



LIVE FRESH.  
LIVE NEW.  
LIVE SMART.




Sorrento  
RIDGE

A new LivingSmart®  
neighborhood  
by Pardee Homes



**INCLUDED LIVINGSMART® FEATURES**  
THE FOLLOWING ARE PART OF EVERY LIVINGSMART® HOME:

**AVAILABLE LIVINGSMART® FEATURES\***  
YOU MAY SELECT FROM THESE OPTIONS:

 • Fluorescent lights in select recessed cans

• Occupancy sensors (select locations)

• Radiant barrier roof sheathing

• Energy-efficient 13-SEER Carrier Bryant air conditioner with Puron™


• Low-E spectrally selective glass windows, which reduce heat and ultraviolet (UV) rays and provide optimal insulation

• Programmable thermostat with multiple time and temperature settings

• General Electric ENERGY STAR® low-water, energy-saving, front-loading washing machines and dryers

• General Electric ENERGY STAR® refrigerators


• LED lights

 • Low-formaldehyde attic insulation, enhances energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde

• Low VOC interior paint

• High-efficiency air filtration system


• Interior paint color alternate

 • Delta WaterSense® labeled faucets, dramatically cutting water usage while maintaining desired water pressure

• General Electric ENERGY STAR® dishwasher

• Low-flow toilets that reduce water usage

• Reverse osmosis water system at kitchen

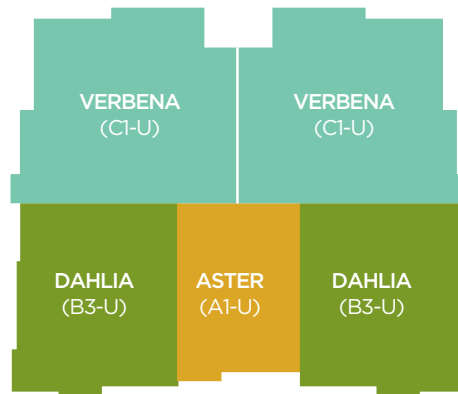
 • Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors plus green labeled pad

• Convenient recycling center discreetly housed in kitchen cabinet

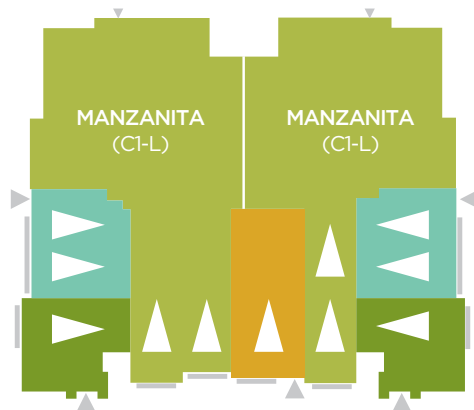
• Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality

\*Available at additional cost and subject to construction cutoff dates.

