

P R E L I M I N A R Y

Regatta

AT WESTLAKE



More of everything you love

Regatta

AT WESTLAKE

Everyday living at Westlake Village represents the start of your own great adventure! Enjoy watching your children play in the neighborhood park, walk your furry friend along the winding trails that line the renowned Delta waterways, captain a boat at your local marina, practice your swing at the lush Spanos Reserve Golf Course, or delight in watching the California sunset behind the majestic Mount Diablo.

Regatta at Westlake is nestled in the heart of Northwest Stockton. Bordered by water and Central Valley farmland on three sides, this community connects you to some of the most desirable aspects of Northern California living. You will relish the convenience of a variety of shopping and dining establishments, walking distance to the neighborhood school, and direct access to major transportation corridors.

Each Regatta residence includes enticing Great Room living spaces, gourmet style Kitchens with generously oversized islands, spacious walk-in Pantries and covered Launch spaces. These thoughtfully designed floor plans offer stunning features and impressive functionality. Optional structural variations such as California Rooms, Junior Suites, and Dens are available to adapt to your individual lifestyle.

FCB Homes has been building dreams for families in the Central Valley for over 30 years. We enjoy offering you *“more of everything you love”*, more attention to detail and craftsmanship, more style, more value and confidence.

REGATTA SALES CENTER:
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FCBHOMES.COM



More of everything you love

Regatta

EXCEPTIONAL INCLUDED AMENITIES

When you arrive at Regatta, you will immediately recognize something extraordinary – beautiful architectural touches that enhance the classic design of each home and an amazing array of features offering more of everything you love.

DISTINCTIVE EXTERIORS

- Charming Spanish, Costal and Farmhouse elevation styles
- 8' tall Therma-Tru® Classic Craft Rustic Collection entry doors with matte black door hardware
- Eagle Roofing® fire resistant concrete tile roofs
- “Old world” style rounded downspouts
- Lighted address numbers
- Stained wood full yard fencing
- Carriage style stamped garage doors with decorative iron details and Liftmaster® Wi-Fi enabled keyless garage opener with 2 transmitters *(per plan)*
- Overhead LED lighting in garage
- Andersen® single Exterior French Door at Dining Room

GRACIOUS LIVING SPACES

- Handsome 7" base molding throughout
- 5" Crown molding at selected locations *(per plan)*
- Custom milled open rail stairway with painted handrail and spindles *(Newport plan)*
- Elegant porcelain tile flooring at entry in a variety of designer colors
- Raised paneled interior doors with Schlage® brushed nickel door knobs
- Designer selected interior paint package with contrasting ceiling, door and trim color
- Ceiling fan pre-wire at Great Room

CHEF INSPIRED KITCHENS

- Shaker style cabinetry with concealed European hinges with brushed nickel pulls and soft closing cabinet doors and drawers
- Sleek slab granite or quartz countertops in selected designer colors with 6" backsplash
- Large Kitchen islands ideal for prep and dining
- Refrigerator area pre-plumbed for icemaker hook-up
- Kohler® Riverby single basin cast iron Kitchen sink
- Kohler® brushed nickel Simplice faucet with pull-down spray
- GE® appliances in stainless steel including: 36" gas cooktop, exhaust hood, microwave oven, self-cleaning oven and Wi-Fi enabled multi-cycle dishwasher

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For information on options and upgrades within the model homes please see your sales representative.

Regatta

EXCEPTIONAL INCLUDED AMENITIES

(Continued)

LUXURIOUS MASTER SUITES

- Single and double-hung wardrobe closet with built-in shelving
- Ceiling fan pre-wire
- “His and Her” dual vanities with Kohler® undermount sinks and wide spread brushed nickel faucets
- Kohler® elongated toilet
- Piedrafina engineered marble stone vanity tops, shower and tub surrounds
- Drop-in soaking tub
- Porcelain tile flooring at vanity and water closet
- Energy Star® rated exhaust fan at vanity and water closet
- Clear glass shower enclosure with brushed nickel frame

SECONDARY BATHS

- Piedrafina engineered marble stone vanity tops, shower and tub surrounds
- Kohler® under mount sinks and brushed nickel plumbing fixtures
- Porcelain tile flooring

