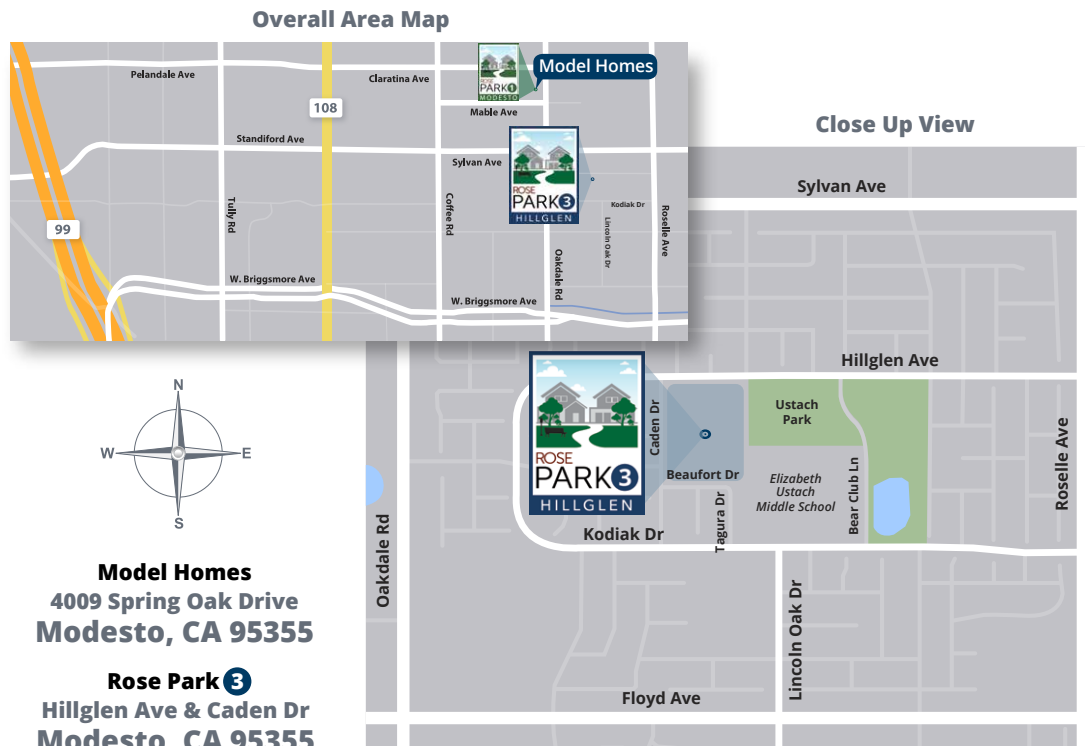


# welcome H O M E

If you have been waiting for the famous Rose Park product-line in a superb Village One location, then Rose Park 3 (located at Hillglen Avenue and Caden Drive) is sure to please. Here, Florsheim Homes offers a myriad of possible floorplan configurations, in both ranch-style or two story living. These elegant designs have been extremely popular at both Rose Park 1 and Rose Park 2. Those neighborhoods are completely sold out! Enjoy walkability and the well-regarded Sylvan School District and 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



