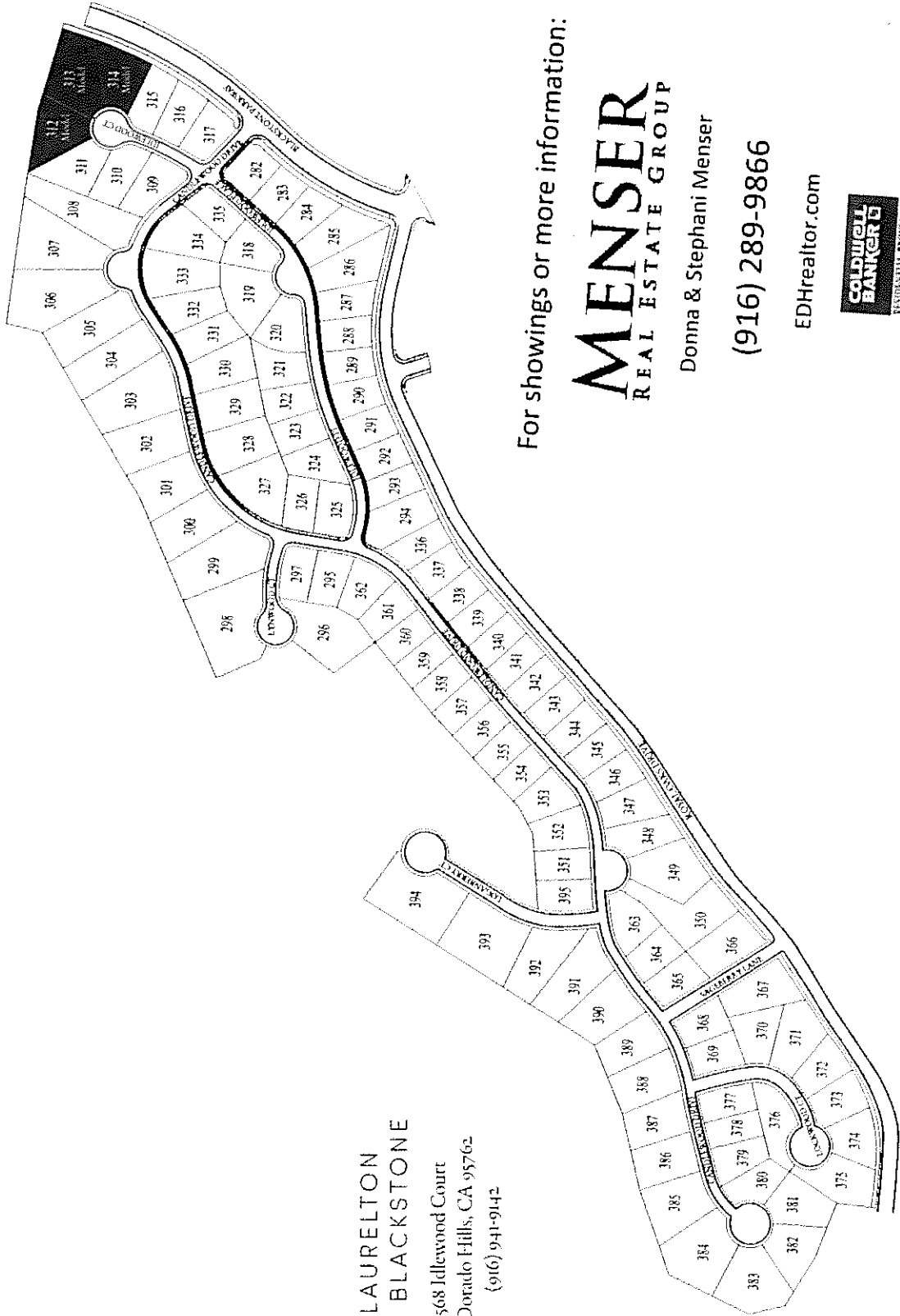




STANDARD PACIFIC HOMES

LAURELTON AT BLACKSTONE



LAURELTON
AT BLACKSTONE

568 Idlewood Court
El Dorado Hills, CA 95762
(916) 941-9142

For showings or more information:

MENSER
REAL ESTATE GROUP

Donna & Stephani Menser

(916) 289-9866

EDHrealtor.com



Prices, plans, and terms are effective on the date of publication and subject to change without notice. Map is not to scale. Plans to build out this neighborhood as proposed are subject to change without notice. Standard Pacific Corp. California Real Estate License No. 01138146. 6/11/14



