



BLUE SKY  
R A N C H

 New Pointe  
Communities, Inc.



# BLUE SKY RANCH





**BLUE SKY**  
RANCH

**PHASE 2  
NOW  
SELLING**

**PHASE 2 | MOVE IN WINTER 2023**



**29268 DUFFWOOD LN | LOT 1**  
4 BED | 3.5 BATH | 3307 SF | 4-CAR TANDEM GARAGE  
\*OFFERED AT \$1,350,000



**29264 DUFFWOOD LN | LOT 2**  
5 BED | 4.5 BATH | 3610 SF | 3-CAR GARAGE  
\*Call for Pricing



**29260 DUFFWOOD LN | LOT 3**  
4 BED | 3.5 BATH | 3307 SF | 4-CAR TANDEM GARAGE  
\*Call for Pricing

**LUXURY VALLEY CENTER  
RESIDENCES**

Sales Center

29264 Duffwood Ln  
Valley Center, CA 92082

Schedule a Tour Today  
619.933.0050

*\*All pricing is subject to change  
without notice*

**BlueSkyRanchNewHomes.com**

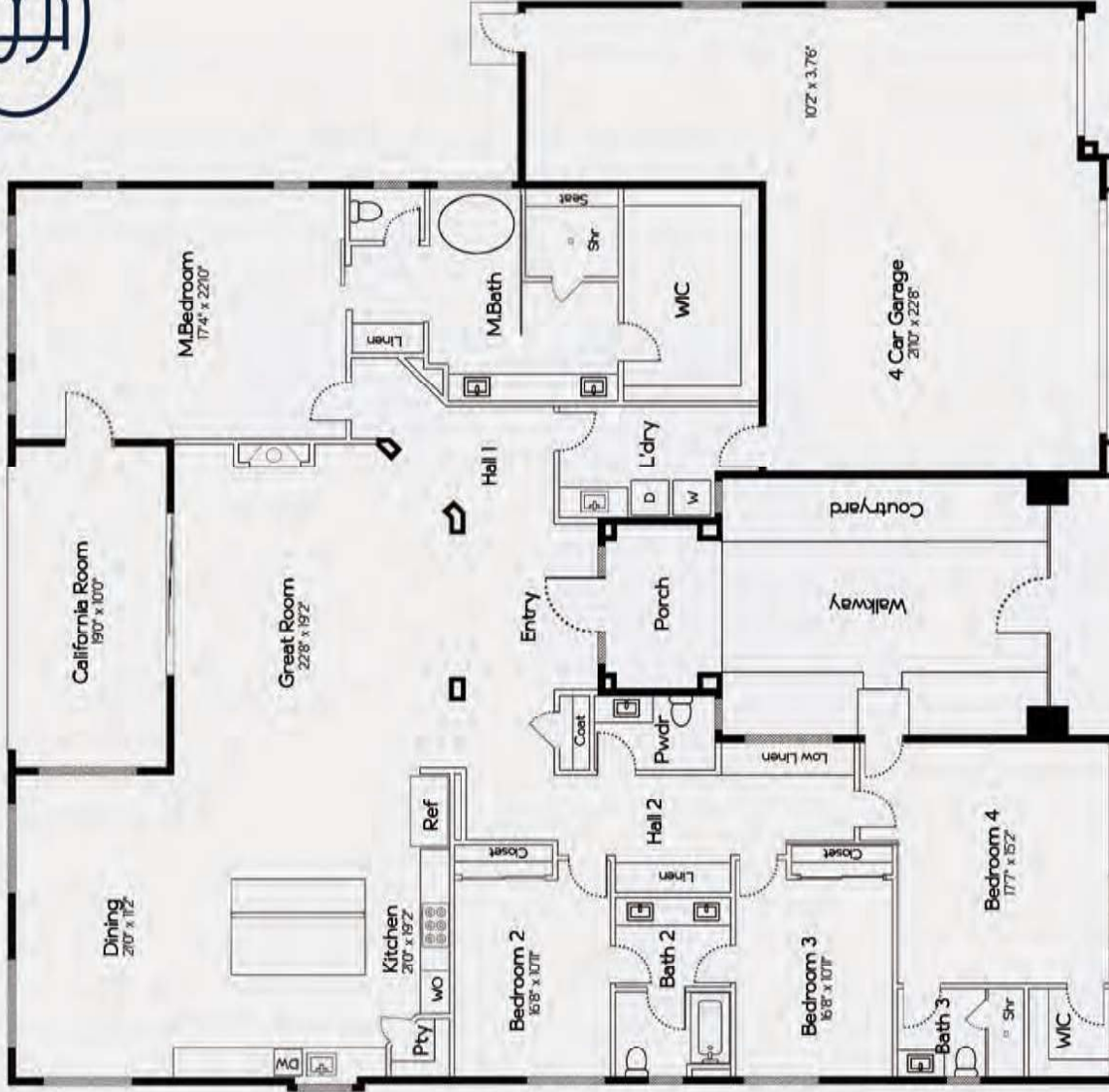


Phase 2 Homes  
29268 Duffwood Lane, Valley Center, CA 92082





# BLUE SKY RANCH



**Plan 1**

**Lots 1, 3, 5**

**4 Bed | 3.5 Bath**

 Window

 Door

 Thick Wall

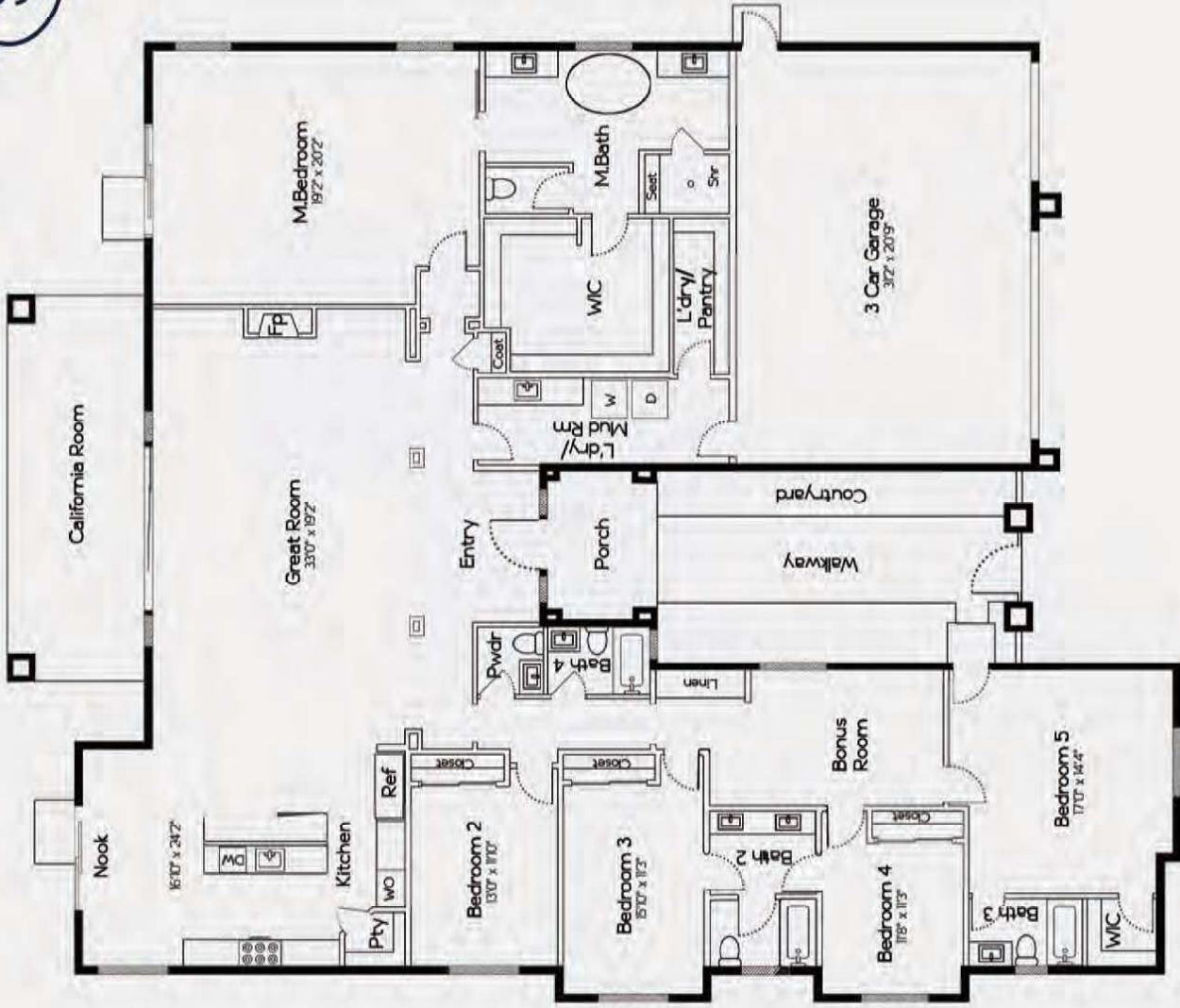
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Phase 2 Homes  
29264 Duffwood Lane, Valley Center, CA 92082





