

Cantamar





*At Pacific Coast Communities
quality is our priority.*

EXPERIENCE

Pacific Coast Communities' management team has over 45 years of 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.



Experience Life's Journey



Spanish



Craftsman

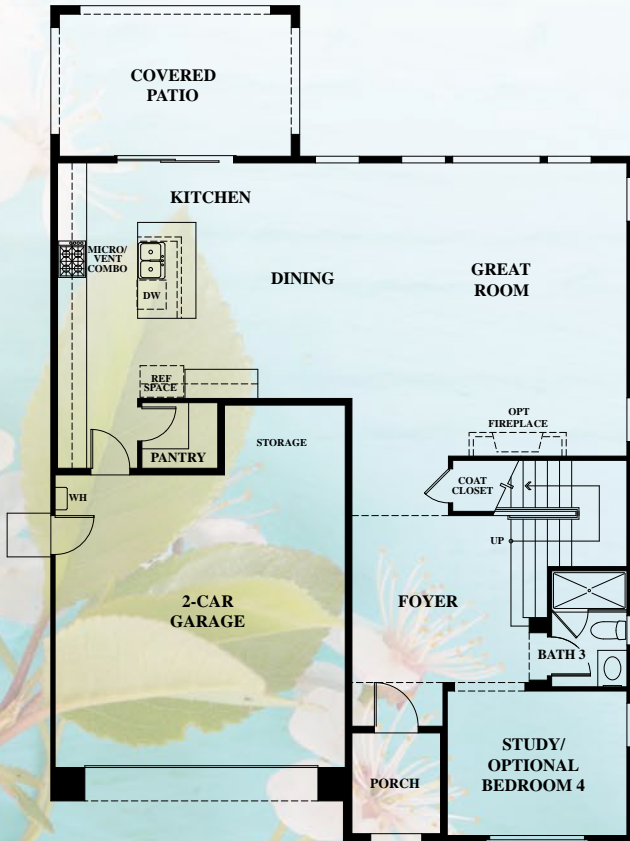


Tuscan

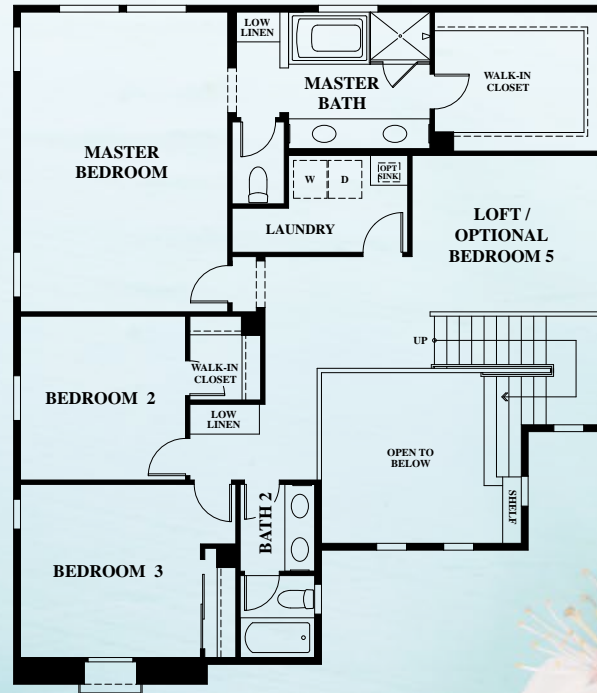
Residence One
2,631 sq. ft.
3 - 5 bedrooms
3 bathrooms