STANDARD PACIFIC HOMES

LAURELTON AT BLACKSTONE INCLUDED FEATURES

PRELIMINARY

AUTHENTIC EXTERIOR CHARACTER & DETAIL

- Three stunning elevations in Classic Tudor, European Cottage and Spanish Colonial styles with designer color palette, color-coordinated roof and architectural detailing
- Enhanced, smooth Omega[®] acrylic-based stucco finish formulated with DPR technology to resist dirt
- Elegant exterior coach lighting and address plate that complements the architectural style
- Fully insulated and stylish garage door, plus interior garage texture and paint
- Professionally designed front yard landscaping with weather sensing irrigation system
- Architecturally inspired front entry door with antique nickel hardware
- California Rooms provide year-round outdoor enjoyment

GRACIOUS INTERIOR APPOINTMENTS

- Milgard[®] dual pane, Low-E windows brighten the home throughout
- Signature StanPac Select series carpet by Shaw Industries
- Spacious and functional secondary bedrooms
- Low-maintenance E-stone countertops with tub and shower surrounds at secondary baths
- Designer selected framed mirrors throughout in powder and secondary baths
- Convenient interior Laundry Room with built-in cabinetry, utility sink and E-stone countertop
- Open tread, sculpted post staircase with beech stained handrail and painted balusters
- Distinctive raised panel doors with brushed nickel interior door hardware
- Thoughtfully positioned recessed lighting throughout
- Ceiling fan pre-wiring in Great Room and bedrooms
- Modern ceiling light fixtures in pewter at secondary bedrooms
- Beech Sierra door cabinetry, in a variety of elegant finishes, with adjustable shelving, easy-clean laminated interiors and smooth-glide drawers
- Hand-set 20" x 20" ceramic tile flooring at Foyer, secondary baths and Laundry Room
- Whole house brushed nickel fixtures and plumbing
- Designer Coronado 5/4" baseboard and 3/4" door casing throughout
- High volume ceilings that add drama and elegance

INSPIRING KITCHEN DESIGNS

- KitchenAid[®] stainless steel appliance package, including:
 - Gourmet-caliber 48" rangetop with 6 gas burners and griddle, and 48" hood with 1200 CFM
 - Built-in 30" double ovens
 - Quiet Wash, multi-cycle built-in dishwasher
 - Separate built-in KitchenAid[®] microwave
- Durable, easy-care stainless steel vault sink with InSinkErator[®] heavy-duty garbage disposal
- Slab granite countertops with 6" backsplash and full backsplash at cooktop
- Expansive food preparation island with storage
- Hand-set 20" x 20" ceramic tile flooring at Kitchen and Nook (per plan)
- Recycling centers built into the cabinet design



STANDARD PACIFIC HOMES

THOUGHTFULLY DETAILED MASTER SUITES

- Master Bedroom features modern ceiling light fixture in pewter and pre-wired for ceiling fan
- Spa-like Master Bath with low-maintenance Quartz countertops and tub deck
- Hand-set 20" x 20" ceramic tile flooring in Master Bath
- Luxurious oval soaking tub and custom designed oversized shower with tile flooring and surround
- Dual china sinks with Moen® faucets and pressure-balanced shower valve in brushed nickel finish
- Expansive walk-in closet with built-in shoe rack
- Coffered ceilings that add interest and elegance

INTELLIGENT HOME TECHNOLOGY

- Technology pre-wiring with enhanced Category 5e data wire at Master Bedroom, Great Room, Loft, Den and Home Management Center (per plan)
- Whole house network and media distribution center
- Safety carbon monoxide detection system and interior fire sprinklers
- Noritz® tankless water heater
- SunPower® solar system included with two upgraded sizes available
- TAEXX® pest control system installed in the walls during construction
- Climate control with dual zone thermostats

PERSONAL CRAFTING AT THE STANDARD PACIFIC DESIGN CENTER

The Standard Pacific Design Studio professionals look forward to assisting you in making selections that allow you to imprint your personal style on your new home. Among the many custom options available:

- Milgard® Moving Glass Wall System and several sliding glass doors
- A variety of flooring materials including wood, stone, tile and carpet
- Upgraded entry and french doors
- Window coverings, including shutters and blinds in a variety of materials
- Refrigerator, washer and dryer
- Optional and upgraded cabinets including spice racks at Kitchen and additional cabinetry at Master Bath
- Abundant varieties of granite, Caesarstone®, stone and tile upgrades for Kitchen and baths
- Tub enclosures at secondary bath
- Inviting gas fireplace with glass front and upgraded mantel selections in Great Room and California Room
- Central vacuum system for maximum maintenance ease
- Wine refrigerator and beverage centers
- In-home alarm, iPod docking station and custom audio system
- Crown moulding, paneling and interior beams (per location)
- Plumbing upgrades include farmhouse sinks and motion-activated faucets
- Thermador® appliances
- Gladiator® garage organizer by Whirlpool®
- Windows at garage doors

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Caesarstone®, Milgard®, Moen®, InSinkErator®, KitchenAid®, TAEXX®, Noritz®, SunPower®, Thermador®, Gladiator®, Omega® and Whirlpool® are registered marks of their owners and are not affiliated with Seller. Prices, plans, terms, options and features are effective on the date of publication and subject to change without notice. Standard Pacific Corp. California Real Estate License No. 01138346. 6/11/14



STANDARD PACIFIC HOMES

RESIDENCE ONE

ELEGANT FEATURES

PRELIMINARY



EXTERIOR STYLE
SPANISH COLONIAL

3-4 BEDROOMS 2.5-3.5 BATHROOMS 2,954-3,190 sq. ft.