1B TUSCAN



1C COTTAGE



1A SANTA BARBARA



1D TRADITIONAL

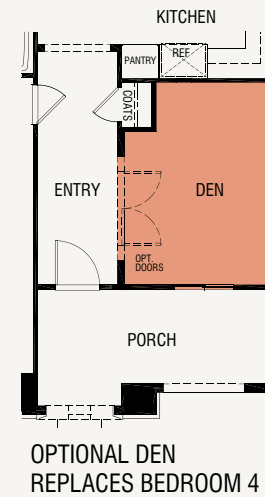
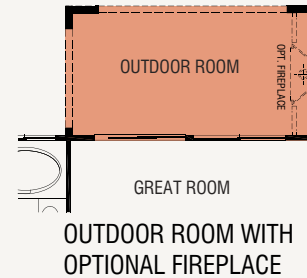
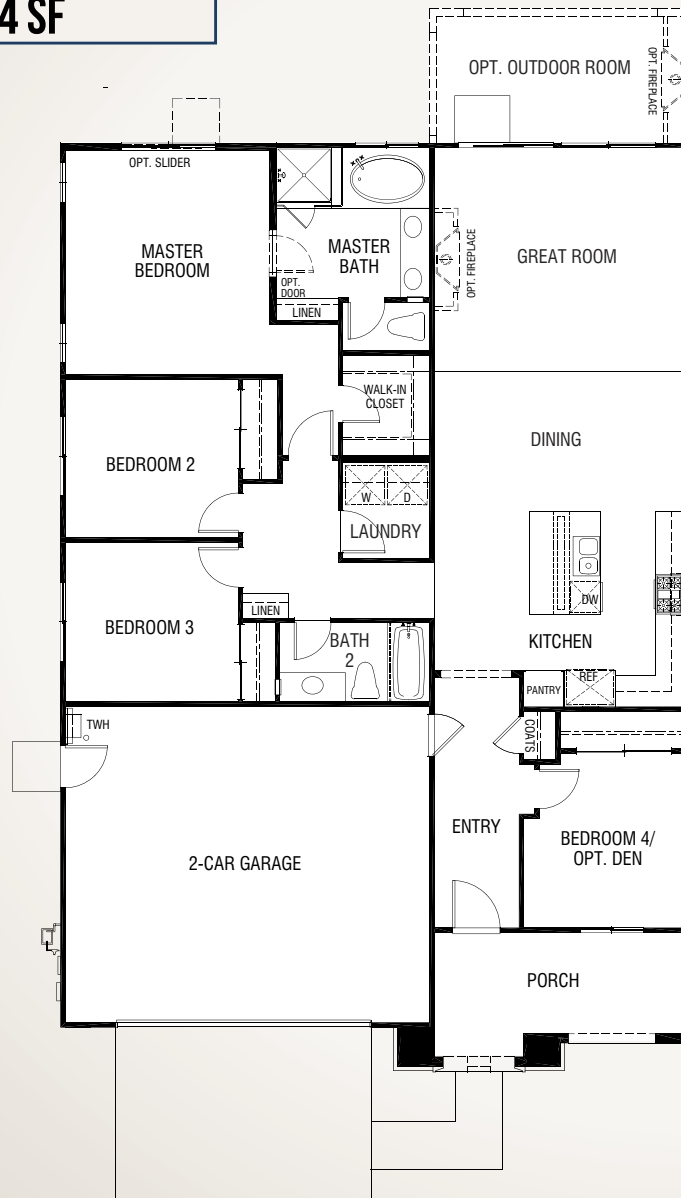


