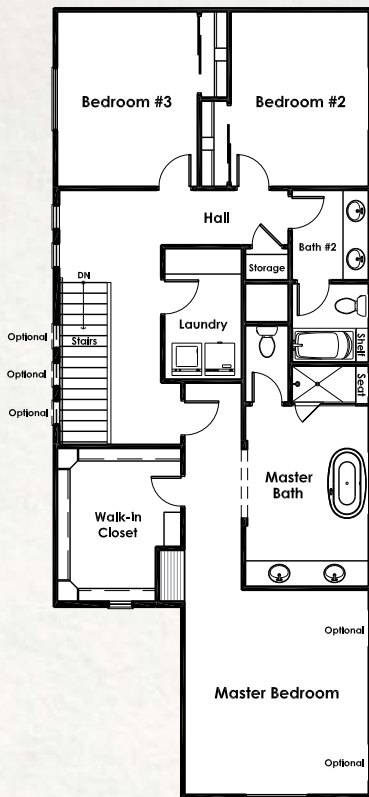
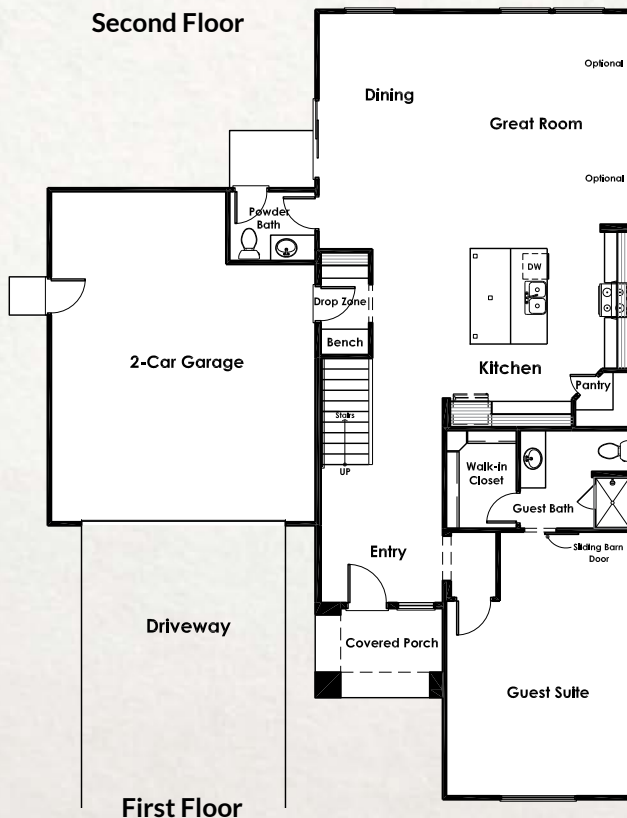




2,792 sq. ft.
4 Bed | 3.5 Bath
Guest Suite



Second Floor



First Floor



A



B



C

PASSPORT COLLECTION

"YOU DO YOU"

Select the location of:

- ½ inch natural gas stub*
- Hose bibs*
- Exterior electrical outlets*
- Air conditioner*
- High quality RG6 (TV) and Cat5 (voice/data) cables
- USB charging outlet

Don't be limited by one color (or even worse – a "palette"!).

Select the colors of:

- The exterior of your home
- Cabinets
- Kitchen countertops
- Flooring

EXTERIOR VIBES

- Eight-foot fiberglass front door featuring satin nickel handle-set
- LED can lights at covered porch and patio (per residence)
- Exterior lights include timers – even the two decorative coach lights
- Water-efficient front yard landscaping with automatic sprinklers and sprinkler connection ready for backyard
- Fully dry-walled two car garage
- Service door from garage to side yard

