

# Lonestar Plan 1



Approx. 2,444 Sq Ft | 4 Bedrooms | 2.5 Bathrooms | 3 Car Garage



A-Spanish Colonial



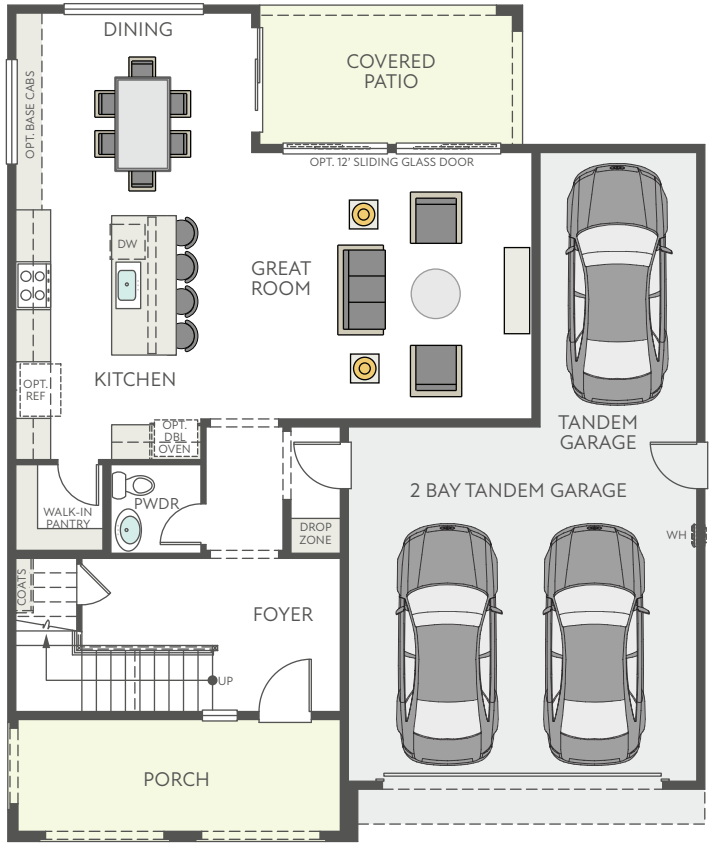
B-Craftsman



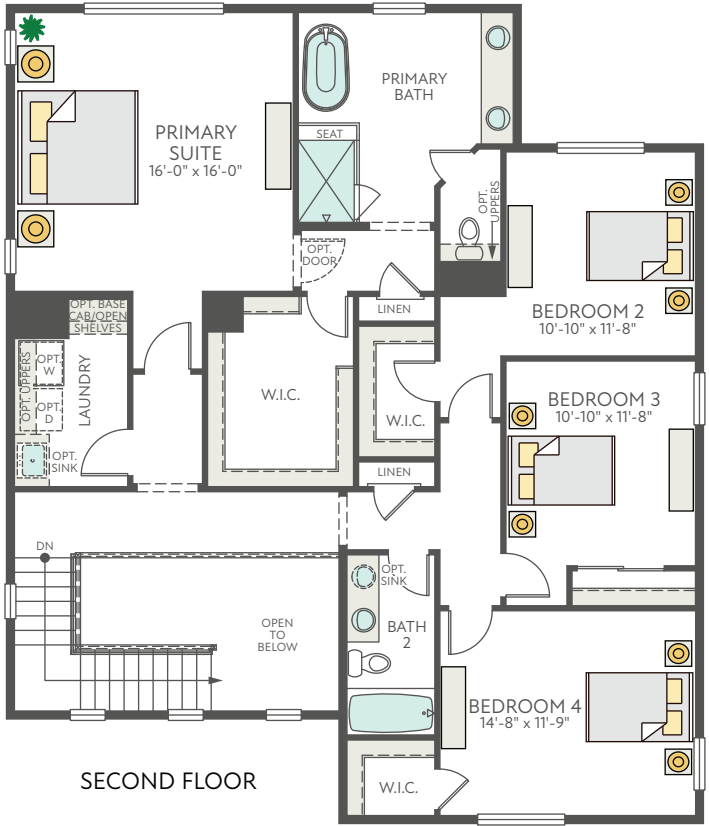
C-Western Farmhouse



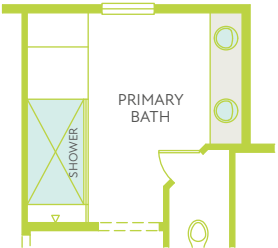