ROSE PARK 3

# 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



PLAN 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

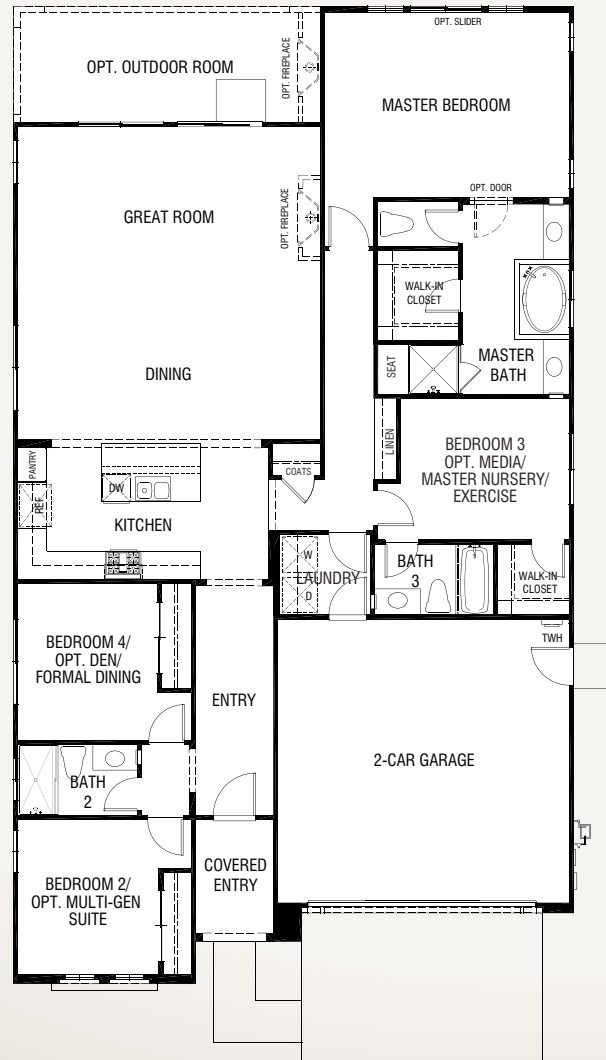
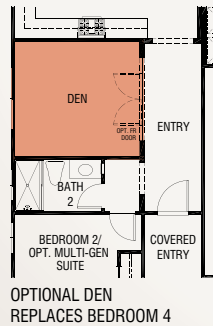


ROSE PARK 3

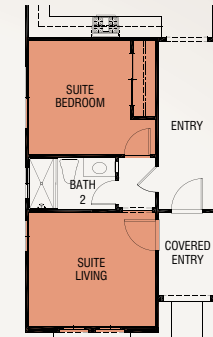
# THE TRELLIS

1,940 SF

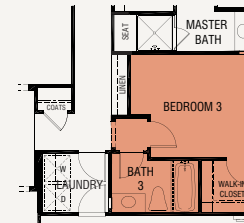
4 BEDROOMS | 3 BATH | GREAT ROOM  
2-CAR GARAGE



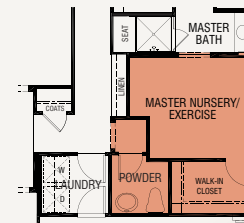
## MULTI-GENERATIONAL SUITE OPTIONS



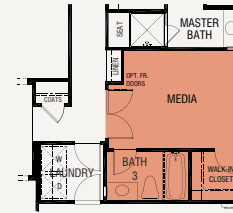
OPTIONAL MULTI-GENERATIONAL  
SUITE REPLACES BEDROOM 2 & 4



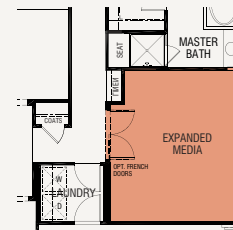
OPTIONAL BEDROOM 3 AT  
MULTI-GENERATIONAL SUITE



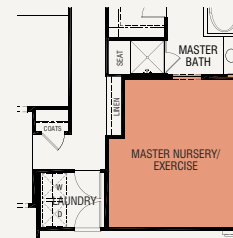
OPTIONAL MASTER NURSERY/EXERCISE  
AT MULTI-GENERATIONAL SUITE



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



## PLAN 2

FLORSHEIM  
HOMES

# 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



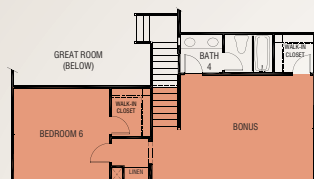
# ROSE PARK<sup>3</sup> THE GRAND TRELLIS

2,547 SF

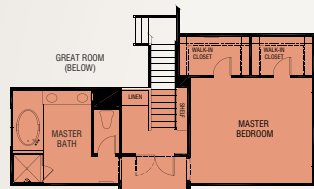
5 BEDROOMS | 4 BATH | GREAT ROOM  
LOFT | 2-CAR GARAGE



