

PRELIMINARY



ALTURA
Tesoro Viejo

A Neighborhood by McCaffrey Homes



EASY TO LOVE. GREAT TO LIVE IN.

It's magical - that feeling when everything falls into place. That's the feeling that Altura at Tesoro Viejo inspires. Your new home is filled with the spirit of innovation in its modern features, money-saving efficiencies, elegant finishes and bright welcoming spaces. McCaffrey Homes' passion for superior quality is easy to see. Picture yourself creating a holiday feast in your beautiful new kitchen full of the latest amenities. Experience your new, inviting open floor plan at family get-togethers. Think of how satisfying it will be to have everything fresh and brand new. Altura is the home you've looked forward to. Now you can make it yours.



MORE THAN AN ADDRESS... A NEW LIFE.

Altura is among the first neighborhoods at Tesoro Viejo's Hillside Village. The setting for your home is a magnificent sweep of mountains and valley. Tree lined streets lead to outdoor amenities where active living, social connections, and memory making come naturally. Within walking distance, the new Hillside TK-8 School will offer families superb educational opportunities. Your home is ideally located within steps of two parks. Miles of scenic trails take you to concerts at the amphitheater, and hours of playtime at the resort-style clubhouse, pool and splash pad. Tesoro Viejo adds immeasurable value to your Altura home and the door is open to the world you've been waiting to discover.





A photograph of a young man and woman laughing and embracing outdoors. The man has a beard and is wearing a light blue t-shirt and mustard-colored cargo pants. The woman has long red hair, wears glasses, and is wearing a light blue button-down shirt. They are both looking upwards and laughing joyfully. The background is a soft-focus green, suggesting a park or garden setting.

BRYCE

Two-Story Design

Approx. 1,581 to 1,624 Sq. Ft.

3 Bedrooms

2.5 Bathrooms

2-Car Garage

OPTIONS:

Loft or Den at Bedroom 3

Extended Island (As Modeled)

Covered Rear Patio



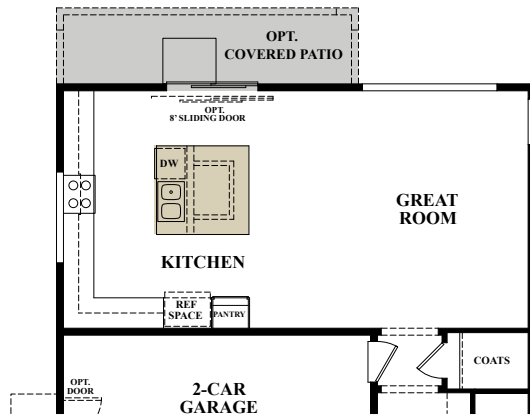
Farmhouse



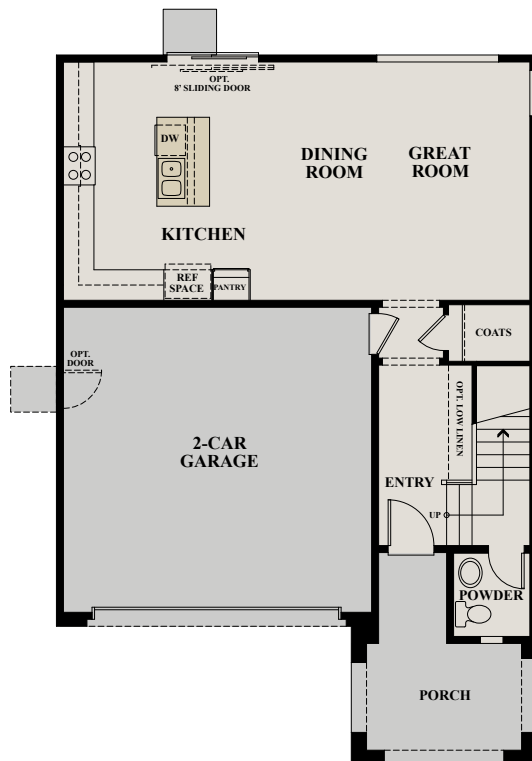
Santa Barbara (As Modeled)



