

SPRING RAIN

(805) 263-7260

# PLAN ONE MEADOWBROOK

*Approximately 1,728 to 1,888 Square Feet*

*Single Story*

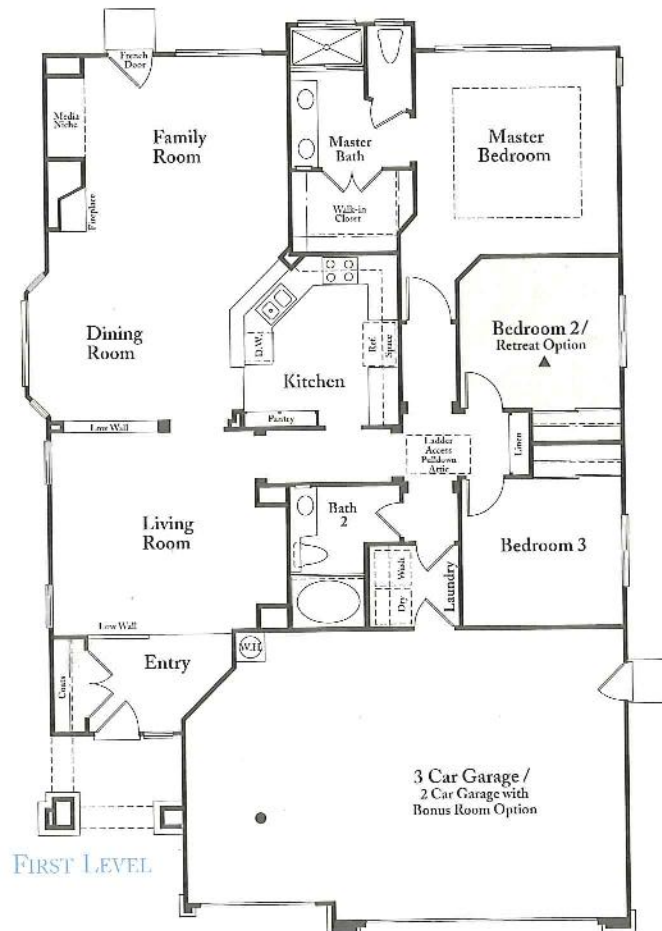
*Three Bedrooms*

*One and Three Quarter Baths*

*Large Family Room*

*Country Kitchen/Dining Room  
with Bay Window*

*Three Car Garage*



*Window locations and sizes may vary per elevation*

# PLAN TWO CRYSTAL CREEK

*Approximately 2,213 to 2,349 Square Feet*

*Two Story*

*Three Bedrooms plus Loft*

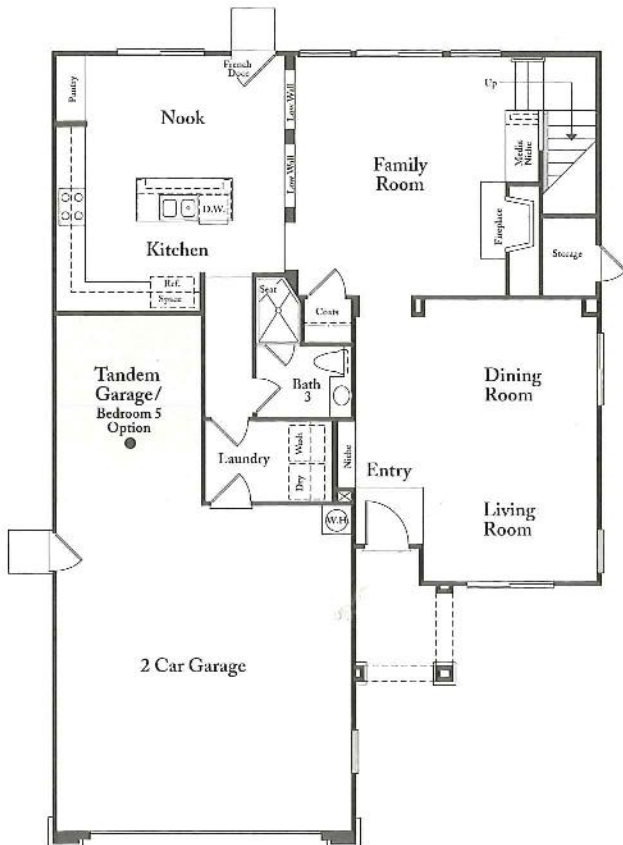
*Two and Three Quarter Baths*

*Family Room*

*Formal Dining Room*

*Large Kitchen with Nook*

*Two Car plus Tandem Garage*



FIRST LEVEL



SECOND LEVEL

*Window locations and sizes may vary per elevation*

# PLAN THREE CASCADE

Approximately 2,239 to 2,895 Square Feet

Two Story

Three Bedrooms plus Den

Three Baths

Family Room

Formal Dining Room

Kitchen with Nook