EXTERIOR STYLE
CLASSIC TUDOR



EXTERIOR STYLE
EUROPEAN COTTAGE



STANDARD PACIFIC HOMES

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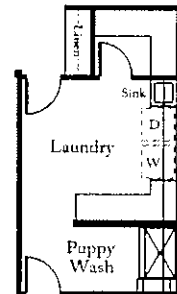
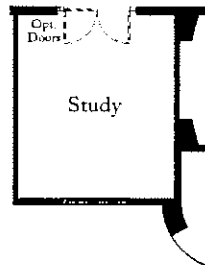
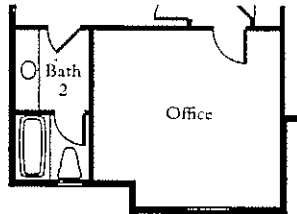
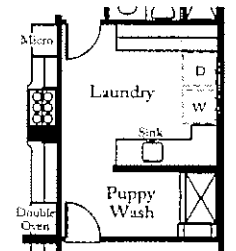
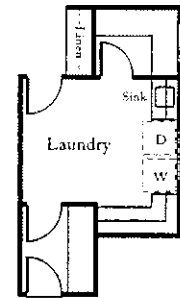
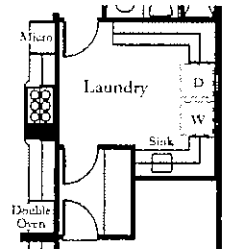
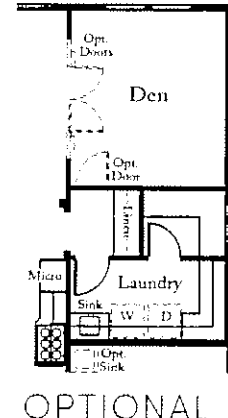
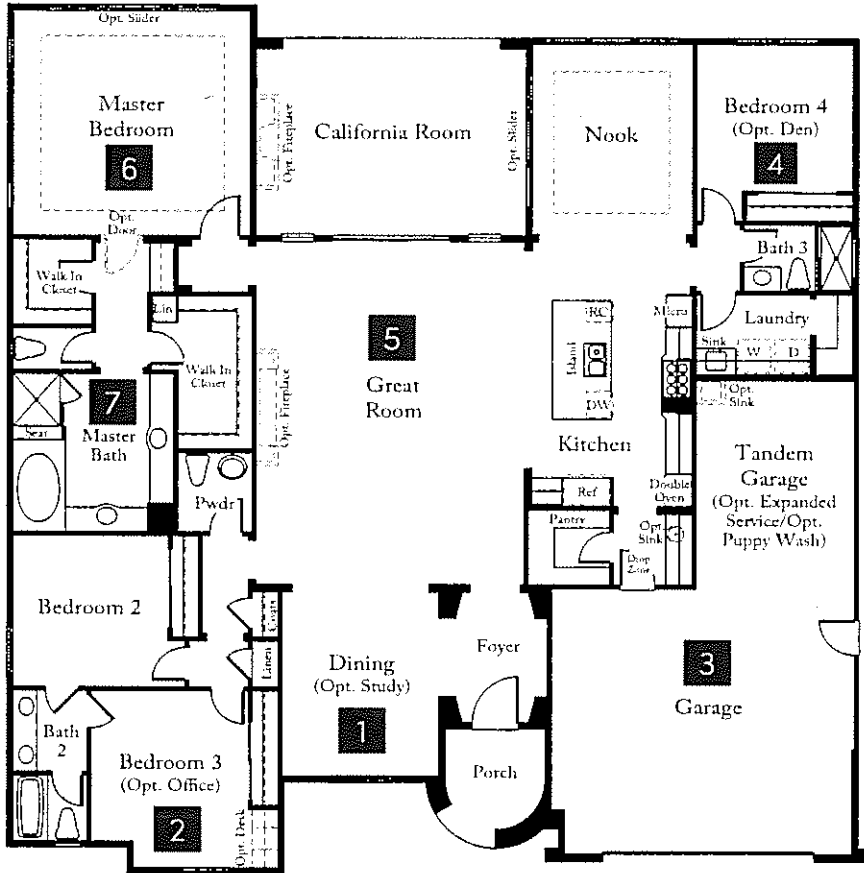
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RESIDENCE ONE

