COURTYARD STYLED HOMES



THE GROVES

AT FALLING LEAF

MODESTO

FLORSHEIM HOMES

HOUSES FOR YOUR LIFE

PRELIMINARY BROCHURE

THE GROVES - MODESTO, CA



If you have always wanted to own a home of your own, but worried about the hassle of yard maintenance, then The Groves is just what the doctor ordered! Unique land planning and house design creates a 5-home courtyard style layout and private outdoor patios. Designed as a townhome alternative, the homes at The Groves feature open, airy interiors, state of the art energy features and, best of all, a wonderful Village One address in Modesto. Neighborhood schools and parks are easily walkable, and you can be close to shopping, restaurants and the Sierra Foothills, including Yosemite Valley. Oh yes, these homes are affordably priced too—now this is value!

FLORSHEIM HOMES



Features

Exteriors

- Naturally pleasing Italian, Traditional, French & Spanish elevations
- Three dramatic two story plans
- One coat stucco with light lace finish
- Concrete Tile Roofing
- Rain gutters with downspouts
- Stylish Entry door with Kwikset Dakota satin nickel front door handle set
- Two-car garage
- Sectional metal carriage style garage door with decorative hardware
- Garage Door Opener with 2 remotes
- Sheetrocked garage interior
- Illuminated address sign

Living

- Hand-set Ceramic tile in entry, kitchen, master bath, secondary baths and service areas
- Decorator wall-to-wall carpeting
- Attractive beech cabinets with recessed panel doors, designer selected stain(s), melamine interiors and euro hinges
- Kelly-Moore® two tone interior paint
- 2 panel Cashal interior doors
- Kwikset polo satin nickel interior door hardware
- 3 1/4 Coronado baseboard with 2 1/4 Colonial casing
- Stylish satin nickel interior light fixtures
- Dual Media drop at master bedroom & great room
- Cable outlet in secondary bedrooms
- Phone outlet in the kitchen
- Rocker style light switches
- Bullnose outside corners (No windows)

Kitchen

- Granite countertops with backsplash
- Spacious island with eating bar (per plan)
- Stainless steel sink and garbage disposal
- Stylish Pfister™ stainless steel pullout faucet
- Stainless Steel GE® appliances - gas range, microwave and dishwasher
- Pre-plumbed for icemaker
- Fluorescent recessed can lighting

Master Bedroom Suite

- Master shower and/or oval tub with engineered marble surround (per plan)
- Polished chrome plated fixtures
- Designer satin nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Engineered Marble vanity top with his and her top set sinks

Secondary Bathroom

- Tile look white fiberglass tub/shower with shower rod
- Polished chrome plated fixtures
- Designer satin nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Engineered marble vanity top

ENERGY EFFICIENCY

- Dual pane low E white vinyl windows with decorator grids (key locations)
- ENERGY STAR® qualified appliance
- High efficiency 90% AFUE central heating and 14 SEER air conditioning
- Programmable setback thermostat
- Efficient tankless water heater
- Water-efficient plumbing fixtures
- Weather sensing irrigation timer
- CFL lighting and LED Can lighting
- Radiant Barrier roof sheeting

