

Preliminary

WATERSTONE WATERSTONE WATERSTONE




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FITZPATRICK HOMES

TAKE A WALK
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WATERSTONE

Talk a walk along the Tuolumne River Parkway and let the tranquil sounds of nature wash over you, allowing you a recharge on your day. Breathe in the fresh air and enjoy the magnificent views.

This is home now - Waterstone, a brand new community in Waterford, built by a local, trusted builder - **Fitzpatrick Homes**.

This incredible, new home neighborhood will be constructed in three phases consisting of **approximately 86 single-family homes**. Waterstone is the perfect spot to start out, raise a family, or slow down where you can live life at your own pace, close to the great outdoors, a place to settle in and stay a while.



At Waterstone, you'll find ranch-styled and two-story designs, ranging from **approximately 1,225 to 1,730 sq. ft.** with ample sized homesites for outdoor living. These homes feature innovative designs and contemporary finishes with **up to 4 bedrooms, 2.5 bathrooms and some oversized 2-car garages**.

The picturesque town of Waterford is known as the "**Gateway to Recreation**," where you'll appreciate the ease of country living at its best! **Just minutes from rivers and local lakes for fishing, a picnic or a brisk walk along the water.** Shop local at Waterford Plaza for groceries and quick bites or take a short drive to Modesto or Turlock for all the big-name stores. You'll find easy commuting to employers found throughout the Central Valley on Highway 99 or the backroads. **At Waterstone, you can enjoy a scenic country lifestyle while living in a new, energy-efficient home.** It's the perfect blend of modern amenities and peaceful surroundings.



Artful Exteriors

- Progressive Traditional, Cottage & Farmhouse
- Architect selected exterior colors
- Exterior coach light
- One coat stucco system (light lace finish)
- Energy efficient windows with screens at windows and glass sliding door
- 30-year asphalt composition roofing
- Stylish, modern front door
- Recessed can lights at front porch and entry (per plan)
- Two car enclosed garage with sheetrocked interior
- Contemporary sectional metal garage door
- Garage door opener with 2 remotes
- Illuminated address sign
- Drought tolerant front yard landscaping with automatic irrigation
- Rear and side yard fencing with gate
- Two conveniently located hose bibs

Luxurious Living

- Innovative floorplans with amazing design elements
- Designer tile flooring at Entry, Kitchens, Bathrooms and Laundry Rooms
- Decorator wall to wall carpeting
- Designer selected interior paint
- Two panel interior doors
- Chrome hardware throughout
- Contemporary 3 1/4" eased edge baseboard and 2 1/4" door casing
- Ceiling fan pre-wire in Primary Bedroom and Great Room
- Ceiling lights in Secondary Bedrooms
- Rocker style light switches
- Drywall to have square edges at wall corners and window openings
- Elegant finish wood top on Lower Linen
- Interior fire sprinkler system
- Second story sub-floor at 1 1/8" plywood, glued and nailed
- Engineered roof and floor trusses
- Hard wired safety smoke detectors and carbon monoxide detectors

Gourmet Kitchens

- Granite countertops with 6" backsplash
- Attractive stained finish cabinets with recessed panel doors, melamine interiors and euro hinges
- Stainless steel sink and faucet
- Garbage disposal
- Stainless steel appliances - electric range, microwave, and dishwasher
- Pre-plumbed for icemaker
- LED recessed can lighting
- 12" x 24" Tile flooring

Primary Bedroom Suite & Bath

- Elegant designs and contemporary features with private bath
- E-Stone countertops (with 4" backsplash) and undermount sink
- Fiberglass shower with tile design and a clear glass chrome enclosure
- Stylish chrome fixtures
- Designer chrome light fixture over vanity mirror
- 12" x 24" Tile flooring

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Secondary Bathrooms

- E-Stone countertops (with 4" backsplash) and undermount sink
- Fiberglass tub/shower with tile design and shower rod
- Stylish chrome fixtures
- Designer chrome light fixture over vanity mirror
- 12" x 24" Tile flooring