D-Italian



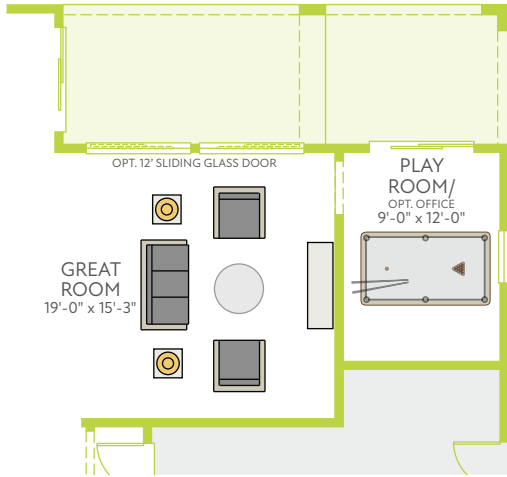
FIRST FLOOR



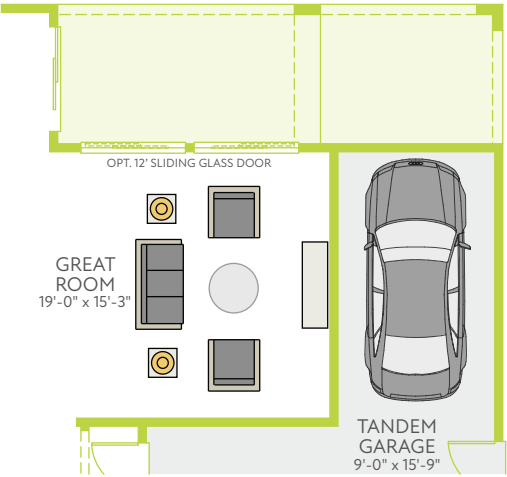
SECOND FLOOR



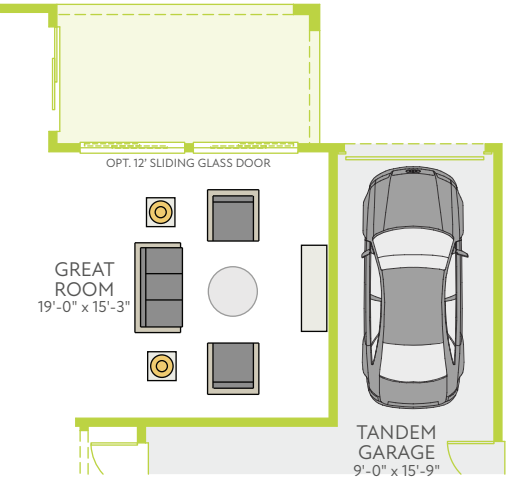
▶ OPT. SPA SHOWER



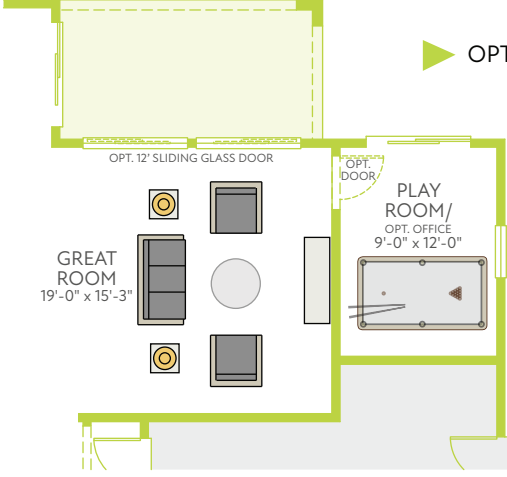
▶ OPT. PLAY ROOM/OFFICE W/ EXPANDED COVERED PATIO



