

CITRUS  VISTA

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# FEATURES

\*Single Level Estates

\*4 & 5 Bedroom Floor Plans

\*Solar System Included

\* Ample Outdoor Living Spaces

\*2+ Acre Lot Sizes

\*3 & 4 Car Garages

\*NO HOA

\*Stainless Steel Appliance Package

New Construction, set in the foothills of Valley Center.

New Pointe Communities proudly presents 9 private single level estate homes presented on 2 acre plus elevated lots. Three featured floor plans ranging from 3,307 square feet to 3,967 square feet. Three and four car garages, 4 and 5 bedrooms, high volume ceilings, well-appointed gourmet kitchens, large prep islands wonderful for family gatherings, with built in stainless refrigerators, owned solar system included, covered outdoor sitting areas with large patio sliding doors. Ask about incentives.

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CitrusVistaNewHomes.com

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**PLAN 1 - LOTS 1,6,8**

**4 BED | 3.5 BATH | 3,307 SQFT**

**4 CAR TANDEM GARAGE**

Note: Due to availability of materials and other factors, Builder reserves the right to change or alter amenities of the home. This floor plan is for marketing and display purposes only. Actual measurements and dimensions are approximate and for illustrative purposes only. All inquiries must be directed to agent and builder representing this floor plan.



**LOT 1 - 29527 VIKING VIEW LANE**

**PLAN 1A**

**4 BED | 3.5 BATH | 3,307 SQFT | 4 CAR TANDEM GARAGE**

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**LOT 6 - 29556 VIKING VIEW LANE**

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**PLAN 1A**

**4 BED | 3.5 BATH | 3,307 SQFT | 4 CAR TANDEM GARAGE**

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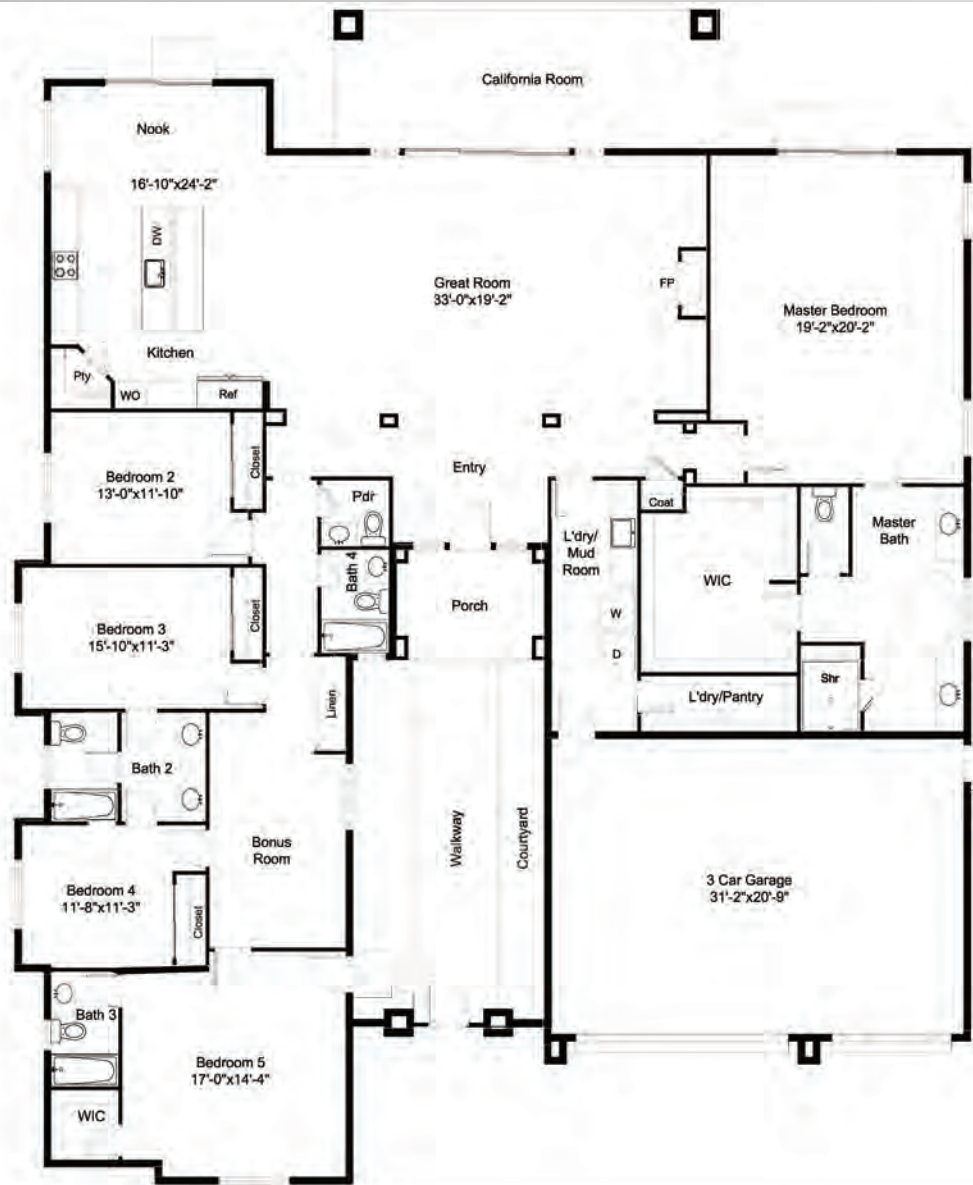
**LOT 8 - 29532 VIKING VIEW LANE**

