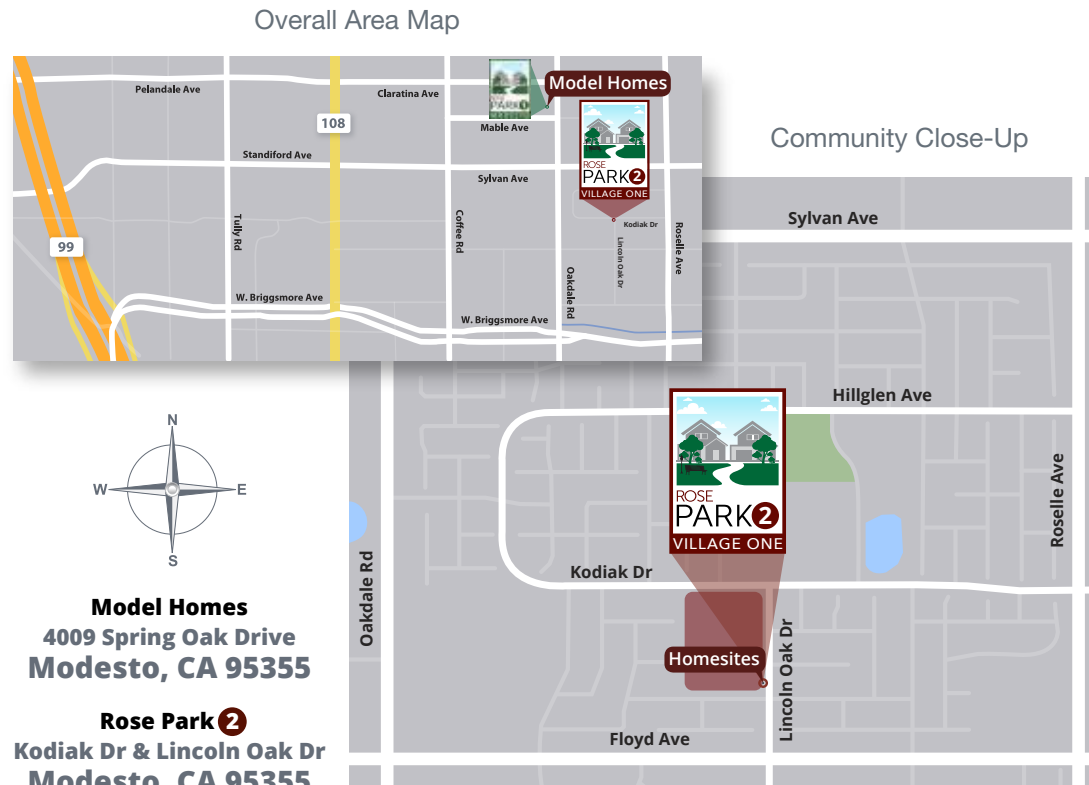




welcome H O M E

Rose Park 2 is finally here. Located in Modesto's popular Village One, Rose Park 2 offers 6 new home designs, with a myriad of possible floorplan configurations. Whether you prefer single or two story living, Tuscan or Traditional exteriors—we have thought of it all with these elegant, yet functional new homes. Modesto is home to hundreds of restaurants, shops, the Vintage Faire Mall and the great Sylvan School District. Catch the Rose Park wave!

LOCATION MAP



ARTFUL EXTERIORS

- Distinctive Tuscan, Traditional, Santa Barbara & 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
- Rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8' Cashal style front door
- Two or three car tandem garage (per plan)
- 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 state-of-art spaces including optional Lofts, California Rooms, Dens, Craft room, Prep Kitchen and Pet Spa (per plan)
- Fire sprinkler system throughout
- Beautiful hand-set ceramic tile in Entry, Kitchen, Master Bath, Secondary Baths and Laundry Room
- 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
- 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