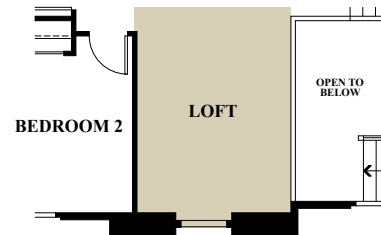
Spanish



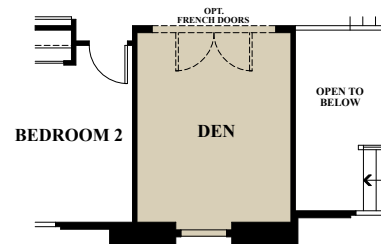
Optional Island



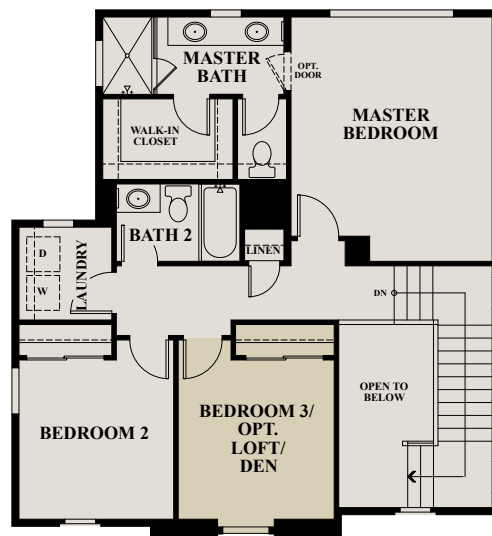
FIRST FLOOR



Optional Loft At Bedroom 3



Optional Den At Bedroom 3



SECOND FLOOR



LAINA

Two-Story Design

Approx. 2,205 Square Feet

4 Bedrooms

3 Bathrooms

2-Car Garage

OPTION:

Loft at Bedroom 3



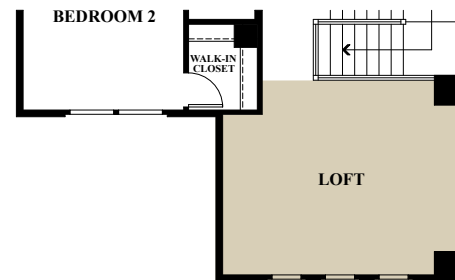
Farmhouse



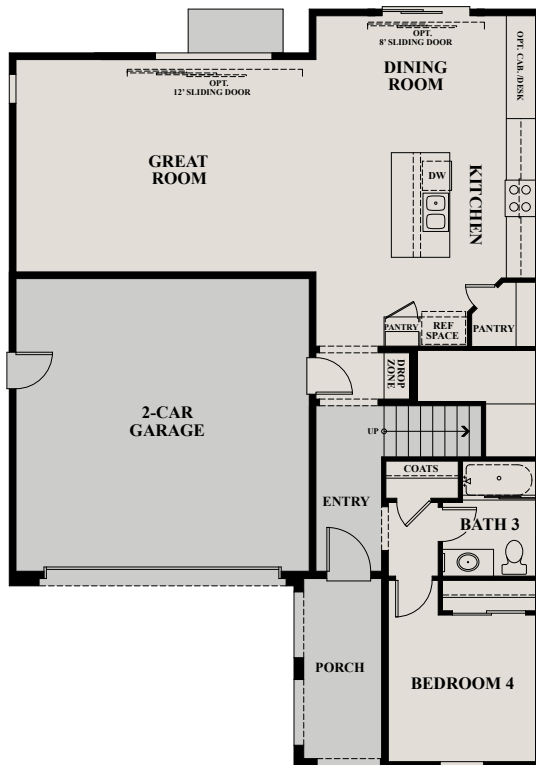
Santa Barbara



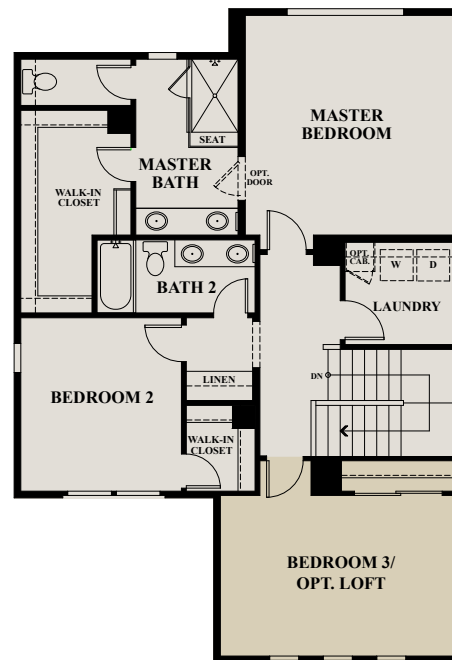
Spanish (As Modeled)



