



# VALLEY BLOSSOM

M A N T E C A

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[www.florsheimhomes.com](http://www.florsheimhomes.com)



*Houses For Your Life™*

ENVIRONMENTS FOR *Living*®

## ***Standard Features***

### ***EXTERIORS***

- Naturally pleasing stucco exteriors
- Three dramatic two story plans
- 3 coat stucco with light lace finish
- 30-year composition roofing
- Partial rain gutters, front only
- Stylish entry door with dead bolt
- Kwikset Dakota front door handle set
- White vinyl, low E double insulated windows with decorator grids (front only), includes window stool and apron
- Two-car garage
- Sectional metal garage door
- Pre-wired for garage door opener
- Sheetrocked garage interior
- Black coach light
- Illuminated address sign
- Front yard landscaping with automatic sprinklers
- Rear and side yard fencing

### ***LIVING***

- High efficiency central heating and air conditioning
- Setback thermostat
- Efficient, tankless water heater
- Environments for Living® Program - Platinum Level
- Stylish tile entry
- Decorator wall-to-wall carpeting

- Two tone interior paint
- 2 panel Classique interior doors
- Kwikset satin chrome interior door hardware
- 3 ¼ Coronado baseboard with 2 ¼ Colonial casing
- Artfully designed stair railings with white painted pickets and handrails
- Stylish satin nickel interior light fixtures
- Dual Media and CAT5 at master bedroom & great room
- Phone outlet at master bedroom and kitchen

### ***KITCHEN***

- Vinyl flooring
- Granite countertops
- Kohler Delafield double bowl white enameled cast iron sink with garbage disposal
- Black or White GE® Appliances - self cleaning electric range, hood & dishwasher
- Pre-plumbed for icemaker
- High efficacy fluorescent overhead lighting
- Beech cabinets with natural finish, melamine interiors and euro hinges

### ***MASTER BEDROOM SUITE***

- Tile look white fiberglass shower with obscure glass enclosure
- Stylish chrome fixtures
- Chrome light fixture over vanity mirror
- Medicine cabinet
- Beech cabinets with natural finish, melamine interiors and euro hinges
- Piedrafina vanity top
- Walk-in closet (*per plan*)

### ***SECONDARY BATHROOM***

- Tile look white fiberglass tub/shower with shower rod
- Stylish chrome fixtures
- Chrome light fixture over vanity mirror
- Medicine cabinet
- Beech cabinets with natural finish, melamine interiors and euro hinges
- Piedrafina vanity top