- Granite countertop with backsplash
- 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
- Piedrafina vanity top with his and her top set sinks
- Piedrafina shower and tub surrounds with clear glass satin nickel enclosure
- Stylish Pfister™ satin nickel fixtures
- Designer light fixture over vanity mirror
- Recessed medicine cabinet
- Satin nickel bath hardware

SECONDARY BATHROOM

- Piedrafina 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
- Two-zone heat and air system (two-story plans only)

Warranty:

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

PLAN 1

SQUARE FOOTAGE

1664 SF

4 BEDROOMS | 2 BATH

GREAT ROOM | 2 CAR GARAGE



1A SANTA BARBARA



1B TUSCAN



1C COTTAGE



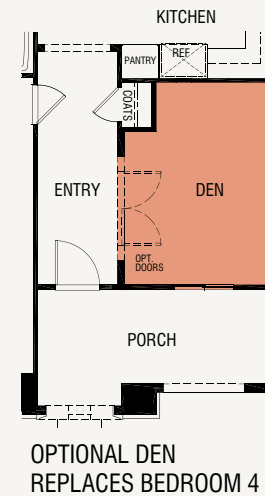
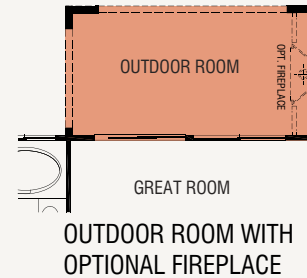
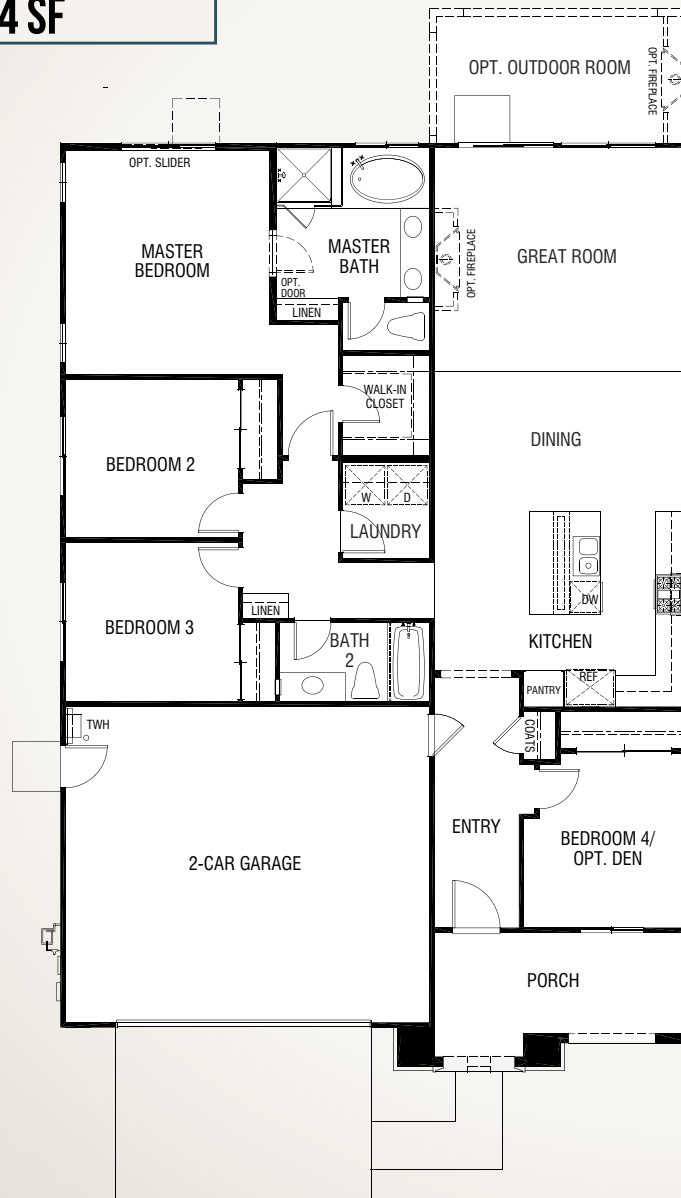
1D TRADITIONAL