Optional
Loft At Bedroom 3



FIRST FLOOR



SECOND FLOOR



KATELYN

Two-Story Design

Approx. 1,852 to 2,052 Square Feet

3 Bedrooms

2.5 Bathrooms

Covered Rear Patio

3-Car Tandem Garage

OPTIONS:

Loft or Den at Bedroom 3

*Hobby Room & Walk-In Pantry at
Tandem Garage*

Idea Room at Tandem Garage



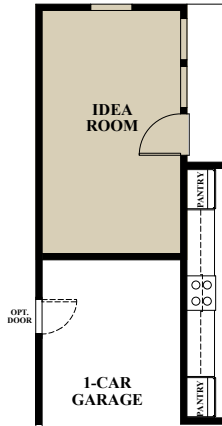
Farmhouse (As Modeled)



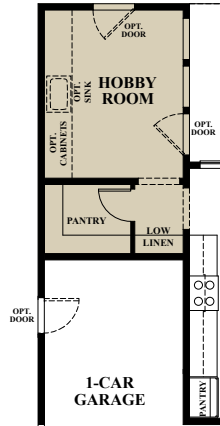
Santa Barbara



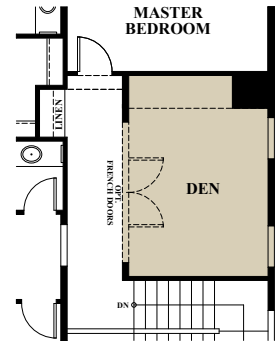
Spanish



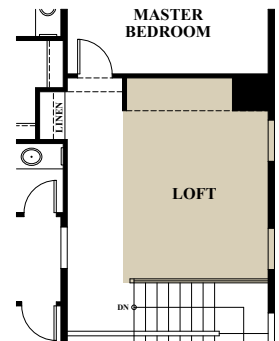
Optional
Idea Room
At Tandem Garage



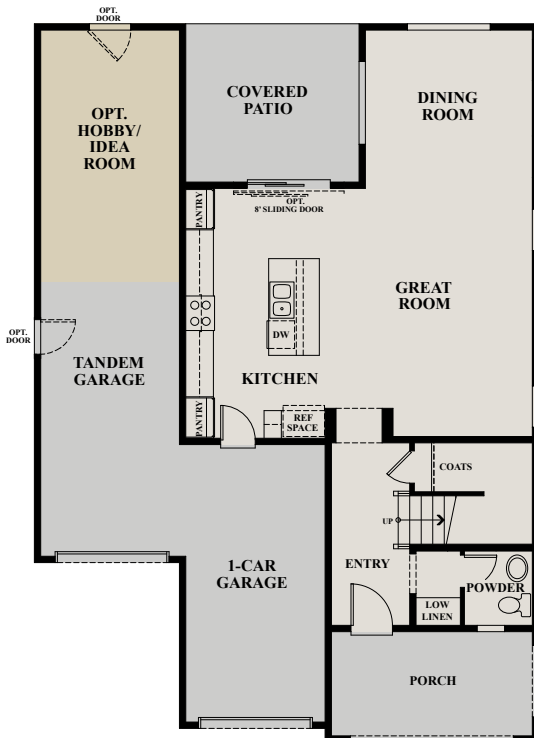
Optional
Hobby Room
At Tandem Garage



Optional
Den At Bedroom 3



Optional
Loft At Bedroom 3



FIRST FLOOR



SECOND FLOOR



Altura Included Features

All the

Ingredients

You'll Love in Your New Home

Handsome Exteriors

- An elegant blend of Farmhouse, Santa Barbara and Spanish architectural styling with siding, stone or tile accents (varies per elevation)
- Architecturally selected exterior colors for enhanced street scene
- All homes exceed California building standards
- Concrete tile roof with limited lifetime manufacturer warranty
- Front yard landscaping with weather smart irrigation system
- Front and back yard rain gutters with downspouts and side drain lines
- California lace two-coat stucco finish
- Inviting covered front porch
- 8' tall sliding glass door to back yard
- Two-car garage
- Garage interior walls drywalled & taped
- Garage door opener with two remotes
- Exterior carriage light (varies per elevation)

