



AVAILABLE *homes*

FIFTH *edition*

Move-In
Ready!



ELEVATION 7C

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

SALE PRICE
~~\$462,621~~
\$456,621



ELEVATION 3A

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

SALE PRICE
~~\$426,143~~
\$420,143



ELEVATION 2A

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

SALE PRICE
~~\$417,151~~
\$412,151



ELEVATION 5A

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

SALE PRICE
~~\$456,084~~
\$451,084



ELEVATION 7C

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

SALE PRICE
~~\$471,795~~
\$465,795



ELEVATION 3A

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



ELEVATION 3B

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



ELEVATION 6A

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

SALE PRICE
~~\$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

FLORSHEIM
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. 🏠

*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 information including prices, terms and availability is 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 features without notice. Photos shown are representative. Copyright © 2025 Florsheim Homes. All rights reserved. 8/18/25.

Examples are based on Plan 1 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.

VA Loans with Fixed Rates. VA 30 Year mortgage with no money down. This loan features PITI and HOA monthly payments of \$2,719 for 30 years fixed at 5.49% simple interest, 6.14% APR.