



All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, site plans, features, standards and options, assessments, and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon Primrose at Francis Ranch's current development plans, which are subject to change and under no obligation to be completed. Maps, elevations and floor plans are not to scale, are an artist's conception and are not intended to show specific detailing and all dimensions are approximate. As-Built Condition will control. Prices may not include lot premiums, upgrades, and options depending on stage of construction. All plans are the exclusive property of Taylor Morrison, Inc. and its affiliates and are protected by U.S. copyright laws. Reproduction in whole or in part is strictly prohibited. Representative photos above for illustrative purposes only of available plans, features, and structural options ideas; not necessarily the actual community or the actual homes that will be available. Association or other fees may be required. No Purchase Agreement may be negotiated or signed by a prospective buyer for the purchase of a home until the Community's applicable Conditional or Final Public Report has been issued by the Department of Real Estate (DRE). This is not an offering in any state where prohibited or otherwise restricted by state or federal laws. Please see a Taylor Morrison Community Sales Manager or Online Sales Manager for details and visit www.taylormorrison.com for additional state and community specific disclaimers, licensing information and other details (as applicable). Taylor Morrison Services, Inc., DRE #00968975. © Taylor Morrison of California, LLC. All rights reserved. July 2024 08/16/24



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Distinctive Exteriors

- Unique Traditional Farmhouse, Contemporary Cottage and Contemporary Prairie exterior elevations
- Designer-selected exterior color schemes for enhanced community appearance
- 8' Entry door with Schlage® electronic lock in satin nickel with separate deadbolt
- Decorative panel garage door with garage opener with built-in camera, battery back-up, and two remotes
- Asphalt composition shingle roof
- Exterior coach lights (per plan)

Thoughtfully Planned Interiors

- Open-concept floor plan designs
- White or gray paint grade and stain grade Shaker recessed panel cabinets with 6" chrome pulls
- Sleek marble stone countertops with undermount sinks at bathrooms
- 12" x 12" Dal Tile® ceramic tile flooring at Entry, Kitchen, Dining, Baths, and Laundry
- Designer-selected Shaw® carpet in bedrooms and other areas per plan
- Square two-panel interior doors with Schlage® bright chrome lever hardware
- Rounded corners throughout home
- Universal data outlet with Cat6 data and RG6 TV in Great Room and Loft
- USBC outlet in Kitchen and Primary Bedroom
- Cat6 data in all bedrooms
- Interior fire sprinkler system
- Smoke detectors with carbon monoxide alarm
- MERV 13 Whole-Home Air Filter
- Honeywell® dual zone complete with programmable Wi-Fi thermostat
- Sherwin Williams® Zero VOC Formula

Fully Equipped Kitchens

- GE® Monogram stainless steel appliances including 36" induction slide in range with built-in hood above, 30" built-in microwave, and dishwasher
- Sleek Quartz countertops with 6" backsplash and full backsplash at range
- Sterling® stainless steel single basin undermount sink
- Moen® chrome one-handle pulldown faucet
- Moen® garbage disposal

Distinctive Finishing Touches

- Chrome plumbing fixtures and accessories
- LED surface mount lights throughout home
- White paint grade open rail with square balusters and handrail
- 5 1/2" flat, square eased edge baseboard and 2 1/4" flat, square eased edge casing

Elegant Primary Suites and Baths

- Primary Suite with private bath and spacious walk-in closet
- Convenient double vanity with marble stone counters
- Spacious shower with marble stone surround and chrome and 3/8" glass enclosure (Primary Bath)
- Moen® chrome hardware and bath accessories
- Pre-wire for ceiling fan/light fixture in Great Room and bedrooms
- Moen® Eco-Friendly bathroom shower heads & faucets

Energy-Saving Systems

- High-efficiency heating and air conditioning
- Continuous ventilation fan at Laundry
- Leviton® decorative home switches throughout with dimmers at specific locations
- LED lights
- Electrical vehicle supply conduit for future wiring for car charging station at Garage
- Energy-efficient water heater
- Low-E windows, dual-glazed

Optional Features and Upgrades

- Washer, dryer, and refrigerator
- Two-tone interior paint options
- Choice of upgraded hardware finishes
- Pendant light and ceiling fan options

LiveSmart™ Features

LiveSmart is a standard suite of features that enhance your day-to-day living experience. From smart technology to energy efficient products, your new home is truly an innovative place to live.