# 7 PLEX



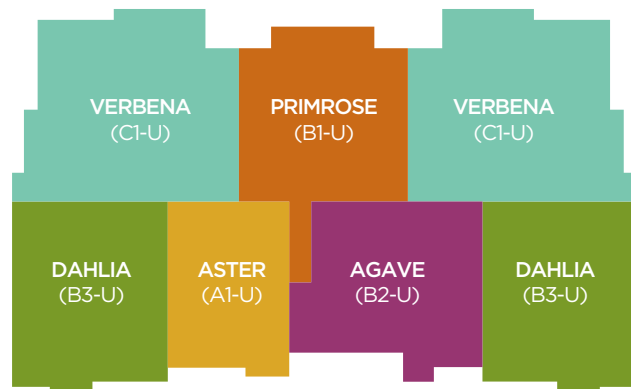
SECOND FLOOR



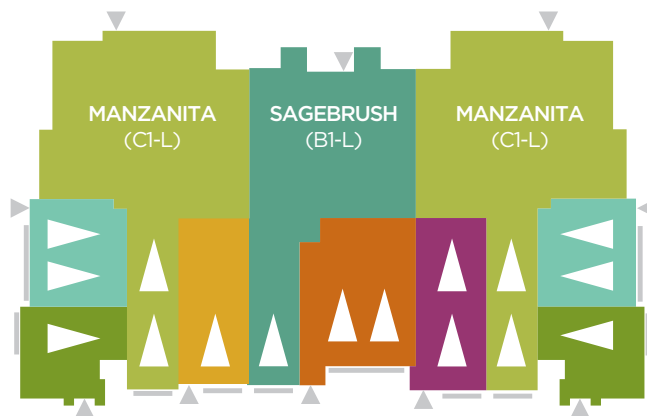
GROUND FLOOR

Renderings are the artist's conceptions. Pardee Homes will provide landscaping to the homeowner's association, but trees will not be mature and landscaping may differ from that depicted. Floorplans subject to change.

# 10 PLEX



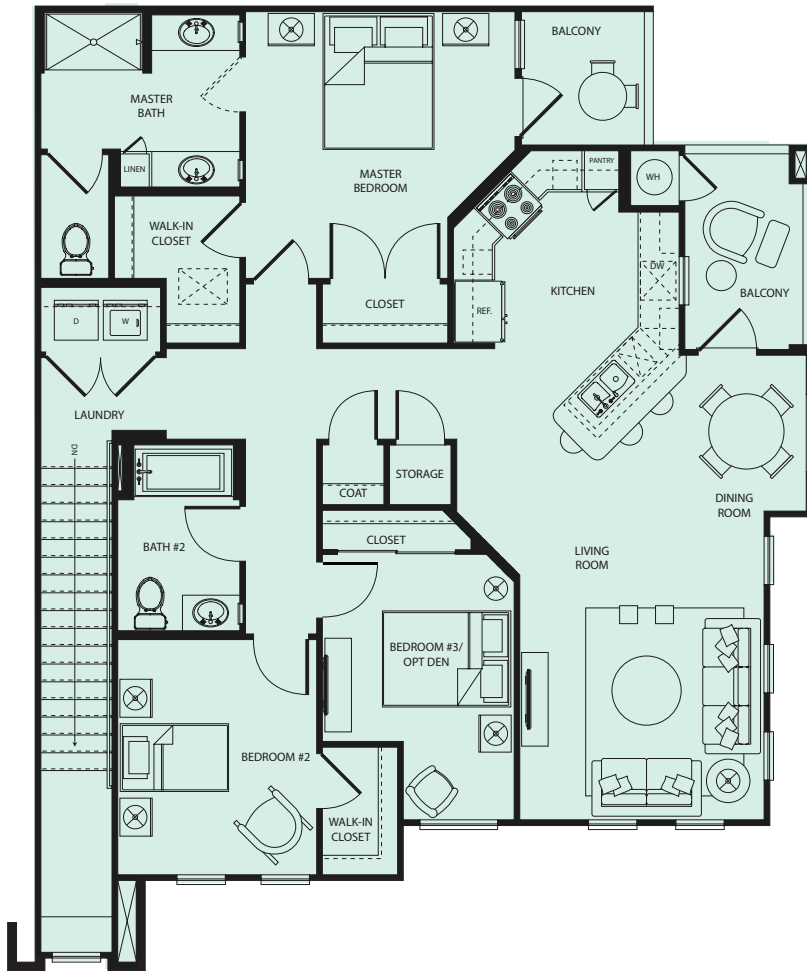
SECOND FLOOR



GROUND FLOOR

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# VERBENA (C1-U)



