

PRELIMINARY

# *Bella Sitia*





# At Pacific Coast Communities quality is our priority.

## EXPERIENCE

Pacific Coast Communities' management team has over 45 years of cumulative experience in the homebuilding industry. We have built over 4,500 homes in Southern California and have developed many successful, thriving communities, including the development of over 1,000 new homes in Otay Ranch.

## CUSTOMER SERVICE AND COMMITMENT

Pacific Coast Communities' greatest commitment is to you, the homeowner, and to making sure that you are fully satisfied with your new home. Our exceptional customer service program provides the friendly, quality service and the solid dedication that make this possible.

## DESIGN AND VALUE

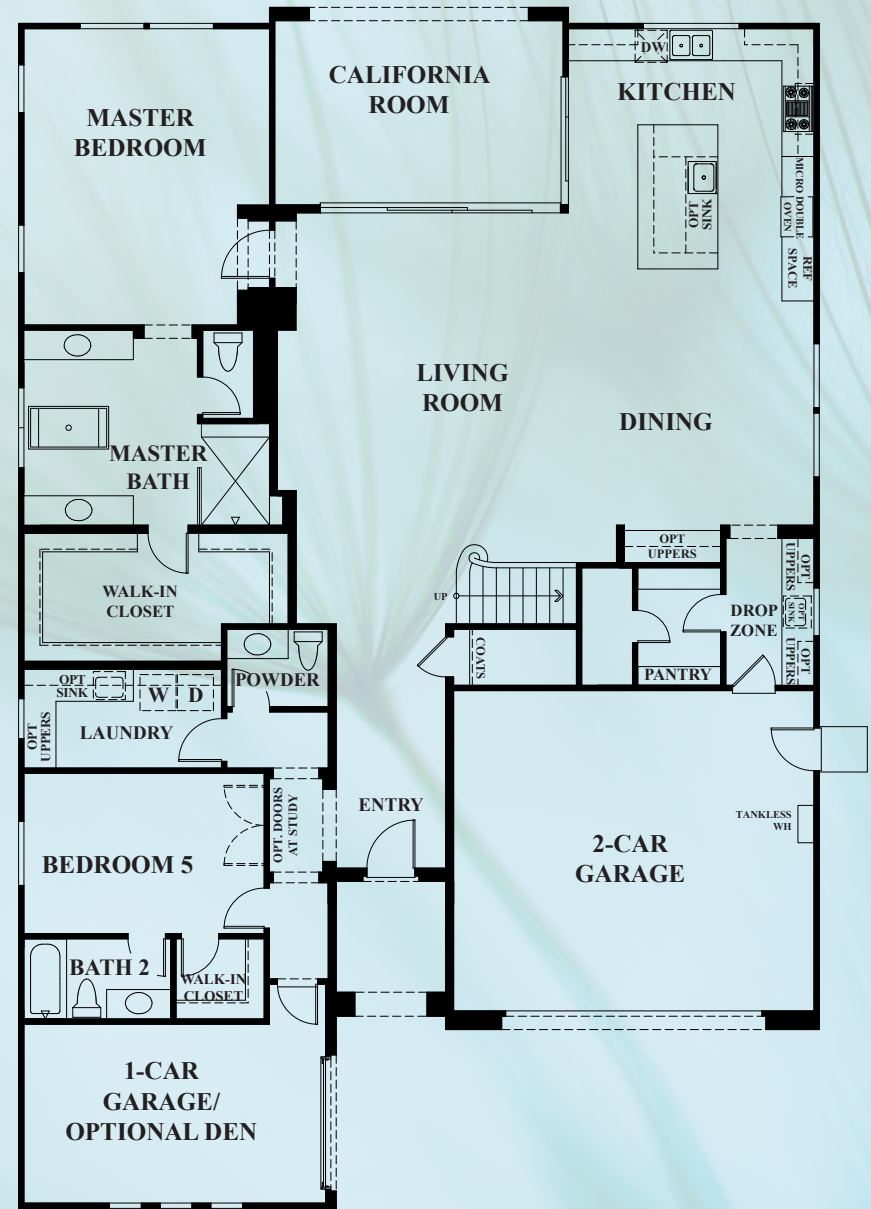
Pacific Coast Communities' architectural designs are on the leading edge, featuring innovative and functional details that add to the inherent value, timelessness and quality of our homes. The neighborhoods we create are carefully and conscientiously planned to provide the best living environments possible for you and your family.