- Smart thermostat
- Wi-Fi garage door opener
- Carbon monoxide detector
- Video doorbell



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A – TRADITIONAL FARMHOUSE



B – CONTEMPORARY COTTAGE

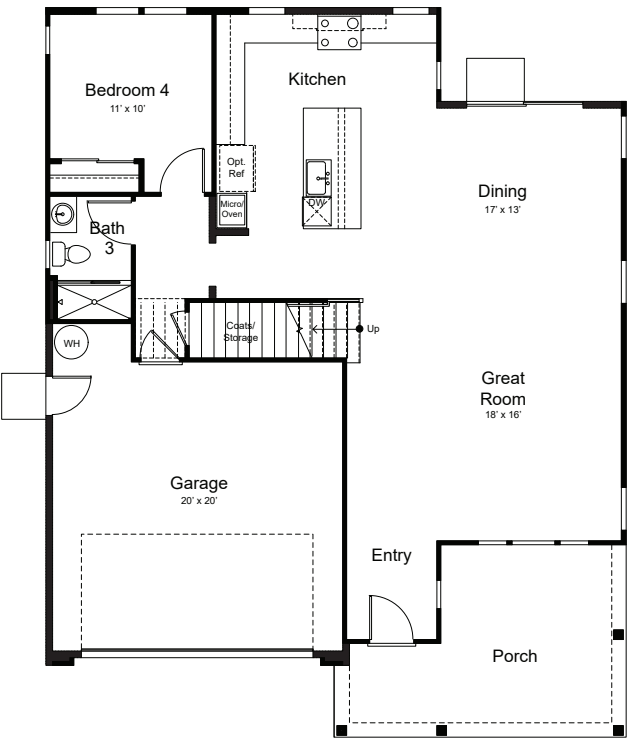


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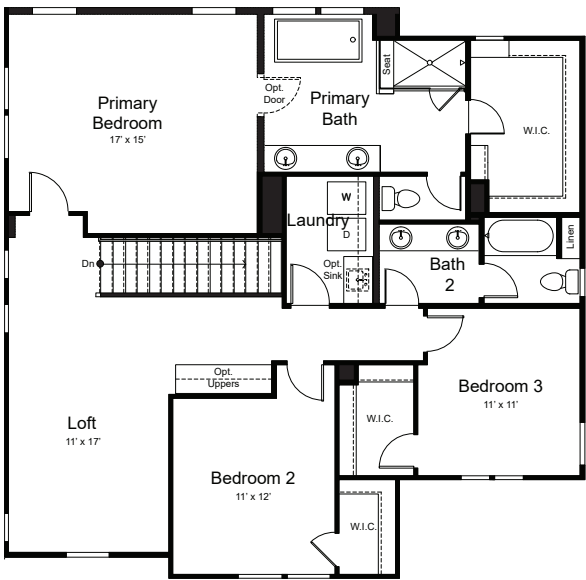


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Floor 1



Floor 2



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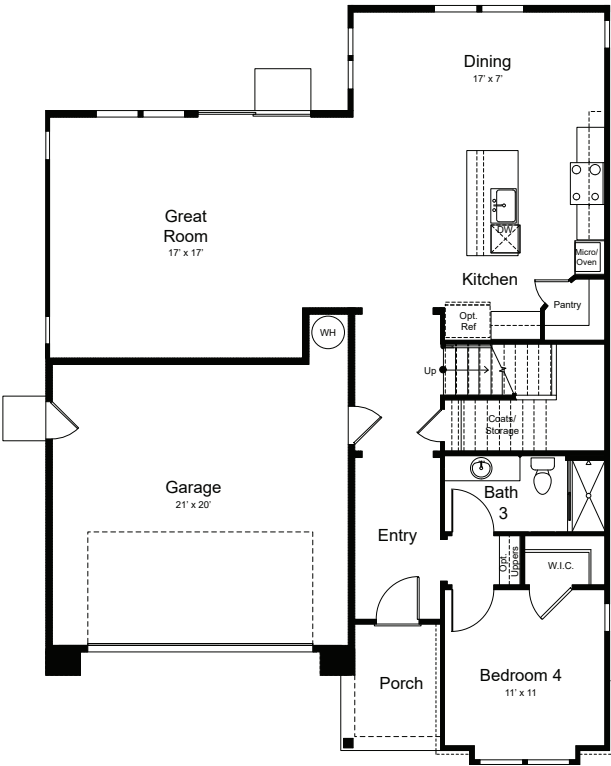


