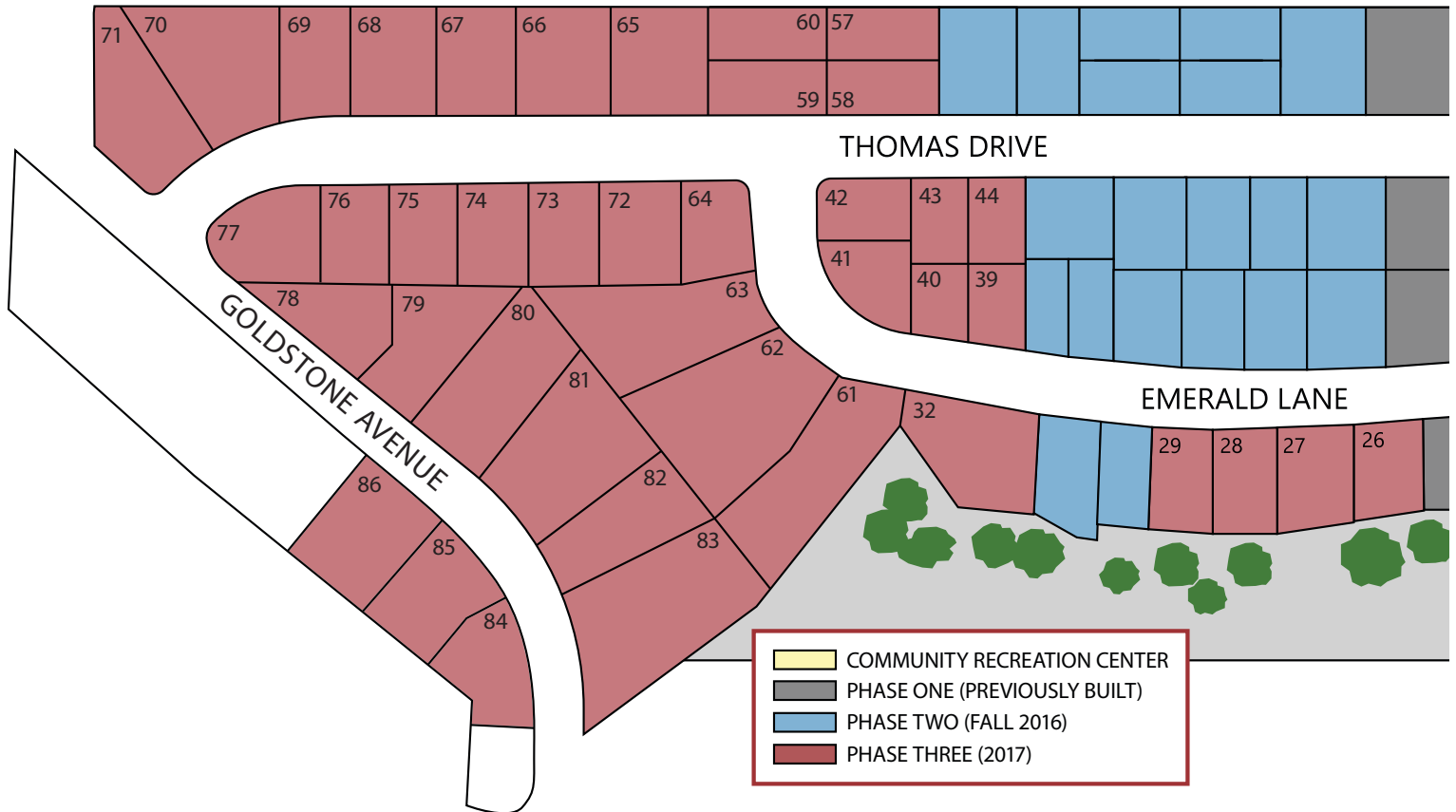


JACKSON VIEW

ACTIVE ADULT COMMUNITY

Community Map



JACKSON VIEW

Active Adult Community

Thomas Drive & Emerald Lane

Jackson, CA 95642

Community for 55+ residents

Homes from 1,695- 2,598 square feet

Monthly HOA Includes:

- Community Recreation Center
- Front yard maintenance
- Security gates/entrances

Community Recreation Center:

- Swimming pool & spa
- Changing rooms
- Great room
- Dining room
- Kitchen
- Outdoor patio

EXTERIOR

- Designer selected exterior color packages; brown, grey, cream
- Structurally reinforced foundation
- Stamped driveway and entry walkway, one color
- Boral concrete tile roof
- Full rear yard fencing with one side gate
- Front yard drought-friendly landscaping with irrigation system
- Hose bibs front and back
- Full fascia, gutters and downspouts
- Garage sheetrocked, taped, textured and painted
- Steel raised panel garage door and 2 openers
- Man-door at garage with service walk
- Low maintenance stucco exterior
- Architectural stucco trim details
- 200 AMP main electrical panel and sub-panels as needed
- 2 weatherproof exterior GFI outlets
- Full covered front porch
- 8 panel front door with deadbolt
- Satin nickel front door hardware
- Back patio off living area (per plan)
- Exterior coach lights (per plan)

INTERIOR

- Designer selected cabinets in kitchen, laundry room, bathrooms and server (per plan)
- 13" x 13" ceramic tile flooring in entry, kitchen, laundry room, bathrooms (per plan)
- Wall to wall durable carpeting with pad in bedrooms, closets, living room, dining room and hallways (per plan)
- Ceiling heights 8' - 11' (per plan)
- Energy efficient lighting throughout
- Cable TV outlets in living room and all bedrooms
- Phone jacks all bedrooms and kitchen
- Ceiling fan with light (master bedroom and living room)
- Interior window sills

- Decorative 3 1/4" baseboards
- 2 panel interior doors
- Square drywall corners
- Shelf and pole in all closets
- Cabinets over washer and dryer (per plan)
- Gas & electric dryer connections
- Smoke and CO2 detectors throughout
- Overhead bedroom lights
- Satin nickel door hardware
- Doorbell at front door

GOURMET KITCHEN

- Dishwasher 24" Whirlpool, stainless steel
- Microwave 1.6 cf Whirlpool, stainless steel
- Gas range 4 burner, 30" Whirlpool, stainless steel
- Garbage disposal with push button switch (per plan)
- Granite countertops with 6" granite backsplash
- Undermount stainless steel sink with satin nickel faucet
- Pull-out sprayer faucet and soap dispenser
- 13" x 13" Porcelain tile flooring
- Pantry

MASTER SUITE

- Spacious walk-in closet
- Vanity lighting
- Dual undermount, white vanity sinks
- Clear glass enclosure at shower
- Ceramic tile shower surround
- 5' soaking tub
- Satin nickel tub and shower faucets
- Satin nickel vanity faucets
- Satin nickel towel bar and toilet roller holder
- Full width mirrors
- Elongated toilet with side level flush
- Granite countertops with 4" granite backsplash

MAIN BATH

- Fiberglass tub/shower unit, tile print & acrylic grab bar
- Satin nickel tub/shower faucets & curtain rod
- Vanity lighting
- Undermount white vanity sink
- Satin nickel vanity faucets
- Satin nickel towel bar and toiler roll holder
- Full width mirrors
- Elongated toilet with side level flush
- Granite countertops with 4" granite backsplash

ENERGY EFFICIENCY

- High efficiency tankless gas water heater
- Energy efficient lighting throughout
- Energy-saving, vinyl dual pane windows
- Insulated air ducts
- Pilotless natural gas furnace
- Central air-conditioning
- Automatic programmable thermostats
- Water conserving toilets, faucets & shower heads
- R-38 ceiling/attic insulation
- R-19 exterior wall insulation
- Stub for solar
- Stub for electric vehicle



