PARK RIDGE
THE HILLS
ANTIOCH
DAVIDON HOMES

PARK RIDGE
THE HILLS

AFFORDABLE LUXURY IN THE HEART OF FAMILY-FRIENDLY ANTIOCH

Introducing The Hills – an exciting collection of new homes at Park Ridge by Davidon Homes.

This new home community in the heart of family-friendly Antioch features five innovatively-designed single-story and two-story homes ranging from 1,948 to 2,990 square feet. Plans incorporate contemporary open floorplans with spacious great rooms and well-appointed kitchens with casual dining/prep islands and walk-in pantries. Master suites include elegant baths with solid surface vanities, glass enclosed showers, and large walk-in closets. For families needing extra space both inside and out, select plans offer a variety of creative room conversions with up to six bedrooms, five and one-half baths, and covered outdoor living areas.

Exterior elevations reflect fresh and distinctive Transitional Spanish, Mediterranean, California Ranch, and Contemporary Ranch architectural styles, and come complete with professionally-designed front yard landscaping.

The Hills at Park Ridge is conveniently located within minutes of Highway 4 and the Antioch BART station. Residents enjoy close proximity to schools, outdoor recreation, restaurants, shopping at the popular Streets of Brentwood, and an eight acre, centrally located community park. With easy access to local amenities and services, along with all that the Northern California Bay Area has to offer, The Hills at Park Ridge has a home for everyone and every lifestyle.

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Residence One | Plan 1948 |

3 Bedrooms, 2-1/2 Baths, 2-Car Garage - Approx. 1,948 Sq. Ft.

Single Level

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Residence One | Plan 1948

Traditional Spanish - Elevation B

California Ranch - Elevation C

Contemporary Ranch - Elevation D

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Residence Two | Plan 2266 |

4 Bedrooms, 3-1/2 Baths, 2-Car Garage - Approx. 2,266 Sq. Ft.

Single Level

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Residence Two | Plan 2266

Mediterranean - Elevation A

Traditional Spanish - Elevation B

Contemporary Ranch - Elevation D

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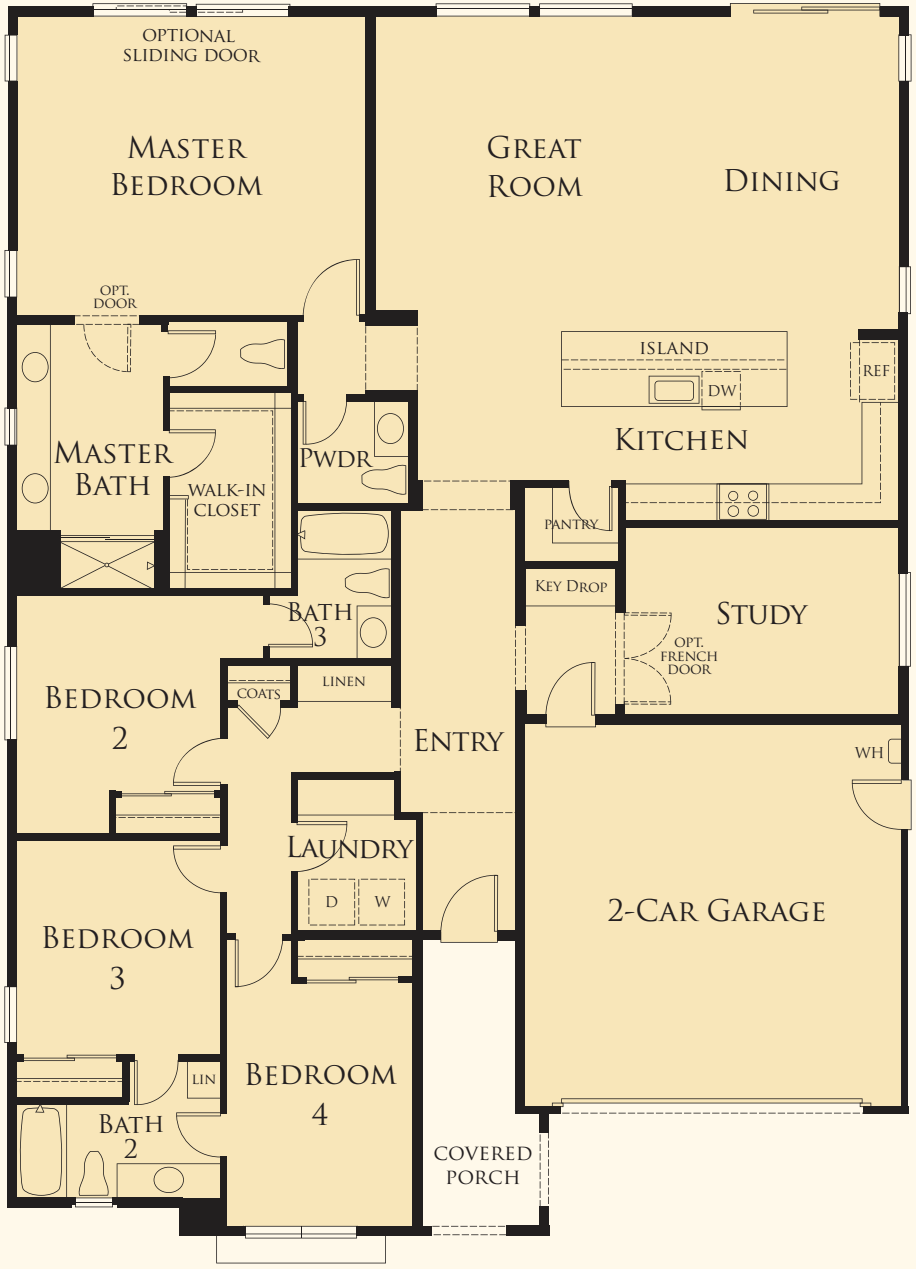
Residence Three | Plan 2483 |