**BLUE SKY**  
RANCH



**Plan 2**  
**Lots 2, 4, 6**  
**5 Bed | 4.5 Bath**



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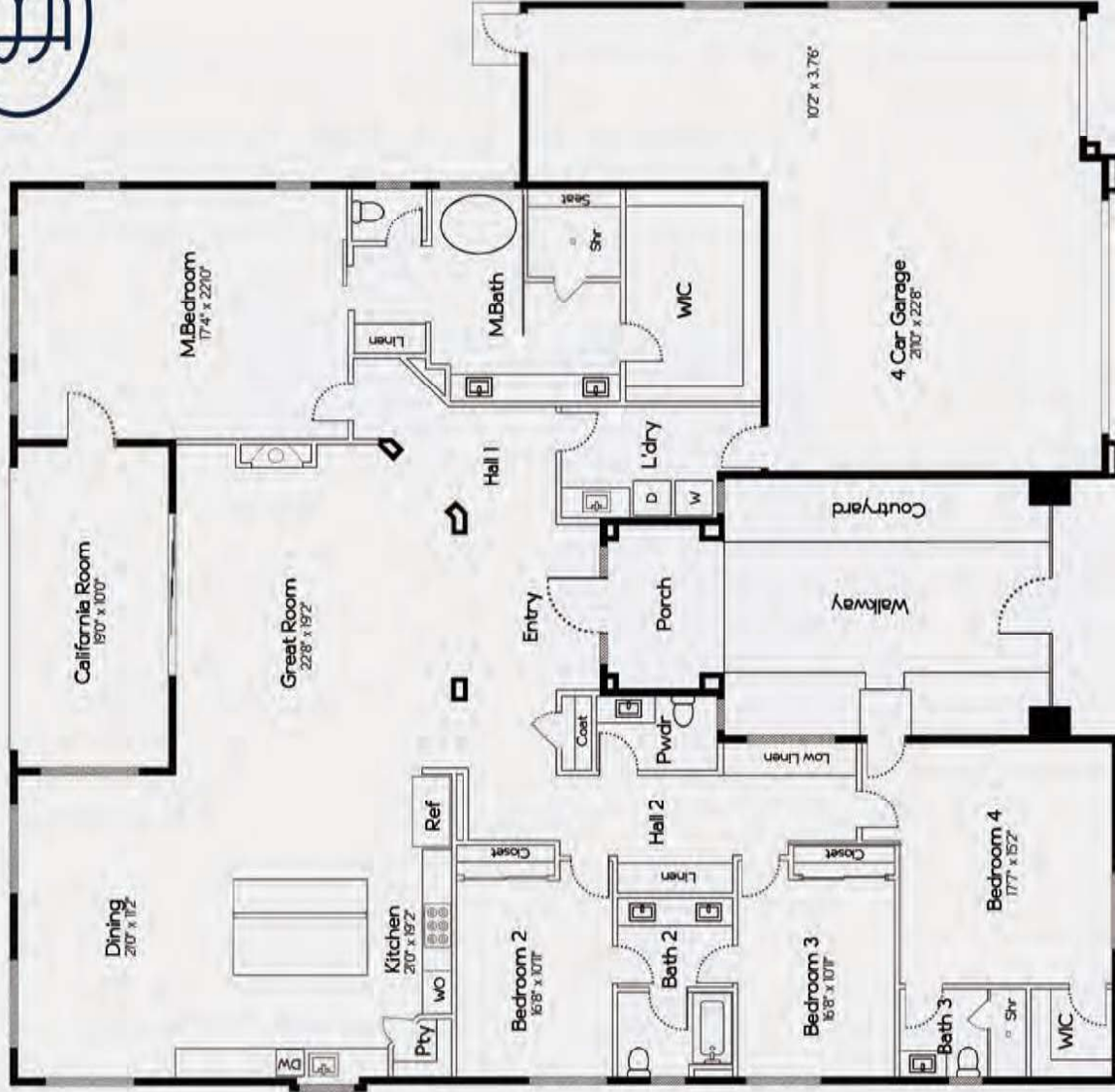
Phase 2 Homes  
29260 Duffwood Lane, Valley Center, CA 92082







# BLUE SKY RANCH



**Plan 1**

**Lots 1, 3, 5**

**4 Bed | 3.5 Bath**



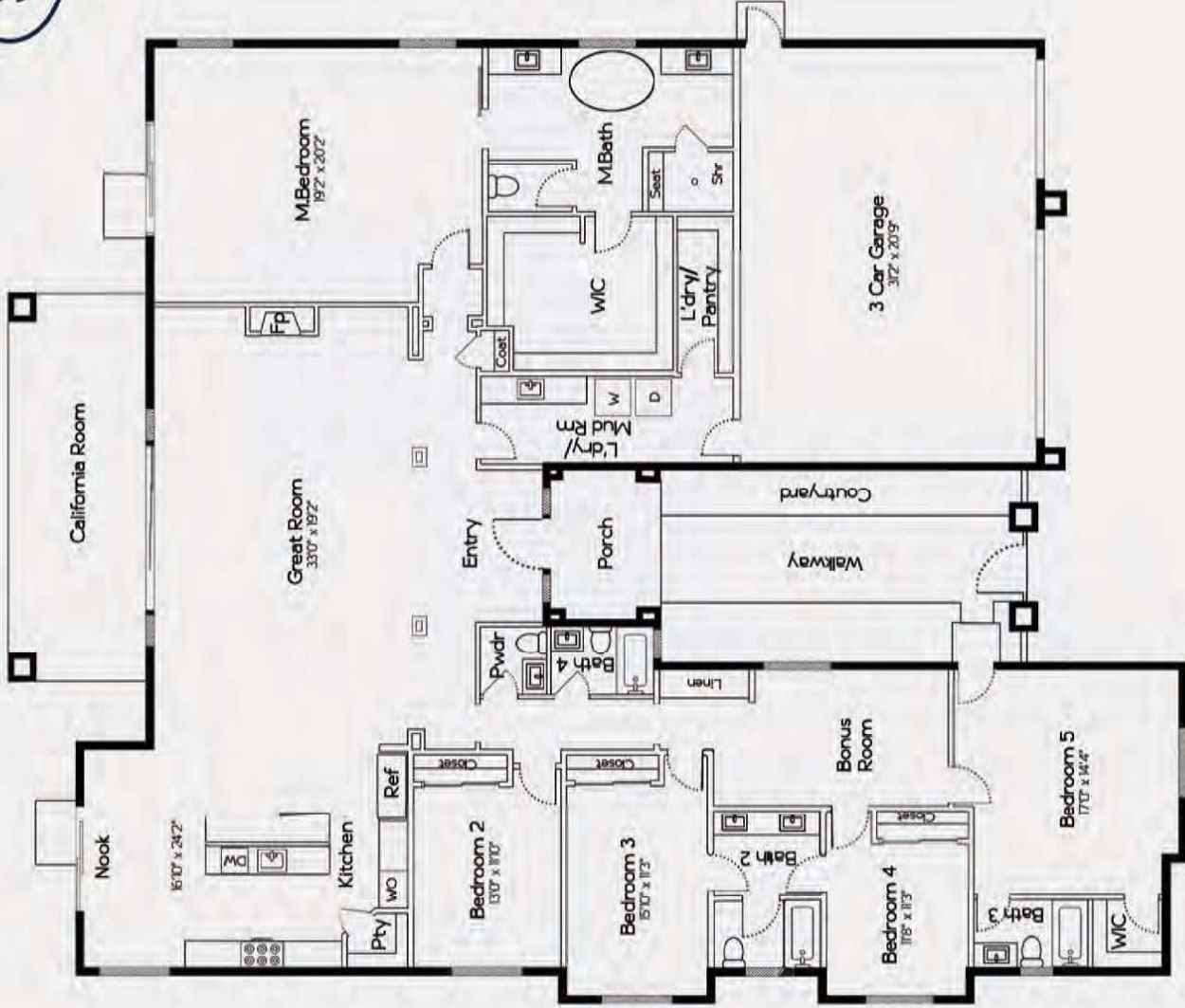
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29256 Duffwood Lane, Valley Center, CA 92082





