

P R E L I M I N A R Y



Chelsea

A T R O S E G A T E



More of everything you love

Rv 12.12.25

P R E L I M I N A R Y



Your New Adventure Awaits at Chelsea!

We are pleased to announce Chelsea at Rose Gate, one of Lodi's finest neighborhoods. Rose Gate was designed to honor the city's charm and heritage while integrating the best of modern conveniences and architectural designs.

The latest phase of Rose Gate is centered around a 3.4-acre community park.

The park will include a large open playing field, walking path, over 70 native and flowering trees, a large playground and a covered pavilion.

Park visitors will be welcomed by an impressive 100-foot-long arbor, laced with beautiful wisteria.

Chelsea offers a variety of home designs, with three one-story and four, two-story plans, to select from. These exciting new 3-6 bedroom homes range in size from 2,280 square feet up to 3,377 square feet.

Your new home journey starts at Rose Gate!

CHELSEA SALES CENTER:

2940 CHARLOTTE STREET | LODI, CA | 209.323.4428

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Chelsea

AT ROSE GATE

EXCEPTIONAL INCLUDED AMENITIES

When you arrive at Chelsea at Rose Gate, 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

- Solaria® solar panel system
- Charming Spanish, Farmhouse, European Country, Coastal, Cottage and French Country elevation styles
- 8' tall Therma-Tru® Classic Craft Founder's Collection entry doors with matte black exterior door hardware
- Eagle Roofing® fire resistant concrete tile roofs
- Milgard® energy efficient dual-paned vinyl windows in white or tan (*per color scheme/elevation*)
- Lighted address numbers
- Full yard fencing
- Energy efficient LED exterior carriage lights coordinated with architectural style
- Amarr® stamped steel insulated garage doors with decorative iron details and Liftmaster® Wi-Fi enabled garage opener with 2 transmitters and "keyless entry"
- Finished garage interior with texture, paint, and overhead lighting
- Flatwork walkways to Garage man-door and sidewalk

GRACIOUS LIVING SPACES

- Handsome 5 1/2" base molding throughout
- Colonial style crown molding at Entry, Extended Dining, Great Room, and Primary Bedroom Suite locations (*per plan*)
- Custom milled open rail stairway with painted handrail and spindles (*two-story plans*)
- Elegant tile flooring at entry in a variety of designer colors
- Raised paneled interior doors with Schlage® brushed nickel door levers
- Designer selected interior paint package with contrasting ceiling, door and trim color
- Ceiling fan pre-wire at Great Room
- 9' or 10' ceilings height (*varies per plan*)
- Rounded drywall corners

CHEF INSPIRED KITCHENS

- European style cabinetry with Shaker doors, concealed hinges and brushed nickel pulls
- Soft closing cabinet drawers and doors, and built-in recycling center
- LED under-cabinet lighting
- Sleek slab quartz countertops in designer selected colors with full tile backsplash
- Large Kitchen Island ideal for prep and dining
- Refrigerator area pre-plumbed for icemaker hook-up
- Kohler® single basin cast iron Kitchen sink
- Kohler® brushed nickel faucet with pull-down spray
- KitchenAid® stainless steel appliances including: 36" gas cooktop, exhaust hood, microwave oven, self-cleaning oven with air fryer mode and multi-cycle dishwasher (*per plan*)
- Walk-in pantry storage (*per plan*)

(Continued next page)



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

All of our new home features listed are considered to be accurate at time of printing.



Chelsea

AT ROSE GATE

(Included Amenities Continued)

LUXURIOUS PRIMARY BEDROOM AND BATHS

- Mirrored closet doors
- Single and double-hung wardrobe closet with built-in shelving
- CAT-6 voice and data cable
- Flat panel TV and ceiling fan pre-wired
- Dual vanities with Kohler® under mount sinks and wide spread brushed nickel faucets
- Elongated toilet
- Engineered stone vanity tops
- ¼" clear glass frameless shower enclosure with brushed nickel hardware
- Tile shower surround and pan
- Soothing soaking tub *(per plan)*
- Tile flooring at vanity and water closet
- Energy Star® rated exhaust fan at vanity and water closet
- Framed vanity mirrors

SECONDARY BEDROOMS AND BATHS

- Ceiling fan pre-wire at Bedrooms
- Engineered stone vanity tops, shower and tub surrounds

- Kohler® under mount sinks and brushed nickel plumbing fixtures
- 12x24 Tile flooring
- Energy Star® rated exhaust fan at vanity and water closet
- Frameless mirrors

LAUNDRY ROOMS

- Porcelain tile flooring
- 220v hookup for dryer
- Base and upper cabinetry with solid surface engineered countertops *(per plan)*
- Energy Star® rated exhaust fan
- Washer overflow pan *(two-story plans)*

HOME TECHNOLOGY

- Wi-Fi enabled thermostat
- 240V 50A car charger outlet at Garage
- Flat panel TV pre-wire at Great Room and Primary Bedroom Suite
- High-quality cable with RG6 and CAT-6 voice and data wiring at Great Room, Primary Bedroom, Secondary Bedrooms, and Den/Office spaces
- Wi-Fi enabled garage door opener

- Indoor fire suppression system
- Electronic carbon monoxide and smoke detectors

EARTH-FRIENDLY AND ENERGY-EFFICIENT FEATURES

- Milgard® energy-efficient 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 95% AFUE
- Tankless water heater
- Heat recovery ventilation system
- High performance attic
- 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
- Photovoltaic solar energy system



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Chelsea

AT ROSE GATE

OPTIONAL HOME FEATURES

Even though we appoint each and every home at Chelsea with a high level of excellence, there are some additional amenities that may be available to further customize your home per plan.

PLAN YOUR SPACE

The following options vary by floor plan:

- California Room (*per plan*)
- Fireplace at California Room
- Den in lieu of Bedroom
- Interior French doors at Den
- Den or Bedroom at 3-Bay Garage (*Landmark Plan*)
- Exercise Room at 3-Bay Garage (*Hawthorn & Bayberry Plans*)
- Dining or Parlor at 1-Bay Garage (*Bayberry Plan*)
- Sliding glass door at Primary Bedroom Suite and Great Room
- Bedroom in lieu of Loft (*Bayberry & Poppy Plans*)
- Balcony at Loft (*Poppy Plan*)
- Rear deck (*Poppy Plan*)

LIVING AREAS

- Upgraded or additional floor coverings including tile, hardwood, carpeting and pad

- Interior door hardware (includes knobs and finishes) and trim packages
- Pre-wire for surround sound
- Direct vent gas fireplace appliance with pre-cast mantel option at Great Room (*per plan*)
- Staircase with contemporary iron spindles (*Two-story plan*)
- Media cabinetry at Great Room, Den or Loft (*per plan*)

CHEF INSPIRED KITCHENS

- Upgraded cabinet doors, glass cabinet doors, recycling center, cabinet hardware finishes or roll-out shelving
- Stacked upper cabinets
- Additional Kitchen cabinetry (*per plan*)
- Cabinet style exhaust hood at cooktop
- Upgraded appliance package
- Upgraded tile or hardwood flooring