Energy Efficiency & Technology

- Solar system included
- Dual media at Great Room & Primary Bedroom
- Dual pane low E vinyl windows
- Quality fiberglass insulation per state codes (Title 24)
- ENERGY STAR® qualified appliances for ultimate savings
- Highly efficient electric central heating and air conditioning system
- Heat recovery vent (HRV)
- 65-Gallon tank electric heat pump water system
- LED lighting
- Programmable thermostat
- Weather sensing irrigation timer



Warranty

- 1 Year Fit and Finish Warranty
- 2-10 Home Buyers Warranty Plus including 10 year structural

Popular Options And Upgrades

- Cabinet Styles
- Flooring & Countertops
- The Ranch - 4th Bedroom
- The Ponderosa - Bunk Room






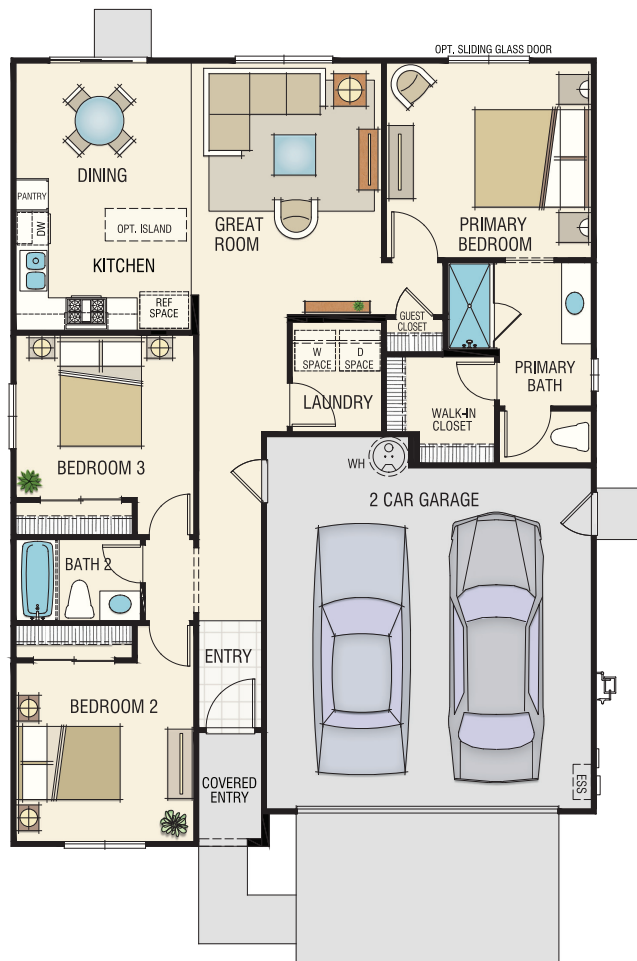
THE OASIS

1,227 Sq. Ft.
3 Bedroom
2 Bath
2-Car Garage



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THE OASIS



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THE RANCH

1,439 - 1,586 Sq. Ft.

