



HOUSES FOR YOUR LIFE



## The Trails At Falling Leaf

DESIGNED FOR EVERY SEASON IN LIFE

2821 Hawaiian Petrel Avenue, Modesto, CA 95355 | [www.FlorsheimHomes.com](http://www.FlorsheimHomes.com) | (800) 985-HOME (4663)



# Features

## Artful Exteriors

- Distinctive Spanish, Regency & Cottage 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)
- Contemporary 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
- White vinyl windows (elevation B, C)  
Tan vinyl windows (elevation A)
- Screens in all windows & sliders with self-latching handles

## Luxurious Living

- Innovative floorplans with 9' first floor and 8' second floor ceiling height
- State-of-art spaces including optional Lofts, Bedrooms 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</sup>/<sub>4</sub>" Coronado baseboard with 2<sup>1</sup>/<sub>4</sub>" Colonial casing
- Ceiling fan pre-wire in Master Bedroom and Great Room
- Ceiling lights in Secondary Bedrooms with single switch ceiling fan pre-wire
- 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</sup>/<sub>8</sub>" 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
- Island or peninsula with eating bar (per plan)
- 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
- Fluorescent 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
- Hard surface vanity top dual top set sinks
- Designer vinyl flooring
- Fiberglass or Hard surface shower and tub surrounds with clear glass chrome enclosure (per plan)
- Stylish PFister™ chrome fixtures
- Designer chrome 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
- Stylish PFister™ 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 (per plan)
- 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
- ERV Fan
- 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 Options And Upgrades

- Garage Door Windows
- Bedrooms, Lofts and Bonus Rooms
- Fireplaces
- Cabinet Styles
- Low Voltage Wiring
- Flooring & Countertops



