



# Icon

Florsheim Homes

## STYLISH FEATURES

Standards and Options Binder



Founders Point

MODESTO, CA



HOUSES FOR YOUR LIFE



## ARTFUL EXTERIORS

- Distinctive Traditional, Spanish, Regency & Cottage exteriors
- Dramatic single-story and two-story floorplans
- Architect selected exterior color schemes
- Designer selected coach light fixtures (per plan)
- One coat stucco (light lace finish) with AcryShield® Primer and Acrylic Elastomeric Paint
- Flat or “S” style (per elevation) concrete tile roofing
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8’ front door (per elevation)
- Kwikset® Dakota Satin Nickel front door handle set and deadbolt
- Two-car enclosed garage
- Drywall and taped at garage interior
- Recessed can lights at front porch and entry (per elevation)
- 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



## ARTFUL EXTERIORS

Stylish 8' front door (per elevation)

### Standard Front Door



Standard Exterior Front Door  
ThermaTru® 2-Panel  
#CCR8205

### Plan 5 Office Exterior Door



Standard Exterior Door  
At Office Option Plan 5 Only  
ThermaTru® #CCR804020-LE

### Upgraded Front Doors



Optional Exterior Door #1  
CCA8230XC-SDL



Optional Exterior Door #2  
CCA8260XC-SDL

Kwikset® Dakota Satin Nickel front door handle set and deadbolt

### Standard Hardware



Standard Front Doors  
Kwikset® Dakota  
Satin Nickel Finish

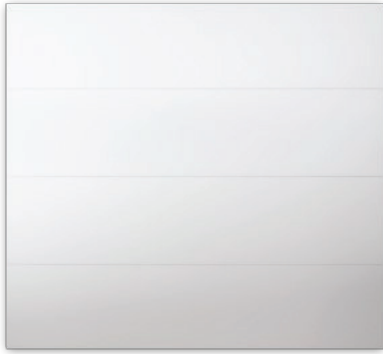
### Upgraded Hardware



Optional Exterior Door Hardware  
Kwikset® Avalon  
Satin Nickel Finish

## ARTFUL EXTERIORS

Sectional metal garage door with window panels (per elevation)



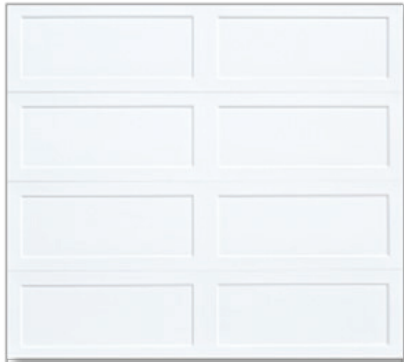
Standard Garage Door – Elevation A & B  
DoorLink® #450



Standard Window Elevation A



Standard Window Elevation B



Standard Garage Door – Elevation C & D  
DoorLink® #480



Standard Window Elevation C



Standard Window Elevation D

Buyers can choose to have no windows. Window rendering is an artist conception and shows decorative landscaping. Actual standard garage doors are 5 panels.

Garage door opener with 2 remotes



LiftMaster® 1/2 HP Chain Drive Garage Door Opener  
Model 8160WB-8  
Battery Backup, Built in WiFi, 2 Remotes



Address Light



Interior Garage Light





## LUXURIOUS LIVING

- Innovative floorplans with 9' ceiling height throughout (Except Plan 3X which has 8' ceiling height upstairs)
- 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
- Ceiling fan pre-wire in Primary Bedroom and Great Room
- Designer selected light fixtures, including Secondary Bedrooms
- Craftsman style handrails with square painted balusters
- 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 smoke detectors and carbon monoxide detectors (per code)



