



MODERNA

A NEW LEVEL OF MODERN



 **PardeeHomes®**
Where smart solutions live.



NOW SERVING: URBAN LIVING WITH A SIDE OF FRESH AIR.

Clean, modern home designs that demand a second look.

Versatile living spaces that were made to flex with you. Three-story floor plans with bonus rooms, tech rooms, decks and more. And a resort-style rec center for swimming, lounging or fitness – right in your own neighborhood. This is a new level of modern living. Meet Moderna, a new collection of urban-inspired stacked flats at Playa del Sol in Ocean View Hills. At these prices, sophisticated family living is closer than you think.



COOL COMMUNITY. EVEN COOLER AMENITIES.

Play, relax, recharge and gather at the exclusive Playa del Sol Recreation Center and Swim Club. This resort-inspired club was designed for community living. Meet up with the neighbors for a play date, flex your muscles at the fitness center, then cool down with a soak in the hot tub. Host an unforgettable cookout with outdoor barbecue grills and shaded areas for relaxing. Or catch up with friends while enjoying a cold drink by the pool. Whether it's energizing, entertaining or just unwinding from the day, the Playa del Sol Recreation Center has a space for every occasion.

Amenities at Playa del Sol Recreation Center

- Fitness center
- Lap pool
- Children's pool
- Jacuzzi spa
- Outdoor poolside showers
- Outdoor barbecue grills
- Clubhouse
- Multipurpose room
- Indoor kitchen
- Rooftop lounge



