BELLA·VISTA

Home Comfort & Energy Saving Features

- Boral™ Concrete tile roof — beautiful, enduring and energy efficient — Cool Roof Rating Council®
- Solar power system — our Purchase of Power program and professionally installed high-efficiency solar panels provide a clean and energy cost-savings alternative for electricity
- Energy Recovery Ventilation — ERV works with the HVAC system, it draws outside air indoors and filters moisture and allergen particulates — improving your indoor air quality
- Below deck roof insulation — insulating the attic space keeps your attic cooler in the summer and warmer in the winter resulting in a more energy-efficient home
- Dual glazed, Low-E,® energy-efficient, white vinyl windows and, on most plans, a sliding patio door to backyard
- Energy-efficient LED carriage lights on garage
- Conduit for electric vehicle charging station at garage
- Professionally designed, drought-tolerant front yard landscaping, includes programmable irrigation system with timer and drip system in bedding
- Energy-saving weather stripping on all exterior entry doors (excluding side door entry to garage)
- 2-coat exterior stucco system with double 60-minute paper provides greater strength and increased weather protection
- Low VOC carpet and interior paint for improved indoor air quality
- Convenient indoor laundry plumbed for gas hookup
- Energy Star® adjustable exhaust fans in all baths to remove excess humidity
- Smoke detectors in all bedrooms and a carbon monoxide detector in all plans for your safety
- Energy-efficient LED recessed ceiling lights
- Programmable thermostat for easy, convenient temperature control
- Energy-efficient gas water heater
- Engineered fire sprinkler system throughout
- All homes meet or exceed California Energy Conservation requirements
- All homes are HERS certified with on-site, third-party inspections to ensure quality, energy efficiency and comfort

Exterior Features

- Architectural designs in the traditions of Tuscan, Italian and French Country
- Charming covered front porch on all exterior designs
- Stone veneer and decorative shutters on selected exteriors
- 8-foot, insulated, fiberglass entry door with view hole and Kwikset® brushed nickel handset
- Weatherproof exterior electrical outlets at front and backyards
- Garage fully drywalled and fire-taped with access to backyard
- Raised panel, steel sectional garage door with garage door opener
- 3-car garage on the Coronado, Verona and Marsala plans
- Extra storage area in garage on the Carrera, Verona and Marsala plans
- Large covered patio on all plans for entertaining
- Natural gas stub for barbeque
- Private fenced back and side yards with gate
- Ground mounted air conditioning system

Interior Features

- Spacious 9-foot ceilings in all plans excluding the loft on the Verona plan
- Tile flooring at entry, dining, kitchen, baths and laundry room
- Ceiling fan with light kit in great room in Carrera, Verona and Marsala plans
- Hand textured walls
- Rounded drywall corners at walls and window openings
- Deluxe baseboards and door casings
- Brushed nickel door hardware
- Spacious owner's suites with adjoining bathrooms
- Walk-in closet with ceiling light in owner's suite in all plans
- Brushed nickel light fixtures
- Cabinetry for storage above washer and dryer area in laundry room in the Carrera, Verona and Marsala plans
- Wired for Category 5 telephone in two selected locations
- Wired for RG6 cable in two selected locations
- USB port outlet in kitchen
- Office in the Carrera plan
- French doors to courtyard and patio in the Carrera plan

Kitchen Features

- Tile flooring
- Naturally, beautiful granite countertops with eased edge and 6" backsplash
- Large island with convenient snack bar seating
- Stylish maple cabinetry in a choice of stain colors with brushed nickel hardware, concealed hinges and melamine interiors with adjustable upper and lower shelves
- Quality Whirlpool® stainless steel appliances including gas range, microhood and dishwasher. The Carrera, Verona and Marsala plans include gas cooktop and self-cleaning double ovens
- Energy-efficient LED recessed ceiling lights
- Double compartment, undermount sink with waste disposal
- Quality Pfister™ professional grade chrome plumbing fixture with pull-out sprayer
- Refrigerator space plumbed for icemaker

Bath Features

- Tile flooring
- Naturally, beautiful granite countertops with eased edge, 6" backsplash and durable china sinks in full baths
- Dual vanity sinks in owner's bath
- Soaking tub with tile surround and separate walk-in tile surround shower in owner's bath
- Easy-to-clean acrylic tub/shower combination in secondary baths
- Quality Pfister™ professional grade chrome plumbing fixtures
- Mirrors and vanity lights with brushed nickel finish in all baths
- Powder bath with pedestal sink and beveled oval mirror in Coronado, Verona and Marsala plans

Customizing Options

All San Joaquin Valley Homes have a wide variety of options and upgraded features to personalize your home. Colors and styles of flooring, countertops, cabinets and appliances are just a few of the choices that will be available to you at the San Joaquin Valley Homes Design Center. Our Design Consultant will help you with selections to create the home of your dreams.

