

BIRCHLEY

AT SHADETREE



FACT SHEET

GENERAL INFORMATION

2620 E. Mabel Lane, Ontario, CA 91762 at the cross streets of Merrill Ave. & Archibald Ave.
(909) 280-2287

Sales office is open daily.

Summer Hours: 10am – 6pm; Wednesdays, 1pm – 6pm

Winter Hours: 10am – 5pm; Wednesdays, 1pm – 5pm

Total Number of Homes: 432 homes

HOA DUES

Residents will be part of the ShadeTree Community HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues are approximately \$131 at build-out.

AMENITIES

The amenities at ShadeTree include the clubhouse, pool, spa, fire pits, cabanas, dog park, barbecues and playground.

ESTIMATED PROPERTY TAXES

The estimated effective tax rate ranges between approximately 1.8% and 2% including Mello-Roos.

LENDING PARTNER



getapproved@landseamortgage.com
(888) 577-5977

SCHOOLS

Elementary School (K – 5)

Mountain View Elementary
Mountain View School District

Middle School (6 – 8)

Grace Yokley Middle School
Mountain View School District

High School (9 – 12)

Colony High School
Chaffey Joint Union High School District

Unique FEATURES

High Performance Homes

LiveGen™ Suites

Outdoor and Backyard Space

LiveFlex® Rooms

One- and Two-Story Homes

2- to 3-Car Garages

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BIRCHLEY

AT SHADETREE



GOURMET KITCHENS

- GE® 30" freestanding gas convection range in stainless steel
- GE® dishwasher with front controls in stainless steel
- GE® over-the-range microwave oven
- European quartz kitchen counters with 1-½" square-edge detail in Riviera and 6" quartz backsplash and full backsplash at range
- White Remy Shaker-style cabinets with soft-close doors, concealed hinges, crown molding and contemporary bar pulls in polished nickel
- Sterling® McAllister™ double-bowl undermount sink with Moen® Sleek Spot Resist™ one-handle pull-down faucet in chrome
- Adjustable wood shelves in upper cabinets for custom storage
- InSinkErator Badger® 5-½ HP garbage disposal with Moen® air switch in chrome
- USB outlet

IT'S IN THE DETAILS

- Contemporary interior doors with Kwikset® Ladera levers and painted hinges in satin chrome
- Shaw® carpeting in choice of four colors
- Daltile® flooring in select locations in choice of three colors
- Sherwin-Williams® paint in Swiss Coffee
- 3-½" contemporary baseboards throughout
- Secondary baths include European quartz counters in Riviera with 4" backsplash, Moen® Gibson fixtures in chrome finish and elongated commodes
- Laundry rooms with European quartz counters in Riviera with 4" quartz backsplash and lower white thermofoil Shaker-style cabinets with concealed hinges and contemporary bar pulls in polished nickel

PRIMARY SUITE

- European quartz ¾" square-edge counters in Riviera with 4" backsplash
- White thermofoil Shaker-style cabinets with concealed hinges and contemporary bar pulls in polished nickel
- Fiber Care tub and shower combination with Moen® Gibson fixtures in chrome
- Gerber® Luxoval™ undercounter sink and Moen® Gibson two-handle high-arc chrome faucet

HOME AUTOMATION

- Apple TV® (Phases 1 – 10)
- Apple® HomePod mini™ (Phase 11 and forward)
- Cat 6 wiring
- Kwikset® Premis™ touchscreen Wi-Fi-enabled smart door lock
- Honeywell® T6 Pro Smart Thermostat
- LiftMaster® garage opener with myQ® technology
- Three iDevices® wireless light dimmers

HIGH PERFORMANCE HOMES

Enhancing your home's comfort and convenience while saving money and preserving natural resources.

- Home automation supported by Apple® technology
- Energy savings
- Sustainability
- Healthy lifestyle features

ENERGY SAVINGS

- Dual-glazed windows per Title 24
- Rheem® tankless water heater
- ENERGY STAR® certified dishwasher
- Energy-efficient LED disc lighting
- Energy-saving insulation in exterior walls and ceilings
- Standard 4.41 kWh solar system with the option to choose between power purchase agreement, panel lease or purchase

HEALTHY LIFESTYLE

- REME HALO® whole home air purifier (Phase 8 and forward)