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THE PINE



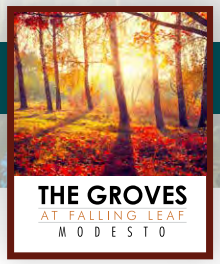
Elevation 1C, French



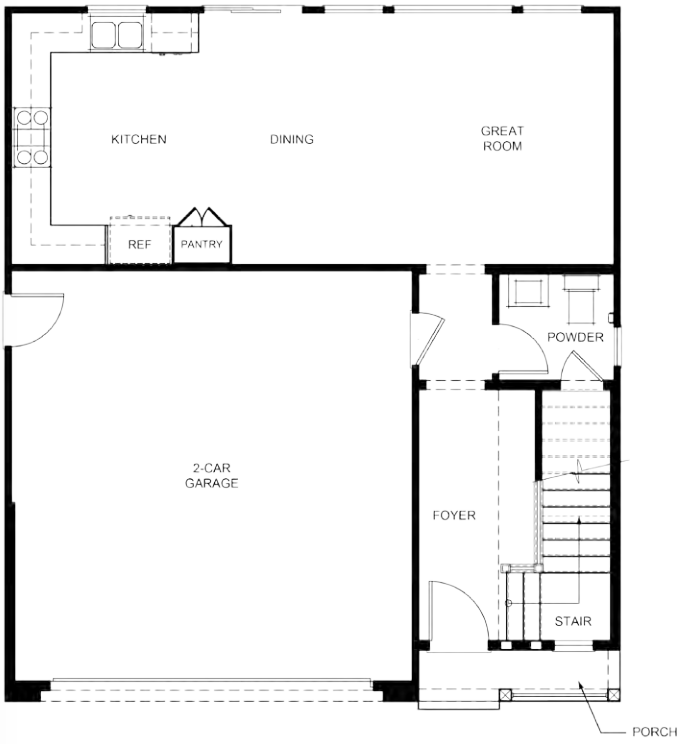
Elevation 1D, Spanish

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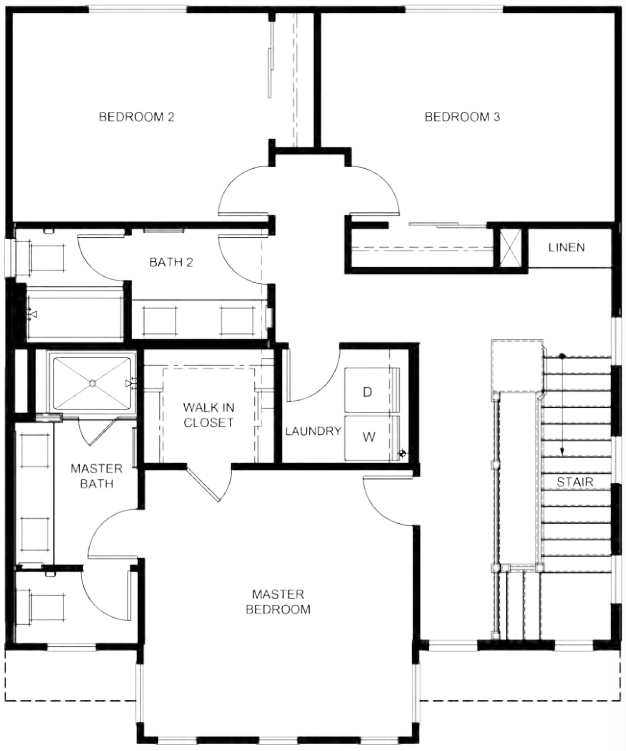
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THE PINE – 1,598 SQUARE FEET
3 BEDROOMS | 2.5 BATHS