San Joaquin Valley HOMES

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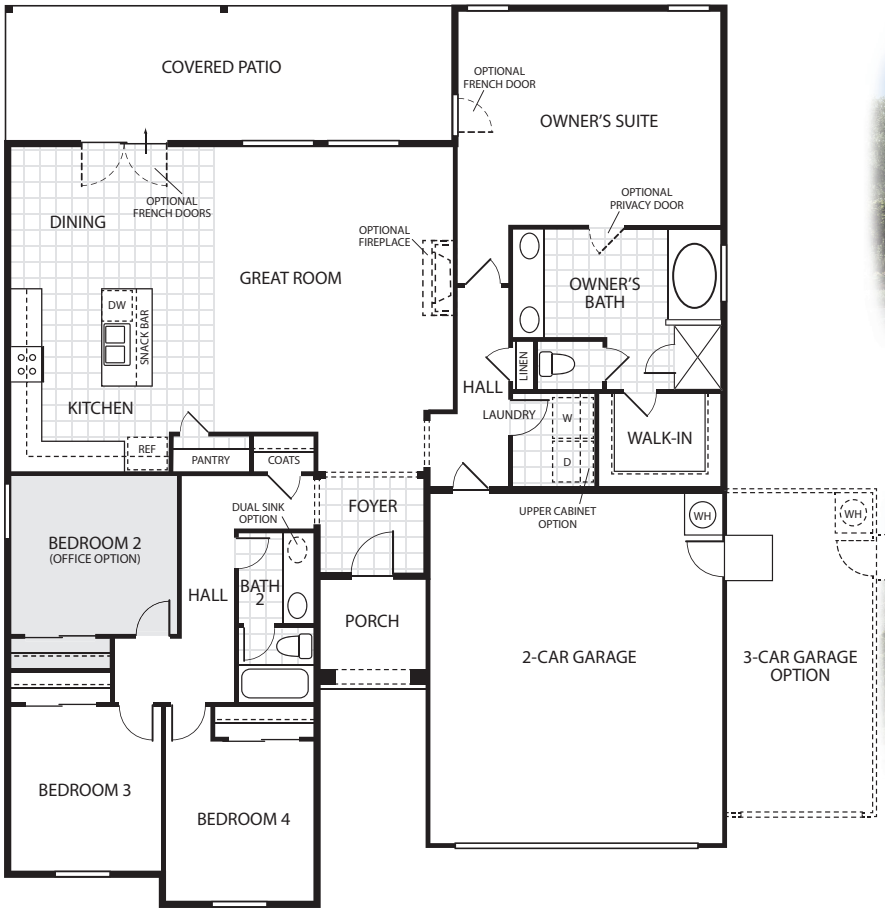
EQUAL HOUSING OPPORTUNITY

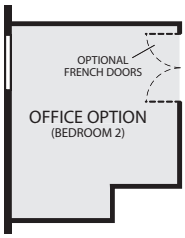
REV 060821

Milan

1890 sq ft • Single Story
4 Bedroom • 2 Bath

PRELIMINARY





Elevation A

Elevation B

Elevation C

San Joaquin Valley HOMES

PLAN 1890. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 01951779.