LAUNDRY ROOMS

- Porcelain tile flooring
- 220v and gas plumbing hookup for dryer
- Base and upper cabinetry with solid surface engineered Piedrafina marble countertops (*per plan*)
- LED recessed lighting
- Energy Star® rated exhaust fan

HOME TECHNOLOGY

- Brilliant® Home Control whole house automation
- Ring® Elite doorbell
- Wi-Fi enabled Ecobee® thermostat
- Finished alarm system
- Pre-wired for a 220v 50 amp outlet electric car charger at garage
- Flat panel TV pre-wire at Great Room and Master Suite
- High-quality cable with RG6 and CAT5 voice and data at Great Room and Master Bedroom
- Wi-Fi enabled garage door opener
- Indoor fire suppression system
- Electric carbon monoxide and smoke detectors
- Wi-Fi enabled dishwasher

EARTH-FRIENDLY AND ENERGY-EFFICIENT FEATURES

- Energy-efficient Milgard® Suncoat MAX® low e³ dual paned vinyl windows in tan or white frames (*Per color scheme / elevation*)
- Energy efficient LED exterior carriage lighting coordinated with elevation style
- High efficiency gas furnace with 92% AFUE
- Rinnai® tankless water heater
- Pre-plumbed for solar installation
- Weather stripping at all exterior doors
- Cool color rated concrete Eagle® roofing tiles
- Water efficient front yard landscaping with drip irrigation and weather sensor irrigation timer
- Low water use plumbing fixtures
- Low VOC interior paint
- Radiant barrier roof sheathing
- LED recessed lighting (*per plan*)

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OPTIONAL HOME PERSONALIZATION

Even though we appoint each and every home at Regatta to a high level of excellence, there are some additional amenities available to further customize your home.

PLAN YOUR SPACE

The following options vary by floor plan:

- Milgard® sliding glass doors at Master Bedroom and Great Room
- Den in lieu of Bedroom with or without doors
- Junior Suite with full Bath in lieu of Bedroom
- California Room

GRACIOUS LIVING AREAS

- Upgraded or additional floor coverings including tile, carpet or hardwood
- Matte black or champagne cabinet pulls
- Interior door hardware in matte black or oil rubbed bronze
- Recessed LED can lighting at Great Room
- Pre-wire for surround sound
- Direct vent gas fireplace appliance with pre-cast mantel option at Great Room (*per plan*)
- Staircase with wrought-iron balusters (*Newport plan*)
- Ceiling fan pre-wire at California Room
- CAT6 wiring
- Wireless access point
- Additional cabinetry
- Lighting fixtures

LUXURIOUS MASTER SUITES

- Andersen® single French door or sliding glass doors (*per plan*)
- Recessed LED can lighting
- Mirrored wardrobe doors
- Bureau style cabinetry (*per plan*)
- Barn door or swing door at Master Bath
- Upgraded or additional floor coverings including tile, carpet or hardwood
- Upgraded tile backsplash, tub or shower surrounds
- Kohler® Tempered plumbing fixtures in matte black or brushed nickel
- Upgraded shower enclosure with heavy glass doors in a variety of finishes
- Kohler® Hydro Rail showering system
- Framed vanity mirrors

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OPTIONAL HOME PERSONALIZATION

(Continued)

CHEF INSPIRED KITCHENS

- Upgraded cabinet doors or finishes, glass cabinet doors, recycling center, cabinet hardware finishes or roll-out shelving
- Upgraded appliance package
- Refrigerators
- Upgraded or additional tile or hardwood flooring
- Upgraded granite slab or quartz countertops
- Kitchen tile backsplash
- Kohler® faucets in brushed nickel, matte black or oil rubbed bronze finishes
- Kohler® Apron front cast iron or stainless steel sinks
- Glass pantry door
- LED under cabinet lighting
- Alternative Island color
- Island pendants or light fixtures

SECONDARY BEDROOMS AND BATHS

- Mirrored wardrobe doors
- Upgraded carpeting, tile flooring or hardwood
- Pre-wire for ceiling fans
- Ceiling fans, sconces or hanging pendants
- Tile vanity, backsplash, tub or shower surrounds
- Tub/Shower glass door enclosure