- Upgraded quartz countertops
- Upgraded Kitchen tile backsplash
- A variety of Kohler® faucet styles in brushed nickel or matte black
- Kohler® apron front cast iron or stainless steel sinks
- Glass pantry door
- Alternative Island color
- Pendant lighting pre-wire

LUXURIOUS PRIMARY BEDROOM SUITES

- Barn door or swing door at Primary Bath (*select plans*)
- Floor coverings including tile, carpet or hardwood
- Accent or decorative tile backsplash
- Upgraded tile at tub and shower surrounds
- Bureau style built-in shelving (*select plans*)

(Continued next page)



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P R E L I M I N A R Y



Chelsea

AT ROSE GATE

(Optional Home Features Continued)

SECONDARY BEDROOMS AND BATHS

- Mirrored wardrobe doors
- Upgraded carpeting, tile flooring or hardwood
- Tile vanity backsplash, tub or shower surrounds
- Tub/Shower glass door enclosure

LAUNDRY ROOMS

- Upgraded countertops and backsplash
- Upgraded tile flooring
- Laundry sink *(per plan)*
- Gas to dryer

HOME TECHNOLOGY ADVANTAGE

- Wireless home security system
- Wireless access point pre-wire

GARAGES

- Glass inset garage door windows
- Fully insulated garage walls
- Soft water pre-plumb

HOME EXTERIORS

- Stone or brick veneer at exterior elevation *(per plan)*
- Black vinyl windows
- Entry door upgrade
- Holiday lighting package
- Window coverings
- Schlage® keyless entry locks
- Upgraded front yard landscaping
- California Room ceiling fan pre-wire
- Metal roof(s) at exterior elevation extension *(per plan)*



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P R E L I M I N A R Y

The Barcelona

SINGLE-STORY | 2,280 SQ. FT.

4 Bedroom – 2.5 Bath – Covered Patio – 2-Car Garage

OPTIONS: Den, California Room


Chelsea
AT ROSE GATE

The Spanish Elevation

*Optional Brick
Accents Available*



The Farmhouse Elevation

*Shown with Optional
Stone Accents*



The European Country Elevation

*Shown with Optional
Stone Accents*



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P R E L I M I N A R Y

The Barcelona

SINGLE-STORY | 2,280 SQ. FT.

4 Bedroom – 2.5 Bath – Covered Patio – 2-Car Garage

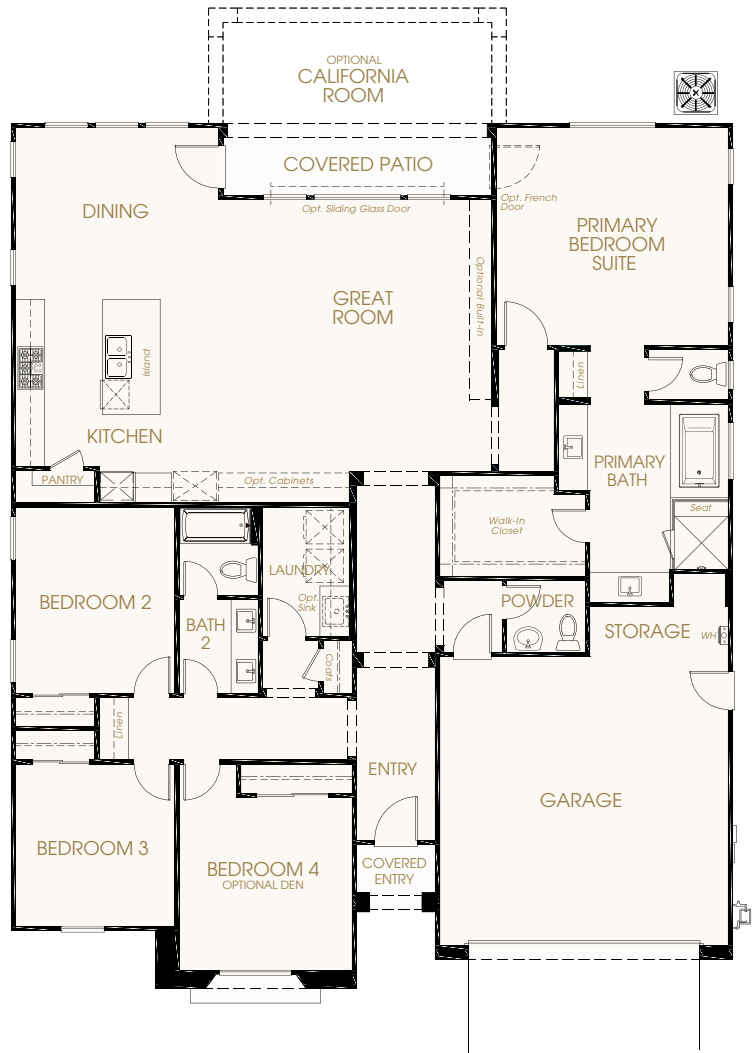
OPTIONS: Den, California Room



OPTION:
California Room



OPTION:
Den in lieu of Bedroom 4



FLOOR PLAN | SPANISH ELEVATION



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P R E L I M I N A R Y

The Landmark

SINGLE-STORY | 2,334 SQ. FT.

