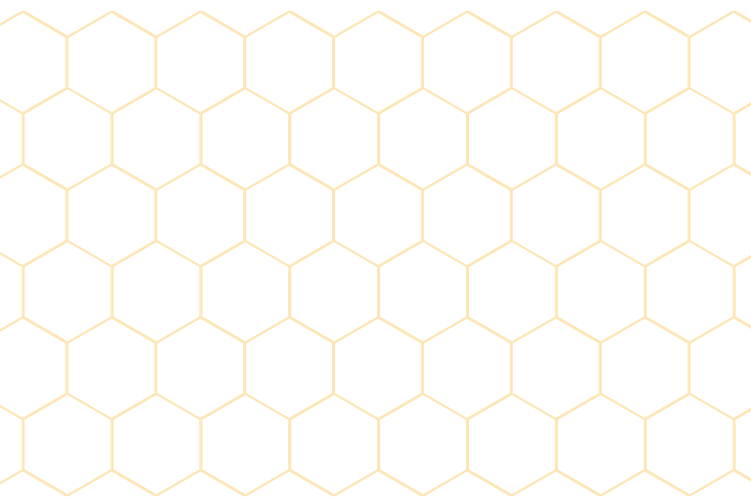
The Dorado

1,436 SF

3 Bedroom | 2.5 Bath

Dining | Great Room | Tech Loft

2-Car Garage





The Dorado

Plan 3

1,436 SF

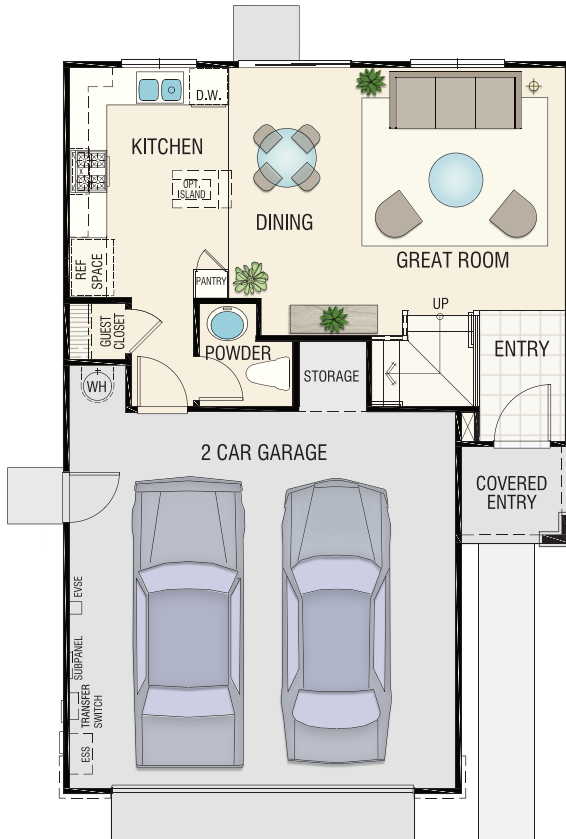
3 Bedroom | 2.5 Bath

Dining | Great Room | Tech Loft

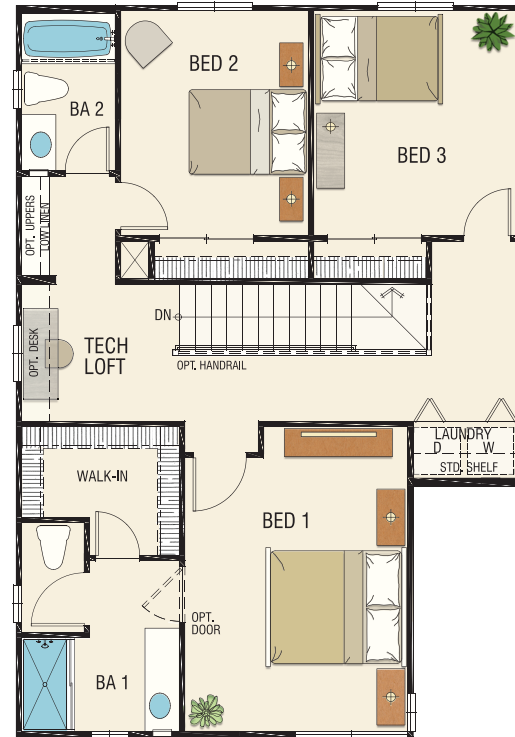
2-Car Garage



