

*Monte Villa*

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HOME is where your  
story begins.







*At Pacific Coast Communities  
quality is our priority.*

#### EXPERIENCE

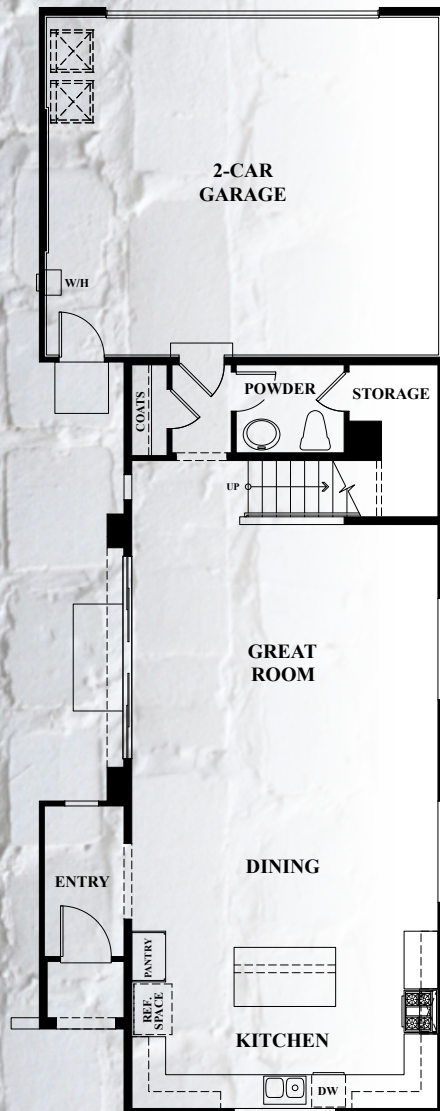
Pacific Coast Communities' management team has over 45 years of cumulative experience in the homebuilding industry. We have built over 4,500 homes in Southern California and have developed many successful, thriving communities, including the development of over 1,000 new homes in Otay Ranch.

#### DESIGN AND VALUE

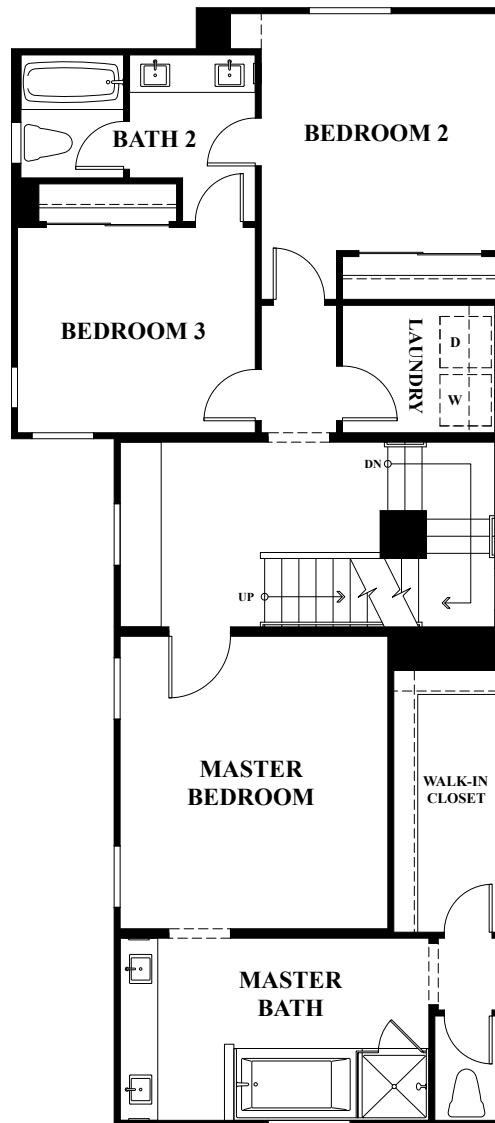
Pacific Coast Communities' architectural designs are on the leading edge, featuring innovative and functional details that add to the inherent value, timelessness and quality of our homes. The neighborhoods we create are carefully and conscientiously planned to provide the best living environments possible for you and your family.

#### CUSTOMER SERVICE AND COMMITMENT

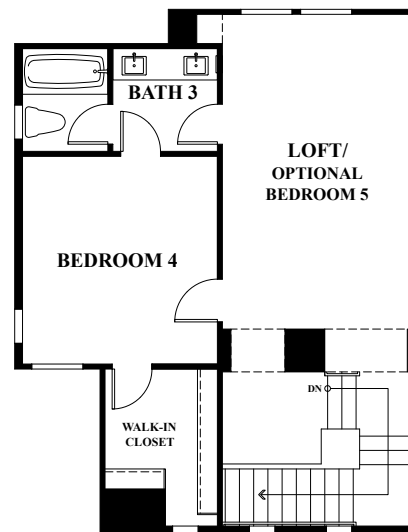
Pacific Coast Communities' greatest commitment is to you, the homeowner, and to making sure that you are fully satisfied with your new home. Our exceptional customer service program provides the friendly, quality service and the solid dedication that make this possible.



