

ICON

BRIDLE RIDGE
Oakdale, CA



HOUSES FOR YOUR LIFE

THE IDEAL BLEND OF
COUNTRY AND STYLE

FEATURES



ARTFUL EXTERIORS

- Distinctive Traditional, Spanish, Regency & 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
- Flat or "S" style (per plan) concrete tile roofing
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8' 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)

- Architectural style sectional metal garage door with window panels (per elevation)
- 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
- White vinyl windows (elevation B, C & D) and tan vinyl (elevation A)
- Screens in all windows & sliders with self-latching handles



LUXURIOUS LIVING

- Innovative floorplans with 9' ceiling height throughout
- State-of-the-art spaces including optional Lofts, California Rooms, Decks, Dens, Flex Space and Game Room
- Hand-set ceramic tile at Entry Foyer
- Kelly-Moore® two-tone interior paint throughout
- 2 panel Cheyenne interior doors
- Satin Nickel Kwikset® Aliso interior door hardware
- 3^{1/4"} Coronado baseboard with 2^{1/4"} Colonial casing
- Stylish Satin Nickel interior light fixtures with single switch ceiling fan pre-wire in Secondary Bedrooms
- Ceiling fan pre-wire in Master Bedroom and Great Room
- Craftsman style handrails with square painted pickets
- Rocker style light switches
- Bullnose drywall outside corners (except at windows)
- Window stool or aprons
- Elegant finish wood top on Lower Linen & Drop Zone seat (per plan)
- Decorator wall-to-wall carpeting
- Fire sprinkler system throughout
- Second story sub-floor with 1^{1/8"} plywood, glued and nailed
- Engineered roof and floor trusses
- Hardwired 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
- Built-in pantry or walk-in pantry (per plan)
- Stainless steel sink with garbage disposal
- Stylish Pfister™ Chrome pullout faucet
- Stainless Steel GE® appliances - gas range, microwave and dishwasher
- Pre-plumbed for icemaker
- LED recessed can lighting
- Attractive vinyl flooring, including pantry (per plan)



MASTER BEDROOM SUITE & BATH

- Elegant designs feature walk-in closets and private master bath
- Architect perfected bath layouts with separate shower and tub
- Designer tub (plans 1, 3, 3X & 5) & free-standing tub (plans 2 & 4)
- Hard surface vanity top with dual top set sinks
- Designer vinyl flooring
- Hard surface shower and tub surrounds (per plan) with clear glass Satin Nickel enclosure
- Stylish Pfister™ Chrome Fixtures
- Designer Satin Nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware

SECONDARY BATHROOMS

- Hard surface vanity top with sink
- Tile look white fiberglass tub/shower with shower rod or shower with enclosure (per plan)
- Stylish Pfister™ Chrome fixtures
- Designer Satin Nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware
- Attractive vinyl flooring

LAUNDRY ROOM

- Standard base cabinet (plans 2, 4, & 5)
- Standard upper cabinets (plans 1, 3, 3X & 5)
- Attractive vinyl flooring, including Drop Zone (per plan)



ENERGY EFFICIENCY & TECHNOLOGY

- Solar Electric System
- Cool roof per Title 24
- Radiant Barrier roof sheeting to defer heat transfer
- Dual pane low E vinyl windows with decorator grids (front and side only per plan)
- Quality fiberglass insulation per Title 24
- ENERGY STAR® qualified appliances for ultimate savings
- High efficiency central heating (92% AFUE) and air conditioning (14 SEER), with R-6 duct insulation
- Whole House Fan
- ERV Fan
- 92% efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Weather sensing irrigation timer
- Programmable setback thermostat
- Centralized media panel with necessary modules and dual media drop
- Dual Media and CAT5 at Master Bedroom & Great Room
- Cable outlet in Secondary Bedrooms
- Phone outlet at Master Bedroom and Kitchen



WARRANTY

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

POPULAR OPTIONS

- Expanded Garage
- Upgraded Front Door with Windows
- Upgraded Stair Rail Designs
- Decks, Dens, Lofts and California Rooms
- Fireplaces
- Door Hardware
- French Doors
- Cabinet Styles

PLAN 1 THE AMBIANCE

1569 SF

3 BEDROOM | 2 BATH

DINING | GREAT ROOM

2 CAR GARAGE | SINGLE STORY



PLAN 1 | THE AMBIANCE

2 CAR GARAGE | SINGLE STORY | 1569 SF



A DEN | **B** CALIFORNIA ROOM
C EXPANDED GARAGE/WORKSHOP



PLAN 2 THE CHANDELIER

1903 - 2010 SF

DINING | GREAT ROOM

4 BEDROOM | 2.5 BATH

2 CAR GARAGE | TWO STORY



PLAN 2 | THE CHANDELIER

4 BEDROOM | 2.5 BATH | DINING | GREAT ROOM
2 CAR GARAGE | TWO STORY | 1903 - 2010 SF



PLAN OPTIONS INCLUDE

- A** EXPANDED GREAT ROOM | **B** CALIFORNIA ROOM | **C** FLEX SPACE | **D** LOFT
E EXPANDED MASTER WALK-IN CLOSET | **F** DECK AT MASTER BEDROOM | **G** EXPANDED GARAGE/WORKSHOP