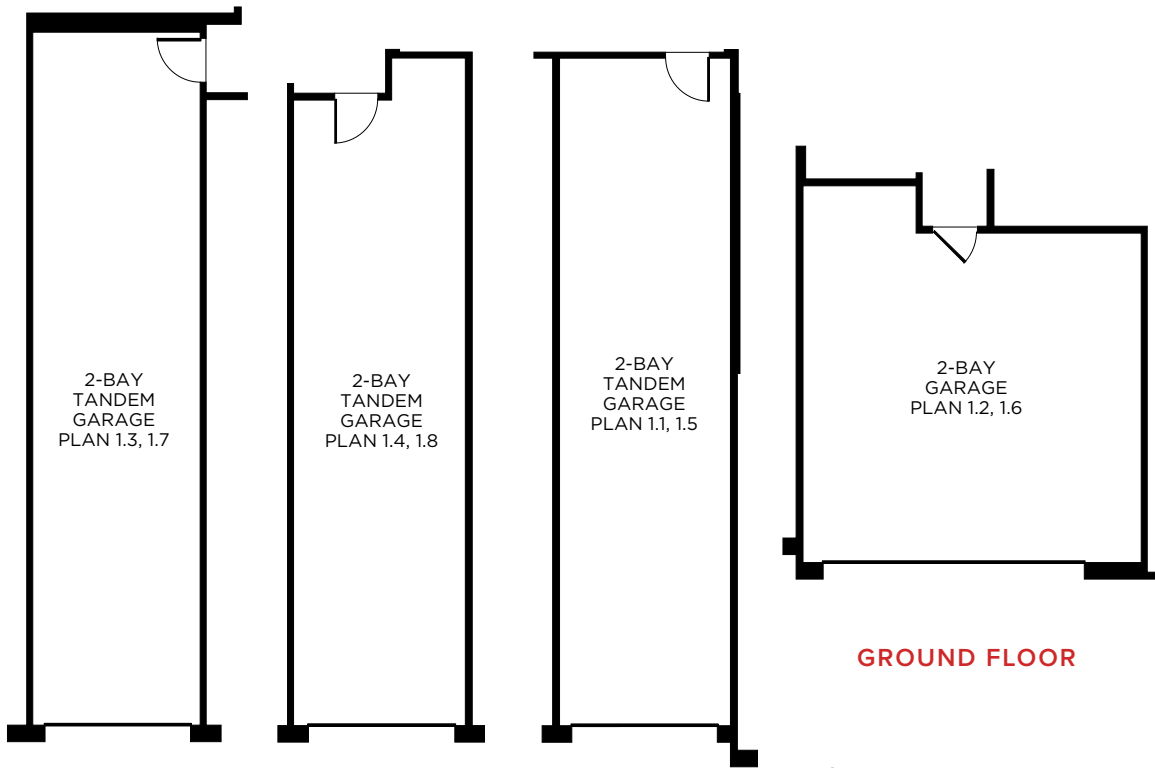
WHAT'S NEARBY

Moderna is conveniently located within walking distance of elementary schools and neighborhood parks, including the future Cesar Solis Community Park featuring lighted sports fields, playgrounds, a concession stand and shaded picnic areas. Feel like having a beach day? Here at Playa del Sol, you're close to Imperial Beach and Silver Strand State Beach, perfect for swimming, surfing and playing in the California sunshine. You're also just minutes away from retail, dining, entertainment and everyday services, while a world of fun awaits in nearby Downtown San Diego.