OPEN GREAT ROOM



FIRST FLOOR



SECOND FLOOR

PLAN 4



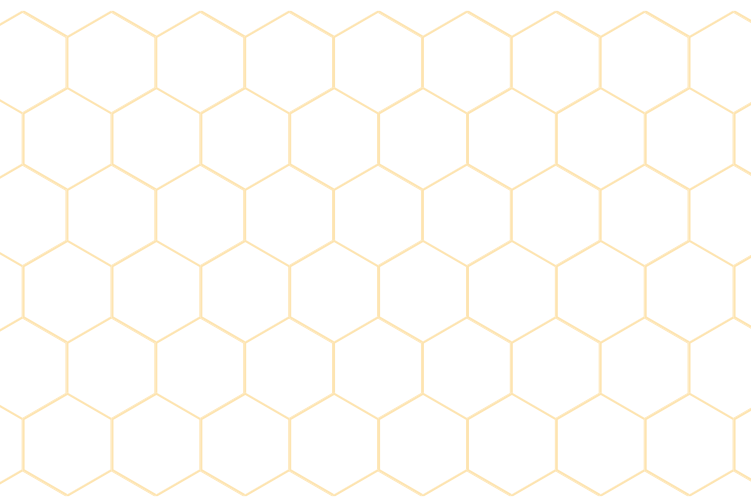
The Mystic

1,526 SF

3 Bedroom | 2.5 Bath

Dining | Great Room | Tech Loft

2-Car Garage





The Mystic

Plan 4

1,526 SF

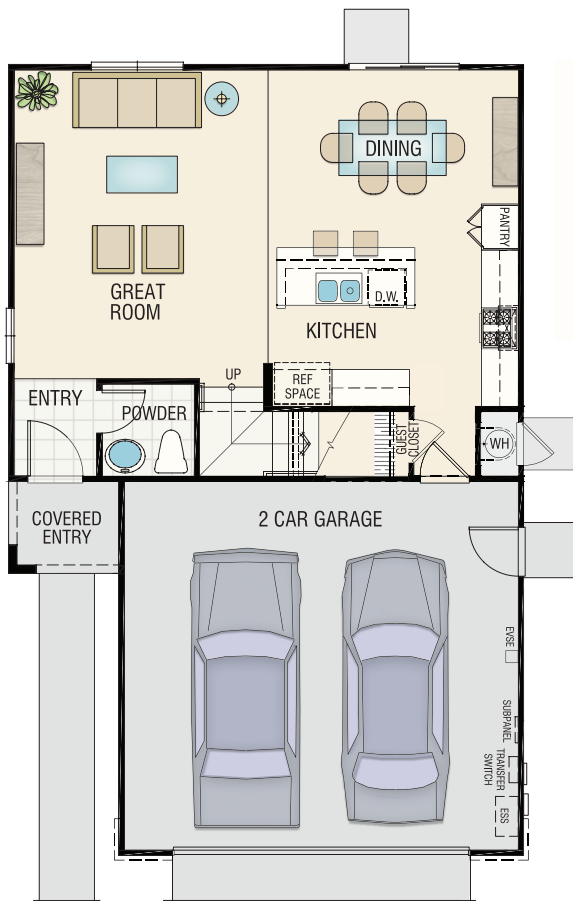
3 Bedroom | 2.5 Bath

Dining | Great Room | Tech Loft

