



HOUSES FOR YOUR LIFE



Trails Walk

DESIGNED FOR EVERY SEASON IN LIFE

Site located at Chandon Drive and Chandon Circle, Modesto, CA 95355 | 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 1/4" Coronado baseboard with 2 1/4" Colonial casing
- Ceiling fan pre-wire in Primary 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 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 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)

Primary Bedroom Suite & Bath

- Elegant designs feature walk in closets and private Primary 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 Primary 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 Primary 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



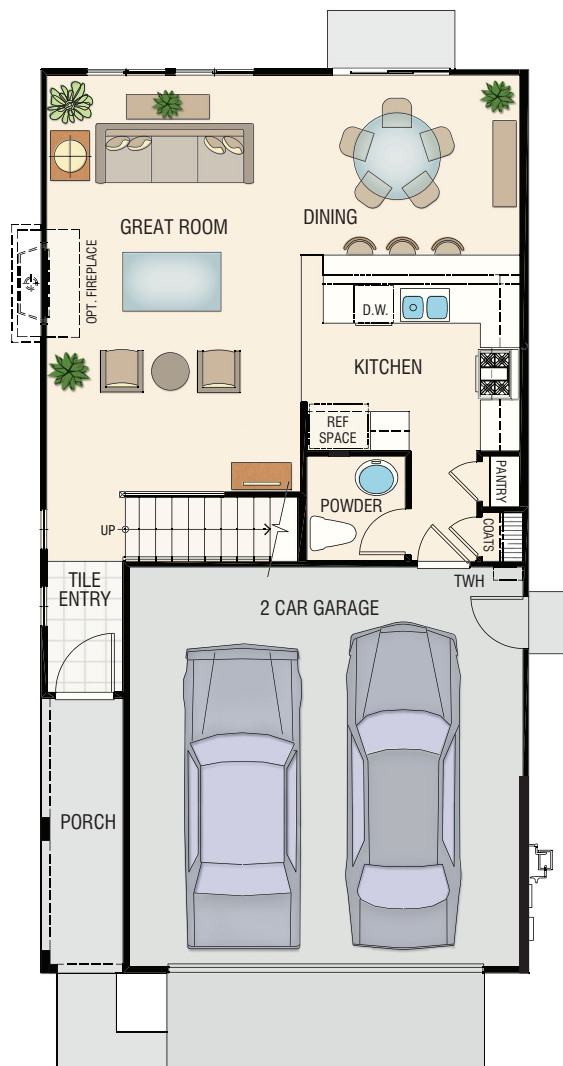
1B REGENCY



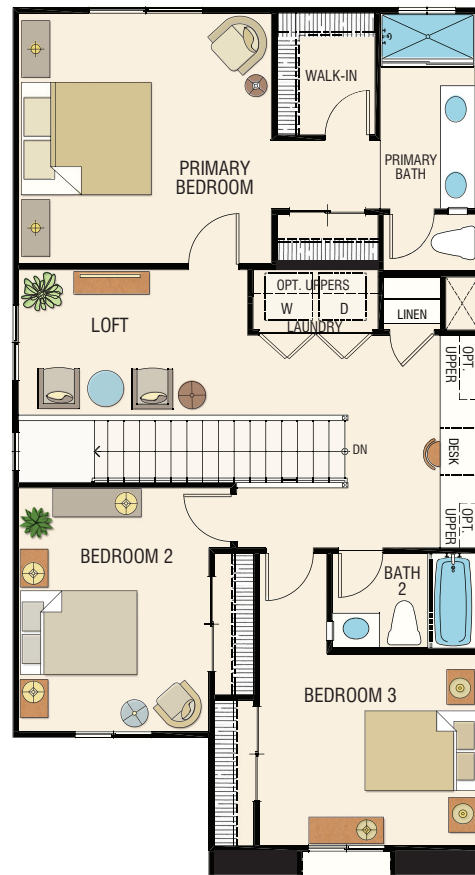
1C COTTAGE

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



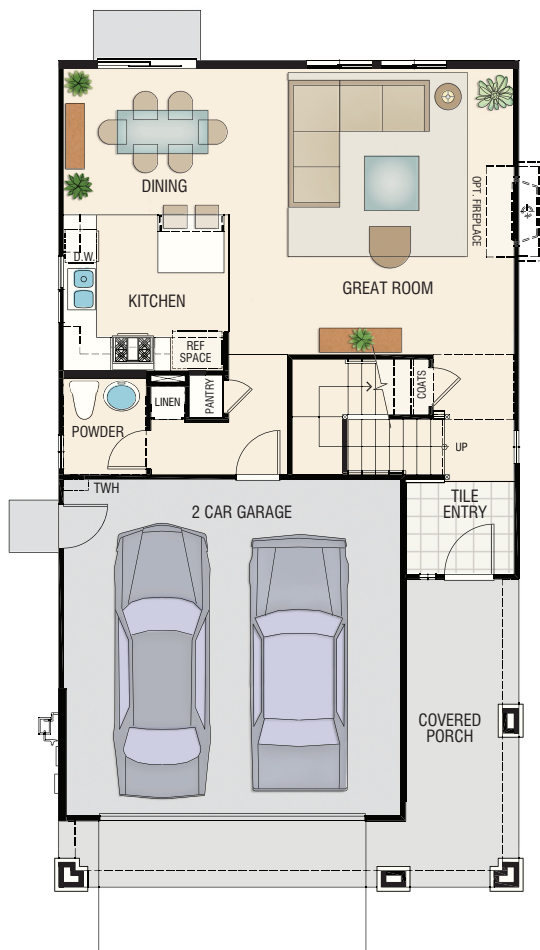
2B REGENCY



2C COTTAGE

Plan 2 / The Skyline

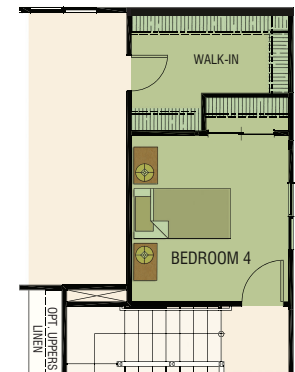
1814 - 1830 SF
3 BEDROOMS | 2.5 BATHS | LOFT
2-CAR GARAGE



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

Discover *Design*



The Trails Community Map



Trails Walk

Site Located at:
Chandon Drive and Chandon Circle
Modesto, CA 95355

Models Located at:
2821 Hawaiian Petrel Avenue
Modesto, CA 95355

Situated in Modesto's Village One neighborhood, Trails Walk is a 46-home community and an exceptional addition to this well-established area. At Trails Walk, you'll find primarily two-story homes with amazing floorplan designs and up to four bedrooms. Enjoy innovatively designed plans with contemporary finishes that make each home unique. Trails Walk is located just steps from the Village One Plaza through a walking trail where you'll discover convenient shopping and dining. Also, Trails Walk is a short drive to the energetic downtown Modesto that provides a variety of community events along with popular restaurants and entertainment venues.

TRAILS WALK . . . 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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Represented by ESCALA PROPERTIES

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