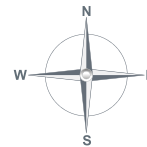
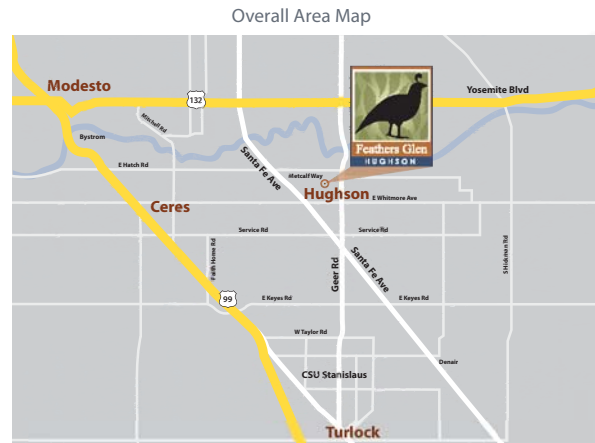


welcome H O M E

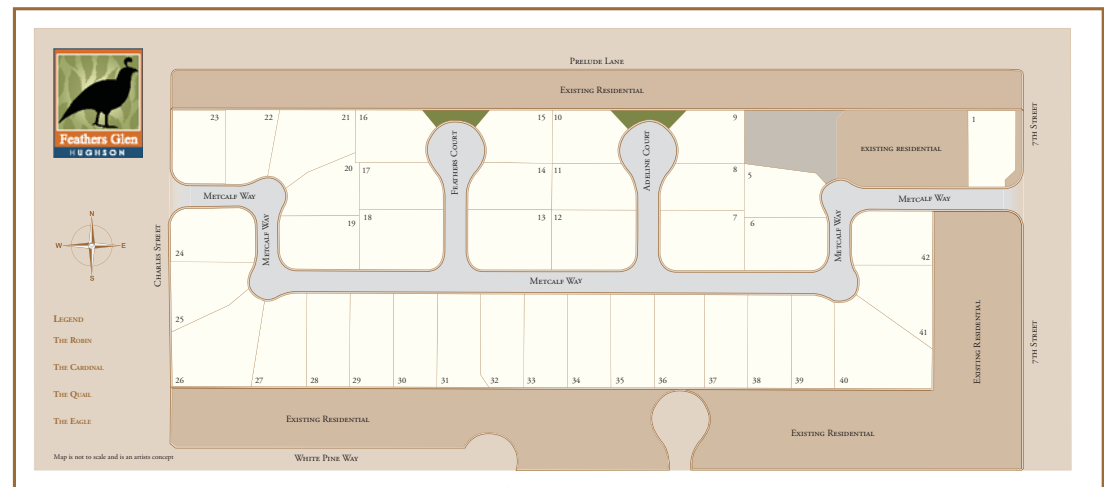
Gentle breezes and the pace of living in the country help to set Hughson apart from the bigger towns in the valley. Here you can still stroll down the quaint main street and feel your heart rate slow and your smile grow. The Central Valley's premiere homebuilder, Florsheim Homes, invites you to tour Feathers Glen, a private enclave of just 39 homes. Extra-large homesites and brand new single and two story plans were designed by the award-winning architectural firm of William Hezmalhalch. Homes range from approximately 1841 to 2955 square feet and offer the latest in construction and energy efficiency. Live big in the small town of Hughson!



**7305 Metcalf Way
Hughson, CA**



These maps are an artists concept and are not to scale



EXTERIORS

Distinctive Spanish,Craftsman,Farmhouse and Mediterranean styles
Dramatic single story and two-story floor plans
Architect selected exterior color schemes
Exterior coach lights
One coat stucco with light lace or sand finish (per elevation)
Concrete tile roofing
Rain gutters with downspouts
Drought tolerant front yard landscaping with automatic irrigation system
Stylish 8' fiberglass entry door with elegant Kwikset satin nickel handle-set
Two or three car 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

