



Arletta



BRANDYWINE
HOMES

WELCOME HOME TO ARLETTA

Discover the beauty and sophistication of this exciting new townhome community. Arletta features well-designed floorplans that include gourmet kitchens and spa-inspired primary bedrooms. Here you will enjoy a wonderful north Orange County lifestyle that's easy and feels good.

Arletta



SITE PLAN

PRELIMINARY

LEGEND

PLAN 1
 PLAN 2
 PLAN 3
 PLAN 4

R - REVERSE M - MODELS * - ADA COMPLIANT

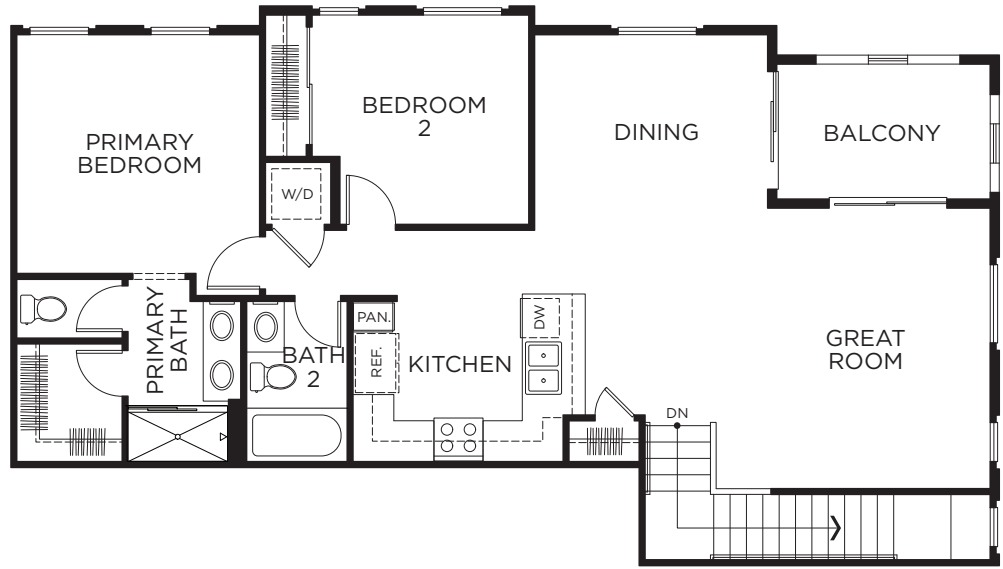


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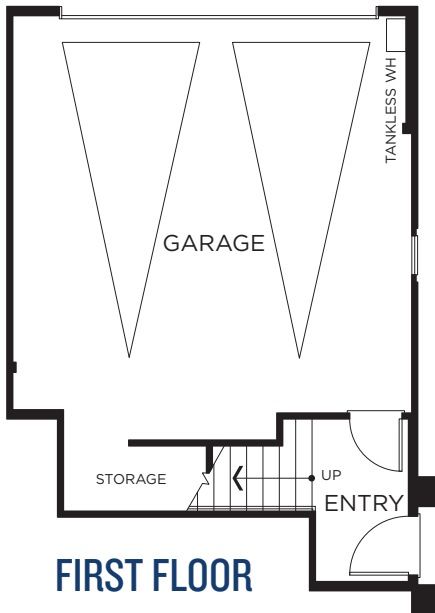