PLAN 3 THE MASTERPIECE

1944 SF

4 BEDROOM | 3 BATH

DINING | GREAT ROOM

2 CAR GARAGE | SINGLE STORY



PLAN 3 | THE MASTERPIECE

4 BEDROOM | 3 BATH | DINING | GREAT ROOM

2 CAR GARAGE | SINGLE STORY | 1944 SF



PLAN OPTIONS INCLUDE

A DEN | B FORMAL DINING | C CALIFORNIA ROOM | D MEDIA/FLEX SPACE | E EXPANDED GARAGE/WORKSHOP



PLAN 3X THE GRAND MASTERPIECE

2553 SF

5 BEDROOM | 4 BATH

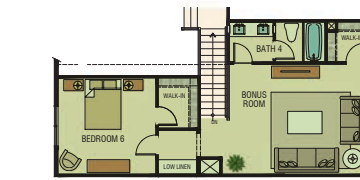
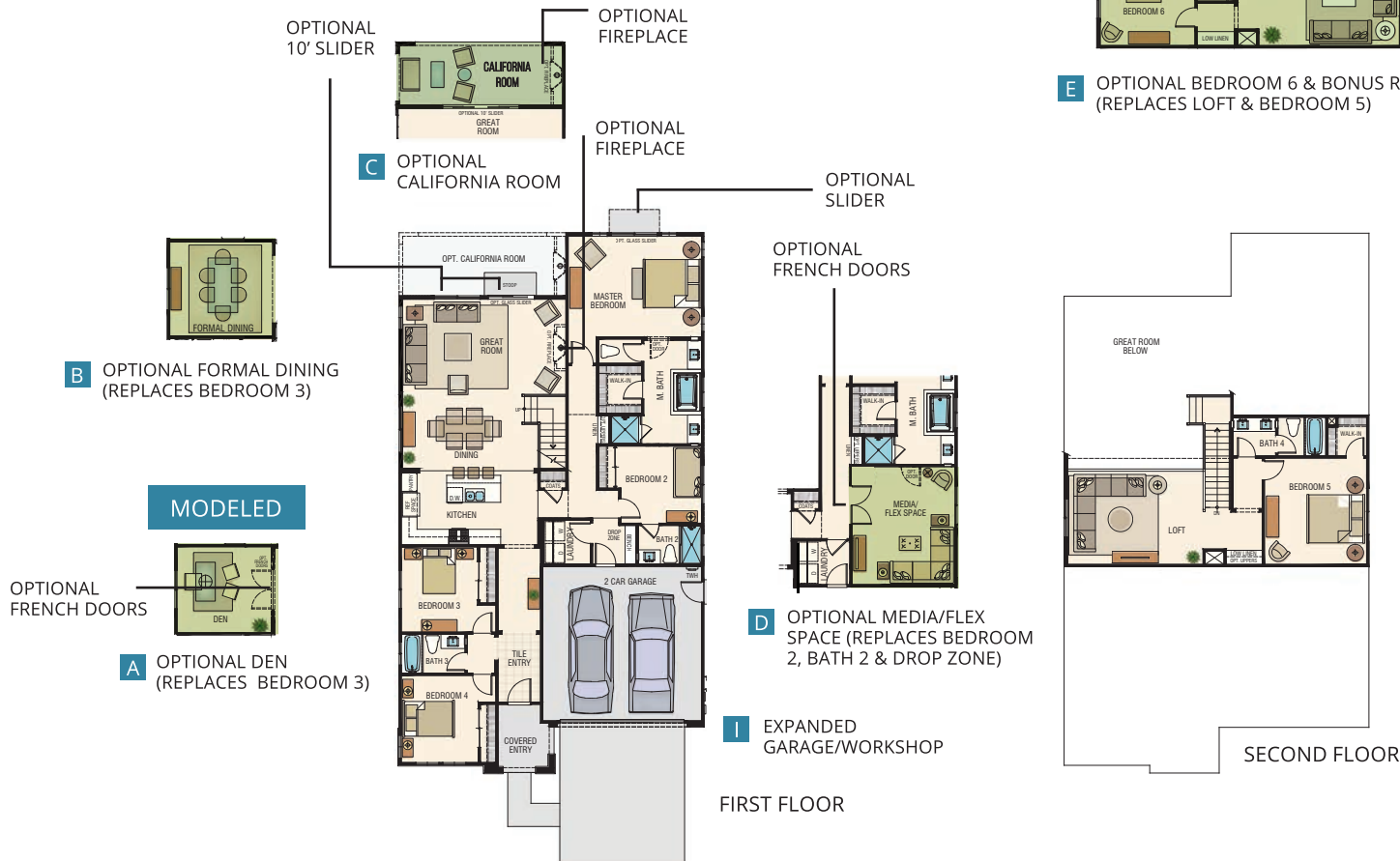
DINING | GREAT ROOM | LOFT