## LUXURIOUS LIVING

2 panel Cheyenne interior doors

### Standard Interior Door



Standard Interior Passage Door  
Masonite Cheyenne

### Upgraded Interior Door



Optional Interior Passage Door  
Riverside 5 Panel Door

Satin Nickel Kwikset® Aliso interior door hardware

### Standard Hardware



Standard Interior Doors  
Kwikset® Aliso Knob  
Satin Nickel Finish

### Upgraded Lever Hardware



Optional Interior Door Hardware  
Kwikset® Avalon Lever  
Satin Nickel Finish

## LUXURIOUS LIVING

Designer selected light fixtures, including Secondary Bedrooms



Standard Coach Light  
3253FSBZ



Patio/Garage Main Door  
66924BK



Bathroom Vanity (All Bathrooms)  
11313 FTSN



Under Stairs Light



Bedroom Ceiling Light  
5841MRSN



Standard Can Light (Throughout)

## LUXURIOUS LIVING

Craftsman style handrails with square painted balusters

### Standard Handrail



Standard Rail  
Boxed Craftsman Style

### Upgraded Handrails



Stair Rail Option #1  
Basket and Twist Iron  
Vary Per Plan



Stair Rail Option #2  
Horizontal Stainless Steel  
Vary Per Plan

3-1/4" Coronado baseboard with 2-1/4" Colonial casing



Standard Colonial Door Casing  
MDF-239A 5/8" X 2-1/4"



Standard Coronado Baseboard  
MDF-221A 9/16" X 3-1/4"

## LUXURIOUS LIVING

Optional fireplace inserts



Indoor Fireplace  
Heat & Glo® Slimline Fireplace with Pitcairn® Precast Painted Mantel



Mantle & Hearth at California Room  
Heat & Glo® Courtyard Fireplace with Brighten® Painted Precast Picture Frame



## GOURMET KITCHENS

- Solid surface countertop with 4" backsplash
- Attractive natural finish cabinets with recessed panel doors, melamine interiors and Euro hinges
- Spacious island with eating bar
- Built-in pantry to match cabinets
- Stainless steel sink with InSinkErator® 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

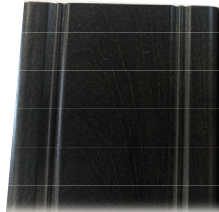




## GOURMET KITCHENS

Attractive natural finish cabinets with recessed panel doors, melamine interiors and Euro hinges

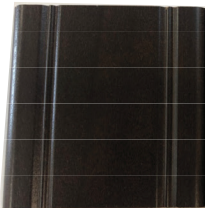
### Optional Stains



Avalon



Cocoa



Coffee



French Walnut

### Standard Door Style



Amalfi

### Optional Door Styles



Shaker II Style



Revere Style

### Optional Paint



Designer White



Dove Gray



Navy Gray



Stone Gray

Soft close drawer and door options also available.

\* Pictures are for example purposes only. Actual style, wood type and finish color may vary from examples.



Optional Recycle Center  
Includes (2) 35 Quart Waste Containers

### Standard Knobs



Knob  
1-1/4" Diameter Cabinet Knob  
Allison BP53005G10  
Satin Nickel

### Optional Knobs And Pulls



Optional T-Bar Pull  
7-3/8"  
BP40517PN  
Polished Nickel



Optional Cup Pull w/Standard Knob  
3" (76 mm) CTC Pull  
BP53010G10  
Satin Nickel



