



THE COVE

Residence 1

1,836 to 1,850 Square Feet (Approx.)

3 Bedrooms, 2.5 Baths

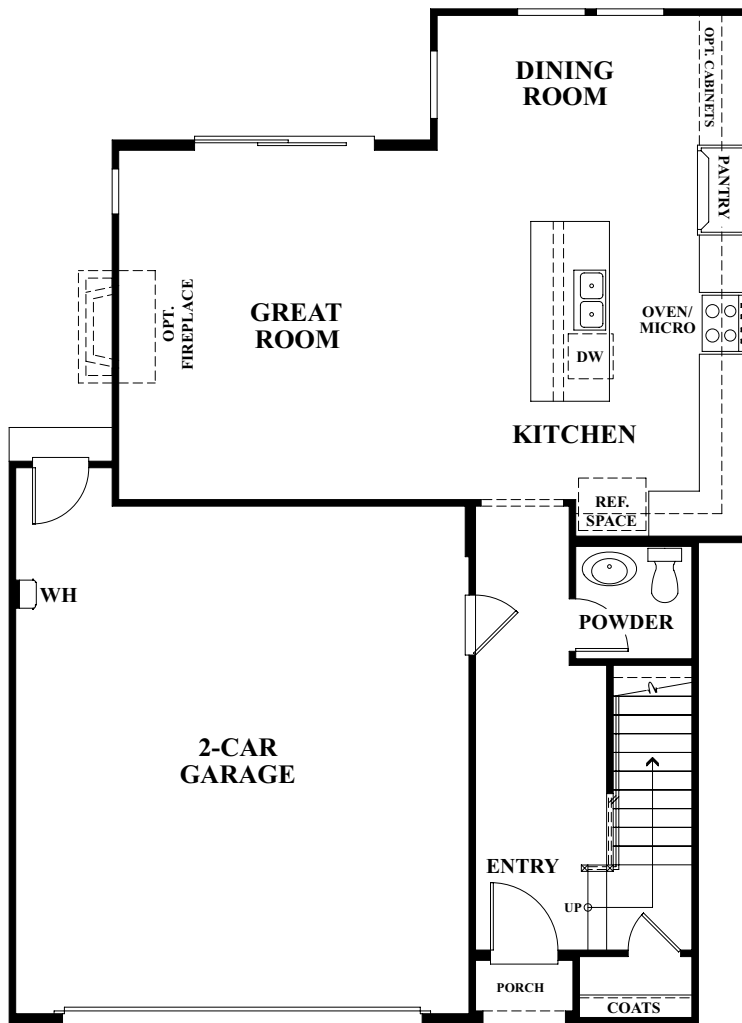
Great Room, Dining Room, Loft

2-Car Garage

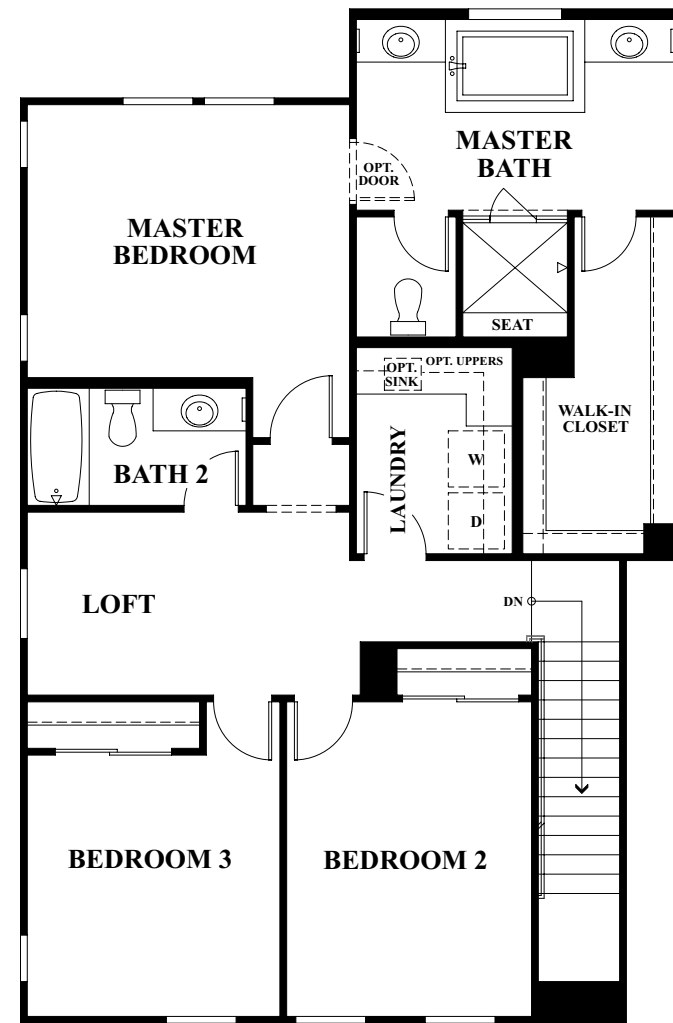
Pacifica
SAN JUAN

Residence 1

PRELIMINARY



FIRST FLOOR



SECOND FLOOR



All information (including, but not limited to prices, views, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) deemed reliable as of publication date but not guaranteed and remains subject to change daily or delay without notice. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. As-Built Condition will control. Price(s) shown may not reflect lot premiums, upgrades and options. Lot status "Sold" is an inclusive term that describes the present status of any Contract-submitted, Pending-sale or Closed property. All homes subject to prior sale. Maps and plans are not to scale and all dimensions are approximate. Not an offer in any state where prohibited or otherwise restricted by law. 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 Bureau of Real Estate (CalBRE). This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Pacifica San Juan Community Sales Manager for details and visit www.LivePSJ.com for additional disclaimers. TM California Services, Inc., CalBRE #1954562, CSLB License # 996430. © January, 2018. Pacific Point Development Partners LLC. All rights reserved. 1/10/18



THE COVE

Residence 2

1,899 Square Feet (Approx.)