LIVING

Innovative floor plans with big open spaces and terrific customizing options
Fire sprinkler system throughout
Beautiful hand-set ceramic tile in Entry,Kitchen,Master Bath, Secondary Baths and Laundry
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 interior doors
Satin nickel Kwikset interior door hardware
Coronado baseboard with 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
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

KITCHEN

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
Pedrafina vanity top with his and her top set sinks
Pedrafina 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

Pedrafina 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

Dual pane low E white or tan (per plan) vinyl windows with decorator grids (front only per plan)
ENERGY STAR® qualified appliance
High efficiency 92% 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
Radiant Barrier roof sheeting
Upgraded to meet CAL Green tier 1 requirements

PLAN 1

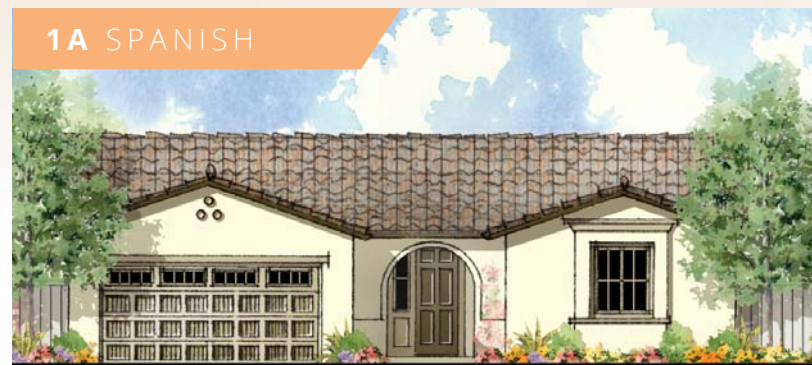
THE ROBIN

SQUARE FOOTAGE
1841 SF

3 BEDROOMS | 2 BATH
2 CAR GARAGE



1A SPANISH



1C CRAFTSMAN



1D MEDITERRANEAN



FEATHERS GLEN
THE ROBIN

1,841 SF

3 BEDROOM | 2 BATH | 2-CAR GARAGE



Feathers Glen
HUGHSON

P L A N 1

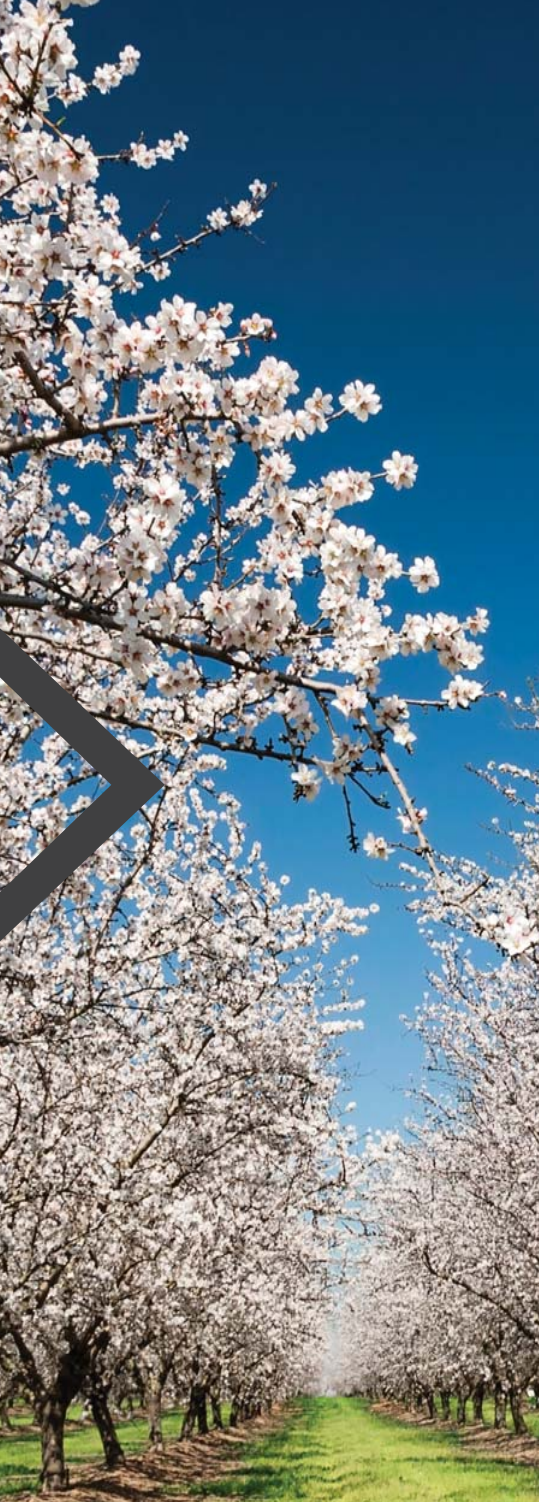
FLORSHEIM
HOMES

PLAN 2

THE CARDINAL

SQUARE FOOTAGE
2133 SF

4 BEDROOMS | 3 BATH
3 CAR GARAGE



2A SPANISH



2B FARMHOUSE



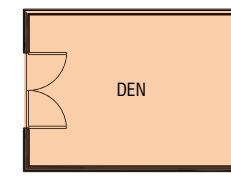
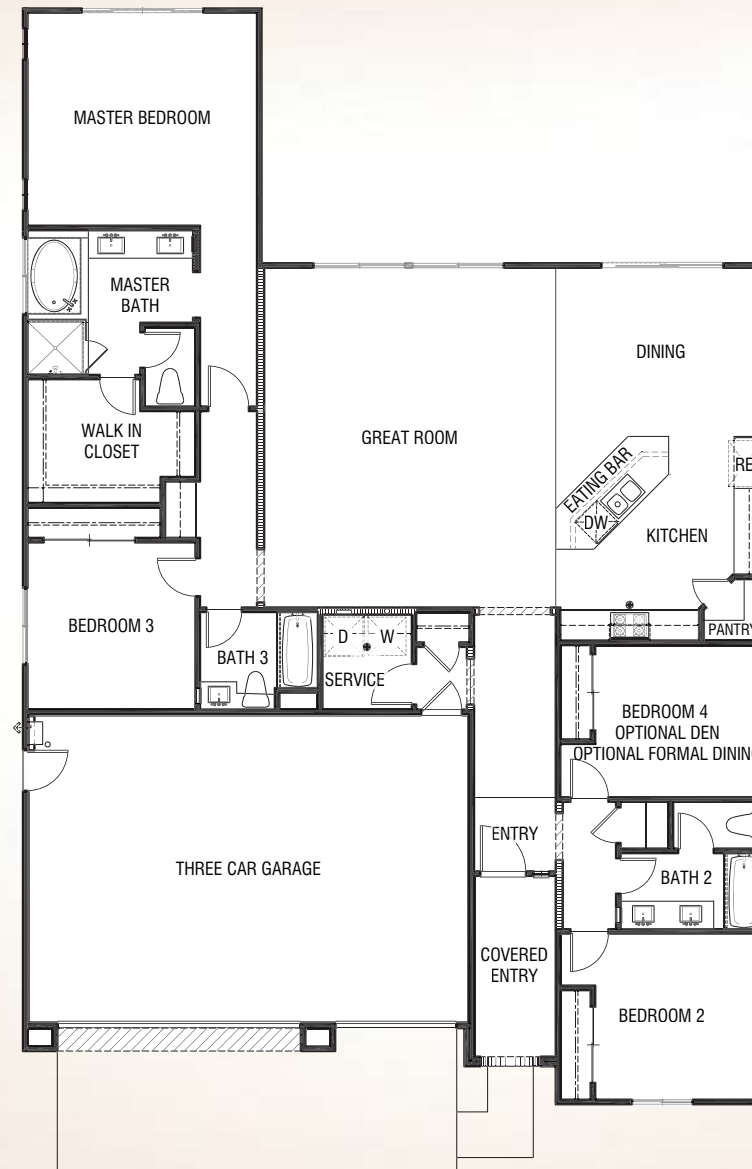
2C CRAFTSMAN



