



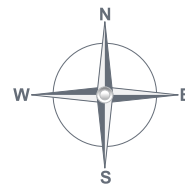
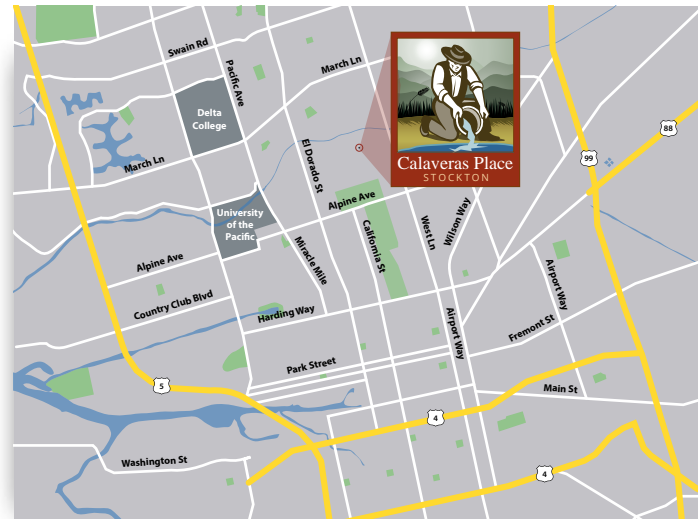
Calaveras Place
STOCKTON

welcome H O M E

Life just got better as you are discovering Calaveras Place —one of Stockton's very few NEW home neighborhoods. Located in the charming Oak Park area, you can step back in time, while enjoying the amenities of a super central location. The Weberstown Mall, Sherwood Mall, Miracle Mile and Stonecreek Village are all just a short drive away. Award worthy 3 to 5 bedroom single family homes await you and your family!

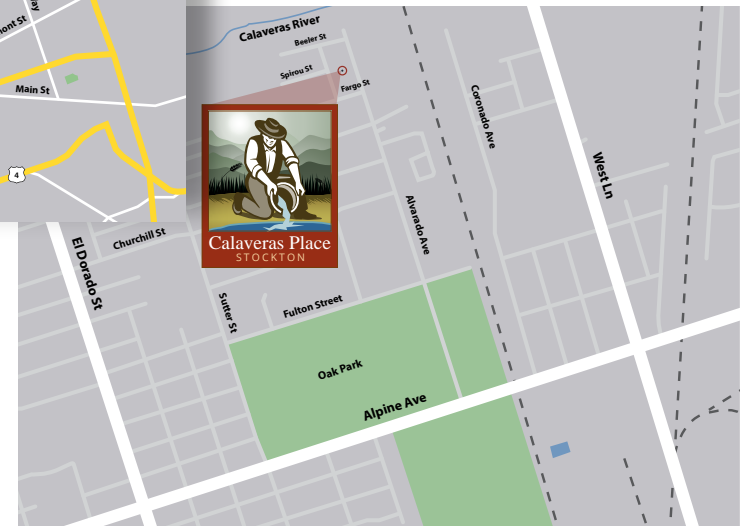
LOCATION MAPS

Overall Map



**4211 Alvarado Avenue
Fargo Street & Alvarado Avenue
Stockton, CA 95204**

Close-Up View



These maps are an artist's concept and are not to scale.

ARTFUL EXTERIORS

- Naturally pleasing Hacienda, Bungalow and Cottage elevations
- Dramatic single and two-story plan designs
- One coat stucco (light lace finish) with elastomeric paint
- Energy efficient Concrete Tile “Cool Roof”
- Boxed soffits and full rain gutters
- Stylish 8’ two-panel Cashal style front door
- Kwikset Dakota satin nickel front door handle set and deadbolt
- Front entry doorbell
- White or tan vinyl windows with upgraded flashing (per elevation)
- Window stool or apron
- Two-car enclosed garage
- Metal sectional garage door
- Sheetrocked garage interior
- Black exterior coach light
- Illuminated address sign
- **Rear yard fencing**
- **Drought-tolerant front yard landscaping with automatic irrigation and weather sensing timer**
- Post tensioned slab foundation
- Downspouts tied to underground drainage
- Two conveniently located hose bibs

