



Luxury by DesignSM



RESERVE

BY

PACIFIC
COMMUNITIES
Old Traditions. New Innovations



PACIFIC ROYAL OAKS

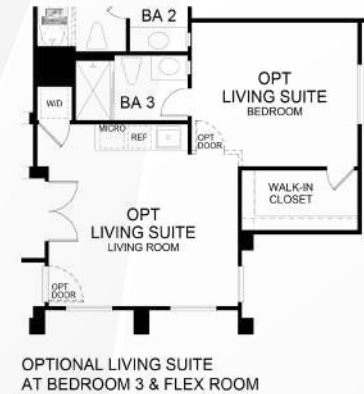
PLAN 3003

- * 3,003 Square Feet
- * 3 Bedrooms
- * Flex Room
- * 3.5 Bathrooms
- * 2-Car Garage
- * Optional Living Suite
- * Optional Bedroom 4
- * Optional CA Room
- * Optional Gourmet Pantry

Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.



Elevation A - Tuscan



Elevation B - Craftsman

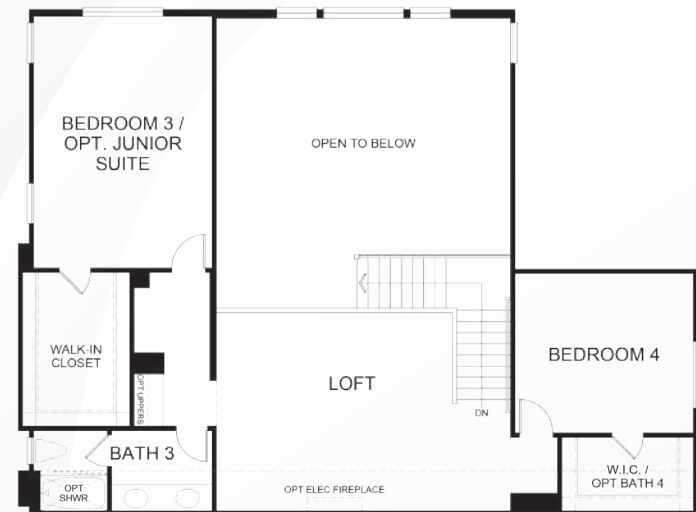




PACIFIC
ROYAL OAKS

PLAN 3292

- * 3,292 Square Feet
- * 4 Bedrooms
- * Flex Room
- * Loft
- * 3.5 Bathrooms
- * 2-Car Garage



Elevation A - Tuscan



Elevation B - Craftsman (Modeled)



Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.



PACIFIC
ROYAL OAKS

PLAN 3292

OPTIONS:

- * California Room with Deck
- * Bedroom 5 ILO Flex Room
- * SmartGenSM Living Suite ILO Bed 2 & Flex Room
- * Gourmet Pantry
- * Personal Gym ILO Bed 2
- * Bathroom 4 ILO Bed 4 W.I.C.
- * Junior Suite ILO Bed 3 & Bath 3

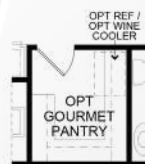


DINING ROOM



BEDROOM 3

OPTIONAL CALIFORNIA ROOM
W/ DECK ABOVE



OPTIONAL GOURMET PANTRY
AT PANTRY



OPTIONAL BEDROOM 5
AT FLEX ROOM



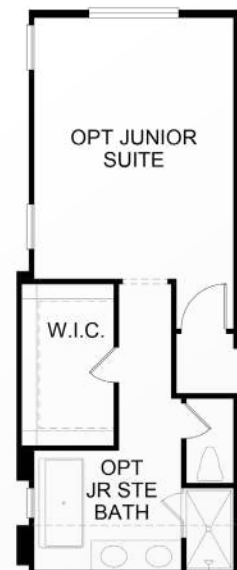
OPTIONAL PERSONAL GYM
AT BEDROOM 2



OPTIONAL BATH 4
AT BEDROOM 4 W.I.C.



