

ROSE VERDE
TURLOCK

welcome H O M E

Florsheim Homes is proud to be back in Turlock with gorgeous NEW home designs! Rose Verde will encompass 107 total homesites and five unique floorplans. Both single level and two story designs will showcase the latest in California interior design style, and outstanding architectural character. These 3 to 5 bedroom plans range from 1545 to 2428 square feet and feature solar electric as a standard feature. Optional California Rooms and Sun Porches help to extend the indoor space to the outdoor areas.

LOCATION MAP



ARTFUL EXTERIORS

- Distinctive Traditional, Bungalow & Cottage exteriors
- Dramatic single story and two-story floorplans
- Architect selected exterior color schemes
- Exterior coach lights
- One coat stucco (light lace finish) with elastomeric paint
- Concrete tile roofing
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8' two-panel Cashal style front door
- Kwikset Dakota Satin nickel front door handle set and deadbolt
- Two car enclosed garage
- Sheetrocked garage interior
- Black exterior coach light
- Carriage style sectional metal garage door with decorative hardware and window panels (select elevations)
- Garage door opener with 2 remotes
- Illuminated address sign
- Rear and side yard fencing
- Downspouts tied to underground drainage
- Two conveniently located hose bibs

LUXURIOUS LIVING

- Innovative floorplans with 9' first floor ceiling height and second floor 8' ceiling heights
- State-of-art spaces including optional Lofts, California Rooms, Sun Porches, Dens and Drop Zone
- Fire sprinkler system throughout
- Hand-set ceramic tile Entry Foyer
- Decorator wall-to-wall carpeting
- Attractive vinyl flooring in kitchen, laundry and baths
- Kelly-Moore® two tone interior paint
- 2 panel Cashal interior doors
- Satin nickel Kwikset interior door hardware
- 3 1/4 Coronado baseboard with 2 1/4 Colonial casing
- Window stool or aprons
- Bullnose drywall outside corners (except at windows)
- Stylish satin nickel interior light fixtures with ceiling fan pre-wire in Master Bedroom, Great Room and all secondary Bedrooms
- Ceiling fan pre-wire in master bedroom and great room
- Ceiling lights in secondary bedrooms
- Rocker style light switches
- Dual Media and CAT5 at Master Bedroom & Great Room
- Cable outlet in secondary Bedrooms
- Phone outlet at Master Bedroom and Kitchen
- Second story sub-floor at 1 1/8" plywood, glued and nailed
- Engineered roof and floor trusses
- Hard wired safety smoke detectors and carbon monoxide detectors (per code)

GOURMET KITCHENS

- Solid surface countertop with backsplash
- Attractive natural finish cabinets with recessed panel doors, designer selected stain(s), melamine interiors and euro hinges
- Spacious island with eating bar
- Built in pantry or walk-in pantry (per plan)
- Stainless steel sink with 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 AND BATH

- Elegant designs feature walk in closets and private master bath
- Architect perfected baths with shower and oval tub
- Separate oval tub and shower stall with solid surface surround (Plans 2, 3, 4, 5)
- Hard surface vanity top with his and her top set sinks
- Hard surface shower and tub surrounds with clear glass satin nickel enclosure
- Stylish Pfister™ chrome fixtures
- Designer chrome light fixture over vanity mirror
- Recessed medicine cabinet

SECONDARY BATHROOM

- Hard surface vanity top
- Tile look white fiberglass tub/shower with shower rod
- Stylish Pfister™ satin nickel fixtures
- Designer satin nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Satin nickel bath hardware

ENERGY EFFICIENCY

- Solar Electric System
- Dual pane low E white or tan (per plan) vinyl windows with decorator grids (front only per plan)
- ENERGY STAR qualified appliances for ultimate savings
- High efficient central heating (92% AFUE) and air conditioning (15 SEER), with R-8 duct insulation
- Efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Weather sensing irrigation timer
- Radiant Barrier roof sheeting defers heat transfer
- Programmable setback thermostat

Warranty:

- 1 Year Fit and Finish Warranty
- 2-10 Home Buyers Warranty Plus (10 Year structural)