# Residence One

3,657 - 3,695 sq. ft.

5 bedrooms

4.5 bathrooms



**First Floor**

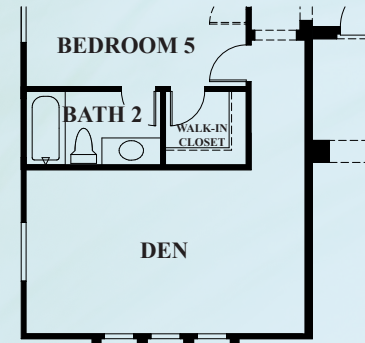
*Vivid architectural details effortlessly balance the exterior and interior, creating a luxury experience for those who desire the distinctively open floor plans, features and options that can capture your every imagination.*

# Residence One



**Second Floor**

## Options



Optional Den  
in Lieu of 1-Car Garage



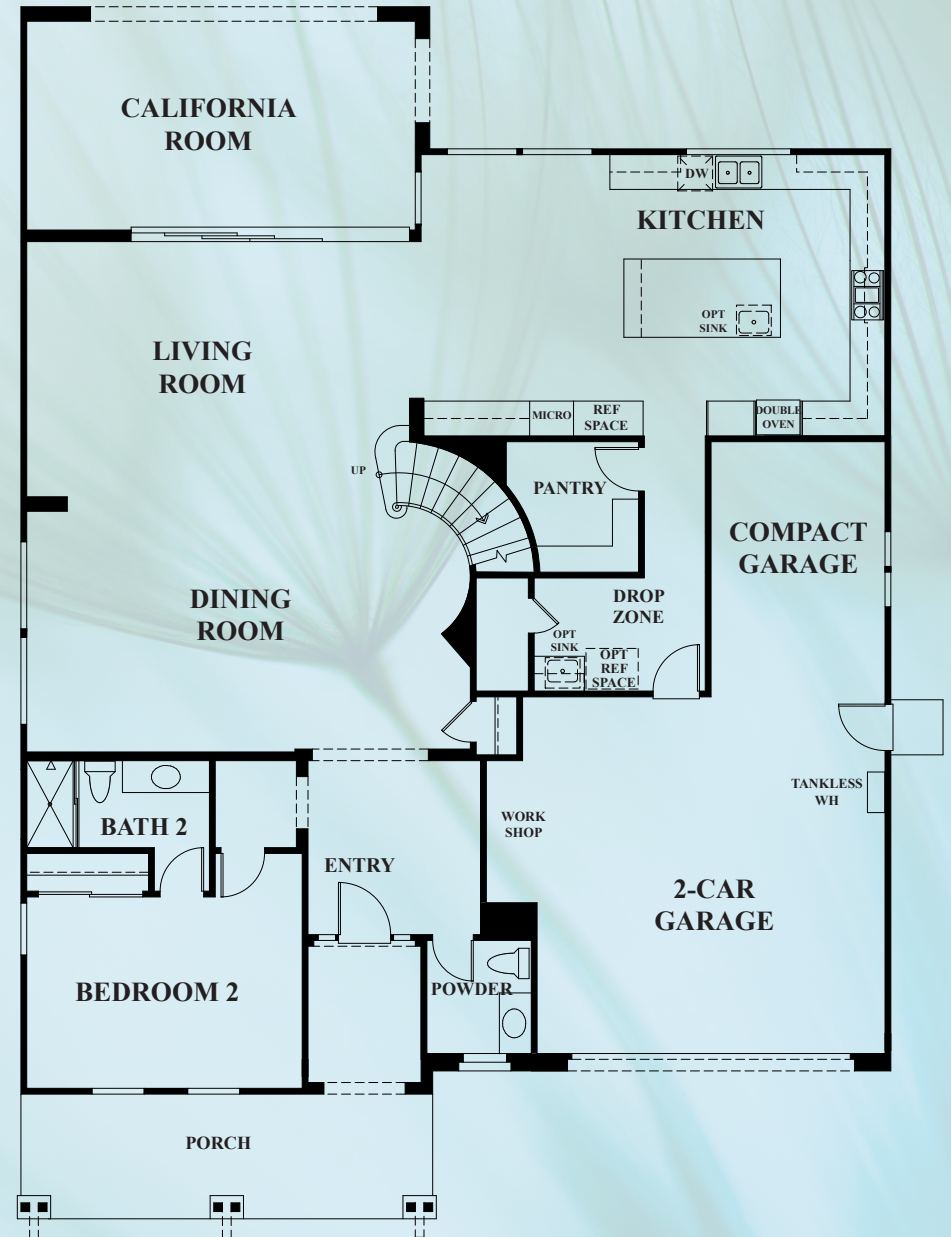
Optional Bedroom 6  
in Lieu of Loft



Optional Junior Master  
in Lieu of Bedroom 2

## Residence Two

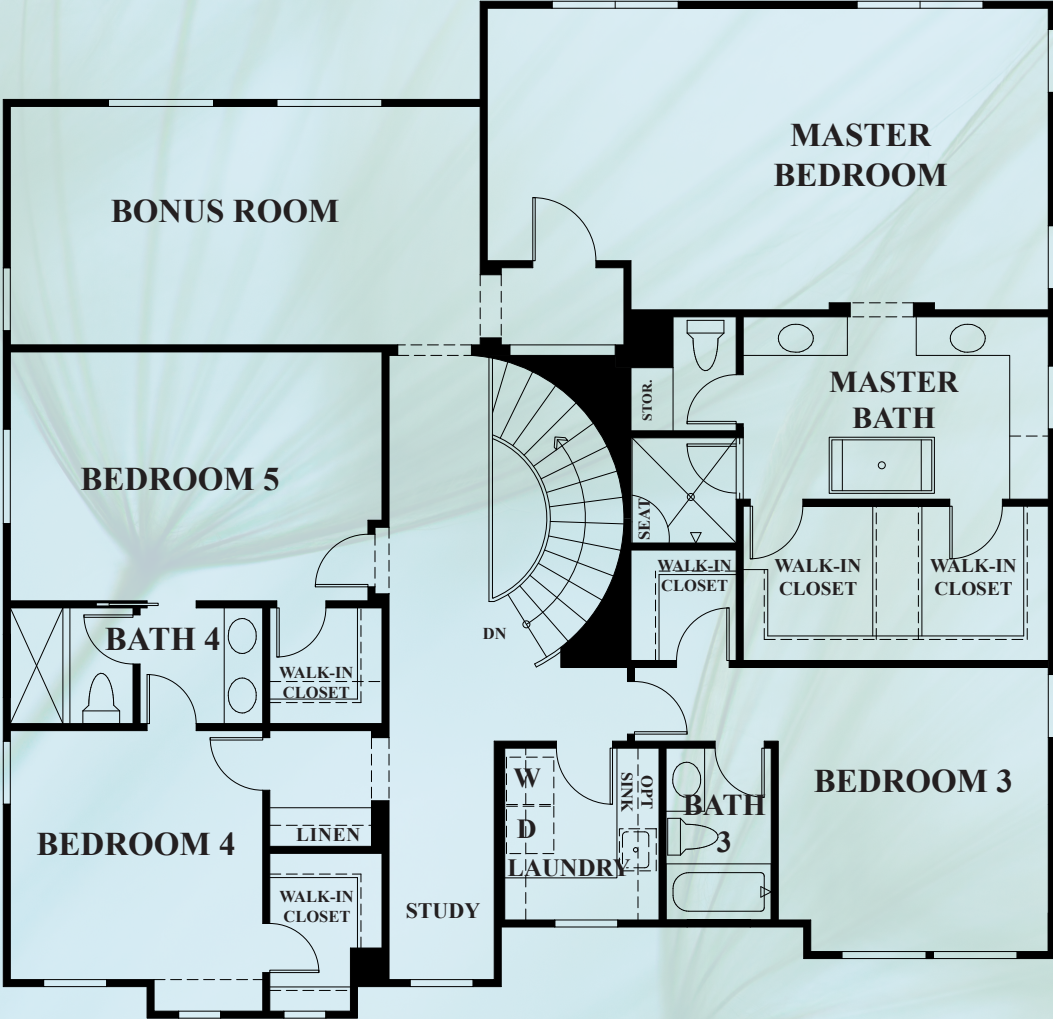
3,996 sq. ft.  
5 bedrooms  
4.5 bathrooms