ROSE PARK ²
THE ARBOR

1,664 SF

4 BEDROOMS | 2 BATH | GREAT ROOM
 2-CAR GARAGE



PLAN OPTIONS INCLUDE: Den | Great Room Fireplace |
 Outdoor Room | Outdoor Room With Fireplace



P L A N 1

FLORSHEIM
 HOMES

PLAN 2

SQUARE FOOTAGE
1940 SF

4 BEDROOMS | 3 BATH
GREAT ROOM | 2-CAR GARAGE



2B TUSCAN



2C COTTAGE



2A SANTA BARBARA



2D TRADITIONAL



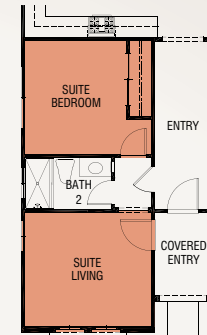
ROSE PARK²

THE TRELLIS

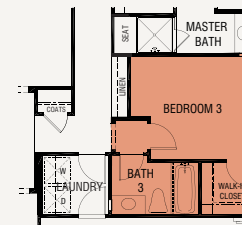
1,940 SF

4 BEDROOMS | 3 BATH | GREAT ROOM
2-CAR GARAGE

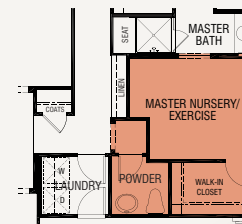
MULTI-GENERATIONAL SUITE OPTIONS



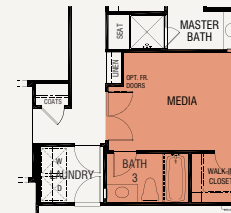
OPTIONAL MULTI-GENERATIONAL SUITE REPLACES BEDROOM 2 & 4



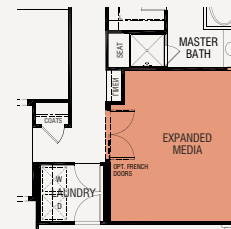
OPTIONAL BEDROOM 3 AT MULTI-GENERATIONAL SUITE