3-CAR GARAGE | 3 Bedroom – 2.5 Bath – California Room


Chelsea
AT ROSE GATE

The Farmhouse Elevation

*Optional Stone Accents
Available*



The Cottage Elevation

*Shown with Optional
Stone Accents*



The French Country Elevation

*Shown with Optional
Stone Accents*



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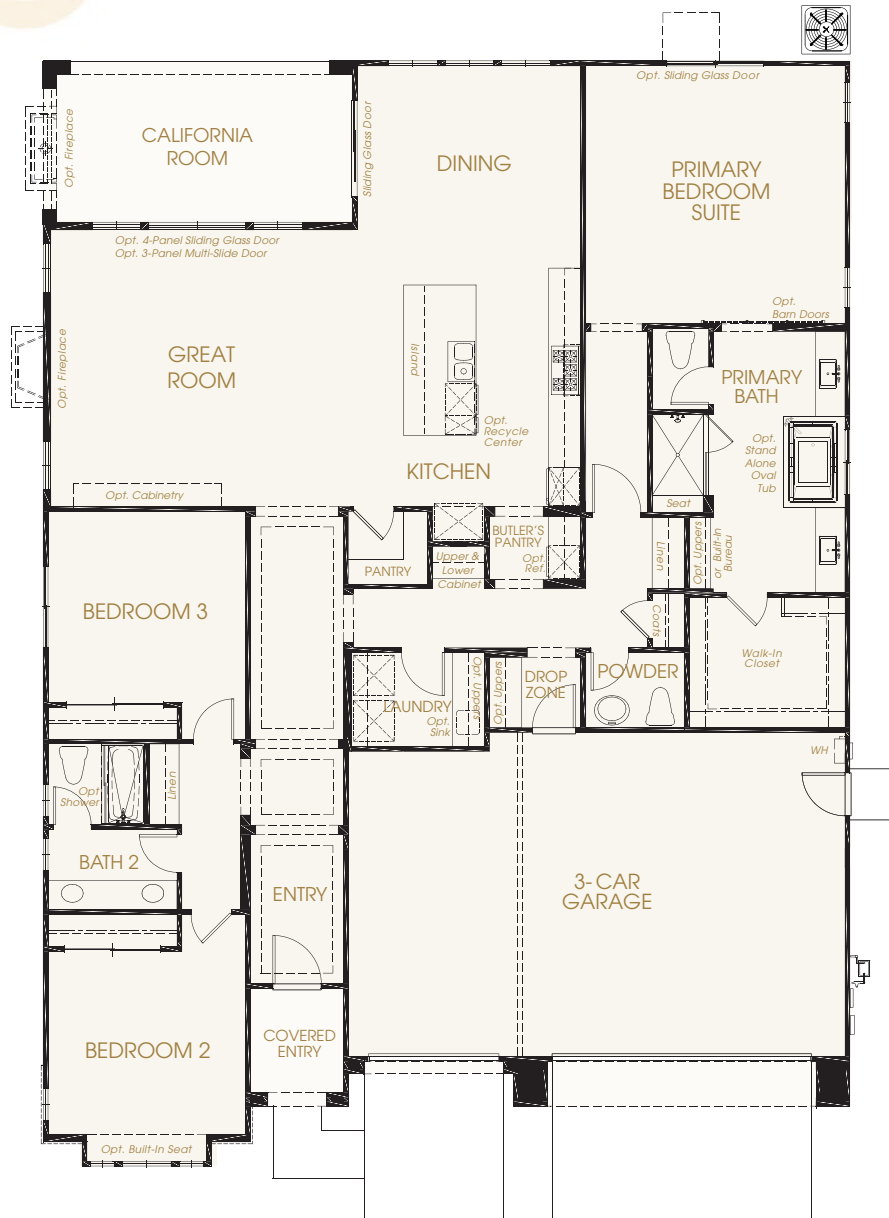
Rv 12.12.25

P R E L I M I N A R Y

The Landmark

SINGLE-STORY | 2,334 SQ. FT.

3-CAR GARAGE | 3 Bedroom – 2.5 Bath – California Room



FLOOR PLAN | FRENCH COUNTRY ELEVATION

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P R E L I M I N A R Y

The Landmark

SINGLE-STORY | 2,544 SQ. FT.

2-CAR GARAGE | 4 Bedroom – 3.5 Bath – California Room

OPTION: Den with Extended Laundry


Chelsea
AT ROSE GATE

The Farmhouse Elevation

*Shown with Optional
Stone Accents*



The Cottage Elevation

*Optional Stone
Accents Available*



The French Country Elevation

*Shown with Optional
Stone Accents*



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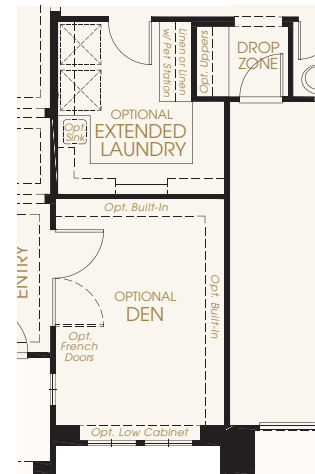
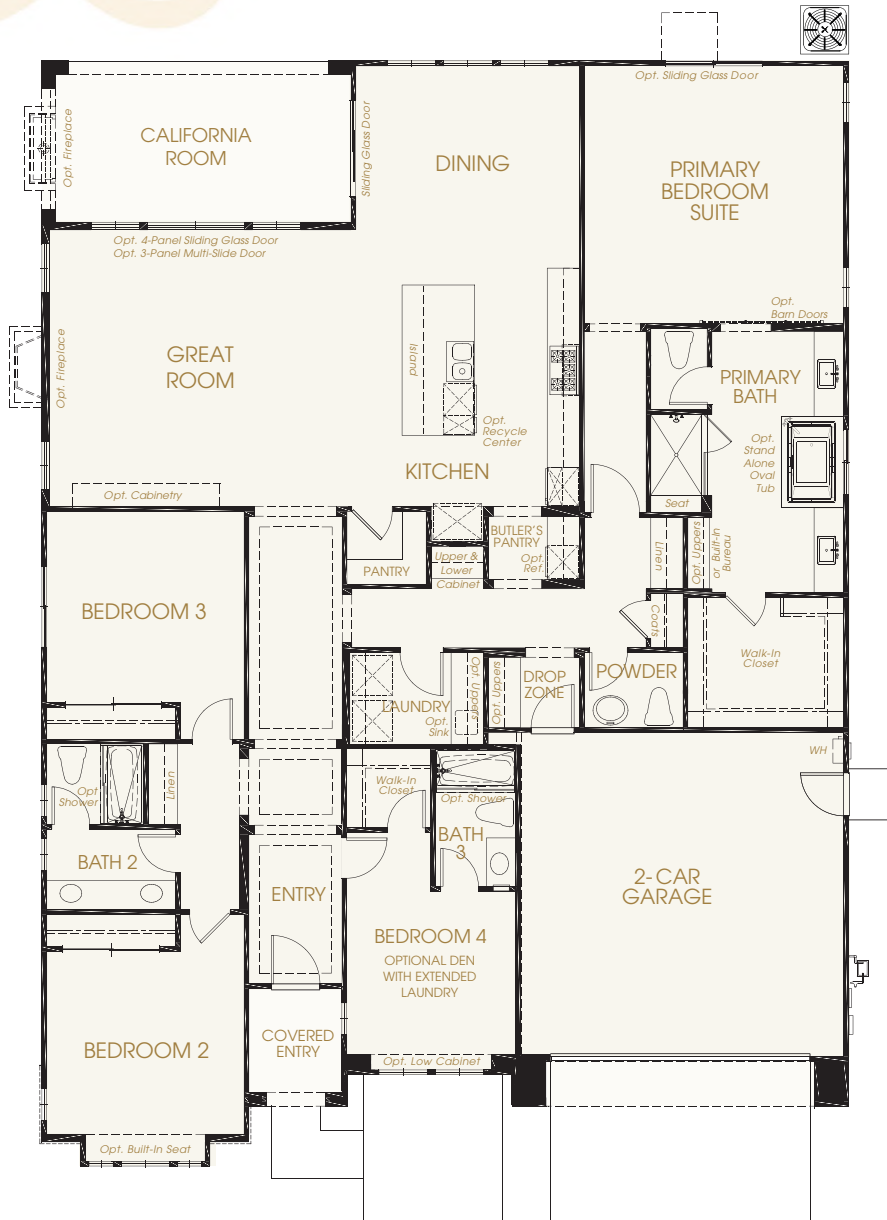
P R E L I M I N A R Y

The Landmark

SINGLE-STORY | 2,544 SQ. FT.

