

Sunverte
AT OTAY RANCH TOWN CENTER





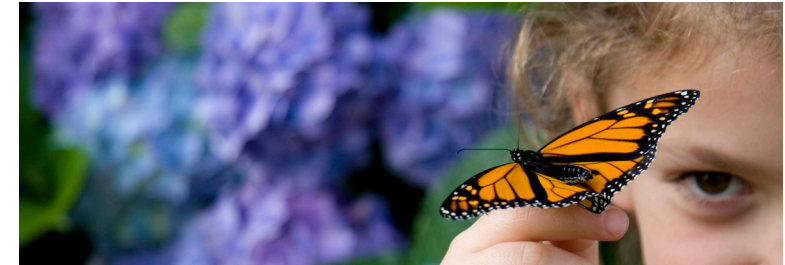
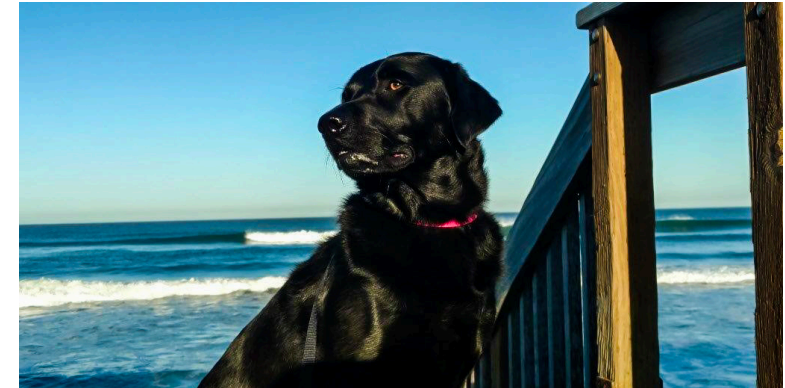
It's
All About
The Lifestyle...





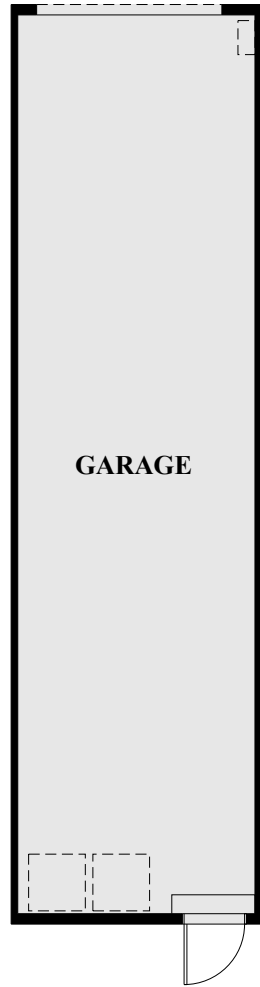
Inside our newest community Suverte at Otay Ranch Town Center, residents will be just walking distance away from some of Life's favorite things -

- Neighborhood Park
- Shopping
- Restaurants
- Movies
- Farmer's Market

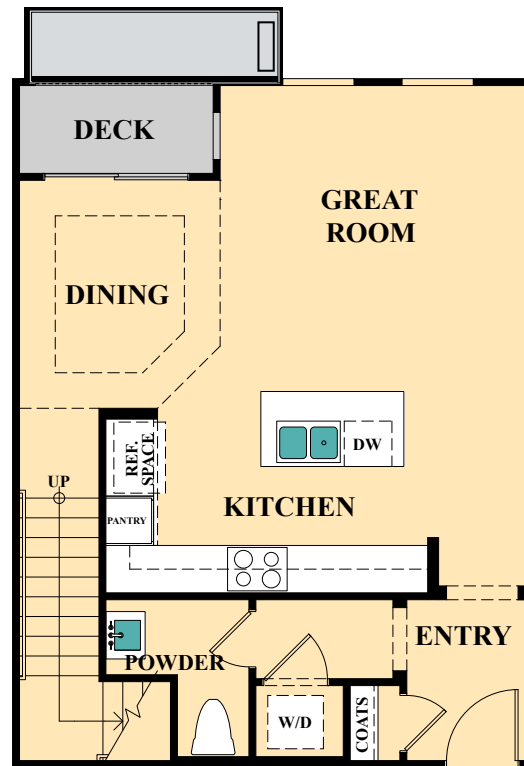


Residence 1 - 3 Story

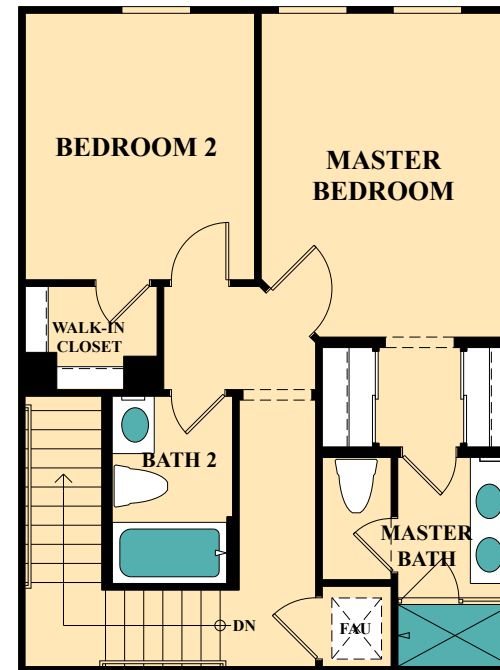
1,192 square feet | 2 bedrooms | 2.5 bathrooms