ELEGANT FEATURES ALREADY BUILT INTO YOUR HOME

- 1 | **Dining** – offers the ideal, flexible living space that can be used for a formal dining or an optional Study.
- 2 | **Bedroom 3** – ideal secondary bedroom that offers an optional Tech Center, and a convenient Jack-and-Jill bathroom can be used as an optional Office.
- 3 | **Three-Bay Garage** – provides extra storage space for hobbies, a third car, or an optional extended Laundry Room with Puppy Wash station.
- 4 | **Bedroom 4** – secluded secondary bedroom with ensuite bath is perfect for guests, in-laws or an older child.
- 5 | **Open Floorplan** – designed to take advantage of the peaceful backyard setting, the spacious and open layout of the Kitchen, Nook and Great Room provide the perfect space for entertaining and everyday living.
- 6 | **Master Bedroom** – spacious Master Bedroom boasts an abundance of natural light and offers optional outdoor access to the serene backyard setting it overlooks.
- 7 | **Master Bath** – luxurious bathroom features separate vanities, soaking tub, expansive walk-thru shower with two doors and dual heads, and the spacious walk-in closet with mirrored door combine to create the ultimate spa-like experience.

PRELIMINARY



OPTIONAL PUPPY WASH

OPTIONAL PUPPY WASH AT OPTIONAL DEN



STANDARD PACIFIC HOMES

RESIDENCE TWO

ELEGANT FEATURES

PRELIMINARY



EXTERIOR STYLE
EUROPEAN COTTAGE

3-4 BEDROOMS 3.5-4.5 BATHROOMS 3,248-3,487 sq. ft.



EXTERIOR STYLE
SPANISH COLONIAL



EXTERIOR STYLE
CLASSIC TUDOR



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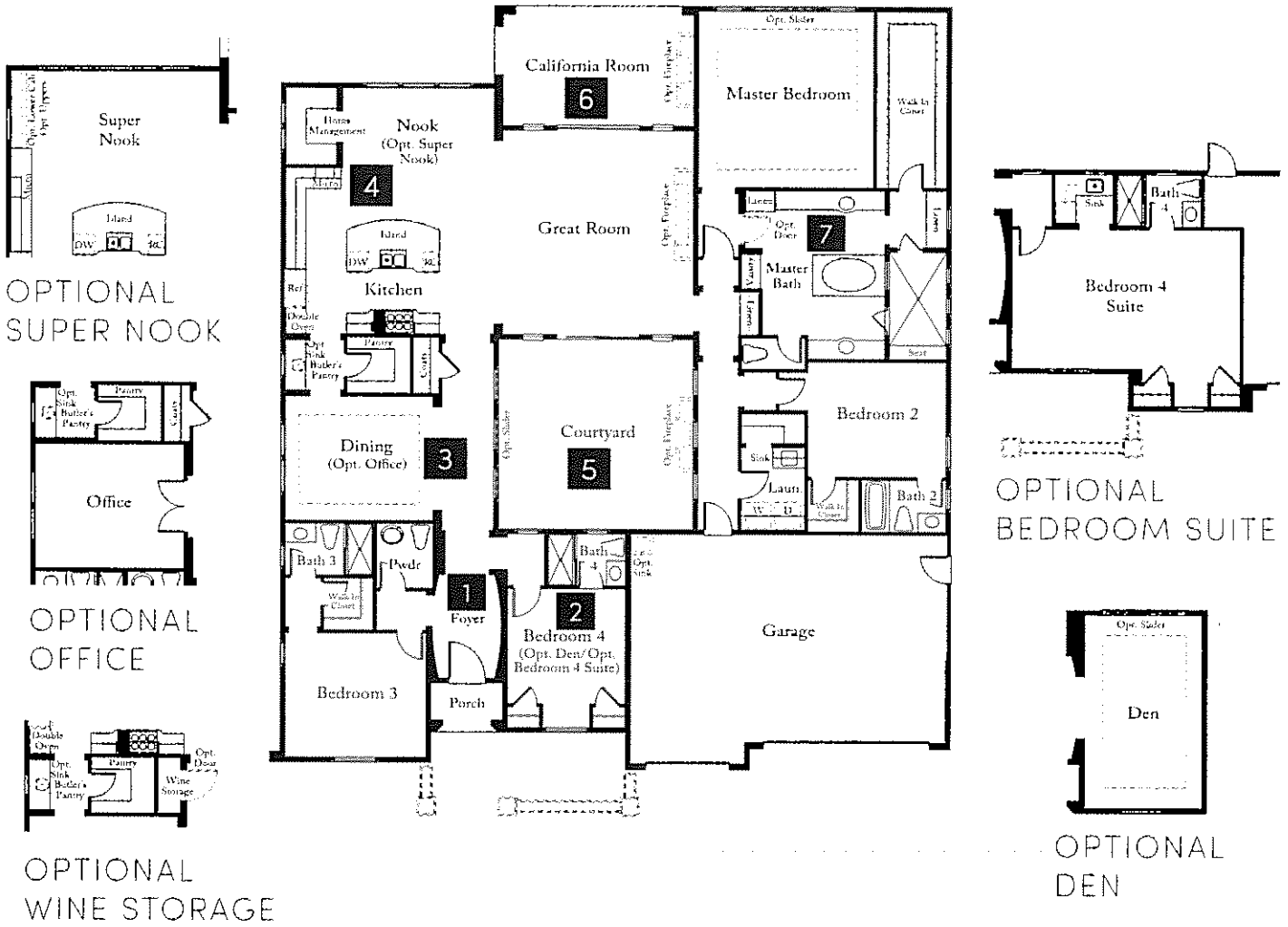
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RESIDENCE TWO