First Floor



Second Floor

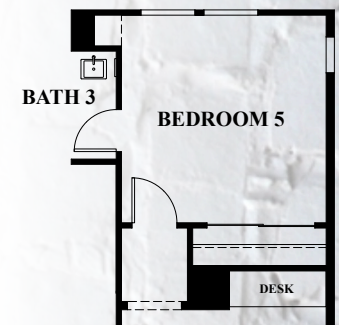


Third Floor

## Residence 1

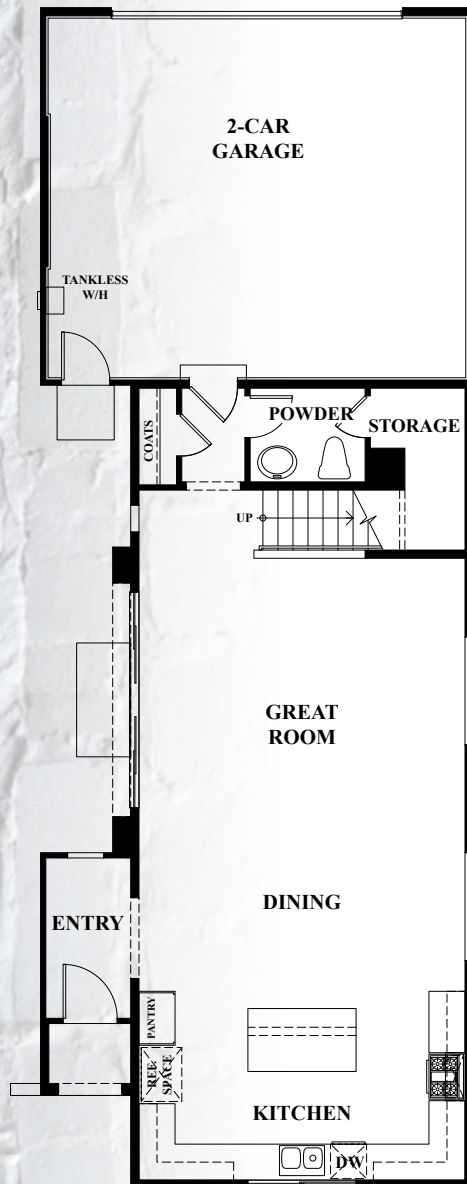
2,594 sq. ft.  
4-5 bedrooms  
3.5 bathrooms