5A TRADITIONAL



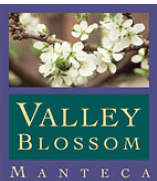
5B BUNGALOW

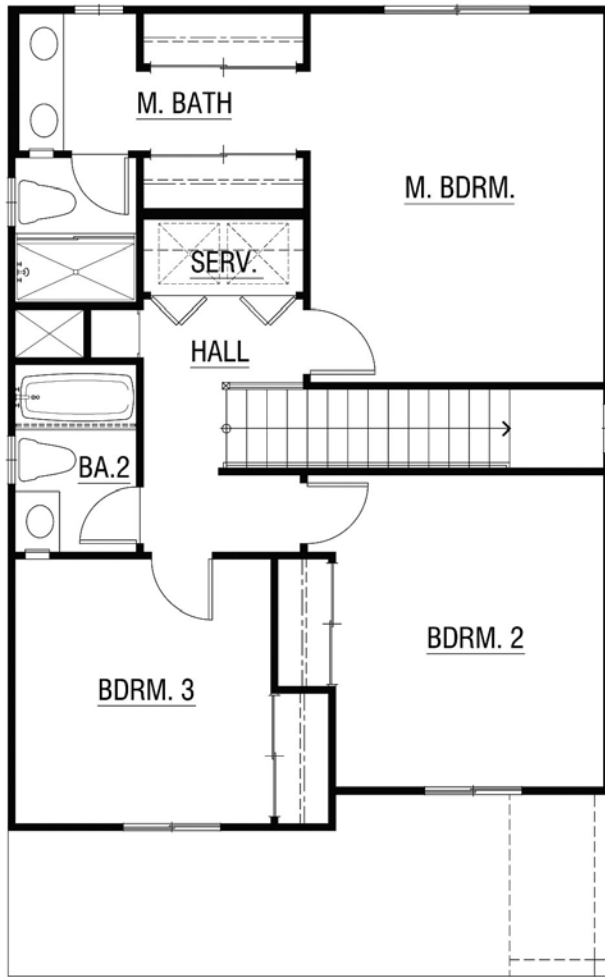


5C COTTAGE

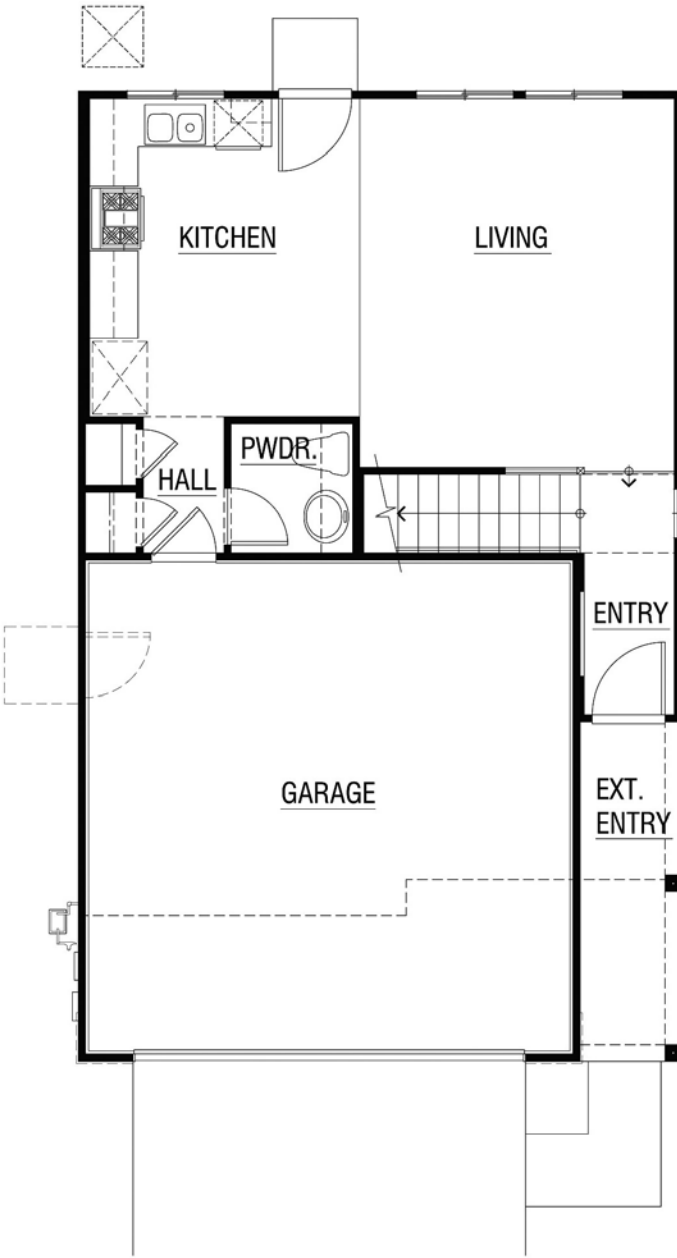
**THE LAVENDER**  
PLAN 5 - ELEVATIONS

Florsheim Homes reserves the right to make modifications to elevations, floor plans and features without notice. The elevations are an artist conception and show decorative landscaping and specialty accessories. Square footages are approximate. Windows, porch designs and optional room configurations vary per elevation.



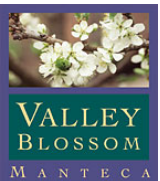


Upper Floor



Lower Floor

**THE LAVENDER - PLAN 5A**  
 3 BEDROOM, 2.5 BATH  
 2 CAR GARAGE  
 1,286 S.F.



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6A TRADITIONAL



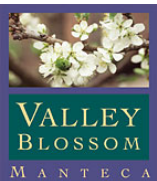
6B BUNGALOW



6C COTTAGE

**THE JASMINE**  
PLAN 6 - ELEVATIONS

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**THE JASMINE - PLAN 6A**  
 3 BEDROOM, 2.5 BATH  
 2 CAR GARAGE  
 1,613 S.F.