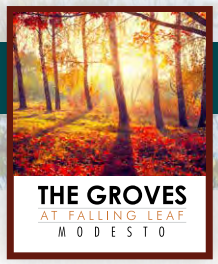
FIRST FLOOR



SECOND FLOOR

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THE SYCAMORE



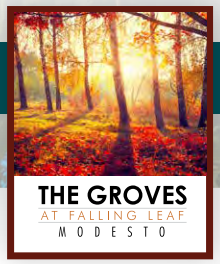
Elevation 2A, Italian



Elevation 2C, French

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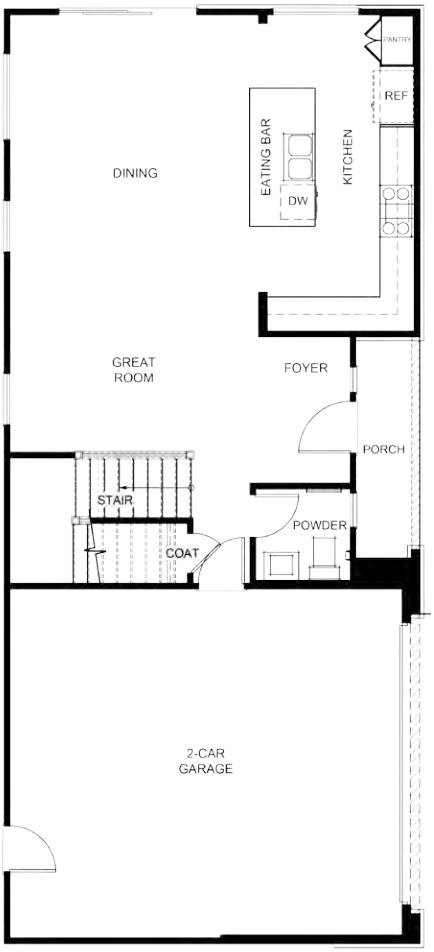
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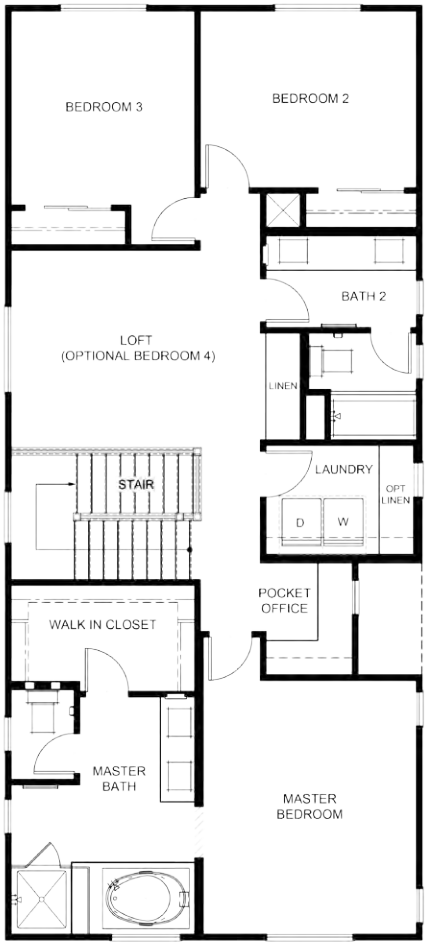
THE SYCAMORE – 1,952 SQUARE FEET
3 BEDROOMS | 2.5 BATHS & LOFT