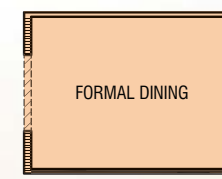
FEATHERS GLEN
THE CARDINAL

2,133 SF

4 BEDROOM | 3 BATH | 3-CAR GARAGE



OPTIONAL DEN
REPLACES BEDROOM 4



OPTIONAL FORMAL
DINING
REPLACES BEDROOM 4



Feathers Glen
HUGHSON

P L A N
2

FLORSHEIM
HOMES

PLAN 3

THE QUAIL

SQUARE FOOTAGE
2402 SF

5 BEDROOMS | 3 BATH
3 CAR TANDEM GARAGE



3A SPANISH



3B FARMHOUSE



3D MEDITERRANEAN



FEATHERS GLEN
THE QUAIL

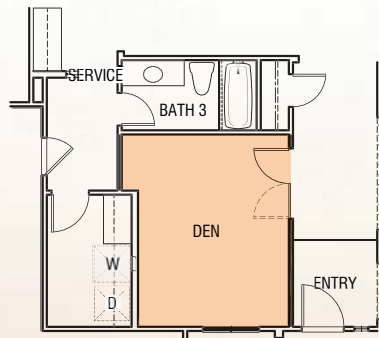
2,402 SF

5 BEDROOM | 3 BATH | 3-CAR TANDEM GARAGE

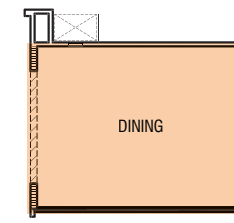
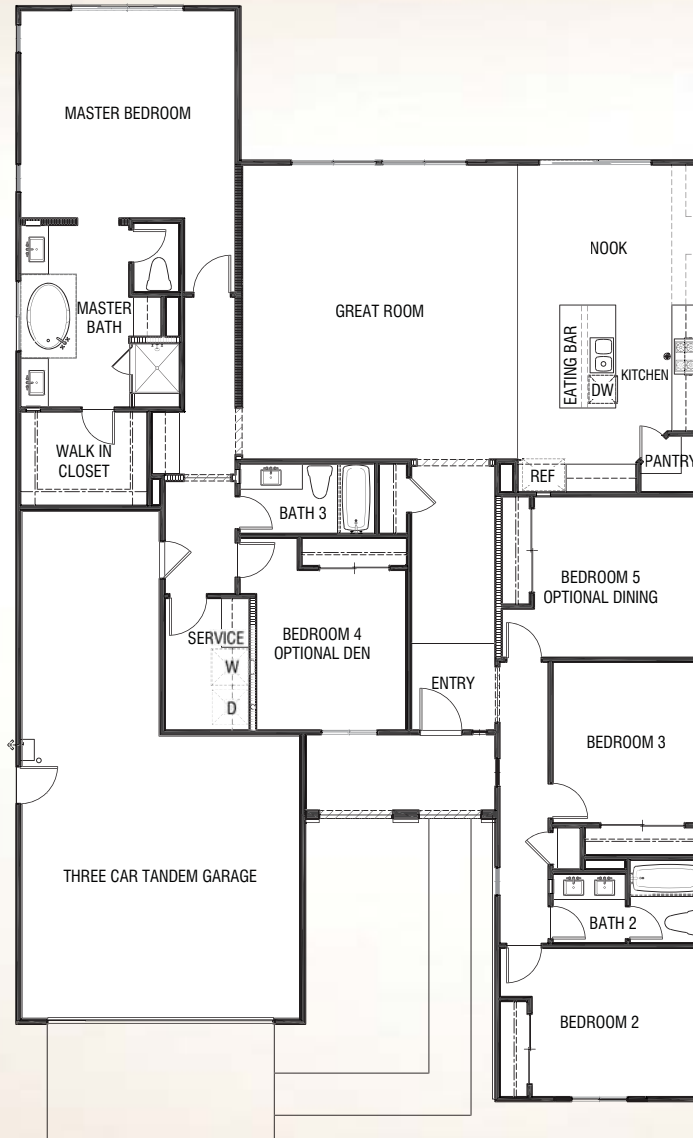