**PLAN 1B**

**4 BED | 3.5 BATH | 3,307 SQFT | 4 CAR TANDEM GARAGE**

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**PLAN 2 - LOTS 2,4,9**

**5 BED | 4.5 BATH | 3,610 SQFT**

**3 CAR GARAGE**

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**LOT 2 - 29553 VIKING VIEW LANE**

**PLAN 2B**

**5 BED | 4.5 BATH | 3,610 SQFT | 3 CAR GARAGE**

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**LOT 4 - 29580 VIKING VIEW LANE**

**PLAN 2A**

**5 BED | 4.5 BATH | 3,610 SQFT | 3 CAR GARAGE**

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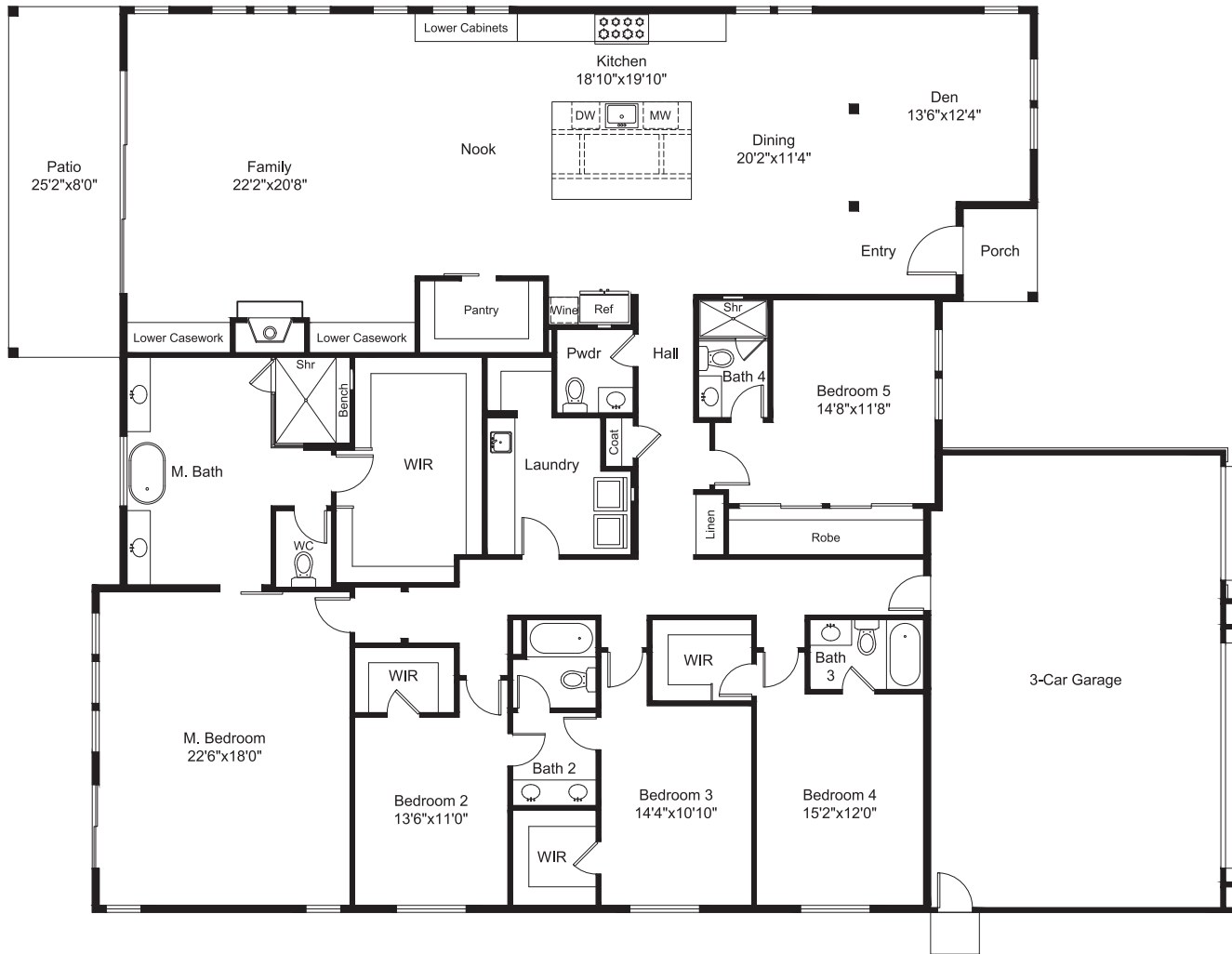
**LOT 9 - 29520 VIKING VIEW LANE**