LUXURIOUS LIVING

- Voluminous 9’ first floor ceiling height; 8’ second floor ceiling height
- State-of-the-art innovative floorplans, designed by an award-winning architect
- Fire sprinkler system throughout
- **Hand-set 12” ceramic tile in entry foyer**
- Decorator wall-to-wall carpeting
- Designer vinyl in Kitchen, Baths, Laundry Room and Drop Zone
- Attractive natural finish cabinets with recessed panel doors, 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
- Ceiling fan pre-wire in Master Bedroom and Great Room
- Ceiling lights in secondary bedrooms
- **Dual Media and CAT5 at Master Bedroom & Great Room**
- Cable outlet in secondary bedrooms
- Phone outlet at Master Bedroom and Kitchen
- Rocker style light switches
- Bullnose sheetrock corners
- 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 countertops with 4” backsplash
- Spacious island with eating bar
- Stainless steel sink and garbage disposal
- Chrome faucet
- **Stainless steel GE® appliances - gas range, microwave and dishwasher**
- Pantry cabinet or closet
- Pre-plumbed for icemaker
- LED recessed can lighting

MASTER BEDROOM SUITE AND BATH

- Walk in closets and private Master Bath
- Spacious shower stall featuring solid surface surround with clear glass shower enclosure (Plans 1 and 2)
- Separate oval tub and shower stall with solid surface surround (Plan 3)
- Stylish chrome plumbing fixtures
- Chrome light fixture over vanity mirror
- Recessed medicine cabinet
- Solid surface vanity top with his and her top set sinks

SECONDARY BATHROOM

- “Tile look” white fiberglass tub/shower with shower rod
- Stylish chrome plumbing fixtures
- Chrome light fixture over vanity mirror
- Recessed medicine cabinet
- Cultured Marble vanity top with sink

ENERGY EFFICIENCY

- 2” x 6” Doug Fir Exterior studs at 24” on center (with R-19 plus R-4 insulation)
- 2” x 4” Doug Fir Interior studs at 16” on center
- R-30 attic insulation
- ENERGY STAR qualified appliances for ultimate savings
- High efficient central heating (92% AFUE) and air conditioning (14 SEER), with R-6 duct insulation
- Programmable setback thermostat
- Efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Roof sheeting defers heat transfer
- **Smart vent system, helps reduce cooling bills**
- Two-Zone heat and air system (Plan 3 only)

FAVORITE OPTIONS

CUSTOMIZE YOUR HOME AT AN ADDITIONAL COST

- Garage options including: opener with 2 remotes, fully finished textured and painted; service walk from side door; garage door window
- Cabinet options including: stain or paint, additional cabinets, door styles, knobs or pulls
- Room options including: Outdoor California Rooms, Den, Loft and Bedroom Suite Expansion (per plan)
- Fireplaces, located both indoor and outdoor
- Plumbing options including toilets, kitchen sink and faucet
- Door options include: French Door at California Room, Door at Master Bath, Sliding Glass Door at Master Bedroom and French Doors at Den

Warranty:

1 Year Fit and Finish Warranty

2-10 Home Buyers Warranty Plus (10 Year structural)