Three Car Garage



FIRST LEVEL



SECOND LEVEL

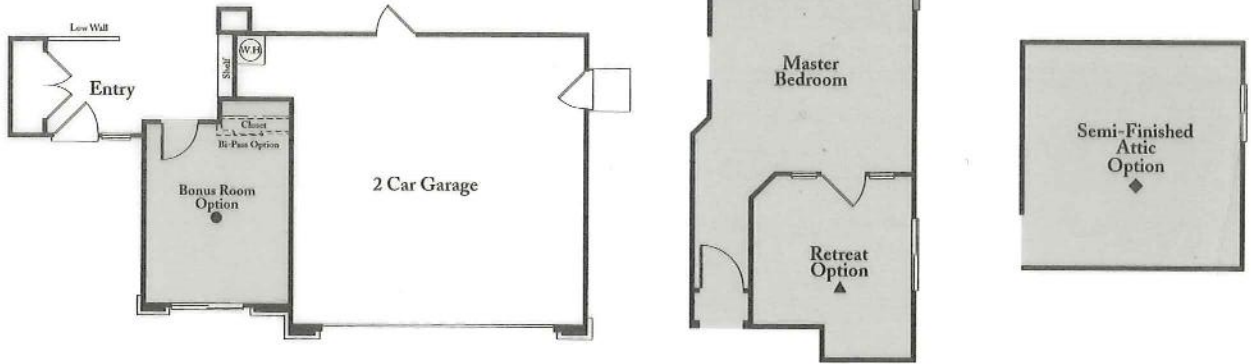
Window locations and sizes may vary per elevation

# SPRING RAIN

Available Options:

Line up symbol (●,◆,▲) with corresponding symbol on original floorplan for option review.

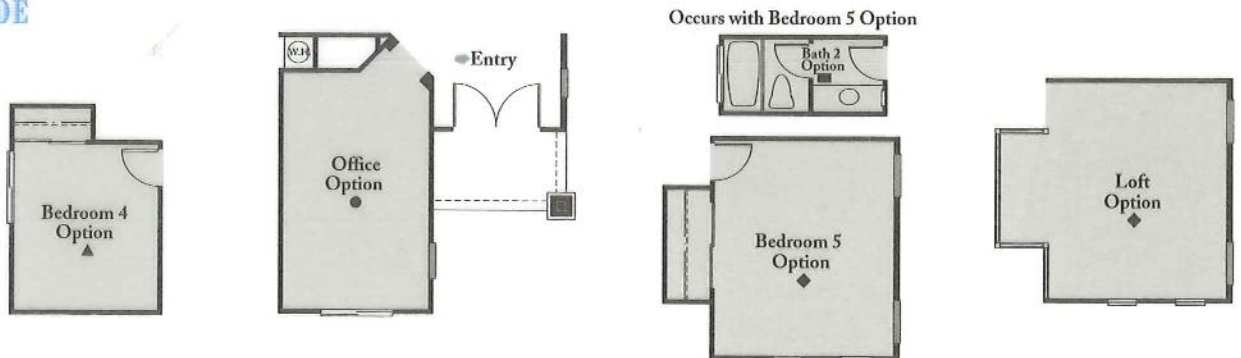
## PLAN ONE MEADOWBROOK



## PLAN TWO CRYSTAL CREEK



## PLAN THREE CASCADE



# PACIFIC BAY HOMES

*There are two things in life that are for keeps. Your family and your home. The better your home is built, the more your family can depend on it. And you can be assured of quality when your home is built by Pacific Bay Homes, LLC. The company is responsible for some of the finest residential communities in the country, from California to New York. Pacific Bay Homes now has four rapidly growing divisions in California and ranks among the top homebuilders in the state.*