EQUAL HOUSING OPPORTUNITY

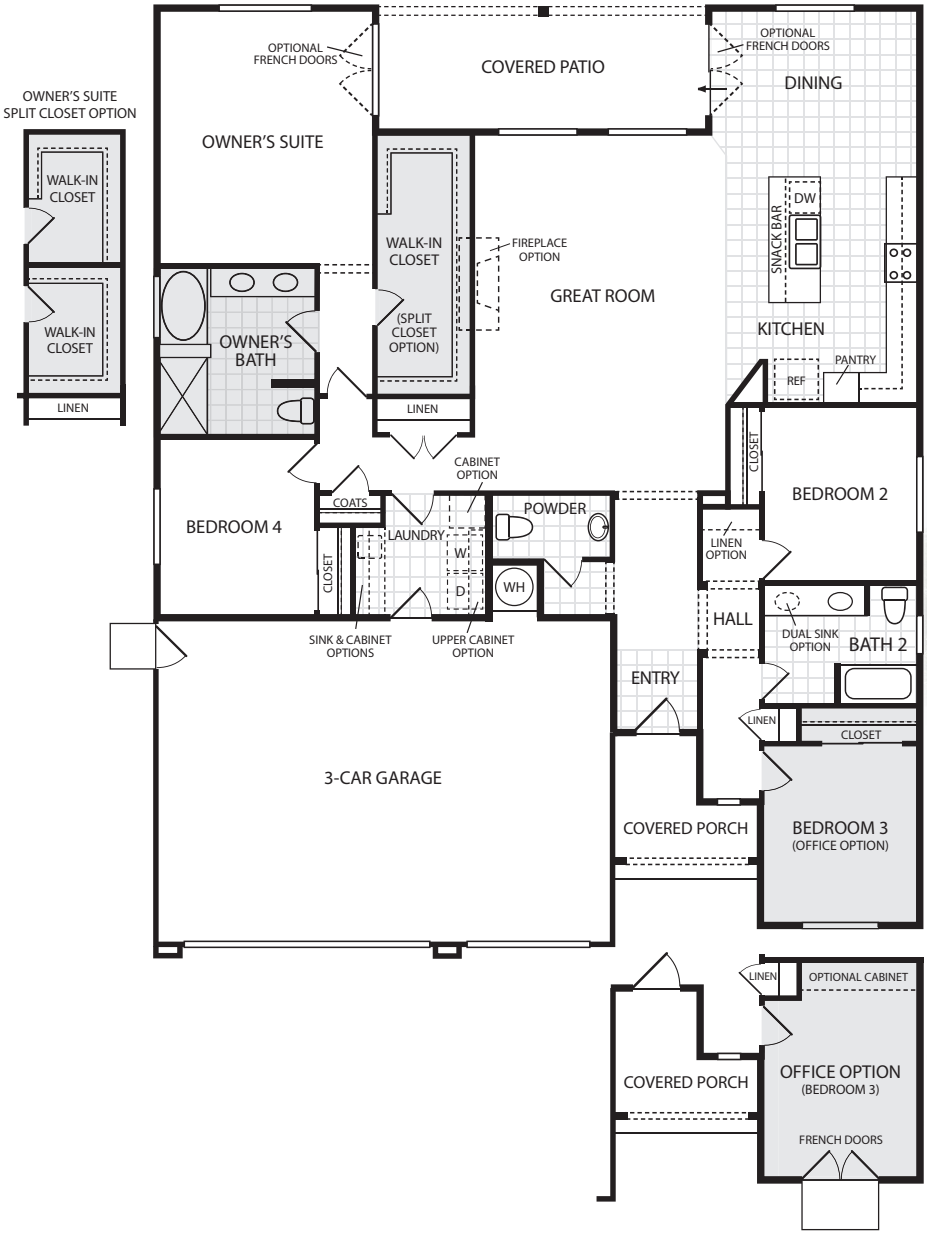
REV BV GS 010621

Coronado

2100 sq ft • Single Story
4 Bedroom • 2.5 Bath

PRELIMINARY

OWNER'S BATH OPTION



Elevation A

Elevation B

Elevation C

San Joaquin Valley HOMES

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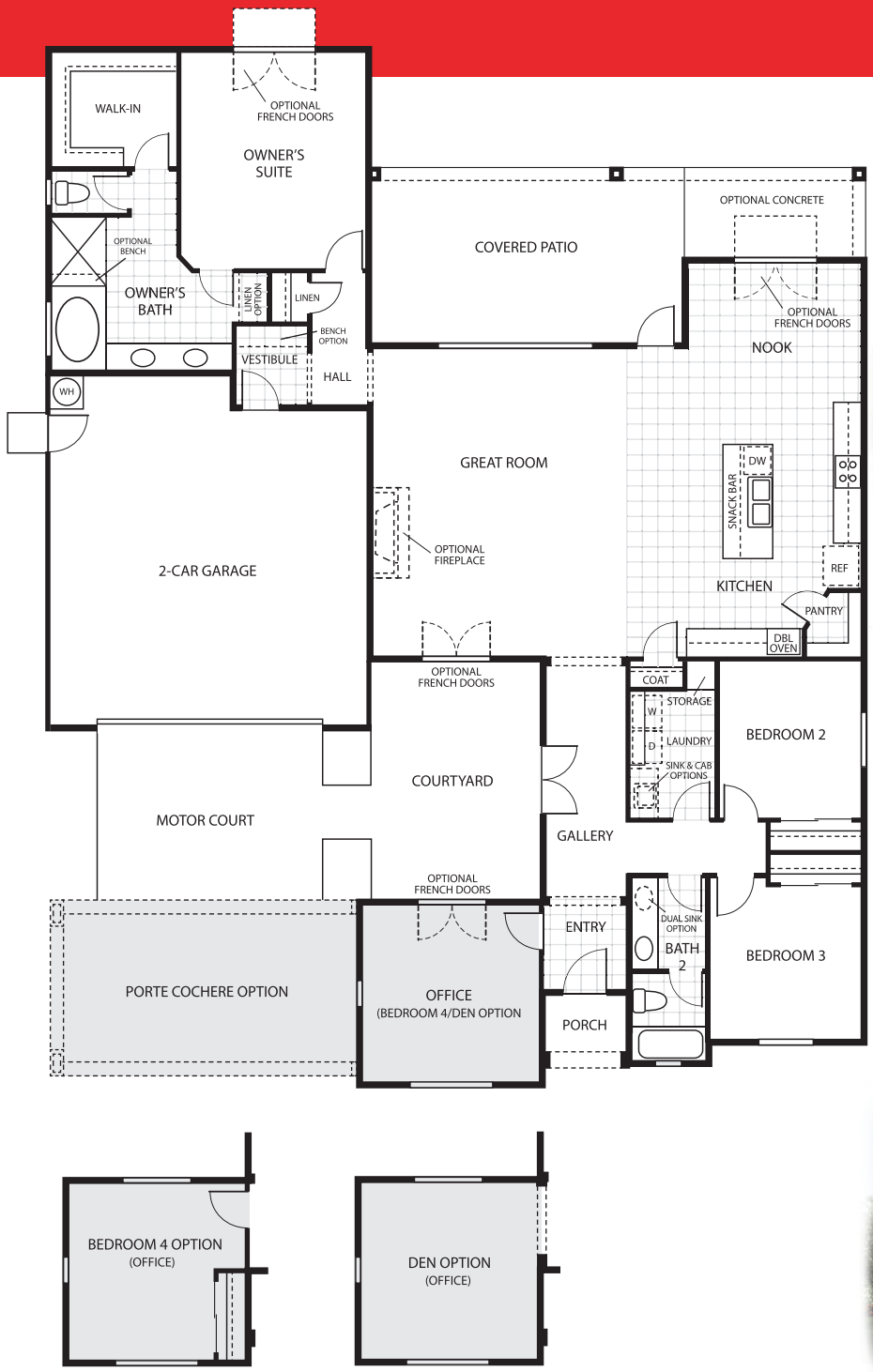
EQUAL HOUSING OPPORTUNITY

REV BRI BV GS 011121

Carrera

2219 sq ft • Single Story
3-4 Bedroom • 2 Bath

PRELIMINARY



Elevation A

Elevation B

Elevation C

San Joaquin Valley HOMES

PLAN 2219. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 01951779.