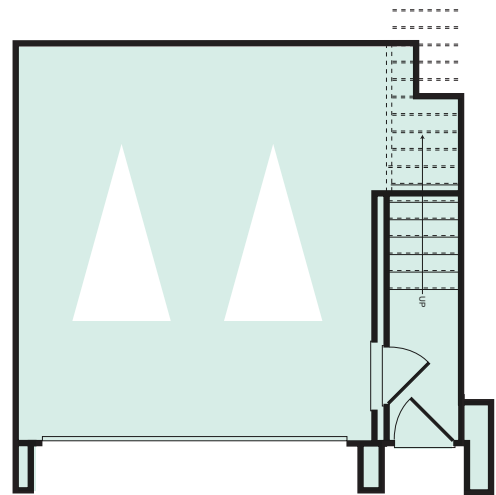
SECOND FLOOR

## STANDARD PLAN

3 BEDROOM  
2 BATH  
2 BAY GARAGE  
1541 SQ. FT.

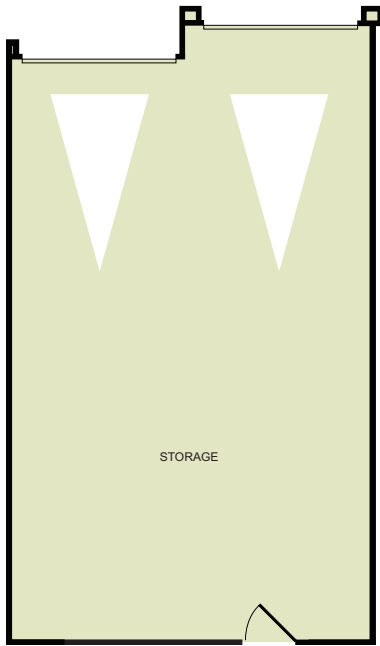
## MODELED PLAN

3 BEDROOM  
2 BATH  
2 BAY GARAGE  
1541 SQ. FT.



GARAGE  
GROUND FLOOR

# MANZANITA (C1-L)



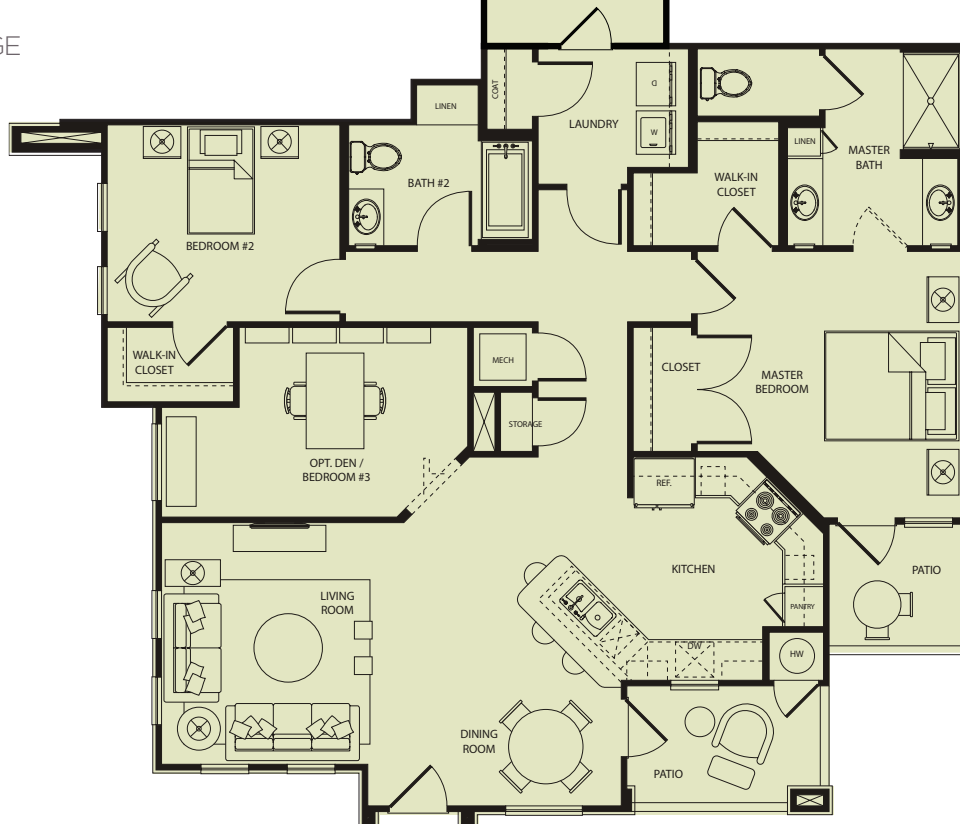
ALTERNATE GARAGE  
CONFIGURATION  
AT THE 7-PLEX