PLAN 1

THE ANGEL

3 BEDROOM, 2 BATH
SINGLE STORY

SQUARE FOOTAGE
1536 SF



1A HACIENDA



1B BUNGALOW



1C COTTAGE



CALAVERAS PLACE THE ANGEL

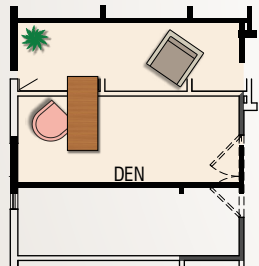
1,536 SF

3 BEDROOM | 2 BATH | GREAT ROOM | DINING | 2-CAR GARAGE
OPTIONAL DEN | OPTIONAL CALIFORNIA ROOM

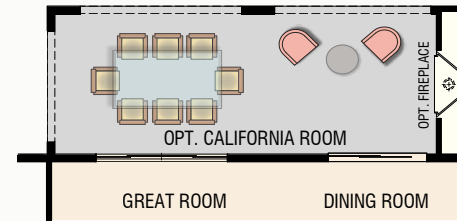
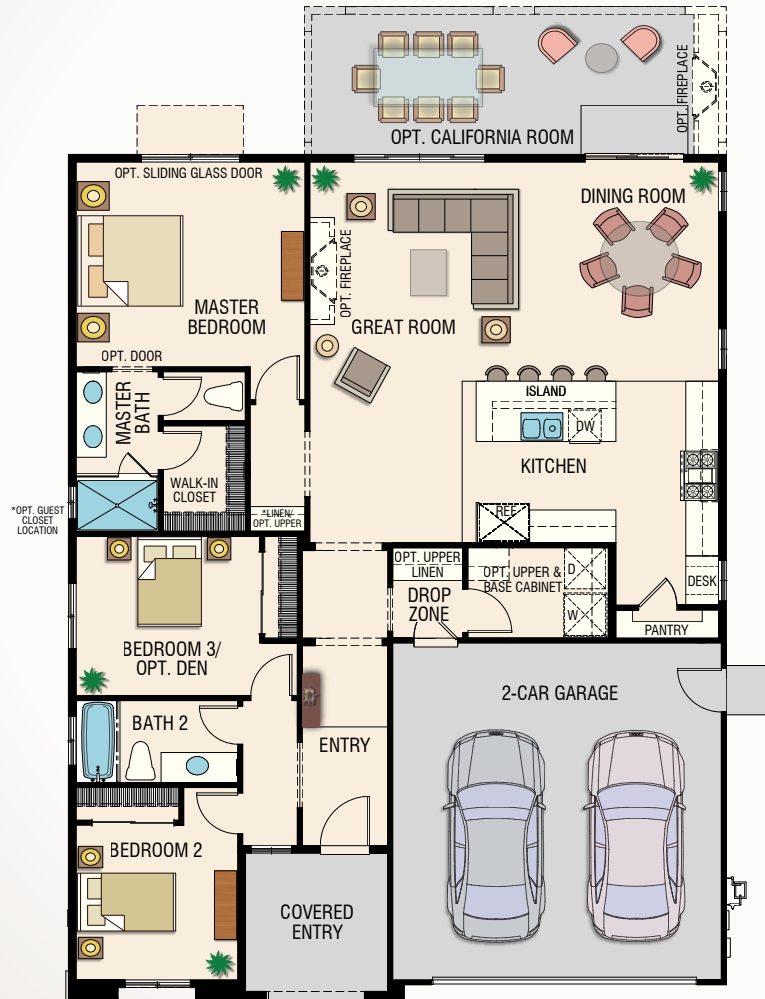