**First Floor**

*Breathtaking magnificence describes the unique floor plan that captures the perfect setting for those who love to entertain. Discover new friends and embrace get-togethers with family inspired by the outdoor living spaces that capture Californian's ideal climate.*

# Residence Two



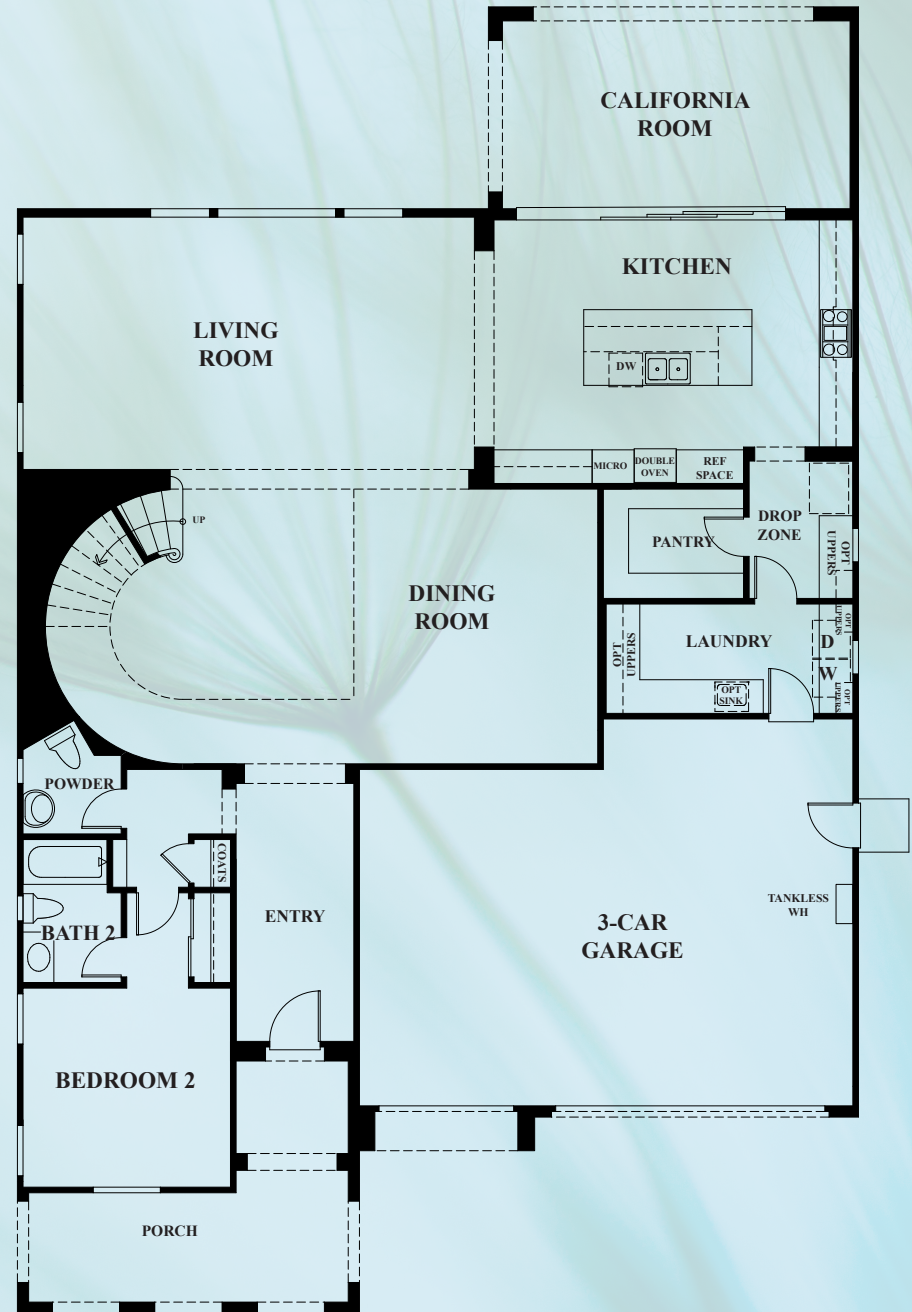
Second Floor

# Residence Three

4,300 sq. ft.