OPTIONAL MASTER NURSERY/EXERCISE AT MULTI-GENERATIONAL SUITE



OPTIONAL MEDIA REPLACES BEDROOM 3



OPTIONAL EXPANDED MEDIA ROOM REPLACES BEDROOM 3

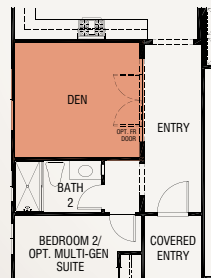


OPTIONAL MASTER NURSERY/EXERCISE REPLACES BEDROOM 3

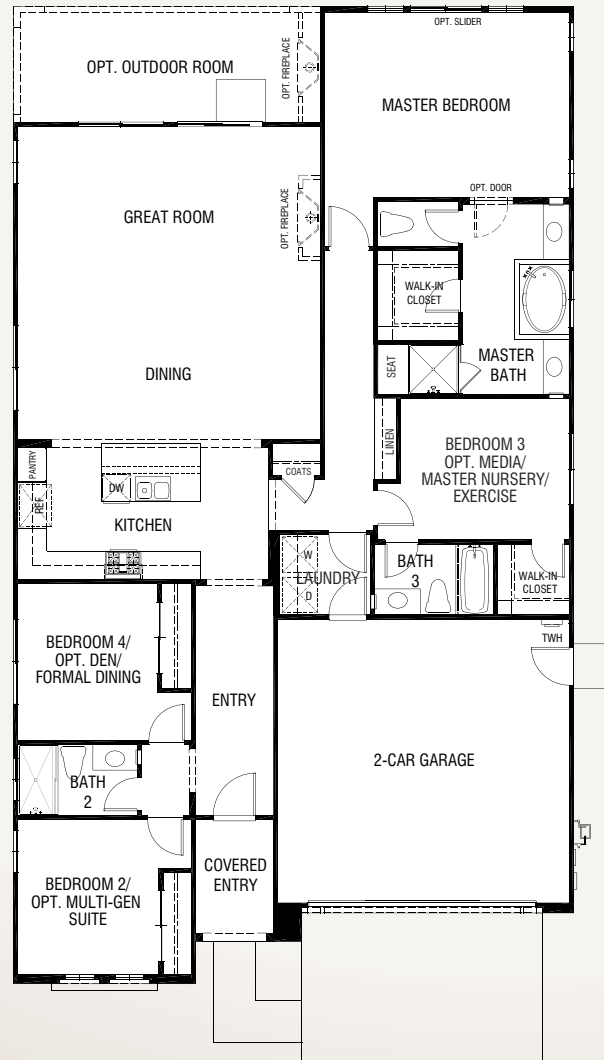
PLAN OPTIONS INCLUDE: Great Room Fireplace | Outdoor Room | Outdoor Room with Optional Fireplace | Media Room | Expanded Media Room | Master Nursery/Exercise | Multi-Generational Suite | Bedroom 3 at Multi-Generational Suite | Master Nursery/Exercise at Multi-Generational Suite



OUTDOOR ROOM WITH OPTIONAL FIREPLACE



OPTIONAL DEN REPLACES BEDROOM 4



FLORSHEIM
HOMES



PLAN 2

PLAN 2X

SQUARE FOOTAGE
2547 SF

5 BEDROOMS | 4 BATH
GREAT ROOM | LOFT
2-CAR GARAGE



2XB TUSCAN



2XC COTTAGE



2XA SANTA BARBARA



2XD TRADITIONAL



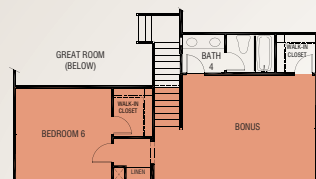
ROSE PARK² THE GRAND TRELLIS

2,547 SF

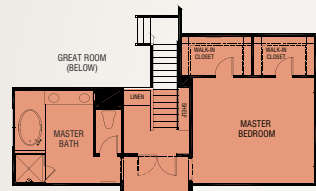
5 BEDROOMS | 4 BATH | GREAT ROOM
LOFT | 2-CAR GARAGE



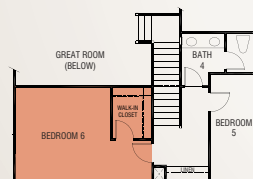
PLAN 2X



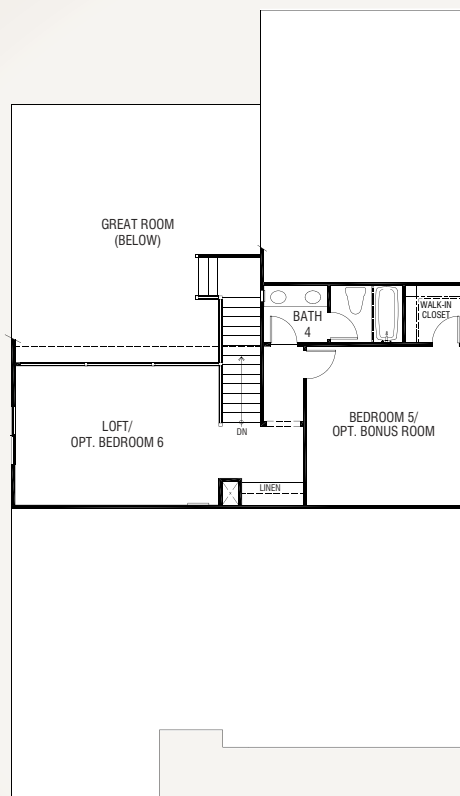
UPPER LEVEL - OPTIONAL BONUS/BEDROOM 6
(FIRST FLOOR: ADDS 1940 SF/
SECOND FLOOR ADDS 607 SF: TOTAL 2547 SF)