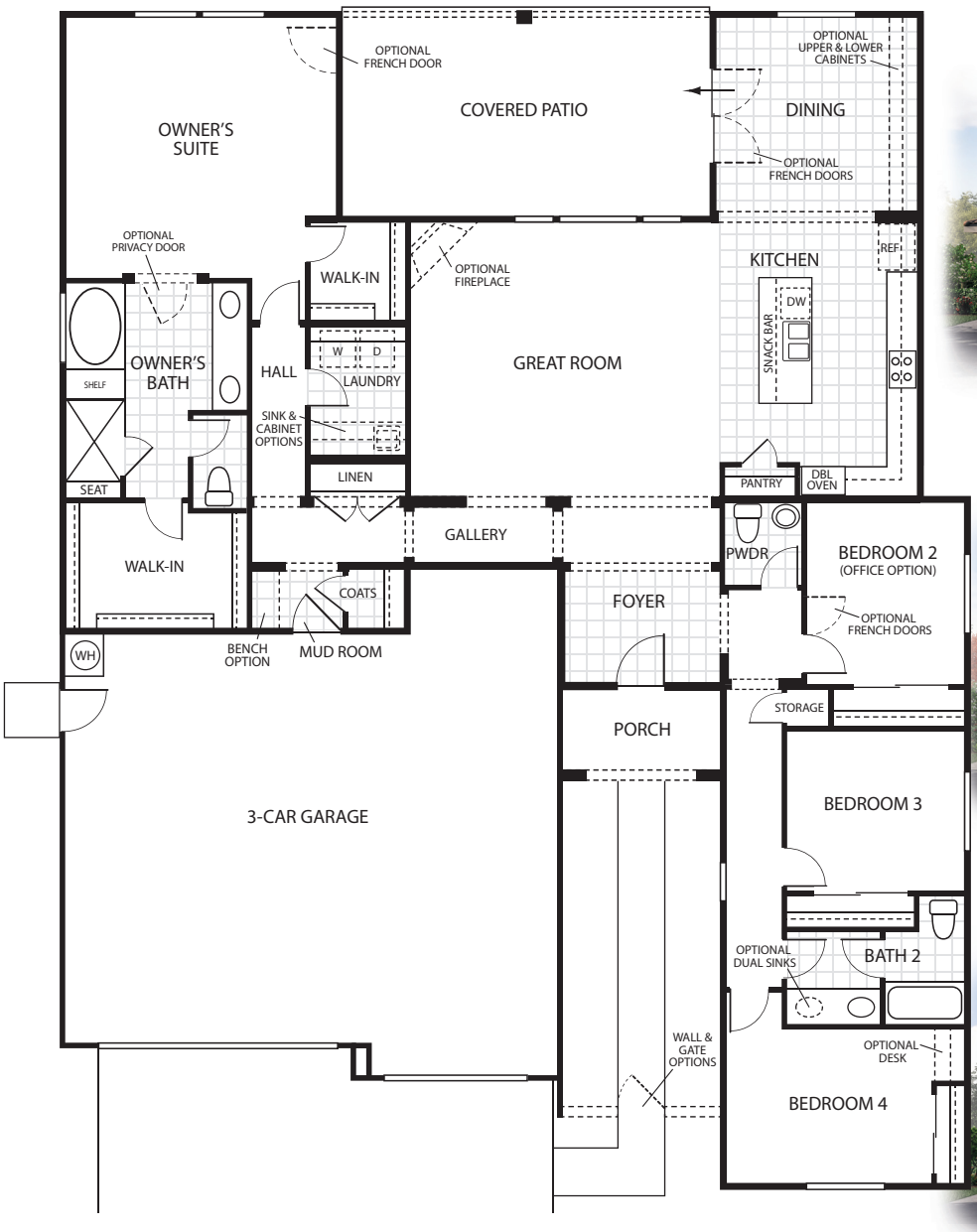
EQUAL HOUSING OPPORTUNITY

REV BRI BV 011121

Verona

2470 sq ft • Single Story
4 Bedroom • 2.5 Bath

PRELIMINARY



Elevation A

Elevation B

Elevation C

San Joaquin Valley HOMES

PLAN 2470. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 01951779.