# BLUE SKY RANCH

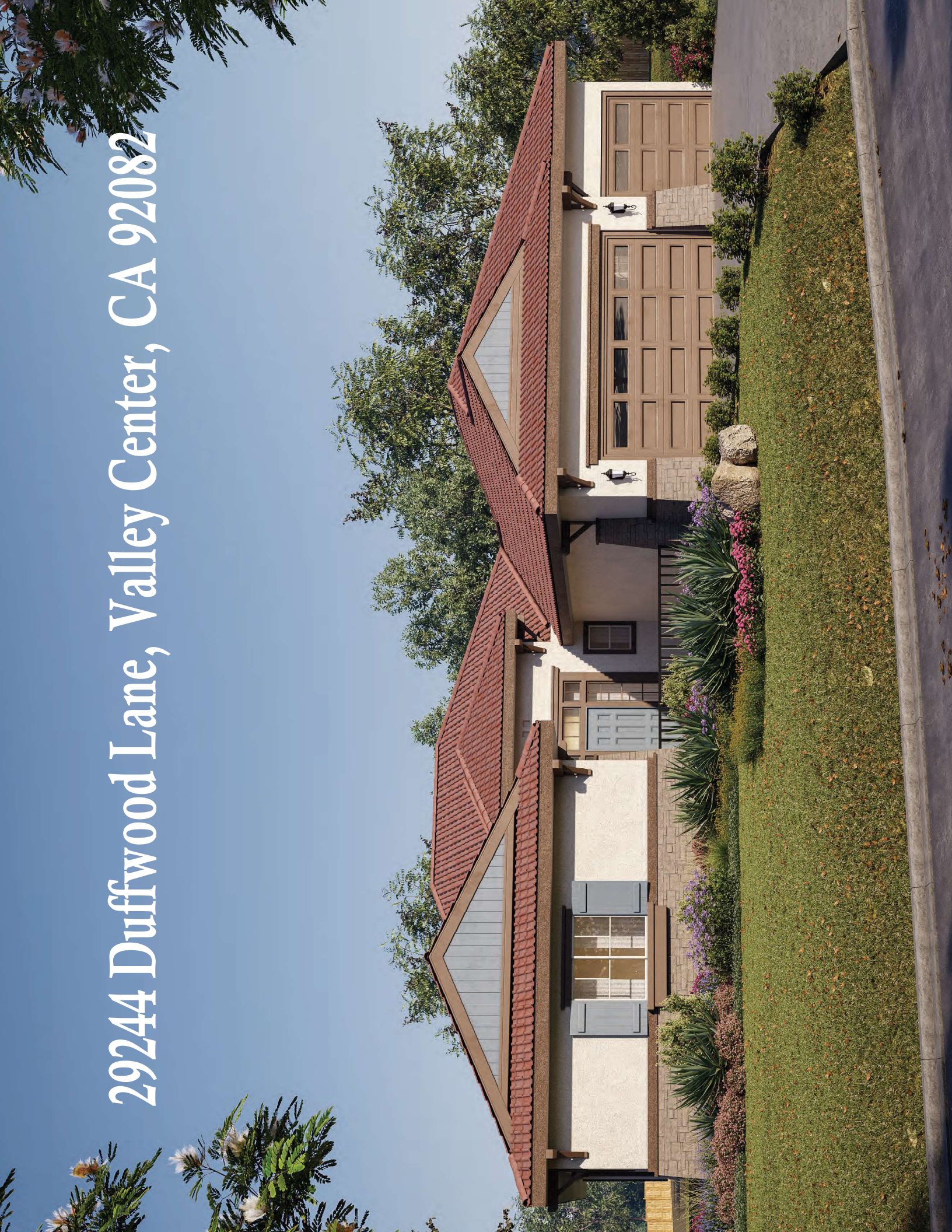


**Plan 2**  
**Lots 2, 4, 6**  
**5 Bed | 4.5 Bath**



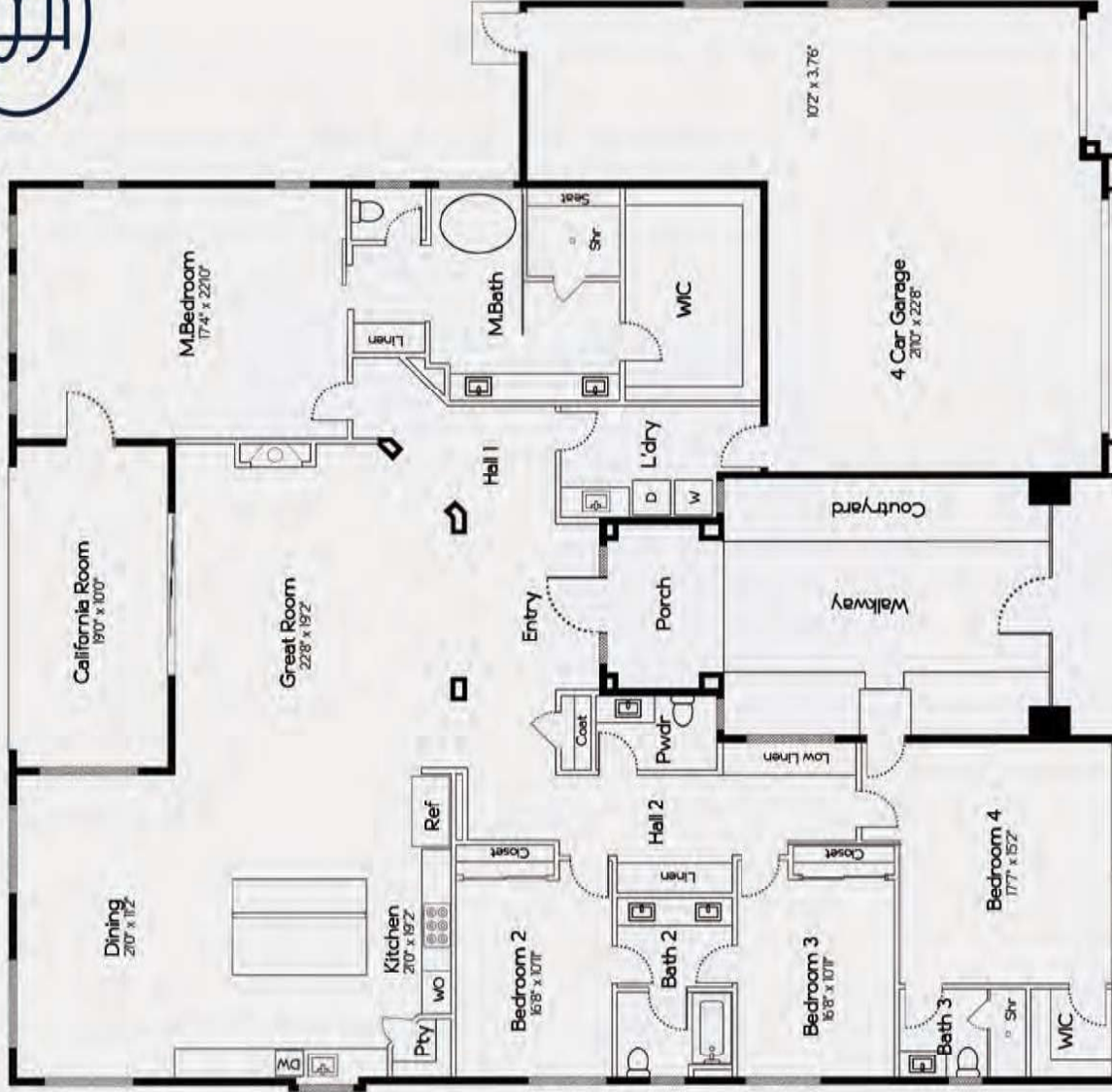
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