Detached Garage
First Floor

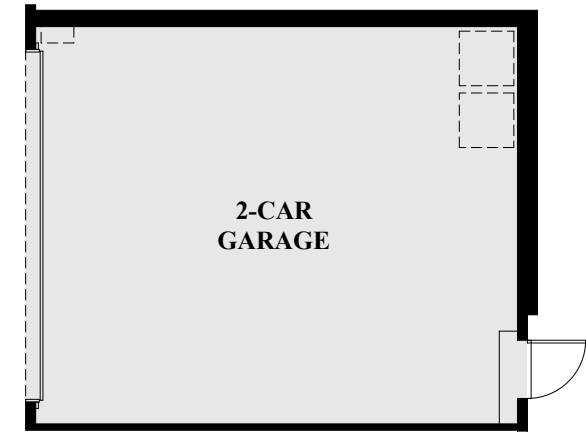


Second Floor



Third Floor

Option



Detached 2 Car Garage
First Floor

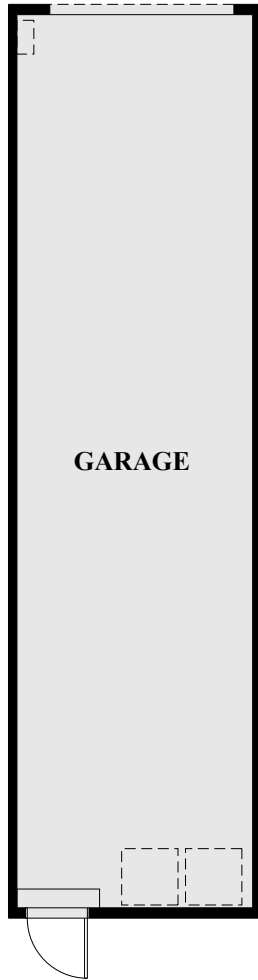
Available on Select Residence 1's

Residence 1R - Reverses floor plan

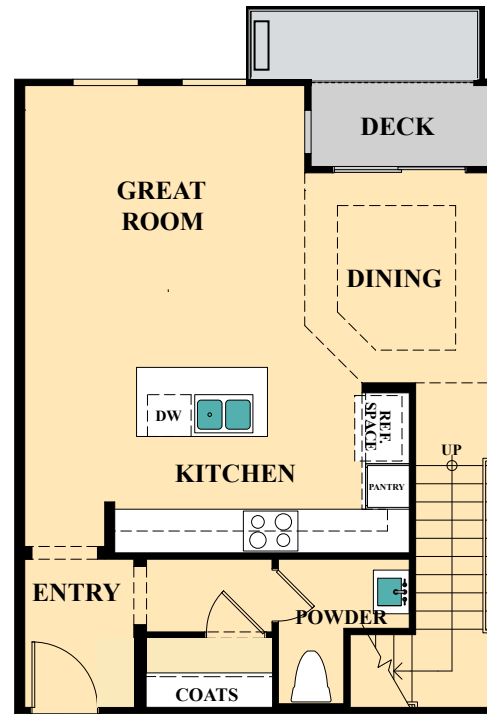


Residence 1XR - 4 Story

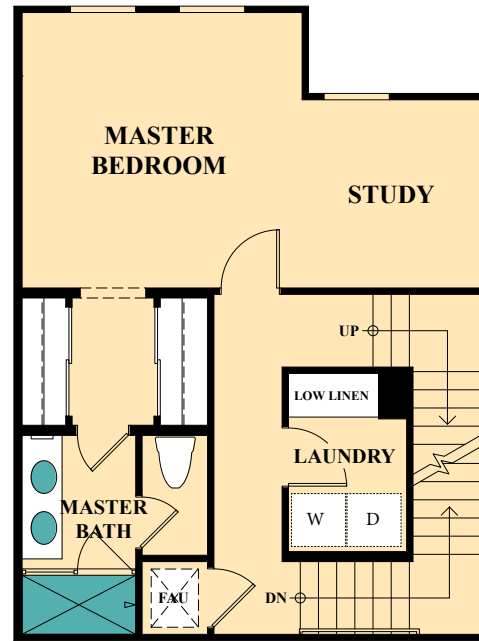
1,719 square feet | 3 bedrooms | 2.5 bathrooms