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7A TRADITIONAL



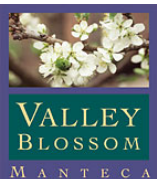
7B BUNGALOW

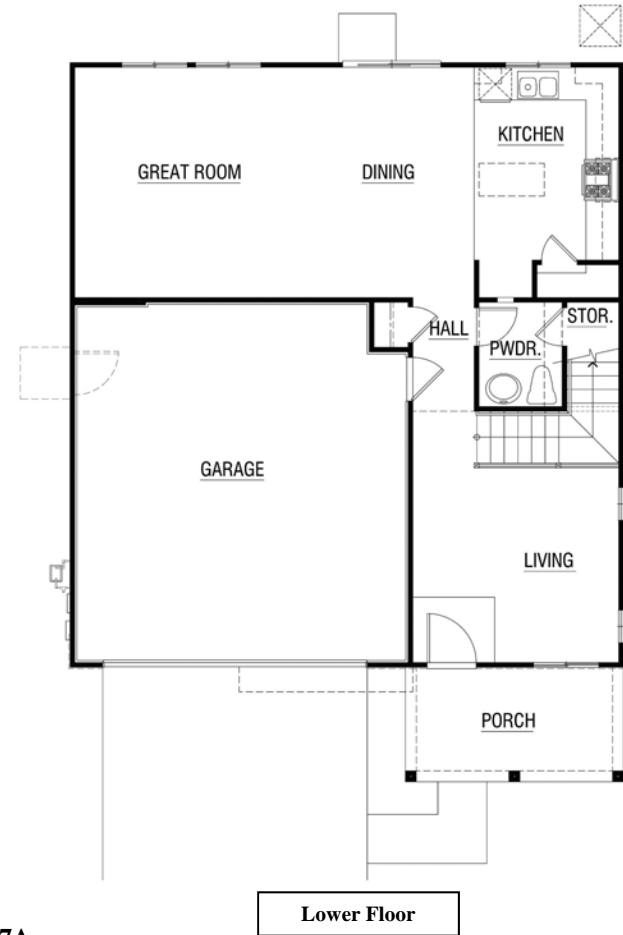
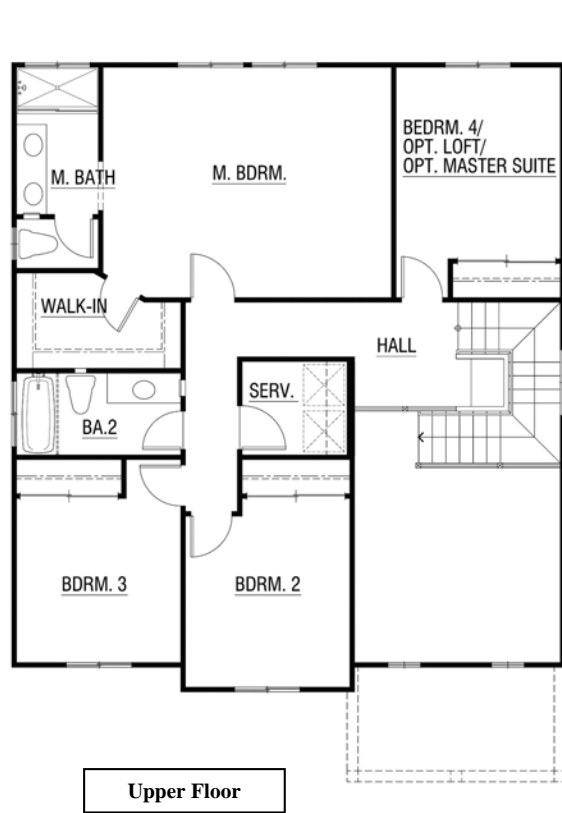
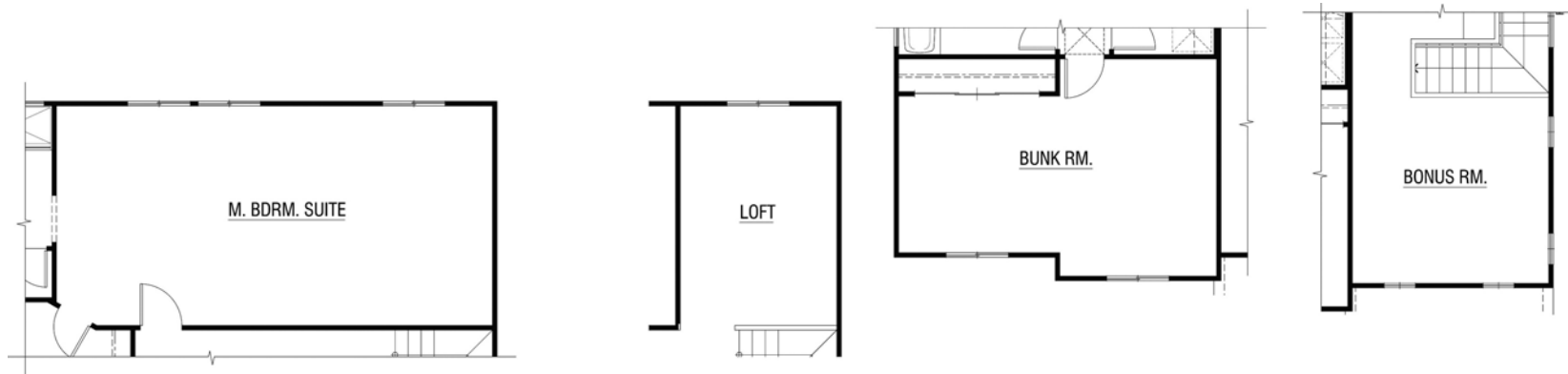