## Options

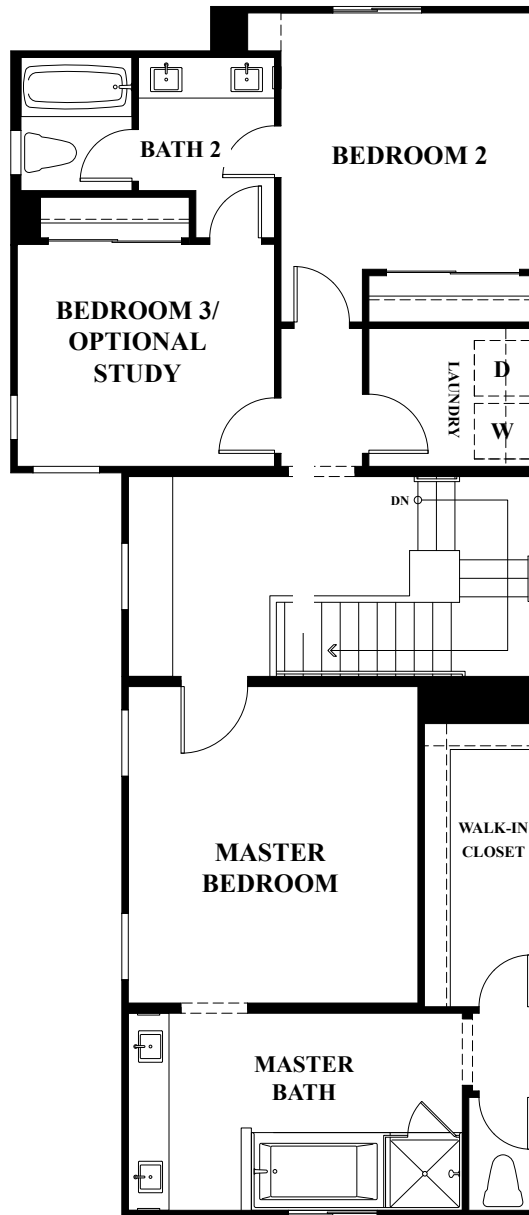


Third Floor  
Optional Bedroom 5





First Floor



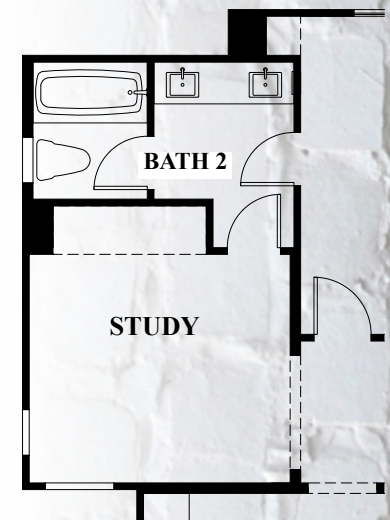
Second Floor

## Residence 1X\*

1,948 sq. ft.  
2-3 bedrooms  
2.5 bathrooms

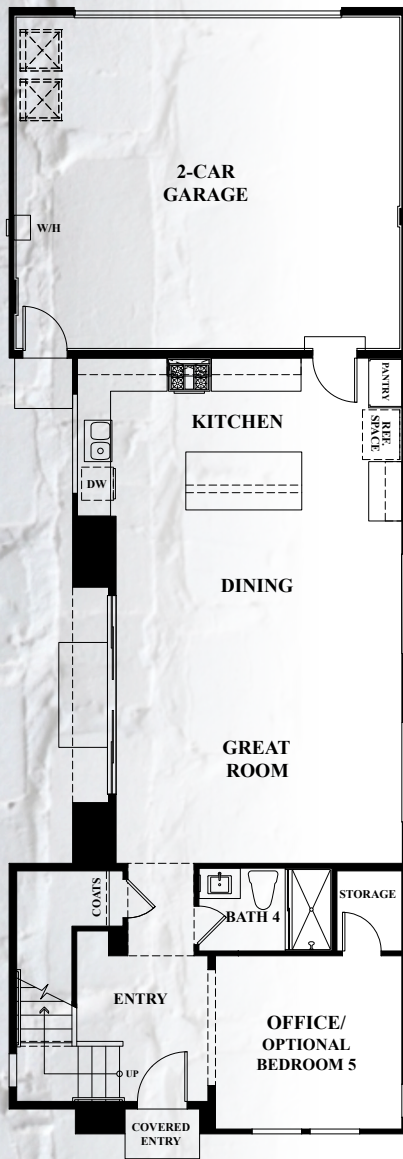
\*2 - Story Residence

## Options

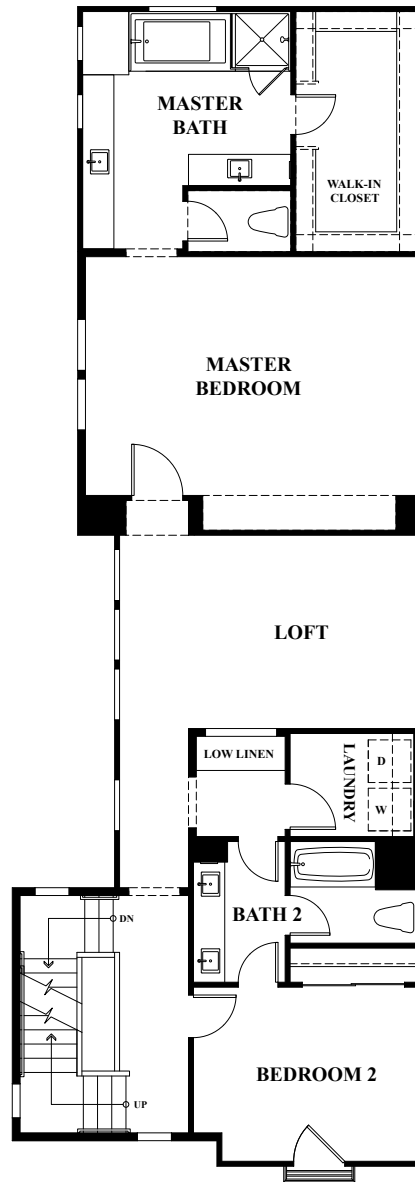