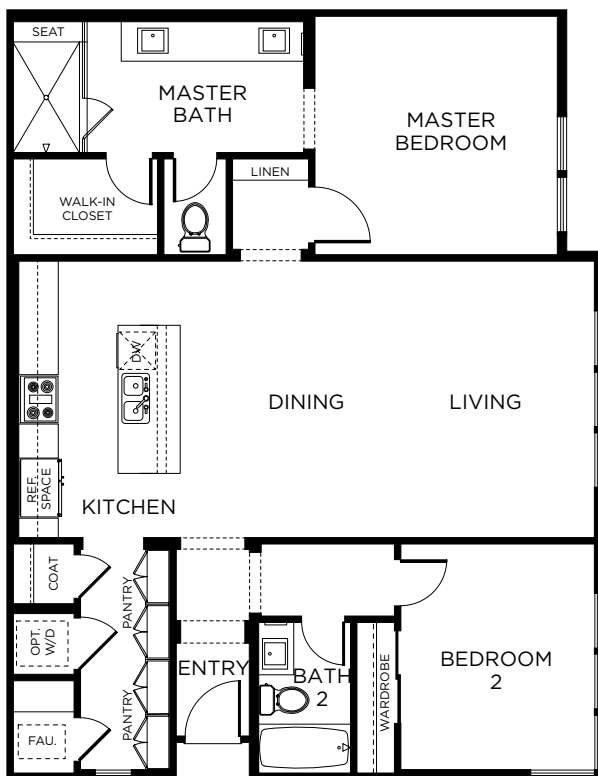
FLOOR PLANS

PLAN 1



GROUND FLOOR

PRELIMINARY

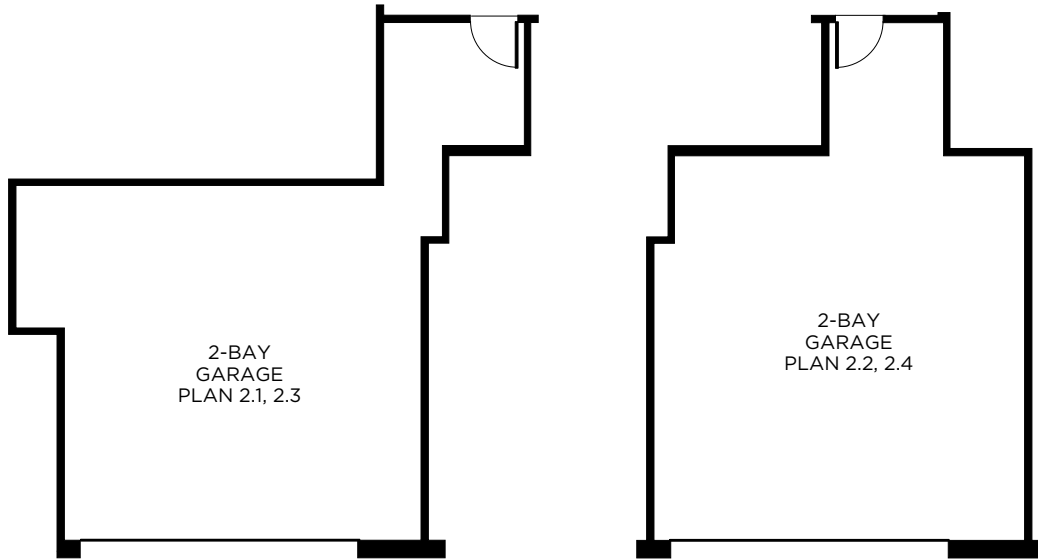


UPPER FLOOR

2 Bedrooms
2 Bathrooms
1,301 – 1,325 Square Feet
2-Bay or 2-Bay Tandem Garage*
One- and Two-Story Floor Plans
Resort-Style Recreation Center
Covered Patio*

*at select locations; not available for all units

PLAN 2



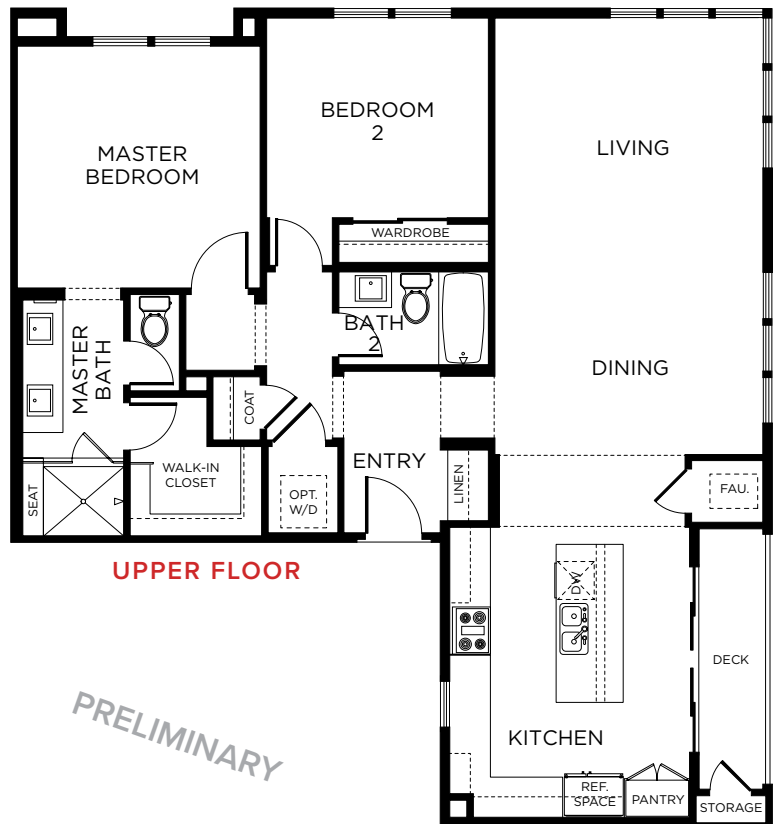
GROUND FLOOR

2 Bedrooms
2 Bathrooms
1,332 Square Feet
2-Bay Garage
Two-Story Floor Plans
Resort-Style Recreation Center
Covered Patio*

OPTION

Additional Storage Space
at Garage

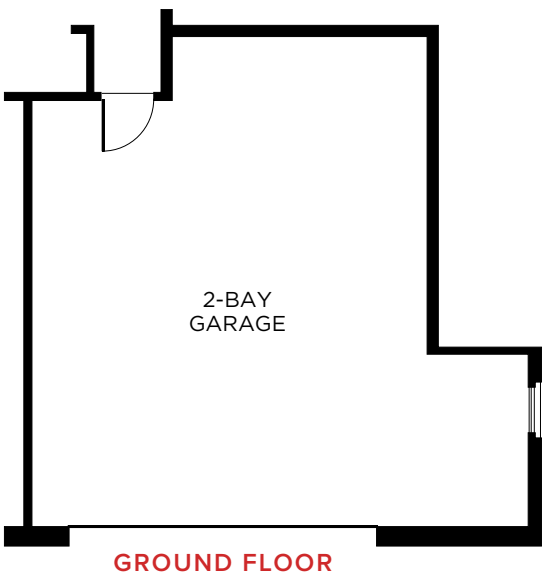
*at select locations; not available for all units