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JACKSON VIEW

ACTIVE ADULT COMMUNITY

Community Features



Community Recreation Center



Pool & Patio



Full Kitchen



Private Gym



Great Room



Game Room

JACKSON VIEW

ACTIVE ADULT COMMUNITY

The Sonora

1897 square feet (Plan B)



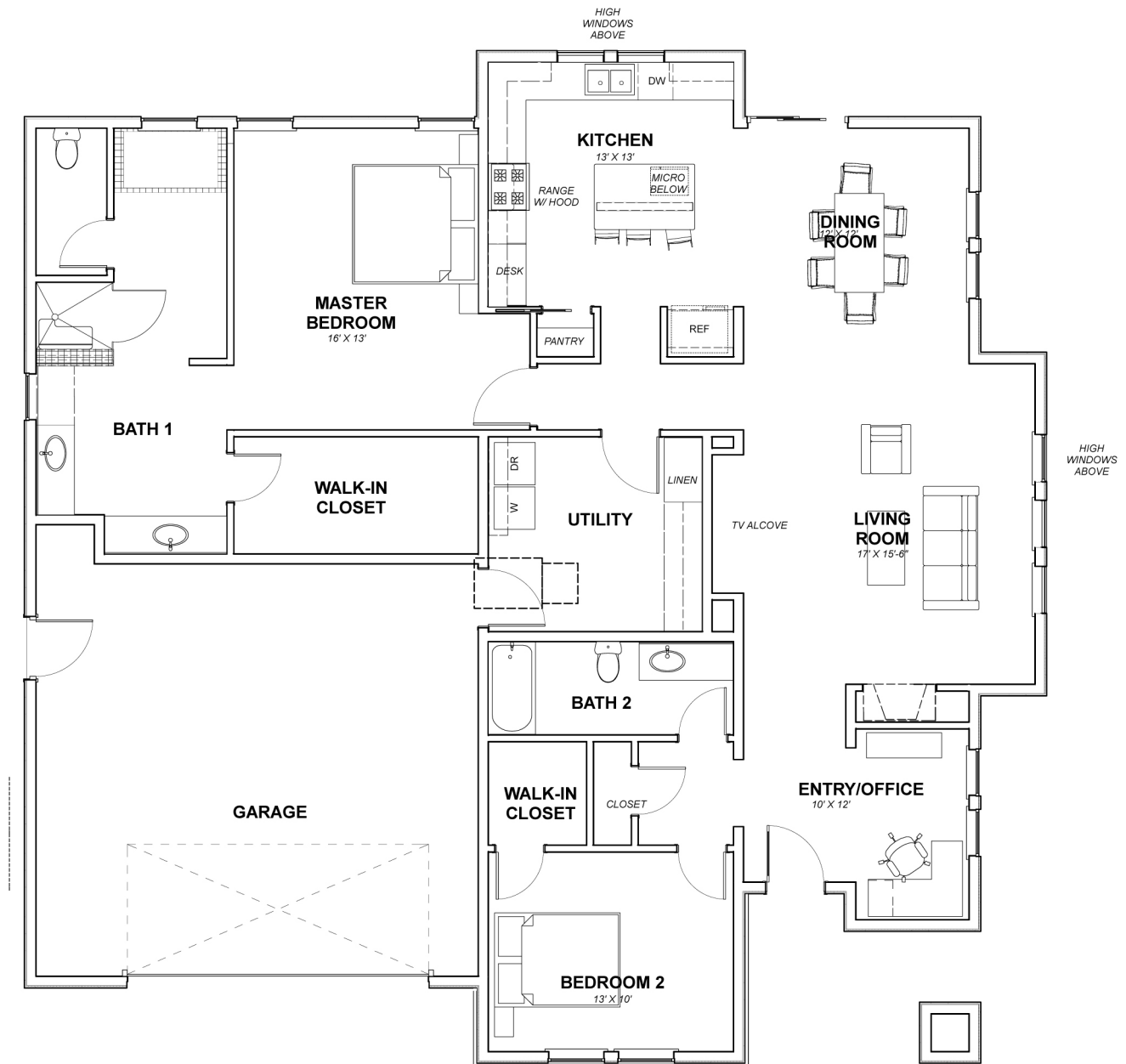
At 1897 square feet, the Sonora is a roomy 2 bedroom, 2 bath home. The open floor plan also provides a den/office area off the entry along with a very large utility room and 2 car garage. The master suite has a large bath and walk-in closet. The second bedroom and bath 2 are located near the entry, offering privacy for both owners and guests.