*Our goal? Build each home to be as special as the priceless memories born there. The building blocks? Quality design, engineering, materials and craftsmanship all working together to complement each other.*

*A home built by Pacific Bay Homes begins with a design created by one of a select group of leading architectural firms. They work hand in hand with our construction engineers to create and guide the quality construction of your home. Pacific Bay Homes only uses building materials that meet or exceed industry standards in constructing your home. Each part of your home is built nail-by-nail, board-by-board, pipe-by-pipe by experienced contractors to meet our strict standards.*

*Our dedication to customer satisfaction is likewise unparalleled, as evidenced*



*by the fact that Pacific Bay Homes was named*

*Best Home Builder in California by National Survey Systems. In this survey of over 12,000 new home buyers, Pacific Bay Homes earned the coveted Home Buyers*

*Choice award, ranking Pacific Bay Homes number one in quality of construction, customer service and overall buyer satisfaction among 32 major California builders.*

*In all, Pacific Bay Homes designs and builds each house to meet the standards of the most demanding authority of all: the family that calls it home.*

# AMENITIES

## DISTINCTIVE ARCHITECTURAL FEATURES:

- Elegant exterior design featuring Hardiplank, textured siding, stucco with brick or stone accents (Per Plan)
- Integral color concrete tile roofs which are fire resistant, low maintenance and architecturally pleasing
- Lighted address numbers
- Exterior gas service at rear of home for future barbecue
- Convenient indoor laundry rooms with cultured marble countertop (Plan 3)
- Bullnose interior drywall corners
- Fiberglass Therma-Tru raised panel front entry doors with Kwikset solid brass "Garnet" lockset and deadbolt
- Raised six panel passage doors with Kwikset "Polo" knobs
- Hand-crafted oak stair system with end treads (Plan 3)
- Powder coated, white, ventilated closet shelving
- Pre-wired systems:
  - Telephone and cable television included in all bedrooms, as well as standard locations
  - Home security
  - Ceiling fan outlets in family room and master bedroom
  - Separate category 5 wiring in all bedrooms and select locations
- Complete side and rear yard masonry walls and/or tubular steel fencing per lot plan
- Three car garages available (configurations optional Per Plan), with insulated steel, sectional roll-up garage door(s) with opener and two transmitters



## GOURMET KITCHENS:

- Built-in Whirlpool quality appliances available in black or white including thirty-inch, self cleaning "AccuBake" gas range
- Built-in microwave oven with vent hood combo
- Hand-set ceramic tile countertops
- Hand-crafted oak cabinetry with semi-concealed hinges
- Refrigerator plumbed for ice-maker water service
- Soft, under cabinet, task lighting
- Price Pfister faucet fixture with separate sprayer
- Recessed ceiling downlighting

## COMFORTABLE LIVING AREAS:

- Wood-burning fireplace with paint grade mantel and stone or brick face and hearth (Per Plan)
- Elegant hand-set ceramic tile entry
- Dramatic cathedral, vaulted or coffered ceilings (Per Plan)
- Vinyl flooring in kitchen, laundry and secondary bath areas
- Smoke detectors with warning alarm
- Recessed ceiling lighting with bulbs
- Media niches
- Paint grade linen cabinets throughout

## PRIVATE MASTER AND BATH:

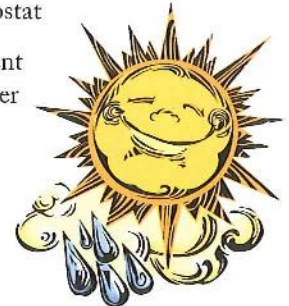
- Hand-crafted oak cabinetry with semi-concealed hinges
- Separate ceramic tile shower and clear enclosure with ceramic tile surrounds at oval tub (Per Plan)