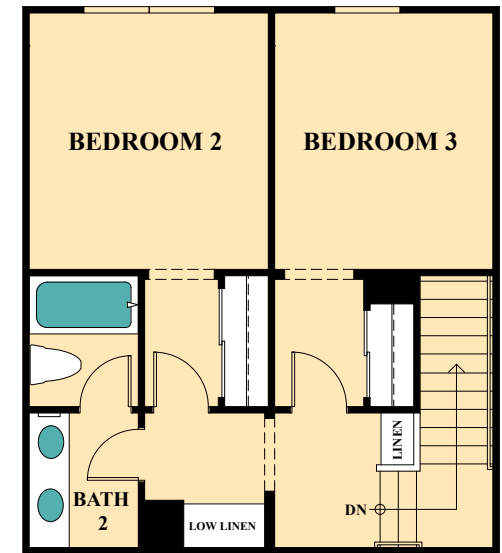
Detached Garage
First Floor



Second Floor



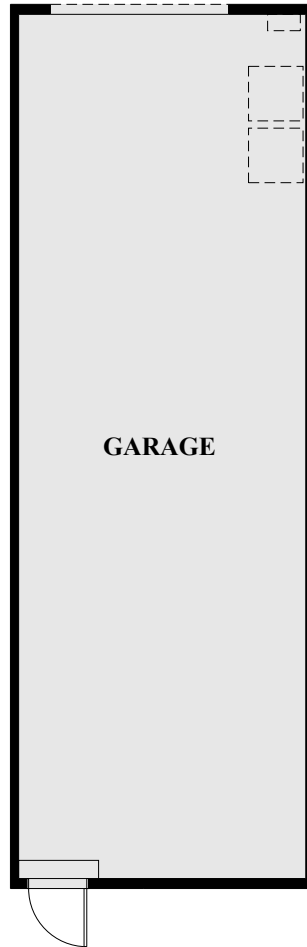
Third Floor



Fourth Floor

Residence 2 - 3 Story

1,357 square feet | 2 bedrooms | 2.5 bathrooms



Detached Garage
First Floor

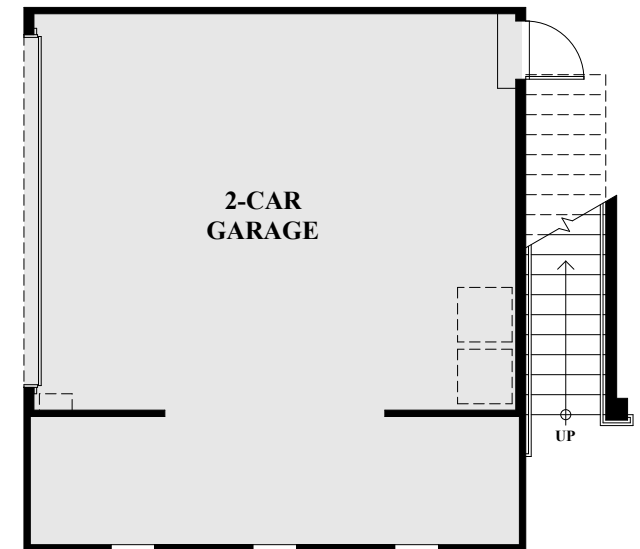


Second Floor



Third Floor

Option



Detached 2 Car Garage
First Floor

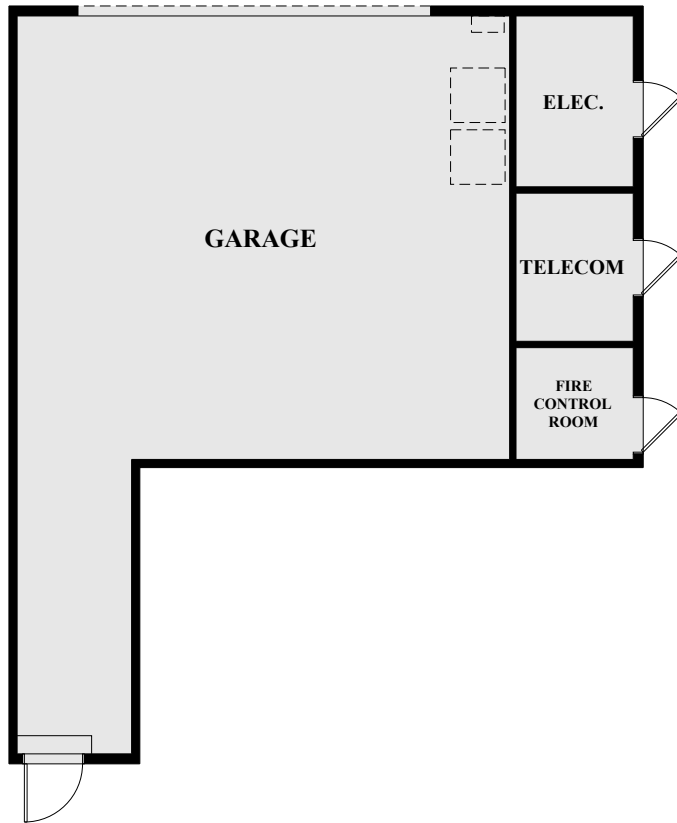
Available on Select Residence 2's

Residence 2R - Reverses floor plan

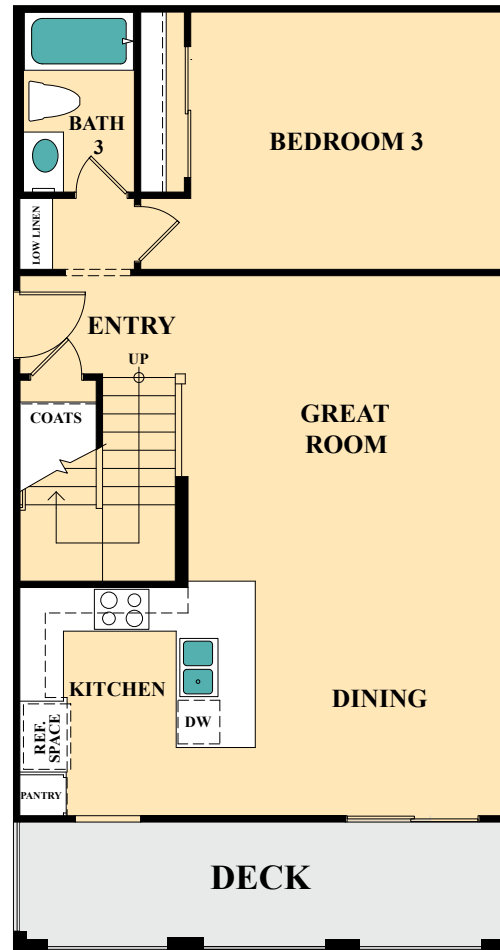


Residence 3R - 3 Story

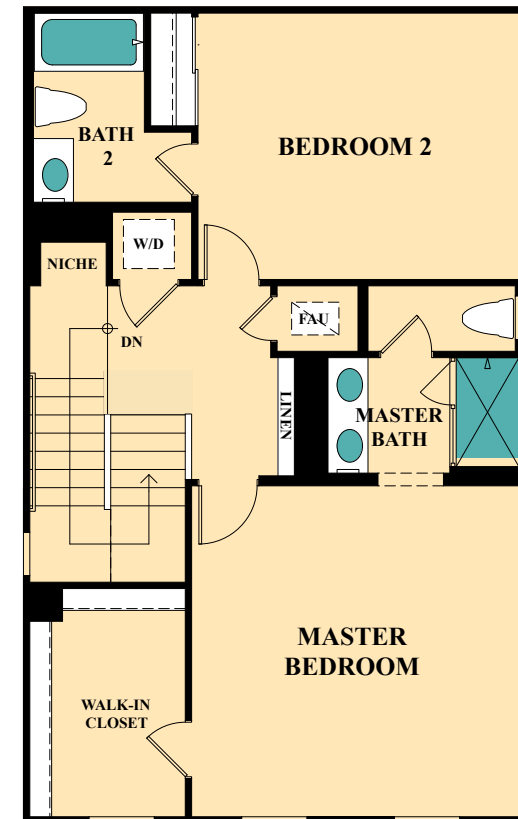
1,652 square feet | 3 bedrooms | 3 bathrooms



Detached Garage
First Floor



Second Floor

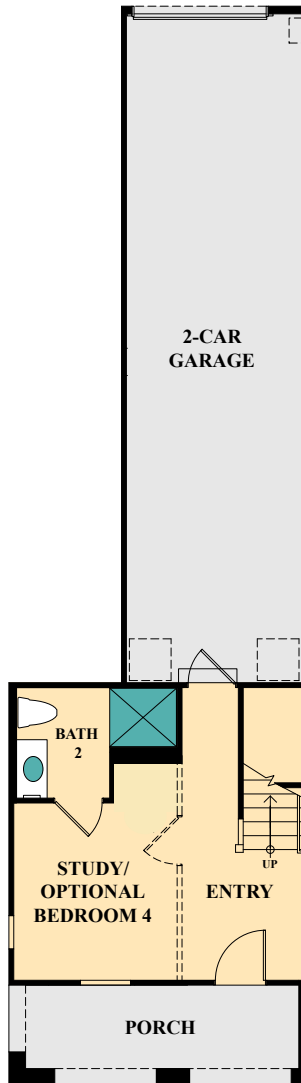


Third Floor

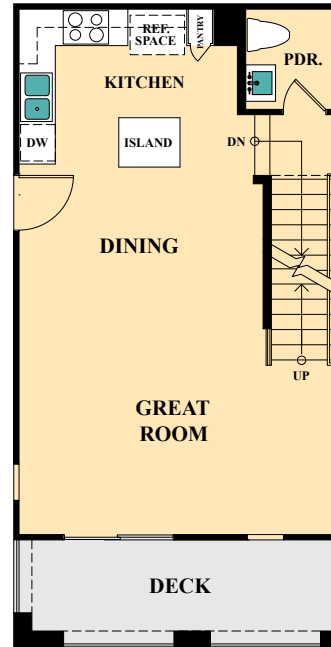
Residence 3 - Reverses floor plan

Residence 4R - 4 Story

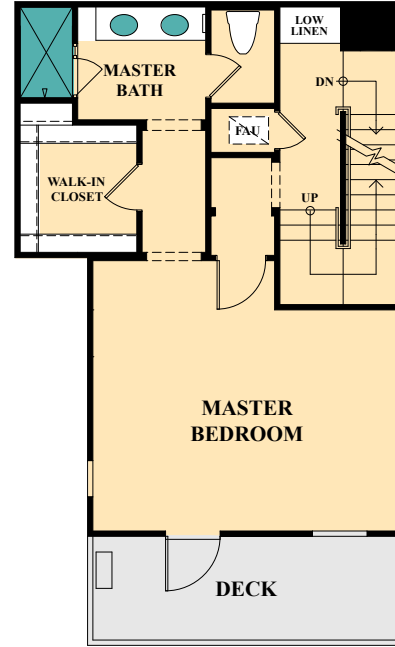
2,025 square feet | 2 - 4 bedrooms | 3.5 bathrooms