5 - 6 bedrooms

4.5 - 5.5 bathrooms

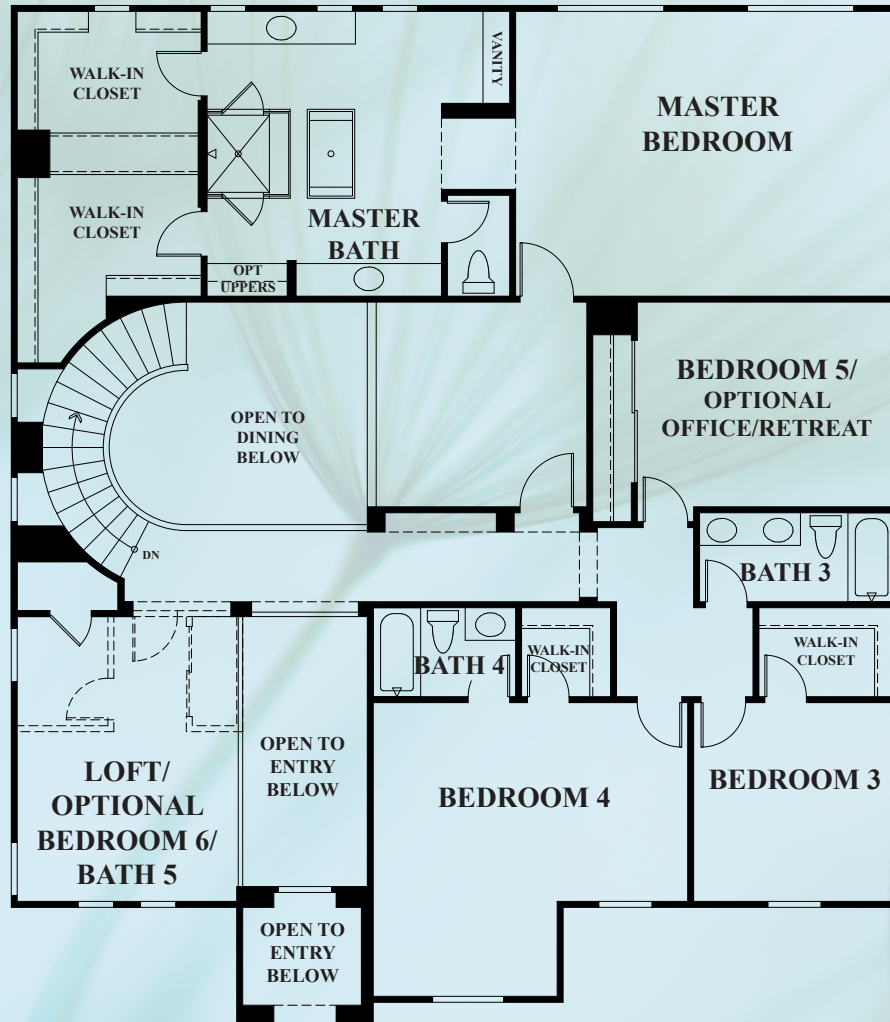


**First Floor**

*Residence three will transport you with re-imagined style. Dramatic architectural design captures a picture perfect setting for those who seek the ultimate in comfort and beauty.*