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FEATURES

1897 sq. ft. | 2 Bedroom | 2 Bathroom | 2 Car Garage
Office | Living Room | Dining Room
Kitchen with Island | Laundry Room

JACKSON VIEW

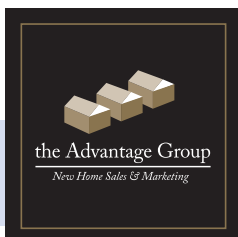
ACTIVE ADULT COMMUNITY

The El Dorado

2174 square feet (Plan D)



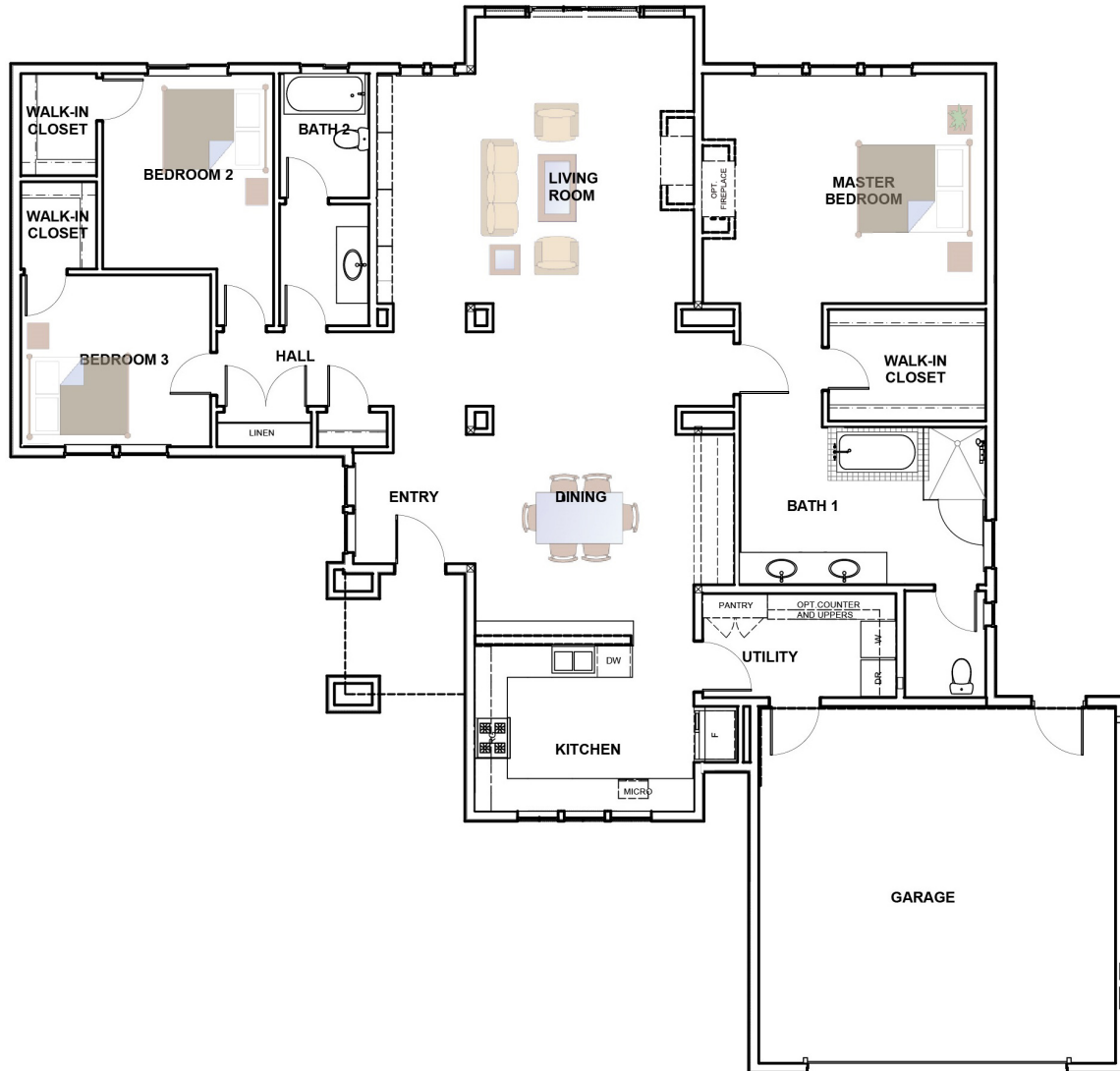
The El Dorado has a large living/dining room that flows from the front door to the back patio with the kitchen facing the front yard. The spacious master suite features a large walk-in closet, double sinks and separate tub and shower. Located on the opposite side of the living/dining room, the guest bedrooms also feature walk-in closets and share a second bathroom, providing privacy for both owners and guests.