29244 Duffwood Lane, Valley Center, CA 92082





# BLUE SKY RANCH



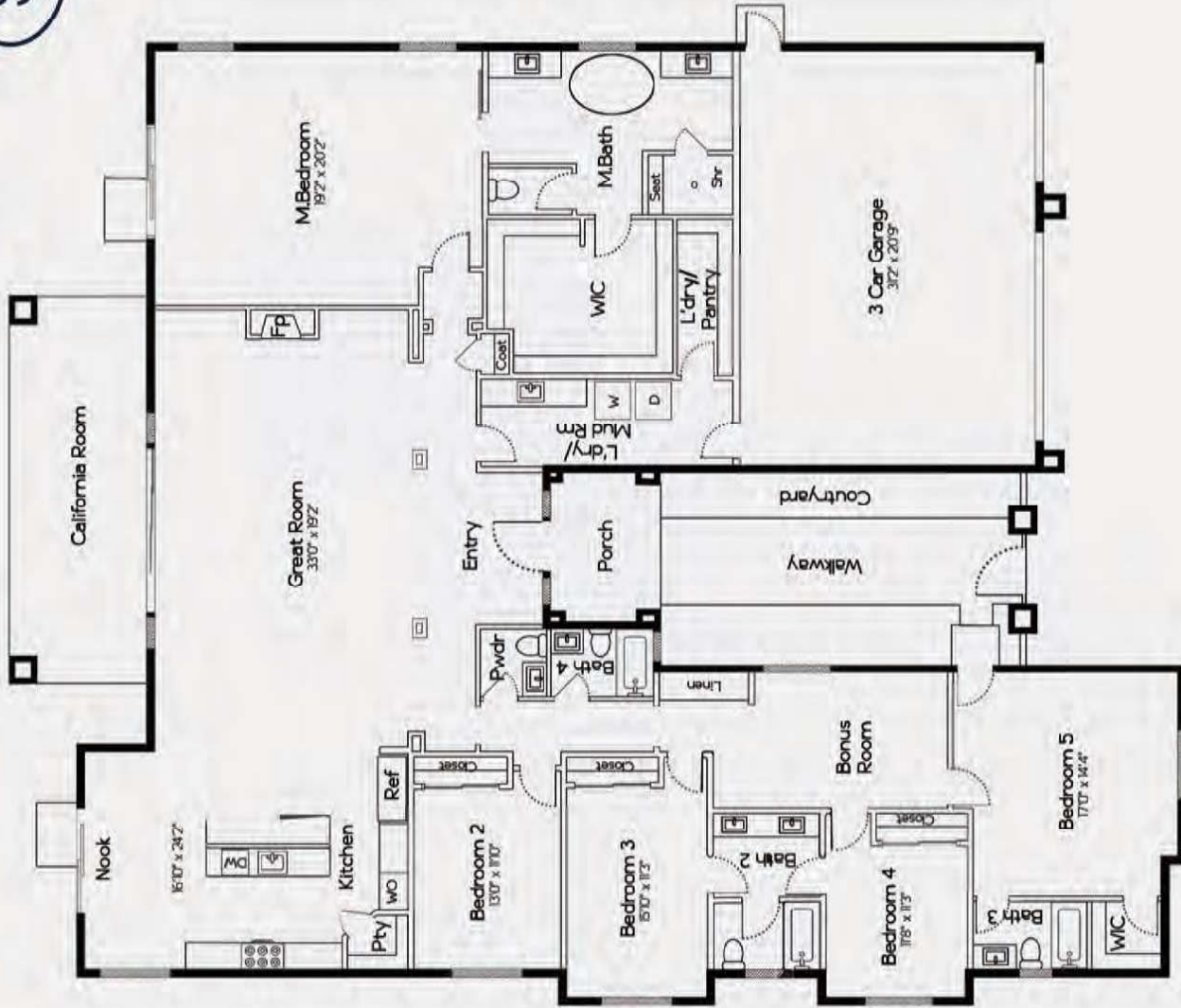
**Plan 1**  
**Lots 1, 3, 5**  
**4 Bed | 3.5 Bath**