▶ OPT. EXPANDED COVERED PATIO



▶ OPT. REAR GARAGE DOOR



▶ OPT. PLAY ROOM/OFFICE



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# Lonestar Plan 2

Approx. 2,611 Sq Ft | 4 Bedrooms | 3 Bathrooms | 2 Car Garage



A-Spanish Colonial



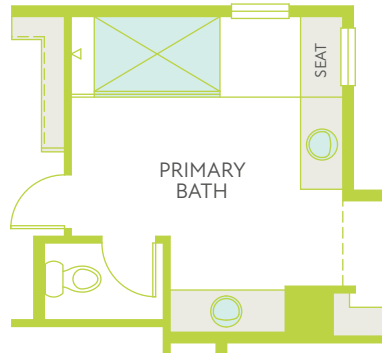
B-Craftsman



C-Western Farmhouse



D-Italian



▶ OPT. SPA SHOWER



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# Lonestar Plan 3

Approx. 2,995 Sq Ft | 5 Bedrooms | 3 Bathrooms | 2 Car Garage



A-Spanish Colonial



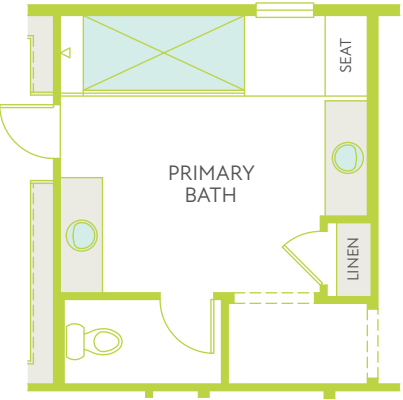
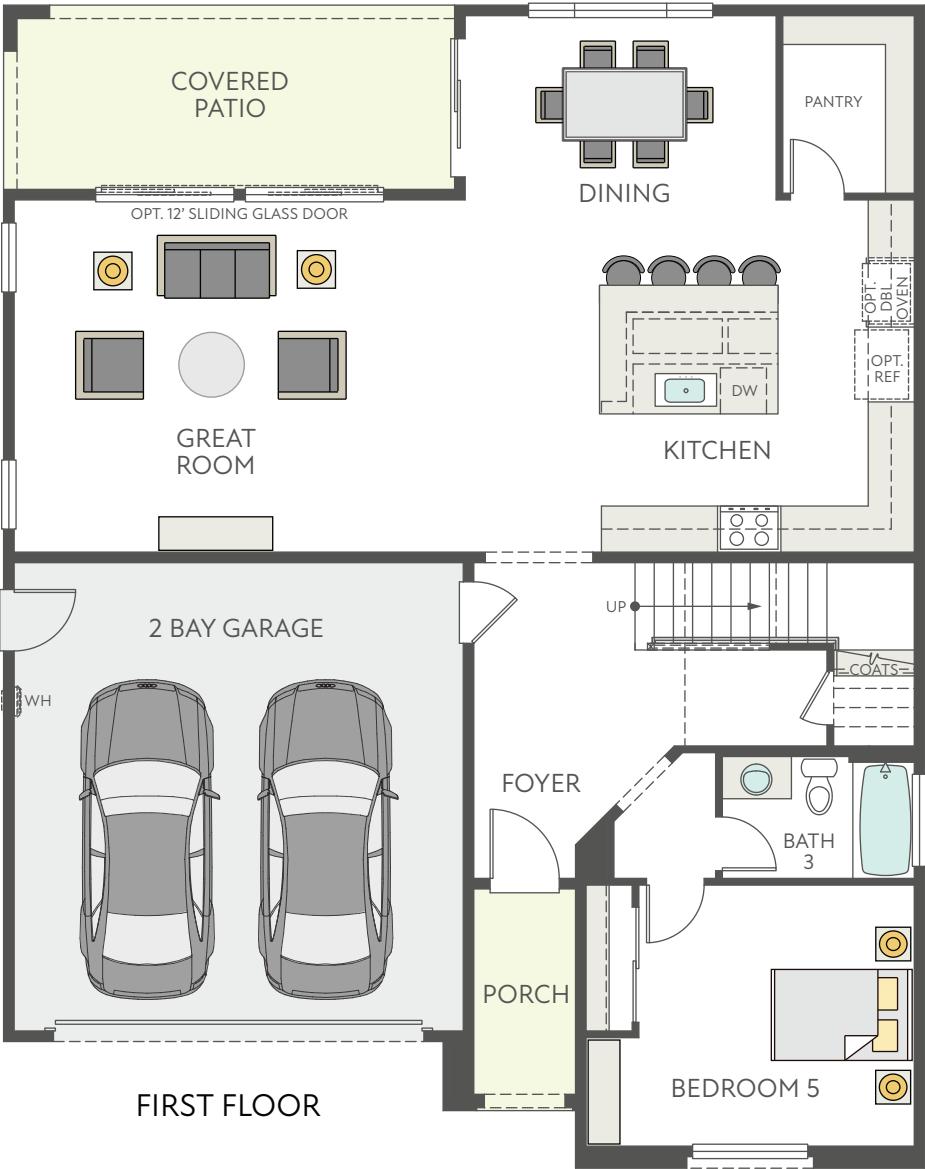
B-Craftsman