Interiors of Comfort & Convenience

- Abundance of windows provide plenty of natural light, creating a serene and spacious setting
- 9' ceilings, including second floor
- Shaker Beech cabinets with finished interiors, concealed hinges with a choice of six finishes
- Washable interior wall paint
- Rounded wall corners
- 18"x18" ceramic tile floors in Entryway, Kitchen, Dining, Great Room, Powder Room, Baths & Laundry
- Granite vanity tops in all bathrooms with 6" granite backsplash (match to Kitchen)
- Handsome 3 ½" baseboards with enamel finish
- Raised two panel interior doors with chrome hardware
- Laundry room with upper wood shelf & gas line to dryer
- Surface mount fixture in Secondary Bedrooms
- LED or high-efficacy lighting
- Distinctive low wall at stairs with painted handrail
- Dual zone climate control with programmable thermostat (varies per plan)
- 4 recessed canned lights in Great Room
- Rocker switches

A Kitchen for the Resident Gourmet

- Granite slab countertops with full tile backsplash
- General Electric® stainless steel appliance package including:
 - 4 sealed gas burners, self-cleaning oven
 - Energy efficient ENERGY STAR® built-in dishwasher
 - Microwave hood combination
- Center island with granite slab and seating at bar
- Kohler® double compartment cast-iron white kitchen sink with disposal
- Kohler® polished chrome pullout faucet with spray nozzle
- Convenient built-in recycle center cabinet
- Walk-in Pantry (varies per plan)
- Framed refrigerator space with recessed ice maker line
- Recessed LED canned lights

Behind the Walls & Safety

- Technology pre-wiring with enhanced RG-6 coaxial cable TV at Great Room & Owners Bedroom
- CAT5e telephone wiring at Kitchen
- 36" media distribution center with structured wiring throughout for future networking capacity
- Pre-wired for electric vehicle charging circuit at garage
- Safety combination smoke & carbon monoxide alarm with battery back-up
- Interior fire sprinkler system throughout
- Solid core fire door from garage
- PEX plumbing water system
- Fire resistant roofing

Opulence at the Owner's Suite

- Four recessed LED canned lights at Owner's bedroom
- Raised height vanity cabinet with dual sinks
- Easy-to-clean fiberglass shower with clear or obscure glass enclosure
- Private water closet with WaterSense comfort-height, elongated low-flow toilet
- Spacious walk-in closets with generous single and double hanging wood shelves and poles
- Kohler® WaterSense polished chrome bathroom fixtures
- Recessed can lights in Owner's Bath

Pamper Yourself in Bedrooms & Baths

- Overhead lighting in all secondary bedrooms
- Raised-panel wardrobe doors
- Raised height vanity cabinet with Kohler® sink
- Easy-to-clean fiberglass tub & shower surrounds
- Kohler® WaterSense polished chrome bathroom fixtures
- WaterSense low-flow toilet



A Better, Smarter Way to Live

With McCaffrey EarthSense, our neighborhoods and homes are built for a better, smarter way to live, inside and out. So, your family will enjoy neighborhoods with parks and trails and homes that are quieter, more comfortable and energy-efficient.



Energy Sense

- Third party inspection to assure energy efficiency compliance
- All homes exceed California building standards
- 220-volt pre-wire for electric vehicle or equipment charger in garage
- SunPower® solar electric power system generating solar electricity for your home
- High performance insulation system: R-38 attic, R-13 roof, R-23 exterior walls & R-8 ducts
- ENERGY STAR® dual-pane windows & sliding glass doors with argon filled & low E glass
- 2x6 exterior wall system with R-23 insulation
- Dual zoned control central heating & air conditioner (varies per plan)
- Ground mounted HVAC system with energy efficiency ratings of 15 SEER & 12.5 EER
- Gas furnace with fuel efficiency rating of 95% AFUE
- .95 Energy-Efficient, Tankless gas water heater
- ENERGY STAR® programmable thermostat with multiple time and temperature settings
- Insulated hot water pipes
- R-8 insulated ducts to reduce heating & cooling loss
- General Electric ENERGY STAR® dishwasher
- All high-efficacy lighting (LED)



