



**METRO AT INSPIRATION**

*Contemporary Designs for Inspired Living*

3108 Vintage Avenue  
Modesto, CA 95356  
[www.FlorsheimHomes.com](http://www.FlorsheimHomes.com)  
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[Metro@FlorsheimHomes.com](mailto:Metro@FlorsheimHomes.com)



## ARTFUL EXTERIORS

- Distinctive Spanish, Regency & Traditional exteriors
- Dramatic two-story floorplans
- Architect selected exterior color schemes
- Exterior coach lights
- One coat stucco (light lace finish) with elastomeric paint
- Flat or "S" style (per plan) concrete tile roofing
- Cool roof per Title 24
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish two-panel Cheyenne style front door
- Kwikset Dakota Satin Nickel front door handle set and deadbolt
- Two car enclosed garage
- Sheetrocked garage interior
- Recessed can lights at front porch and entry (per plan)
- Sectional metal garage door
- Garage door opener with 2 remotes
- Illuminated address sign
- Rear and side yard fencing with gate
- Downspouts tied to underground drainage
- Two conveniently located hose bibs

## LUXURIOUS LIVING

- Innovative floorplans with 9' first floor and 8' second floor ceiling height
- State-of-art spaces including optional Lofts, Dens and expansions
- Hand-set ceramic tile Entry Foyer
- Kelly-Moore® 2-tone interior paint throughout
- Two panel Cheyenne interior doors
- Satin Nickel Kwikset interior door hardware
- 3<sup>1/4"</sup> Coronado baseboard with 2<sup>1/4"</sup> Colonial casing
- Ceiling fan pre-wire in Master Bedroom, Great Room and all secondary Bedrooms
- Ceiling lights in secondary Bedrooms
- Attractive handrail with painted pickets
- Rocker style light switches
- Bullnose drywall outside corners (except at windows)
- Window stool or aprons
- Elegant finish wood top on Lower Linen per plan
- Decorator wall-to-wall carpeting
- Stylish vinyl flooring in Pantry and laundry room
- Fire sprinkler system throughout
- Second story sub-floor at 1<sup>1/8"</sup> 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, melamine interiors and euro hinges
- Pullout bread board
- Spacious island with eating bar (Plan 2, 3)
- Built in pantry or walk-in pantry (per plan)
- Stainless steel sink with garbage disposal
- Stylish Chrome pullout faucet
- Stainless Steel GE® appliances - gas range, microwave and dishwasher
- Pre-plumbed for icemaker
- Fluorescent recessed can lighting
- Attractive vinyl flooring

## MASTER BEDROOM SUITE & BATH

- Elegant designs feature walk in closets and private master bath
- Architect perfected bath layouts
- Hard surface vanity top dual top set sinks
- Designer vinyl flooring
- Hard surface shower and tub surrounds with clear glass Satin Chrome 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 Chrome fixtures
- Designer Chrome light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware
- Attractive vinyl flooring



## ENERGY EFFICIENCY & TECHNOLOGY

- Solar Electric System
- Centralized media panel with necessary modules
- Dual Media and CAT5 at Master Bedroom & Great Room
- Dual pane low E vinyl windows with decorator grids (front and side only per plan)
- White vinyl windows (elevation B, C; tan vinyl elevation A)
- Screens in all windows & sliders with self-latching handles
- Quality fiberglass insulation per Title 24
- ENERGY STAR qualified appliances for ultimate savings
- High efficient central heating (92% AFUE) and air conditioning (16 SEER), with R-6 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
- Cable outlet in secondary Bedrooms
- Phone outlet at Master Bedroom and Kitchen



## WARRANTY

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

## POPULAR OPTION / UPGRADES

- Upgraded Garage Door with Windows
- Dens, Lofts and Expansion Plans
- Fireplaces (per plan)
- Cabinet Styles
- Low Voltage
- Flooring & Countertops
- Upgraded Stair Rail Designs



