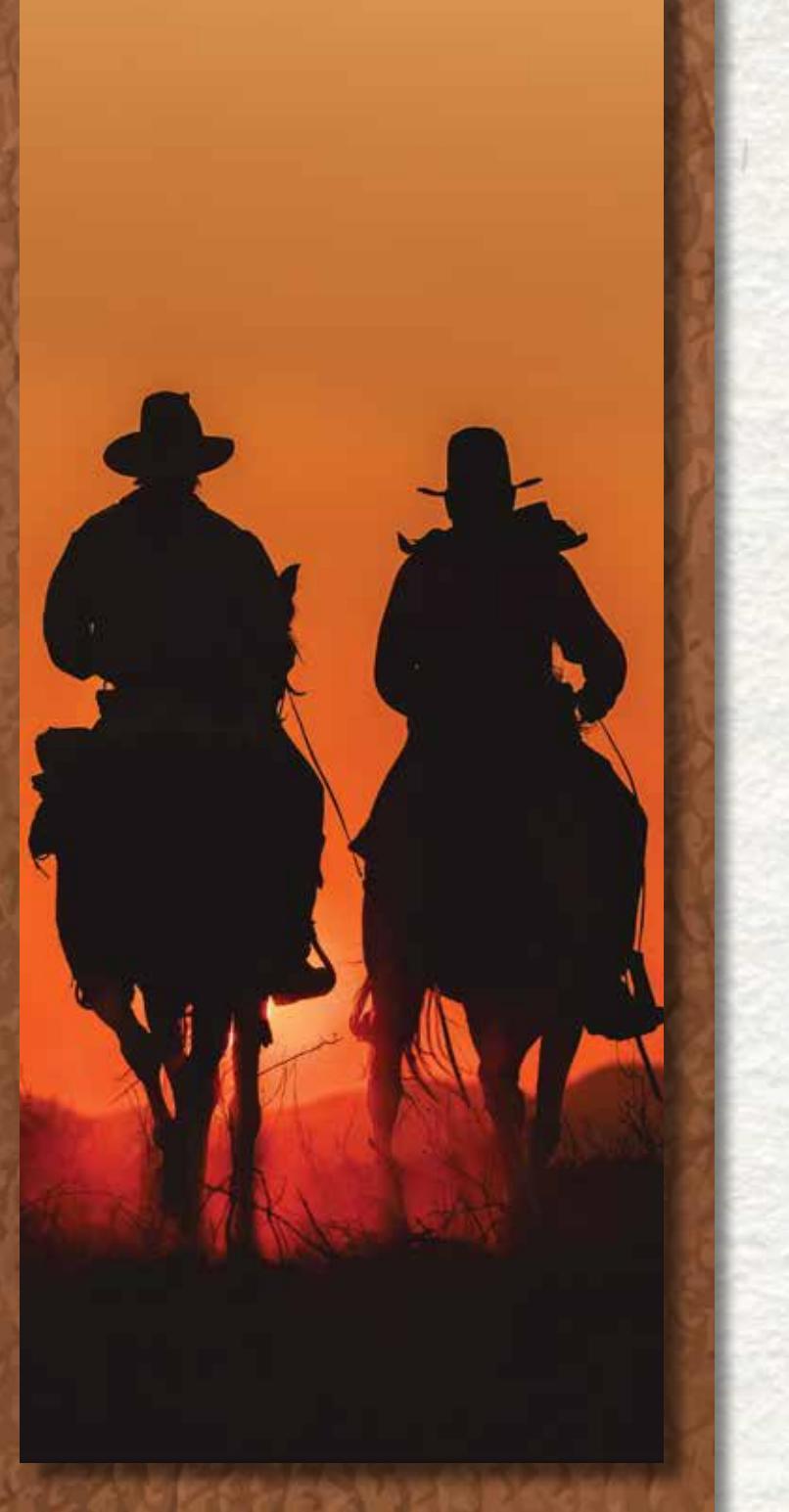


WITH 42 YEARS
OF EXPERIENCE,
THIS ISN'T OUR
FIRST RODEO.

PRELIMINARY





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!"

FLORSHEIM HOMES



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 floor plan 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.