**PLAN 2A**

**5 BED | 4.5 BATH | 3,610 SQFT | 3 CAR GARAGE**

  
**CITRUS VISTA**

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**PLAN 3 - LOTS 3,5,7**

**5 BED | 4.5 BATH | 3,967 SQFT**

**3 CAR GARAGE**

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**LOT 3 - 29592 VIKING VIEW LANE**

**PLAN 3B**

**5 BED | 4.5 BATH | 3,967 SQFT | 3 CAR GARAGE**

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**LOT 5 - 29568 VIKING VIEW LANE**

**PLAN 3A**

**5 BED | 4.5 BATH | 3,967 SQFT | 3 CAR GARAGE**

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**LOT 7- 29544 VIKING VIEW LANE**

**PLAN 3A**

**5 BED | 4.5 BATH | 3,967 SQFT | 3 CAR GARAGE**

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**Appliances**

- **Brand**  
Smeg
- **Standard Finish**  
Stainless Steel
- **Cooktop**  
Smeg RTU366GX Gas, 36"
- **Oven**  
Smeg SOU330X1 30"
- **Microwave**  
Smeg SFU4302MCX with Trim Kit
- **DW**  
Smeg STU8612X 24"

**Appliances**

- **Refrigerator**  
GE Monogram 42" (PLAN 3) & 48" (PLAN 1 & 2)  
Built-In Side by Side with Dispenser
- **U/C Refrigerator Plan 3**  
Zephyr PRW24CO02AG

**Cabinets**

- **Style**  
Thermafoil 'Shaker' doors and drawers. pre-finish color in white.
- **Hardware**  
T- bar pulls and drawer guides in brushed or nickel
- **Hinges, Drawer Guides:**  
Euro-style soft close hinges and drawer guides
- **Light Rails**  
Yes

**Ceramic Tile**

- **Kitchen Backsplash**  
4x16 Subway/Stagger horizontal. Color White.
- **Master**  
9' AFF Ceiling White 4x16 090. Subway/Stagger horizontal
- **Secondary**  
8' AFF - Dal Tile Daltile Color Wheel Artic White 3 x 6 - 0190 Set in subway/stagger horizontal patter

**Countertops**

- **Kitchen**  
Quartz – 1 ½' square edge detail
- **Fireplace Surround**  
Quartz Pro Storm–2cm polished edge
- **Master Bath Countertops**  
Quartz - Choice of Slate Grey or Linen - 1 ½' square or eased edge detail, with 6' splash
- **Secondary Baths**  
Quartz - Choice of Slate Grey or Linen Quartz - 1 ½' square or eased edge detail, with 4' splash
- **Powder Room**  
Quartz - ProStorm – 1 ½' square or eased edge detail - 6' backsplash
- **Laundry**  
Quartz - Choice of Slate Grey or Linen - 1 ½' square or eased edge detail, with 4' splash

**Electrical...**

- **Finish**  
White
- **Receptacles**  
Decora Rocker Style
- **Recessed Can Lights**  
6' LED
- **Surface Mount**  
Closets and Exterior fixtures
- **Undercounter lights**  
LED
- **Ceiling Fans**  
Master, Family Room, Patio fans with light kits Per plan

**Finish Carpentry**

- **Base**  
4' Round Edge MDF Paint Grade
- **Casing**  
2 1/4' 2 Round Edge MDF Paint Grade
- **Stool & Apron**  
Paint grade on the bottom of each low window opening (except windows in secondary bedrooms, wet and high areas)
- **Mantle**  
MDF Box mantel at fireplace
- **Entry Door**  
Fiberglass paint grade door per elevation plans

**Finish Carpentry...**

- **Interior Door**  
Two Panel smooth Hollow core throughout
- **Shower Rod**  
At tub/shower only in Chrome
- **Medicine Cabinets**  
Zaca Frameless 36". Polished Edge. Qty per plan.
- **Master Closet**  
Master Closet to have double shelf and pole on main wall, single shelf and pole on the short walls
- **Secondary Closet**  
Shelf & Pole: Painted 3/4" Particle Board shelf with single wood pole.