-  Window
-  Door
-  Thick Wall

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29232 Duffwood Lane, Valley Center, CA 92082





**Plan 2**  
**Lots 2, 4, 6**  
**5 Bed | 4.5 Bath**



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## **BLUE SKY RANCH- AMENITIES LIST**

<b>Air Conditioning:</b>	A high efficiency HVAC System to match Title 24 spec and MEP plans. Whole house fan. <b>See plans for Condenser type and location.</b>	
<b>Appliances:</b>	Brand:	Smeg with Kitchenaid Refrigerator
	Standard Finish:	Stainless Steel
	Cooktop:	Smeg RTU366GX Gas, 36",
	Microwave:	Smeg SFU4302MCX with Trim Kit
	Oven:	Smeg SOU330X1 30"
	DW	Smeg STU8612X 24"
	Hood:	Smeg KUC36X Hood, Under cabinet, 36"
	Disposal:	I.S.E. Badger 1 – 1/2 hp
	Refrigerator/Freezer:	Kitchenaid KBSN708MPS 48" Side by Side
<b>Cabinets:</b>	Kitchen:	Thermafoil door style "Shaker" pre-finish color In White, drawer guides and concealed euro-style soft close hinges with Chrome nickel bar pulls and drawer guides.
	Island	Same as above
	Master Bath:	Same style and finish as Kitchen
	Secondary. Baths:	Same style and finish as Kitchen
	Linens:	Same style and finish as Kitchen, (split cabinets receives finished wood top)
	Pantry:	Fixed painted shelves
	Laundry:	Same as Kitchen/uppers per plan
<b>Ceramic Tile:</b>	Master Shower Walls:	9' AFF Ceiling / Lath and scratch by DC Daltile Color Wheel Artic White 4x16 090- straight stacked. Shampoo niche.
	Master Shower Floor:	Daltile Matte Mosaic 090 Arctic White - Choice of Hexagon, Lattice or Herringbone style.
	Secondary tub/shower Walls:	8' AFF - Dal Tile Daltile Color Wheel Artic White 3 x 6 - 0190. Set in subway/stagger horizontal pattern
	Secondary Shower Floor:	Daltile Matte Mosaic 090 Arctic White - Choice of Hexagon, Lattice or Herringbone style.



<b>Countertops:</b>	Kitchen:	ProStorm – 1 ½” square edge detail - Deck only  Backsplash Daltile White 4 x 16 090 Color Wheel Arctic White, 50% staggered subway set, full height.
	Fireplace Face surround and top of Hearth:	Quartz Pro Storm – 2cm polished edge
	Mstr Bath Countertops	Quartz - Choice of Slate Grey or Linen - 1 ½” square edge detail, with 6” splash
	Powder Room	Quartz - ProStorm – 1 ½” square edge detail - 6” backsplash
	Secondary Baths:	Quartz - Choice of Slate Grey or Linen - 1 ½” square edge detail, with 4” splash
	Laundry:	Quartz - Choice of Slate Grey or Linen - 1 ½” square edge detail, with 4” splash
	Laundry:	Slate Grey (or equal)- flat polished edge detail with 4” Backsplash
<b>Drywall:</b>	Drywall:	5/8” drywall on ceiling & ½” on walls
	Ceilings:	Light Knockdown
	Walls:	Orangepeel
	Corners:	Bullnose (square @ windows and bi-pass closets)
	Garages:	Finished complete w/ square corners (will be painted)
<b>Electrical:</b>	Finish:	White
	Receptacles/Switches:	Decora Rocker Style
	Chimes:	Per Plan
	ASHRAE Fans	Per Plan
	Recessed can lights:	6” LED
	Surface Mount	Closets and Exterior fixtures
	Undercounter lights	LED
	Bedrooms:	Ceiling outlet only for Ceiling Fans & Lite Kits
	Laundry Room:	Per Plans
	Ceiling Fans:	Master and Family Room fans with light kits
	Attic	Per local jurisdiction
	Additional Outlets	Per Plans (Landscape, Future EV, Solar, etc.)
	Doorbell	Finish to match entry door hardware (chrome)
<b>Electrical Fixtures:</b>	Recessed Can Lights	6” LED
	Closets	Surface mount LED
	Dining Room	Hanging Fixture per plan
	Exterior	Coach Lights per plans
	Garage	4’ Fluorescent wrap
<b>Fencing:</b>	Wrought iron entry gates	per plan

