



CLASSICA
Signature Homes

The Farmhouse Balboa

Enclave at McKee Lot 5



Discuss with Sales Manager to get specifics on the home to be purchased. Photo reflects the color and finishes for this custom home.

CUSTOM FLOORPLAN



Elevation (exterior rendering of home) and floorplan are provided for illustrative use only and may vary from actual home built. Details, including, but limited to, windows, roofing, colors, closets or other items may vary. Discuss with Sales Manager to get specifics on the home to be purchased.

KITCHEN PERIMETER



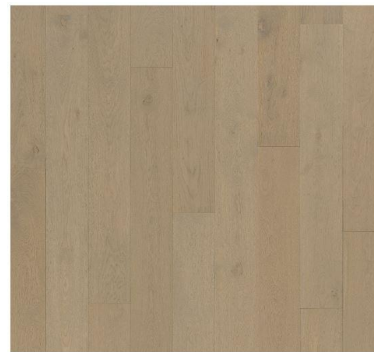
Painted: Balboa Mist



WOOD HOOD
Matches Cabinet Color



BACKSPLASH
Pietra Divina – Calacatta Dolomiti



HARDWOOD



COUNTERTOPS

- Cabinets to Ceiling with Glass
- Hutches with Glass
- Spice Pull Outs (Pictured Above)

KITCHEN ISLAND



COUNTERTOPS



Vertical V-Groove:
Painted to Coordinate with Perimeter
Cabinet Color



Sink comes with accessories: Cutting board,
Drying rack



WET BAR



Painted: Balboa Mist



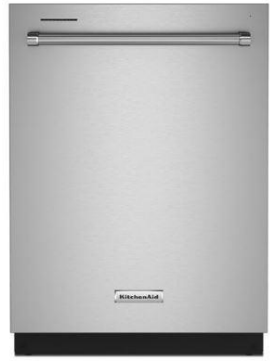
COUNTERTOPS



Base Cabinets with Single Hutches (Glass)

Horizontal Wall Trim

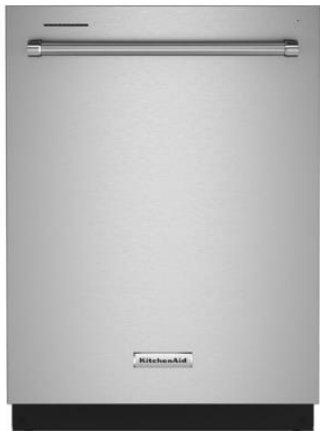
Dishwasher



Wine Fridge



APPLIANCES



For illustrative purposes to help represent the selections made. Selections may change and such changes might not be reflected on these sheets. There is no ability to accurately ensure colors are printed correctly and should not be heavily relied upon. All selections are noted and shown in detail on the Classica Client Selection Sheets for this home.

GREAT ROOM



Black Slate Surround as Shown Above



FLOATING MANTLE



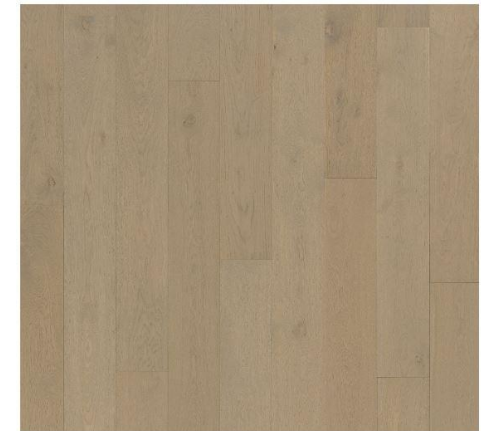
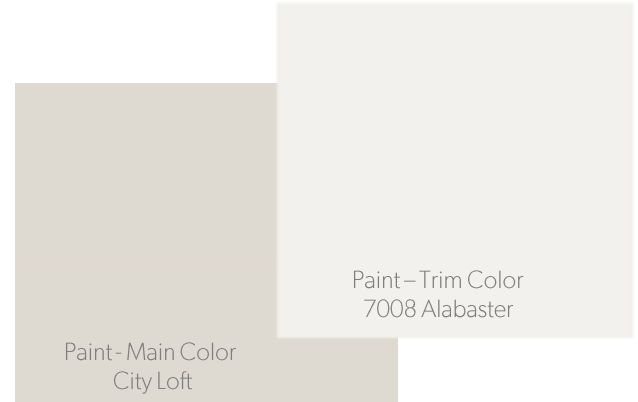
Steely Gray Herringbone Refractory
(Inner Fireplace Inset)