ELEGANT FEATURES ALREADY BUILT INTO YOUR HOME

- 1 | **Foyer** – grand formal entry features curved and coffered ceilings leading to the elegant, barreled hallway.
- 2 | **Bedroom 4** – this ideal, flexible space can be used as a bedroom, Den or an expansive guest suite.
- 3 | **Dining** – offers an ideal pass-through from the Kitchen with convenient Butler's Pantry.
- 4 | **Home Management Center** – conveniently located right off the Kitchen, the home management area with built-in cabinets provides the perfect work space for kids and adults alike.
- 5 | **Courtyard** – the center Courtyard brings the outdoors in and provides an abundance of natural light throughout the home, offering the perfect outdoor lounge.
- 6 | **California Room** – provides the perfect covered, outdoor living space that can be enjoyed all year long.
- 7 | **Master Bath** – luxurious bathroom features separate vanities, soaking tub, expansive walk-thru shower with two doors and dual heads, and the spacious walk-in closet with mirrored door combine to create the ultimate spa-like retreat.

PRELIMINARY





STANDARD PACIFIC HOMES

RESIDENCE TWO X

ELEGANT FEATURES

PRELIMINARY



EXTERIOR STYLE
CLASSIC TUDOR

4-6 BEDROOMS

4.5-5.5 BATHROOMS

4,159-4,425 sq. ft.



EXTERIOR STYLE
SPANISH COLONIAL



EXTERIOR STYLE
EUROPEAN COTTAGE



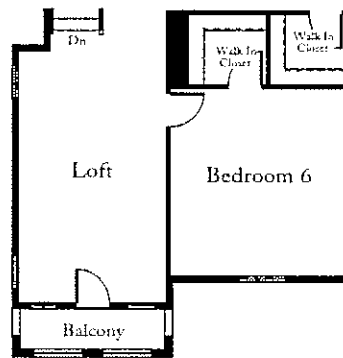
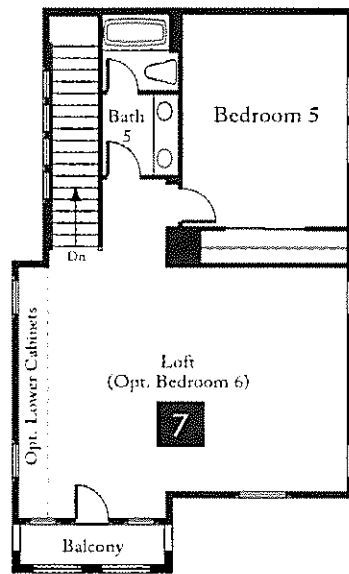
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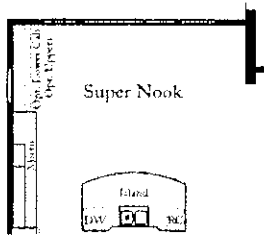
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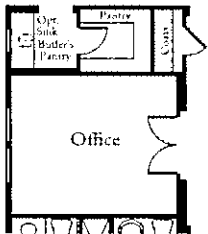
OPTIONAL
BEDROOM 6
AND LOFT

- 7 | **Second Floor** – private upstairs living area with up to two secondary bedrooms, a full bath and Loft with private balcony—offering the ideal retreat for a sitting area, children’s play room or game room, complete with optional built-in cabinetry and beverage station.