## STANDARD PLAN

3 BEDROOM  
2 BATH  
2 BAY GARAGE  
1465 SQ. FT.

## MODELED PLAN

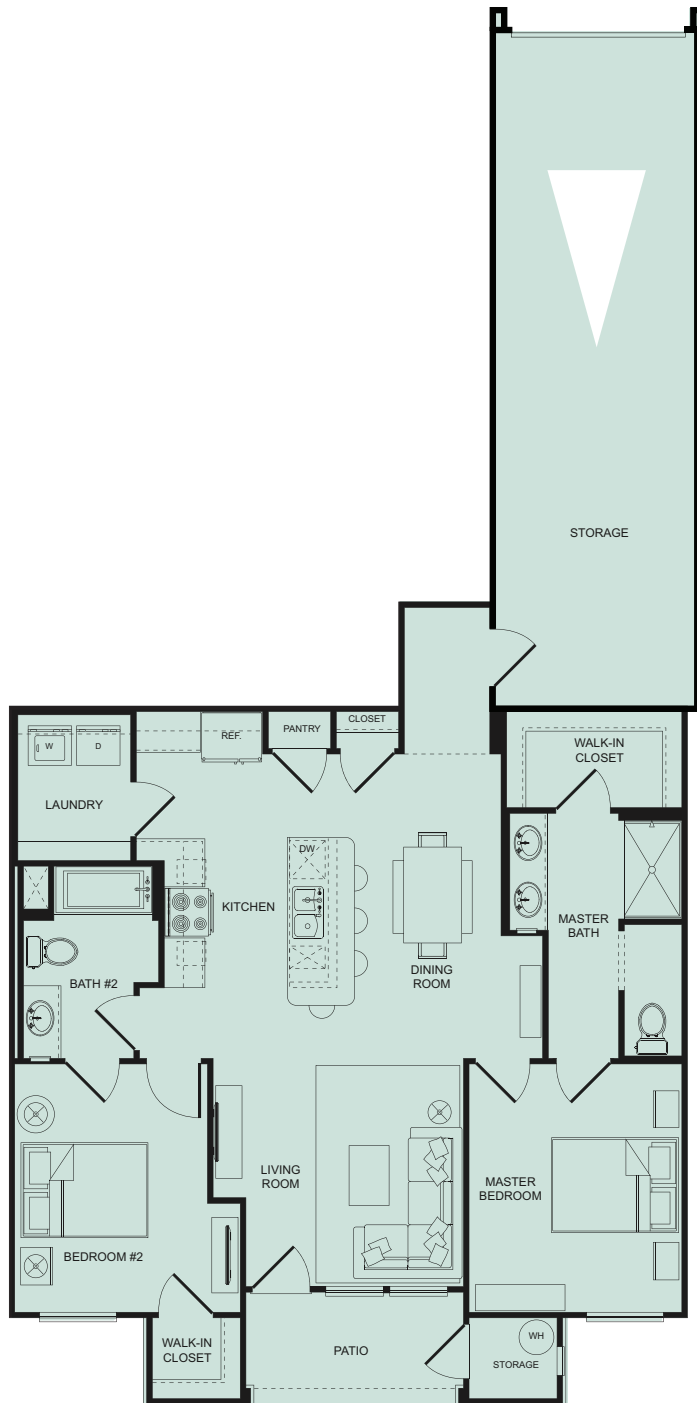
2 BEDROOM  
OPT. DEN  
2 BATH  
2 BAY GARAGE  
1465 SQ. FT.



GROUND FLOOR

\*Floorplan subject to change. All square footage is approximate.

# SAGEBRUSH (B1-L)



## STANDARD PLAN

2 BEDROOM  
2 BATH  
1 BAY GARAGE  
W/STORAGE  
PLUS  
EXTERIOR PARKING SPACE  
1161 SQ. FT.

## MODELED PLAN

2 BEDROOM  
2 BATH  
1161 SQ. FT.

GROUND FLOOR

\*Floorplan subject to change. All square footage is approximate.