Second Floor  
Optional Study

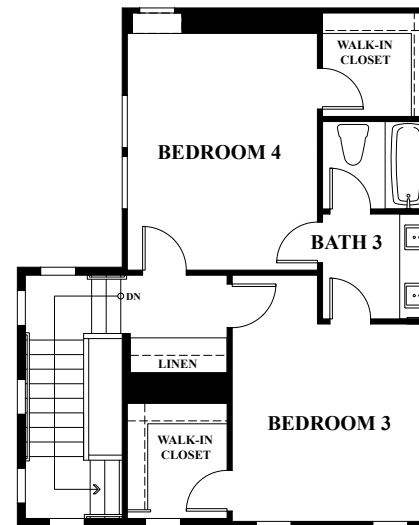




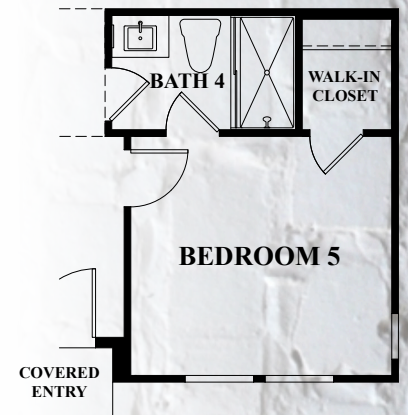
First Floor



Second Floor



Third Floor



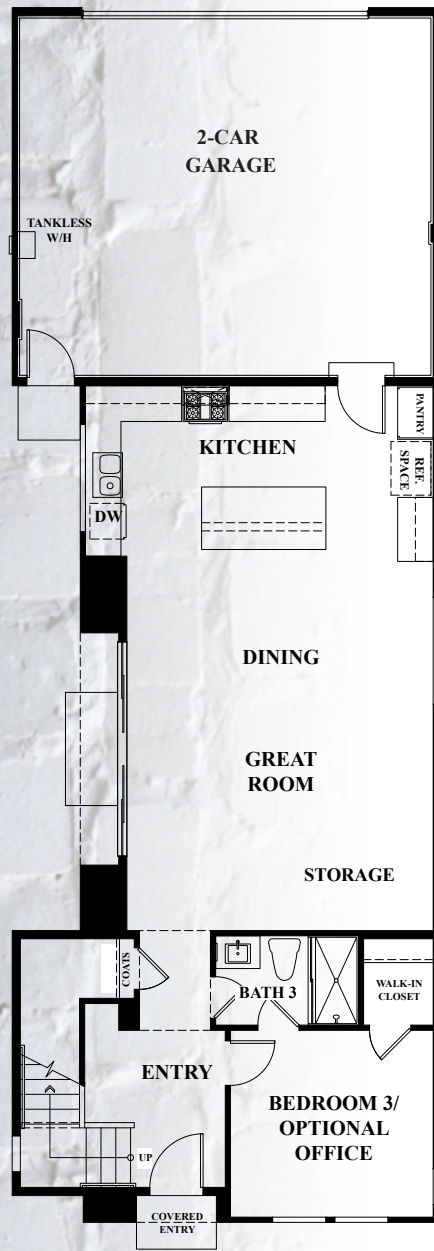
First Floor  
Optional Bedroom 5

## Residence 2

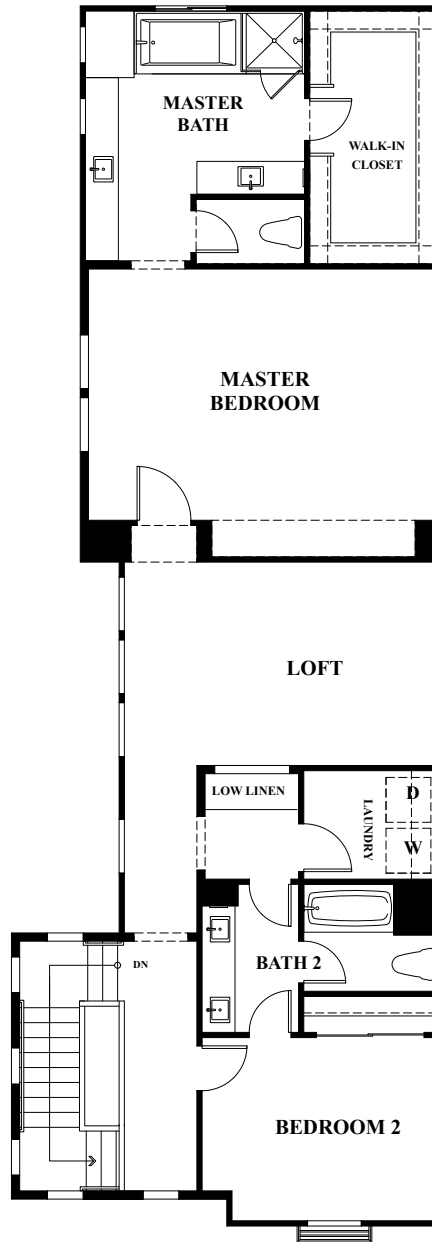
2,833 - 2,851 sq. ft.  
4-5 bedrooms  
4 bathrooms