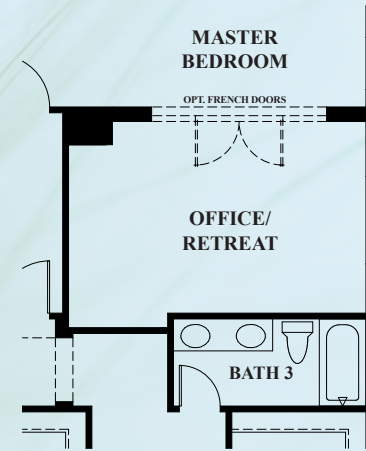


# Residence Three

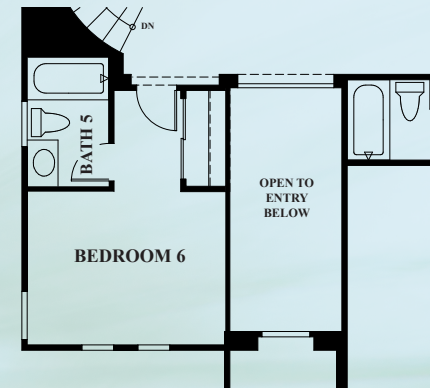


Second Floor

## Options



Optional Office/Retreat



Optional Bedroom 6/Bath 5  
in Lieu of Loft

# FINE LIVING FEATURES



## Included Smart Home Features

- ◇ Smart lock key pad at entry door
- ◇ Z-Wave thermostat
- ◇ Garage opener with wifi capability
- ◇ Smarthome Hub and Alexa Dot for remote access to lighting, thermostats and garage door.
- ◇ Structured wiring
- ◇ Wifi irrigation controller

## Distinct Exteriors

- ◇ Lace-finished stucco in designer-selected color schemes
- ◇ Fire-resistant concrete tile roofs
- ◇ Post-tension slab foundation systems
- ◇ Spacious three-car garage with roll-up door
- ◇ Electric garage door opener with two remotes
- ◇ Finished garage interiors, drywalled with fluorescent lighting
- ◇ Rear and side yard fencing with gated access
- ◇ Durable fiberglass 8' raised-panel front door
- ◇ Exterior weather-proof electrical outlet
- ◇ Decorative exterior front lighting fixture
- ◇ Gas stub for outdoor barbecue in backyard
- ◇ Fiber optic wiring panel
- ◇ Elegant iron features (plan specific)
- ◇ Stylish stone feature (elevation specific)

## Exceptional Interiors

- ◇ Flexible floor plans
- ◇ Distinctive foyer with 12" ceramic tiles
- ◇ Wall to wall carpeting in living areas
- ◇ Upscaled decorative baseboard and detailed door casing
- ◇ 9' ceilings upstairs
- ◇ Interior 2nd floor laundry room (plan specific)
- ◇ Staircase with wood stained handrails, white painted post, cap & balusters
- ◇ Up stairs drywall pony wall (plan specific)
- ◇ Storage under stairs (plan specific)
- ◇ Upgraded bullnose interior wall corners
- ◇ Antique nickel hardware on doors
- ◇ Fiber optic connections for high-speed phone and internet capabilities with back-up battery
- ◇ Interior designer style doors throughout
- ◇ All bedroom closets include wood shelf and pole
- ◇ Beechwood stained elegant cabinetry in kitchen and master bath, secondary baths, drop zone and low linens
- ◇ Laundry Advantage white cabinets (lower)
- ◇ Spacious walk-in shower with surround glass in master bath (plan specific)
- ◇ Designer tile look fiberglass tub with stainless steel faucets
- ◇ Private water closet with water wise toilets in master baths
- ◇ Vanity top with dual undermount basins in master bath
- ◇ Delta stainless steel faucet



**PRELIMINARY**

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. Pacific Coast Communities 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 #01213228 CSLB License #733445 August 2019

# Bella Sitia

## Kitchen Highlights

- ◇ Conveniently designed chef's gourmet kitchen islands
- ◇ Granite counter top with 6" splash
- ◇ Elegant raised panel Beech wood stained cabinets with concealed hinges
- ◇ Energy STAR rated-efficient stainless steel/black accents Whirlpool appliances:
  - Built-in microwave
  - Built-in double oven
  - 36" gas cooktop with 5 sealed burners
  - Multi-cycle Energy STAR rated dishwasher
  - Wall mount canopy hood vent
- ◇ Refrigerator area plumbed for automatic ice maker
- ◇ Spacious kitchen pantries
- ◇ Stainless steel double bowl sink with Delta stainless steel faucet
- ◇ Drop Zone with Beech stained base cabinets