Residence One

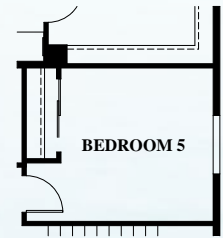
Options



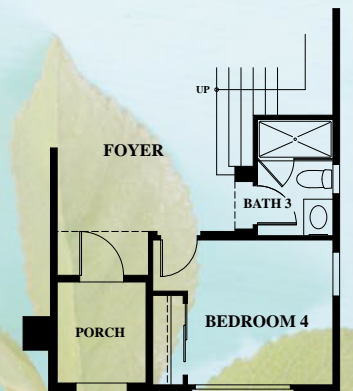
First Floor



Second Floor



Second Floor
Optional Bedroom 5 at Loft



First Floor
Optional Bedroom 4 at Study



Spanish



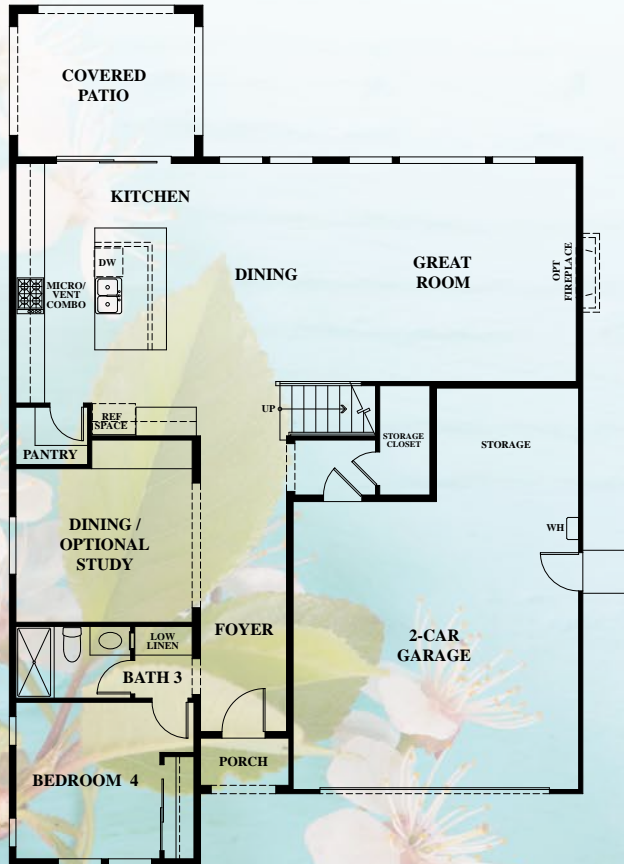
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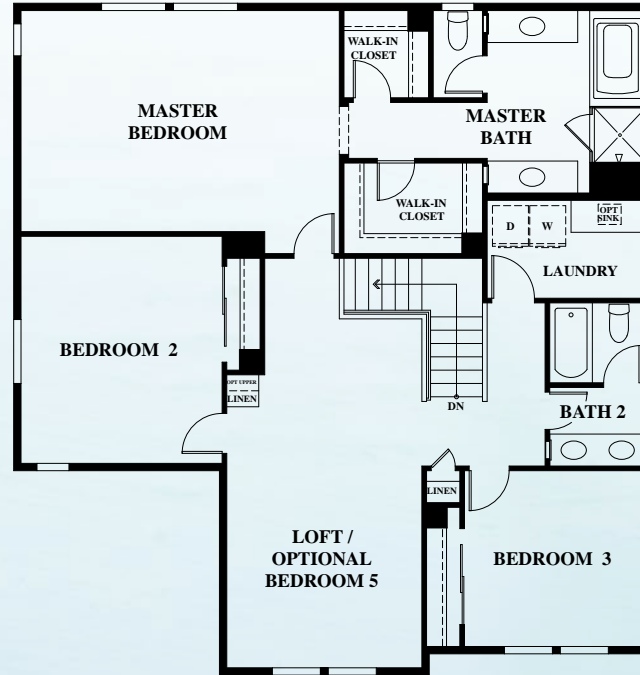
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Residence Two
2,776 sq. ft.
4 - 5 bedrooms
3 - 4 bathrooms

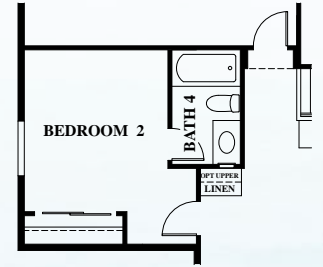
Residence Two



First Floor



Second Floor



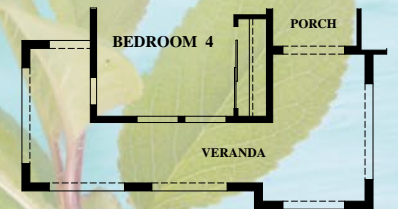
Second Floor
Optional Bathroom 4



Second Floor Optional
Bedroom 5 at Loft



First Floor
Optional Study at Dining



First Floor
Veranda on Select Lots
(See Sales Associate for more information)