**Finish Carpentry:**

**Base, Casing, Mantels, Molding, Shelving, Window Aprons & Sills**

Base: 4" Round Edge MDF Paint Grade  
Casing: 2 1/4" 2 Round Edge MDF Paint Grade

Stool and Apron: Paint grade on the bottom of each low window opening (except windows in secondary bedrooms, wet and high areas)

Pantry Mantel: Five shelves @ 16"oc  
MDF Box mantel @ fireplace

**Doors:**

Front: Fiberglass paint grade door per elevations elevations  
Interior: Two Panel smooth Hollow core throughout  
Garage to House: Fire Rated - Two panel smooth  
Exterior: Garage Out Door: Fiberglass - Flush Panel smooth SGD  
White by others

**Hardware:**

Brand: Kwikset – Ladera Entry handle with Amador lever  
Entry Door: Split Finish / Chrome handle set and hinges  
Interior Doors: Chrome Kwikset Halifax levers with privacy locks at Master Bedroom & Bath, Secondary Baths. All Hinges are Paint Grade.

Garage out Door: Chrome Nickel lever with deadbolt  
Towel Bars: Moen "Mason" with Chrome finish.  
Toilet Paper Holder: Moen "Mason" with Chrome finish.  
Medicine Cabinets: Zaca Frameless, (1) 36" in Master Bath, (2) 36" in Secondary bathrooms, (1) 36" in Powder Bath.

Doorbell Button: Chrome  
Address #s: 6" Black Address #s - Upgraded modern look

**Closets:** Master Closet to have Double Shelf and Pole on main wall, single shelf and pole on the short walls.  
Secondary Bedroom. Shelf & Pole: Painted 3/4" Particle Board shelf with single wood pole.

**Fireplace:** Family Room: Per Plans with log set, direct vent, surround to match quartz to match kitchen

**Fire Sprinklers:** Whole house sprinkler systems with white flat concealed heads in living areas semi concealed @ Garage and Laundry. Trade to verify water pressure and design accordingly

**Flooring:**

**Carpet:** Shaw Venture - Choice of Solid Concrete or Tonal Stepping Stone color over 1/2" 6lb rebond.  
At Great Room, Master Bedroom including walk in closet, Bed 2, 3 and 4 including closets

**Hard Surface:** Luxury Vinyl Plank Provenza - Concorde Oak - Choice of London Fog or Willow Wisp colors  
At Entry, Powder Room, Downstairs Hall, Dining Room, Kitchen, Nook, Master Bath, Bath 2 and 3, Laundry Room

**Garage Door:** Door: 16'x 8' Sectional metal/glass door to match exterior elevations.  
Openers: Liftmaster Opener Model 8550 belt drive with 2 button remotes.

**Gutters/Downspouts:** Aluminum 5" ogee gutter in factory colors to blend with fascia color on the horizontal, color to blend with stucco on the vertical downspouts. Tied into area drains

**HVAC:** High Efficient Gas Furnace located in the Attic, A/C unit per T24. Programmable thermostat.

**Low Voltage:** Central Connection Center (located in Master Bedroom Closet)  
Structured Wiring for Phone in Kitchen and Master Bedroom  
Structured Wiring for Data in Kitchen, Great room and all Bedrooms  
CATV in each Bedroom and Family Room  
Plasma TV prep in Family Room and Master Bedroom  
Solar panel prewire  
See Security for specs

**Stone Veneer:** Per Plans and Color Schemes

**Mirrors:** Master Bath/Powder with frames(Larson Juhl Group C) / Secondary Baths  
Frameless w/polished edge

**Ornamental Iron:** Wrought iron accents per elevations

**Paint:** Two coats of primer on mill work.Production, after carpet and homeowner tags touch up

Walls:	White Shadow - Flat
Ceilings	White Shadow - Flat
Interior Doors/Baseboard	Gloss
HVAC Registers	Flat Black Inside
Closet Shelving	Enamel
K&B's, Laundry	Semi Gloss
Garage	Painted complete in White Shadow - Flat
Exterior	Semi Gloss - Doors, Garage doors, architectural Metal, Flat - Fascia, eaves, etc. Flashing and Vents, Stucco Pop outs/accents, Shutters per Color schemes

**Plumbing:**

<b>Kitchen:</b>	Sinks:	Undermount Stainless Single Compartment - 18GA Cushioned. Mainline or equivalent
	Faucet:	Moen Align # 5923 Spring Style Hi-Arc Pull Down

**Master Bath:** Lavatory (2): Western 188 Square Undermount or similar  
Faucet: Moen Brantford 8" Widespread 3 Hole Faucet or Similar  
Tub: Mirabella Freestanding Acrylic Soaking Tub  
**"HIBISCUS" 66" SOAKING TUB OR EQUIVALENT**  
Tub Faucet: Moen Brantford Chrome  
Shower Faucet: Chrome head  
Toilet: 1.28 gallon elongated

**Secondary Baths:**  
Lavatory: Western 188 Square Undermount or similar  
Faucet: Moen Brantford 4" spread Faucet or similar  
Tub/Shower Faucet: Sterling 710 411110 w/ Brantford trim  
Toilet: 1.28 gallon elongated basin

**Laundry Room:**  
Recessed washer box  
Sink: Top Set Hi-Gloss White Cast Acrylic  
Faucet: Stainless single lever pull out

**Security System:**  
Wireless Security System Prewire for Keypads at Garage and Master Bedroom. Wireless home automation system, one Keypad at Garage Entry Door and master bedroom. Infrared sensors and sensor contacts all door openings and all windows. 2 wireless pet immune motion detectors. Programming and demo to homeowner. Monitoring not included.