## Options





First Floor



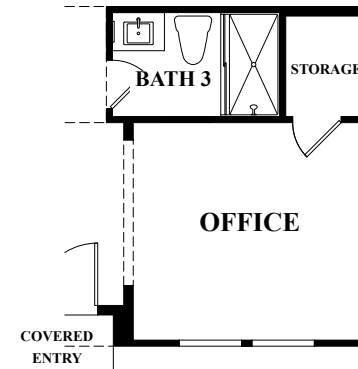
Second Floor

## Residence 2X\*

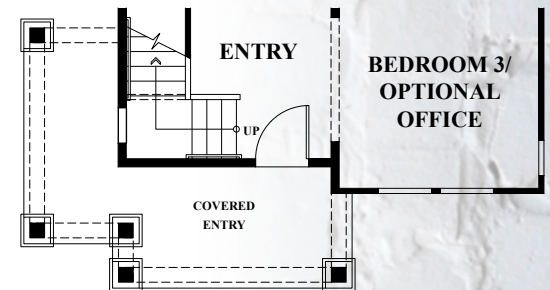
2,236 sq. ft.  
2-3 bedrooms  
3 bathrooms

\*2 - Story Residence

## Options

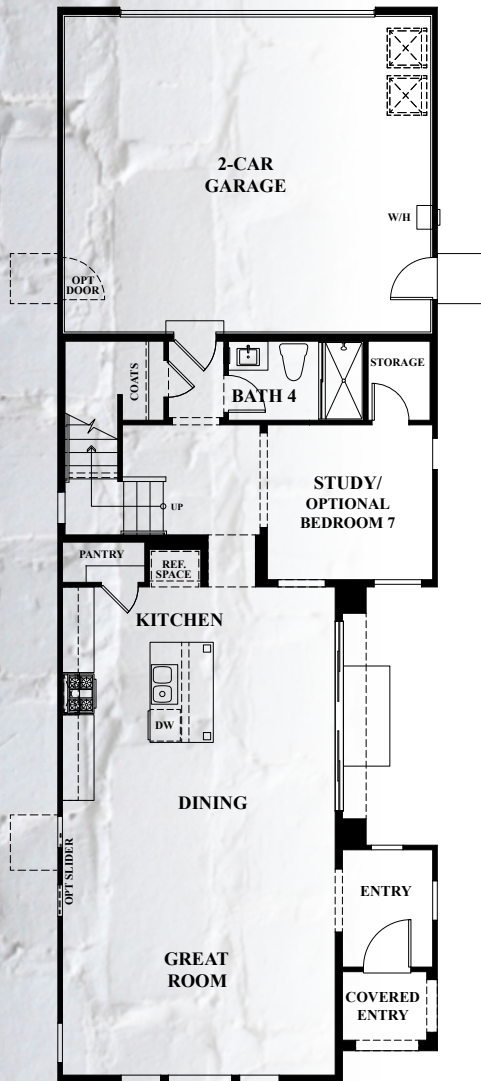


First Floor  
Optional Office

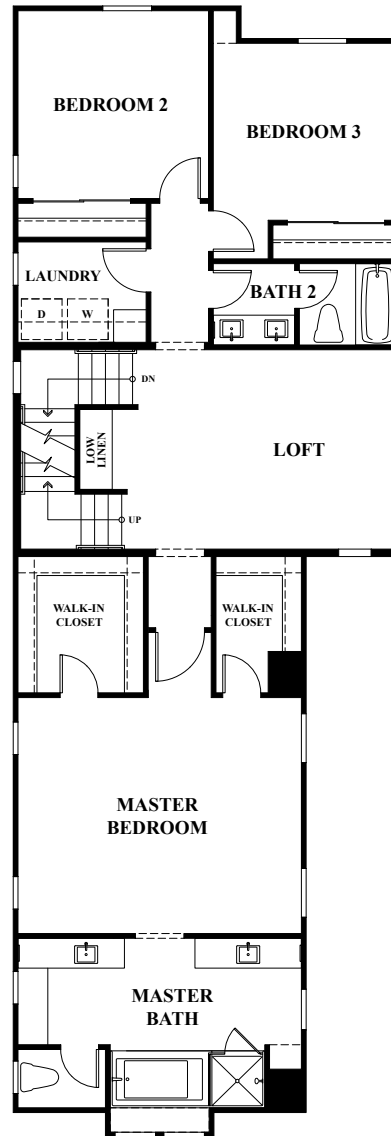


First Floor  
Optional Wrap - Around Porch  