3 Bedroom

2 Bath

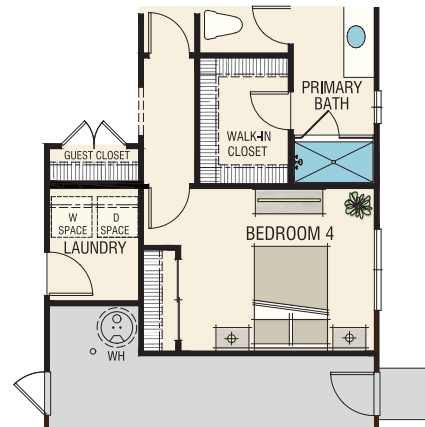
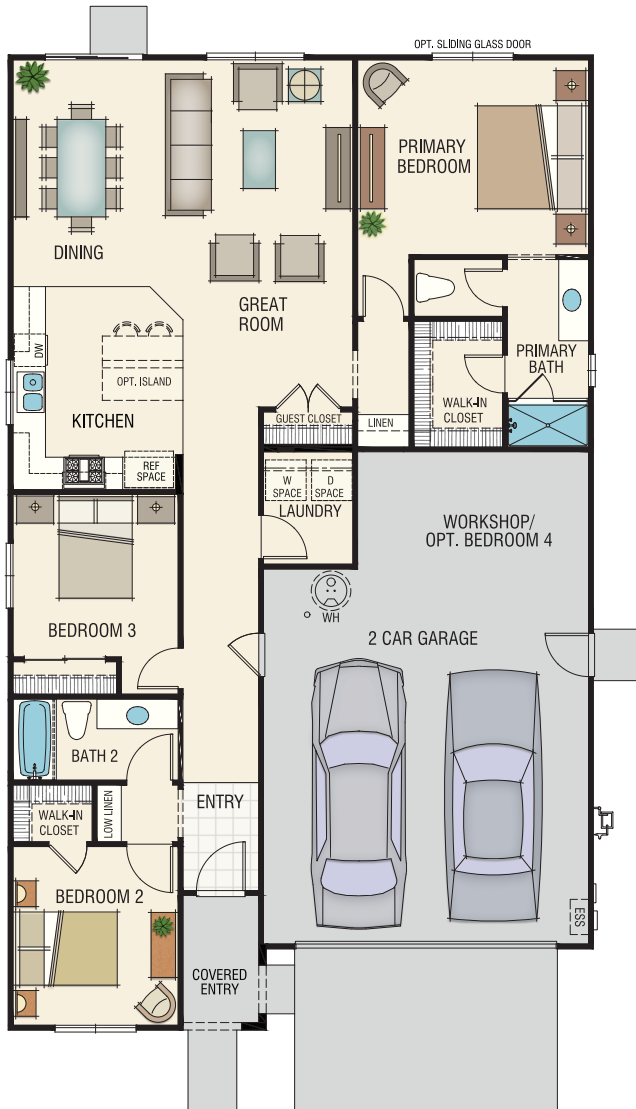
2-Car Garage + Workshop

Optional Bedroom 4



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THE RANCH



A Bedroom 4
(Replaces Workshop)

Options Include:

- A** Bedroom 4

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THE PONDEROSA

1,731 Sq. Ft.
4 Bedroom
Tech Loft
2.5 Bath
2-Car Garage

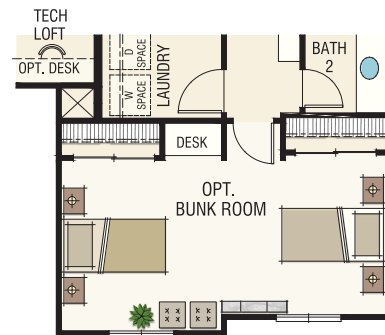


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THE PONDEROSA



FIRST FLOOR



A Bunk Room
(Replaces Bedroom 3 & 4)

SECOND FLOOR

Options Include:

A Bunk Room

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DEDICATION TO DETAILS

Fitzpatrick Homes is a **family-owned business** that began renovating and building new homes in the **San Francisco Bay Area in 1963**. The company's foundation of excellence quickly became firmly established in the community. With his Irish roots, company founder **Joseph Fitzpatrick** built a business that provides a feeling of inclusiveness to its employees.

In 1993, Joseph's son **Dennis Fitzpatrick** assumed daily operations of the family business, and that same year the company began **building homes in the Central Valley**.

Over the years, Fitzpatrick Homes has expanded its portfolio to include **multi-family, commercial, and retail real estate**. Having earned the reputation for **superior quality, attention to detail, and creating beautiful home designs**, Fitzpatrick Homes continues to ensure this remains a primary focus and end goal...**it's simply in their DNA!**



FITZPATRICK HOMES

RHONDA SWEET

rhonda@fitzpatrickhomes.com | 209-272-4772

512 Tim Bell Road, Waterford , CA 95386 | FitzpatrickHomes.com