

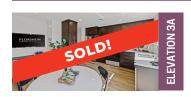
AVAILABLE homes





Lot 33 | Plan 7 The Cameo | 1,830 SF 4 Bedrooms | 3 Baths | Dining | Great Room 2 Car Garage

\$462,621 \$456,621



Lot 63 | Plan 3 The Dorado | 1,436 SF | SOLD! 3 Bedrooms | 2.5 Baths | Dining | Great Room 2 Car Garage

\$426,143 \$420.143

SALE PRICE



Lot 105 | Plan 2 The Sienna | 1,307 SF 3 Bedrooms | 2.5 Baths | Dining | Great Room 2 Car Garage \$417,151 \$412,151



Lot 107 | Plan 5 The Palermo | 1,667 SF 4 Bedroom | 2.5 Bath | Dining | Great Room 2 Car Garage

\$456,084 \$451,084

SALE PRICE



Lot 114 | Plan 7 The Cameo | 1,830 SF 4 Bedrooms | 3 Baths | Dining | Great Room 2 Car Garage

\$471,795 **\$465.795**

SALE PRICE



Lot 115 | Plan 3 The Dorado | 1,436 SF 3 Bedrooms | 2.5 Baths | Dining | Great Room 2 Car Garage SALE PRICE **\$431,830**

\$426,830



Lot 141 | Plan 3 The Dorado | 1,436 SF 3 Bedrooms | 2.5 Baths | Dining | Great Room 2 Car Garage SALE PRICE

\$437,779 \$433,779



Lot 143 | Plan 6 The Aspire | 1,721 SF | SOLD! 4 Bedrooms | 2.5 Baths | Dining | Great Room 2 Car Garage

\$457,755 \$453.755

Flexible Financing Available! Ask about SAVING money!

Visit our Sales Team at 484 Anthology Street, Turlock, CA

Tiffany Leon DRE #01466870 (209) 712-6450 tleon@florsheimhomes.com

Ryan Nickell DRE #01969571 (209) 324-5446 rnickell@florsheimhomes.com



HOMES

Summer Sale offer is on select lots only and does apply to lot transfers. All mortgage loans are subject to buyer qualifications and approved credit scores and are for owner occupied residents. Many factors are important to obtain a mortgage and qualify to purchase a home, including but not limited to: total price of the home, amount of downpayment, interest rates, job history, overall debt, debt to income ratios, and other specific underwriting criteria. Please consult a mortgage expert for further details. All prices, terms, information and availability are current as of this date and subject to change without prior notice. Base prices do not include options, upgrades, elevation premiums and/or lot premiums. Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Square footages are approximate and vary per plan and option(s) chosen. Photos shown are representative models. Copyright © 2025 Florsheim Homes. All rights reserved. 8-26-25.

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 $Examples \ are \ based \ on \ Plan1 \ at \ Fifth \ Edition \ with \ a \ grand \ total \ sales \ price \ of \ \$376,990. \ Interest \ rates \ are \ effective \ as \ of \ 8/18/25 \ and \ are \ subject \ to \ continual \ changes.$

FHA Zero Cash out of Pocket. FHA 30 Year first mortgage with a 10-year second mortgage to be used for the downpayment. This first mortgage features a simple interest rate of 6.6% and APR of 7.5%. The second mortgage provides a higher interest rate (8.6% simple interest, 8.6% APR) and will cover the 3.5% downpayment estimated at \$13,195. Initial monthly PITI and HOA payments of \$3,281 include both loans.

FHA Low Payments start at \$2,285/month. FHA 30 Year mortgage with a 3-2-1 buydown provision features a starting interest rate of 2.99% year one, 3.99% year two, 4.99% year three and 5.99% year four through thirty. Monthly PITI and HOA payments begin at \$2,285 year 1 and graduate to \$2,943 in years 4 through 30 at 6.917% APR. Estimated downpayment is \$13,195.