# DAHLIA (B3-U)

## STANDARD PLAN

2 BEDROOM

2 BATH

1 BAY GARAGE PLUS  
EXTERIOR PARKING SPACE

1264 SQ. FT.

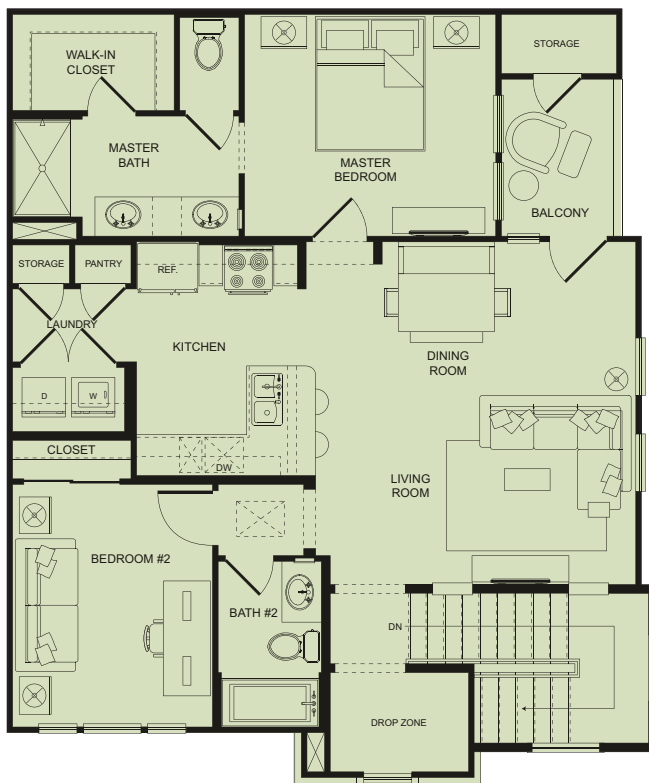
## MODELED PLAN

2 BEDROOM

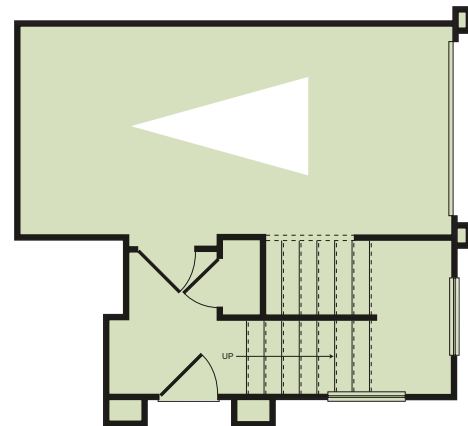
2 BATH

1 BAY GARAGE

1264 SQ. FT.



SECOND FLOOR



GARAGE  
GROUND FLOOR



# AGAVE (B2-U)

## STANDARD PLAN

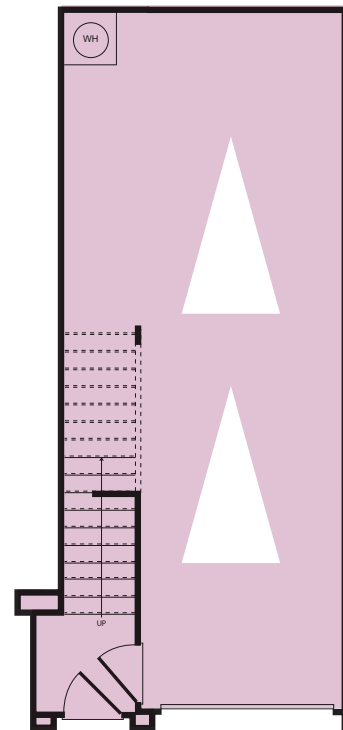
2 BEDROOM  
2 BATH  
2 BAY GARAGE  
1313 SQ. FT.