Feathers Glen
HUGHSON

PLAN
3



OPTIONAL DEN
REPLACES BEDROOM 4



OPTIONAL DINING
REPLACES BEDROOM 5

FLORSHEIM
HOMES

PLAN 4

THE EAGLE

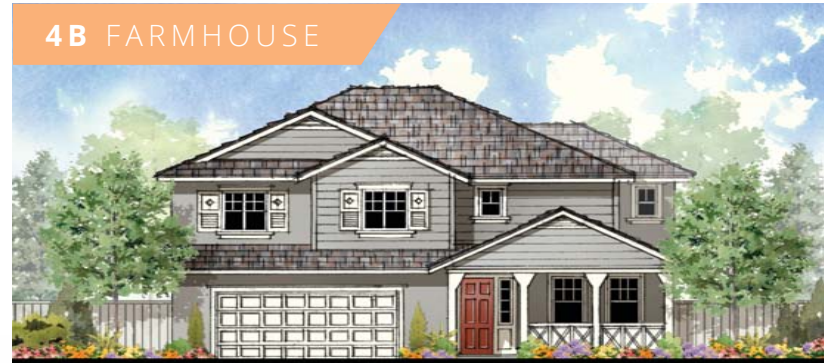
SQUARE FOOTAGE
2587 SF

4 BEDROOMS | 2.5 BATH
3 CAR TANDEM GARAGE

4A SPANISH



4B FARMHOUSE



4C CRAFTSMAN



FEATHERS GLEN
THE EAGLE

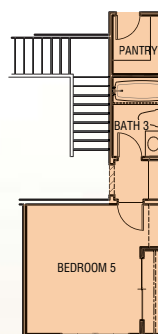
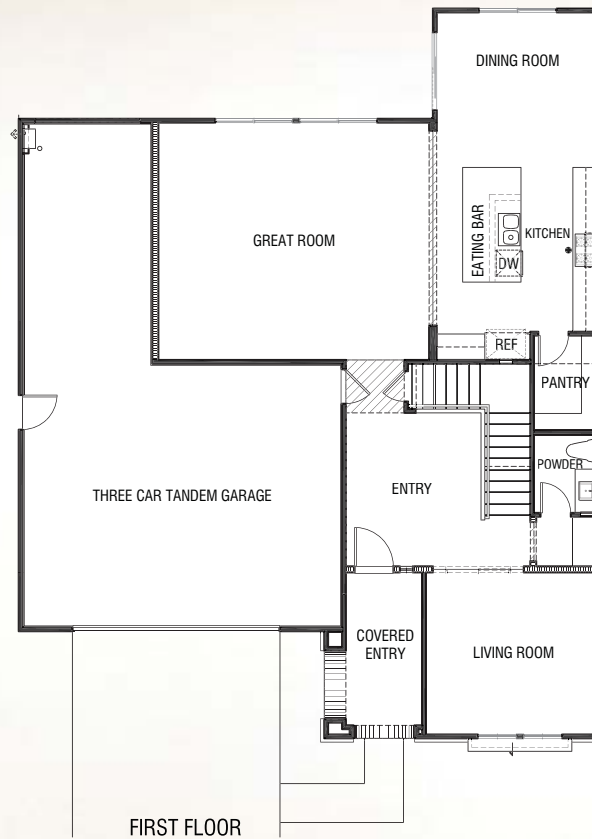
2,587 SF

4 BEDROOM | 2.5 BATH | 3-CAR TANDEM GARAGE

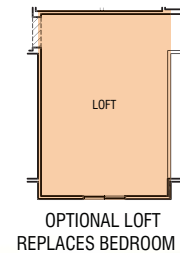


Feathers Glen
HUGHSON

P L A N
4



OPTIONAL BEDROOM 5/BATH 3
REPLACES LIVING ROOM



OPTIONAL LOFT
REPLACES BEDROOM 4

FLORSHEIM
HOMES



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 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 \$1.8 million to help increase the quality of life for children in California's Central Valley.



CONTACT

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Hughson, CA
(800) 985-HOME (4663)
www.florsheimhomes.com