PLAN I PRELIMINARY

2 Bedroom, 2 Bath
Approx. 1,106 Sq. Ft.



SECOND FLOOR



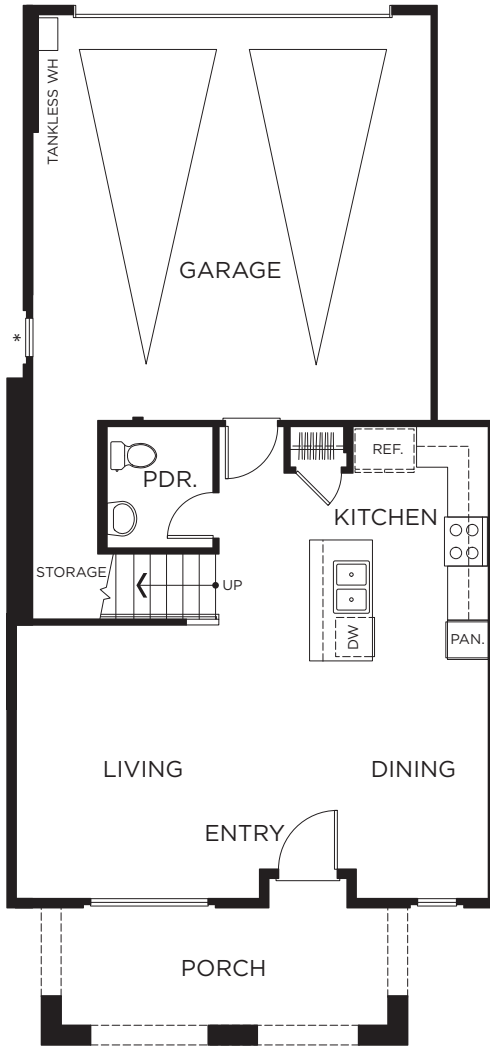
FIRST FLOOR

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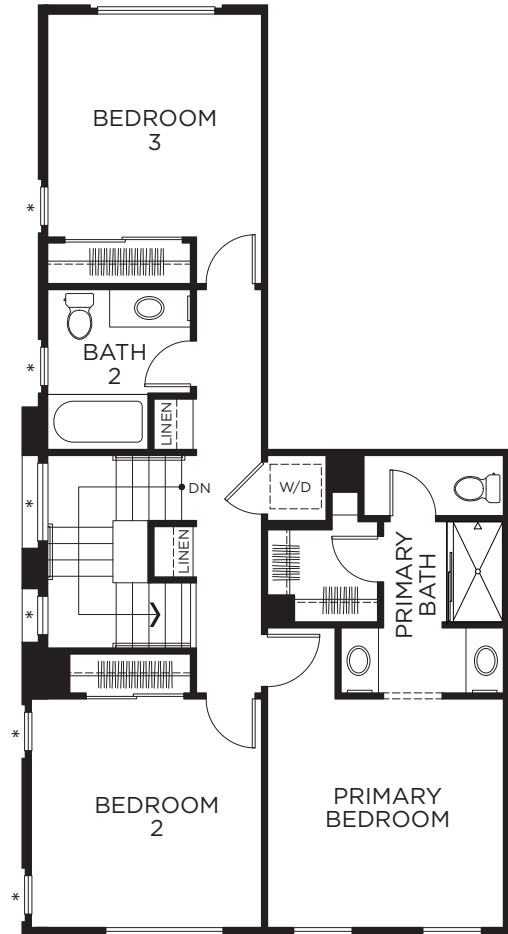