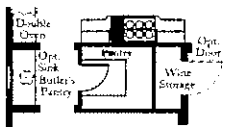
RESIDENCE TWO X ELEGANT FEATURES ALREADY BUILT INTO YOUR HOME



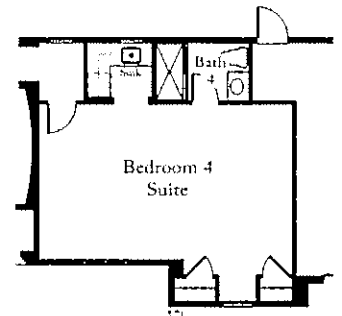
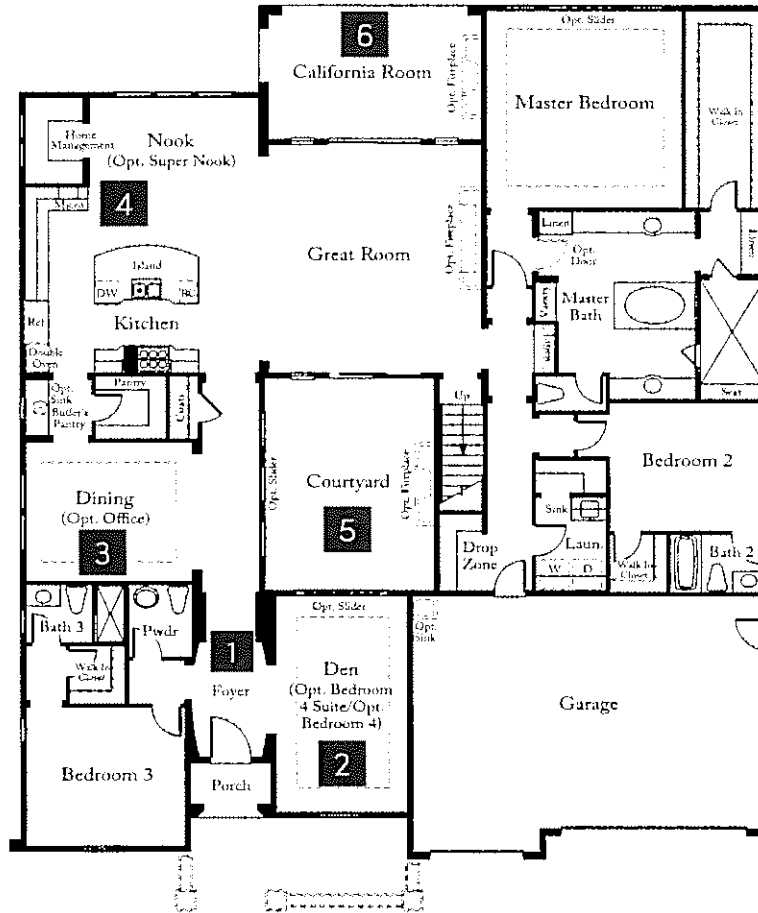
OPTIONAL
SUPER NOOK



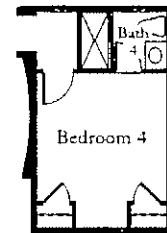
OPTIONAL
OFFICE



OPTIONAL
WINE STORAGE



OPTIONAL
BEDROOM SUITE



OPTIONAL
BEDROOM 4

1 | **Foyer** – grand formal entry features curved and coffered ceilings leading to the elegant, barreled hallway.

2 | **Den** – offers the ideal, flexible space that can be used for a Den, formal sitting room, or an optional guest suite.

3 | **Dining** – offers convenient pass-through Butler's Pantry from the Kitchen.

4 | **Home Management Center** – conveniently located right off the Kitchen, the home management area with built-in cabinets provides the perfect work space for kids and adults alike.

5 | **Courtyard** – the center Courtyard brings the outdoors in and provides an abundance of natural light throughout the home, offering the perfect outdoor lounge.

6 | **California Room** – provides the perfect, covered outdoor living space that can be enjoyed all year long.