PLAN 1

The Countryside

SQUARE FOOTAGE
1545 SF

3 BEDROOM | 2 BATHS
2 CAR GARAGE
SINGLE STORY



1A TRADITIONAL



1B BUNGALOW



1C COTTAGE



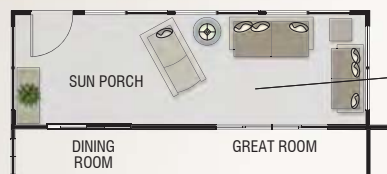
ROSE VERDE

THE COUNTRYSIDE

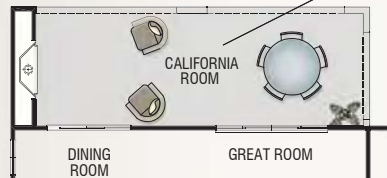
1,545 SF

3 BEDROOM | 2 BATHS | GREAT ROOM
2-CAR GARAGE

OPTIONAL OUTDOOR SPACES



OPTIONAL SUN PORCH



OPTIONAL CALIFORNIA ROOM WITH FIREPLACE



PLAN OPTIONS INCLUDE: Den | Great Room Fireplace |
California Room | California Room With Fireplace | Sun Porch

FLORSHEIM
HOMES



P L A N 1

PLAN 2

The Dream

SQUARE FOOTAGE
1717 SF

3 BEDROOM | 2 BATHS
GREAT ROOM | 2-CAR GARAGE
SINGLE STORY



2A TRADITIONAL



2B BUNGALOW



2C COTTAGE



ROSE VERDE THE DREAM

1,717 SF

3 BEDROOM | 2 BATHS | GREAT ROOM
2-CAR GARAGE

OPTIONAL OUTDOOR SPACES



OPTIONAL SUN PORCH



OPTIONAL CALIFORNIA ROOM
WITH FIREPLACE



PLAN OPTIONS INCLUDE: Den | Great Room Fireplace |
California Room | California Room With Fireplace | Sun Porch



PLAN 2

FLORSHEIM
HOMES

PLAN 3

The Heartland

SQUARE FOOTAGE

1995 SF

3 BEDROOM | 2.5 BATHS

GREAT ROOM | 2 CAR GARAGE

TWO STORY

3A TRADITIONAL



3B BUNGALOW



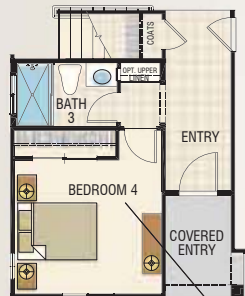
3C COTTAGE



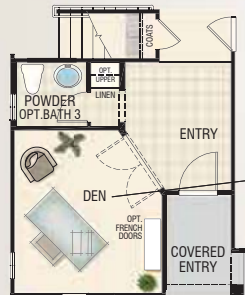
ROSE VERDE THE HEARTLAND

1,995 SF

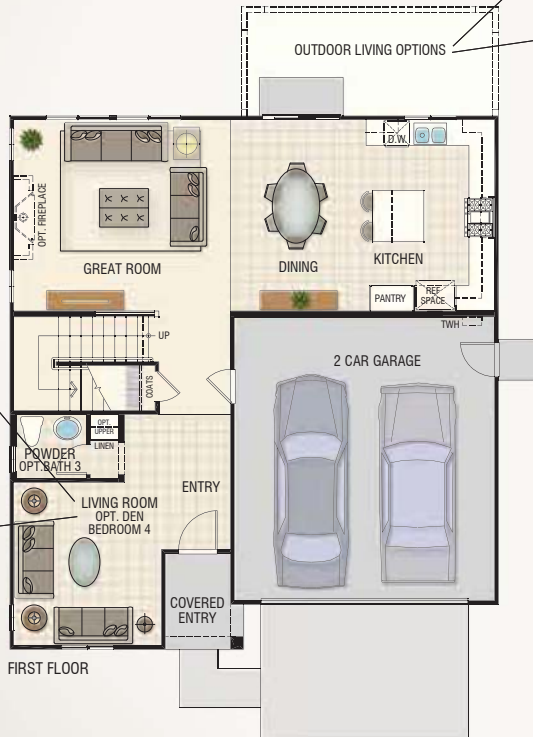
3 BEDROOM | 2.5 BATHS | GREAT ROOM
2-CAR GARAGE



OPTIONAL BEDROOM 4 WITH BATH 3
(REPLACES LIVING ROOM)

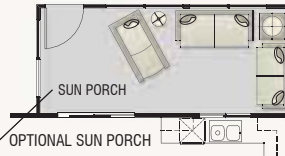


OPTIONAL DEN
(REPLACES LIVING ROOM)