OPTIONAL LIVING SUITE
AT FLEX ROOM & BEDROOM 2

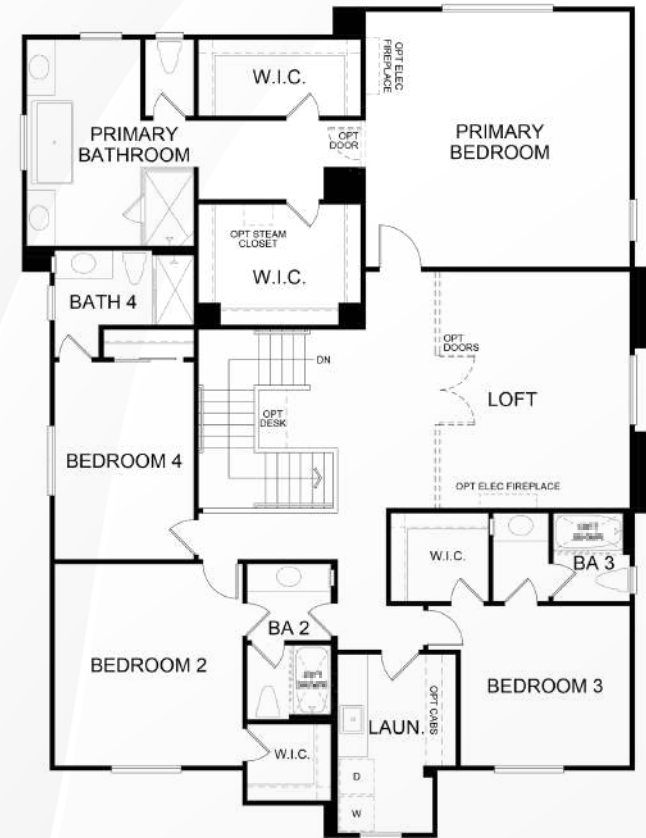


OPTIONAL JUNIOR SUITE
AT BEDROOM 3 & BATH 3
(INCLUDES BATH 4)

Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.



- * 4,008 up to 4,282 Square Feet
- * 5 Bedrooms
- * Flex Room
- * Loft
- * 5.5 Bathrooms
- * 3-Car Tandem Garage



Elevation B - Craftsman



Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.

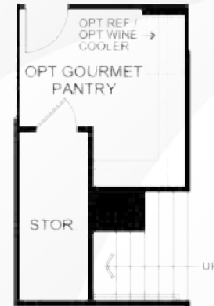


PACIFIC
ROYAL OAKS

PLAN 4008

OPTIONS:

- * Gourmet Pantry
- * Mudroom ILO Tandem
- * Bedroom 6 ILO Flex Rm
- * SmartGenSM Living Suite ILO Flex Rm & Bed 5
- * California Room w/ Retreat & Deck Above



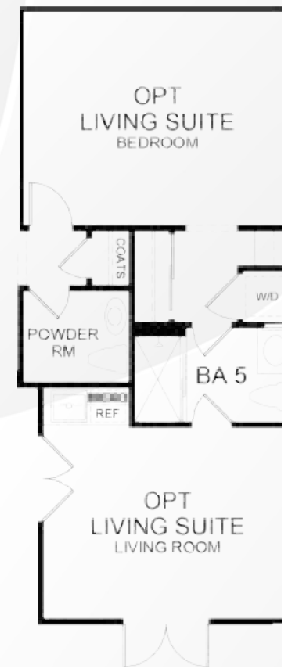
OPTIONAL GOURMET PANTRY
AT PANTRY



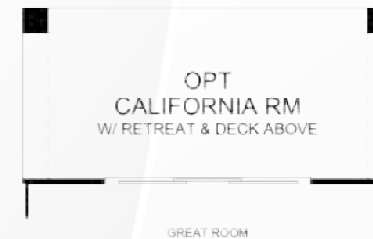
OPTIONAL MUDROOM
AT GARAGE



OPTIONAL BEDROOM 6
AT FLEX ROOM



OPTIONAL LIVING SUITE
AT FLEX ROOM & BEDROOM 5



OPTIONAL CALIFORNIA ROOM
W/ RETREAT & DECK ABOVE

Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.