2-CAR GARAGE | 4 Bedroom – 3.5 Bath – California Room

OPTION: Den and Extended Laundry



OPTION:
Den and Extended
Laundry in lieu of
Bedroom 4 and Bath 3

FLOOR PLAN | FRENCH COUNTRY ELEVATION

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Rv 12.12.25

P R E L I M I N A R Y

The Coronado

SINGLE-STORY | 2,519 SQ. FT.

4 Bedroom – 2.5 Bath – California Room – 2-Car Garage

OPTION: Den


Chelsea
AT ROSE GATE

The Spanish Elevation

*Optional Brick
Accents Available*



The Farmhouse Elevation

*Shown with Optional
Stone Accents*



The French Country Elevation

*Shown with Optional
Stone Accents*



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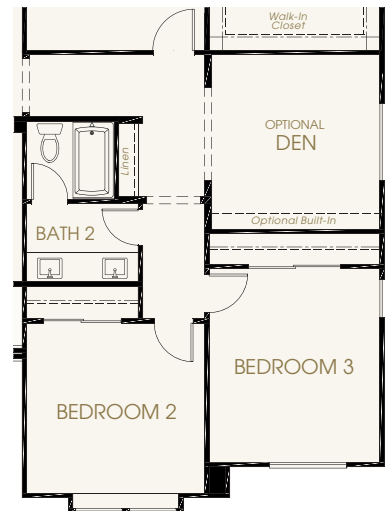
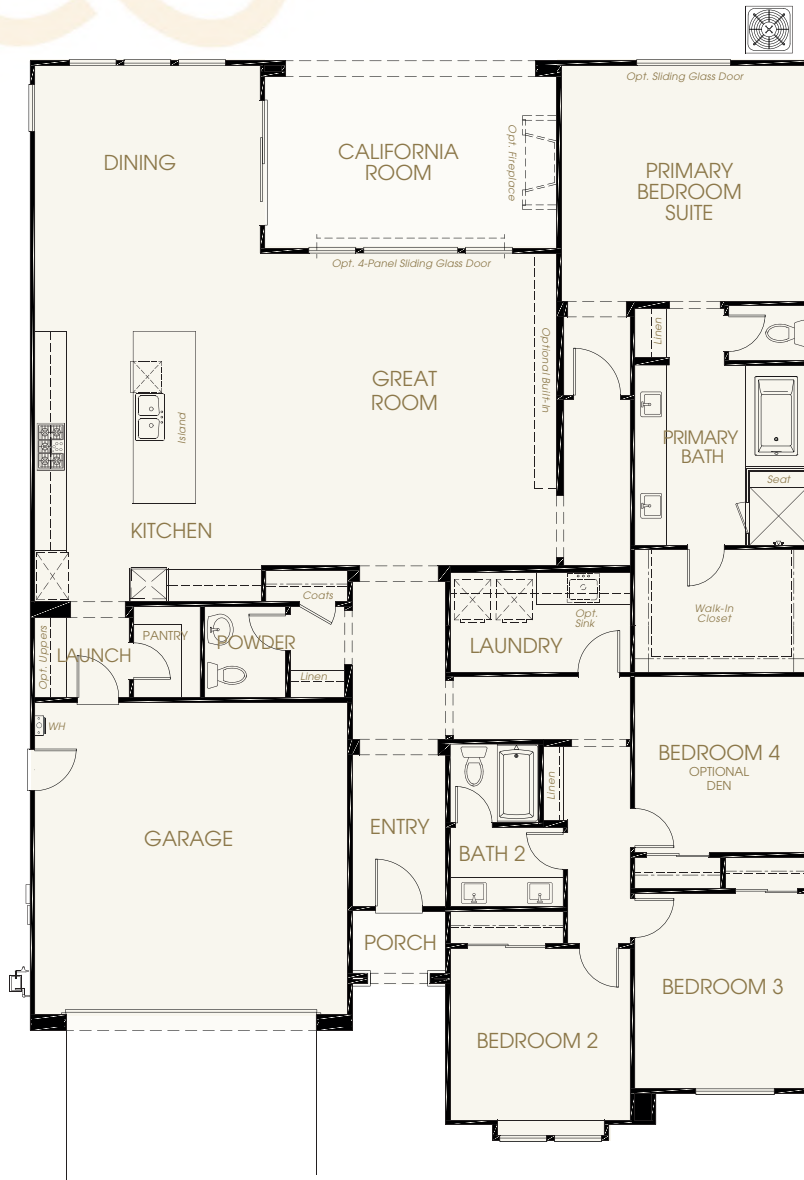
P R E L I M I N A R Y

The Coronado

SINGLE-STORY | 2,519 SQ. FT.

4 Bedroom – 2.5 Bath – California Room – 2-Car Garage

OPTION: Den



OPTION:
Den in lieu of
Bedroom 4

FLOOR PLAN | SPANISH ELEVATION

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P R E L I M I N A R Y

The Hawthorn

TWO-STORY | 2,718 - 3,017 SQ. FT.

4 Bedroom – 3 Bath – Den – 3-Car Tandem Garage

OPTIONS: Dining Room with Butler's Pantry, Office with Powder Bath, Exercise Room or Bedroom 5 with Bath 4, Home Management Center with California Room or Expanded California Room