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FEATURES

2174 sq. ft. | 3 Bedroom | 2 Bathroom | 2 Car Garage
Living Room Fireplace | Dining Room
Kitchen with Island | Formal Entry | Laundry Room

JACKSON VIEW

ACTIVE ADULT COMMUNITY

The Westpoint

2598 square feet (Plan F)



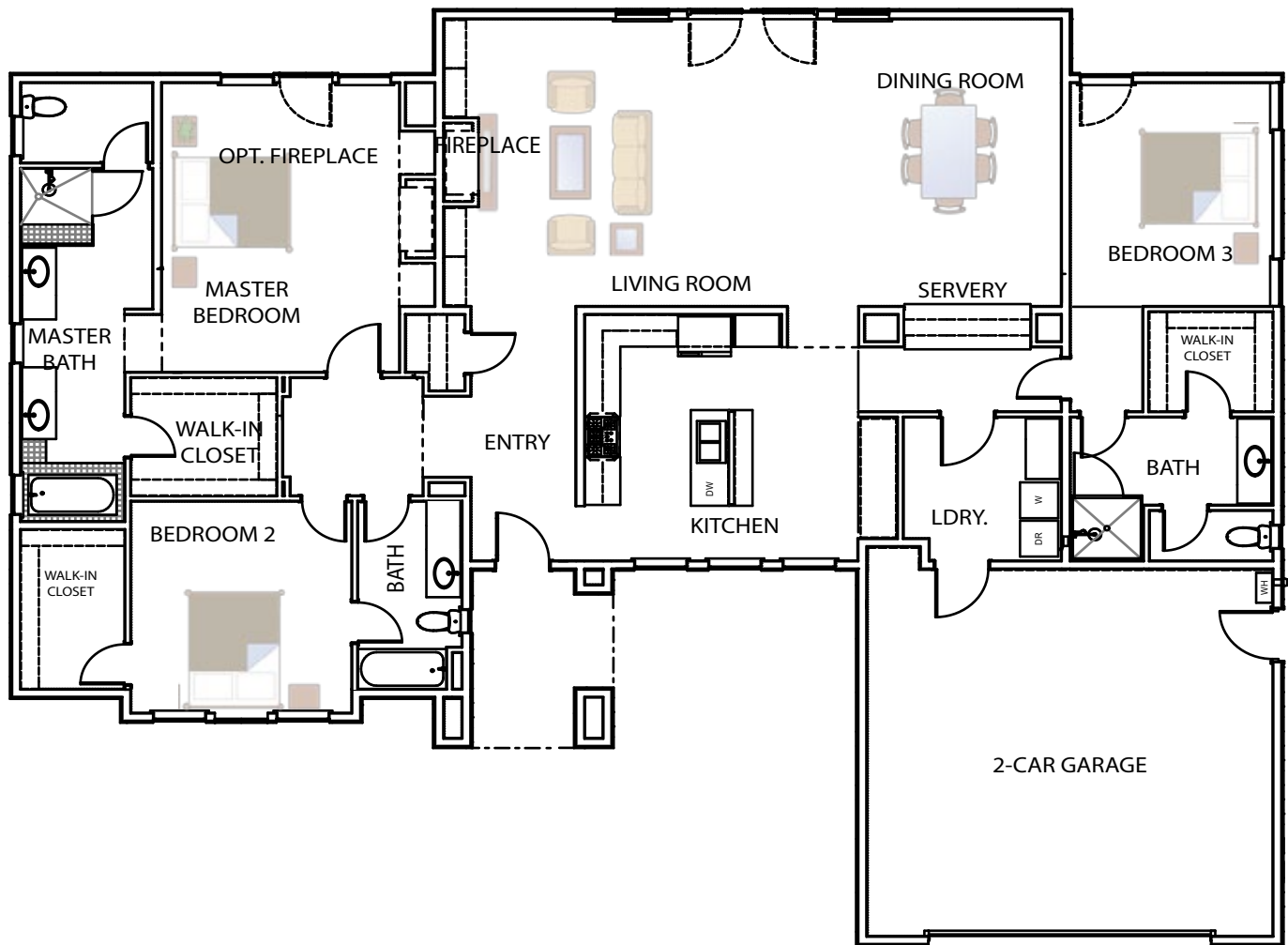
The Westpoint provides an additional suite! A very large open combination living and dining area is revealed as you enter this three bedroom, three bath home. The high ceilings provide elegance and drama. The large master suite with an optional fireplace comes complete with walk-in closet, double sinks, separate tub and shower.



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FEATURES

2598 sq. ft. | 3 Bedroom | 3 Bathroom | 2 Car Garage
Living Room Fireplace | Dining Room
Kitchen with Island | Formal Entry | Laundry Room

JACKSON VIEW

ACTIVE ADULT COMMUNITY

The Coloma

1695 square feet (Plan K)



The formal entry to this charming 3 bedroom and 2 bathroom home opens to a large living room with high ceilings that continue through to the kitchen and dining room. The dual sided fireplace creates an elegant feel throughout the living area. The large master suite comes complete with walk-in closet, double sinks, separate tub and shower.