FIRST FLOOR

OPTIONAL OUTDOOR SPACES



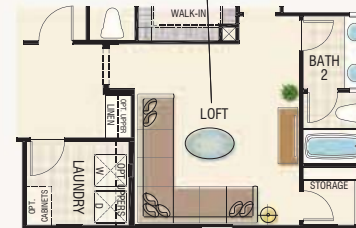
SUN PORCH
OPTIONAL SUN PORCH



CALIFORNIA ROOM
OPTIONAL CALIFORNIA ROOM WITH FIREPLACE



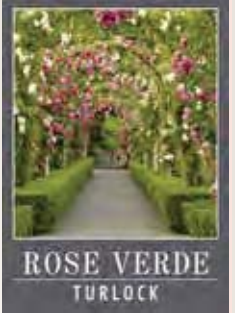
SECOND FLOOR



OPTIONAL LOFT
(REPLACES BEDROOM 2)



PLAN OPTIONS INCLUDE: Den | Bedroom 4 with Bath 3 | Great Room Fireplace
Loft | California Room | California Room With Fireplace | Sun Porch



PLAN 3

PLAN 4

The Moonlight

SQUARE FOOTAGE
2147 SF

4 BEDROOMS | 3 BATH
GREAT ROOM | 2 CAR GARAGE
TWO STORY



4A TRADITIONAL



4B BUNGALOW



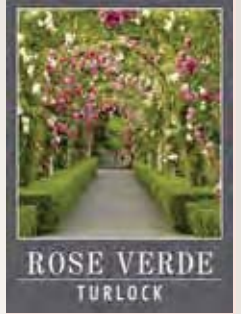
4C COTTAGE



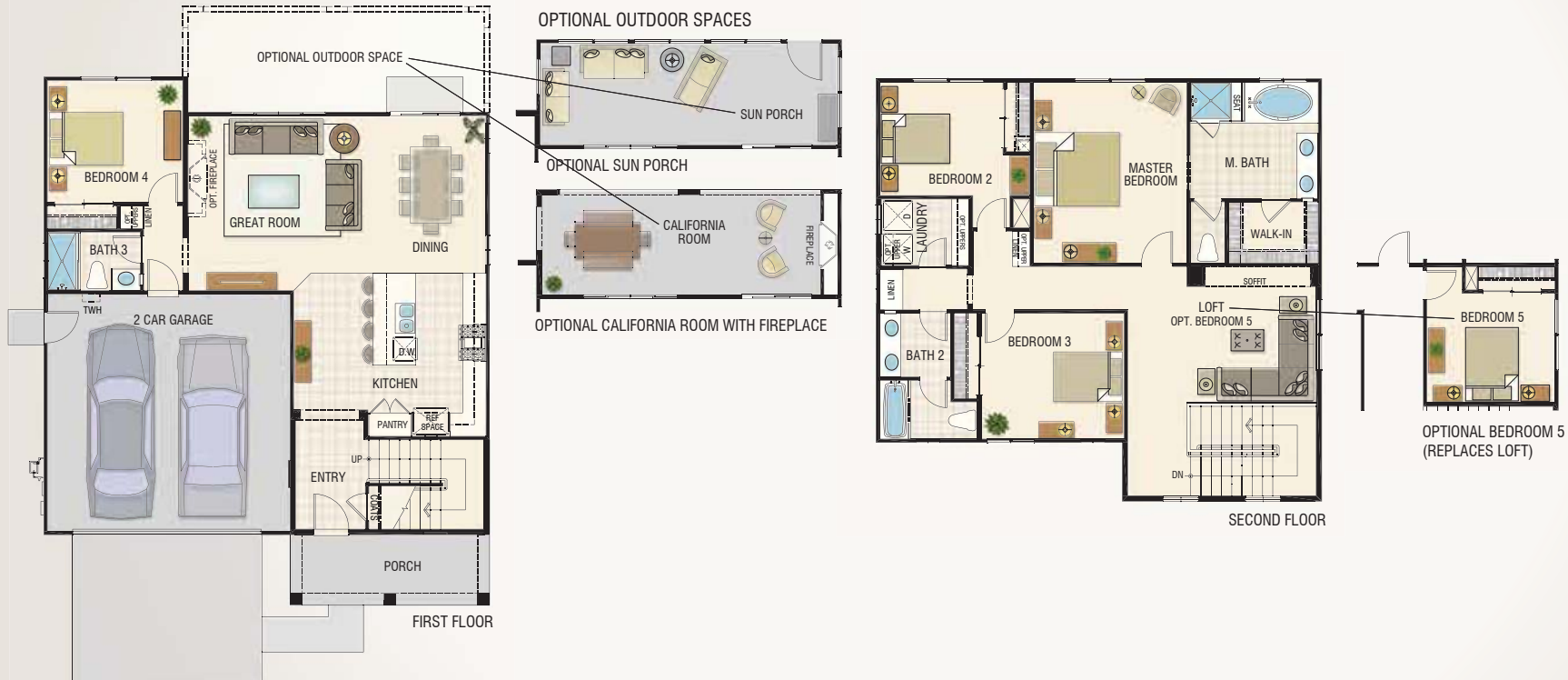
ROSE VERDE
THE MOONLIGHT