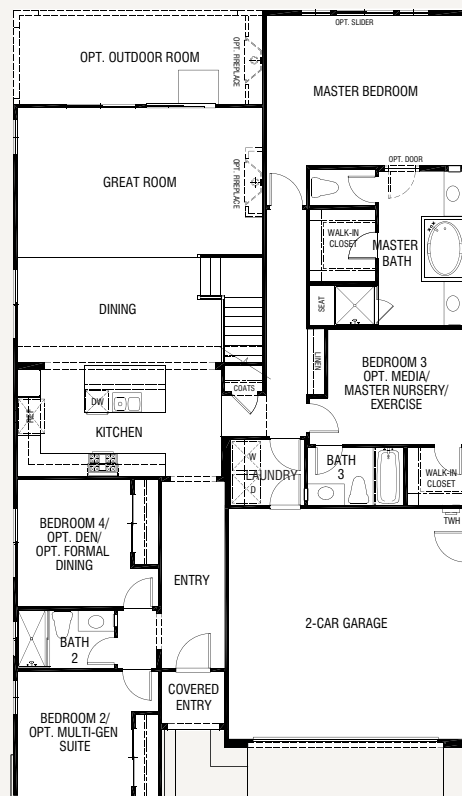
OPTIONAL MASTER SUITE VERSION
(FIRST FLOOR: ADDS 1940 SF/
SECOND FLOOR ADDS 607 SF: TOTAL 2547 SF)



OPTIONAL BEDROOM 6
REPLACES LOFT

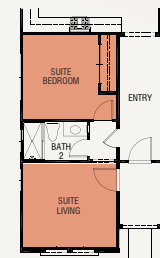


SECOND FLOOR



FIRST FLOOR

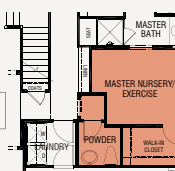
MULTI-GENERATIONAL SUITE OPTIONS



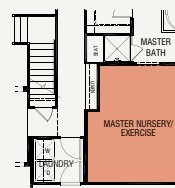
OPTIONAL
MULTI-GENERATIONAL
SUITE REPLACES BEDROOM 2



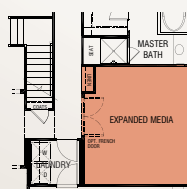
BEDROOM 3 AT
MULTI-GENERATIONAL SUITE



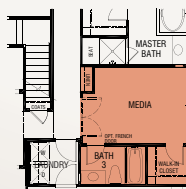
OPTIONAL MASTER NURSERY/EXERCISE
AT MULTI-GENERATIONAL SUITE
WITH POWDER REPLACES BEDROOM 3



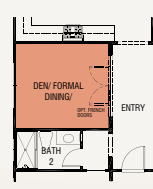
OPTIONAL MASTER NURSERY/EXERCISE



OPTIONAL EXPANDED MEDIA
REPLACES BEDROOM 3



OPTIONAL MEDIA
REPLACES BEDROOM 3



OPTIONAL DEN/
FORMAL DINING
REPLACES BEDROOM 4

PLAN OPTIONS INCLUDE: Den | Formal Dining | Great Room Fireplace |
Media Room | Expanded Media Room | Master Nursery/Exercise |
Outdoor Room | Outdoor Room With Fireplace | Multi-Generational Suite |
Master Nursery/Exercise at Multi-Generational Suite with Powder |
Bedroom 3 at Multi-Generational Suite | Bonus Room |
Bedroom 6 | Master Suite at Second Floor