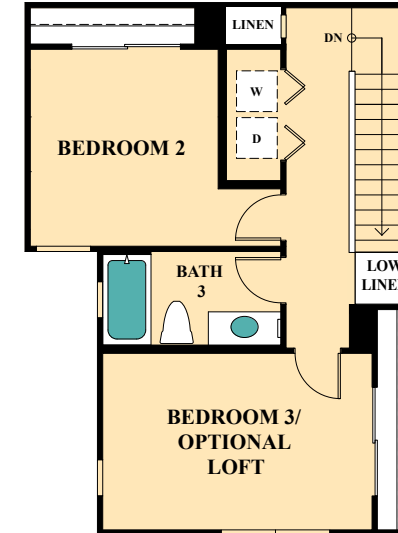
First Floor



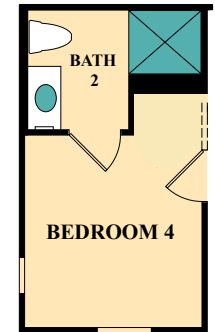
Second Floor



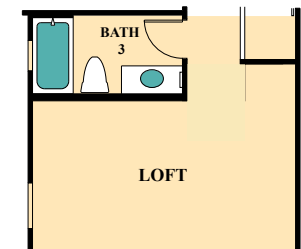
Third Floor



Fourth Floor



First Floor
Optional Bedroom 4



Fourth Floor
Optional Loft

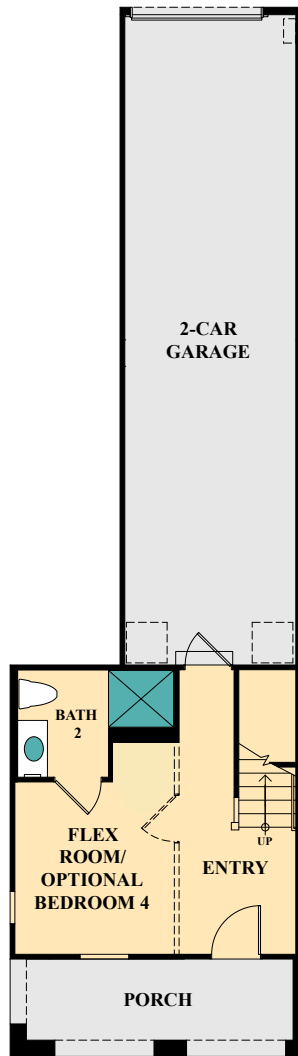
Options

Residence 4 - Reverses floor plan

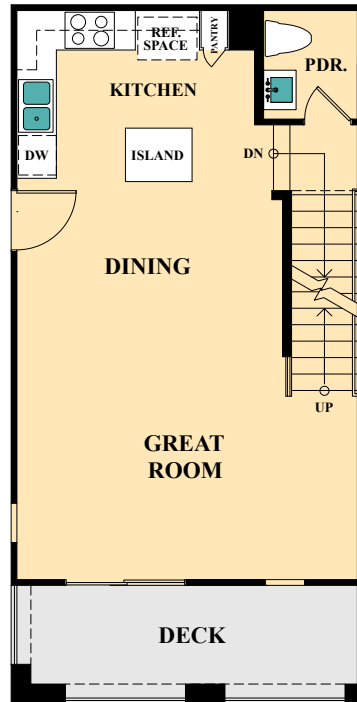


Residence 4XR - 4 Story

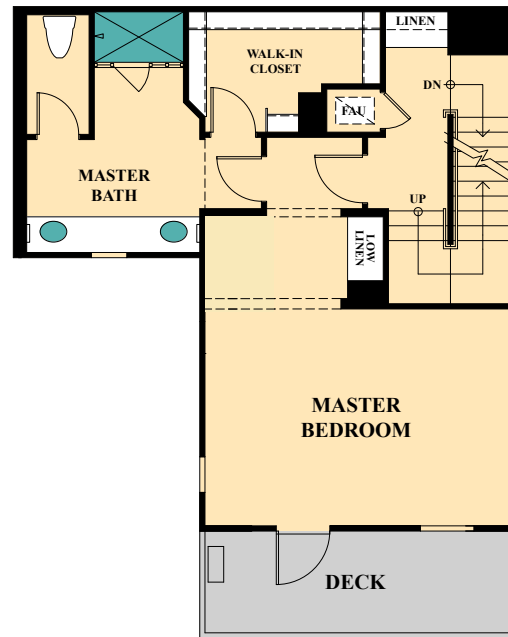
2,139 square feet | 2 - 4 bedrooms | 3.5 bathrooms



First Floor



Second Floor

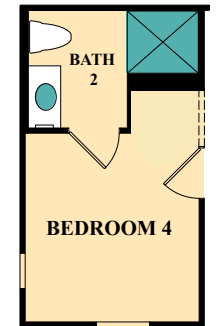


Third Floor

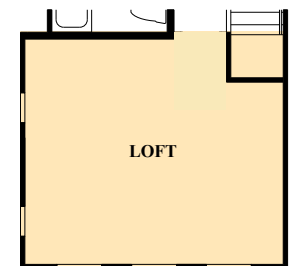


Fourth Floor

Options



First Floor
Optional Bedroom 4

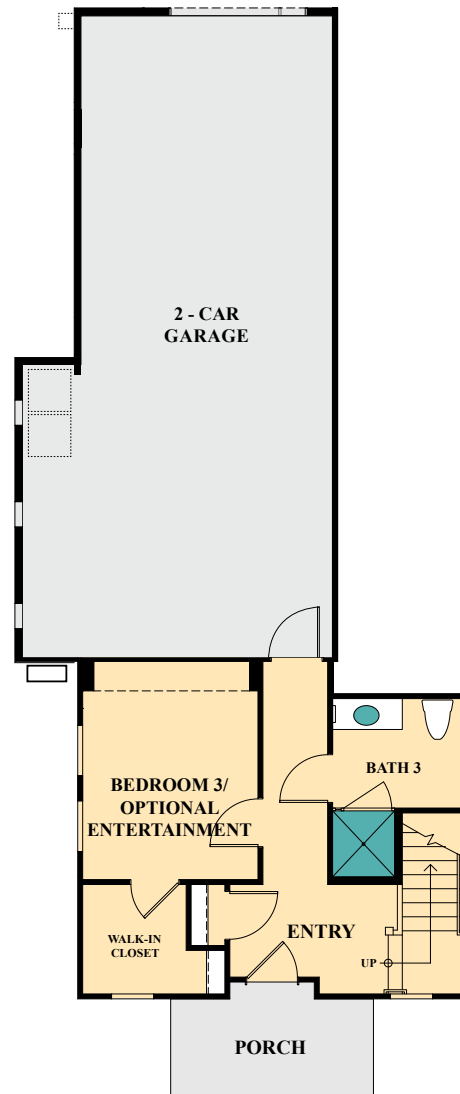


Fourth Floor
Optional Loft

Residence 4X - Reverses floor plan

Residence 5R - 3 Story

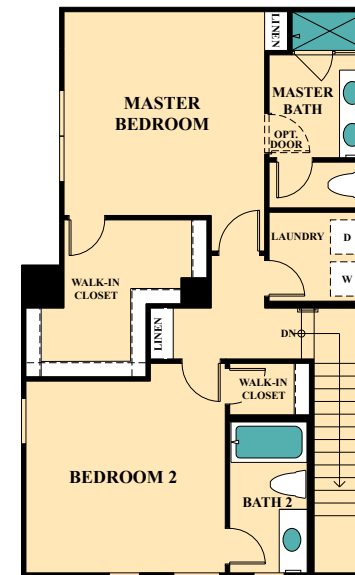
2,025 square feet | 2 - 3 bedrooms | 3.5 bathrooms