**Fireplace**

- **Great Room Per plans Plan 1 with log set and Plan 3 with media. Direct vent, surround to match quartz to match kitchen.**

**Fireplace Sprinklers**

- **Whole house sprinkler systems with white flat concealed heads in living areas semi concealed at Garage and Laundry.**



**Flooring**

- **Carpet**  
Shaw Venture: Choice of Solid Concrete or Tonal Stepping Stone color over ½” 6lb rebond, at Great Room, Den, Master Bedroom, including walk in closet, Bedrooms including closets, Bonus Room

- **Hard Surface**  
Luxury Vinyl Plank Provenza - Concorde Oak - Choice of London Fog or Willow Wisp colors - At Entry, Powder Room, Hall, Dining Room, Kitchen, Nook, Master Bath, Secondary Baths, Laundry Room

**Garage Door**

- **Garage Door**  
16’x 8’ Sectional metal/glass door to match exterior elevations.

**Gutters/Downspouts**

- Aluminum 5” ogee gutter in factory colors to blend with fascia color on the horizontal, color to blend with stucco on the vertical downspouts

**Landscaping**

- Slopes over 3’ planted and irrigated around house pad.

**Low Voltage/Security**

- Central Connection Center (located in Master Bedroom Closet)
- Structured Wiring for Data Per Plans
- CATV Per Plans
- o TV prep in Family Room and Master Bedroom
- o Solar panel prewire

- Wireless Security System Prewire for Keypads at Garage and Master Bedroom.
- Infrared sensors and sensor contacts at all door openings and all windows.
- 2 wireless pet immune motion detectors.
- Programming and demo to homeowner. Monitoring not included

**Mirrors**

- Master Bath/Powder with frames (Larson Juhl Group C or equivalent)
- Secondary Baths Frameless w/polished edge

**Paint**

- **Walls**  
White Shadow – Flat
- **Ceilings**  
White Shadow – Flat
- **Interior Doors**  
Semi-Gloss Enamel

**Plumbing**

**Plumbing - Kitchen**

- **Sink**  
Undermount Stainless Single Compartment - 18GA Cushioned. Mainline or equivalent
- **Faucet**  
Moen Align High Arc in Chrome

**Plumbing - Master Bath**

- **Sinks**  
Square Undermount

**Plumbing - Master Bath**

- **Faucet**  
8” Widespread 3 Hole Faucet Chrome
- **Tub**  
67” x 31-1/2” Acrylic Soaking Tub
- **Shower Faucet**  
Chrome large shower head, 10 inches
- **Toilet**  
1.28-gallon elongated

**Plumbing - Secondary Bath**

- **Lavatory**  
Square Undermount
- **Faucet**  
4” spread Faucet Chrome or similar
- **Toilet**  
1.28-gallon elongated

**Plumbing - Laundry**

- **Washer**  
Recessed washer box
- **Dryer**  
Gas outlet per architectural plans
- **Sink**  
Top Set White Single Bowl Sink
- **Faucet**  
Stainless single lever pullout

**Shower Enclosures**

- 3/8” Clear glass door, frameless with Chrome trim and hardware in Master and Secondary Bathroom Showers.
- Shower Rod at Tub/Showers by Others

**Solar PV System**

- A Roof rack mounted Solar PV system per T24

**Windows**

- High Performance Alpine Series 70 Vinyl Frames Equivalent
- Western Multi Slide Door at Plan 3
- Dual Glazed Ultra Low E Glass
- Windows with bug screens on operable windows and mullions per elevations