STANDARD PACIFIC HOMES

RESIDENCE THREE

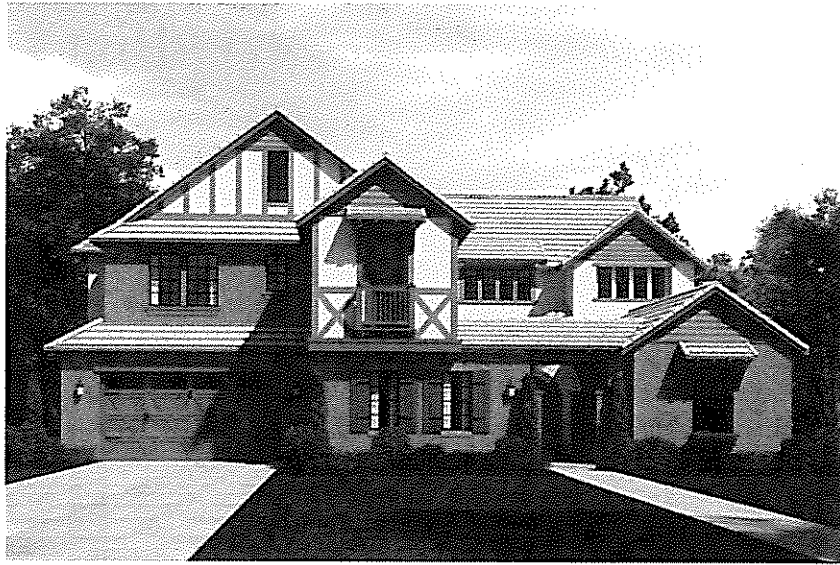
ELEGANT FEATURES

PRELIMINARY



EXTERIOR STYLE
EUROPEAN COTTAGE

4-7 BEDROOMS 3.5-5.5 BATHROOMS 4,157-4,546 sq. ft.



EXTERIOR STYLE
CLASSIC TUDOR



EXTERIOR STYLE
SPANISH COLONIAL



STANDARD PACIFIC HOMES

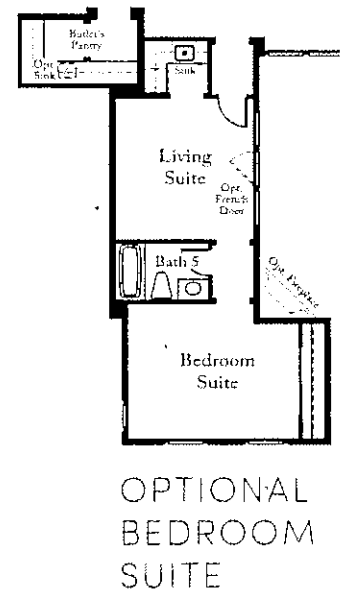
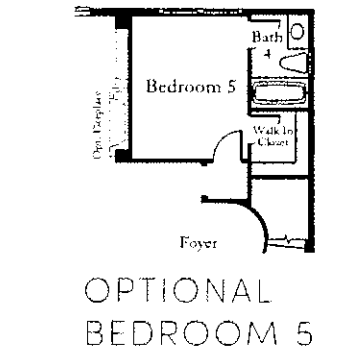
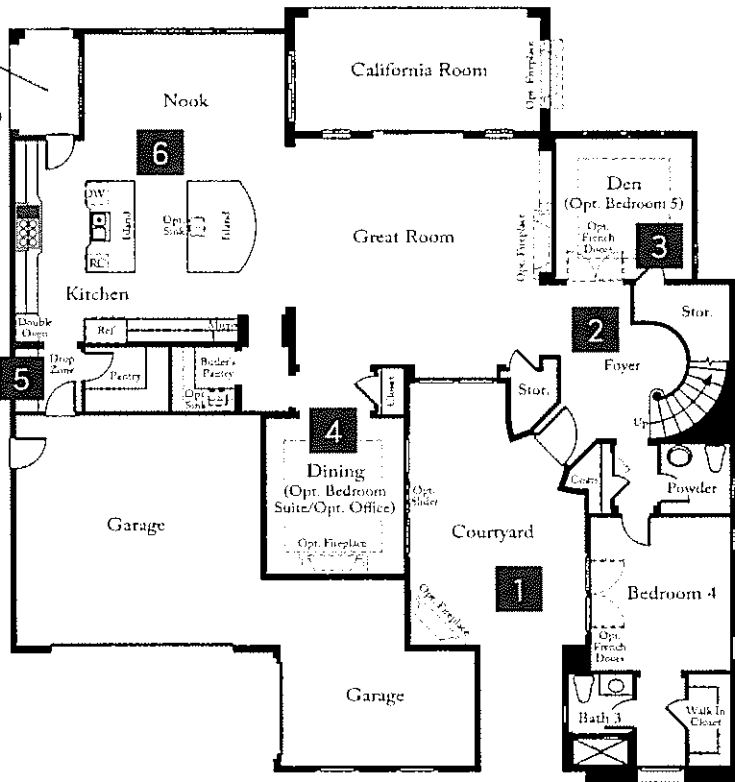
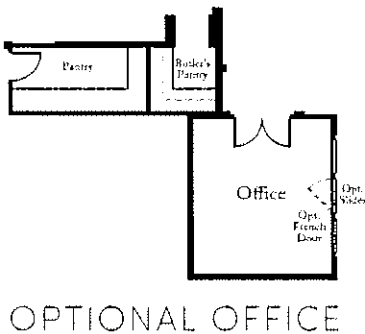
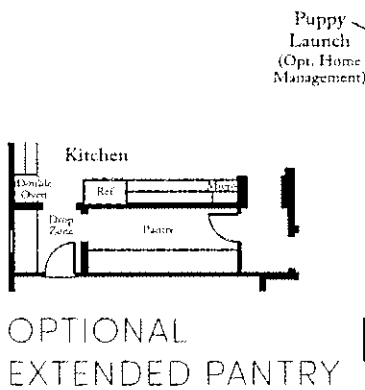
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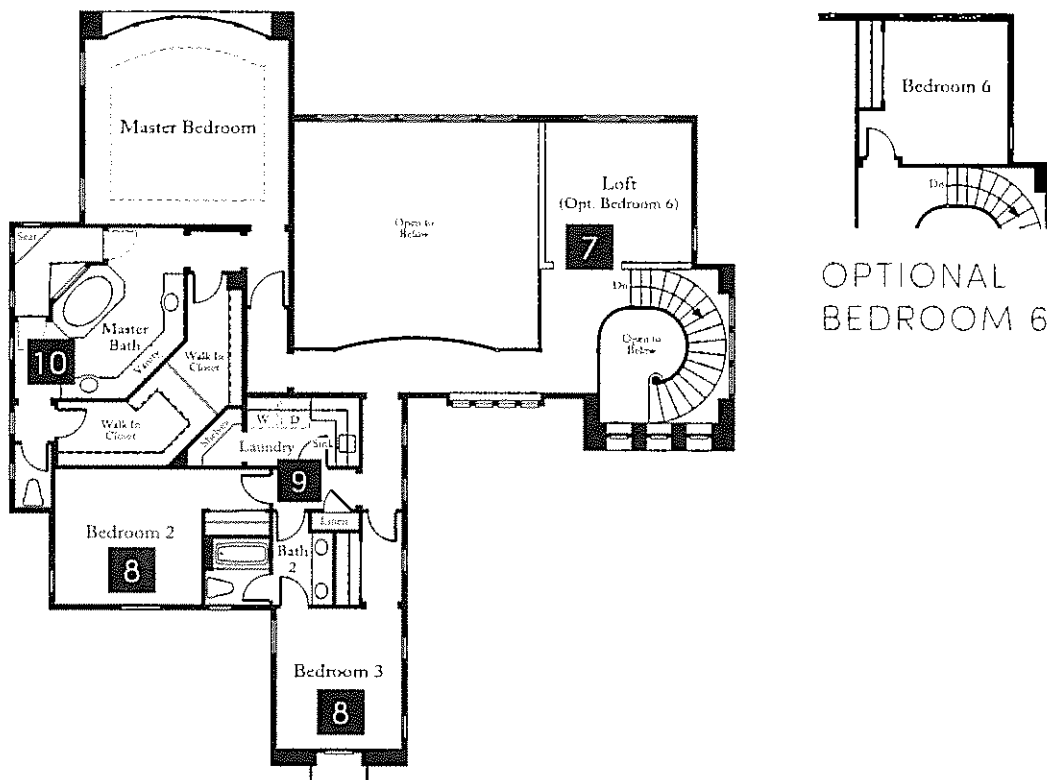
RESIDENCE THREE