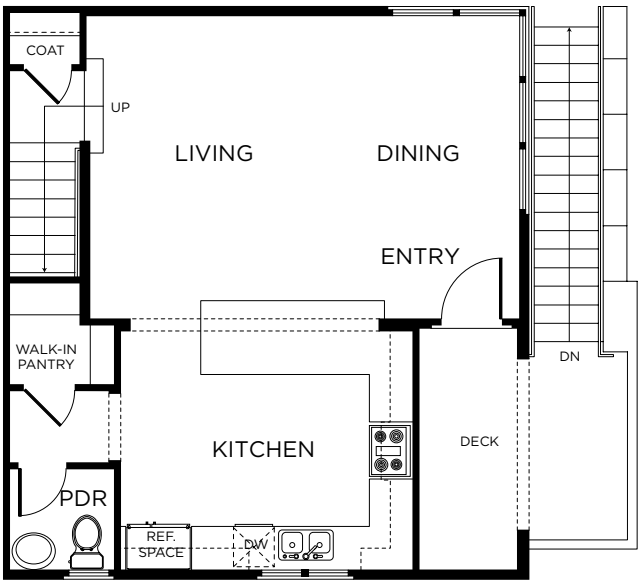
UPPER FLOOR

PRELIMINARY

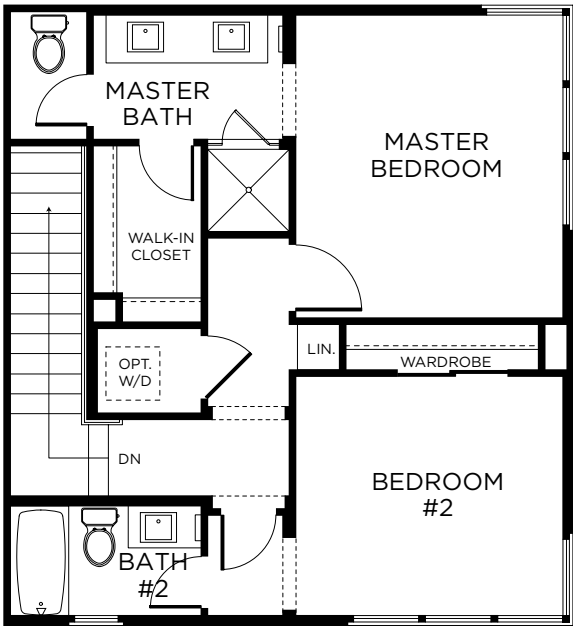
PLAN 3



GROUND FLOOR



LOWER FLOOR



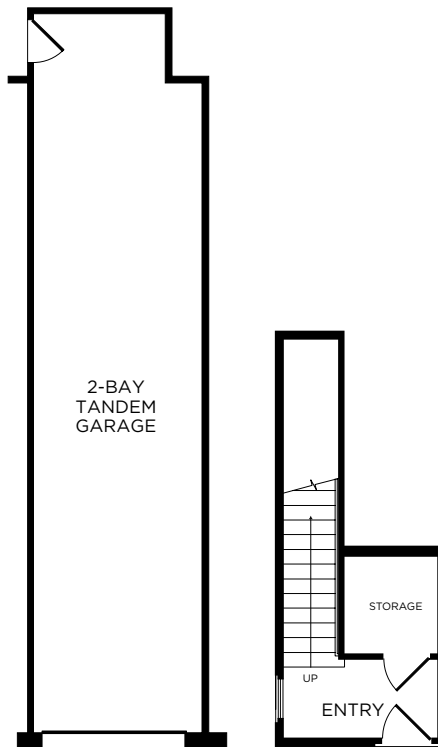
UPPER FLOOR

PRELIMINARY

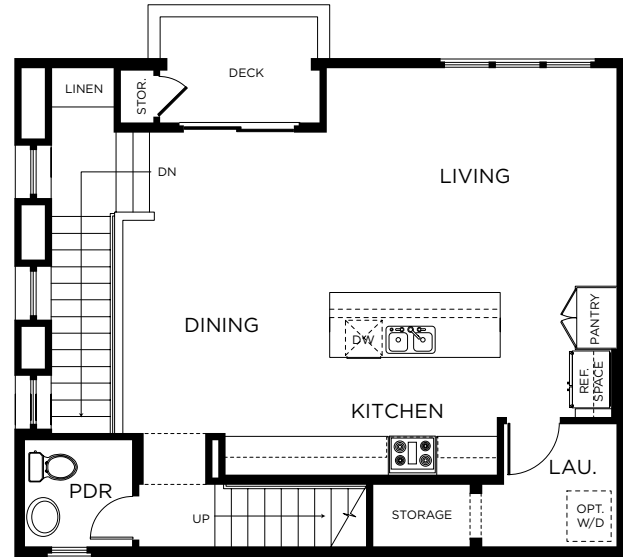
2 Bedrooms
2.5 Bathrooms
1,342 Square Feet
2-Bay Garage
Three-Story Floor Plans
Resort-Style Recreation Center
Covered Patio*

*at select locations; not available for all units

PLAN 4.1 & 4.3



GROUND FLOOR



LOWER FLOOR

PRELIMINARY



UPPER FLOOR

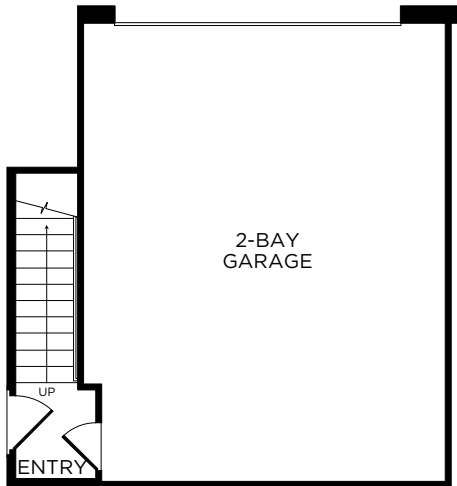