Chelsea
AT ROSE GATE

The Spanish Elevation

*Optional Brick
Accents Available*



The Cottage Elevation

*Shown with Optional
Stone Accents*



The French Country Elevation

*Shown with Optional
Stone Accents*



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P R E L I M I N A R Y

The Hawthorn

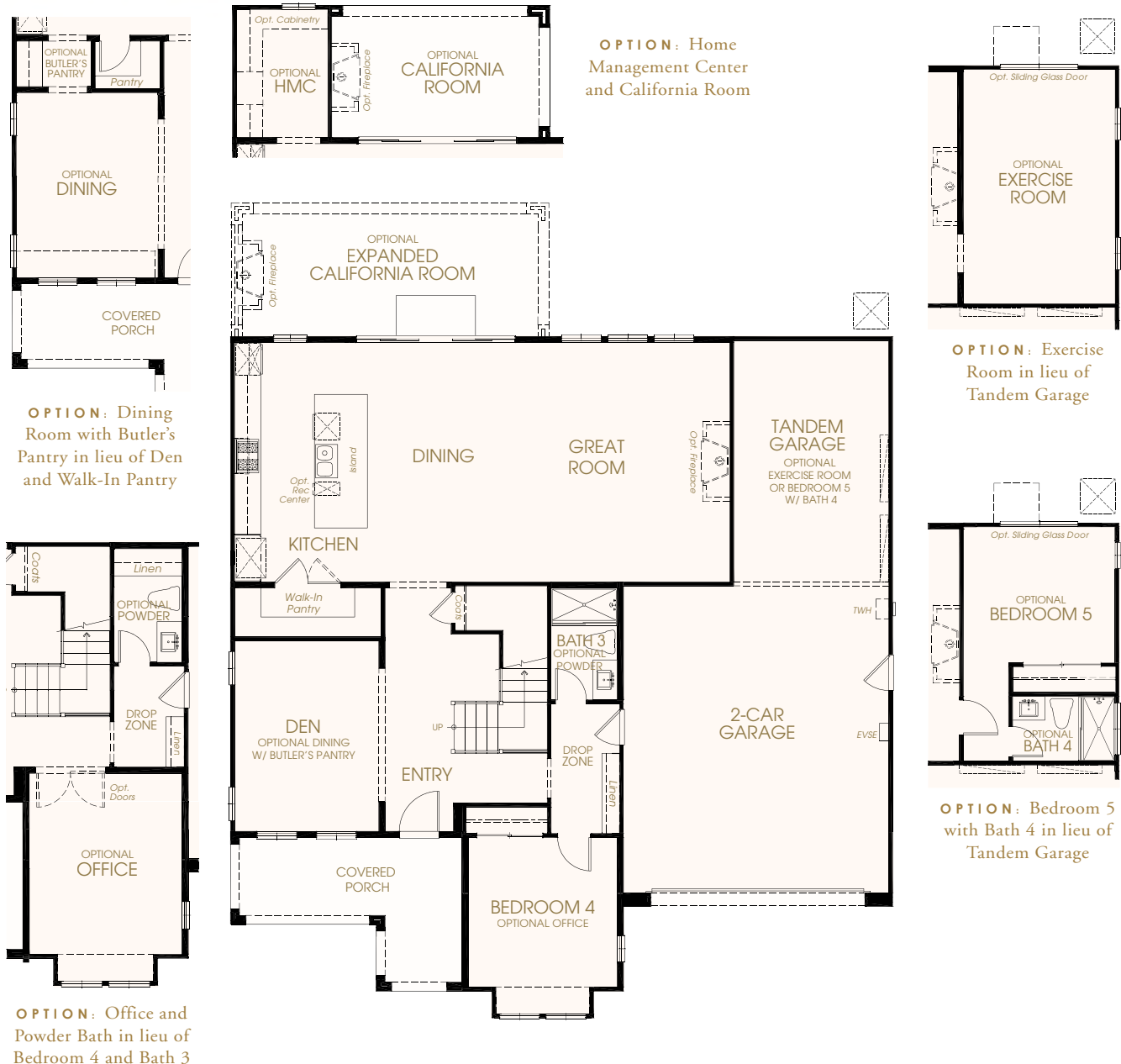
TWO-STORY | 2,718 - 3,017 SQ. FT.

4 Bedroom - 3 Bath - Den - 3-Car Tandem Garage

OPTIONS: Dining Room with Butler's Pantry, Office with Powder Bath, Exercise Room or Bedroom 5 with Bath 4, Home Management Center with California Room or Expanded California Room



LOWER LEVEL



FLOOR PLAN | SPANISH ELEVATION

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Rv 12.12.25

P R E L I M I N A R Y

The Hawthorn

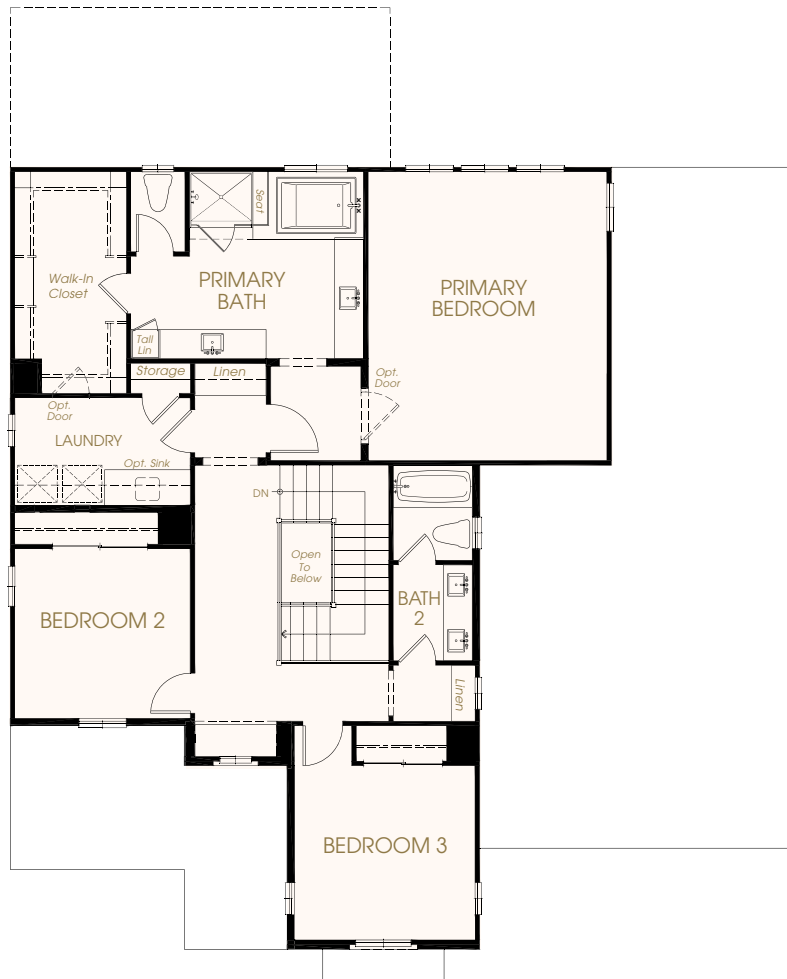
TWO-STORY | 2,718 - 3,017 SQ. FT.

4 Bedroom - 3 Bath - Den - 3-Car Tandem Garage

OPTIONS: Dining Room with Butler's Pantry, Office with Powder Bath, Exercise Room or Bedroom 5 with Bath 4, Home Management Center with California Room or Expanded California Room



UPPER LEVEL



FLOOR PLAN | SPANISH ELEVATION

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Rv 12.12.25

P R E L I M I N A R Y

The Bayberry

TWO-STORY | 2,854 - 3,354 SQ. FT.

4 Bedroom – 3 Bath – Loft – 4-Car Garage

OPTIONS: Study with Powder Bath, Dining Room with Butler's Pantry or Parlor with Drop Zone, Exercise Room, Bedroom 5 with Bath 4, Bonus Room, California Room