**Shower and tub enclosures:**  
 $\frac{3}{8}$ " Clear glass door, frameless with Chrome trim and hardware in Master and Secondary Bathroom Showers.  
 $\frac{1}{4}$ " Clear glass, sliders set on tub, shower with door, trim Chrome in Secondary bathrooms

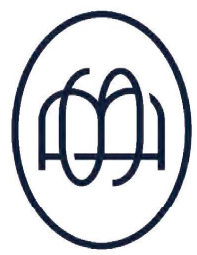
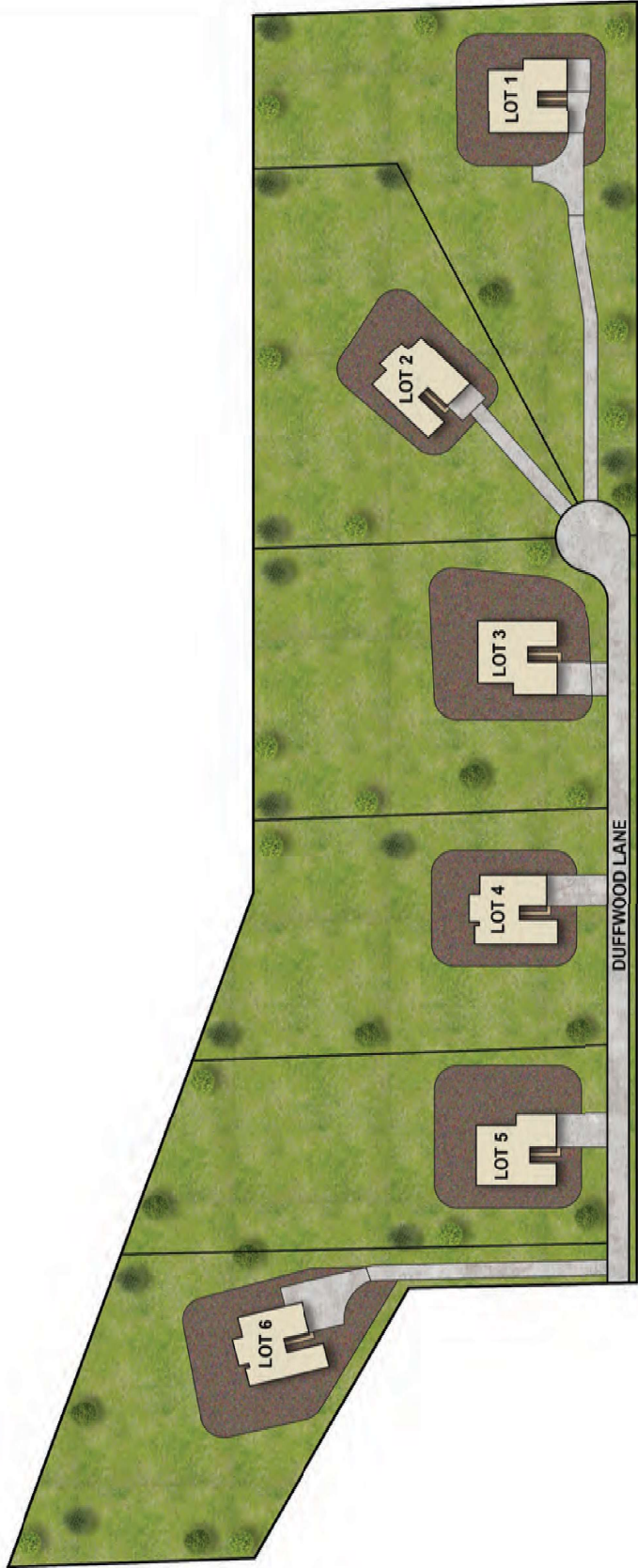
**Solar PV System:**  
A Roof rack mounted Solar PV system

**Windows & Sliders: Note VHFSZ**  
**White**  
High Performance Alpine Series 70 Vinyl Frames with frames, dual glazed, sola-therm ultra Low E Glass. Windows with bug screens on operable windows and mullions per elevations.

NOTE: Due to the availability of materials and other factors, Builder reserves the right to change or alter the amenities of the home







# BLUE SKY

R A N C H



**BLUE SKY**  
R A N C H

**NEW HOMES**  
2 ACRE LOTS



**PHASE 1 | Lots 4, 5, 6 | SOLD OUT**



29256 DUFFWOOD LN | LOT 4  
3610 SF | 5 BED 4.5 BATH | 3-CAR GARAGE



29244 DUFFWOOD LN | LOT 5  
3307 SF | 4 BED 3.5 BATH | 4-CAR Tandem



29232 DUFFWOOD LN | LOT 6  
3610 SF | 5 BED 4.5 BATH | 3-CAR GARAGE

**NEW CONSTRUCTION | NOW SELLING PHASE 2 | SCHEDULE A TOUR**

- Exclusive Valley Center Home Collection
- Single Level Floor Plans
- 4 & 5 Bedrooms
- 3 & 4 Car Garages
- No HOA
- 2 Acres Lot Sizes

**INTEREST LIST NOW FORMING**

REGISTER AT

[BLUESKYRANCHNEWHOMES.COM](http://BLUESKYRANCHNEWHOMES.COM)

**619.933.0050**

*\*All pricing is subject to change without notice*



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