4 Bedrooms, 3-1/2 Baths, Study, 2-Car Garage - Approx. 2,483 Sq. Ft.



SINGLE LEVEL

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Residence Three | Plan 2483

Mediterranean - Elevation A

California Ranch - Elevation C

Contemporary Ranch - Elevation D

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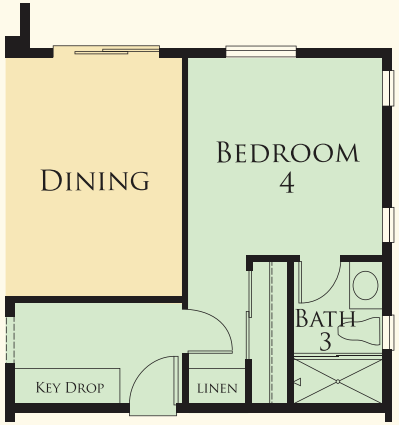
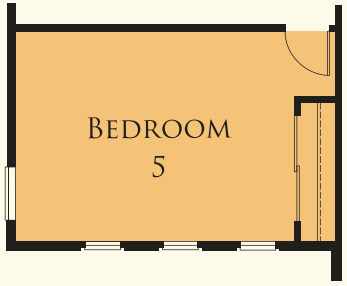
Residence Four | Plan 2523

3 Bedrooms, 2-1/2 Baths, Loft, 3-Car Tandem Garage - Approx. 2,523 Sq. Ft.
With All Optional Room Conversions - Approx. 2,756 Sq. Ft.

First Floor



Second Floor



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Residence Four | Plan 2523

Traditional Spanish - Elevation B

California Ranch - Elevation C

Contemporary Ranch - Elevation D

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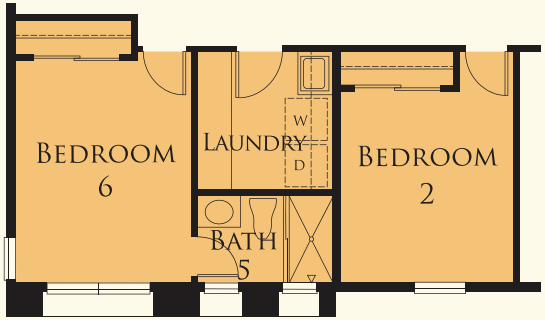
Residence Five | Plan 2820 |

4 Bedrooms, 3-1/2 Baths, Loft, 3-Car Garage, Approx. 2,820 Sq. Ft.
With All Optional Room Conversions - Approx. 2,990 Sq. Ft.