2 CAR GARAGE | TWO STORY

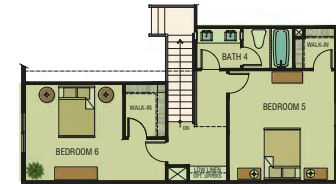


PLAN 3X | THE GRAND MASTERPIECE

5 BEDROOM | 4 BATH | DINING | GREAT ROOM | LOFT
2 CAR GARAGE | TWO STORY | 2553 SF



E OPTIONAL BEDROOM 6 & BONUS ROOM
(REPLACES LOFT & BEDROOM 5)

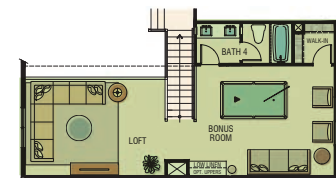


F OPTIONAL BEDROOM 6
(REPLACES LOFT)

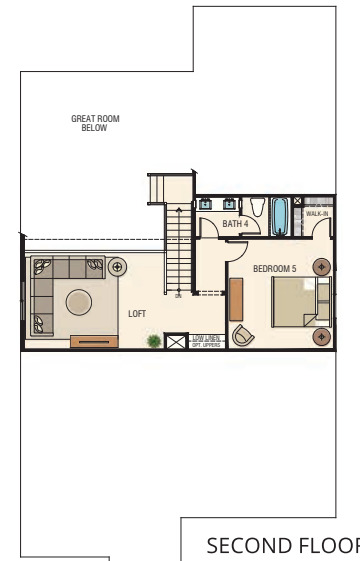
MODELED



G OPTIONAL MASTER SUITE
(REPLACES LOFT & BEDROOM 5)



H OPTIONAL BONUS ROOM & LOFT
(REPLACES BEDROOM 5)



SECOND FLOOR

PLAN OPTIONS INCLUDE

- A** DEN | **B** FORMAL DINING | **C** CALIFORNIA ROOM | **D** MEDIA/FLEX SPACE | **E** BEDROOM 6 AND BONUS ROOM
F BEDROOM 6 | **G** MASTER SUITE | **H** BONUS ROOM & LOFT | **I** EXPANDED GARAGE/WORKSHOP



PLAN 4 THE REFLECTION

2473 - 2891 SF DINING | GREAT ROOM
5 BEDROOM | 3.5 BATH 2 CAR GARAGE | TWO STORY



PLAN 4 | THE REFLECTION

2 CAR GARAGE | TWO STORY | 2473 - 2891 SF



PLAN OPTIONS INCLUDE

- A** DEN WITH POWDER | **B** CALIFORNIA ROOM | **C** GAME ROOM | **D** BEDROOM SUITES WITH FULL BATHS
E OPTIONAL JUNIOR SUITE WITH BATH 4 | **F** LOFT | **G** DECK AT MASTER BEDROOM | **H** EXPANDED GARAGE/WORKSHOP



Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation, and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns.

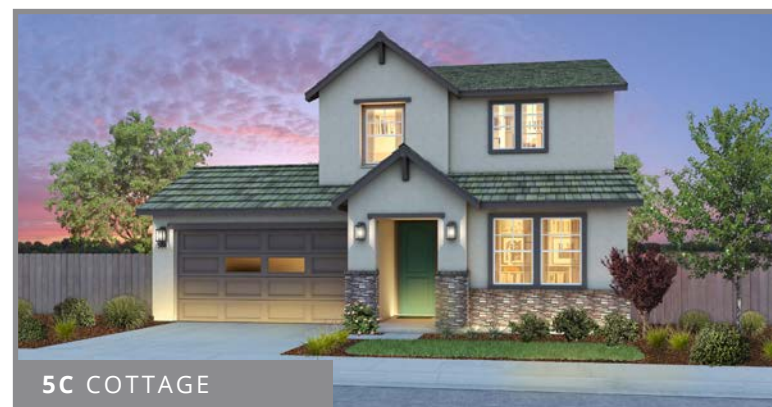
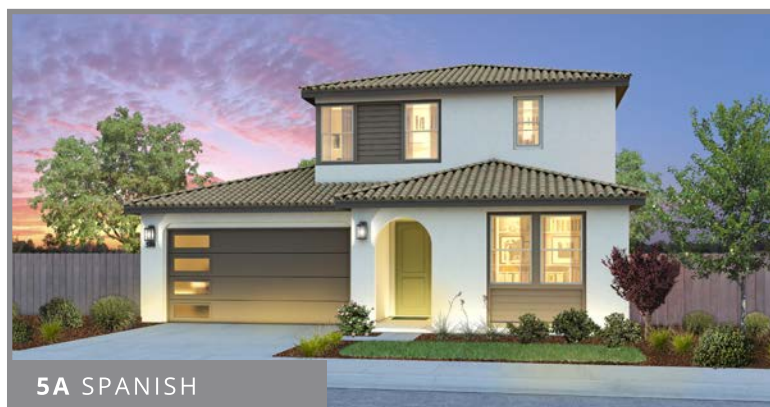
PLAN 5 THE UPTOWN