Calaveras Place
STOCKTON

PLAN 1



OPTIONAL DEN AT BEDROOM 3



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



PLAN 2

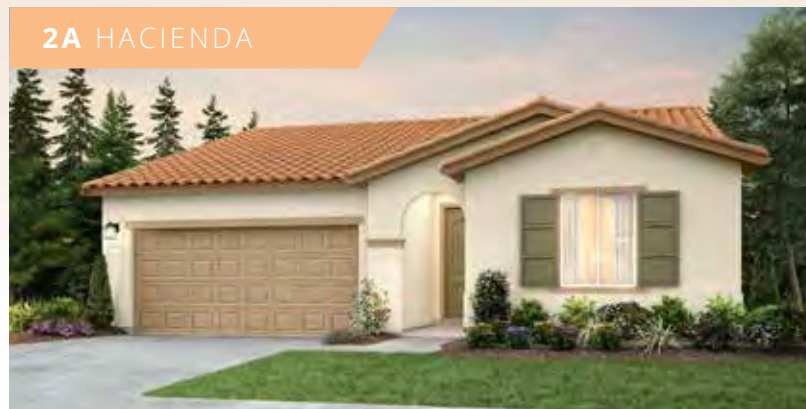
THE COLUMBIA

4 BEDROOM, 2 BATH
SINGLE STORY

SQUARE FEET
1776 SF



2A HACIENDA



2B BUNGALOW



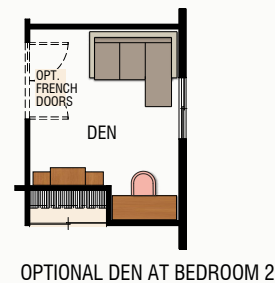
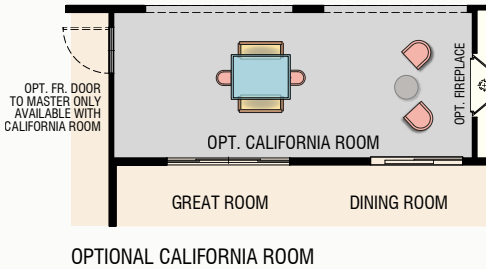
2C COTTAGE



CALAVERAS PLACE THE COLUMBIA

1,776 SF

4 BEDROOM | 2 BATH | GREAT ROOM | DINING
2-CAR GARAGE | OPTIONAL DEN | OPTIONAL CALIFORNIA ROOM



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

PLAN 2



PLAN 3

THE SONORA

5 BEDROOM, 3 BATH
TWO STORY

SQUARE FEET
2147 SF

SONORA EXPANDED SUITE

SQUARE FEET
2428 SF



3A HACIENDA



3B BUNGALOW



3C COTTAGE

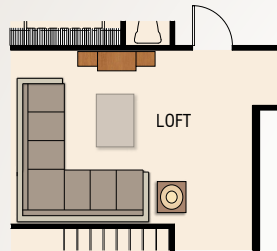


CALAVERAS PLACE

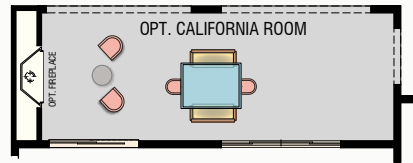
THE SONORA

2,147 SF TO 2,428 SF

5 BEDROOM | 3 BATH | GREAT ROOM | DINING
2-CAR GARAGE | OPTIONAL LOFT | OPTIONAL CALIFORNIA ROOM
OPTIONAL EXPANDED SONORA



OPTIONAL LOFT AT BEDROOM 5

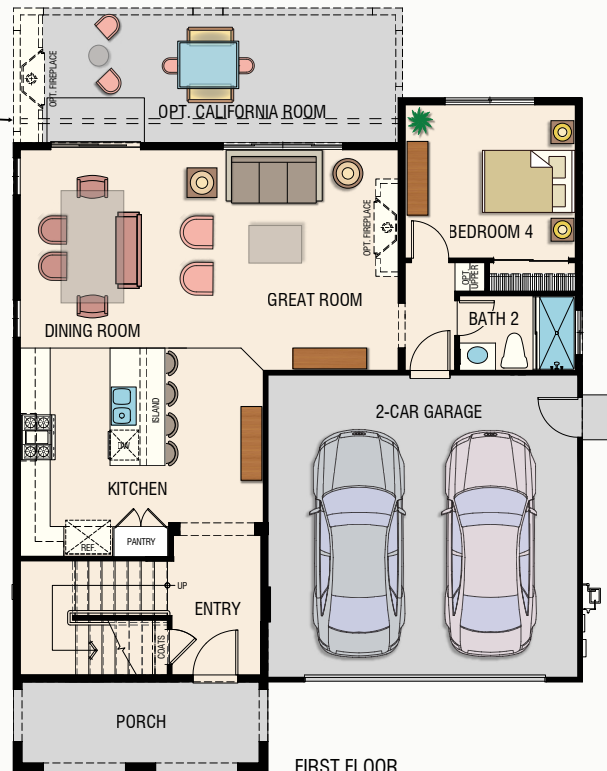


OPT. CALIFORNIA ROOM

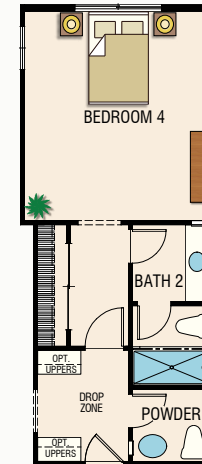
OPTIONAL EXPANDED SONORA



SECOND FLOOR



FIRST FLOOR



OPTIONAL EXPANDED SONORA

PLAN
3



PLAN OPTIONS INCLUDE: Loft | Great Room Fireplace | California Room
California Room With Fireplace | Expanded Sonora