3 Bedrooms
2.5 Bathrooms
1,693 – 1,709 Square Feet
2-Bay Tandem Garage
Three-Story Floor Plans
Resort-Style Recreation Center
Covered Patios*

OPTIONS

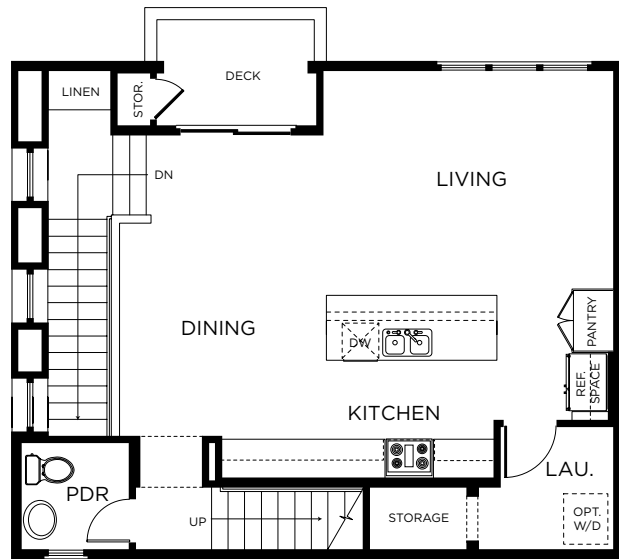
Second Powder Room in Lieu
of Ground Floor Storage*
Direct Garage Access*

*at select locations; not available for all units

PLAN 4.2 & 4.4



GROUND FLOOR



LOWER FLOOR

PRELIMINARY

3 Bedrooms
2.5 Bathrooms
1,743 – 1,751 Square Feet
2-Bay Garage
Three-Story Floor Plans
Resort-Style Recreation Center
Covered Patios*