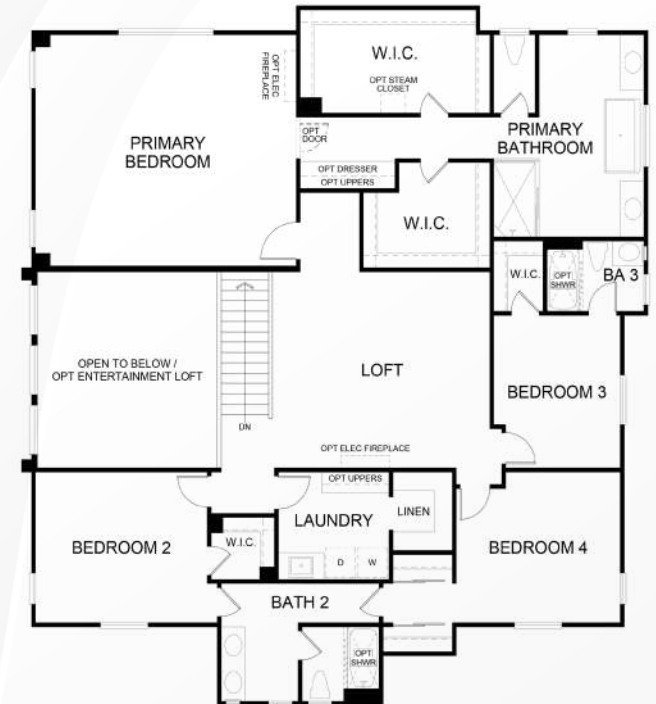
PACIFIC ROYAL OAKS

PLAN 4397

- * 4,397 up to 4,758 Square Feet
- * 5 Bedrooms (Including Junior Suite)
- * Flex Room
- * Gathering Room
- * Loft
- * 4.5 Bathrooms
- * 3-Car Tandem Garage



Elevation A - Tuscan (Modeled)



Elevation B - Craftsman



Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.



PACIFIC
ROYAL OAKS

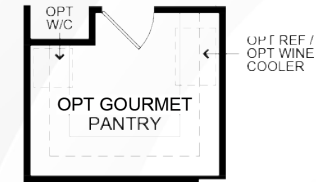
PLAN 4397

OPTIONS:

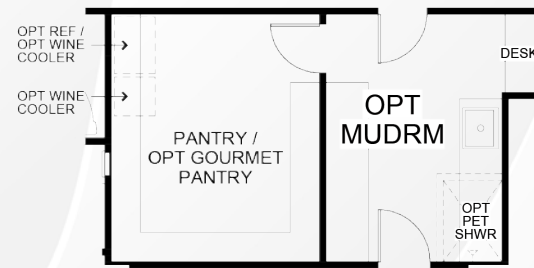
- * California Room
- * Gourmet Pantry
- * Mudroom ILO Tandem
- * Entertainment Loft
- * Office ILO Flex Room



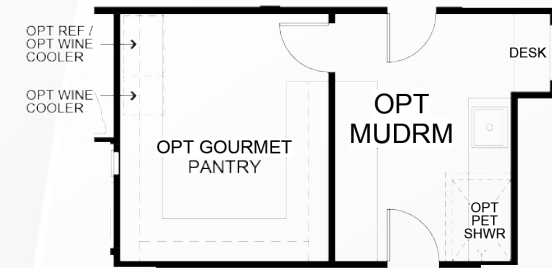
OPTIONAL CALIFORNIA ROOM



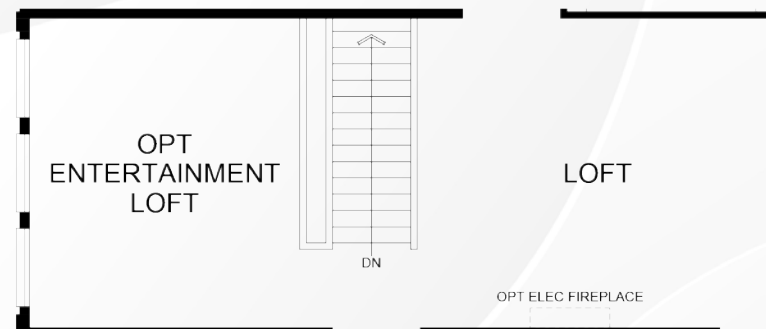
OPTIONAL GOURMET PANTRY
AT STANDARD PANTRY



OPTIONAL MUDROOM
AT GARAGE



OPTIONAL GOURMET PANTRY
AT PANTRY W/ MUDROOM OPTION



OPTIONAL ENTERTAINMENT LOFT
AT OPEN TO BELOW

Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.