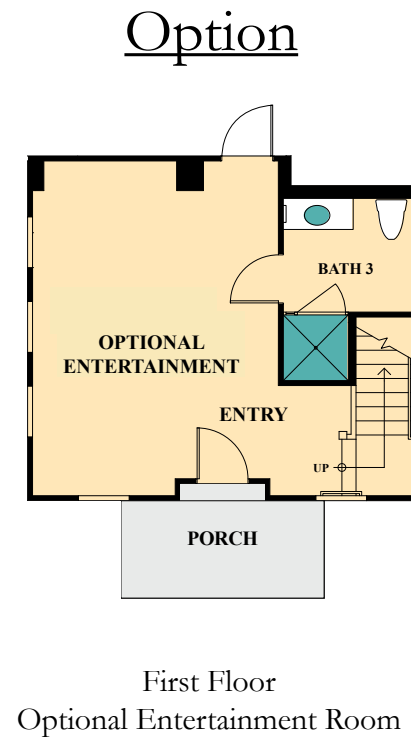
First Floor



Second Floor



Third Floor



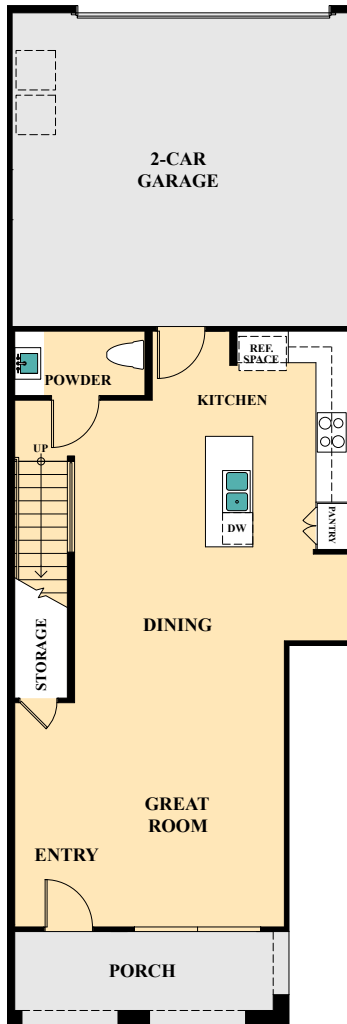
First Floor
Optional Entertainment Room

Residence 5 - Reverses floor plan

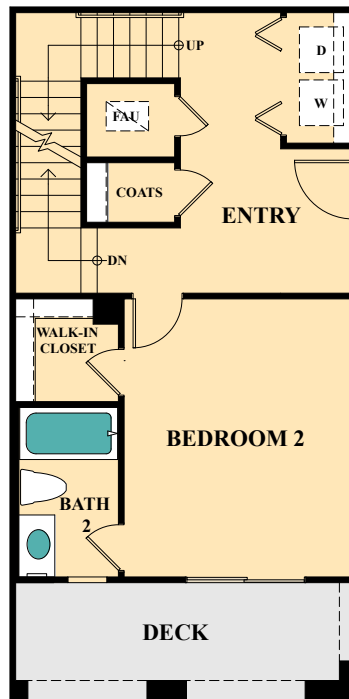


Residence 6R - 4 Story

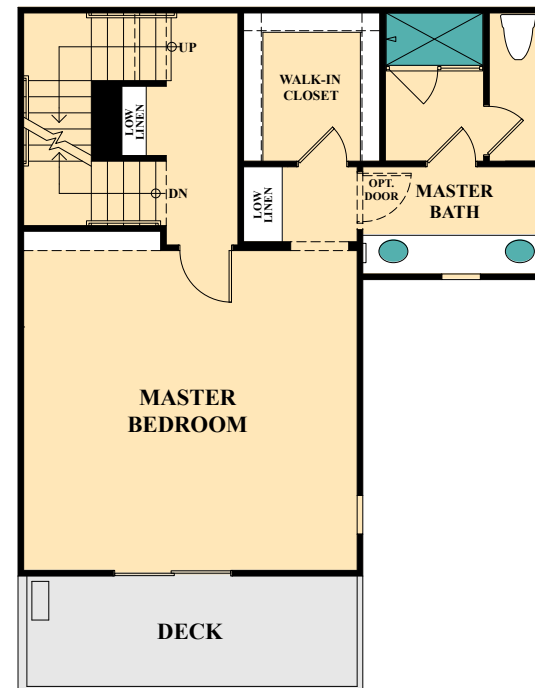
2,439 square feet | 4 bedrooms | 3.5 bathrooms



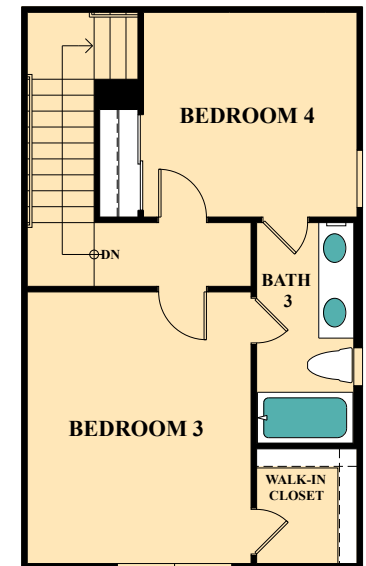
First Floor



Second Floor



Third Floor



Fourth Floor

Residence 6 - Reverses floor plan



Suverte
AT OTAY RANCH TOWN CENTER

My Heritage

...a tradition of excellence since 1956

I take great pride in my heritage. My grandfather started building his first homes in Southern California in 1956. My father followed in his footsteps shortly thereafter, and eventually included me in the home building process at the eager age of 12. I have never looked back. I have had the great privilege to experience virtually every aspect of the home building industry, from laborer to CEO. My family heritage and my experience encompass the development of more than 18,000 homes, including over 1,200 homes in Otay Ranch. As President and CEO of Heritage Building & Development, I am proud to maintain a family-owned and operated company that continues to be steeped in tradition, that provides superior and innovative design, and that exceeds all standards of the homebuilding industry.

Quality, Commitment, and Value

At Heritage Building & Development we care deeply about every aspect of the home building process, from the land we build upon to the materials we use. Our years of experience are reflected in the superior quality of craftsmanship, architecture and attention to detail that make our communities stand above the rest, both in design and value. Our commitment to excellence, and our attention to detail are crucial, especially in times of economic and environmental change, and we always have one finger on the pulse of advancement, ready to be the innovator. We take great pride in our work, from building the foundation of a new home to relying on our dependable customer service representatives, and pledge to continue our tradition of providing the highest quality homebuilding, both now and in the future.

Home...