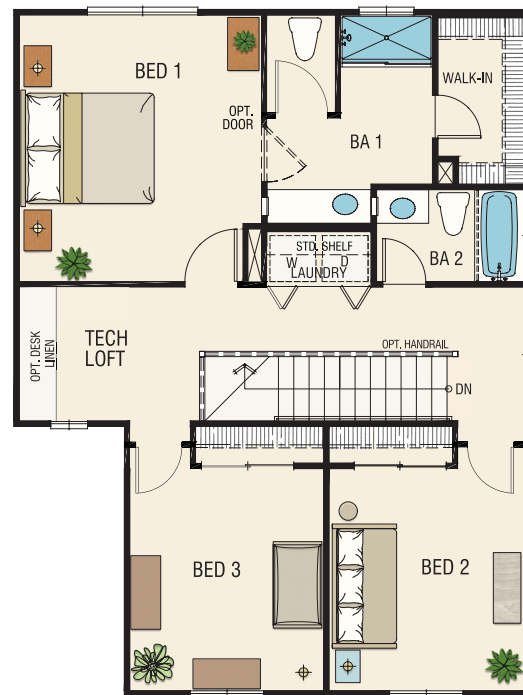
2-Car Garage



GOURMET KITCHEN WITH ISLAND



FIRST FLOOR



SECOND FLOOR

PLAN
5



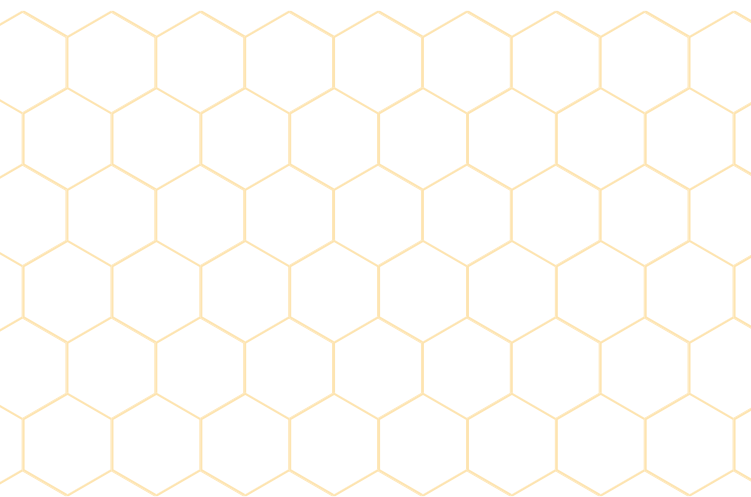
The Palermo

1,667 SF

4 Bedroom | 2.5 Bath

Dining | Den | Great Room

2-Car Garage



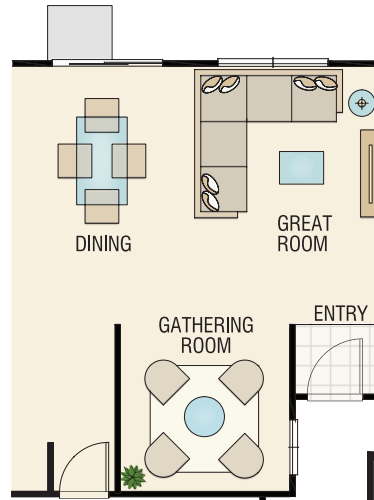
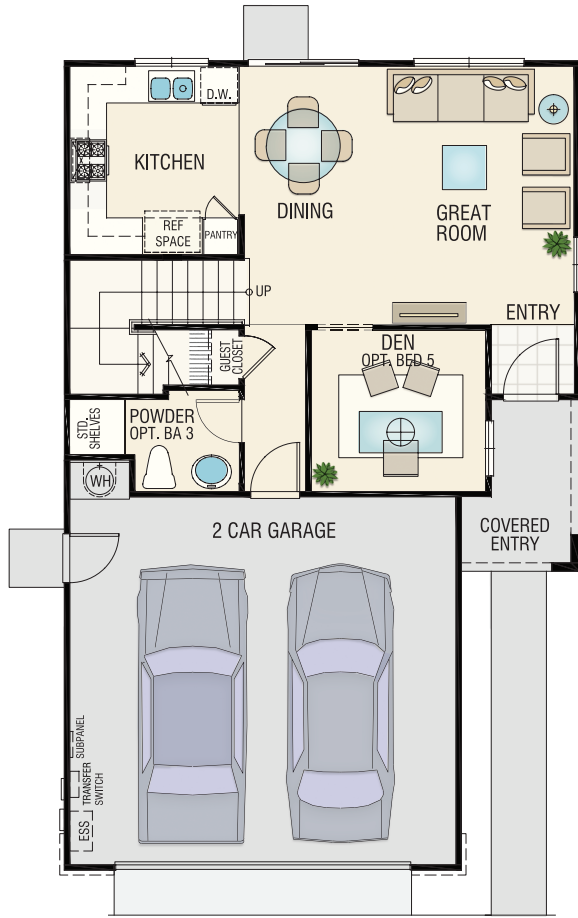