PLAN 2 PRELIMINARY

3 Bedroom, 2.5 Bath
Approx. 1,312-1,333 Sq. Ft.



FIRST FLOOR
* WINDOWS AT 2B



SECOND FLOOR
* WINDOWS AT 2B

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PLAN 3 PRELIMINARY

3 Bedroom, 2.5 Bath
Approx. 1,502 Sq. Ft.



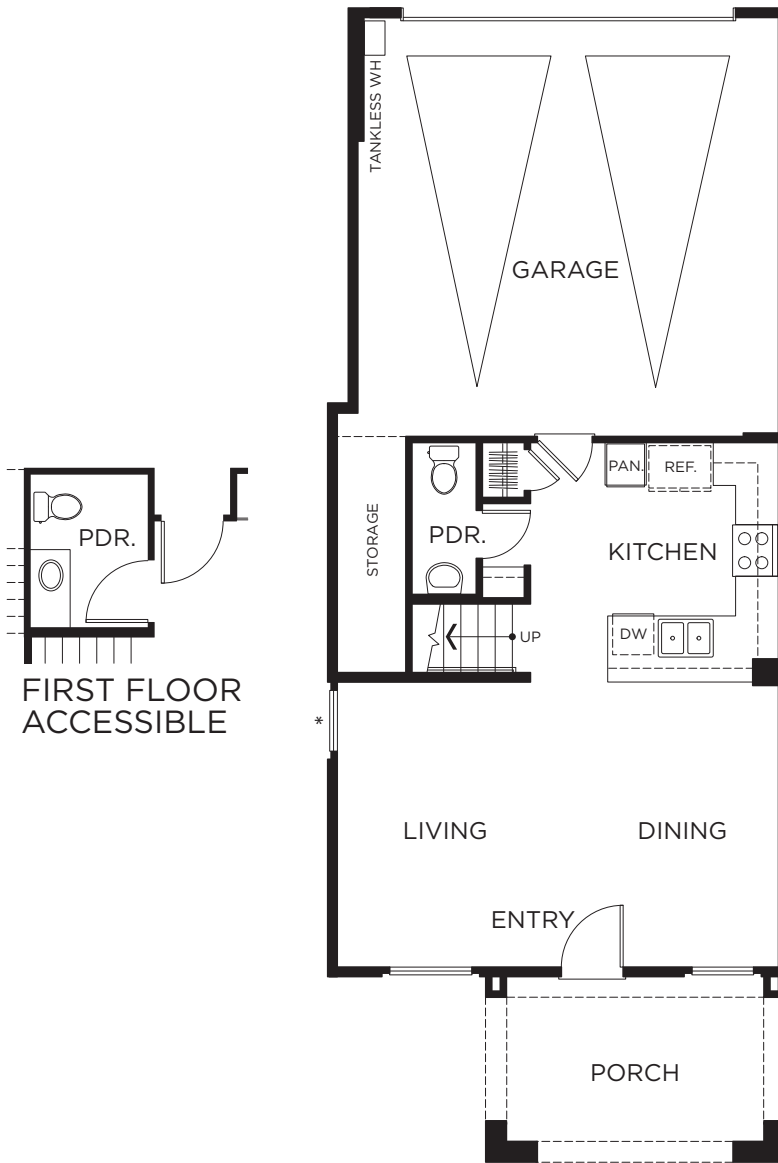
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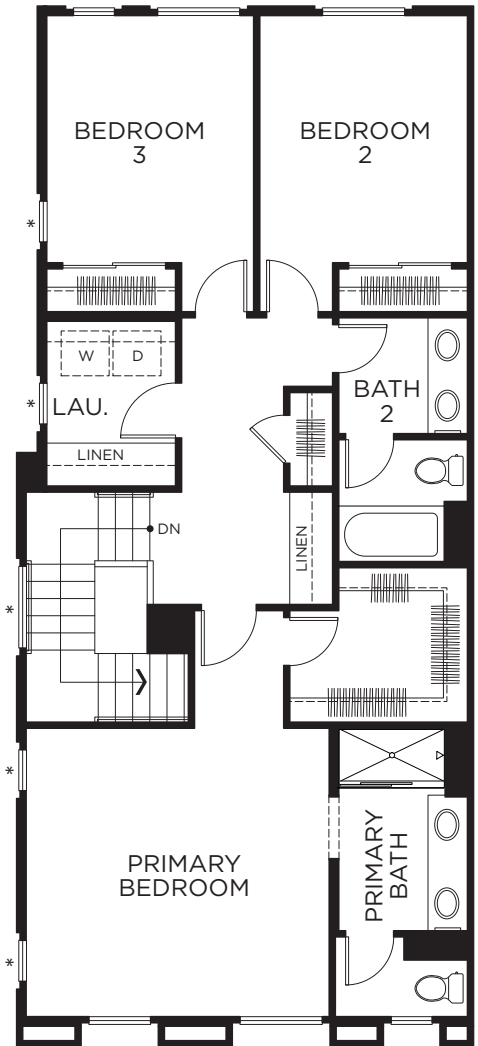
PLAN 4 PRELIMINARY