The Spanish Elevation

*Optional Brick
Accents Available*



The Cottage Elevation

*Shown with Optional
Stone Accents*



The French Country Elevation

*Shown with Optional
Stone Accents*



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Rv 12.12.25

P R E L I M I N A R Y

The Bayberry

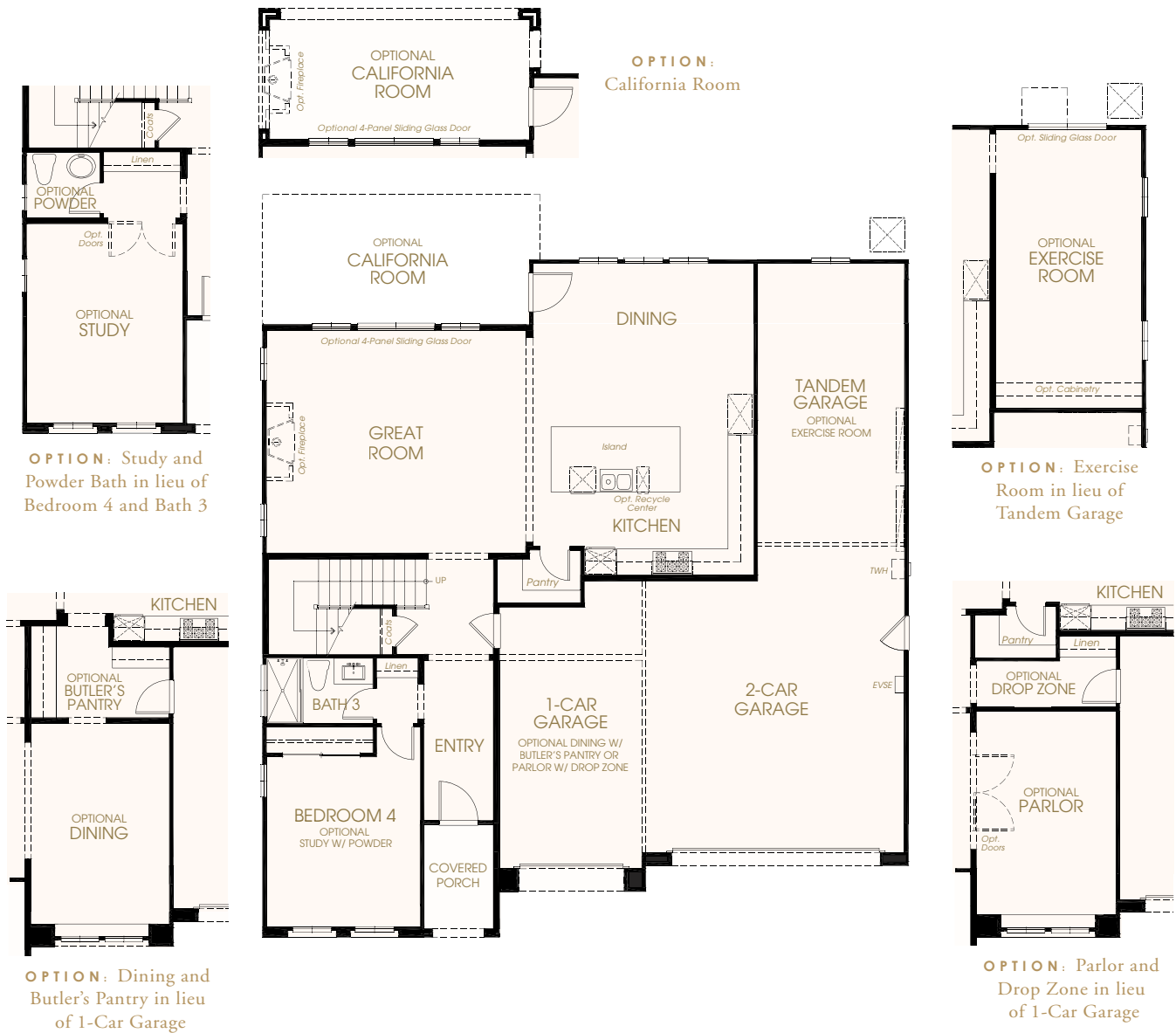
TWO-STORY | 2,854 - 3,354 SQ. FT.

4 Bedroom – 3 Bath – Loft – 4-Car Garage

OPTIONS: Study with Powder Bath, Dining Room with Butler's Pantry or Parlor with Drop Zone, Exercise Room, Bedroom 5 with Bath 4, Bonus Room, California Room



LOWER LEVEL



FLOOR PLAN | SPANISH ELEVATION

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Rv 12.12.25

P R E L I M I N A R Y

The Bayberry

TWO-STORY | 2,854 - 3,354 SQ. FT.

4 Bedroom - 3 Bath - Loft - 4-Car Garage

OPTIONS: Study with Powder Bath, Dining Room with Butler's Pantry or Parlor with Drop Zone, Exercise Room, Bedroom 5 with Bath 4, Bonus Room, California Room



UPPER LEVEL



OPTION:
Bedroom 5 with Bath 4
in lieu of Loft

OPTION:
Bonus Room in
lieu Bedroom 3



FLOOR PLAN | SPANISH ELEVATION

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P R E L I M I N A R Y

The Poppy

TWO-STORY | 2,929 SQ. FT.

4 Bedroom – 3 Bath – Loft – California Room – 2-Car Garage

OPTIONS: Alternate Kitchen Layout with Dining/Flex Space, Den, Bedroom 5,
Balcony, Primary Bedroom Deck, 3-Car Garage



The Spanish Elevation

*Optional Balcony
Available*

*Optional Brick
Accents Available*



The Cottage Elevation

*Shown with Optional
3-Car Garage*

*Optional Balcony
Available*

*Shown with Optional
Stone Accents*



The Farmhouse Elevation

*Shown with Optional
3-Car Garage, Balcony
and Metal Roof Awning*

*Optional Stone
Accents Available*



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P R E L I M I N A R Y

The Poppy

TWO-STORY | 2,929 SQ. FT.