SECOND FLOOR
OPT. BEDROOM 4



FIRST FLOOR



SECOND FLOOR

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THE REDWOOD



Elevation 3A, Italian



Elevation 3B, Traditional



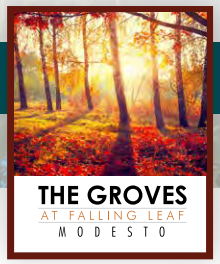
Elevation 3C, French



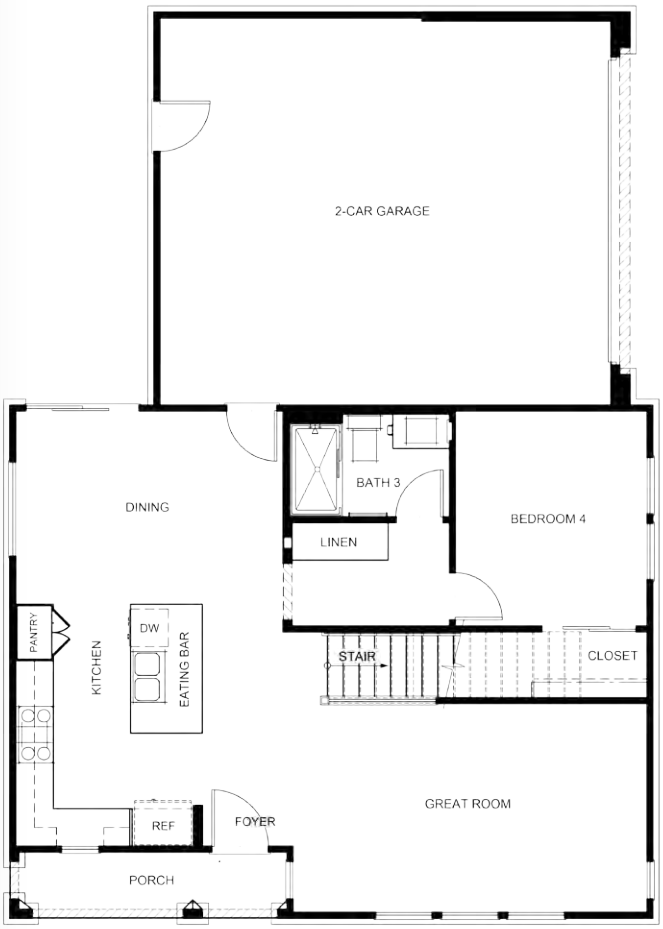
Elevation 3D, Spanish

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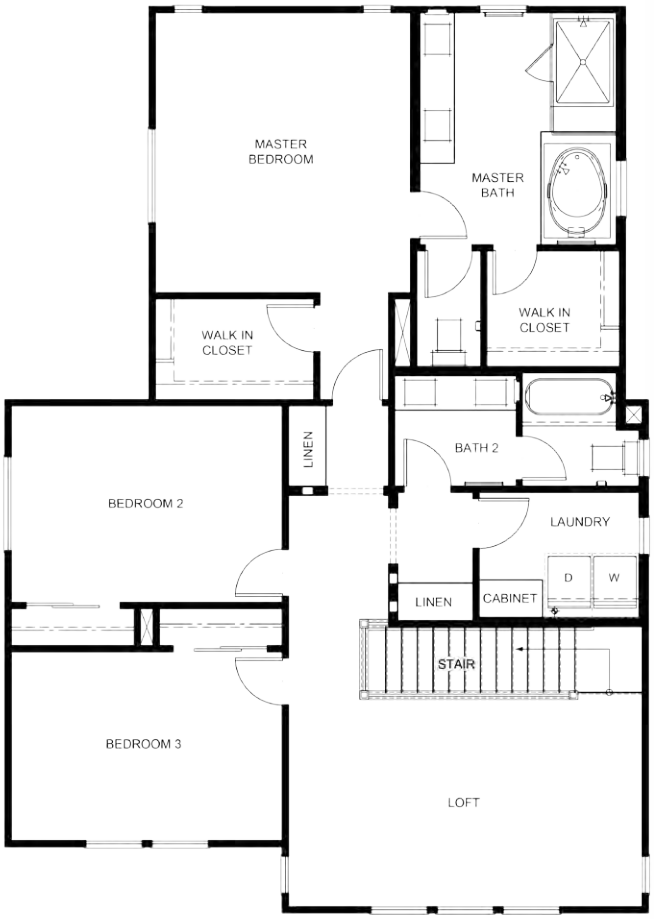
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THE REDWOOD – 2,230 SQUARE FEET
4 BEDROOMS | 3 BATHS & LOFT