Spanish



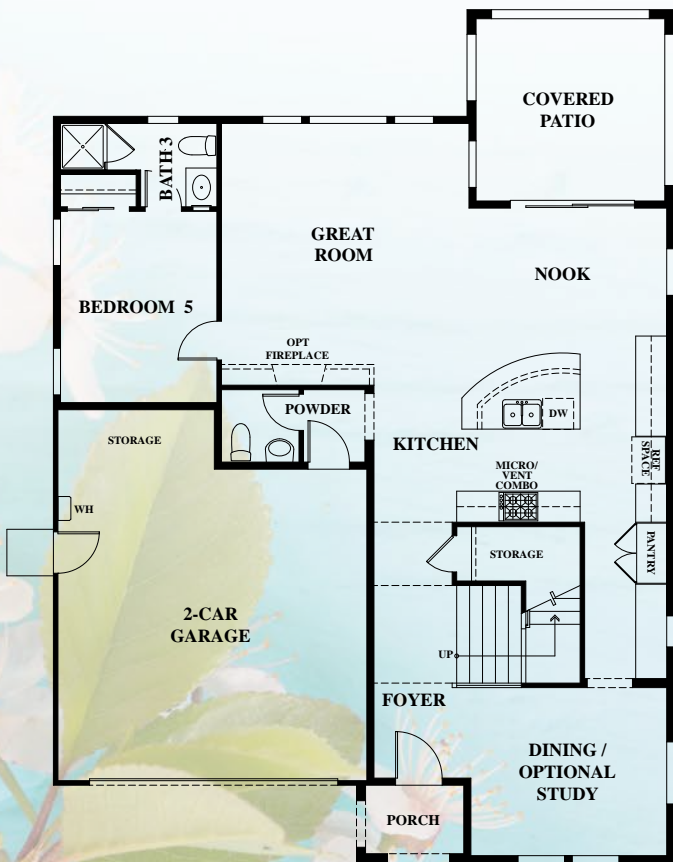
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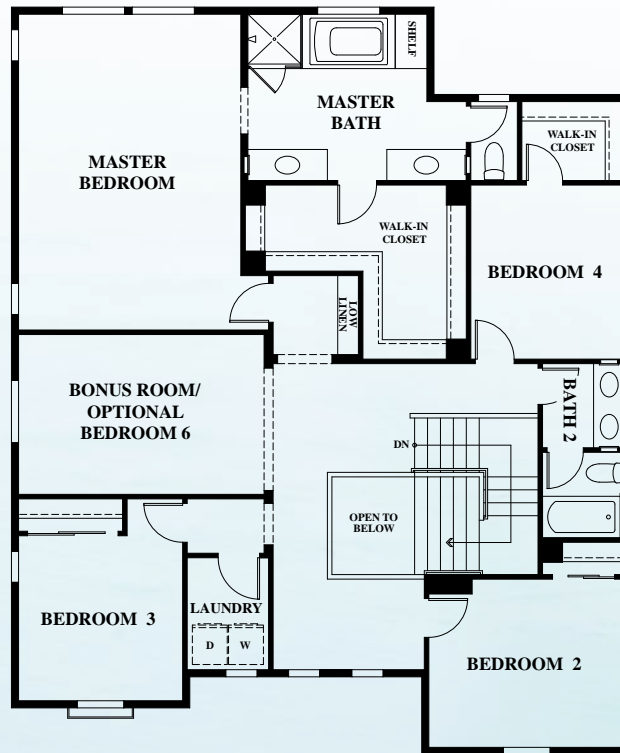
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Residence Three
2,896 sq. ft.
5 - 6 bedrooms
3.5 bathrooms

Residence Three

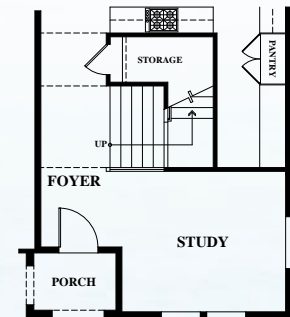


First Floor

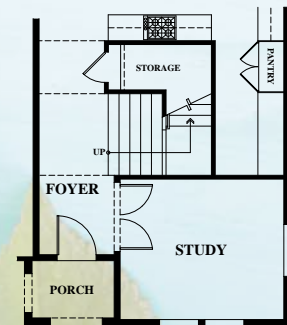


Second Floor

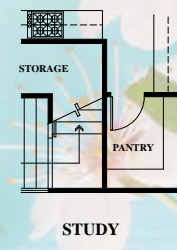
Options



First Floor
Optional Study at Dining



First Floor
Optional Enclosed Study



First Floor
Optional Walk-In Pantry
at Kitchen



Second Floor
Optional Bedroom 6
at Bonus Room

FINE LIVING FEATURES

Included Smart Home Features

- ◆ Front door smart lock
- ◆ Wifi-Control lighting for Foyer and Front Porch
- ◆ USB outlet in Kitchen and Master Bedroom
- ◆ Wifi thermostat
- ◆ Garage opener with wifi capability
- ◆ SmartThings Hub and Alexa Dot for remote access to lighting, thermostat and garage door.