OPTIONS

Second Powder Room in Lieu
of Ground Floor Storage*
Direct Garage Access*



UPPER FLOOR

*at select locations; not available for all units

3 Bedrooms
2.5 Bathrooms
1,696 – 1,807 Square Feet
2-Bay Tandem Garage
One-Story Floor Plans
Resort-Style Recreation Center
Direct Garage Access*

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2.5 Bathrooms
1,696 – 1,807 Square Feet
2-Bay Tandem Garage
One-Story Floor Plans
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1,696 – 1,807 Square Feet
2-Bay Tandem Garage
One-Story Floor Plans
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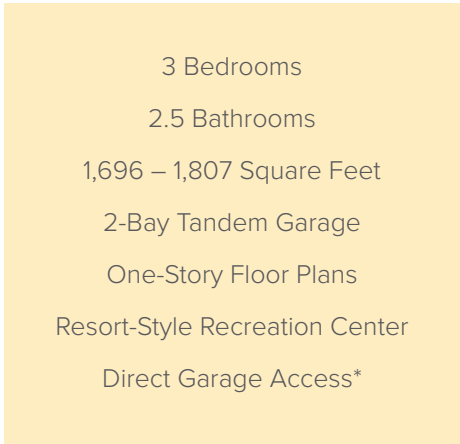
3 Bedrooms
2.5 Bathrooms
1,696 – 1,807 Square Feet
2-Bay Tandem Garage
One-Story Floor Plans
Resort-Style Recreation Center
Direct Garage Access*

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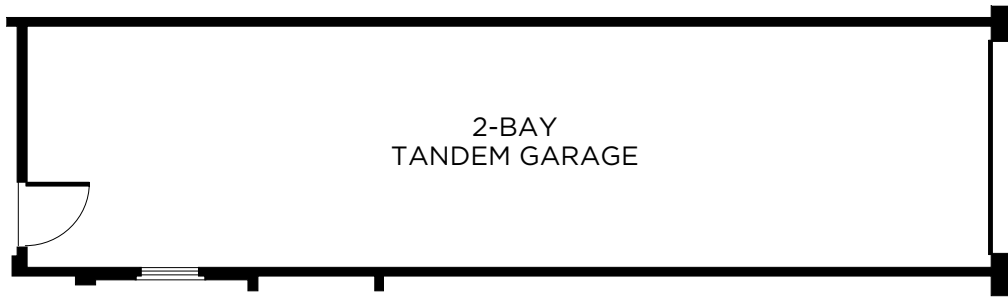
3 Bedrooms
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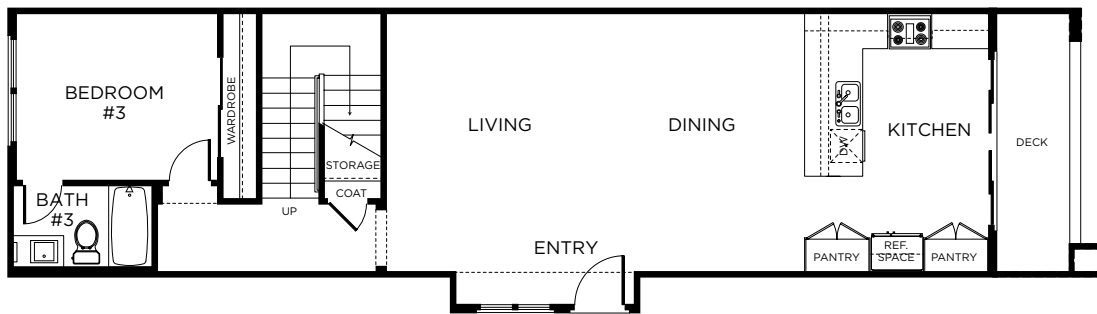