Just the word can evoke a flood of memories, dreams, hopes and emotions. It reflects our childhood past, our family heritage, our values, our personal style. It shows what we have worked towards, what we have accomplished, how our family has grown and changed, and our expectations and plans for what is yet to come.

Home... it's comfort, family, friendship, warmth... it's belonging to a community, it's neighbors helping neighbors, it's a smile, a wave, a new baby, a loved one coming home.

Welcome to Suwerte, an extraordinary neighborhood of homes by Heritage Building & Development, where all the comforts of home are combined with beauty and charm.

Steve E Baldin

CEO/ Owner
Heritage Building & Development

Fine Living Features

Gracious Interior Living

- Open spacious floor plans
- Handset ceramic tile entry
- Laundry areas with gas hook-up
- Beech stain grade cabinets kitchen & Master bath
- 9 foot ceilings at first floor, third floor and fourth floor
- 10 foot ceilings second floor
- Fiberglass embossed tile in all bathtub and shower combinations
- Air conditioning
- Pre-wired for TV cable in living room and all bedrooms
- Phone: kitchen & master bedroom
- Units are wired for fiber optics and can be set up in any room

Gourmet Kitchens

- Stylish beech wood stained concealed hinges and white interiors cabinetry
- Granite counter tops with 6" splash, bullnose edge
- Electrolux appliances:
 - Energy efficient dishwasher
 - Free standing gas range
 - Microwave above range
- Stainless Steel Kitchen sinks
- Sound-insulated garbage disposal
- Plumbed for automatic ice maker
- USB port outlet



Master Suites

- Large closets with shelf and pole
- Cultured marble countertops with dual basins
- Large walk-in shower with fiberglass embossed tile surround and glass door
- Vanity mirrors and mirrored medicine cabinet

Distinctive Exterior Details

- Private deck (plan specific)
- Sand-finished stucco
- Decorative steel entry doors
- Insulated metal sectional roll-up garage doors
- Two (2) automatic garage door operators
- Decorative exterior lighting at garages (plan specific)
- Post-tension foundation system



Distinctive Exterior Details (cont.)

- Exterior covered electrical outlet
- Interior drywalled garage
- A/C located on deck or ground floor (plan specific)

Energy and Safety Savings Features

- Energy efficient vinyl, dual glazed windows and sliders
- Smoke/carbon monoxide detectors in all bedrooms and hallways
- Fully insulated exterior walls and ceilings
- Gas forced air heating with programmable thermostat
- Tankless water heater
- Delta satin nickel plumbing fixtures throughout
- Fluorescent lighting in garage
- Energy efficient LED lighting in Kitchen, Halls and Bathrooms

Included Smart Home Features

- Front door smart lock
- Wifi-Control lighting for Foyer and Dining Room
- USB outlet in Kitchen and Master Bedroom
- Z-Wave Thermostat with wifi compatibility
- Garage opener with wifi capability
- SmartThings Hub and Alexa Dot for remote access to lighting, thermostat and garage door.

Optional Personal Touches

We invite you to individualize your new home with our qualified design consultant. Here are a few options for your consideration:

- Flexible room options
- Upgraded floor coverings
- Security systems
- Audio systems
- Customizable counter-tops
- Appliance upgrades
- Cabinetry upgrades
- Tub/Shower enclosures
- Electrical options
- Custom window coverings
- Backsplash upgrades
- Cabinet decorator glass insets
- Garage floor epoxy coating
- Mirrored wardrobe doors
- Custom cabinet built-ins
- Designer colors-wall paint
- Wood/iron stair railing (plan specific)

Green Features



Wifi-Ready energy efficient tankless water heater



Reflective window glass reduces sun's heat which lowers cooling costs



Weatherstripping on exterior doors helps insulate home and keep temperatures consistent



Low Volatile Organic Compound (VOC) ensures wood finish, caulking, paint and adhesives for a safe home



Energy efficient dishwasher reduces electric costs



Sealed furnace ensures an efficient system as well as a clean air home



Water efficient toilets, faucets and showers reduce water usage and costs

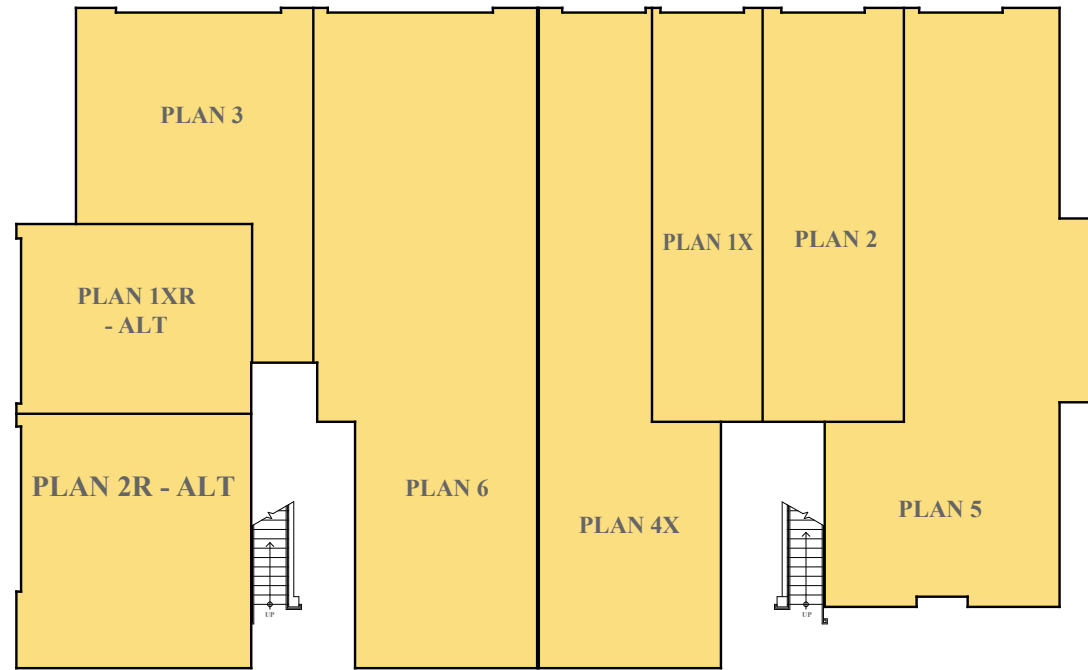


Heritage Building & Development recycles unused materials lowering the carbon footprint