FLORSHEIM
HOMES

PLAN 3

SQUARE FOOTAGE

1978 SF

4 BEDROOMS | 2.5 BATH
GREAT ROOM | 2 CAR GARAGE



3B TUSCAN



3C COTTAGE



3A SANTA BARBARA



3D TRADITIONAL

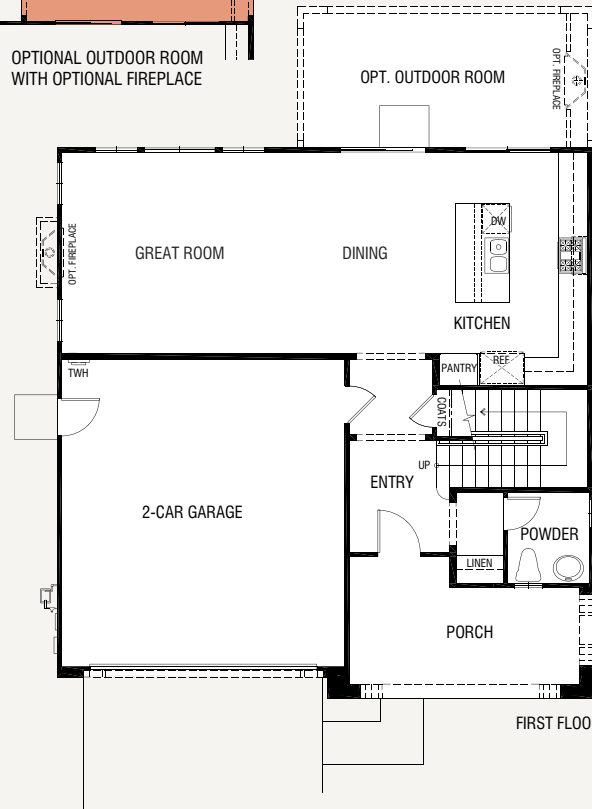
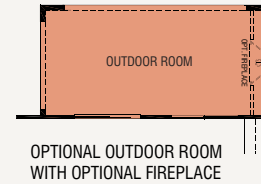
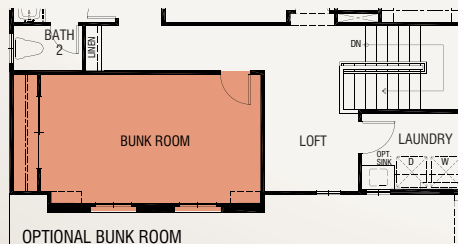


ROSE PARK 2

THE PROMENADE

1,978 SF

4 BEDROOMS | 2.5 BATH | GREAT ROOM
2-CAR GARAGE



PLAN OPTIONS INCLUDE: Great Room Fireplace | Outdoor Room |
Outdoor Room With Fireplace | Bunk Room