3 Bedrooms, 2.5 Baths

Great Room, Dining Room, Optional Expanded Kitchen,

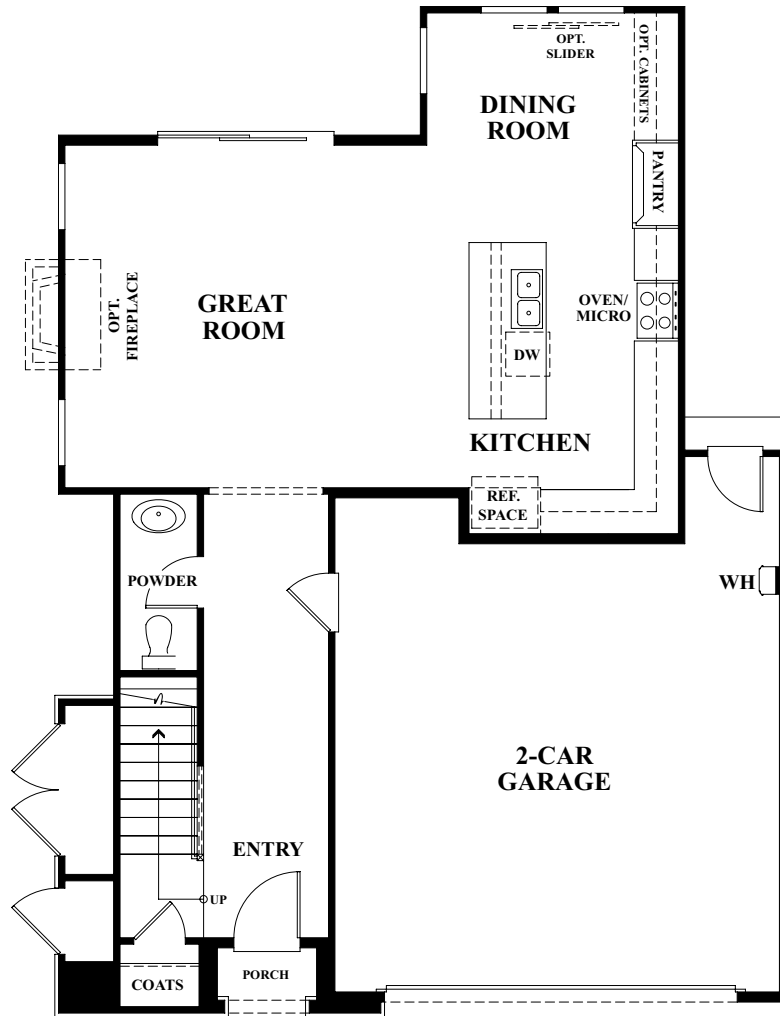
Loft or Optional Bedroom 4

2-Car Garage

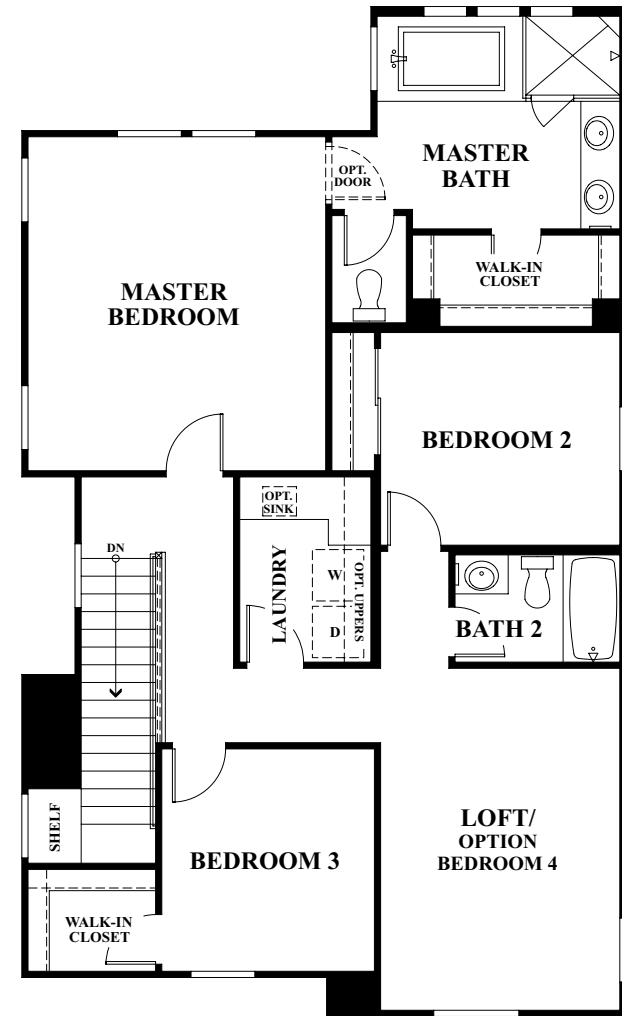
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Residence 2

PRELIMINARY



FIRST FLOOR



SECOND FLOOR



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THE COVE

Residence 3

2,068 to 2,088 Square Feet (Approx.)

4 Bedrooms, 3 Baths

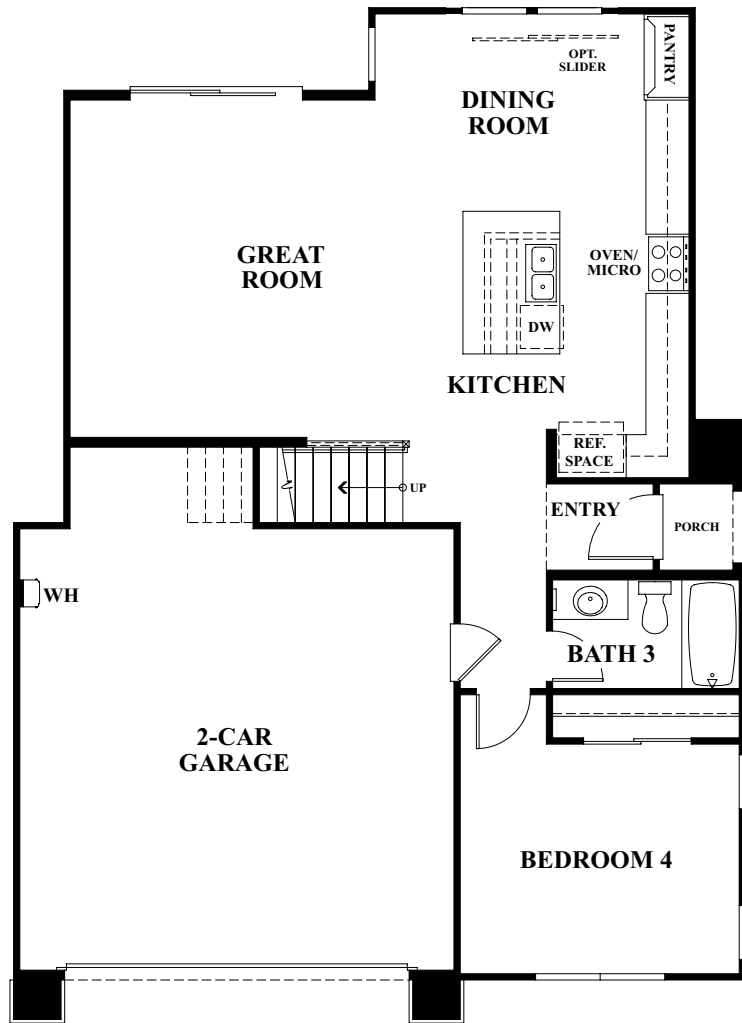
Great Room, Dining Room, Downstairs Bedroom, Loft

2-Car Garage

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Residence 3

PRELIMINARY



FIRST FLOOR



SECOND FLOOR



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Elevations - Triplex

PRELIMINARY



ELEVATION A - FARMHOUSE (FRONT VIEW)



ELEVATION A - FARMHOUSE (RIGHT VIEW)



ELEVATION B - CRAFTSMAN (FRONT VIEW)



ELEVATION B - CRAFTSMAN (RIGHT VIEW)



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Elevations - Duplex

PRELIMINARY



ELEVATION A - FARMHOUSE (FRONT VIEW)



ELEVATION A - FARMHOUSE (RIGHT VIEW)



ELEVATION B - CRAFTSMAN (FRONT VIEW)



ELEVATION B - CRAFTSMAN (RIGHT VIEW)



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Community Information



HOW MANY HOMES TOTAL WILL BE BUILT AT THE COVE?