First Floor

Second Floor



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Residence Five | Plan 2820

Mediterranean - Elevation A

California Ranch - Elevation C

Contemporary Ranch - Elevation D

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Superior Quality Features

Distinctive Exteriors & Elegant First Impressions

- Architecturally distinctive exterior elevation styles including Mediterranean, Transitional Spanish, California Ranch and Contemporary Ranch
- Detailed with stucco, siding, tile and stone masonry (per elevation)
- Exterior LED light fixtures in complementary styles and finishes with lighted house number
- Weather-resistant entry door with Schlage aged bronze hardware and deadbolt
- Low maintenance, Low E vinyl windows and sliding glass doors
- Two-car and three-car tandem garage (per plan) with fully taped, textured and painted interiors, roll-up metal sectional garage doors with automatic opener
- Fire and wind resistant concrete S-tile or high definition composite shingle roof (per elevation) with gutters and downspouts
- Professionally designed and landscaped front yards with full rear yard fencing

Innovatively Designed & Thoughtfully Appointed Interiors

- Luxury vinyl plank (LVP) flooring at Entry, Garage Entry/Key Drop, Kitchen, Pantry, Powder, Master Bath, Secondary Bathrooms, and Laundry in choice of two colors
- Recessed panel cabinetry with white melamine interiors at Kitchen, Master and Secondary Baths, Powder Room (per plan), Laundry, Linen, and Key Drop in choice of two finishes
- Radius corner interior walls with light texture finish and two-toned paint – Bone walls and ceilings with Swiss Coffee trim
- Two-panel 1-3/8" interior passage doors with polished chrome hardware and Schlage lever handsets
- Stool and apron trim at windows
- Painted wood stair rails and balusters with carpet stair tread and risers (per plan)
- Plush carpeting at Great Rooms, Hallways, Master Suites, Secondary Bedrooms and closets in choice of three colors
- Walk-in or reach-in closets with wire shelving
- Laundry Rooms includes 220V and gas dryer connections, solid surface countertop with 6" splash, and sink (per plan)

Comfortably Elegant Master Suites, Bedrooms and Baths

- Powder Rooms with vanity and undermount sink (per plan), Moen faucet in polished chrome, and two-piece elongated toilet
- Secondary baths include engineered marble slab vanities with 6" splash in choice of two colors; undermount sink with polished chrome single-handle Moen faucet; easy-to-clean Stirling Ensemble shower or tub/shower surround with Moen ExactTemp showerhead and glass enclosure; two-piece toilet; and LED lighting over sinks, vanities, tubs, and showers

Comfortably Elegant Master Suites, Bedrooms and Baths (cont.)

- Generously sized secondary bedrooms feature spacious reach-in or walk-in closets with wire shelving
- Master baths feature engineered marble slab vanities and tub deck (per plan) with 6" splash in choice of two colors; undermount sink with polished chrome widespread, high arc Moen faucet; easy-to-clean Stirling Ensemble shower with glass enclosure and Moen ExactTemp shower head; two-piece elongated toilet; LED lighting over sinks, vanities, tub and shower
- Elegant master bedrooms feature spacious walk-in closets with wire shelving, ceiling fan pre-wire, and optional sliding doors to outdoor living (per plan)

Professionally Appointed Kitchens

- Slab granite countertops with square edge eased edges and 6" splash with full height at cooktop in choice of two colors
- Stainless steel single-basin undermount sink with Moen high-arc, pull-down stainless steel faucet and heavy duty ½ hp food waste disposal
- Spacious food preparation and casual dining island
- Stylish recessed panel wood cabinetry with white melamine interiors in choice of two colors with under cabinet task lighting
- Whirlpool appliance package in choice of white or black including 30" gas range, microwave/hood, dishwasher, and water line at opening to optional 36" refrigerator
- Walk-in pantry with wood shelving