HARDWOOD

OWNER'S SUITE

SHIPLAP

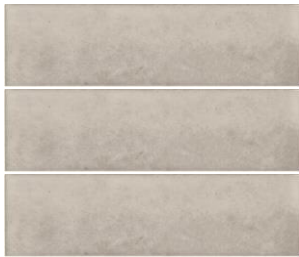


HARDWOOD

OWNER'S BATHROOM



COUNTERTOPS



WALL TILE
Conrad Brick – Stacked
Horizontal



X2



Painted: Wings



FLOOR TILE
Mythique Marble – 24x24 –
Polished



SHOWER FLOOR & VERTICAL
ACCENT TILE
Mythique Marble - Arabesque



Frameless Shower Door

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BEDROOM 2 BATH



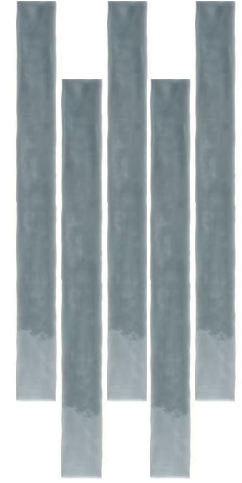
Painted: Wings



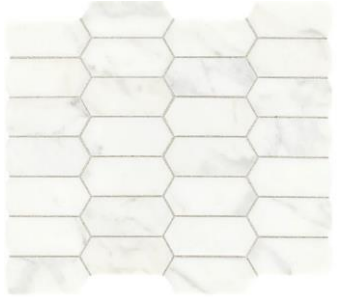
COUNTERTOPS



FLOOR TILE
Perpetuo – Timeless White - Polished - Offset



WALL TILE
Artistic Reflections 2x20 – Offset
Vertical



SHOWER FLOOR TILE
First Snow Elegance – Marble



Frameless Shower Door

BEDROOM 3 BATH



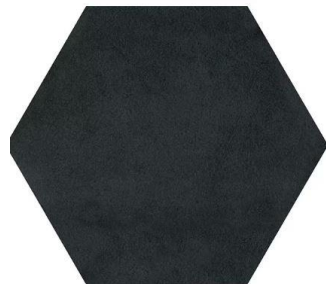
COUNTERTOPS



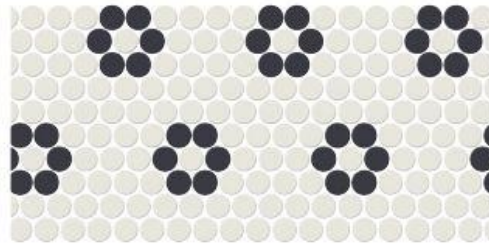
WALL TILE
Finish Line - White - Offset
Vertical