The Palermo

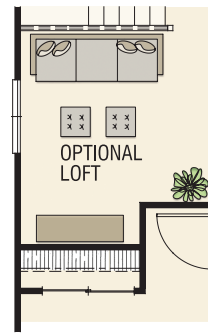
Plan 5
 1,667 SF
 4 Bedroom | 2.5 Bath
 Dining | Den | Great Room
 2-Car Garage



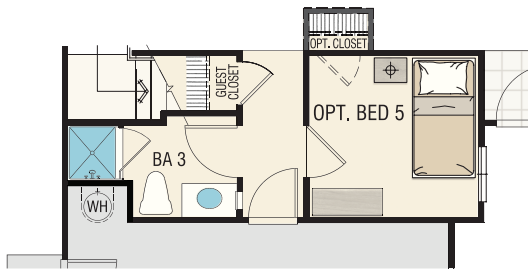
SPACIOUS SECOND FLOOR LAYOUT



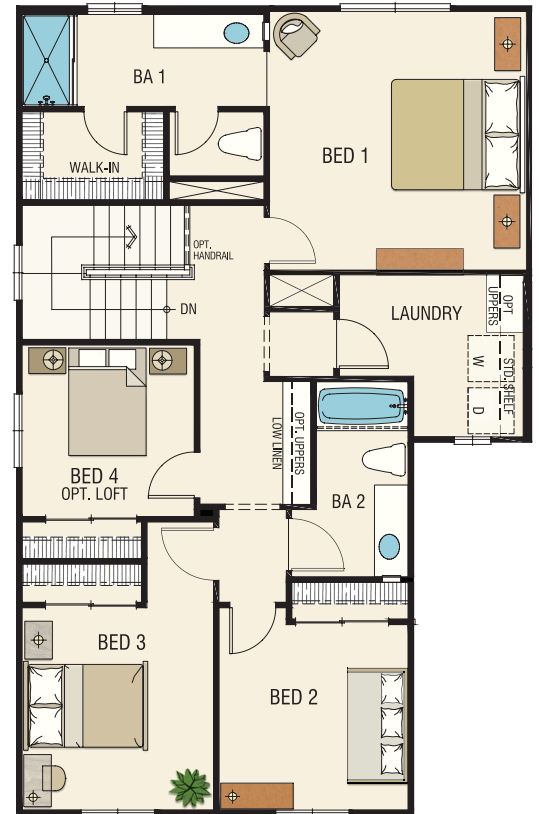
OPTIONAL GATHERING ROOM (REPLACES DEN)



OPTIONAL LOFT (REPLACES BED 4) "AS MODELED"



OPTIONAL BED 5 WITH BA 3 (REPLACES DEN & POWDER) "AS MODELED"