## PLAN 1 The Pinnacle

1645 SF  
3 BEDROOMS  
2.5 BATHS  
LOFT  
2-CAR GARAGE



**1A** SPANISH



**1B** REGENCY

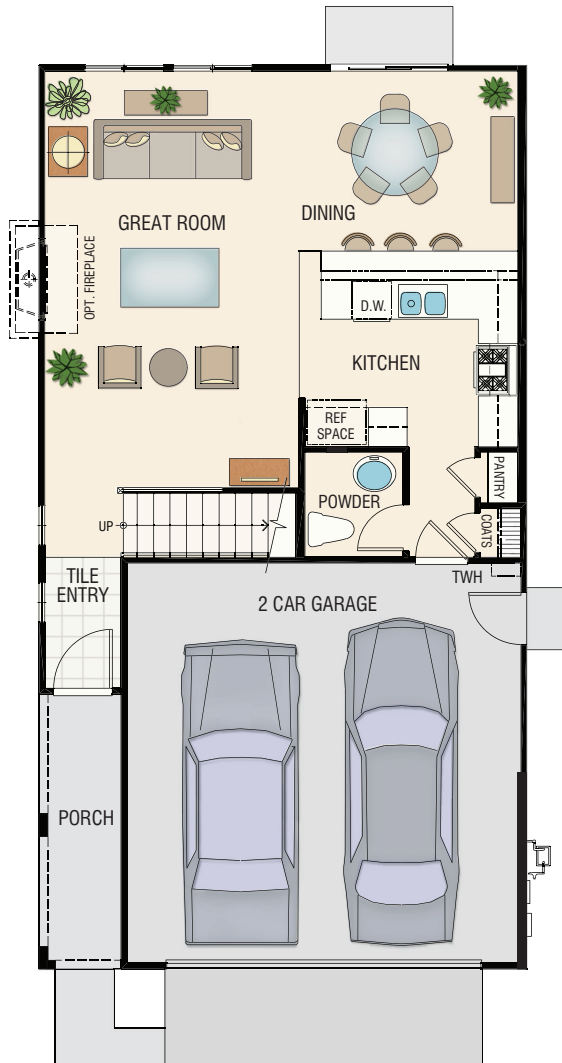


**1C** COTTAGE

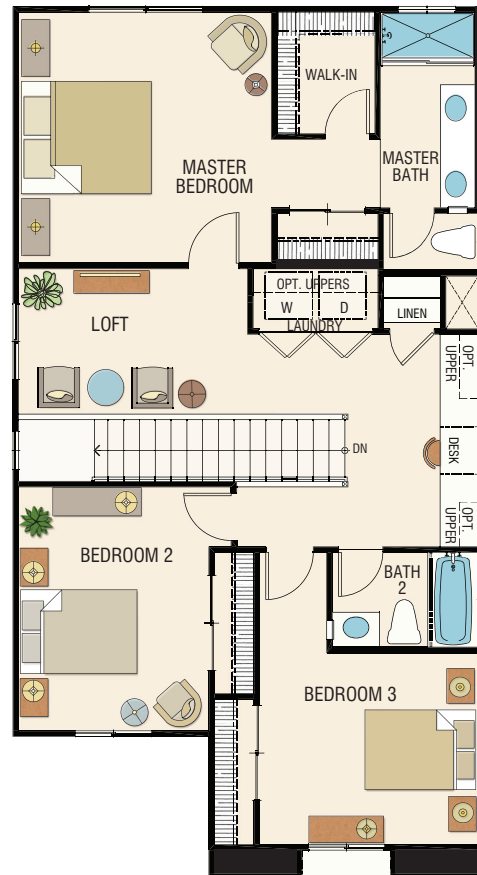


# Plan 1 / The Pinnacle

1645 SF  
3 BEDROOMS | 2.5 BATHS | LOFT  
2-CAR GARAGE



FIRST FLOOR



SECOND FLOOR



PLAN 2

# The Skyline

1814 - 1830 SF

3 BEDROOMS

2.5 BATHS

LOFT

2-CAR GARAGE



**2A** SPANISH



**2B** REGENCY

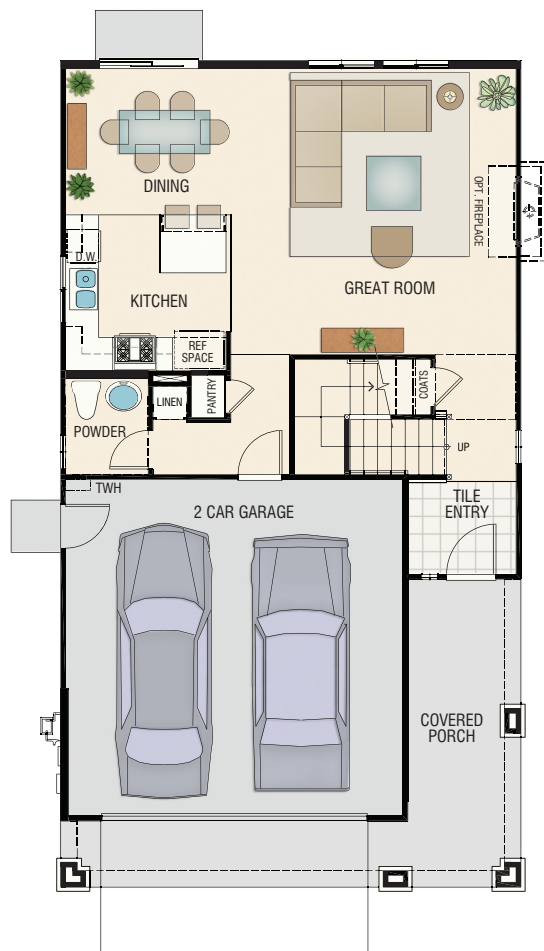


**2C** COTTAGE



# Plan 2 / The Skyline

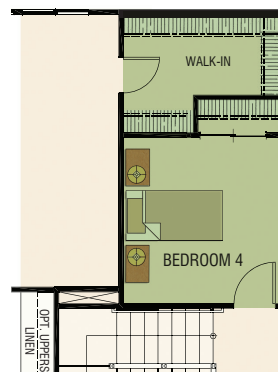
1814 - 1830 SF  
3 BEDROOMS | 2.5 BATHS | LOFT  
2-CAR GARAGE



FIRST FLOOR



SECOND FLOOR



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

## PLAN OPTIONS INCLUDE

**A** OPTIONAL BEDROOM 4



PLAN 3

# The Vantage

2034 - 2221 SF

4 BEDROOMS

2.5 BATHS

LIVING ROOM

2-CAR GARAGE



**3A** SPANISH



**3B** REGENCY



**3C** COTTAGE



# Plan 3 / The Vantage

2034 - 2221 SF  
4 BEDROOMS | 2.5 BATHS | LIVING ROOM  
2-CAR GARAGE



## PLAN OPTIONS INCLUDE

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

# Discover Design





# The Trails Community Map



Milnes Rd



## The Trails At Falling Leaf

2821 Hawaiian Petrel Avenue  
Modesto, CA 95355

Located in Modesto's Village One neighborhood, The Trails at Falling Leaf is a 59-home community that's an excellent addition to a thriving city. The Trails offers beautiful, two-story homes with three floorplan designs and up to five bedrooms. Appreciate smartly designed plans and stylish finishes all professionally selected with you in mind. Village One is part of a longstanding new home area that boasts the Sylvan School District and convenient access to retail shopping. It's just a quick drive to vibrant downtown Modesto, where you'll discover a buzzing, lively city full of community events, dining, and unique shopping.

THE TRAILS AT FALLING LEAF . . . DESIGNED FOR EVERY SEASON IN LIFE!

# 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 properties 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.



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