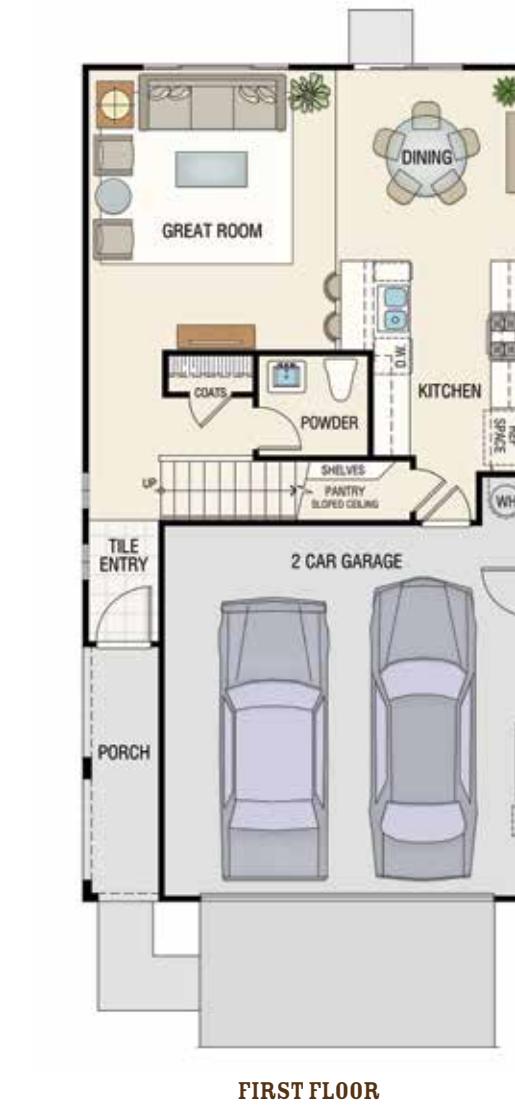
CRAFTSMANSHIP. DEDICATION. TRUST



THE PINNACLE

1,777 SF | 3 BEDROOM | 2.5 BATH
2-CAR GARAGE

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



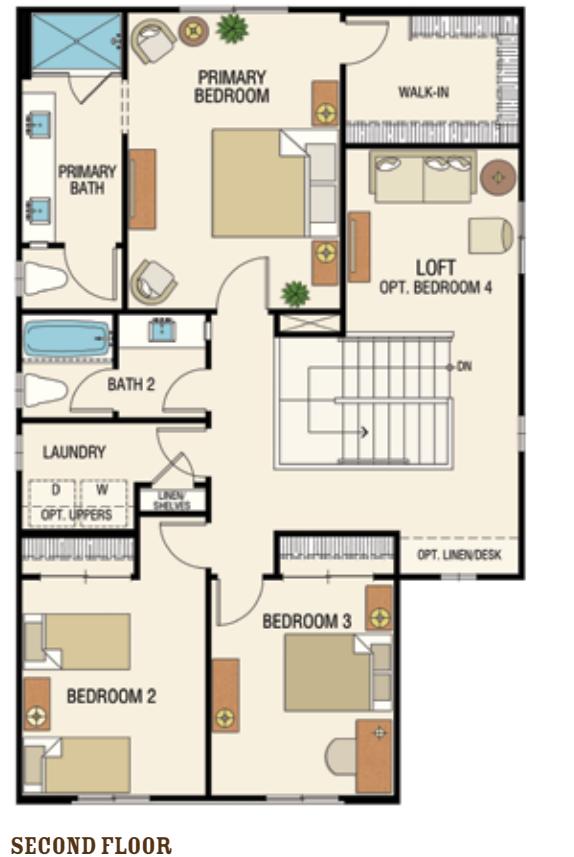
PLAN 2 THE SKYLINE

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.



SECOND FLOOR



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.



3A
SPANISH



3B
REGENCY



3C
COTTAGE



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 DOWNTAIRS

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

SEPARATE **TACK ROOM** LAUNDRY ROOM



HAND-SET CERAMIC TILE AT ENTRY FOYER

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

HEARTH & HOME

YOUR CHUCK-WAGON

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

ISLAND OR PENINSULA WITH
EATING BAR (PER PLAN)



BETTER PRIMARY BATHS! DUAL SINKS AND SPACIOUS LAYOUTS

NEWFANGLED GADGETS

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



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

STYLISH PESTER™ CHROME
PULLOUT FAUCET

SPACIOUS PANTRY STORAGE:
PERFECT TO STORE
THOSE EXTRA COWBOY COOKIES

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



SADDLEWOOD

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SADDLEWOOD@FLORSHEIMHOMES.COM • FLORSHEIMHOMES.COM • (800) 985-HOME (4663)

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FLORSHEIM
HOMES

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