3 Bedroom, 2.5 Bath
Approx. 1,498-1,537 Sq. Ft.



FIRST FLOOR
ACCESSIBLE

FIRST FLOOR
* WINDOWS AT 4B



SECOND FLOOR
* WINDOWS AT 4B

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INCLUDED FEATURES

PRELIMINARY

Energy Efficiency

- Auto shut-off motion sensors in all baths, laundry and garage
- Rheem® space saving tankless water heater
- 16 SEER gas forced-air heating with MERV 8 filters
- Central heating and air conditioning with programmable, night setback, digital thermostat
- Automatic fire sprinklers throughout
- Dual glazed white vinyl windows with low-e glass
- Highly water efficient toilets 1.28 gpm
- Low VOC interior paint
- Water efficient plumbing
- Future plumbed for solar
- Future plumbed for electrical vehicle charging station
- Wayne Dalton insulated garage doors
- Energy Star® dishwasher
- LED flush-mount lighting throughout

Exceptional Interiors

- Carpet and designer selected 18" x 18" tile
- Smooth two-panel interior doors
- Rounded wall corners and lightly textured walls and ceilings
- Kwikset lever handle door hardware throughout
- Low voltage RG6 cable and CAT5 voice/data wiring for state-of-the-art communication and networking

- Dal One Quartz® countertops with 4" splash at secondary baths
- Fiberglass subway tile surround in all bathrooms
- Designer selected Moen® plumbing fixtures
- Truss Joist® floor system for increased strength and noise reduction
- Security system

Spacious Gourmet Kitchens

- Samsung® stainless steel dishwasher
- Samsung® freestanding, self-cleaning 30" gas range
- Samsung® built in microwave/hood combination
- Designer selected granite countertops with 6" backsplash and full splash at range
- Two-compartment stainless steel sink with Moen pullout spray faucet
- White Thermofoil shaker style cabinetry with concealed hinges, adjustable shelves and brushed nickel bar pulls
- Pre-plumbed for ice/water at refrigerator space

Inspired Primary Suites

- Spacious walk-in closets
- Ceiling fan junction box
- Dal One Quartz® countertop with 4" backsplash and dual sinks
- 3-wall composite, subway tile shower with seat

- Clear glass shower enclosure
- Moen® faucets
- Primary baths with separate elongated commodes

Refined Exteriors

- Impressive Spanish architecture with accents
- Architecturally complementary Eagle Roof tile
- Sand finish exterior stucco
- Finished two-car garage with insulated roll-up door and automatic garage door opener
- Rain gutters and down spouts per elevation

Personalized Enhancements

Arletta offers many opportunities to personalize your home with a variety of options and upgrades. Please consult a New Homes Sales Counselor for details.

Surroundings

Bask in the welcoming hometown atmosphere of Fullerton. Acclaimed schools from elementary to Cal State Fullerton offer quality education. Craig Regional Park, The Fullerton Arboretum, and Brea Mall make this area the ideal place to live, play, learn, and thrive.

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657-216-3840 ArlettaNewHomes.com

815 E. Bastanchury Road, Fullerton, CA 92835





Building Together for the Next Generation

About Brandywine Homes

A family-owned and operated homebuilder and community developer, Brandywine Homes is proud to celebrate over 25 years of developing land and providing quality homes for Southern Californians. We pride ourselves on attracting and retaining the industry's most talented and dedicated employees whose expertise reflects that of our principals.

Our broad capabilities can be seen in the wide variety of housing we have successfully developed – from inspired townhome collections to luxurious, single family homes to semi-custom, estate-sized homes. We offer the diversity necessary to build homes in communities throughout Southern California, from new suburban developments to urban infill locations.

At the foundation of every Brandywine home is our utmost dedication to excellence. A recognized leader in challenging infill projects, Brandywine continues to revitalize a number of Southern California's oldest and most established towns, rich in history. We build homes that respect and complement the heritage, values and architectural integrity of existing neighborhoods and the people who live there – while also making a positive contribution to the community.

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