at Corner Lot

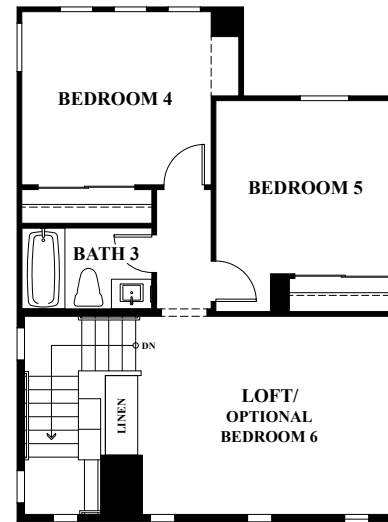




First Floor

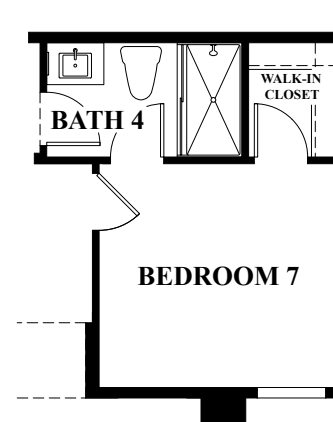


Second Floor

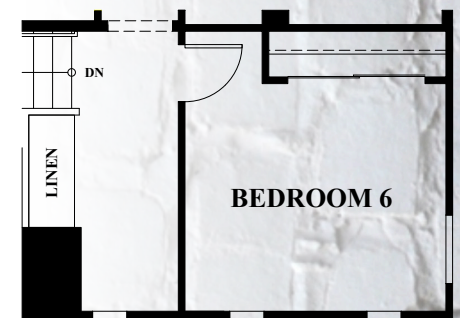


Third Floor

## Options



First Floor  
Optional Bedroom 7



Third Floor  
Optional Bedroom 6

## Residence 3

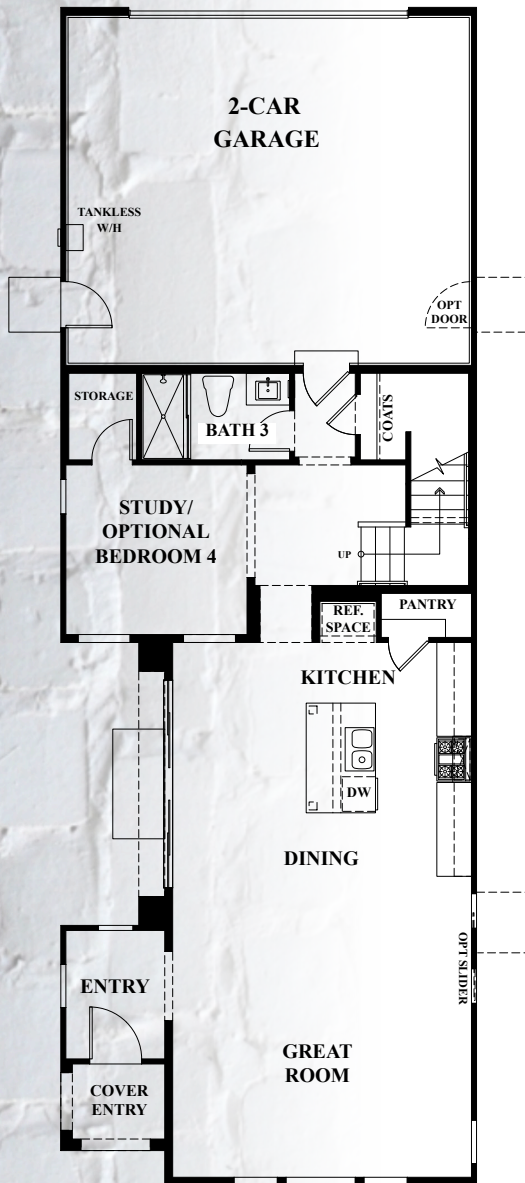
3,016 sq. ft.  
5-7 bedrooms  
4 bathrooms