Upon completion, there will be a total of 70 townhomes. The homes will range from 1,836 to 2,069 square feet of living space and feature 3 to 4 bedrooms, 2.5 to 3 bathrooms, and a 2-car garage.

WHAT IS THE PROPERTY TAX?

The taxes, including Mello Roos, are approximately 1.47%

WHERE CAN MY GUESTS PARK?

Parking is allowed in the guest parking spaces throughout the community.

WHAT SCHOOLS ARE IN THE AREA?

Residents of The Cove are served by the award-winning Capistrano Unified School District (capousd.org). Nearby schools include:

- (K-5) Palisades Elementary School - Approx. 1.1 Miles
26462 Via Sacramento, Capistrano Beach, CA 92624
949.496.5942
- (6-8) Shorecliffs Middle School - Approx 4.7 Miles
240 Via Socorro, San Juan Capistrano, CA 92675
949.498.1660
- (9-12) San Juan Hills High School - Approx. 8 Miles
29211 Stallion Ridge, San Juan Capistrano, CA 92675
949.234.5900
- California Preparatory Academy - Approx. 0.64 Miles
32972 Calle Perfecto, San Juan Capistrano, CA 92675
949.234.5317

WHAT ARE THE HOME OWNERS ASSOCIATION (HOA) FEES?

All 416 residents of Pacifica San Juan will pay equal monthly association dues of \$467 at build-out.

I LIKE BEING ACTIVE. WHAT ARE THE ONSITE AMENITIES?

Amenities in the Pacifica San Juan Home Owners Association include common area landscape; Club Pacifica with resort-style pool and spa, cabanas, dining areas and BBQ, exercise room, and fireplace; 1.25 miles of bike trails and equestrian trails; a recreational vehicle parking lot and six community gates.

Included Features

STYLISH EXTERIORS

- Automatic roll-up metal garage doors
- Venetian bronze hardware at entry door
- Rain gutters and select downspouts (vary per elevation)
- Two conveniently-located hose bibs and one gas stub-out for barbecue
- Dual glazed, low “E” glass, tan (interior and exterior integrated color) windows

DESIGNER INTERIORS

- Designer-selected flooring tile and color-coordinated carpet throughout in select color palettes
- White Shaker-style cabinets with melamine interiors, concealed hinges and adjustable shelving
- Integrated stairs in paint grade featuring newel posts, balusters, skirt and kickboard
- Spacious interior laundry room including lower cabinetry (Plan 1 & 2 standard, Plan 3 uppers only)
- Baths include solid surface E-Stone countertops and undermount sinks
- Individual showers feature crafted white 6” x 6” tiled walls with 2” x 2” tiled floors
- Moen® chrome plumbing fixtures in all baths
- Distinctive 2-panel interior doors
- Satin Nickel hardware on interior doors
- 3 1/2” baseboards and 2 1/4” door casings
- Rounded bull-nose corner drywall detailing on all walls with square edge detailing at the windows
- Recessed lighting in selected locations
- 14 SEER central air conditioning and forced air heating

- Completely integrated multi-media prep system which readies your home to be “powered for interactive living” with high speed category five wiring and coaxial cable
- Energy-efficient tankless water heater
- Watersense/2008 California Green Building Compliant plumbing fixtures
- Drywall finished garages
- 4’ Fluorescent lighting in garage
- 2 dual-button interactive garage door opener

SHOWCASE KITCHENS

- Kitchens designed for comfort, function and style by professional culinary consultants
- White Shaker-style cabinets with melamine interiors, concealed hinges, adjustable shelving & recycling bin
- Fluorescent under-cabinet lighting
- Quartz countertops with 6” backsplash and full-height splash behind the slide-in gas range, with a choice of 3 different designer colors
- Energy Star dishwasher
- 30” slide-in gas range
- 30” built-in convection over-the-range microwave oven
- Designed for 36” refrigerator, pre-plumbed for icemaker
- Sterling® undermount stainless steel sink with Moen® Brantford pullout faucet in chrome

ELEGANT MASTER SUITES

- Expansive walk-in closets with quality shelf and pole
- Plumbing hardware in chrome finish
- Soaking tub including 3” x 6” subway tiled deck and skirt
- Sparkling chrome plumbing fixtures throughout
- Spacious showers aligned with comfortable seating (per plan), frameless clear glass shower door with “C” handle and crafted white 3” x 6” subway tiled walls with 2” x 2” tiled floors
- Bathroom vanities demonstrate epicurean solid surface E-Stone finishes with dual undermount china sinks
- Private water closet with generous elongated toilets

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