P L A N 3

FLORSHEIM
HOMES

PLAN 4

SQUARE FOOTAGE
2324 SF

5 BEDROOMS | 3 BATH
GREAT ROOM
2 CAR GARAGE



4B TUSCAN



4C COTTAGE



4A SANTA BARBARA



4D TRADITIONAL



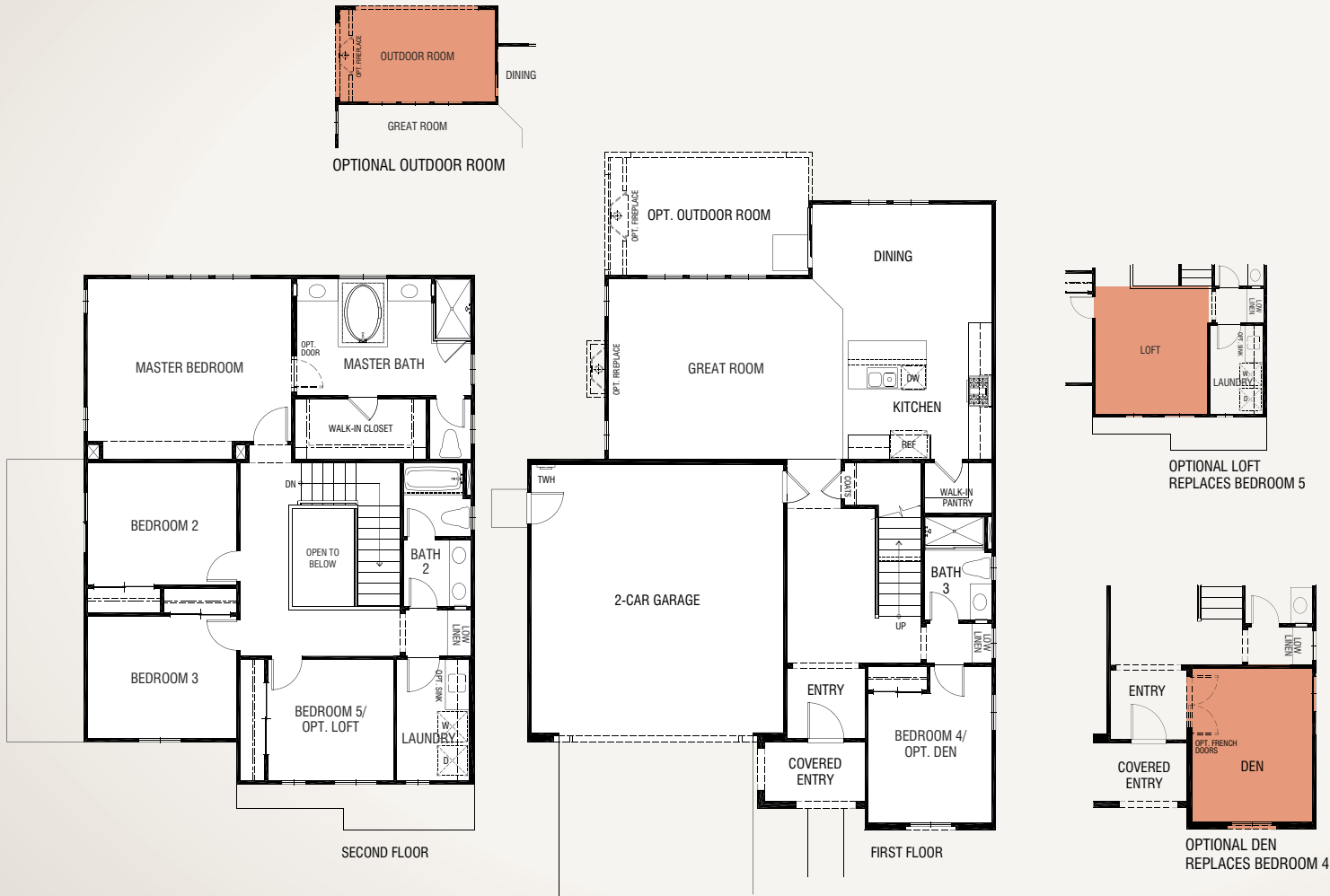
ROSE PARK ²
THE VERANDA

2,324 SF

5 BEDROOMS | 3 BATH | GREAT ROOM
 2-CAR GARAGE



P L A N
4



PLAN OPTIONS INCLUDE: Den | Great Room Fireplace | Loft | Outdoor Room | Outdoor Room With Fireplace
 Window sizes/configuration and rear/side elevations will vary on certain lots due to city requirements.