## About the Builder

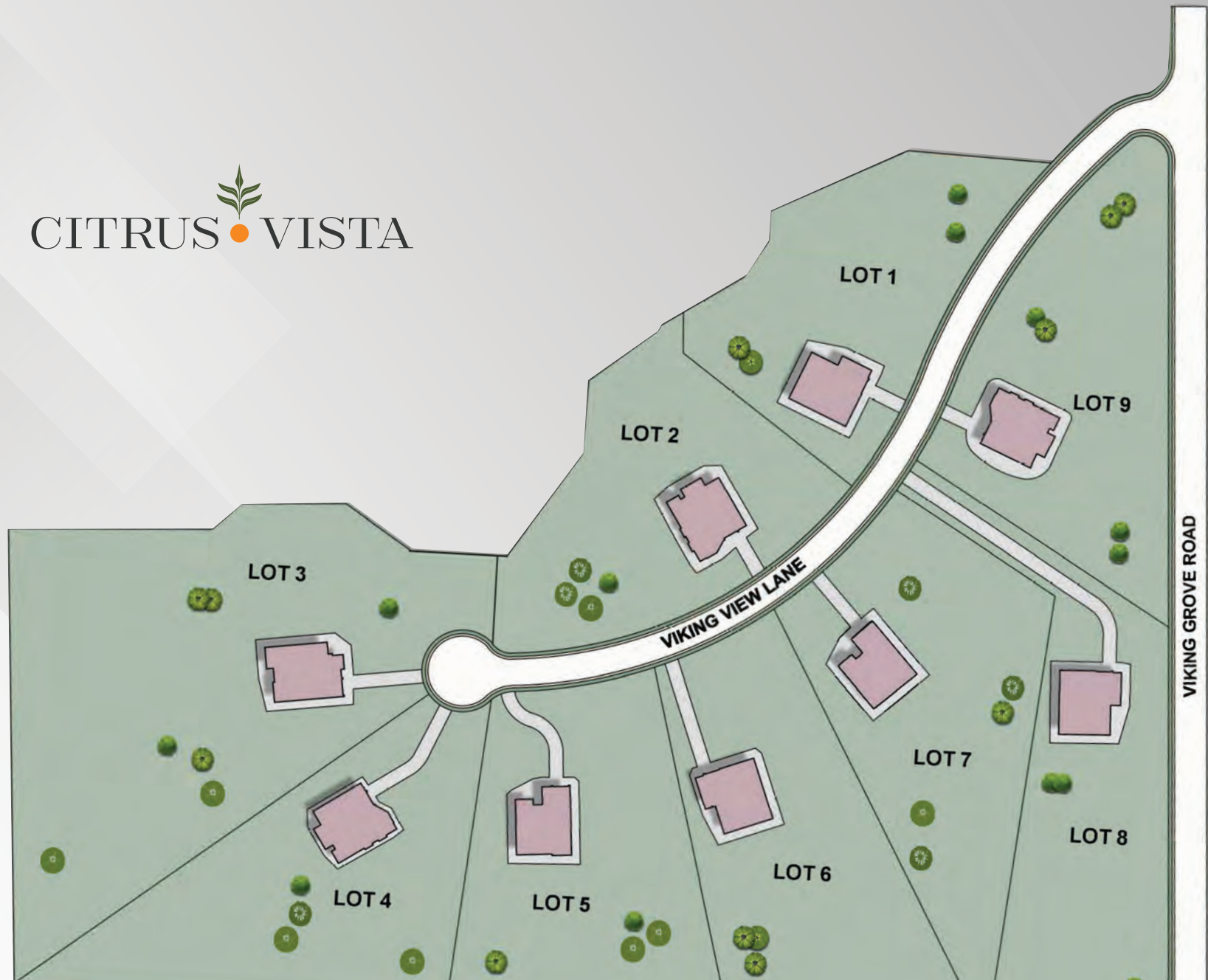
New Pointe Communities, Inc. (NPC) is a thriving real estate development and building firm based in the Rancho Bernardo region of San Diego. Founded in 2007, NPC has developed a solid reputation for integrity and superior customer service, led by industry leader and company founder, Scot Sandstrom.

Although NPC's original plan was to offer land development, the company quickly changed its course in October 2007 after the Witch Creek fires destroyed more than 1,000 homes across San Diego County. By buying the empty lots from fire survivors who could not or did not want to rebuild, NPC started with the goal of rebuilding 16 homes in six neighborhoods. To date, NPC's entities have invested millions of dollars in capital to rebuild within the Rancho Bernardo Community, which has led to the creation of thousands of construction jobs among companies throughout San Diego County.

NPC is committed to building new hope and new opportunities through its leadership, industry expertise and resources to make a substantial impact for years to come. Today, NPC continues to build new homes in a variety of San Diego communities including Rancho Bernardo, Poway, Escondido, Cardiff-by-the-Sea, Oceanside, Vista, Santee, Solana Beach, Lemon Grove, Mt. Helix, and Carlsbad.



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\*PRIVATE ROAD MAINTENANCE AGREEMENT



COMPASS



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