7C COTTAGE

**THE GARDENIA**  
PLAN 7 - ELEVATIONS

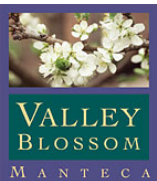
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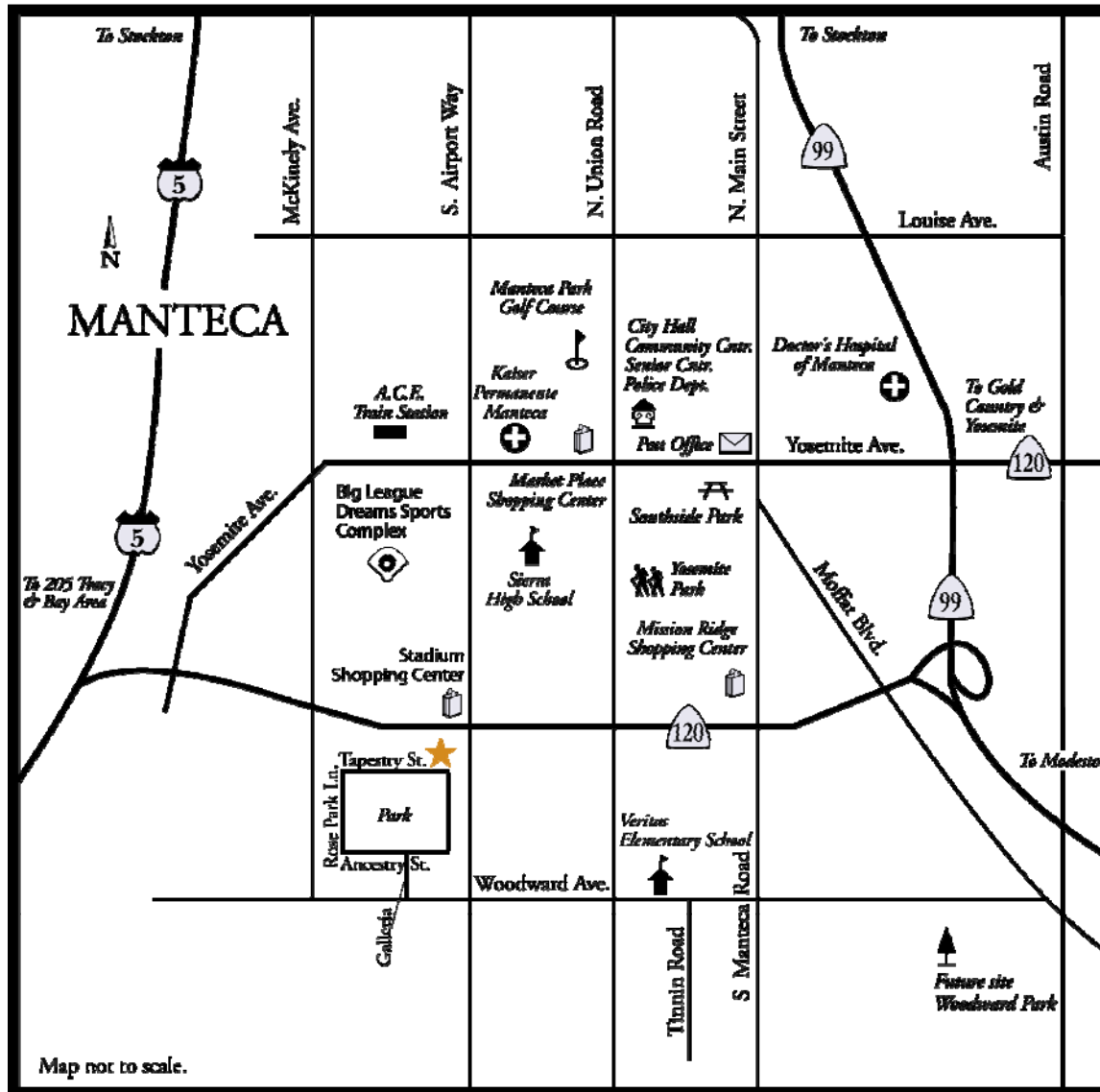