FIRST FLOOR

SECOND FLOOR

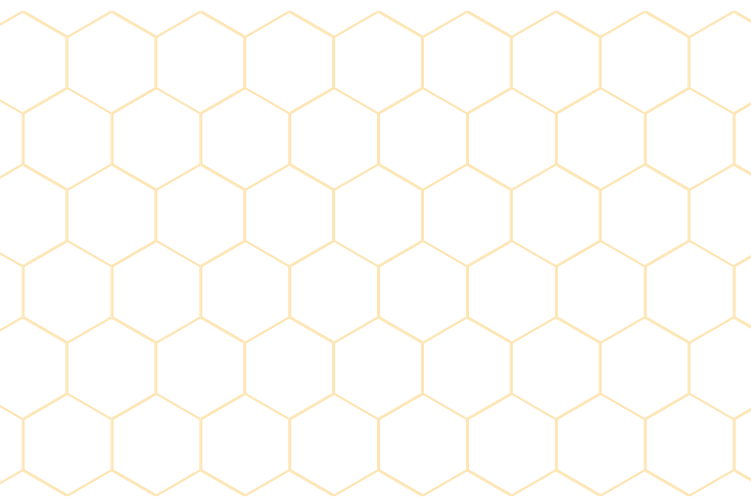
Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping and wider sideyard setbacks for display purposes. Square footages are approximate and vary per elevation style, and options chosen. Garage doors may show optional windows. Porches, windows and room configurations vary per plan and elevation. Gutters and downspouts are not shown, and location will vary by plan and elevation.