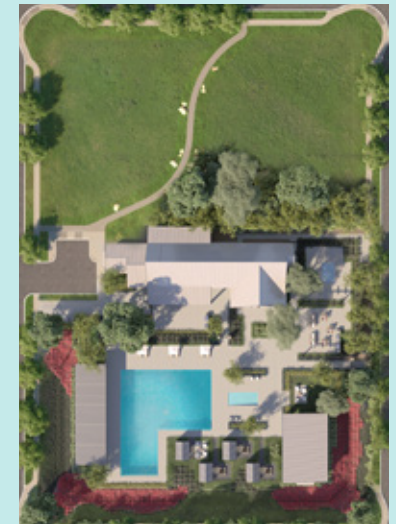
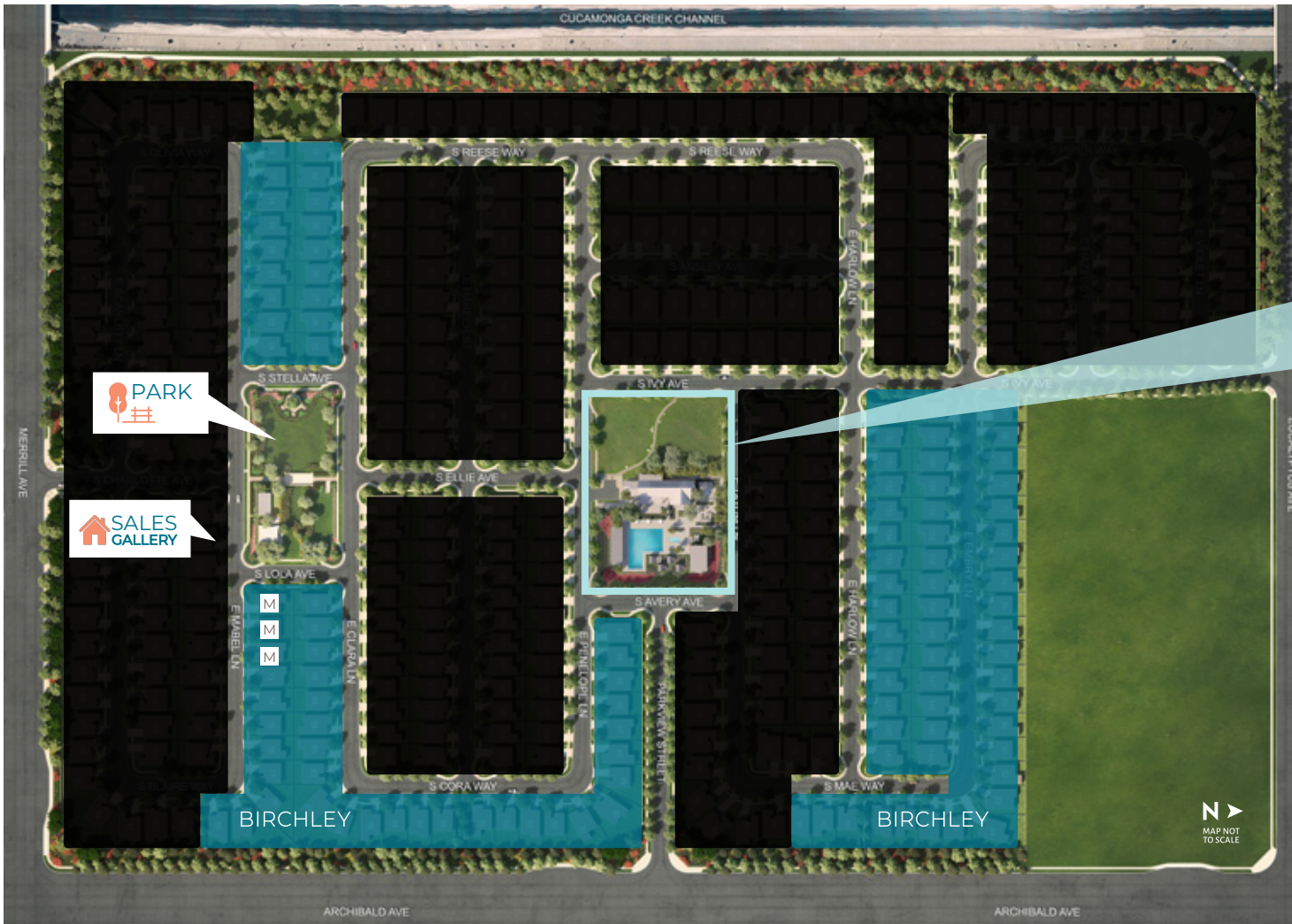
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LANDSEA
HOMES

2022 BUILDER
of the YEAR



SHADETREE



The Rec Center

CLUBHOUSE
PARTY PAVILION
EVENT TERRACE

POOL & SPA
CHILDREN'S PLAY AREA
FIRE PITS & CABANAS

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LANDSEA
HOMES
2022 BUILDER
of the YEAR




THE REC CENTER

1 REC BUILDING

From the tables and lounge spaces in the multipurpose room to the bar, kitchen and patio area, the rec building is the place to get together.