Energy Efficient, Comfort & Safety Features

- Dual zoned HVAC (per plan)
- HVAC tight duct system with low leakage air handling unit and Indoor Air Quality (IAQ) verification
- Forced air gas furnace with programmable set-back thermostat and LED display
- Clean energy, minimum 3.50kW photovoltaic solar panel system (size per plan) with monitoring – buyer is required to lease or purchase
- Whole house air flow efficiency exhaust fan for rapid cooling
- Energy efficient Low E vinyl windows and sliders
- Insulated exterior walls and ceilings with QII (Quality Insulation Inspection)
- LED lighting throughout
- Occupancy sensor switches at all Baths
- Ceiling fan pre-wire to Master Bedroom and Great Room
- Tankless water heater with recirculating pump
- Water-saving showerheads and toilets
- Smoke and carbon monoxide detectors, including all sleeping areas
- Fire sprinklers at living areas and garage

Energy Efficient, Comfort & Safety Features (cont.)

- Security system with alpha-numeric keypad at garage-to-house entry, contacts at doors, motion detector and siren
- COAX and CAT5 to all Bedrooms, Great Room, and Bonus Room with homerun to central patch panel; HDMI cabling at Great Room; telephone to Master Bedroom and Great Room
- Double layer of roofing felt beneath decorative concrete roof tile
- QuickFlash flashing panes for weatherproofing exterior wall penetrations
- PEX interior water lines

Upgrade Opportunities

Each Davidon Home at The Hills at Park Ridge comes complete with a high quality designer-selected collection of finishing materials and products. Depending on the stage of construction when you purchase, a range of options and upgrades along with the assistance of our professional design coordinator will be available to personalize your new home. Including such items as:

- Upgraded Flooring – including Tile, Hardwood. Carpet, and Luxury Vinyl Plank
- Vanity, Countertop, Backsplash and Tub/Shower Surround Styles/Materials
- Upgraded Cabinetry – including Door Style, Finishes, Hardware, Glass, and Optional Upper Cabinetry
- Optional Appliances and Upgrades
- Electrical and Home Automation
- Designer Paint Colors
- Optional Room Configurations for Additional Bedrooms and Baths (per plan)
- Optional Sliding Glass Doors at Great Rooms and Master Suites (per plan)
- Optional French Doors at Study
- Optional Bed/Bath Doors at Master Suites (per plan)

Each home site plotting, elevation, and exterior color scheme is pre-selected and not subject to change. In an effort to continuously improve and enhance our homes, Davidon Homes reserves the right to change square footages, floor plans, interior and exterior materials and specifications without notice. All options, upgrades, and amenity requests are subject to availability, price, and construction cut-off dates. Please consult your Davidon Homes sales specialist for a current list of included items and to discuss any option and upgrade requests.

EQUAL HOUSING OPPORTUNITY

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A Central And Convenient Location

MAP NOT TO SCALE

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Davidon Homes | Renowned For Custom Quality In Every Community

Discover the hallmark of Davidon Homes, a dedication to excellence in new home construction and a commitment to the needs and expectations of today's homebuyers.

Founded in Walnut Creek, California, in 1982, Davidon Homes has built a reputation spanning over 35 years for combining old world craftsmanship with new world innovation. This, along with integrity, experience, sensitivity to the diverse interests of homebuyers, and attention to detail, define the renowned custom quality found in every one of our new home communities.

By designing innovative, lifestyle friendly living environments with breathtaking settings in the most sought after locations, Davidon Homes continues to fulfill the dreams and create pride of ownership for thousands of homebuyers throughout California.

Davidon team members, along with our valued trade partners, work together to ensure a satisfying and rewarding experience for each and every homebuyer, and to ultimately create a home that provides style and comfort, energy efficiency, and enduring value for years to come.

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All renderings and floor plans are artist's conceptions and are not intended to be an actual depiction of buildings, walkways, driveways or landscaping. All square footages are approximate. Each homesite plotting and color scheme is pre-selected and not subject to change. Davidon Homes reserves the right to change floor plans, home sizes, exterior materials and interior specifications without notice. All optional choices and amenity requests are subject to availability, pricing and construction cut-off dates. Please consult your Davidon Homes sales representative for a list of included items and to discuss your options and amenity requests. BRE# 01151883

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