- Private compartmentalized water closet
- Ceramic tile pullman tops with dual sinks
- Spacious walk-in closets
- Elegant Price Pfister chrome wide-spread faucets
- Full-length mirrored wardrobe doors

## SPECIAL FEATURES AND ENERGY SAVERS:

- Dual glazed windows
- Honeywell, programmable digital thermostat
- Energy efficient 50-gallon water heater
- Plumbed for gas dryer service
- Single lever shutoff at washer
- Energy efficient heating and air conditioning systems



## BUILDER OPTION SELECTION SUMMARY:

- Additional electrical outlets
- Mirrored wardrobe doors in secondary bedrooms
- Full-height splash and almond tile color at kitchen countertops
- Tub/shower enclosures in secondary baths
- Den, loft, office, master retreat, attic storage and bonus room alternates (Per Plan)
- Garage door windows



## SPRING RAIN

### PLAN ONE

#### MEADOWBROOK

FROM \$242,990 TO \$244,990

*Approximately 1,728 to 1,888 Square Feet*  
*Single Story*  
*Three Bedrooms*  
*One and Three Quarter Baths*  
*Large Family Room*  
*Country Kitchen/Dining Room with Bay Window*  
*Three Car Garage*

### PLAN TWO

#### CRYSTAL CREEK

FROM \$253,990 TO \$267,990

*Approximately 2,213 to 2,349 Square Feet*  
*Two Story*  
*Three Bedrooms plus Loft*  
*Two and Three Quarter Baths*  
*Family Room*  
*Formal Dining Room*  
*Large Kitchen with Nook*  
*Two Car plus Tandem Garage*

### PLAN THREE

#### CASCADE

FROM \$261,990 TO \$277,990

*Approximately 2,239 to 2,839 Square Feet*  
*Two Story*  
*Three Bedrooms plus Den*  
*Three Baths*  
*Family Room*  
*Formal Dining Room*  
*Kitchen with Nook*  
*Three Car Garage*

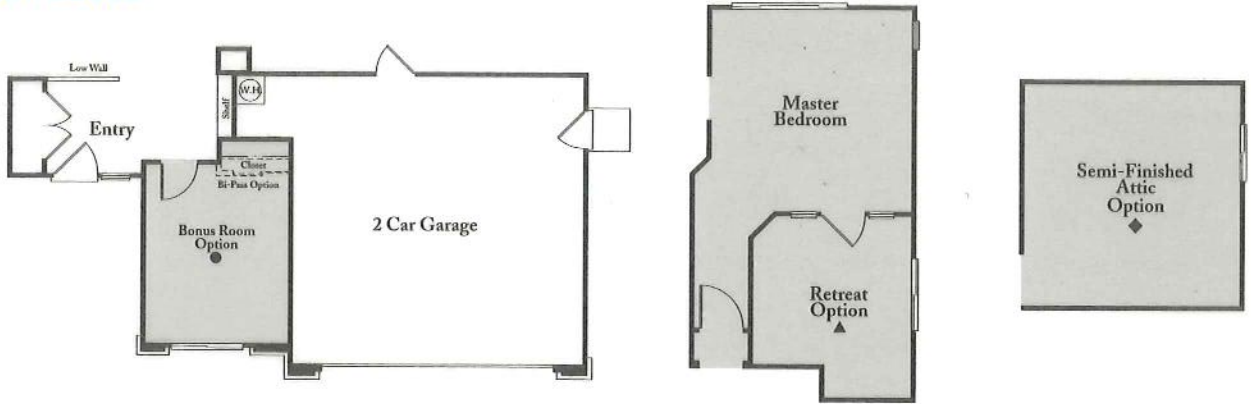


# SPRING RAIN

Available Options:

Line up symbol (●,◆,▲) with corresponding symbol on original floorplan for option review.

## PLAN ONE MEADOWBROOK



## PLAN TWO CRYSTAL CREEK



## PLAN THREE CASCADE