2 POOL

With space to swim, play and just kick back, the pool is your spot to soak it all in with family and friends.

3 LAP POOL

Making a splash has never been easier at the lap pool, with lanes that are waiting for your next training session.

4 KIDDIE POOL

Grab the kids, goggles, floaties and flip flops for some kiddie pool fun right next to the adult pool.

5 BBQs

Right off the Party Pavilion, the BBQs have neighborly feasts and fun written all over them.

6 PARTY PAVILION

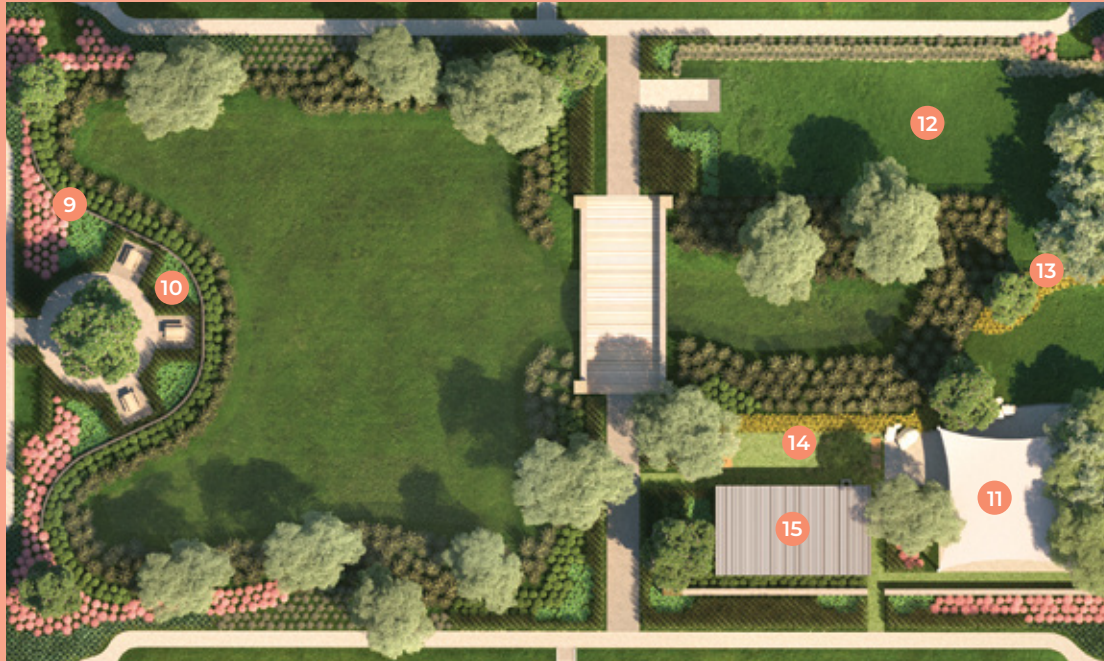
However you want to celebrate, the Party Pavilion has the space and the vibe.

7 CABANAS & FIRE PITS

Private cabanas and fire pits make for laid-back days and warm nights with friends and conversation around the fire.

8 SPA

Relaxed is the only way to be at the spa, surrounded by trees and right near the rec building.




PARK

9 SHADE TREE

Whether you're catching some shade or captivated by the hanging lights, the ShadeTree is the perfect place to be.

10 PICNIC TABLES

Pack a lunch, grab a friend and head to the picnic tables where you can snack, savor and overlook the green.

11 TOT LOT WITH SHADE STRUCTURE

Let the kids loose and watch their imaginations run wild while you have it made in the shade.

12 DOG PARK WITH TUBULAR STEEL

Your pets are sure to have a tail-wagging good time at this fenced-in park where they can play, mingle and roam.

13 TREE HAMMOCKS

There's nothing more peaceful than hanging out hammock-style between the trees as you please.

14 CORNHOLE

Outdoor lawn games are a great way to practice your throw and stir up the competition with neighbors and friends.

15 SHADE STRUCTURE WITH PICNIC TABLES

This is that place to have the perfect afternoon picnic out of the sun as you watch the kids play across the way at the tot lot.