PLAN 1

# METRO / THE PINNACLE

1645 SF

3 BEDROOMS | 2.5 BATHS | LOFT

2-CAR GARAGE



1A SPANISH



1B REGENCY



1C TRADITIONAL

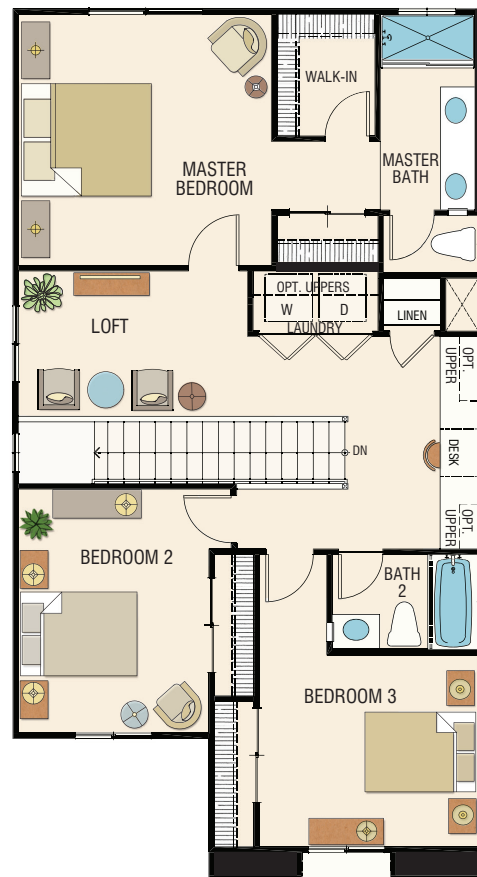
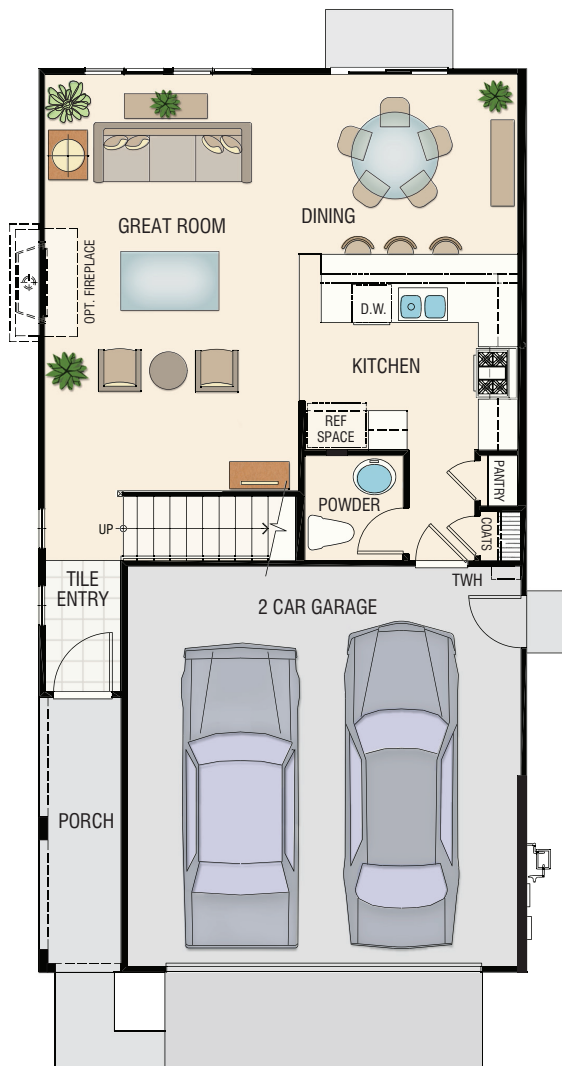