2746 - 3151 SF

4 BEDROOM | 3 BATH

DINING | GREAT ROOM | GATHERING ROOM | LOFT

2 CAR GARAGE | TWO STORY



PLAN 5 | THE UPTOWN

4 BEDROOM | 3 BATH | DINING | GREAT ROOM | GATHERING ROOM
LOFT | 2 CAR GARAGE | TWO STORY | 2746 - 3151 SF

MODELED

C OPTIONAL CALIFORNIA ROOM

OPTIONAL FIREPLACE

OPTIONAL FRENCH DOORS

G OPTIONAL SUPER LOFT (+168 SF)

H OPTIONAL BEDROOM 5 & 6 WITH BATH 4 (+168 SF)

F OPTIONAL BONUS ROOM & BEDROOM 5 (+168 SF)

B OPTIONAL DEN (REPLACES FORMAL DINING)

MODELED

E OPTIONAL JUNIOR SUITE/FLEX SPACE (+ 215 SF - 237 SF PER ELEVATION)

A OPTIONAL OFFICE (REPLACES BEDROOM 4)

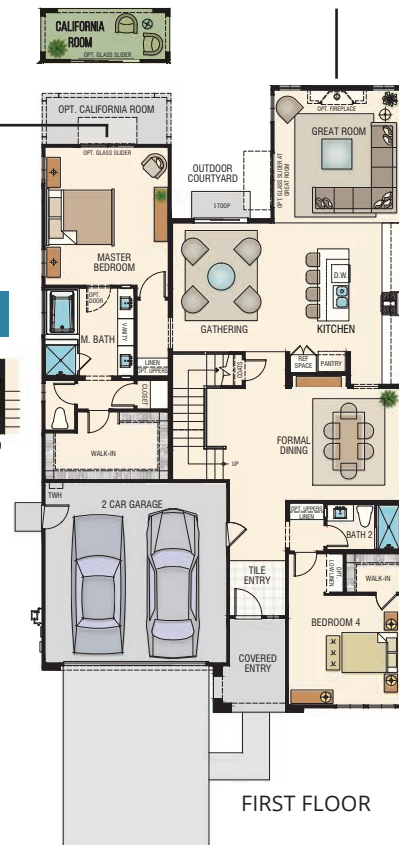
SECOND FLOOR

D OPTIONAL LOFT WITH BEDROOM 2 (+ 215 SF - 237 SF PER ELEVATION)

I EXPANDED GARAGE/WORKSHOP

MODELED

OPTIONAL STACKED LAUNDRY HOOK-UP



FIRST FLOOR

PLAN OPTIONS INCLUDE

A OFFICE | **B** DEN | **C** CALIFORNIA ROOM | **D** LOFT WITH BEDROOM 2 | **E** JUNIOR SUITE/FLEX SPACE

F BONUS ROOM & BEDROOM 5 | **G** SUPER LOFT | **H** BEDROOM 5 & 6 WITH BATH 4 | **I** EXPANDED GARAGE/WORKSHOP



THE IDEAL BLEND OF COUNTRY AND STYLE

Located in Oakdale in the Master-Planned Community of Bridle Ridge, Icon is a beautiful addition to an established neighborhood. Icon offers single and two-story, traditional homes with a variety of floorplans to suit any stage of life. Revel in modern finishes, innovative design and quality craftsmanship from a trusted builder when you live at Icon. Appreciate the laid back lifestyle that is Oakdale with an eclectic, historic downtown that is known as the "Cowboy Capital of the World." The city is full of western heritage, cattle ranches and agricultural farmland. Oakdale also serves as a gateway to Yosemite National Park where people can enjoy plenty of nature and unlimited recreational opportunities.

THE FLORSHEIM HOMES STORY

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

For over 35 years, Florsheim Homes has built homes in both California and Nevada, carefully selecting land parcels that create safe and ideal communities. These outstanding 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.



HOUSES FOR YOUR LIFE

Corner of Greger Street and Bascule Way | (800) 985-HOME (4663)
icon@florsheimhomes.com

WWW.FLORSHEIMHOMES.COM



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