C-Western Farmhouse



D-Italian



▶ OPT. SPA SHOWER



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# Lonestar

## INCLUDED FEATURES

### AUTHENTIC CHARACTER & DETAIL

- ▶ Exquisite architectural detailing with three stunning exterior options in Spanish Colonial, Craftsman, Western Farmhouse and Italian styles in twelve designer selected exterior color palettes
- ▶ Architecturally inspired 8' entry doors with Schlage<sup>®</sup> matte black Wifi entry handle set
- ▶ Elegant exterior coach light fixture that complements the architectural style and LED surface mount overhead lighting at porches
- ▶ Illuminated custom address plaque to coordinate with neighborhood
- ▶ Steel-backed and stylish 8' garage doors with WiFi enabled door opener
- ▶ Integrated color concrete Eagle<sup>®</sup> roof tiles made with natural raw materials for a more dynamic appearance

### INSPIRING KITCHEN DESIGNS

- ▶ Attractive granite slab countertops with 6" backsplash
- ▶ Hand-set 18" x 18" Emser<sup>®</sup> ceramic tile flooring at the kitchen
- ▶ GE<sup>®</sup> stainless steel appliance package, including:
  - Multi-cycle built-in dishwasher
  - Gourmet 30" cooktop range with built-in oven
  - Over the range microwave
- ▶ InSinkErator<sup>®</sup> heavy duty garbage disposal
- ▶ Delta<sup>®</sup> chrome pullout kitchen faucet with touch technology
- ▶ Convenient recycling cabinet

### GRACIOUS INTERIOR APPOINTMENTS

- ▶ Premium Beech recessed door cabinetry in a variety of elegant finishes with adjustable shelving and easy-clean interiors throughout
- ▶ Homes feature an abundance of windows throughout to increase connectivity to the outdoors
- ▶ Luxurious 9' ceiling heights at first and second floor
- ▶ 3 1/4" baseboard and 2 1/4" door casing in Craftsman style throughout
- ▶ Open stair rail at first floor with craftsman style newel and balusters
- ▶ Distinctive raised panel doors with Schlage<sup>®</sup> satin nickel interior door
- ▶ LED ceiling light in all secondary bedrooms

- ▶ Hand-set 18" x 18" Emser<sup>®</sup> ceramic tile flooring at entry, bathrooms and laundry
- ▶ Low-maintenance solid surface countertops and designer chrome fixtures and accessories at secondary baths
- ▶ Ceiling fan pre-wire at Great Room
- ▶ Dual combination USB receptacle at Kitchen and Primary Bedroom
- ▶ Technology pre-wiring with enhanced Category 6e data and RG-6 coaxial cable TV in Great Room and Primary Bedroom
- ▶ Flat screen pre-wire in Great Room
- ▶ Outdoor Covered Patio with LED surface mount lights
- ▶ Bullnose drywall corners
- ▶ Whole home surge protection
- ▶ Dedicated prewire/outlet for electric car charger