2,147 SF

4 BEDROOM | 3 BATHS | GREAT ROOM
2-CAR GARAGE



P L A N 4



PLAN OPTIONS INCLUDE: Bedroom 5 | California Room | Sun Porch
California Room with Fireplace | Great Room with Fireplace



PLAN 5

The Moonlight Expanded

SQUARE FOOTAGE
2428 SF

4 BEDROOMS | 3.5 BATHS
GREAT ROOM | 2 CAR GARAGE
TWO STORY



5A TRADITIONAL



5B BUNGALOW



5C COTTAGE

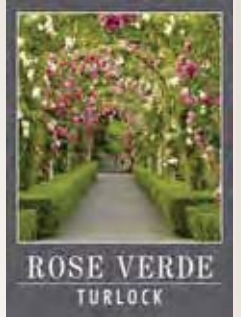


ROSE VERDE

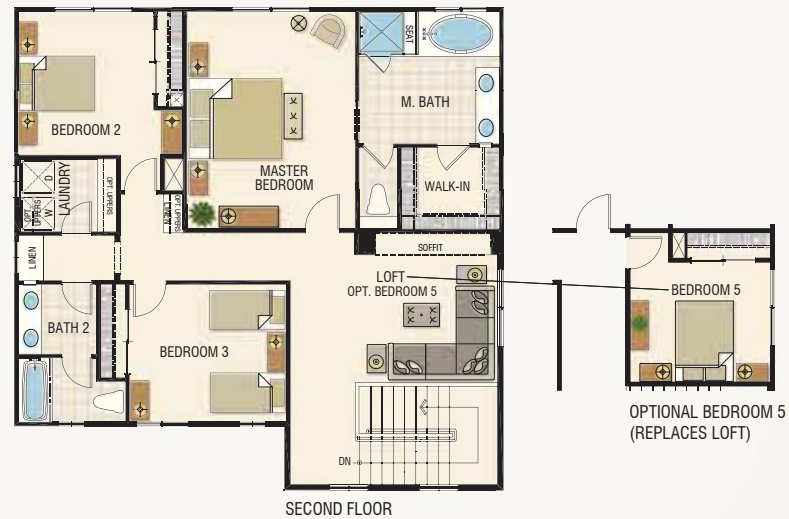
THE MOONLIGHT EXPANDED

2,428 SF

4 BEDROOM | 3.5 BATHS | GREAT ROOM
2-CAR GARAGE



PLAN 5



PLAN OPTIONS INCLUDE: Bedroom 5 | California Room | Sun Porch
California Room with Fireplace | Great Room with Fireplace