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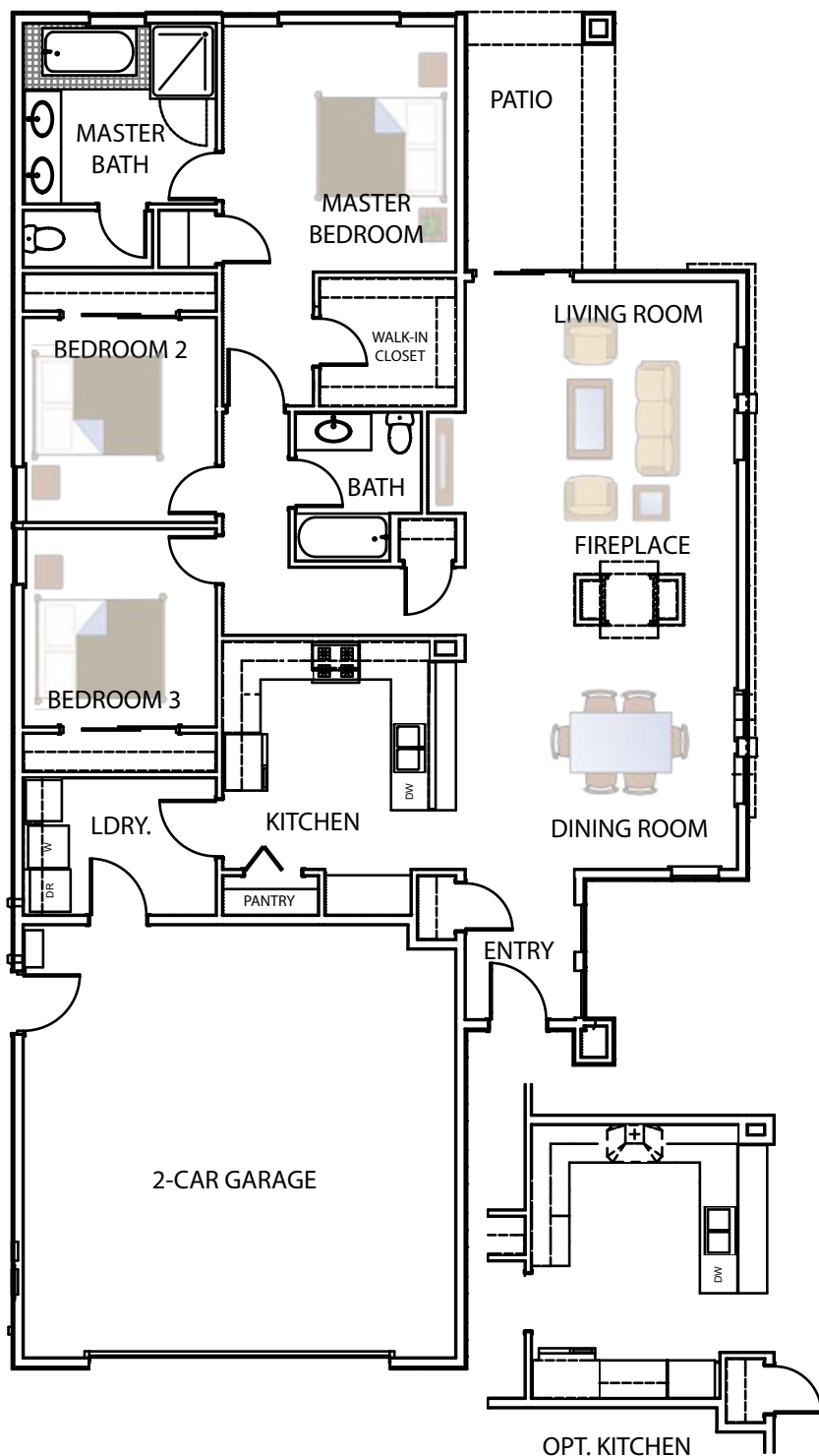
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JACKSON VIEW

ACTIVE ADULT COMMUNITY

The Coloma

1695 square feet (Plan K)



FEATURES

1695 sq. ft.
3 Bedroom
2 Bathroom
2 Car Garage
Back Patio
Double Sided Fireplace
Dining Room
Kitchen with Peninsula
Formal Entry
Laundry Room

JACKSON VIEW

ACTIVE ADULT COMMUNITY

The Sierra

1993 square feet (Plan N)