PLAN
6



The Aspire

1,721 SF
4 Bedroom | 2.5 Bath
Dining | Great Room
2-Car Garage



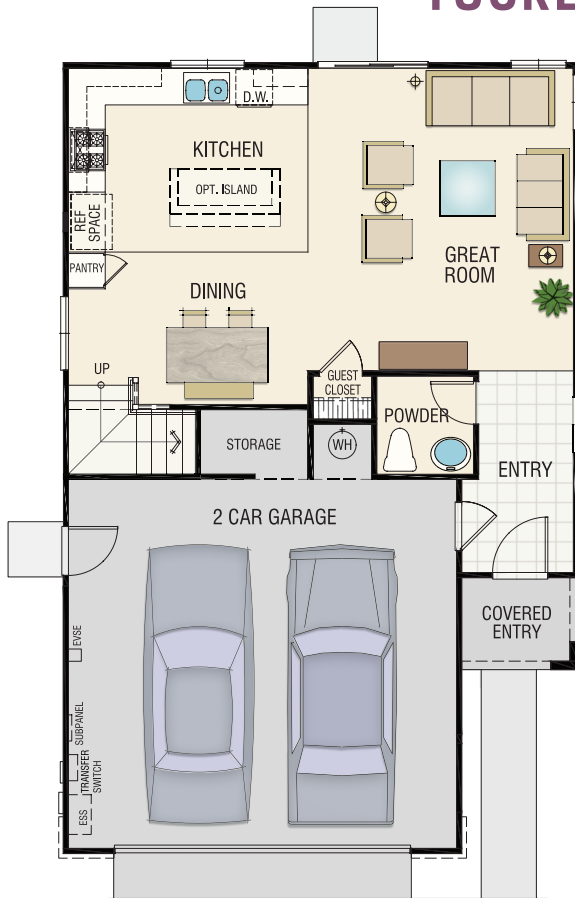


The Aspire

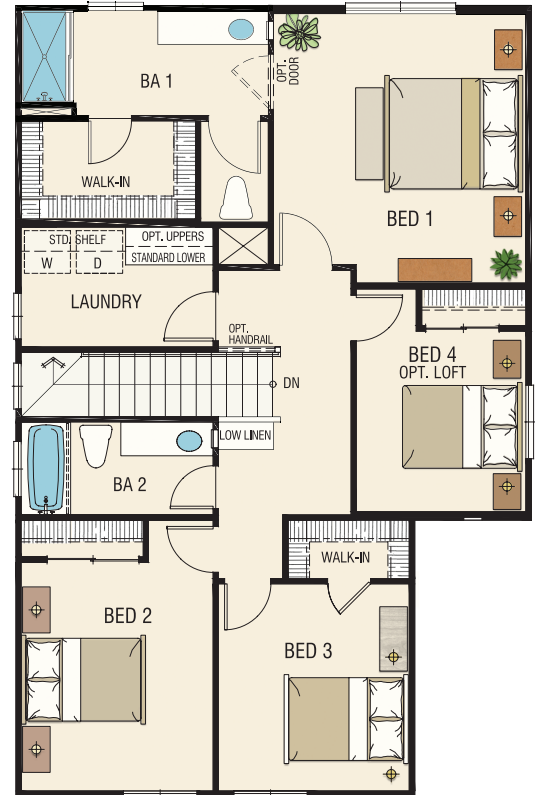
Plan 6
 1,721 SF
 4 Bedroom | 2.5 Bath
 Dining | Great Room
 2-Car Garage



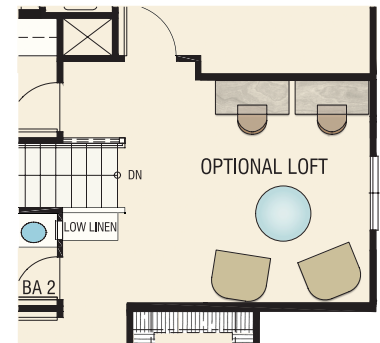
TUCKED STAIRCASE



FIRST FLOOR



SECOND FLOOR



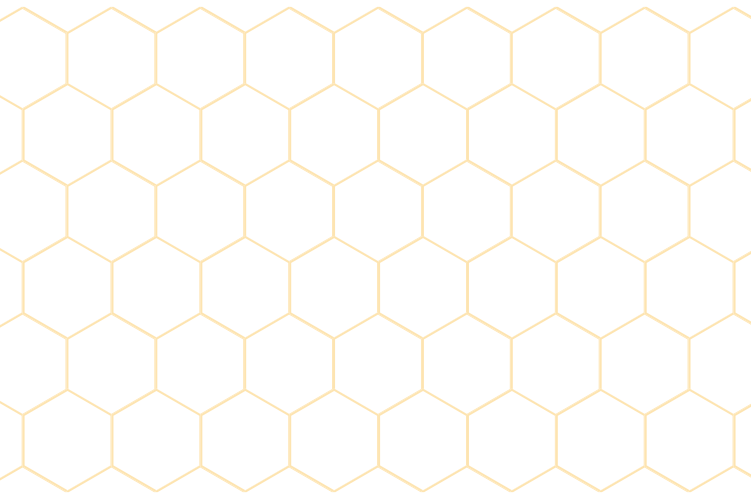
OPTIONAL LOFT
 (REPLACES BED 4)
 "AS MODELED"