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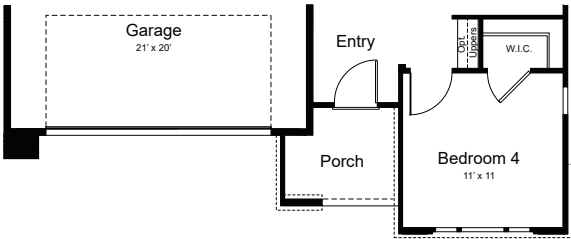


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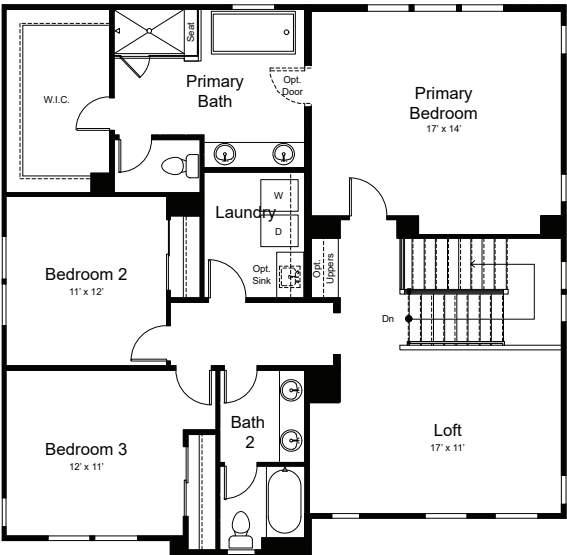




Floor 1



Elevation B
(as modeled)



Floor 2



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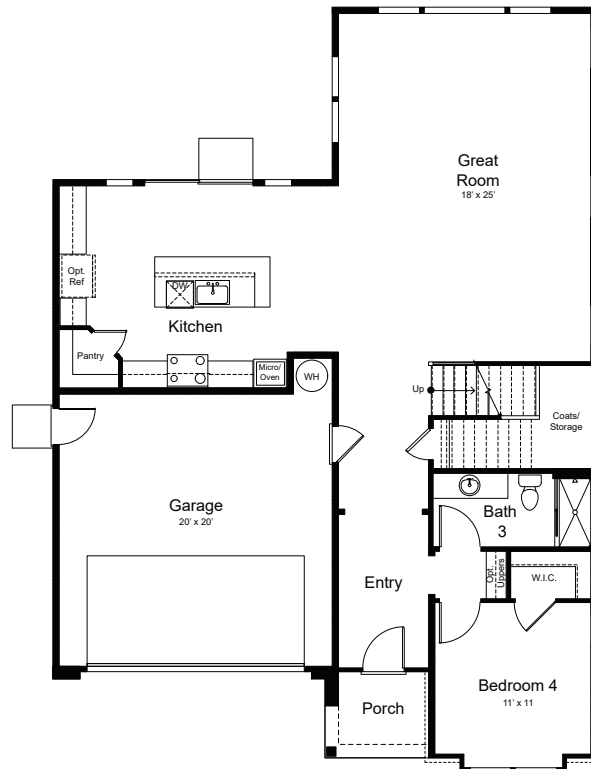


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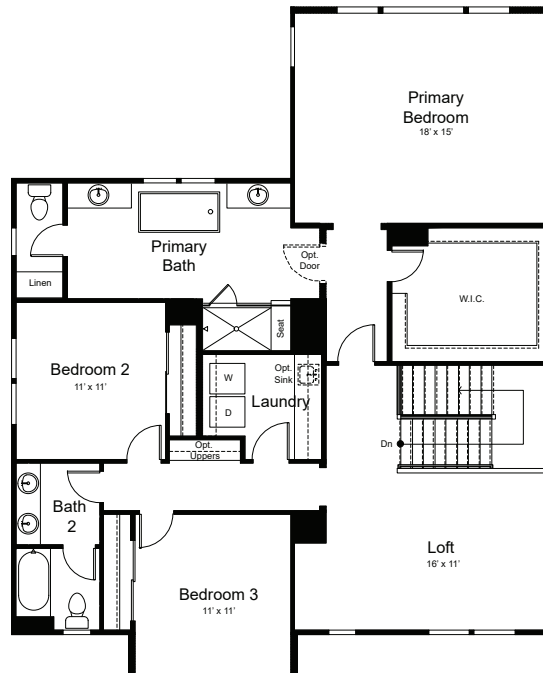


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Floor 1



Floor 2



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