LAUNDRY ROOMS

- Upgraded countertops and backsplash
- Laundry sink (per plan)
- Kohler® upgraded faucets
- Washer and dryer
- Flooring upgrades

GARAGES

- Glass inset garage doors
- Fully insulated garage door or garage walls
- Finished garage with texture and paint
- Soft water pre-plumb

HOME EXTERIORS

- Stone veneer at exterior elevation (per plan)
- Entry door upgrade
- Outdoor speaker pre-wire
- Holiday lighting package
- Window coverings
- Schlage® keyless entry system
- Solar systems

*This is a partial listing of optional amenities.
For a complete list please consult your sales representative.*

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The Del Mar SINGLE-STORY RESIDENCE

Regatta
PRELIMINARY

3 Bedroom – 2 Bath – 2-Car Garage | 1,893 SQ. FT.
OPTIONS: California Room

THE SPANISH ELEVATION



THE COASTAL ELEVATION

*Optional Brick
Accents Available*



THE FARMHOUSE ELEVATION

*Shown with Optional
Stone Accents*



Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, lighting, entry or garage doors. All stonework is an option.



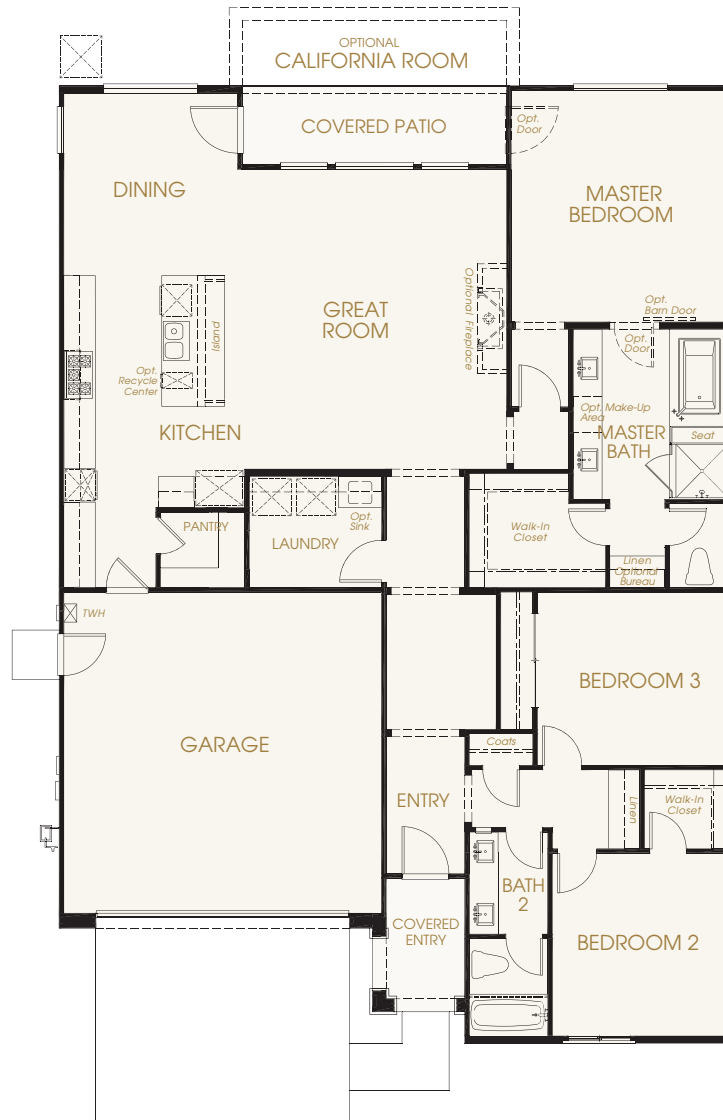
The Del Mar SINGLE-STORY RESIDENCE

Regatta
PRELIMINARY

3 Bedroom – 2 Bath – 2-Car Garage | 1,893 SQ. FT.
OPTIONS: California Room



OPTION:
California
Room



FLOOR PLAN | SPANISH ELEVATION



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The Balboa SINGLE-STORY RESIDENCE