PACIFIC ROYAL OAKS

FEATURES

- * Minimum 1/2 Homesites
- * Single-Story Homes
- * Elegant Front Door Handset w/ Smart Lock (Matte Black)
- * Optional Private Gates
- * Optional CA Room/Deck
- * Up to 3-Car Tandem Garages

Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.

Distinctive Exteriors

- Tuscan and Craftsman Architecture
- Durable, Fire-Resistant Low S Tile Roof
- Elegant Therma-Tru Fiberglass Entry Door
- Garage Door with WiFi Opener, Backup Battery & 2 Remotes
- Garage direct access to interior & side yard
- Beautiful Stone Veneer and Sidings (Varies per Elevation)
- Rear gas stub & Hose Bib
- Exterior Weatherproof Outlets
- Drought Tolerant Front Yard Landscaping with Automatic Drip System
- Vinyl or Block Wall Fencing
- SunPower Solar Panels (Lease Program)
- Illuminated Address Plaque

Interior Detailing

- Up to 11 Ft. Ceiling Height (varies per plan)
- Stylish Quartz Countertops Throughout
- White Shaker Cabinets Throughout
- Elegant 17" x17" Ceramic Tile at Entry, Kitchen & Baths
- Plush Wall-to-Wall Carpeting
- Interior Laundry Room with Sink
- Recessed Lighting (locations vary per plan)
- Decora Dimmer Switch Throughout
- Motion Sensor Switch in All Bathrooms
- Six Panel Interior Doors
- Brushed Nickel Interior Door Hardware
- 3 1/2" Baseboard, 2 1/2" Casing
- Smoke & Carbon Monoxide Detectors (per code)

Smart By DesignSM Home Automation

- Phone, TV and data outlets
- UltraSync Smart Hub
- 3 Security Door Contacts
- 1 Motion Detector
- Smart Kwikset Front Door Electronic Lock

Kitchen

- Stylish Quartz Countertops with 6" Backsplash, Full Height at Cooktop
- White Shaker Cabinetry

- Kitchen Island with Eating Bar
- Spacious Kitchen Pantries (varies per plan)
- Samsung Stainless Steel Appliances:
 - Dishwasher with 4 wash cycles
 - Five Burner Built-In Gas Cooktop
 - Ultra quiet & powerful chimney hood
 - Built-in self & steam clean oven
 - Built-in microwave with sensor cooking controls
- Refrigerator Area Plumbed for Ice Maker
- Stainless Steel Under-Mount Single Bowl Kitchen Sink with Garbage Disposal
- Delta Stainless Steel High Arc Pull-Down Faucet

Elegant Primary Suites

- Stylish E-Stone Countertop with 6" Backsplash
- White Shaker cabinetry
- Spacious Walk-In Closet with Shelf and Chrome Pole
- Tile Shower & Free Standing Tub
- Brush Nickel Framless Door Clear Glass Shower Enclosure
- Dual Under-Mount Rectangle Vanity Sink
- Delta Stainless Steel Faucet & Fixture

Energy Saving Features

- Central Heating & Air Conditioning System with Smart Thermostat
- EPA WaterSense shower Head & Faucet
- Water-Conserving Elongated Toilets
- White Vinyl Dual-Paned Windows with Low-E Glass
- Energy Efficient Tankless Water Heater
- Weather-Stripping for Entry & Access Doors
- LED Lights Throughout (locations vary per plan)

Customizing Options

- Room Options (Select Homesites, Depending on Cut-Off Date)
- Upgraded Flooring, Window Treatments & Designer Paint Throughout, Others Available at the Design Center
- Environmentally Friendly Gas Burning Fireplace
- Electric Fireplace at Primary Bedroom, Loft