# PLAN 1 / THE PINNACLE

1645 SF

3 BEDROOMS | 2.5 BATHS | LOFT

2-CAR GARAGE



PLAN 2

# METRO / THE SKYLINE

1814 - 1830 SF

3 BEDROOMS | 2.5 BATHS | LOFT

2-CAR GARAGE



2A SPANISH



2B REGENCY



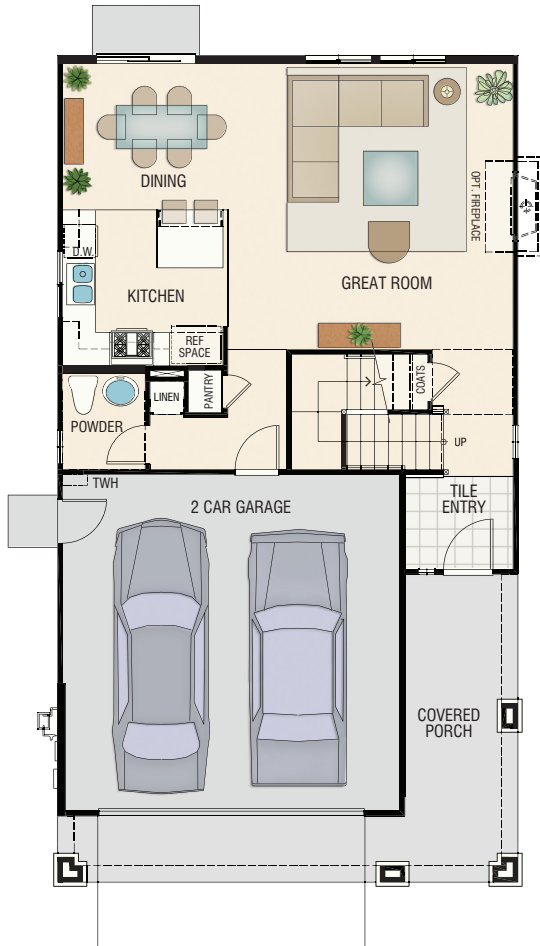
2C TRADITIONAL

# PLAN 2 / THE SKYLINE

1814 - 1830 SF

3 BEDROOMS | 2.5 BATHS | LOFT

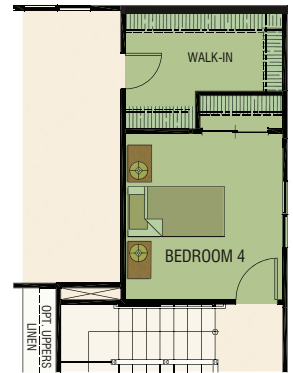
2-CAR GARAGE



FIRST FLOOR



SECOND FLOOR



**A** OPTIONAL  
BEDROOM 4  
(REPLACES LOFT)

## PLAN OPTIONS INCLUDE

**A** OPTIONAL BEDROOM 4



PLAN 3

# METRO / THE VANTAGE

2034 - 2221 SF

4 BEDROOMS | 2.5 BATHS

2-CAR GARAGE



**3A** SPANISH



**3B** REGENCY



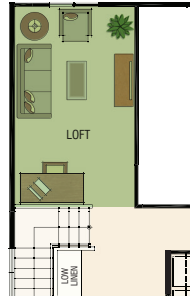
**3C** TRADITIONAL

# PLAN 3 / THE VANTAGE

2034 - 2221 SF

4 BEDROOMS | 2.5 BATHS

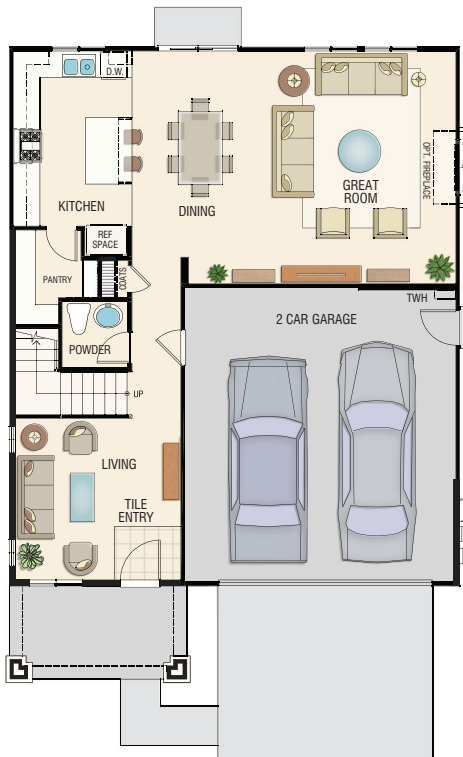
2-CAR GARAGE



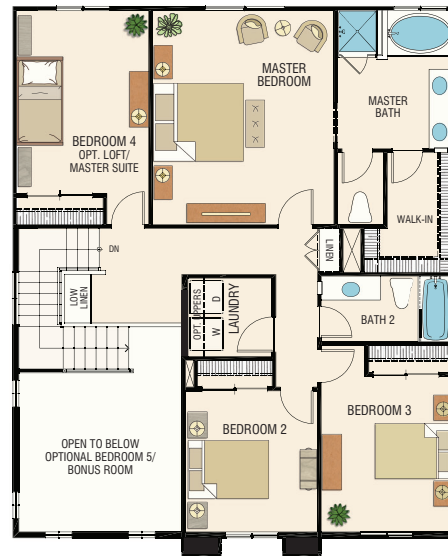
**B** OPTIONAL LOFT



**A** OPTIONAL MASTER SUITE EXPANSION  
(REPLACES MASTER BEDROOM & BEDROOM 4)



**FIRST FLOOR**



**SECOND FLOOR**



**C** OPTIONAL BEDROOM 5  
(REPLACES OPEN TO BELOW) (+171 SF)



**D** OPTIONAL BONUS ROOM  
(REPLACES OPEN TO BELOW) (+171 SF)

## PLAN OPTIONS INCLUDE

**A** MASTER SUITE EXPANSION | **B** LOFT | **C** BEDROOM 5 | **D** BONUS ROOM



GET  
**INSPIRED**





# METRO COMMUNITY MAP



## METRO AT INSPIRATION

3108 Vintage Avenue  
Modesto, CA 95636

Located in Modesto near the Vintage Faire Mall, Metro is the sister community to Florsheim's upscale neighborhood, Icon at Inspiration. Florsheim Homes' newest model lineup will showcase three inspired floorplans that merge edgy designs and modern comforts while retaining all the innovative, low maintenance, and fresh touches homebuyers want. Enjoy life at Inspiration! Check out this coveted walkable community designed with easy access to Hwy. 99 for commuters and residents on the go.



# THE FLORSHEIM HOMES STORY

BUYING A HOME IS AN EXCITING LIFE EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

For more than 35 years, Florsheim Homes has built homes in both California and Nevada, carefully selecting land parcels that create safe and ideal communities. These accommodating locations serve the needs of first time, move-up, empty nester and single buyers across 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 floorplans, and the latest architectural details are a way of life for Florsheim Homes.



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