3 Bedrooms
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2-Bay Tandem Garage
One-Story Floor Plans
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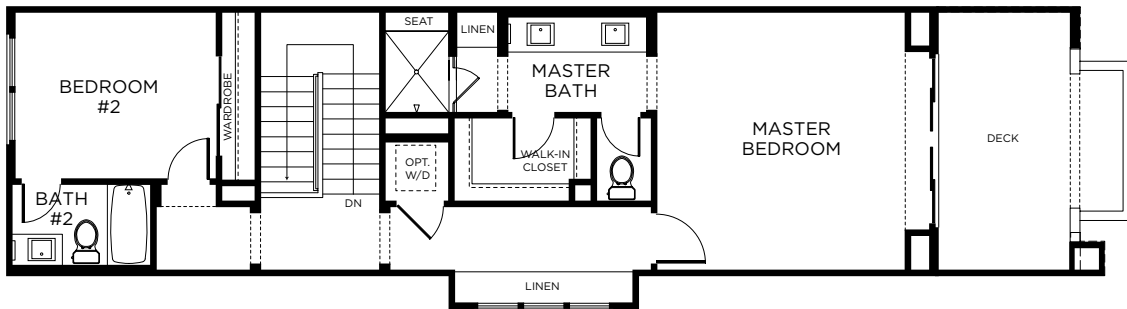
PLAN 6



GROUND FLOOR



LOWER FLOOR



UPPER FLOOR

PRELIMINARY

3 Bedrooms
3 Bathrooms
1,894 Square Feet
2-Bay Tandem Garage
Three-Story Floor Plans
Resort-Style Recreation Center
Covered Patios*

*at select locations; not available for all units



We've been a leader in green building since 1998 and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our homeowners and the legacy we'll all leave on this amazing planet.

New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement: HealthSmart®, EnergySmart™, EarthSmart®, WaterSmart® and HomeSmart®.

LivingSmart in its entirety is all about health and well-being for you and your family, as well as the planet. It's the ultimate win-win that improves everyday life for years to come, constantly evolving as we all become smarter together.



Included Features

- Low-formaldehyde insulation
- Low VOC interior paint
- MERV 8 air filters
- Advanced Wi-Fi programmable thermostat

Available Features*

- Low VOC interior paint packages



Included Features

- LED lighting
- Dimmer switches
- Radiant barrier roof sheathing
- Carrier air conditioner
- Tankless water heater
- Low-E spectrally selective glass windows
- Includes ready solar throughout
- Pre-wire for future car charging station

Available Features*

- Whirlpool® washing machines, dryers and refrigerators
- Additional LED lighting



Included Features

- Plush, stain-resistant carpeting made from recycled material
- Engineered wood
- Architect-specified entry doors
- Convenient recycling center in kitchen

Available Features*

- Low-fiber flooring
- Electric car charging station



Included Features

- Delta WaterSense® labeled faucets
- Whirlpool® dishwasher
- Water-efficient toilets
- On-demand water circulation system

Available Features*

- Reverse osmosis water system
- Dual flush toilets
- Additional on-demand water circulation buttons



Included Features

- Structured wiring
- Advanced Wi-Fi programmable thermostat

Available Features*

- Security systems
- Camera systems
- Surround sound pre-wire at select locations
- Control4® smart home package
 - Audio package
 - Compatible thermostat
 - Music and home theater packages
 - Front door camera/intercom
- Ring™ Video Doorbell PRO

“The pioneer in green building is still the leader.”

*Available at additional cost and subject to construction cutoff dates.

INCLUDED FEATURES

HOMES OF DISTINCTION

- Architecturally specified exterior color palettes complement the street scene
- Thermador entry door in pre-selected style and colors (varies per plan and exterior)
- Satin nickel finish Schlage Connect™ front door hardware
- Metal garage, sectional roll-up doors and garage door opener for 2-bay garage/tandem (designs vary per exterior)
- Weather-resistant exterior electrical outlets at select locations
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LivingSmart® features)
- Vinyl windows with dual-paned spectrally selective glass at select locations; some windows are metal
- Rain gutters and downspouts at select locations
- Private decks