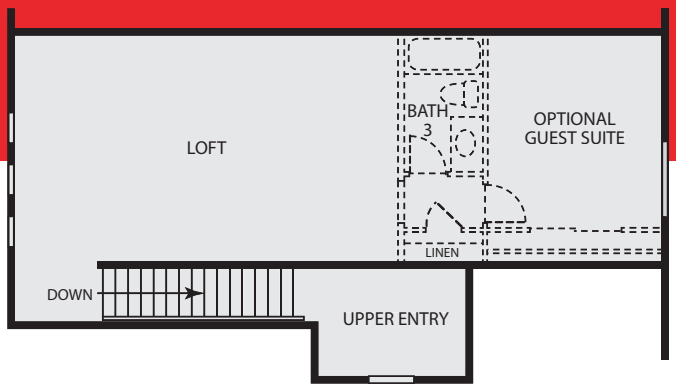
EQUAL HOUSING OPPORTUNITY

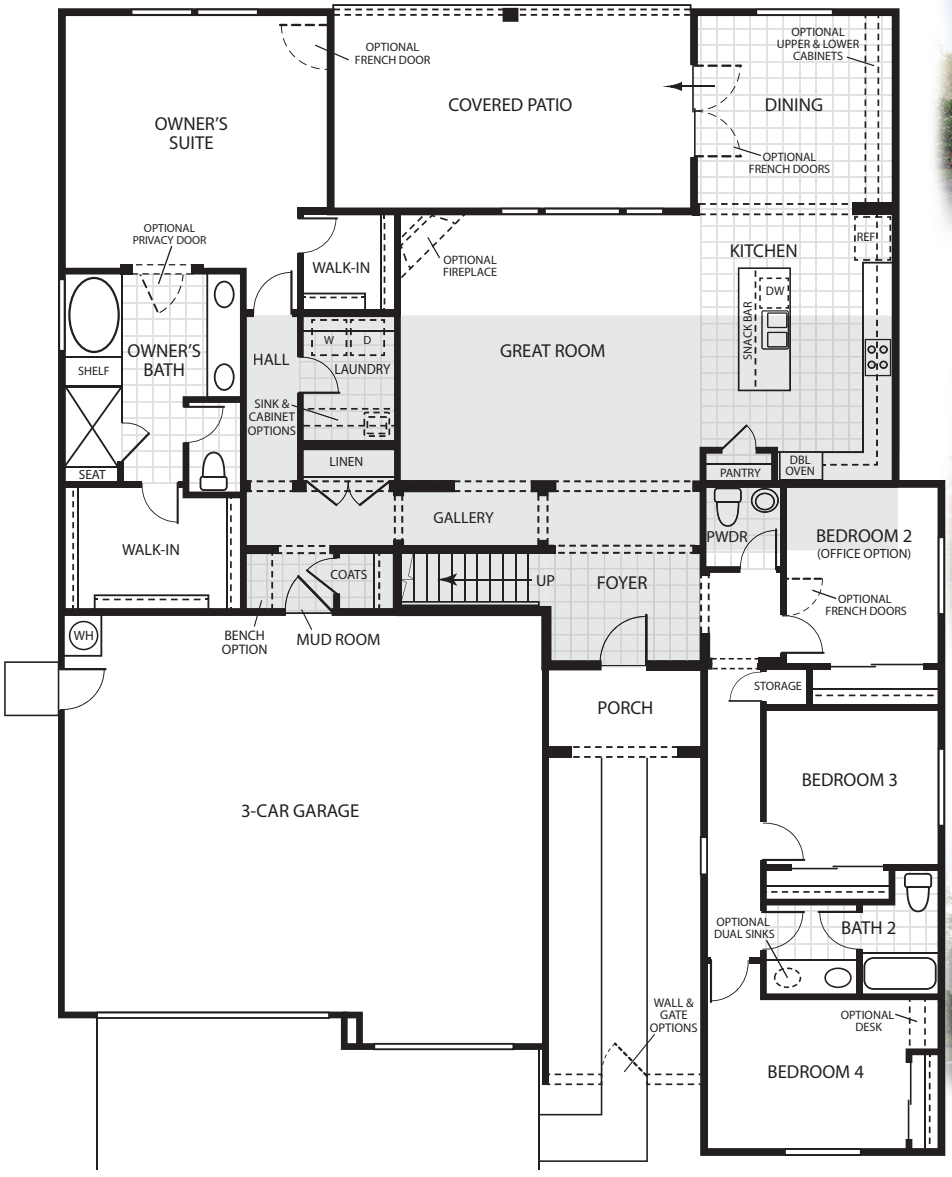
REV BRI BV GS 011121

Verona *with Loft*

3205 sq ft • Two Story
4-5 Bedroom • 2.5-3.5 Bath

PRELIMINARY





Elevation A

Elevation B

Elevation C

San Joaquin Valley HOMES

PLAN 3205. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 01951779.