## MODELED PLAN

2 BEDROOM  
2 BATH  
2 BAY GARAGE  
1313 SQ. FT.



SECOND FLOOR



GARAGE  
GROUND FLOOR

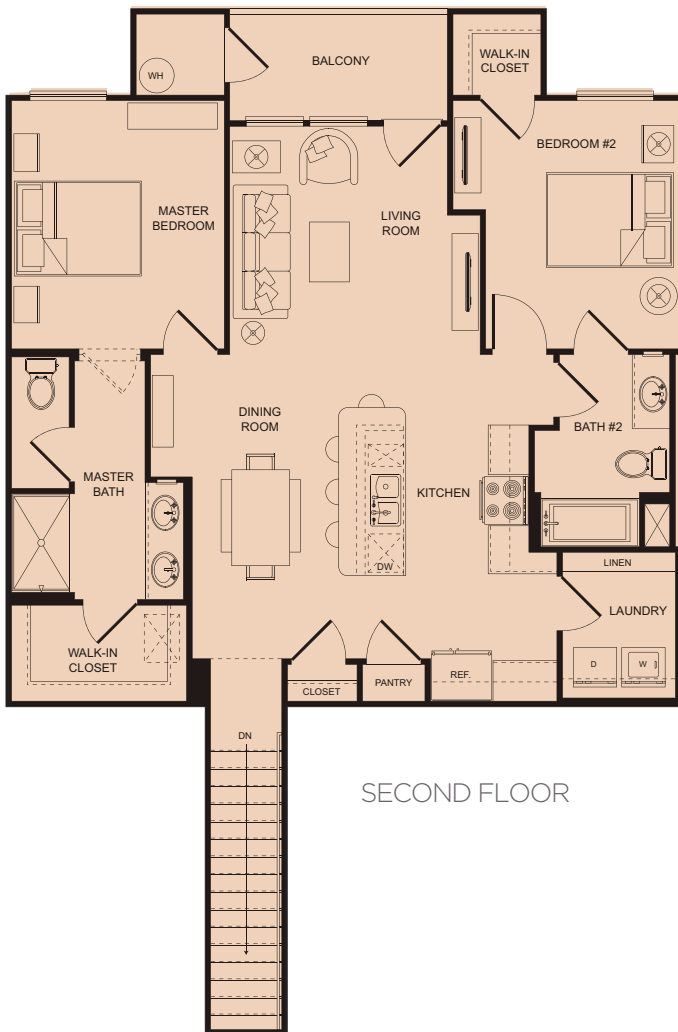
# PRIMROSE (B1-U)

## STANDARD PLAN

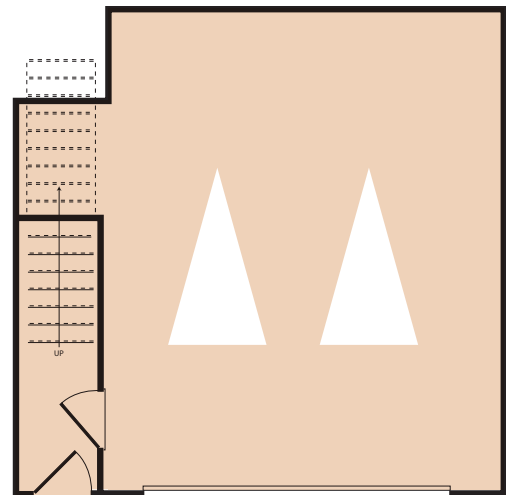
2 BEDROOM  
2 BATH  
2 BAY GARAGE  
1243 SQ. FT.