Bright White



FLOOR TILE
Bee Hive - Black



SHOWER FLOOR TILE
Keystones - Penny - White W/ Black



Frameless Shower Door

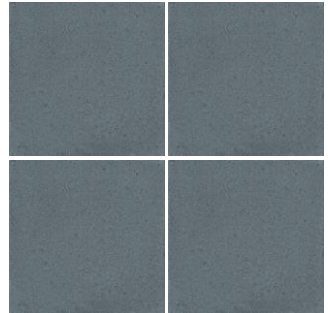
BEDROOM 4 BATH



Flame Oak Vertical



COUNTERTOPS



WALL TILE
Quartetto - 8x8 - Stacked

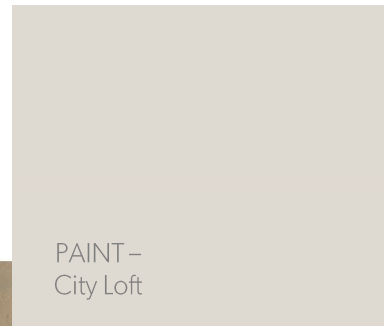


FLOOR TILE
Solstice - 15x30 - Stacked

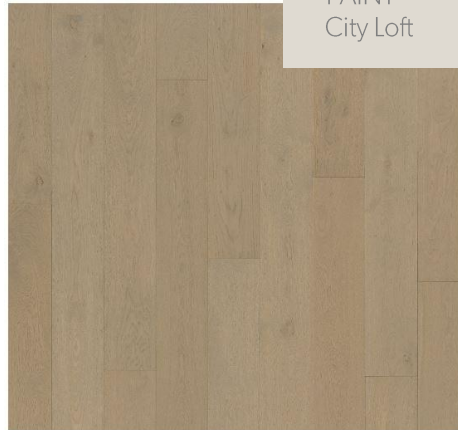


Tub/Shower
With Black Shower Rod

POWDER ROOM



PAINT –
City Loft



HARDWOOD



LAUNDRY ROOM

Owner's Laundry:

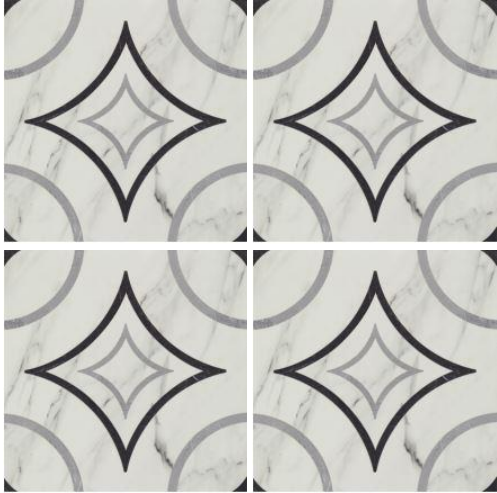


Countertop Over W/D:



HARDWOOD

2nd Floor Laundry:



FLOOR TILE
Clarasea – 8x8 - Belmont

INTERIOR TRIM

*Trim Color Unless Otherwise Noted

2/3rd HEIGHT ARTS & CRAFTS



Bedroom 2

66" WAINSCOTTING



Bedroom 3

INTERIOR TRIM

*Trim Color Unless Otherwise Noted

VERTICAL BATTEN STRIPS



Foyer



Bedroom 4

INTERIOR TRIM

*Trim Color Unless Otherwise Noted

HORIZONTAL BATTEN STRIPS



Bonus Room

PAINT-
City Loft

INTERIOR TRIM



Logan Doors



1x6 Baseboards
Arts & Crafts Casings



Arts & Crafts Stair Balusters

- Stain to Coordinate with Selected Flooring, Will Not Match
- Open Bonus Rail



INTERIOR DOORS

PANTRY + CLOSETS

MELAMINE SHELVING

TO BE INSTALLED THROUGHOUT THE
ENTIRE HOUSE

*Layouts are pre-determined with **no available changes**. Please discuss with Sales or Design for further information.



*Not representative of exact layouts or floorplan. For visual purposes only.

FLOORING & PAINT



HARDWOOD
Harbourlin – Gravel Shore



CARPET
Authentic Scene : Dovetail



*See Selections Packet For Flooring & Paint Locations

FRONT PORCH



FRONT DOOR



FLAGSTONE
Eagle Mountain Brown/Gray



T&G Ceiling – Painted Snowbound

COVERED OUTDOOR LIVING



Gray Stone
Mantle

No Hearth

Gray River Stone:



T&G Ceiling – Painted Snowbound



TRAVERTINE



Outdoor Heater
Prewire x2