IMPRESSIVE INTERIORS

- Plush carpeting over pad in a choice of designer selected colors (varies per plan; see New Home Advisor for specific locations)
- Rounded drywall corners
- Elegant painted baseboard and complementary door casing (white walls only)
- Hollow-core, raised-panel interior passage doors with satin nickel Schlage® hardware
- Interior light fixtures and architecturally specified disc LED lighting
- White rocker light switches with dimmer switch in the living/great room
- Smoke and carbon monoxide detectors with warning buzzer and battery backup
- Fire sprinkler system
- Convenient secondary bathrooms with fans, Delta® plumbing fixtures and white undermount sinks, low-flush toilet, fiberglass shower/tub combination and granite countertop (two color options)

PRE-WIRED FOR COMFORT

Each home comes complete with numerous types of pre-configured outlets, such as high-speed Category 6 wire and coaxial cable configured for video, telephone, data and networking capabilities (see a New Home Advisor or Design Consultant for more specific information about the structured wiring within each home).

GOURMET KITCHENS

- Convenient food-preparation and dining islands
- Refrigerator space plumbed for automatic ice-maker
- 2cm granite slab countertop with 6" backsplash
- White Thermofoil slab cabinet with bar pulls
- Convenient recycling center
- Extended-height cabinetry
- Double stainless steel undermount sink with Delta® faucet
- Whirlpool® stainless steel appliance package, including:
 - Slide-in 30" range
 - Microwave oven/hood combination
 - ENERGY STAR® dishwasher with 1-hour wash cycle

THE MASTER SUITE

- Spacious master suite with luxurious bathroom and walk-in closets with flush closet doors
- Adult-height his-and-hers sink cabinetry, countertops and undermount white porcelain sinks
- Compartmentalized water closet and decorative Delta® chrome plumbing fixtures
- White Thermofoil slab cabinets with pulls

AVAILABLE FEATURES

Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your New Home Advisor for additional customizing opportunities.

OPTIONS FOR YOUR GOURMET KITCHEN

Appliances

- Whirlpool® or KitchenAid® stainless steel appliance packages
- Whirlpool® or KitchenAid® refrigerators
- A selection of stainless steel and BLANCO SILGRANIT® sinks
- Kitchen faucet options with Touch₂O® Technology

Cabinetry

- European-style cabinet doors in a variety of finishes and door styles

Countertops

- A variety of granite or quartz slab countertops with upgraded edge profiles
- Customized backsplash designs, including: tile and stone liners, decos and mosaics

ELECTRICAL AND LOW VOLTAGE OPPORTUNITIES

- Designer-selected interior light fixture options
- Outlets for ceiling fans, hanging fixtures and wall sconces
- Security system package
- Control4® automation selections
- Under cabinet LED task lighting at kitchen
- Additional:
 - Disc LED lights (round or square)
 - Dimmer switches
 - Duplex outlets
 - Telephone, cable or data outlets

INTERIOR FINISHES

- Stain grade handrails
- Gliders at select locations
- French doors at select locations
- Low VOC upgraded interior paint colors

BATHROOM SUITES

- Tub enclosures in secondary bathtubs
- Natural stone or quartz slab countertop and tub decks for master bath
- Customized backsplash designs, including: tile and stone liners, decos and mosaics
- Mirrored wardrobe and closet doors

PLUMBING

- Reverse osmosis system at kitchen

LAUNDRY

- Whirlpool® or Maytag® full size front-load stacked washer and dryer

GARAGE

- Epoxy floor coating (multiple color options)
- Car charging station

Note: For EarthSmart®, HealthSmart®, EnergySmart™ and WaterSmart® options, please review the informative LivingSmart® section in this brochure.

*Available at additional cost and subject to construction cutoff dates.

Important Notes for Features and Options

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where otherwise indicated. Some of these items are manufactured and supplied by other companies for installation into Pardee Homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.



MODERNA



The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. You must visit a Company New Home Gallery to purchase a home. Please consult a New Home Advisor for specific price and other information for each community. Please see the actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite and/or the features thereof. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, sex, sexual orientation, handicap/physical disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Trails may be dangerous—use at your own risk. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. CA Contractor's License No. 251810. CA DRE License No. 02027320. © 2018 Pardee Homes, a member of the TRI Pointe Group. All rights reserved.