## MODELED PLAN

2 BEDROOM  
2 BATH  
2 BAY GARAGE  
1243 SQ. FT.



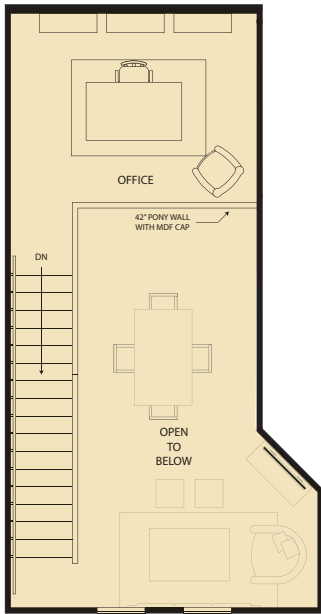
SECOND FLOOR



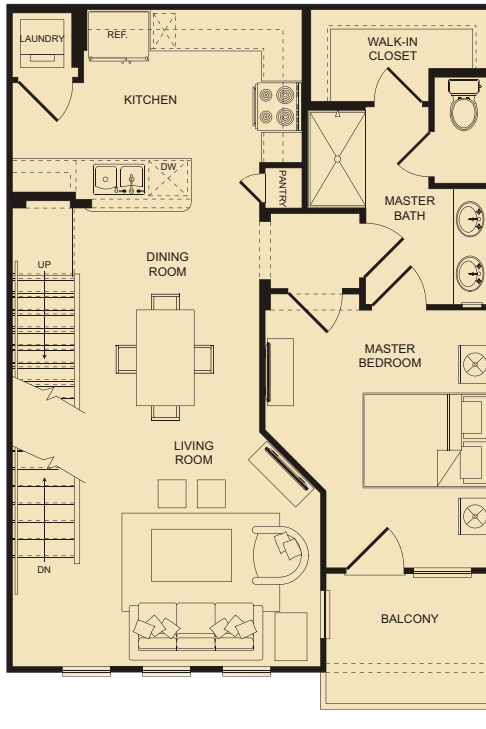
GARAGE  
GROUND FLOOR

\*Floorplan subject to change. All square footage is approximate.

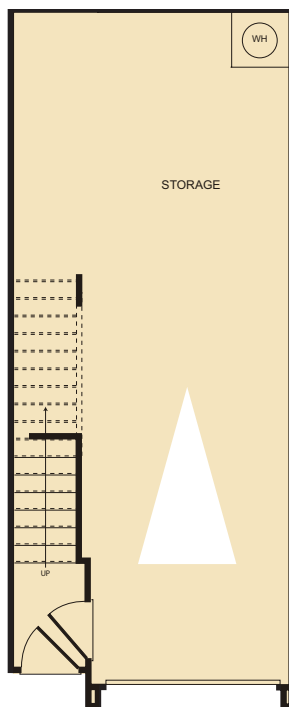
# ASTER (A1-U)



THIRD FLOOR



SECOND FLOOR



GARAGE  
GROUND FLOOR

## STANDARD PLAN

1 BEDROOM  
LOFT  
1 BATH  
1 BAY GARAGE  
W/STORAGE  
991 SQ. FT.

## MODELED PLAN

1 BEDROOM  
LOFT  
1 BATH  
991 SQ. FT.

# Features included WITH YOUR HOME



## THE IMPRESSIVE EXTERIOR

- Two elegant and distinctive types of architecture available
- Therma-Tru® Smooth-Star® fiberglass entry door with decorative antique pewter finish Schlage® hardware
- Architecturally specified exterior color palette
- One coat texture stucco and concrete roof tiles
- One and two-bay garages with metal roll-up garage doors and automatic garage door opener
- Private patios or balconies – per plan
- Concrete walks and driveway
- Weather-resistant receptacles

## THE DISTINCTIVE INTERIOR

- Elegant interior architectural details
- Ceramic tile entry flooring in choice of color
- Plush carpeting over pad in choice of designer-selected colors (see floor plans for specific areas)
- Custom radius wall corners
- Wide rocker light switches
- Architecturally specified recessed lighting
- Raised four-panel interior doors with Dexter® satin nickel finish interior door hardware
- Secondary bedrooms with vinyl wardrobe doors or walk-in closet doors and pre-wired for cable TV
- Master Bedroom, Kitchen and Living Room pre-wired for telephone
- Undermount sink with Delta plumbing fixtures, beveled vanity mirrors and E-Stone countertops in secondary baths
- Interior Laundry space with ceramic tile flooring
- Direct access garage at each plan

## THE GOURMET KITCHEN

- Granite slab countertop in choice of colors, choice of single or dual compartment sink and Delta® stainless steel faucet with pullout spray
- Ceramic tile flooring in choice of designer-selected colors
- Custom recessed panel maple cabinetry with adjustable shelves and brushed chrome knobs