PLAN 7



The Cameo

1,830 SF
4 Bedroom | 3 Bath
Dining | Great Room | Loft
2-Car Garage



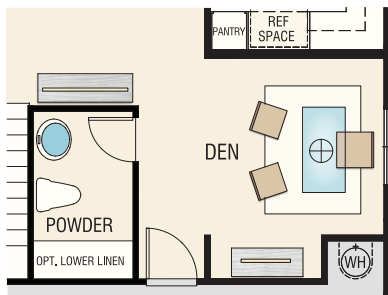
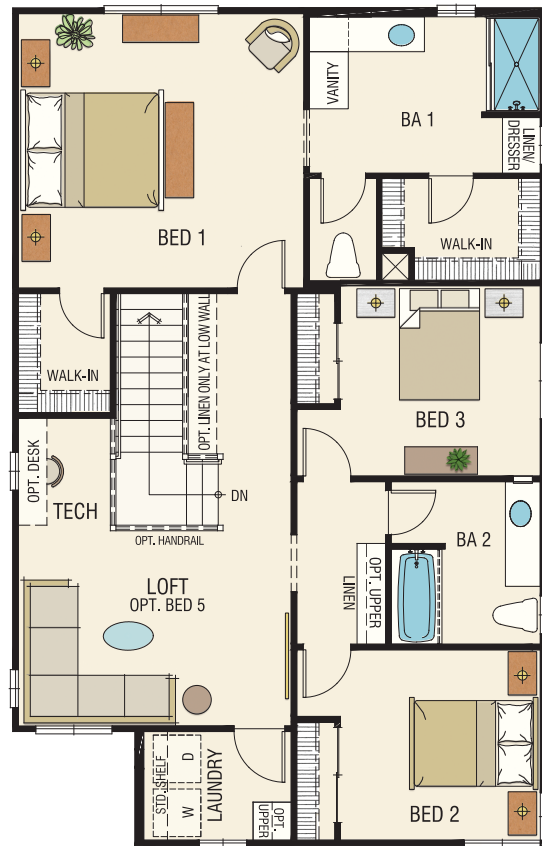
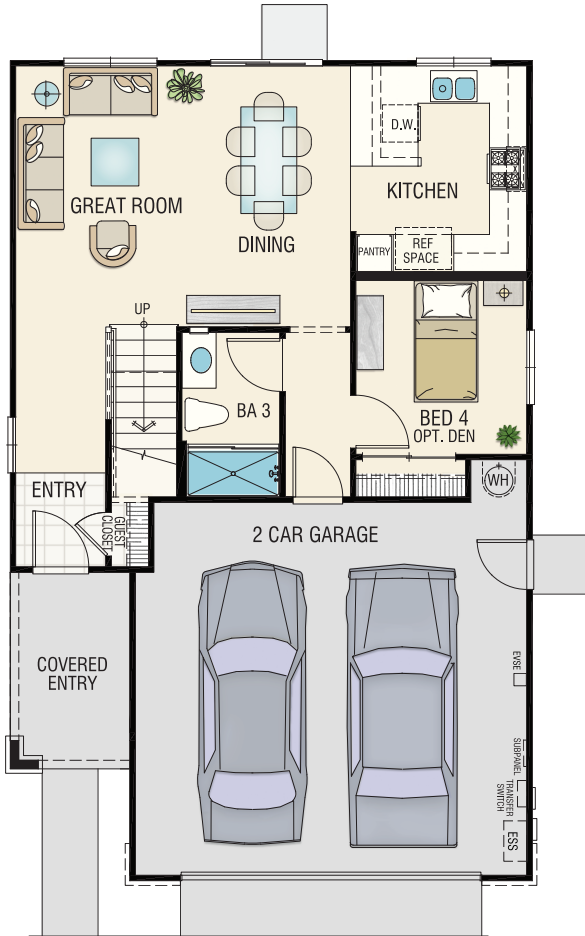


The Cameo

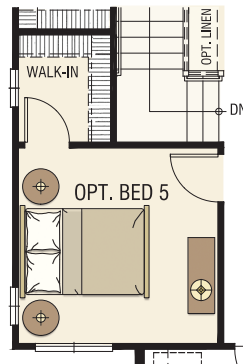
Plan 7
 1,830 SF
 4 Bedroom | 3 Bath
 Dining | Great Room | Loft
 2-Car Garage



FIRST FLOOR BEDROOM AND FULL BATH



OPTIONAL DEN OPTION
 (REPLACES BED 4)



OPTIONAL BED 5
 (REPLACES LOFT)

FIRST FLOOR

SECOND FLOOR

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

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.

Craftsmanship.

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.

Dedication.

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.

Trust.

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
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FLORSHEIM

HOMES