4 Bedroom – 2 Bath – 2-Car Garage | 1,990 SQ. FT.

OPTIONS: Den, Junior Suite with Bath 3, California Room

Regatta
PRELIMINARY



THE SPANISH
ELEVATION



THE COASTAL
ELEVATION

*Shown with Optional
Brick Accents*



THE FARMHOUSE
ELEVATION

*Shown with Optional
Stone Accents*



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The Balboa SINGLE-STORY RESIDENCE

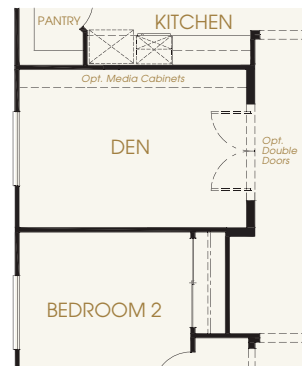
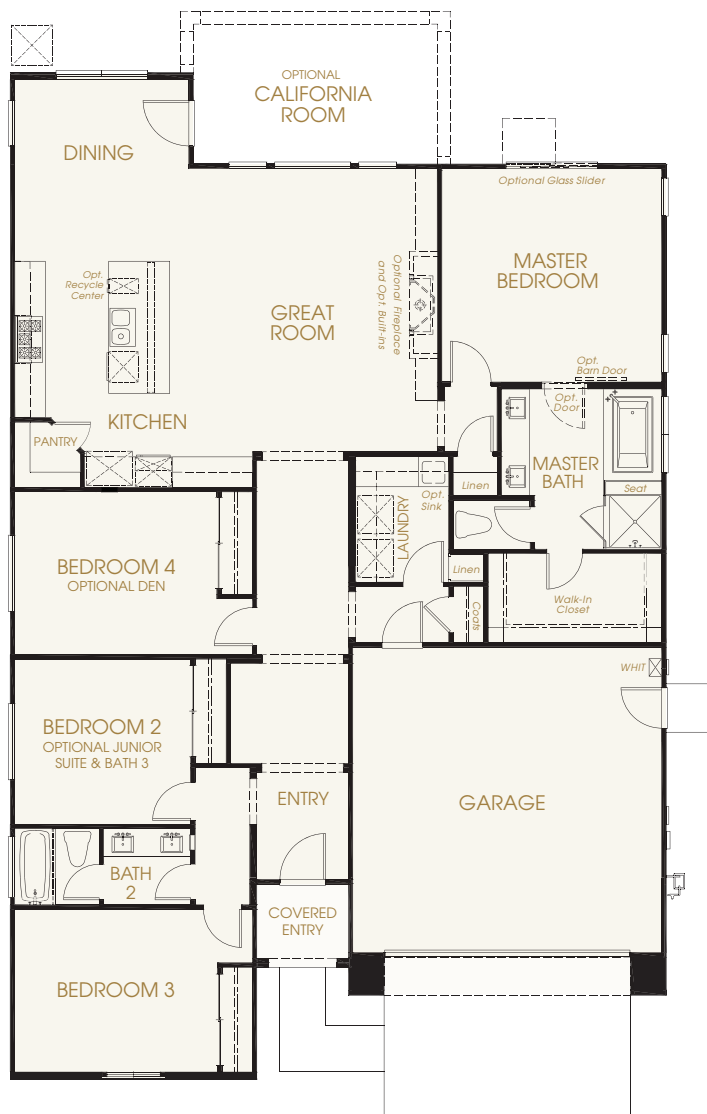
4 Bedroom – 2 Bath – 2-Car Garage | 1,990 SQ. FT.