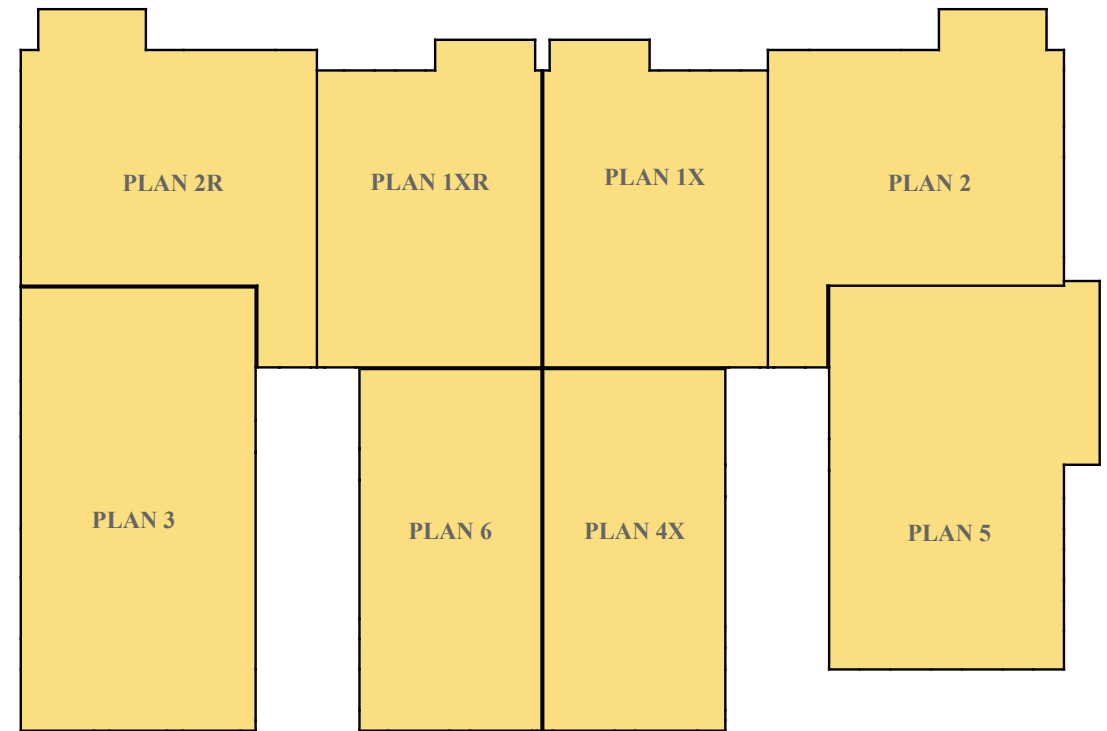
“Living Green and Loving It”