FIRST FLOOR



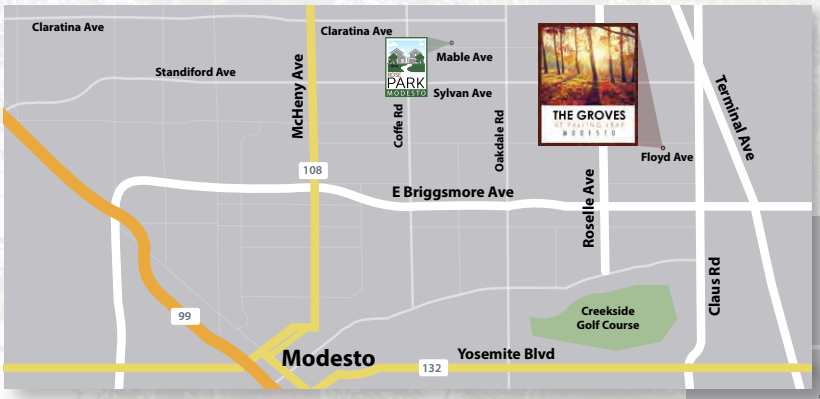
SECOND FLOOR

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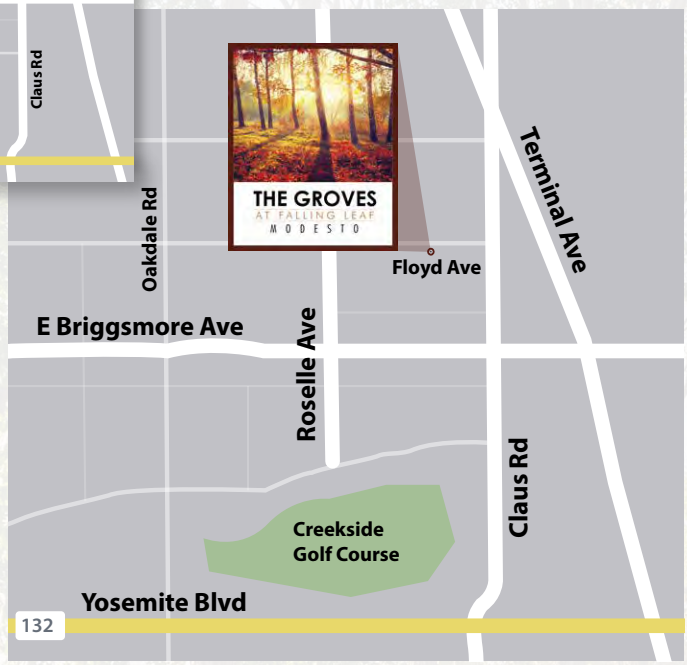
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AREA MAPS

Overall Map



Close-Up View





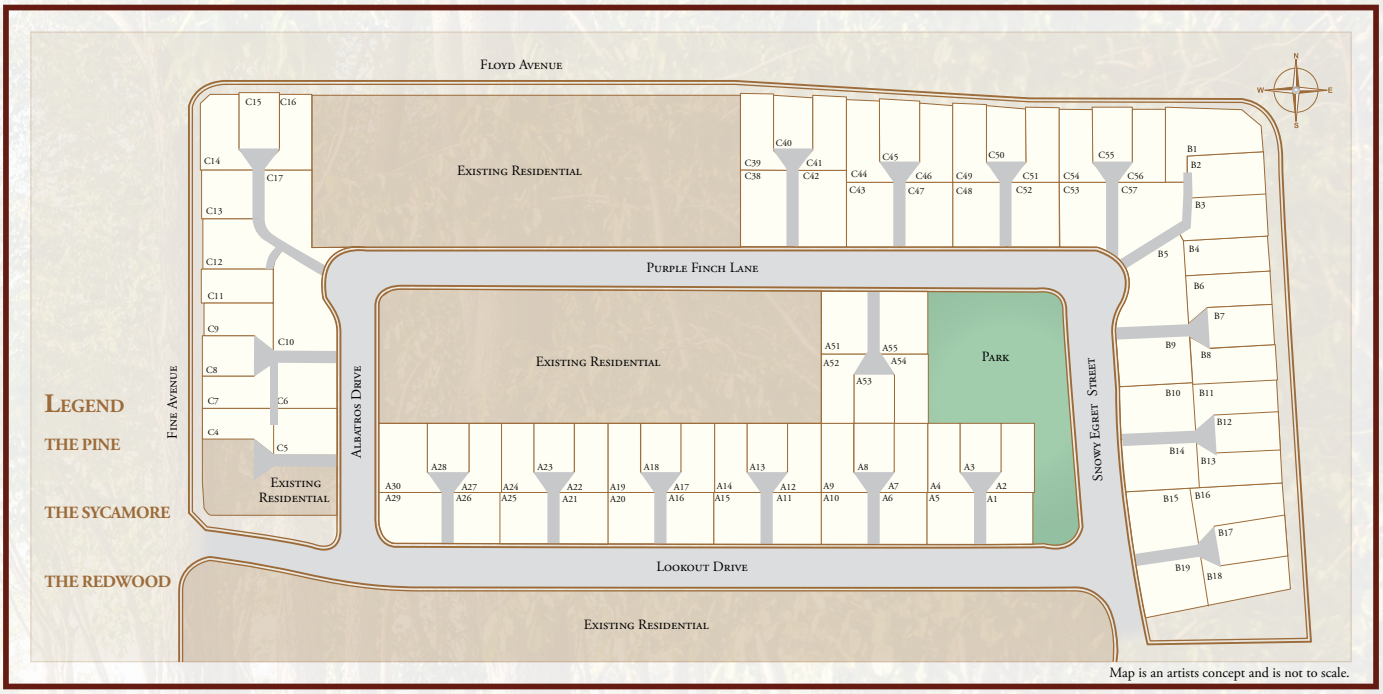
Purple Finch Ln located at the corner of Fine Ave and Floyd Ave

Modesto, CA 95355

Map is an artists concept and is not to scale.

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SITE PLAN



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EQUAL HOUSING OPPORTUNITY

August, 2016