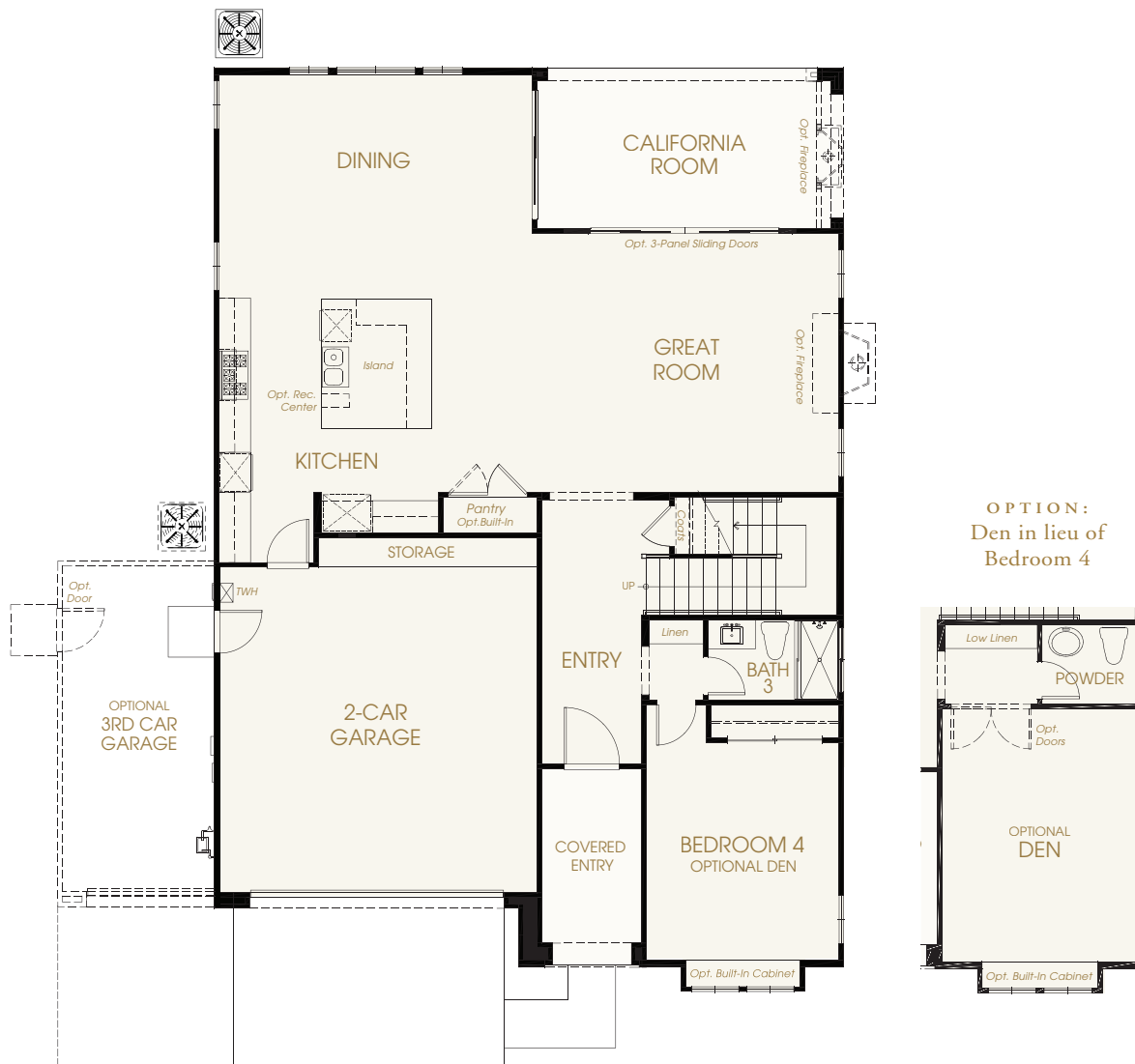
4 Bedroom – 3 Bath – Loft – California Room – 2-Car Garage

OPTIONS: Alternate Kitchen Layout with Dining/Flex Space, Den, Bedroom 5, Balcony, Primary Bedroom Deck, 3-Car Garage



STANDARD

LOWER LEVEL



FLOOR PLAN | SPANISH ELEVATION

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P R E L I M I N A R Y

The Poppy

TWO-STORY | 2,929 SQ. FT.

4 Bedroom – 3 Bath – Loft – California Room – 2-Car Garage

OPTIONS: Alternate Kitchen Layout with Dining/Flex Space, Den, Bedroom 5, Balcony, Primary Bedroom Deck, 3-Car Garage



"AS MODELED"

LOWER LEVEL



FLOOR PLAN | SPANISH ELEVATION

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The Poppy

TWO-STORY | 2,929 SQ. FT.

4 Bedroom – 3 Bath – Loft – California Room – 2-Car Garage

OPTIONS: Alternate Kitchen Layout with Dining/Flex Space, Den, Bedroom 5, Balcony, Primary Bedroom Deck, 3-Car Garage

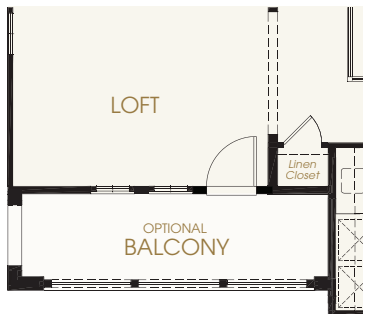


UPPER LEVEL

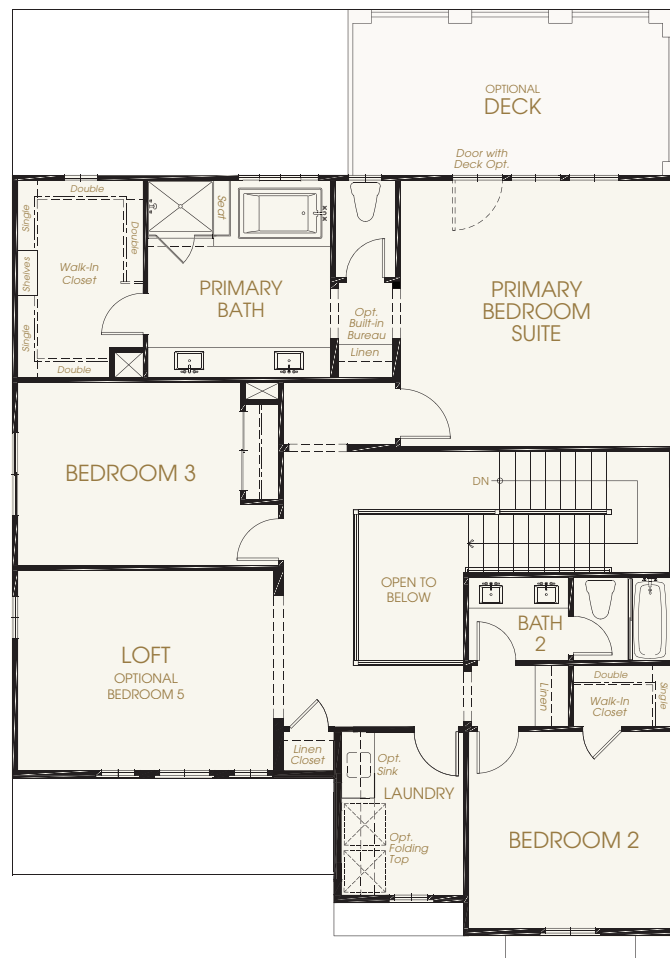
OPTION:
Deck off Primary
Bedroom



OPTION:
Bedroom 5 in lieu of Loft



OPTION:
Balcony at Loft or
Bedroom 5



FLOOR PLAN | SPANISH ELEVATION

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P R E L I M I N A R Y

The Terrace

TWO-STORY | 3,224 - 3,377 SQ. FT.

4 Bedroom – 4 Bath – Loft – California Room – 3-Car Tandem Garage

OPTIONS: Den, Pocket Office, Primary Bath Spa Shower, Primary Bedroom Deck, Loft Balcony


Chelsea
AT ROSE GATE

The Spanish Elevation

*Shown with
Optional Balcony
Optional Brick
Accents Available*



The French Country Elevation

*Shown with Optional
Stone Accents
Optional Balcony
Available*



The Farmhouse Elevation

*Shown with Optional
Stone Accents and
Standard Metal Roofs
at Window Awnings
Optional Balcony
Available*



