

PRELIMINARY

WITH 42 YEARS
OF EXPERIENCE,
THIS ISN'T OUR
FIRST RODEO.





FOR A GREAT NEW HOME YOU BETTER GIDDY UP.

Have a hankering to move? Then round up the family and say howdy to Saddlewood in Oakdale. It's got all the city-slicker amenities you'd ever want without bein' in the city: Energy Star appliances with solar included, innovative floor plans with up to 5 bedrooms, gourmet kitchens and primary suites. Now that's what you call a homestead.

Oakdale, the "Cowboy Capital of the World," is a special place. Where you can mosey on down to quaint antique shops, grab some grub at the local saloon, and meet folks that are downright neighborly – all within minutes of Modesto. Sunup to sundown, Saddlewood is a fine place to live, and the price tag? It'll make you say "Yeehaw!"

FLORSHEIMHOMES



Florsheim Homes is a family-owned business founded in 1983 by two brothers. Together, they built an amazing company that has deep roots in the Central Valley.

You want a soft place to land after a long day. That's why we offer so many floorplan options, fixtures and finishes to match your taste and fit your needs.

Florsheim not only includes design innovations but functional ones as well. There are environmental and smart home features built into every home.

CRAFTSMANSHIP. DEDICATION. TRUST.



1A
SPANISH



1B
REGENCY



1C
COTTAGE

PLAN THE PINNACLE

1637 SF | 3 BEDROOM | 2.5 BATH
2-CAR GARAGE

The state-of-the-art spaces on the 2nd floor of The Pinnacle offer flexibility and comfort for the whole family — while the 1st floor offers plenty of space to corral everyone for family game night.



EST.

2025

PLAN 2 THE SKYLINE

1807-1823 SF | 3 BEDROOM | 2.5 BATH

LOFT | 2-CAR GARAGE

PLAN OPTIONS INCLUDE: **A** BEDROOM 4

With an airy great room, bedroom option, a 2-car garage and a covered porch to enjoy the warm weather, The Skyline is a great place to tie up your horses and hang your hat.



A OPTIONAL BEDROOM 4
(REPLACES LOFT)





THE VANTAGE

2039 - 2207 SF | 4 BEDROOM | 2.5 BATH

LIVING ROOM | 2-CAR GARAGE

PLAN OPTIONS INCLUDE:

- A** BEDROOM 5
- B** LOFT

It's spacious and flexible, with customization options that invite you to tailor the space to your lifestyle — whether that means a loft and an extra bedroom for hosting the posse or an office that lets you tend to the stables from home.



A OPTIONAL BEDROOM 5
(REPLACES OPEN TO BELOW) (ADDS 168 SF)



B OPTIONAL LOFT
(REPLACES OPEN TO BELOW) (ADDS 168 SF)



FIRST FLOOR



SECOND FLOOR

FEATURES THAT WILL MAKE YOU GO YIPPEE-KI-YAY

INNOVATIVE FLOORPLANS WITH 9' CEILING HEIGHT DOWNSTAIRS

CEILING FAN PRE-WIRE IN PRIMARY BEDROOM, GREAT ROOM & LOFT

SEPARATE ~~TACK ROOM~~ LAUNDRY ROOM

HEARTH & HOME



HAND-SET CERAMIC TILE AT ENTRY FOYER

YOUR CHUCK-WAGON

STAINLESS STEEL GE® APPLIANCES
(INCLUDING ELECTRIC RANGE,
MICROWAVE & DISHWASHER)

ISLAND OR PENINSULA WITH
EATING BAR (PER PLAN)



STYLISH PFISTER™ CHROME
PULLOUT FAUCET

SPACIOUS PANTRY STORAGE:
PERFECT TO STOW
THOSE EXTRA COWBOY COOKIES

BETTER PRIMARY BATHS! DUAL SINKS AND SPACIOUS LAYOUTS

THE WHOLE CORRAL

DROUGHT TOLERANT
FRONT YARD LANDSCAPING
WITH AUTOMATIC
IRRIGATION SYSTEM

FULL GUTTERS & DOWNSPOUTS TIED
TO UNDERGROUND DRAINAGE



SECTIONAL METAL GARAGE DOOR
WITH WINDOWS (PER ELEVATION)

REAR AND SIDE YARD FENCING WITH GATE

BONUS! MORE WAYS TO WASH YOUR
TRUSTY STEED AFTER A HARD RIDE
WITH TWO CONVENIENTLY LOCATED HOSE BIBS



ELECTRICAL BROUGHT TO YOU BY
MID Modesto
Water and Power Irrigation
District

NEWFANGLED GADGETS

- ALL ELECTRIC HOMES POWERED BY OWNED SOLAR (AND MID)
- HIGH EFFICIENCY CENTRAL HEATING & AIR
- PROGRAMMABLE THERMOSTAT
- EFFICIENT ELECTRIC WATER HEATER
- WEATHER SENSING IRRIGATION TIMER
- LUMINOUS LED LIGHTING

CUSTOMIZE YOUR
PERFECT HOMESTEAD
WITH OPTIONS, UPGRADES, AND COLORS.



SADDLEWOOD

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FLORSHEIM
HOMES

Homes being sold by SB Builders, LLC (Florsheim Homes). 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. Square footages are approximate and vary per elevation, and options chosen. Porches, windows and room configurations vary per plan and elevation. Quantity and placement of exterior coach lights may vary, depending on plan and masonry. All photos, renderings and depictions are for the sole purpose of illustration. Equal Housing Opportunity. Florsheim Homes does not discriminate against any class of persons protected by federal, state, local or provincial law. Preliminary brochure dated November 24, 2025.