- Extended Kitchen Cabinets with 6" Backsplash (varies per plan)
- Stainless Steel Refrigerator (Multiple Choices)
- Extended Kitchen Island
- Wine Refrigerator at Kitchen Island
- Stainless Steel Secondary built-in oven (location varies per plan)
- Stainless Steel Apron Kitchen Sink
- Living Suite with Kitchenette, Sink & Beverage Refrigerator + Stackable Washer/Dryer
- Washer & Dryer Set (3 Choices)
- Upgraded Stained Cabinet Doors
- Gourmet Pantry with Upper & Lower Cabinets, 6" Backsplash
- Glass Pantry Door
- Upper Cabinets in Laundry Room
- Sliding Glass Door at Primary Bedroom (varies per plan)
- Primary Walk-in Closet Organization System
- Double-Sided Mirror Doors at Primary Closet
- Entry Door with Glass Insert
- Upgraded Electrical Wiring + Lighting Options
- Surround Sound and Security System
- Upgraded Baseboard & Crown Molding
- Rain Gutters
- Garage Door with Windows
- Epoxy Garage Floor
- QuietCool Whole House Fan
- Upgraded Open Rail Stair System at 2nd Floor
- Smart Home Upgraded Safety/Security Options, Home Control, Wi-Fi Built-In Options, Lifestyle Options, Audio and Video Entertainment Options
- Dacor Appliance Package
- Finish Packages in Matte Black
- Samsung Air Dresser Clothing System
- Recirculation Pump
- Optional 2nd Refrigerator locations



PACIFIC
ROYAL OAKS

OUR STORY



The Reserve Series

The Reserve Series is inspired by high-end architecture and design to create the luxury feel of a custom home. Premium upgrades and design features such as vaulted ceilings, modern gourmet kitchens with oversized kitchen islands, large pantries and elegant multi-gen master suites provide an upscale lifestyle with you in mind.



RESERVE

BY
PACIFIC
COMMUNITIES
Old Traditions, New Innovations

For over 30 years,

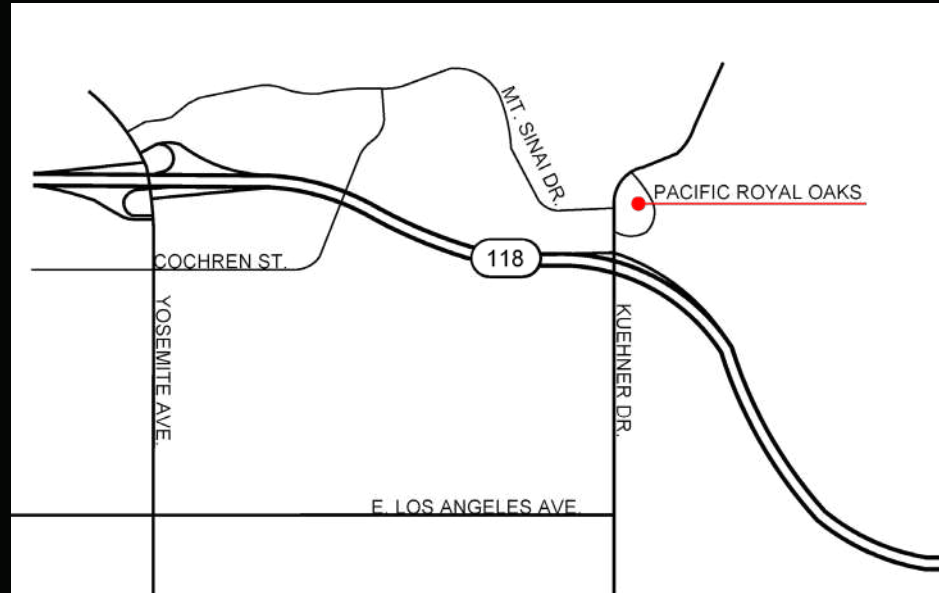
Pacific Communities has built over 5000 homes across Southern California with thoughtful and creative designs that meets evolving homebuyer needs.

- 2021 Building Industry Association - Baldy View Chapter - Builder of the Year
- Consistently ranked among the top 30 builders in the Pacific region by Builder magazine
- Several Gold Nugget awards winner



Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.





PACIFIC ROYAL OAKS

6556 Canyon Oaks Drive
Simi Valley, CA 93063
(805) 750-1412

RoyalOaks@pcbinc.com
Open Daily: 10 a.m. to 5 p.m.



Pacific Communities reserves the right to change features, elevations, community information, materials and pricing without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details.