**THE GARDENIA - PLAN 7A**  
 4 BEDROOM, 2.5 BATH  
 2 CAR GARAGE  
 1,831 S.F. (Bonus Room adds 171 SF)

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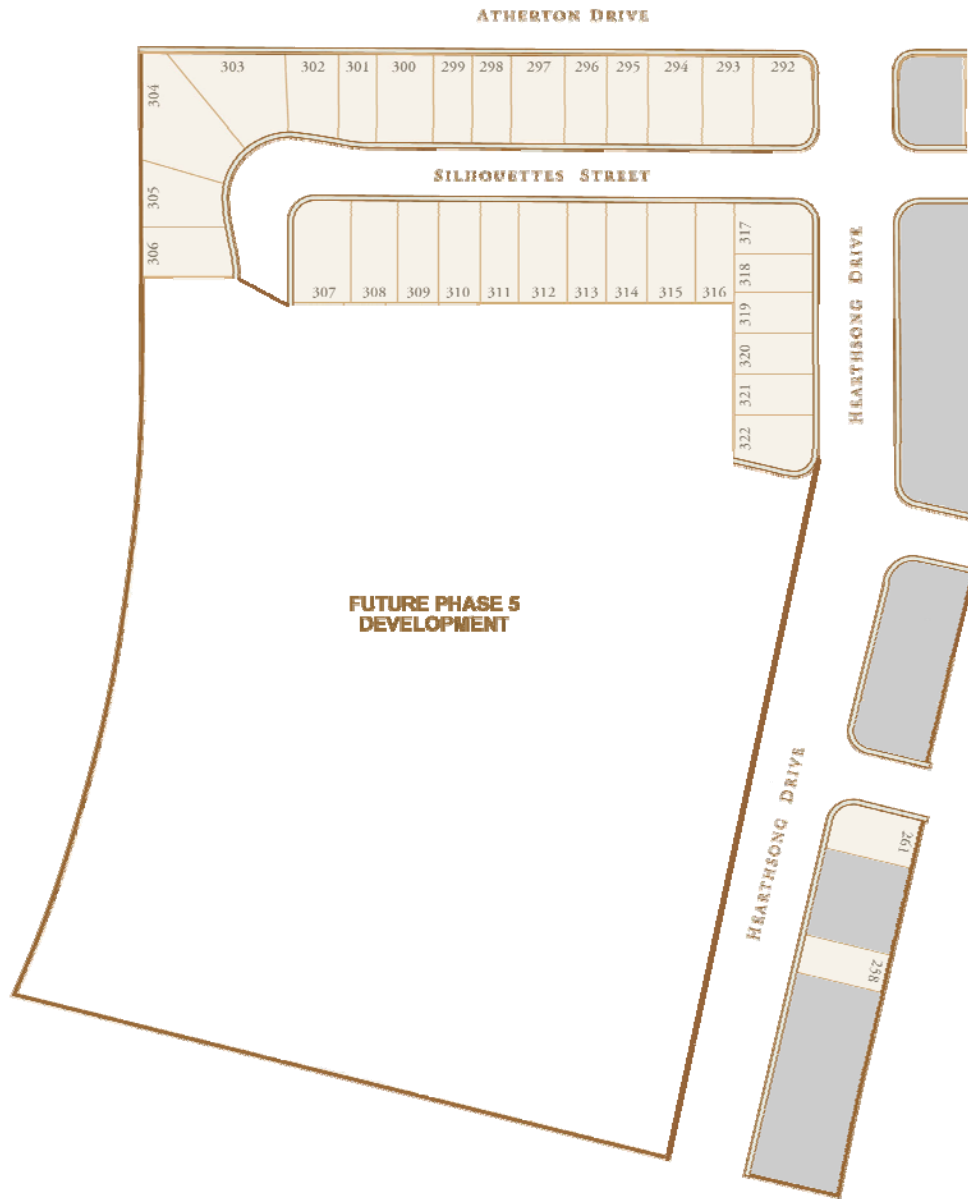


# LOCATION



# SITE MAP

H I G H W A Y 1 2 0



For information purposes only. Map not to Scale.