ELEGANT FEATURES
ALREADY BUILT INTO YOUR HOME



- 1 | **Courtyard** – elegant front Courtyard defines the entry and welcomes owners and visitors alike.
- 2 | **Foyer** – grand formal entry features volume ceiling and elegant spiral staircase.
- 3 | **Den** – offers the ideal, flexible first floor space that can be used for a Den, office or optional 5th bedroom.
- 4 | **Dining** – offers an ideal pass-through from the Kitchen that offers convenient Butler's Pantry with plenty of storage and optional sink.
- 5 | **Drop Zone** – the perfect owner's entry. Don't worry about wasting time looking for keys again! This area offers the ideal place to store keys, phone chargers and more as you enter and exit through the garage.
- 6 | **Dual Islands** – provides plenty of space for meal prep, storage, buffet counterspace and convenient bar seating for casual meals.

PRELIMINARY



- 7 | **Loft** – cozy upstairs retreat perfect for a play area, game room or optional 6th bedroom.
- 8 | **Secondary Bedrooms** – spacious secondary bedrooms are perfect for children and feature a convenient Jack-and-Jill bathroom.
- 9 | **Laundry Room** – ideally located upstairs with plenty of storage, a sink, countspace for folding clothes and a bonus closet for extra hobby storage and organization.
- 10 | **Master Bath** – luxurious bedroom features an elegant bay window overlooking the serene backyard setting, a spa-like bathroom that offers separate vanities, garden tub, expansive walk-in shower with dual heads and two doors, and a walk-in closet with mirrored doors and two entrances that can be separated into “his and hers” or combined into a single, oversized walk-through dressing room.