Energy Saving & Safety Features

- ◆ Energy-efficient, dual glazed white vinyl framed windows
- ◆ Smoke detectors in all bedrooms and hallways
- ◆ Energy STAR rated appliances
- ◆ Fully insulated exterior walls and ceilings
- ◆ Energy rated air-conditioning unit
- ◆ Gas forced air heating with digital thermostat
- ◆ Energy-saving tankless water heaters
- ◆ Durable weather stripping on all exterior door entries

Distinct Exteriors

- ◆ Lace-finished stucco in designer-selected color schemes
- ◆ Fire-resistant concrete tile roofs
- ◆ Post-tension slab foundation systems
- ◆ Spacious two-car garage with roll-up door
- ◆ Electric garage door opener with two remotes
- ◆ Finished garage interiors, drywalled with fluorescent lighting
- ◆ Rear and side yard fencing with gated access
- ◆ Durable fiberglass 8' raised-panel front door
- ◆ Exterior weather-proof electrical outlet
- ◆ Decorative exterior front lighting fixture
- ◆ Gas stub for outdoor barbecue in backyard
- ◆ Fiber optic wiring panel
- ◆ Elegant iron features (plan specific)
- ◆ Stylish stone feature (specific elevations)

Kitchen Highlights

- ◆ Conveniently designed chef's gourmet kitchen islands
- ◆ Granite counter top with 6" splash
- ◆ Elegant beechwood stained cabinets with standard hinges, white melamine interiors and adjustable shelves
- ◆ Energy STAR rated-efficient stainless steel/black accents
Frigidaire appliances:
 - ◇ Built-in microwave
 - ◇ Single oven in cabinet
 - ◇ Built-in 30" gas cooktop with 4 sealed burners
 - ◇ Multi-cycle Energy STAR rated dishwasher
- ◆ Refrigerator area plumbed for automatic ice maker
- ◆ Spacious kitchen pantries - plan specific
- ◆ Double white bowl sink with sound-insulated garbage disposal
- ◆ Delta pull out faucet

Custom Design Center

To further assist you in personalizing your new home, Pacific Coast Communities offers a wide variety of customizing options through our Custom Design Center.

- ◆ Custom built-in cabinetry
- ◆ LED under-cabinet task lighting
- ◆ Mirror wardrobe doors
- ◆ Upgrade flooring
- ◆ Security systems, audio and home theater systems
- ◆ Rain gutters
- ◆ Cabinet door decorative art glass
- ◆ Distinctive granite slab and quartz countertop selections
- ◆ Washer, dryer, refrigerator
- ◆ Upgraded cabinetry
- ◆ Tub/shower enclosures for secondary baths
- ◆ Complete state-of-the-art high tech wiring options
- ◆ Additional electrical
- ◆ Garage floor epoxy coating
- ◆ Custom Window Coverings
- ◆ Electric inset fireplace

Exceptional Interiors

- ◆ Flexible floor plans
- ◆ Distinctive foyer with 12" ceramic tiles
- ◆ Wall to wall carpeting in living areas
- ◆ Decorative baseboard and detailed door casing
- ◆ 9' ceilings downstairs
- ◆ Interior 2nd floor laundry room
- ◆ Staircase with wood stained handrails/white painted post, cap and balusters
- ◆ Uphall/drywall pony wall
- ◆ Storage under stairs (plan specific)
- ◆ Upgraded rounded interior wall corners
- ◆ Satin nickel hardware on doors
- ◆ Fiber optic connections for high-speed phone and internet capabilities with back-up battery
- ◆ Interior designer style swing doors throughout
- ◆ All bedroom closets include wood shelf and pole
- ◆ Beechwood stained elegant cabinetry in kitchen and master bath
- ◆ Secondary bath, laundry white painted cabinets (lower)
- ◆ Separate shower with tile look surround and clear glass door in master bath
- ◆ Designer tile look fiberglass tub with satin nickel faucets - plan specific
- ◆ Private water closet with water wise toilets
- ◆ Vanity top with dual basins in master bath
- ◆ Delta satin nickel faucets in master bath and secondary baths
- ◆ Motion detection lighting in all baths

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www.PacCoastCommunities.com



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 November 2019