PLAN 5

SQUARE FOOTAGE
2721 SF

6 BEDROOMS | 3 BATH
GREAT ROOM | FORMAL DINING
CRAFTS | LOFT
2 CAR + TANDEM GARAGE



5B TUSCAN



5C COTTAGE



5A SANTA BARBARA



5D TRADITIONAL

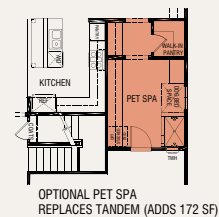
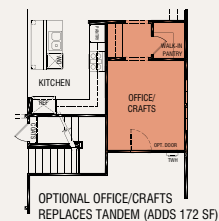
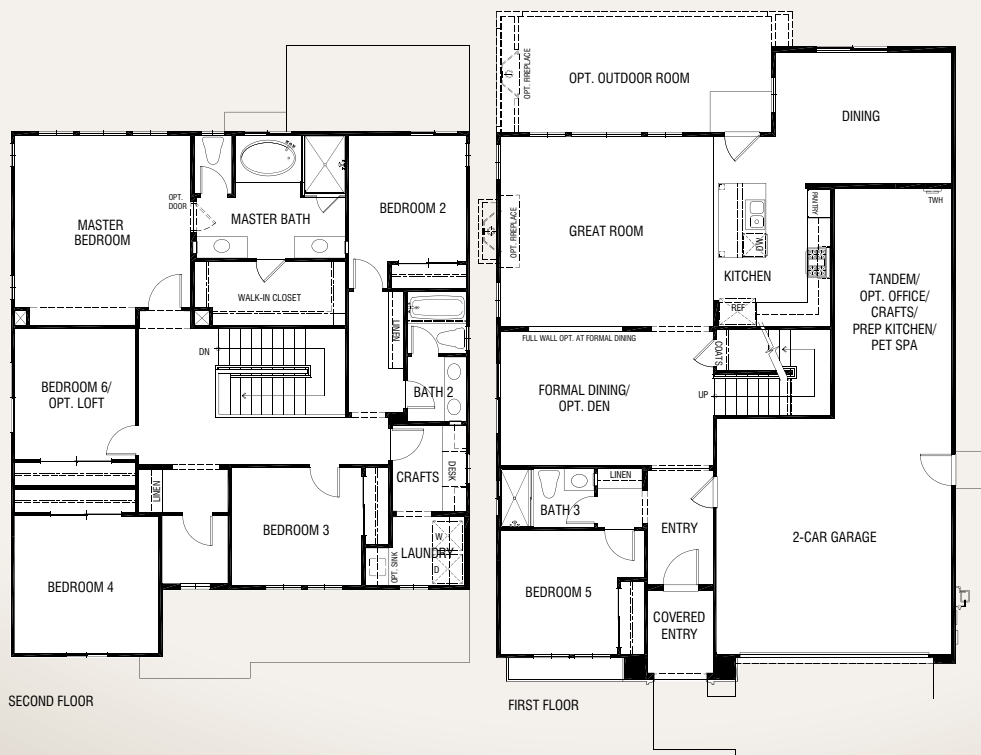
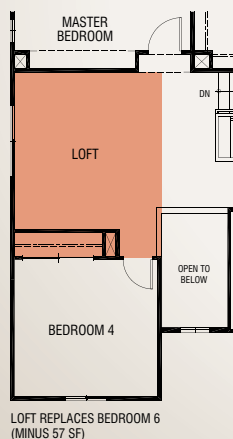


ROSE PARK²
THE HAVEN
 2,721 SF

6 BEDROOMS | 3 BATH | GREAT ROOM | FORMAL DINING
 CRAFTS | 2-CAR + TANDEM GARAGE



P L A N
5



FLORSHEIM
 HOMES

PLAN OPTIONS INCLUDE: Den | Great Room Fireplace | Pet Spa | Prep Kitchen | Office/Crafts |
 Loft | Outdoor Room | Outdoor Room With Fireplace
 Window sizes/configuration and rear/side elevations will vary on certain lots due to city requirements.



FLORSHEIM
HOMES

CONTACT
Rose Park 2 Sales

4009 Spring Oak Drive
Modesto, CA
(800) 985-HOME (4663)
www.florsheimhomes.com



Rev1

BUILDERS STORY

HOME BUYING 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 a way of life with Florsheim Homes.

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.