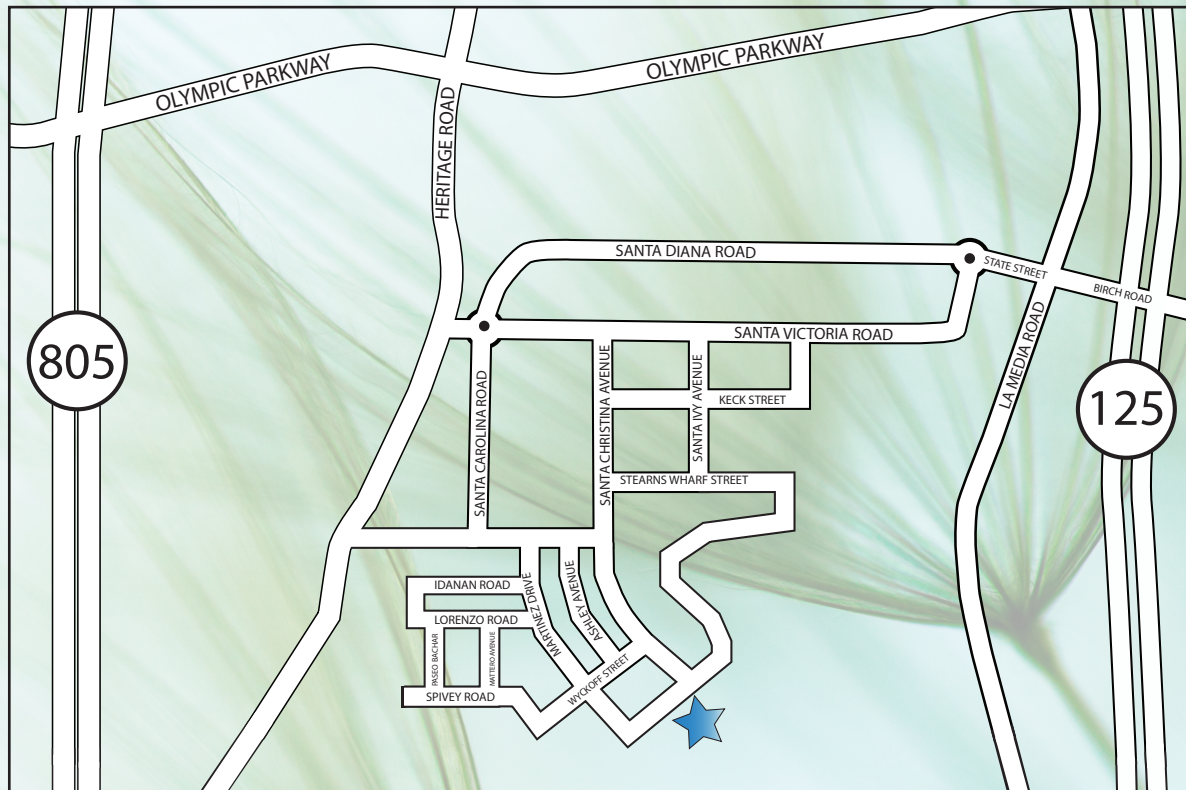
## Custom Design Center

To further assist you in personalizing your new home, Pacific Coast Communities offers a wide variety of customizing options through our Custom Design Center.

- ◇ Custom built-in cabinetry
- ◇ LED under-cabinet task lighting
- ◇ Mirrored wardrobe doors
- ◇ Upgraded flooring
- ◇ Security systems, audio & home theater systems
- ◇ Rain gutters
- ◇ Cabinet door decorative art glass
- ◇ Distinctive granite slab and quartz countertop selections
- ◇ Washer, dryer, refrigerator, wine refrigerator, beverage center
- ◇ Upgraded cabinetry
- ◇ Tub/shower enclosures for secondary baths
- ◇ Complete state-of-the-art high tech wiring options
- ◇ Additional electrical
- ◇ Garage floor epoxy coating
- ◇ Custom Window Coverings

## Energy Saving & Safety

- ◇ Energy-efficient, dual glazed white vinyl framed windows
- ◇ Smoke and carbon monoxide detectors throughout
- ◇ Energy STAR rated appliances
- ◇ Fully insulated exterior walls and ceilings
- ◇ Energy rated air-conditioning unit
- ◇ Gas forced air heating with digital Z-Wave thermostat
- ◇ Energy-saving tankless water heaters with recirculated pump
- ◇ Durable weather stripping on all exterior door entries
- ◇ Solar



[www.PacCoastCommunities.com](http://www.PacCoastCommunities.com)



[www.OtayRanch.com](http://www.OtayRanch.com)