Water Sense

- Water saving smart irrigation control with moisture sensor to reduce water waste
- Water-wise landscaping with drought tolerant plants or Mediterranean species

- Water efficient hydrozone plant system
- Drip irrigation at shrubs & trees
- Water conserving WaterSense bathroom faucets, showerheads & toilets
- General Electric ENERGY STAR® dishwasher



Eco Sense

- Convenient built-in kitchen recycle center to help support your earth friendly lifestyle
- McCaffrey Homes recycles up to 75% of construction waste away from landfills
- Oriented strand board (OSB) engineered wood products to reduce waste and strengthen construction
- Available green friendly laminates & renewable bamboo flooring



Health Sense

- Low VOC interior wall paint, carpet & pad
- Formaldehyde free insulation & carpet pad
- A/C system with chlorine free refrigerant
- Filter in HVAC system with MERV rating of 8 to reduce indoor airborne particles
- ENERGY STAR® exhaust fan at baths & laundry
- PEX® plumbing water system



Life Sense

To help promote a healthy lifestyle Altura neighborhood at Tesoro Viejo is anticipated to offer:

- Six neighborhood parks
- Miles of hiking & biking trails with scenic outlooks
- Preserved natural open space
- Martin Morgan Amphitheater
- Ranch House, a resort-style community clubhouse/recreation center

Included features vary throughout the models and are subject to change without notice. McCaffrey Homes reserves the right to modify features, specifications, included amenities, and product type without prior notice or obligation. The included features list is general and not all plans have features and product types listed. McCaffrey Homes does not warrant or guarantee that energy efficiencies in homes will result in cost savings for all buyers. Optional features may be purchased at an additional cost and are subject to construction cutoff dates.



McCaffrey Homes

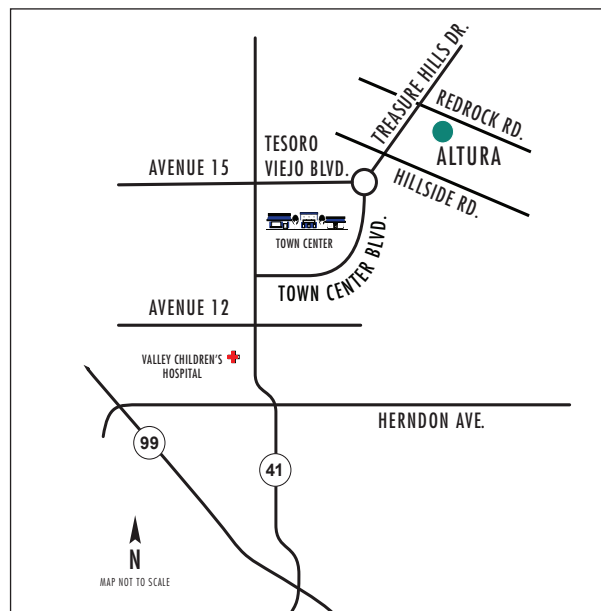
For three generations, Central Valley residents have turned to McCaffrey Homes, a local family home builder with deep roots in the valley, for desirable communities, award winning designs, quality and service. Today having built over 9,000 homes, McCaffrey Homes has earned the trust and respect of homeowners year after year.

Our company has been honored with many of the community's and the building industry's highest awards, including the induction of co-founders Robert and Karen McCaffrey into the prestigious California Homebuilding Foundation Hall of Fame.

For McCaffrey Homes, "Built for a Lifetime" means more than quality homes built to last. It's about a tradition of pride, craftsmanship, and the idea of "home". We know that homes are where lasting memories are made, and so you'll find our homes in the best locations - all in welcoming, life-enriching neighborhoods, close to top-rated schools and inviting parks.

Families who purchase a McCaffrey home can rest assured they have selected a quality, well designed, energy efficient home supported by a team of professionals who will be there for you for years to come.





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McCaffreyHomes.com



Life. Unprecedented.



McCaffrey Homes reserves the right to change floor plans, dimensions, exteriors, specifications, included amenities, and product types without prior notice or obligations. Architectural illustrations are artist conceptions and are not necessarily to scale and are not intended to be an actual depiction of such items. Pictured homes are models with some features, furnishings and landscaping not included in the purchase price. Persons shown do not reflect racial preference. All square footages stated are approximate. Actual square footage will vary. 10/18