- Under-cabinet task lighting and cabinet uplighting in upper units
- Decorative pendants over island in lower units
- Recycling center cabinet
- General Electric® stainless steel finish appliance package including self-cleaning range with sealed burners, vent hood/microwave combo and Energy Star® rated dishwasher
- Spacious storage pantry

## THE ELEGANT MASTER BEDROOM SUITE

- Spacious walk-in closets
- E-Stone countertop with square eased edge
- Decorative Delta® polished chrome plumbing fixtures
- Compartmentalized water closet
- Custom recessed panel maple cabinetry with chrome knobs
- Beveled vanity mirrors
- Clear safety glass shower enclosure

## FOR YOUR COMFORT AND CONVENIENCE

- Weather-stripping on exterior doors to living areas
- Smoke/carbon monoxide detectors with warning buzzer and back-up battery
- Energy saving water heaters with quick recovery
- Air-conditioning with night set-back thermostat
- Thermostatically controlled forced-air heating

## AT HOME AMENITIES

- Resort style swimming pool & spa (anticipated for future)

# Features available WITH YOUR HOME\*



Pardee Homes is proud to offer a wide variety of optional features. Below is just a sampling of the many ways you can personalize your new home through our Design Center. Please see your Sales Associate for additional customizing opportunities.

## THE ALTERNATIVES

- Additional carpet with pad and hard surface selections
- Flat screen TV pre-wiring
- Home Office Package including dual phone receptacle, dual cable outlet and quad surge suppressed outlet
- Variety of wiring and lighting options:
  - Sconce or hanging fixtures in stairway
  - Ceiling fan pre-wire
  - Upgraded stair lights
- Tub/shower enclosures for secondary bathrooms with clear safety glass
- Mirrored or etched glass wardrobe doors in secondary bedrooms (select units)
- General Electric front loading Energy Star® rated washer and extra large capacity dryer or space maker washer and gas dryer (Plan A1-U)

## THE KITCHEN POSSIBILITIES

- Variety of cabinetry choices:
  - Various finishes and door styles, and soft close
- Countertop in choices of colors:
  - Granite slab or Dal quartz with choice of edge selections
  - Delta® faucet selection
  - Upgraded Stainless steel sink or Silgranit sink

- Customize with various appliances:
  - General Electric® Profile and Café stainless steel finish packages
  - General Electric® Profile and Café refrigerators
- Nimbus® reverse-osmosis system

## THE MASTER BEDROOM SUITE SELECTIONS

- Countertop in choice of colors:
  - Marble or Dal quartz
- Door between bedroom and bath
- Framed mirrors in Master Bathroom
- Two-sided mirror closet door

## FLOOR PLAN CHOICES

Pardee has designed Lifestyle Options into the floor plans offered at Sorrento Ridge. Many of the options are shown in the brochure or see your Sales Associate for details.



Pardee Homes enjoys a PREFERRED LENDER relationship with Wells Fargo Home Mortgage. Ask your Pardee Homes sales counselor for more information.

\*Available at additional cost and subject to construction cutoff dates.

### Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included With Your Home", "Included LivingSmart" Features" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee Homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

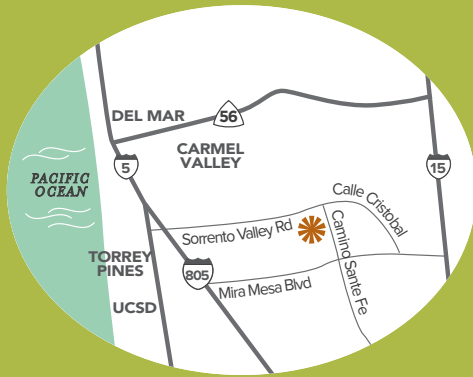
All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

### Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Landscaping, trees and shrubs are not included in the purchase price. Information is accurate as of the date of publication.

Renderings by VisionScape Imagery. (GH 7/2013)



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[PardeeHomes.com](http://PardeeHomes.com)



# Sorrento RIDGE

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All square footage is approximate; pricing subject to change. Landscaping, trees and shrubs not included in the purchase price. Information is accurate as of the date of the publication. Models do not reflect racial preference. CA contractor's license #251810.