Rose Verde Walking Tour Map

everything
AT YOUR
DOORSTEP

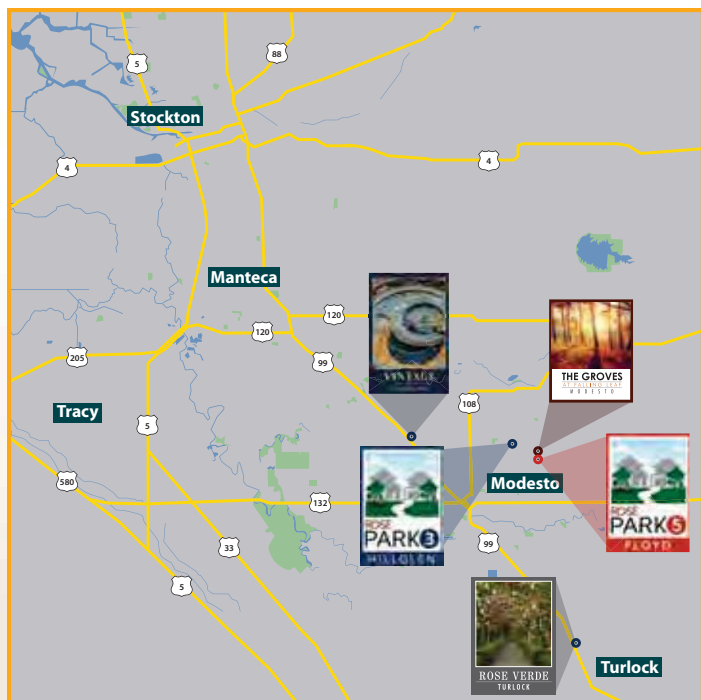


Map is not to scale and is an artists concept. Retail establishments are subject to change based on the City of Turlock and is based on commercial and future planning.

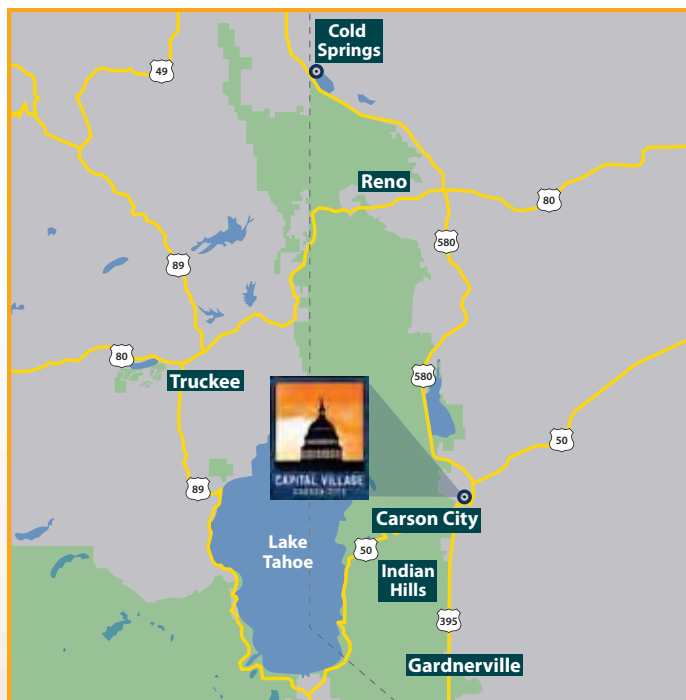
HOMEBUYING IS A PERSONAL EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

For over 30 years, Florsheim Homes has built homes in both California and Nevada, often selecting land parcels far in advance of when homes were to be built. These promising locations have served the needs of first time, move-up, empty nester and single buyers in dozens of communities. This family owned and operated company has established deep roots throughout both the Central Valley and Reno Area markets ---working diligently to understand each region, and the ever-changing homebuying culture. Quality craftsmanship, innovative floor plans, and the latest architectural details are way of life with Florsheim Homes. See our current locations below.

CALIFORNIA



NEVADA



BUILDERS STORY

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HAMMERING OUT THE DETAILS

Over the years Florsheim has built a team of industry experts in construction, design, marketing and customer service. Headquartered in Stockton, California, Florsheim Homes takes a simple, no hassle approach to buying a home. While we sweat the details to bring you the latest in home design and value-driven floorplans, you can sit back, relax and enjoy the process!

SETTING THE STANDARD FOR SERVICE

Florsheim's success comes not only from the homes we build, but also the service we provide. We build relationships with each of our homeowners to ensure they're satisfied starting from the day a home is purchased. Florsheim has one of the highest satisfaction rates in the industry with a 98% customer satisfaction rating.

THE FLORSHEIM FOUNDATION

A strong charitable program, the Florsheim Brothers Foundation supports children's organizations in San Joaquin and Stanislaus counties. The Foundation identifies worthy causes and hosts fundraising events throughout the year including a Golf Tournament.

Florsheim employees volunteer their time so the majority of money raised can go straight to the charities. Since 1997, the Foundation has raised more than \$2.1 million to help increase the quality of life for children in California's Central Valley.



FLORSHEIM
HOMES

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2018/06/20