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Rv 12.12.25

P R E L I M I N A R Y

The Terrace

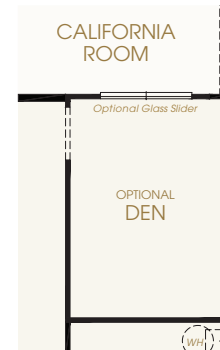
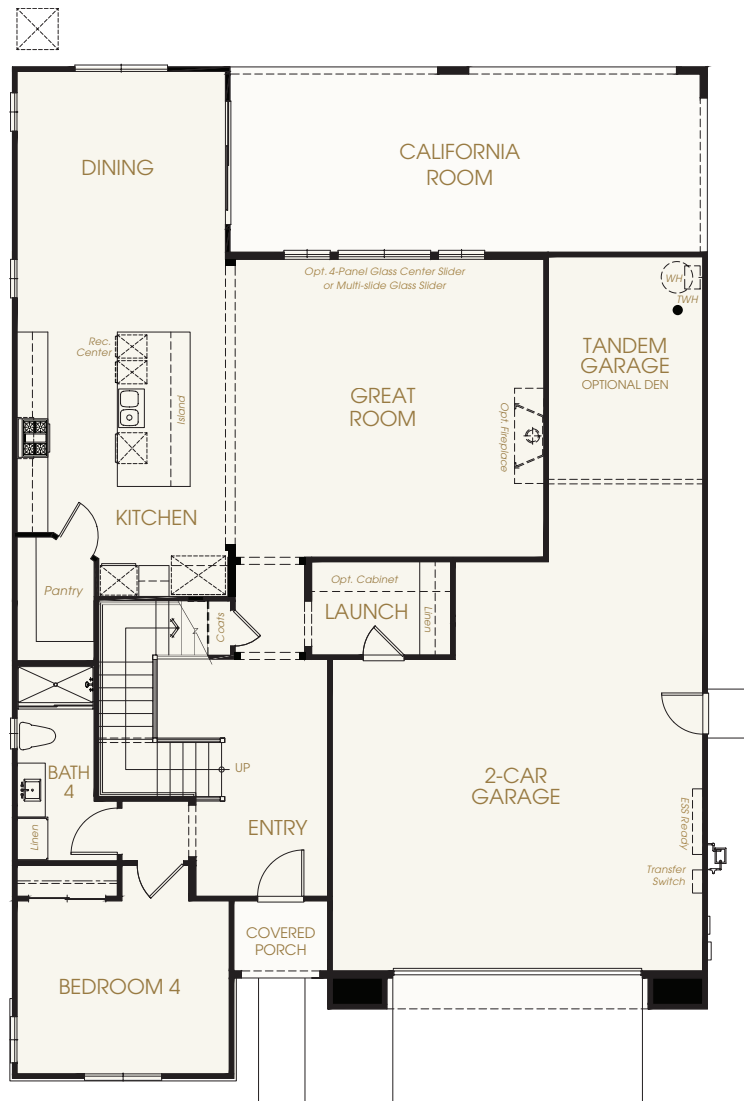
TWO-STORY | 3,224 - 3,377 SQ. FT.

4 Bedroom - 4 Bath - Loft - California Room - 3-Car Tandem Garage

OPTIONS: Den, Pocket Office, Primary Bath Spa Shower, Primary Bedroom Deck, Loft Balcony



LOWER LEVEL



OPTION:
Den in lieu of
Tandem Garage
(Adds 154 sq. ft.)

FLOOR PLAN | SPANISH ELEVATION

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P R E L I M I N A R Y

The Terrace

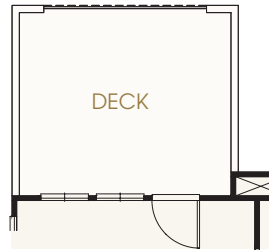
TWO-STORY | 3,224 - 3,377 SQ. FT.

4 Bedroom - 4 Bath - Loft - California Room - 3-Car Tandem Garage

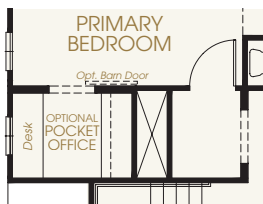
OPTIONS: Den, Pocket Office, Primary Bath Spa Shower, Primary Bedroom Deck, Loft Balcony



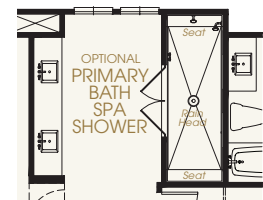
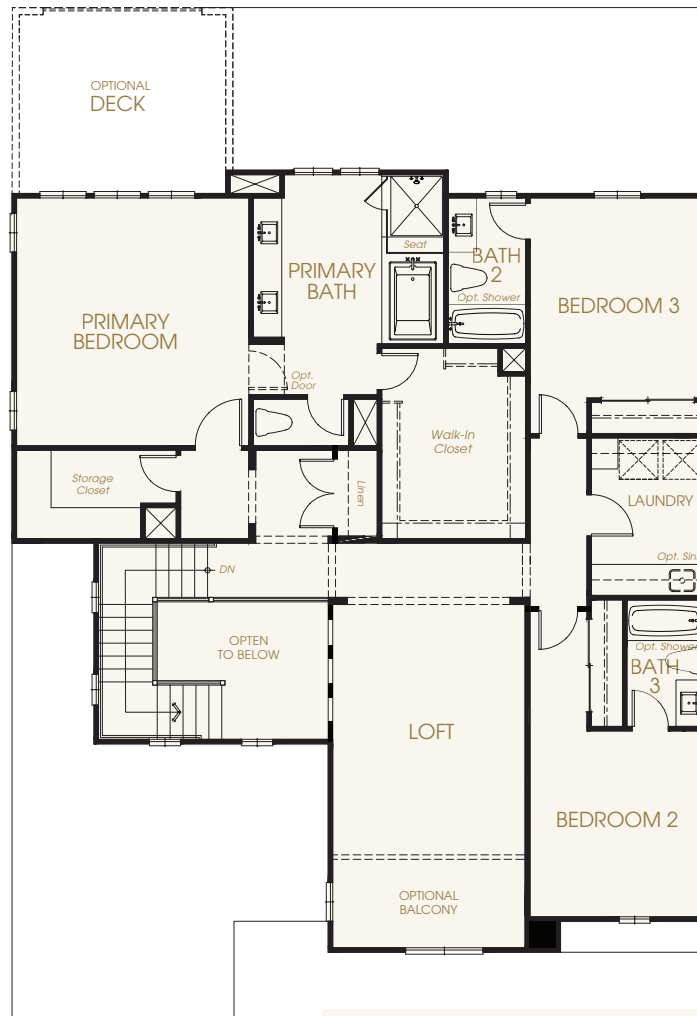
UPPER LEVEL



OPTION:
Deck off of
Primary Bedroom



OPTION:
Pocket Office in lieu
of Storage Closet

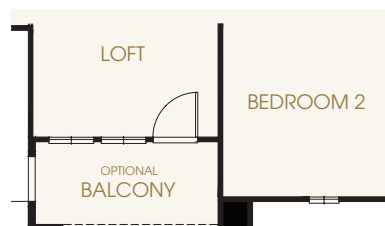


OPTION:
Primary Bath
Spa Shower



OPTION:
Stall Shower in lieu
of Tub/Shower in
Baths 2 & 3

OPTION:
Balcony at Loft
(~76 sq. ft.)



FLOOR PLAN | SPANISH ELEVATION

In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.



Broker #
01112962



Rv 12.12.25