Live
IN THE MIDDLE
OF IT ALL

ACE TRAIN MAKES YOUR COMMUTE EASY

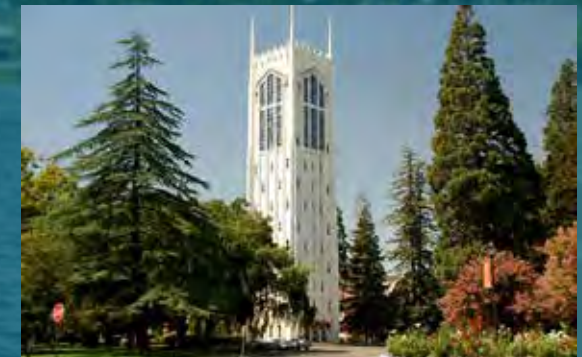
- The station is approximately 3 miles from Calaveras Place.
- Both eastbound and westbound trains run Monday through Friday and on major holidays.
- Trains also run on 49er's game days from Stockton, departing at different times coinciding with game times.
- Each car has a bathroom, is wheelchair accessible and has Wi-Fi. For more information and ticket costs go to www.acerail.com or call 800-411-7245.



*You can be close
to family, restaurants
and all kinds of services.
Celebrate!*



WEBERSTOWN MALL: located on Pacific Avenue and March Lane, the mall is anchored by several large department stores, including Dillard's, JC Penney's, Sears and several dining options.



UNIVERSITY OF THE PACIFIC: located nearby on Pacific Avenue, the University of the Pacific is a top rated university and the oldest in California, since 1923.

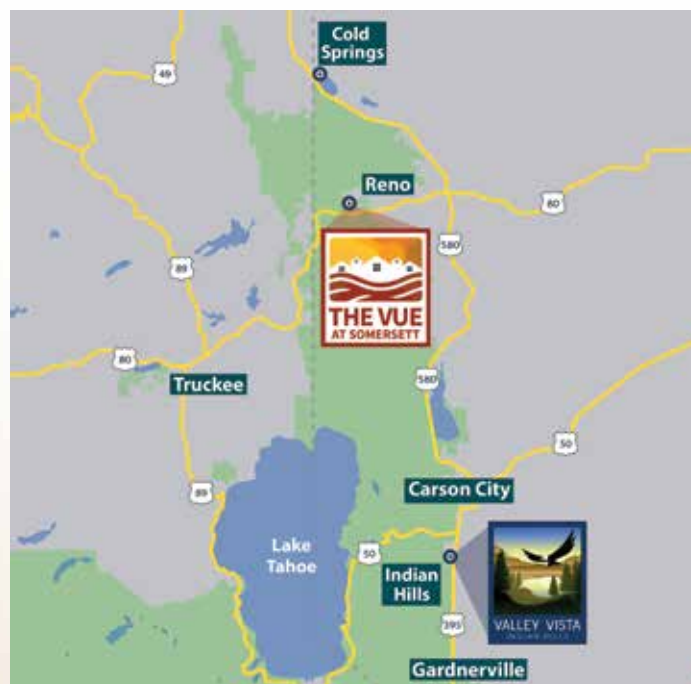
HOMEBUYING IS A PERSONAL EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

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





FLORSHEIM
HOMES

CONTACT

Calaveras Place Sales

4211 Alvarado Avenue
Corner of Fargo Street
& Alvarado Avenue
Stockton, CA
(800) 985-HOME (4663)
CalaverasPlace@florsheimhomes.com
www.florsheimhomes.com



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.

www.florsheimfoundation.org

2017/06/27