### BEAUTIFULLY DETAILED PRIMARY SUITES

- ▶ Ceiling fan pre-wiring in Primary Bedroom
- ▶ Spacious Primary Bath with low-maintenance solid surface vanity countertops
- ▶ Gerber<sup>®</sup> topmount sinks
- ▶ Delta<sup>®</sup> single-handle faucets with coordinating chrome fixtures at shower
- ▶ Shower includes solid surface surround and bench with semi-frameless enclosure
- ▶ Hand-set 18" x 18" Emser<sup>®</sup> ceramic tile flooring at Primary Bath
- ▶ Coordinating chrome towel bars and paper holder
- ▶ Full width mirrors
- ▶ Elongated, modern toilet at separate private toilet compartment
- ▶ Spacious walk-in closets
- ▶ Luxurious free-standing tub

Life-changing by Design

tri pointe<sup>®</sup>  
HOMES

# Eastwood & Lonestar

## FREQUENTLY ASKED QUESTIONS

### Is there an HOA or other fees for homeowners?

No, there are no HOA fees for Eastwood or Lonestar homeowners.

### How many homes will be built at Eastwood & Lonestar?

Our Eastwood neighborhood includes 72 homes.  
Our Lonestar neighborhood includes 90 homes.

#### Eastwood

1,500 - 2,404 Sq. Ft. | 3-4 Bed | 2-3 Bath

#### Lonestar

2,444 - 2,995 Sq. Ft. | 4-5 Bed | 2.5-3 Bath

### Will homeowners have the opportunity to personalize their home?

Yes - upon signing the Purchase Agreement, the homeowner receives a personal link to their home's virtual Design Studio and depending on the specific homesite and stage of construction will meet with our professional Design Team to customize their home.

### Is Eastwood & Lonestar a solar community?

Yes, every home will have solar. The homeowner has the choice to either lease or purchase the solar program.

### What are the base property taxes?

The ad valorem property taxes for Eastwood are estimated at 1.4377%, plus approximately \$320.47.

The ad valorem property taxes for Lonestar are estimated at 1.4377%, plus approximately \$327.95.

### What community amenities are available to Eastwood & Lonestar homeowners?

Eastwood and Lonestar are nearby:

- ▶ Shopping and dining at the Palladio or neighboring El Dorado Hills Town Center
- ▶ Picturesque Lake Folsom and Lake Natoma
- ▶ Historic downtown Folsom and Sutter Street
- ▶ Miles of biking and walking trails

### Does the home come with a warranty?

Tri Pointe Homes believes that the service and support we provide our customers starts on day one when they visit our models and extends years after as their new house becomes a home. As a homeowner, you will receive a one-year "fit and finish" warranty covering certain elements of your home. Each home is covered by a limited structural warranty that lasts up to 10 years. Specifics regarding the warranty will be described in the homeowner's warranty provided as part of your purchase experience.

### Neighborhood Schools:

Please contact the Folsom Cordova Unified School District at 916.294.9000 or visit [www.fcusd.org](http://www.fcusd.org) for more information on schools in Folsom.

### Are you accepting agent registration for broker referral fees at this time?

Prior to our public home releases, we will not accept any broker registrations or pay any broker referral fees for this neighborhood. If you are currently working with a broker, you can still participate in the priority group, and first home releases, but we will simply not accept your broker's registration or pay your broker any referral fee in connection with your purchasing during the first homesite releases.

M 916.532.5969

A 3417 Shakers Ridge Way, Folsom, CA 95630

Life-changing by Design



# Lonestar

SITE MAP

A quick snapshot of model locations and available homesites at **Lonestar**.



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HOMES

\*Map is intended for illustrative purposes only. Lot specifications, pricing, plans and availability of lots and homes under construction may change without notice. The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homestead's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2021 Tri Pointe Homes Holdings, Inc. California Contractor's License No. 1018637. California DRE License No. 02025660. All rights reserved. 2.4.2022