AUTHENTIC INTERIORS

- Nine-foot ceilings – or greater – throughout
- Drop Zone (home organization center) complete with built-in shoe cubbies and coat hooks
- Hand-set ceramic Emser tile at Entry and Kitchen
- Custom designed beech cabinets with concealed European hinges
- World-class 5 ¼ inch baseboards
- Doors, door trim, and baseboards painted in second tone to stand out from walls and ceiling
- Wood windowsills for a finished look
- LED high efficiency recessed can lighting throughout for a bright, cheery interior
- Ceiling fan with light in Great Room
- Flat screen TV tube in Great Room (goodbye visible cords!)
- Open rail stairway with painted handrail and spindles (per residence)
- Vacancy sensing bathroom, laundry room, and garage lights
- Overhead light in all bedrooms – PLUS, light is pre-wired and braced for future ceiling fan
- Custom closet organizer/shoe rack in bedroom closets
- Cultured marble countertops (with integrated sinks) and shower/bathtub surrounds at baths
- Chrome Delta® bathroom faucets
- Piedrafina countertop in Laundry Room
- Upper cabinetry over washer/dryer in Laundry Room (per residence)
- Panasonic™ Whisper exhaust fans at all full baths and Laundry Room - a quiet and efficient way to circulate fresh air

Included Features

RAYMUS NEXTGEN SMART HOME PACKAGE

Three-year subscription to Alarm.com home automation hub – creating one centralized location where all your Smart features can be controlled and monitored, including:

- Two (2) Z-Wave wall switches
- Z-Wave Smart Thermostat
- Skybell® video doorbell
- LiftMaster Wi-Fi garage door controls with MyQ Technology
- Most features compatible with Alexa

THE CULINARY EXPERIENCE

- Whirlpool® stainless-on-black appliances
- Quartz or granite slab countertop with six-inch backsplash
- Stainless steel double bowl sink with garbage disposal
- Chrome Peerless® pull-down faucet
- Kitchen island or peninsula
- Refrigerator area pre-plumbed for ice maker

PLUSH MASTER SUITES

- Spacious walk-in closet with built-in organization
- Ceiling fan with light
- Hand-set ceramic Emser® tile flooring at Master Bath
- Cultured marble countertops, shower/bathtub surrounds, shower pans, and tub decks. Just say no to fiberglass!
- Dual vanity sinks with integrated countertops
- Glass shower enclosure with seat (per residence)

SAFE, COMFORTABLE, CLEAN LIVING

- Pre-wire for security camera at driveway
- Complete alarm package including: keypad, motion sensor, interior siren, contact sensors on accessible doors, and pre-wire for two additional keypads and exterior siren
- Seven-foot sectional metal roll-up garage door with battery back-up and two opener remotes
- Fully insulated R13 exterior walls, R4 continuous wall board, and R38 attic insulation make your home less expensive to heat and cool – saving energy and maximizing comfort
- Bryant® 16 SEER energy efficient central air conditioner
- QuietCool whole house fan
- Low VOC interior paint for exceptional indoor air quality
- Dual glazed white vinyl windows and sliding glass door
- Energy efficient, tankless water heater
- Durable, fire-resistant concrete tile Boral® Cool Roof System which reflects the sun's heat away from your home
- Radiant barrier roof sheathing reduces attic temperature by up to 30°F
- Weather sensor irrigation timer that uses local weather to control your automatic sprinkler system

WHY BUY NEW? WHY BUY RAYMUS?

- Ten-year structural warranty provides peace of mind an older resale home can't.
- One-year "Fit and Finish" warranty on materials and workmanship.
- Third-party energy inspected home plans.
- Legacy. Raymus Homes has been building locally since 1945 driven by customer service and dedication to our craft.
- Family. Keys have been delivered to over 4,000 buyers who are now part of the Raymus family of homeowners.



**Locations must comply with City of Manteca requirements*



Keep in touch!



209.275.1483



209.629.6020



@RaymusHomes



Sales@RaymusHomes.com



RaymusHomes.com



1254 Sephos Street, Manteca



THE NEXT GENERATION

All square footages and lot sizes are approximate. Prices, floor plans, elevations, materials, specifications, upgrades, terms, incentives, and availability, whether for the current phase or any proposed existing subsequent phase, are subject to change without prior notice at the discretion of Raymus Homes. All renderings, floor plans, maps, and other illustrations are an artist's conception and not intended to be the actual depiction of the house, fencing, walls, driveways, materials, or landscaping. Renderings may show options and upgrades. Subject to prior sale. Please see Sales Team for more details.

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