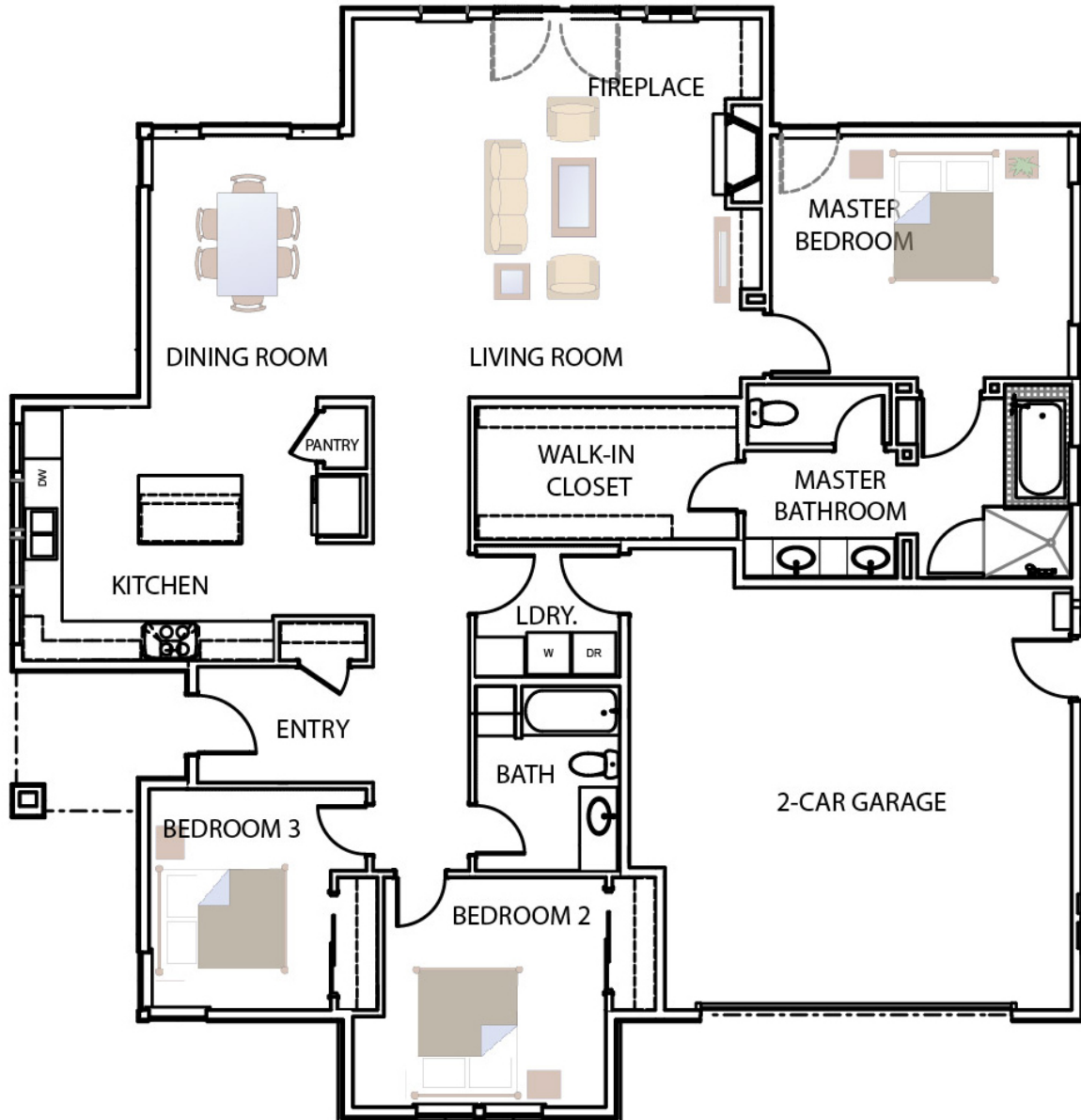
This cozy three bedroom, two bath home is designed for comfortable living and is ideal for entertaining friends and family. The open concept living area includes a living area, dining area and grand kitchen with center island. The large master suite comes complete with walk-in closet, double sinks, separate tub and shower.



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FEATURES

1993 sq. . | 3 Bedroom | 2 Bathroom | 2 Car Garage
Living Room Fireplace | Dining Room
Kitchen with Island | Formal Entry | Laundry Room