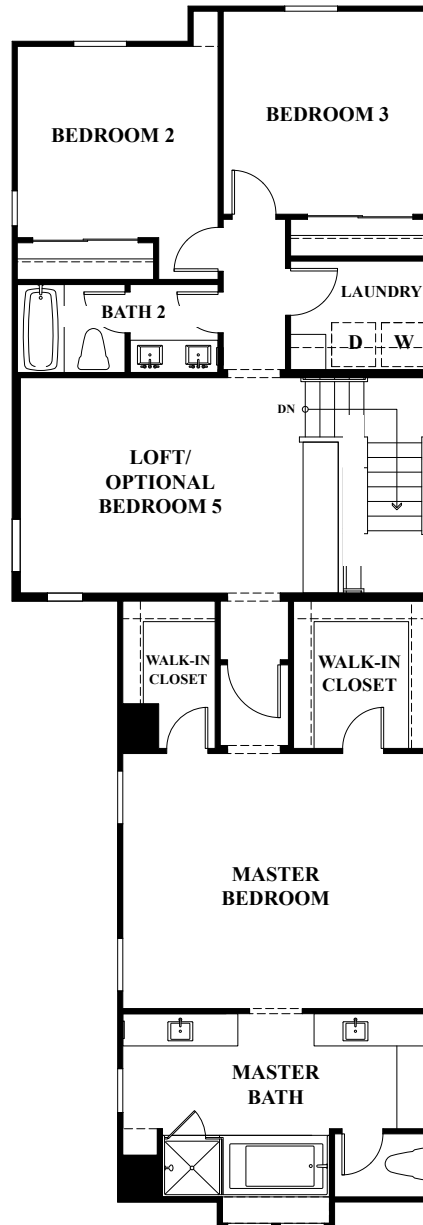
## Residence 3X\*

2,321 sq. ft.  
3-5 bedrooms  
3 bathrooms

\*2 - Story Residence

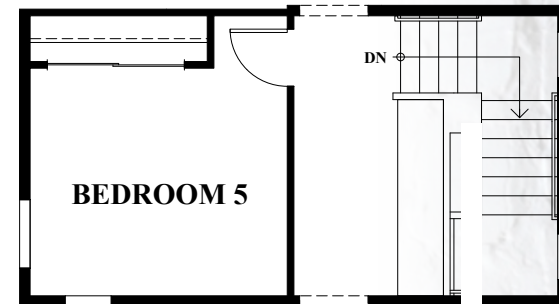


First Floor



Second Floor

## Options



Second Floor  
Optional Bedroom 5



First Floor  
Optional Bedroom 4



# FINE LIVING FEATURES

## Smart Home Features

- ◇ Z-Wave thermostat
- ◇ Z-Wave entry door lock
- ◇ Z-Wave light switch at porch and dining room
- ◇ Samsung SmartThings Hub
- ◇ Alexa Echo Dot
- ◇ USB Ports in Kitchen and Master Bedroom
- ◇ WIFI Garage Door Openers with battery backup

## Gracious Interior Living

- ◇ Open spacious floor plans
- ◇ Handset ceramic tile entries
- ◇ Laundry areas with gas hook-up (located on second floor)
- ◇ Satin nickel hardware
- ◇ Wired for fiber optics
- ◇ Pre-wired for cable TV and telephone in Kitchen and Master Bedroom
- ◇ Fire Sprinklered Units

## Gourmet Kitchen

- ◇ Stylish beech wood stained with white interiors cabinetry
- ◇ Granite counter tops with 6" splash
- ◇ Spacious kitchen islands
- ◇ Whirlpool energy efficient 5-cycle Energy Star dishwasher
- ◇ Whirlpool gas range
- ◇ Whirlpool Micro/hood combo above the Range
- ◇ White cast iron double compartment sink
- ◇ Sound-insulated garbage disposal
- ◇ Plumbed for automatic icemaker

## Master Suites

- ◇ Generous walk-in closets with shelf and pole
- ◇ Cultured marble counter tops with dual basins
- ◇ Private water closet
- ◇ Vanity mirrors and mirrored medicine cabinet
- ◇ Stylish combination tubs/shower units

## Distinctive Exteriors Details

- ◇ Lace-finished stucco in designer selected color schemes
- ◇ Vinyl privacy fence
- ◇ Private side patios
- ◇ 8 foot fiberglass paneled entry doors
- ◇ Grande sized sliding glass doors
- ◇ Fire-resistant concrete tile roofs
- ◇ Metal Sectional roll-up garage doors
- ◇ Two (2) Automatic garage door operators
- ◇ Decorative exterior lighting at garages and porch
- ◇ Post-tension foundation system
- ◇ Exterior weather-proof electrical outlet at each patio
- ◇ Dry walled garage interior
- ◇ Satin nickel handlesets
- ◇ Extended side yards on selected corner units
- ◇ Fully landscaped front yards

## Energy and Safety Savings Features

- ◇ Air conditioned units
- ◇ Energy efficient vinyl, dual glazed windows
- ◇ Smoke/carbon monoxide detectors in all bedrooms and hallways
- ◇ Fully insulated exterior walls and ceilings
- ◇ Gas forced air heating with programmable Z-Wave thermostat
- ◇ Tankless water heater

## Optional Personal Touches

We invite you to individualize your new home with our qualified design consultant. Here are a few options for your consideration:

- ◇ Flexible room options
- ◇ Built-in cabinet options
- ◇ Upgraded floor coverings
- ◇ Security systems
- ◇ Audio systems
- ◇ Customized countertops for kitchen and bath
- ◇ Appliance upgrades
- ◇ Cabinetry upgrades
- ◇ Tub/shower enclosures
- ◇ Electrical options
- ◇ Custom window coverings
- ◇ Stair rail options
- ◇ Garage door decorative windows
- ◇ Stainless steel kitchen sinks

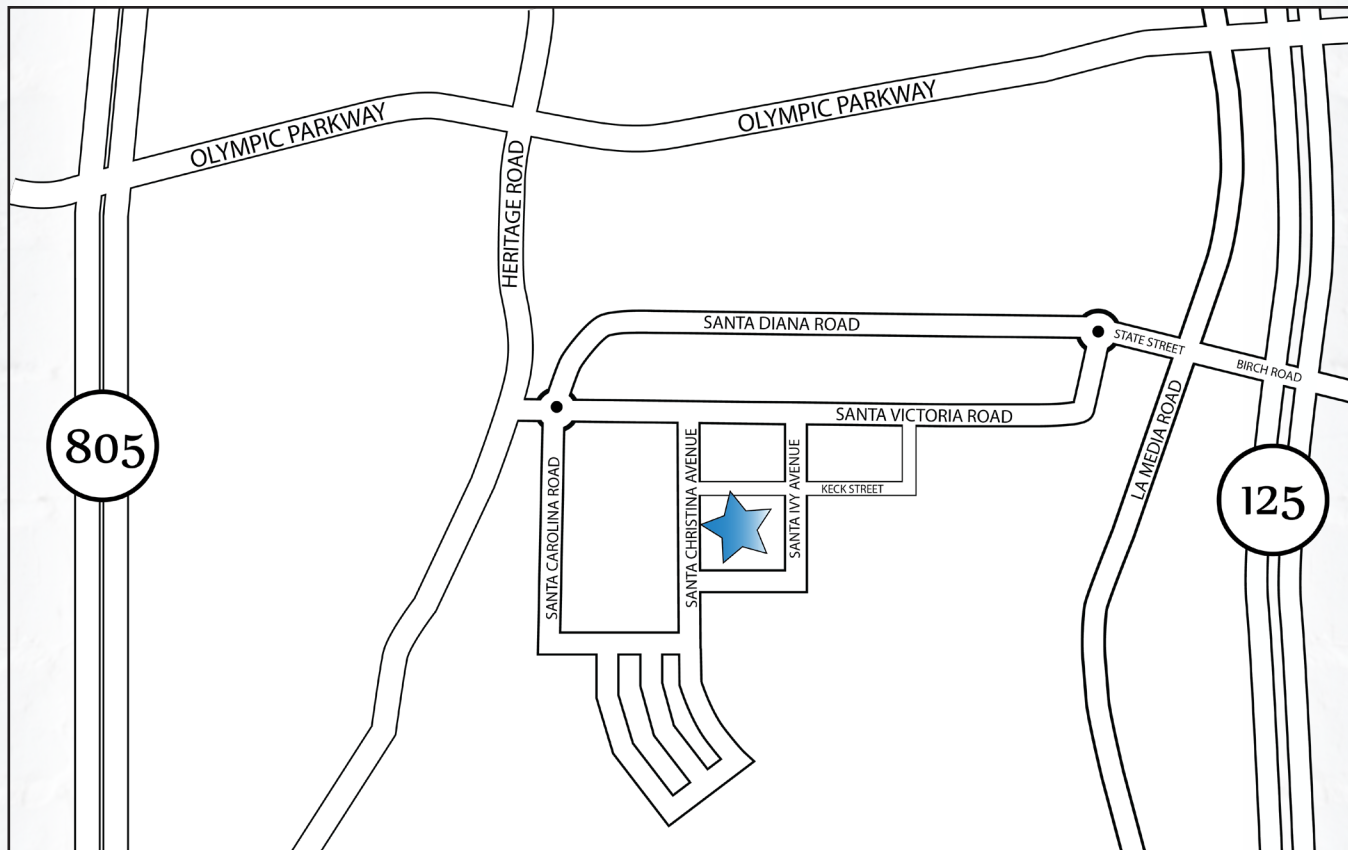


# Monte Villa



Plan Two Craftsman





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



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

The total number, layout, price, terms, design and location of homes; unit mix; and the location, design and layout of recreational facilities may be changed due to a number of circumstances, including governmental requirements and market demand. Dimensions are approximate in nature and are not intended for final reference. Pacific Coast Communities reserves the right to change homesites, floor plans, standard options/features and home prices and make modifications in materials and specifications at any time without prior notice. Home purchasers will automatically be members of a Homeowners Associations (HOA) for which monthly dues will be charged. Check with a Sales Associate for additional information regarding HOA dues. 2018 DRE License #01213228 CSLB License #733445 March 2020