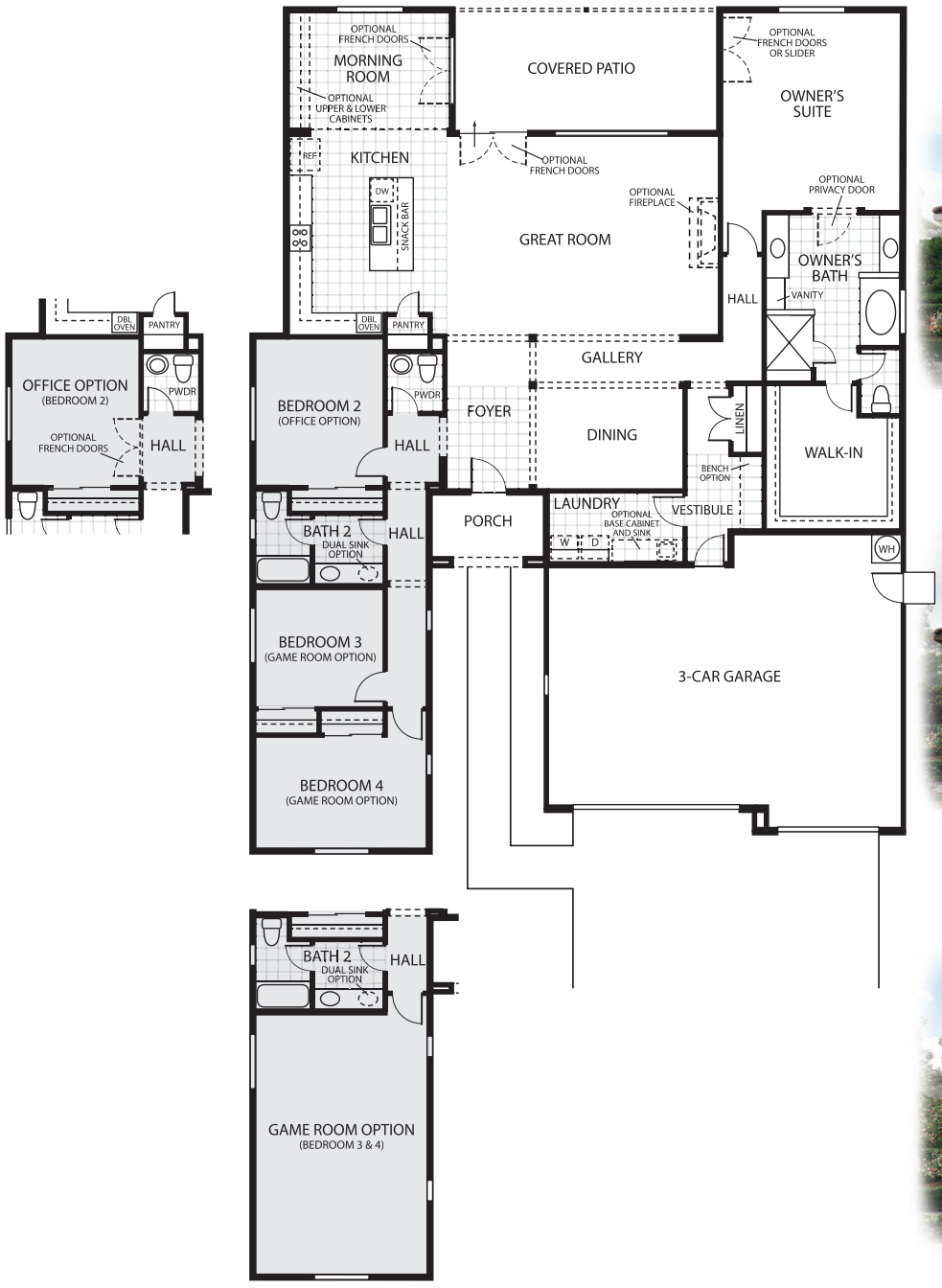
EQUAL HOUSING OPPORTUNITY

REV BRI BV GS 011121

Marsala

2831 sq ft • Single Story
4 Bedroom • 2.5 Bath

PRELIMINARY



Elevation A

Elevation B

Elevation C

San Joaquin Valley HOMES

PLAN 2831. San Joaquin Valley Homes reserves the right to change prices, financing, plans, specifications, features, square footage, product availability and other terms without prior notice. Any such changes may not be reflected in the models as built. Floorplans and elevations are an artist's rendering, are not to scale, and are not intended to be an actual depiction of the home, fencing, walls, driveways or landscaping. This plan has a copyright © by San Joaquin Valley Homes and may not be reproduced without written consent. CalDRE Corporation 01951779.

EQUAL HOUSING OPPORTUNITY

REV BRI BV GS 011121