## GOURMET KITCHENS

Stylish Pfister™ Chrome pullout faucet

### Standard Faucet



Kitchen Faucet  
Pfister® Stellen Chrome  
LG529-SA



Standard Faucet at Optional Game Room in Plan 4  
LG572-SAC

### Upgraded Faucet



Optional Kitchen Faucet #1  
Pfister® Stellen SS LG529-SAS

Stainless steel sink with InSinkErator® garbage disposal

### Standard Sink



Undermount Kitchen Sink  
AmeriSink® AS114



Optional Farmhouse Kitchen Sink  
Whitehaven® K-6489-0

### Upgraded Sink



Optional Undermount Kitchen Sink  
AmeriSink® Single Bowl AS112



Standard Sink at Optional Game Room in Plan 4  
AmeriSink® AS113

## GOURMET KITCHENS

Stainless Steel GE® appliances - gas range, microwave and dishwasher

### Standard Appliances



GE® Two-piece Continuous Edge-to-Edge Cooktop  
Model # JGB645SEKSS



GE® 1.6 cu. ft. capacity Microwave  
Model # JVM3162RJSS



GE® Piranha™ Dishwasher  
Model # GDF510PSJSS

### Upgraded Appliances



GE® Profile™ Series Edge-to-Edge Cooktop w/Gas Oven  
Model # PGB960SEJ/SS



GE® Profile™ Series Chef Connect Microwave  
Model # PVM9005SJ/SS



GE® Profile™ Series Dishwasher  
Model # PDT775SYNFS

Not Currently Available



## PRIMARY BATH

- Elegantly designed, featuring private Primary Bath and walk in closets
- Architect perfected bath layouts with separate shower and tub
- Large soaking tubs (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 enclosure
- Stylish Pfister™ Chrome Fixtures
- Designer Satin Nickel light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware



## PRIMARY BATH

Large soaking tubs (Plans 1, 3, 3X & 5), free-standing tub (Plans 2 & 4)



Drop In Tub  
Maax® Exhibit - 60" x 42" - Drop-In #106250  
Plans 1, 3, 3X & 5



Free Standing Tub  
Maax® Optik - Free Standing - 60" x 32" - #105571-000-001  
Plans 2 & 4



Top Mount Sink  
Gerber® Logan Square 12-875 White

## Stylish Pfister™ Chrome Fixtures



Shower & Tub  
Pfister® Weller LG89-8WRC



Drop In Primary Bath Tub - Plans 1, 3, 3X, & 5  
Pfister® Weller RT6-5WRC



Primary Bath  
Pfister® Weller LG48-WR0C

Stand Alone Tub - Plans 2 & 4  
Pfister® Weller RT6-5WRC

## PRIMARY BATH

Designer Satin Nickel light fixture over vanity mirror



Bathroom Vanity  
11313 FTSN

Chrome bath hardware



Towel Bar  
Moen® "EVA" Towel Bar



Towel Ring  
Moen® "EVA" Towel Ring

**Standard Toilet**



Water Closet  
Gerber® Maxwell Round 21-902

**Upgraded & Elongated Toilet**



Optional Water Closet  
Gerber® 21-912



## SECONDARY BATHROOMS & LAUNDRY ROOM

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



## SECONDARY BATHROOMS & LAUNDRY ROOM

Hard surface vanity top with sink

### Standard Sink



Top Mount Sink  
Gerber® Logan Square 12-875 White

### Optional Laundry Sink



Optional Self Rimming Laundry Sink  
Only Available in Plans 4 & 5  
Florestone® Model SR



Standard Pedestal Sink at Powder  
(Plan 2)  
Optional Pedestal Sink (Plan 4)  
with Den & Game Room  
Gerber® Pedestal Sink #22-555

Stylish Pfister™ Chrome fixtures



Shower & Tub  
Pfister® Weller LG89-8WRC



Bathroom Faucet  
Pfister® Weller LG48-WR0C



Optional Laundry Sink  
Only Available in Plans 4 & 5  
Pfister® J134-144



## SECONDARY BATHROOMS & LAUNDRY ROOM

Designer Satin Nickel light fixture over vanity mirror



Bathroom Vanity  
11313 FTSN

Chrome bath hardware



Towel Bar  
Moen® "EVA" Towel Bar



Towel Ring  
Moen® "EVA" Towel Ring

**Standard Toilet**



Water Closet  
Gerber® Maxwell Round 21-902

**Upgraded & Elongated Toilet**



Optional Water Closet  
Gerber® 21-912



# Icon

**With 35 years of experience, we know what customers are looking for in a new home. We have built a lot of these amazing, popular designs in our other communities. Icon homes are stylish and provide an elegant feel.**



**HOUSES FOR YOUR LIFE**

Represented by  
**ESCALA PROPERTIES**  
CA DRE # 00526755

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All home features (both interior and exterior for Icon) are subject to change and update by Florsheim Homes at any time. These can change due to vendor and manufacturing issues, supply chain delays, and general builder selections. Please refer to the feature list in this booklet and ask the Sales Team for further details and explanation. October 2021