Building Type - 100

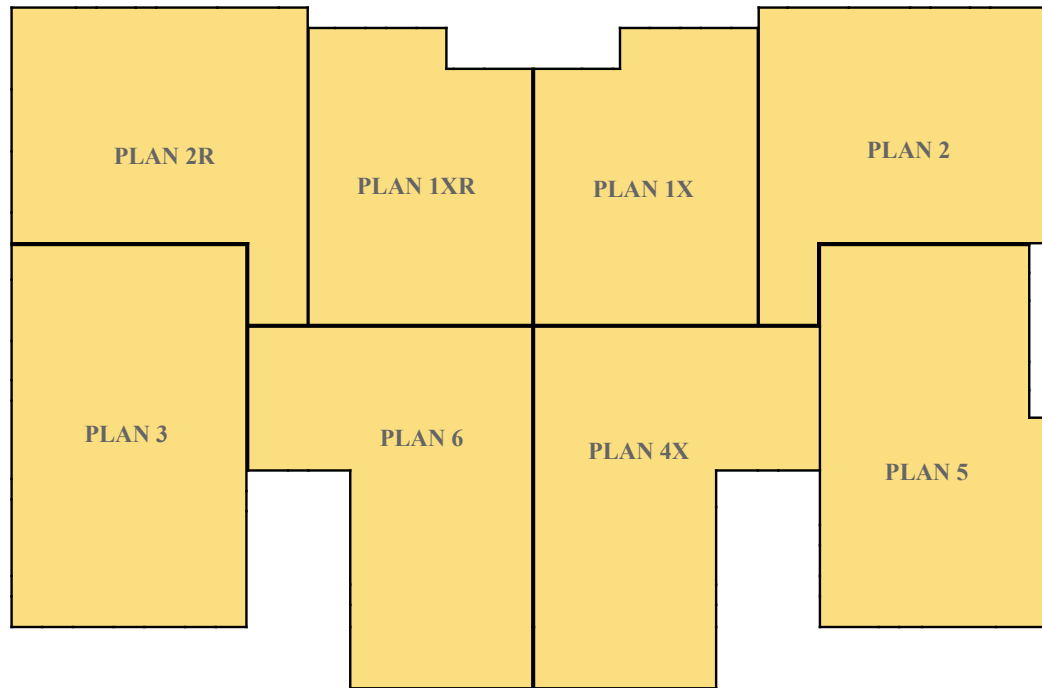


1ST FLOOR

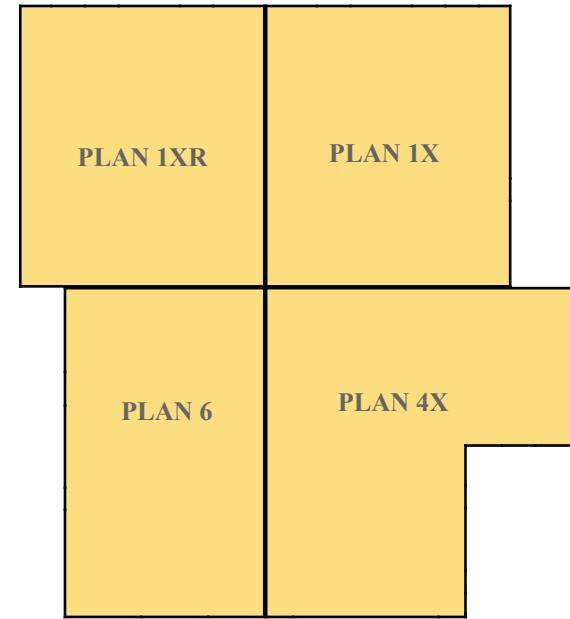


2ND FLOOR

Building Type - 100

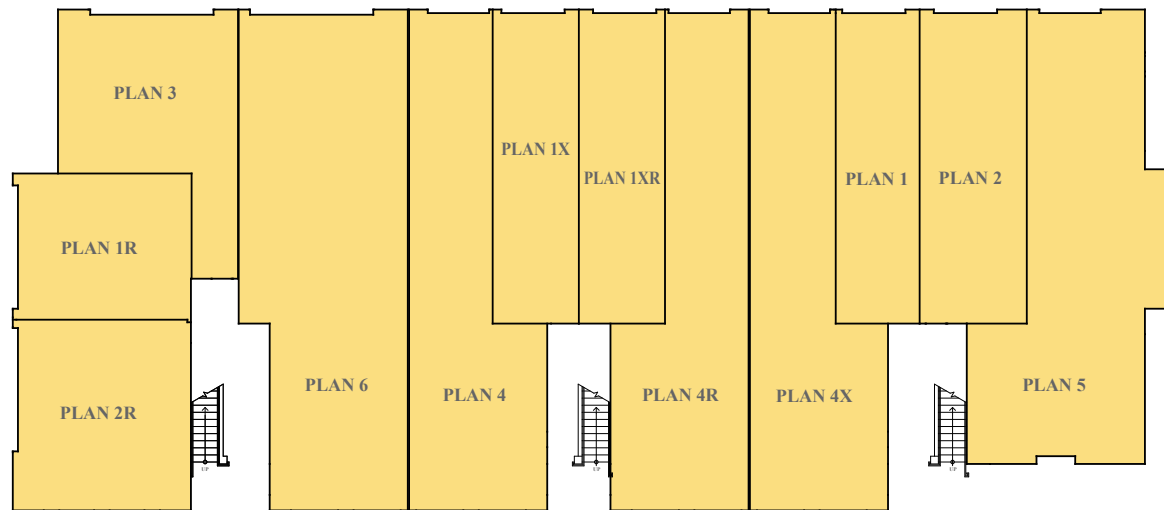


3RD FLOOR

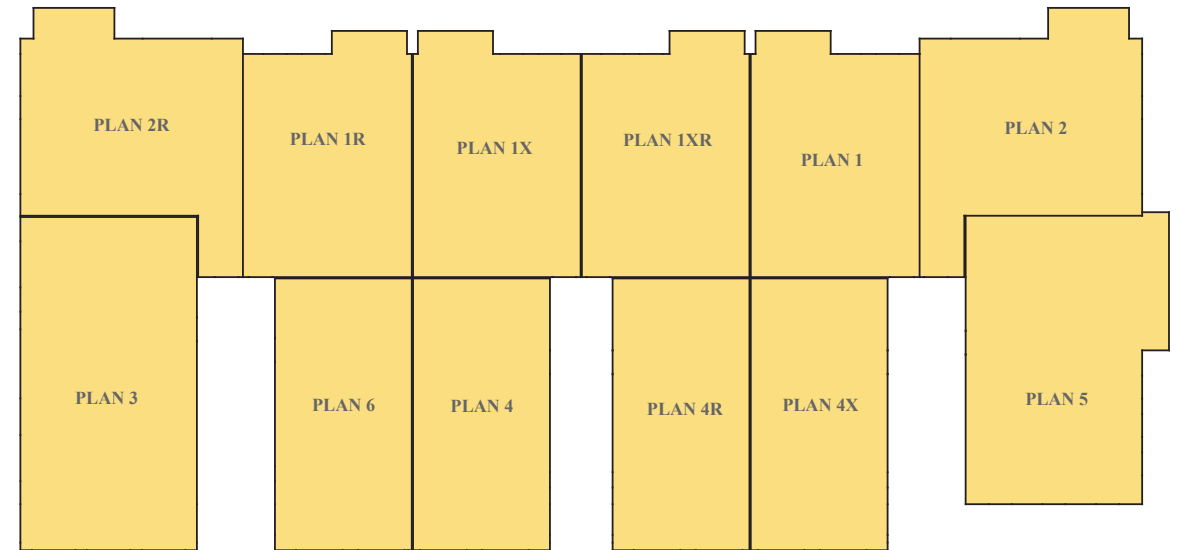


4TH FLOOR

Building Type - 200

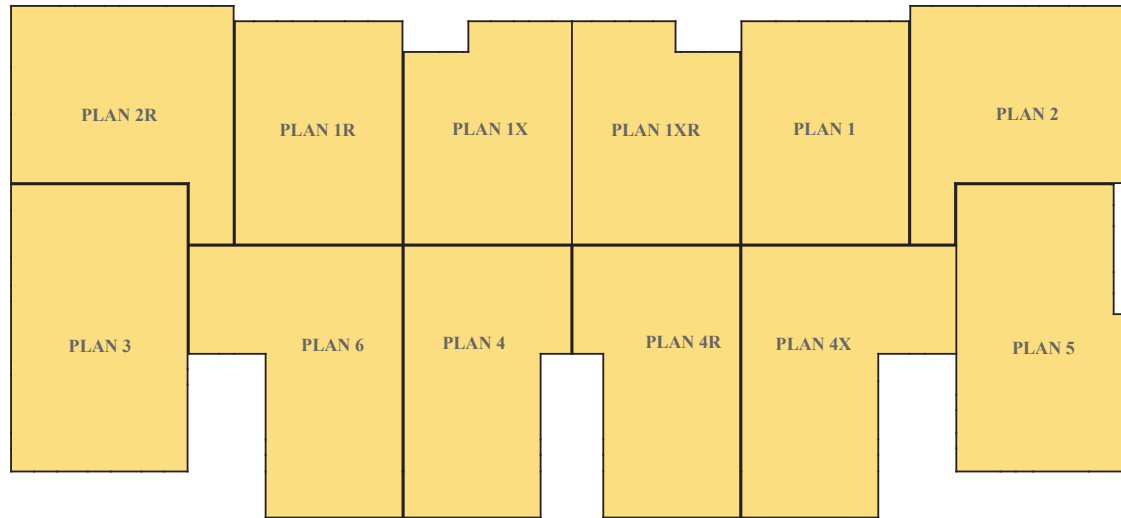


1ST FLOOR

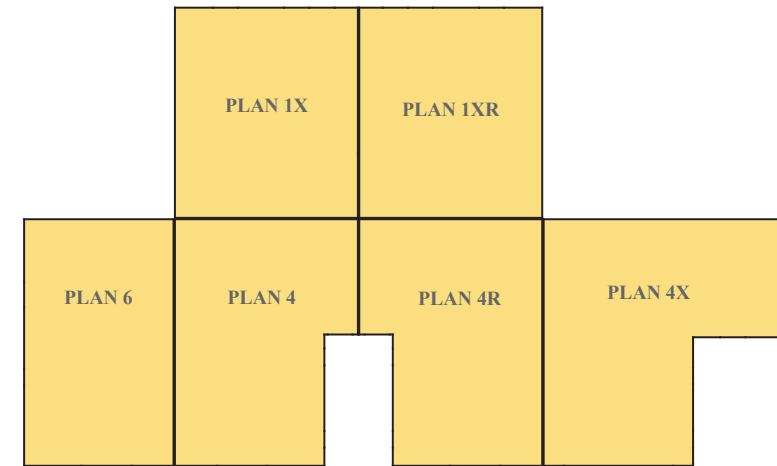


2ND FLOOR

Building Type - 200

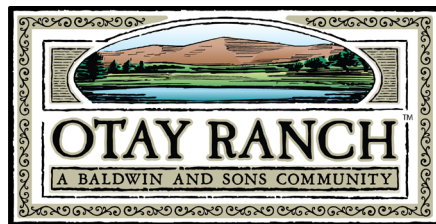


3RD FLOOR



4TH FLOOR

Area Map



OtayRanch.com



Heritage-Build.com

The total number, layout, price, terms, design and location of homes; unit mix; and the location, design and layout of recreational facilities may be changed due to a number of circumstances, including governmental requirements and market demand. Dimensions are approximate in nature and are not intended for final reference. Heritage Building & Development reserves the right to change homesites, floor plans, standard options/features and home prices and make modifications in materials and specifications at any time without prior notice. Home purchasers will automatically be members of a Homeowners Associations (HOA) for which monthly dues will be charged. Check with a Sales Associate for additional information regarding HOA dues. 2019 DRE License #01881588 CSLB License #945083 December 2019