OPTIONS: Den, Junior Suite with Bath 3, California Room

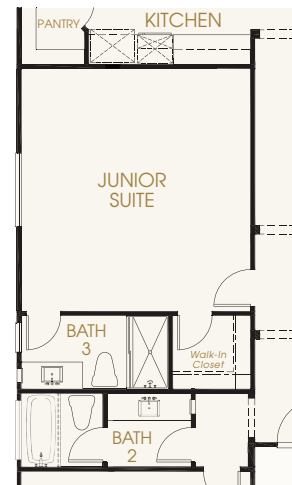
Regatta
PRELIMINARY



OPTION:
California Room



OPTION: Den in lieu of Bedroom 4



OPTION: Junior Suite with Bath 3
in lieu of Bedrooms 2 & 4

FLOOR PLAN | SPANISH ELEVATION



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The Newport

TWO-STORY RESIDENCE

4 Bedroom – 3 Bath – 2-Car Garage | 2,498 SQ. FT.

OPTIONS: Den with Powder Bath, California Room

Regatta
PRELIMINARY

THE SPANISH ELEVATION



THE COASTAL ELEVATION

*Shown with Optional
Brick Accents*



THE FARMHOUSE ELEVATION

*Shown with Optional
Stone Accents*



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The Newport

TWO-STORY RESIDENCE

4 Bedroom – 3 Bath – 2-Car Garage | 2,498 SQ. FT.

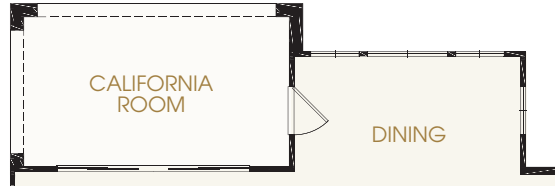
OPTIONS: Den with Powder Bath, California Room

Regatta
PRELIMINARY

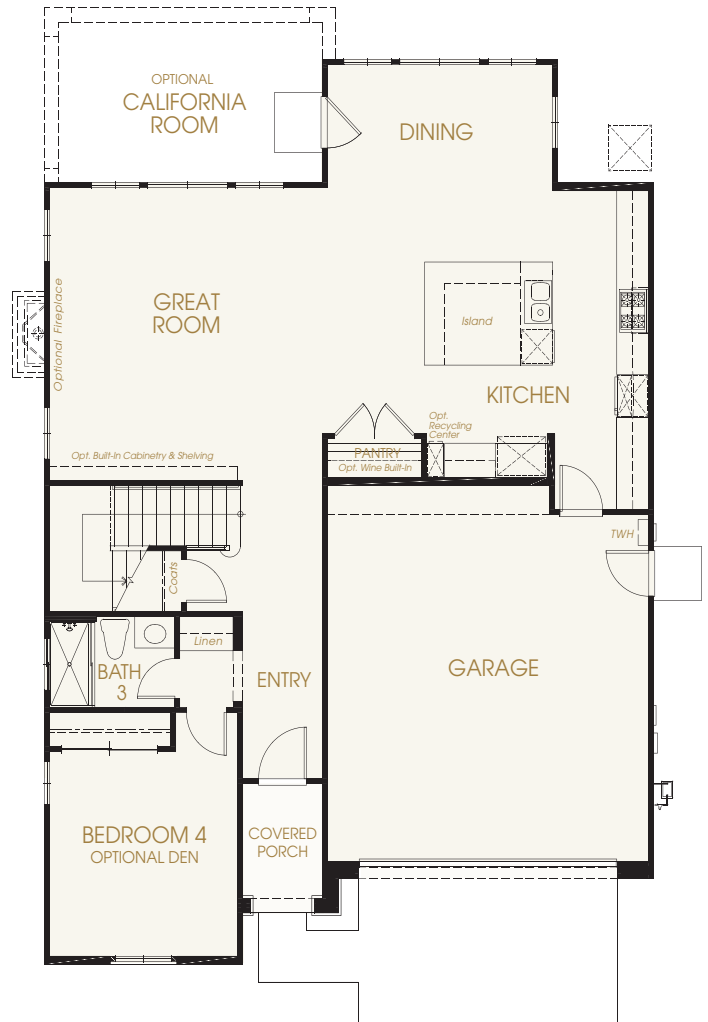
UPPER LEVEL



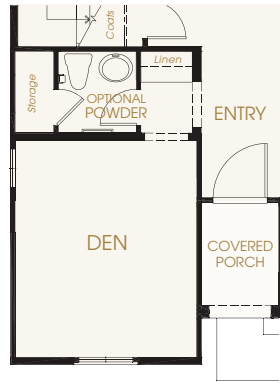
LOWER LEVEL



OPTION: California Room



OPTION:
Den and Powder
Bath in lieu of
Bedroom 4 and
Full Bath



FLOOR PLAN | SPANISH ELEVATION



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Broker #
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