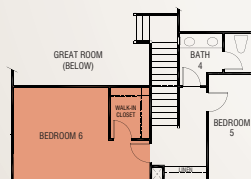
PLAN 2X



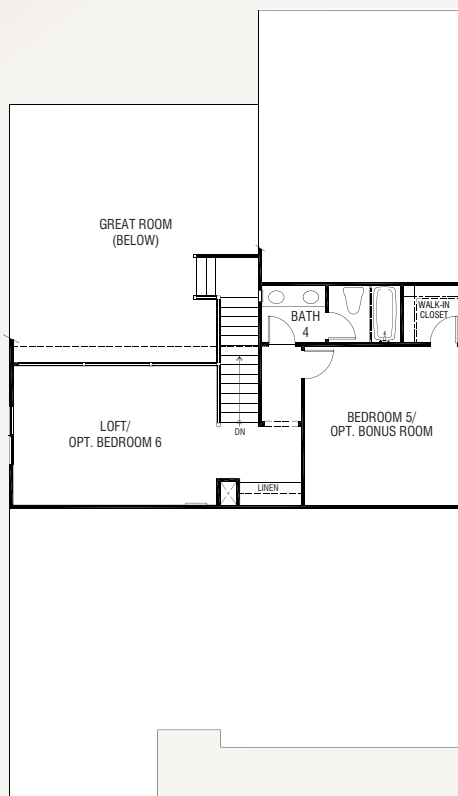
UPPER LEVEL - OPTIONAL BONUS/BEDROOM 6  
(FIRST FLOOR: ADDS 1940 SF/  
SECOND FLOOR ADDS 607 SF: TOTAL 2547 SF)



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



OPTIONAL BEDROOM 6  
REPLACES LOFT

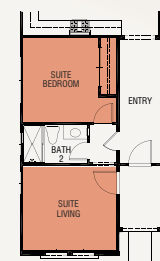


SECOND FLOOR



FIRST FLOOR

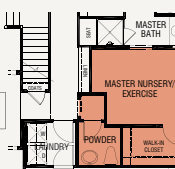
MULTI-GENERATIONAL SUITE OPTIONS



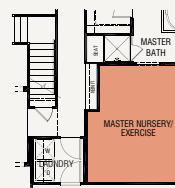
OPTIONAL  
MULTI-GENERATIONAL  
SUITE REPLACES BEDROOM 2



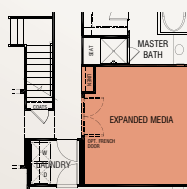
BEDROOM 3 AT  
MULTI-GENERATIONAL SUITE



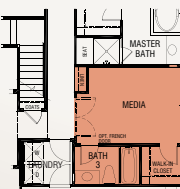
OPTIONAL MASTER NURSERY/EXERCISE  
AT MULTI-GENERATIONAL SUITE  
WITH POWDER REPLACES BEDROOM 3



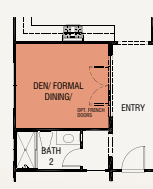
OPTIONAL MASTER NURSERY/EXERCISE



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

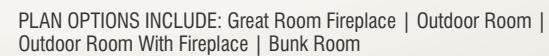
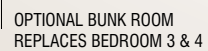


**3D** TRADITIONAL



## THE PROMENADE

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



# PLAN 4

SQUARE FOOTAGE  
2324 SF

5 BEDROOMS | 3 BATH  
GREAT ROOM  
2 CAR GARAGE



4B TUSCAN



4C COTTAGE



4A SANTA BARBARA



4D TRADITIONAL



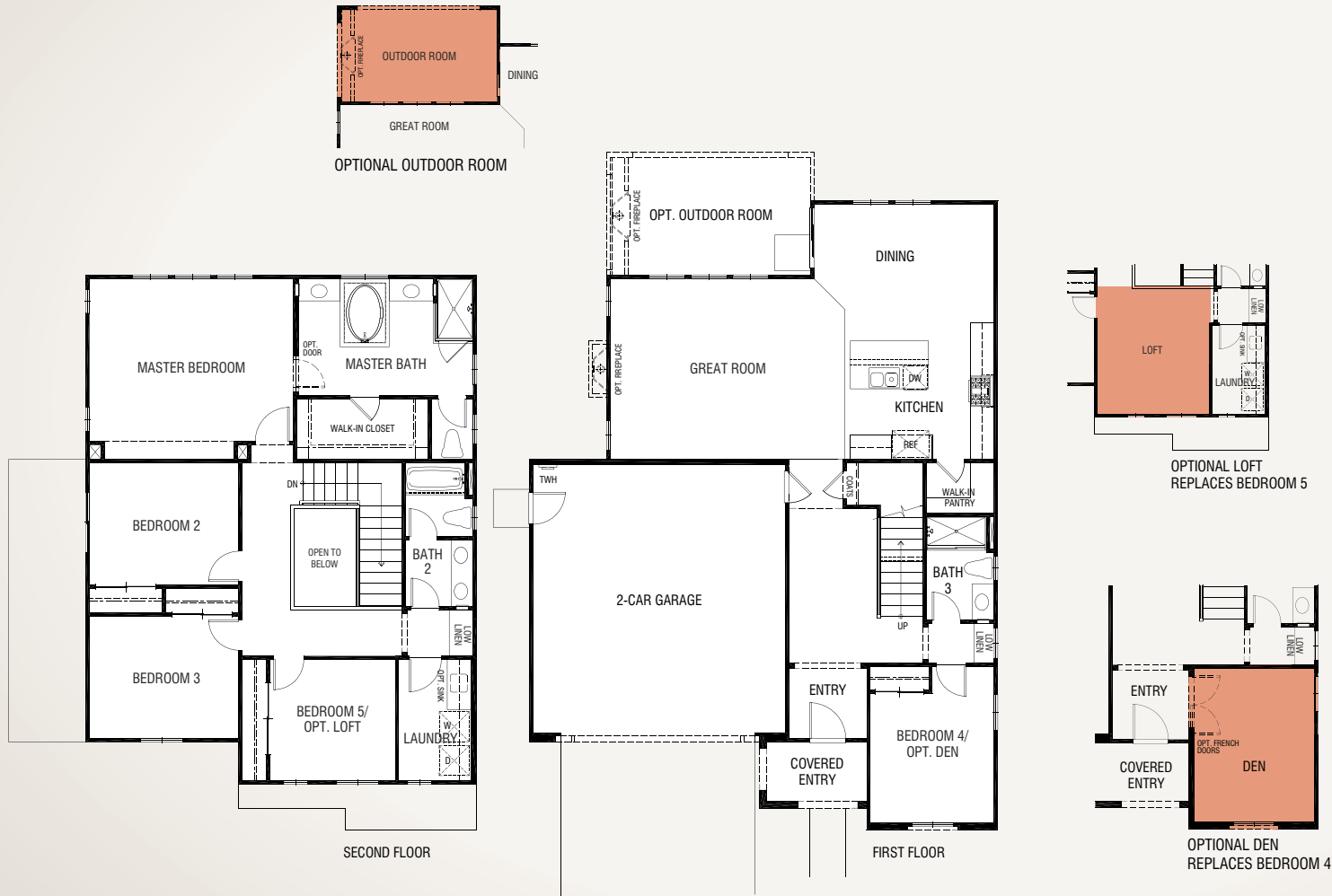
ROSE PARK 3  
**THE VERANDA**

**2,324 SF**

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



PLAN 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



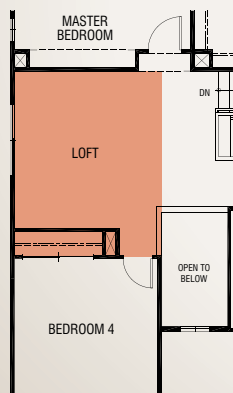
# ROSE PARK<sup>3</sup> THE HAVEN

2,721 SF

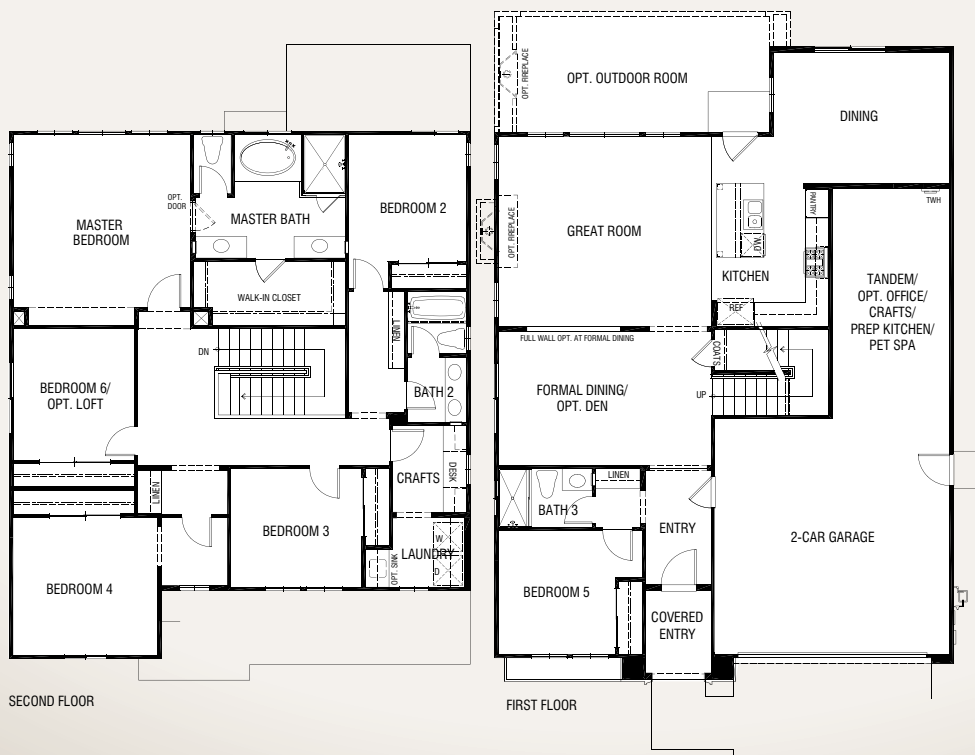
6 BEDROOMS | 3 BATH | GREAT ROOM | FORMAL DINING  
CRAFTS | 2-CAR + TANDEM GARAGE



## PLAN 5



LOFT REPLACES BEDROOM 6  
(MINUS 57 SF)



SECOND FLOOR

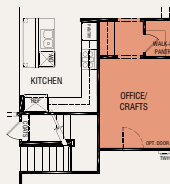
FIRST FLOOR



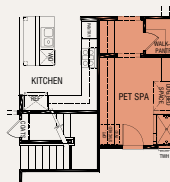
OPTIONAL OUTDOOR ROOM WITH  
OPTIONAL FIREPLACE



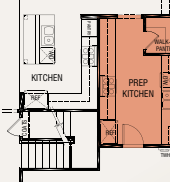
OPTIONAL DEN  
REPLACES FORMAL  
DINING



OPTIONAL OFFICE/CRAFTS  
REPLACES TANDEM (ADDS 172 SF)



OPTIONAL PET SPA  
REPLACES TANDEM (ADDS 172 SF)



OPTIONAL PREP KITCHEN  
REPLACES TANDEM (ADDS 172 SF)

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 ③ Sales

4009 Spring Oak Drive  
Modesto, CA  
(800) 985-HOME (4663)  
[www.florsheimhomes.com](http://www.florsheimhomes.com)



# 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.