



Clementine



L/NDSEA[®]
HOMES
Live in your element™

COMMUNITY

Information



General Information

4785 Habitat Dr., North Fontana, CA 92336
Duncan Canyon Rd. and Coyote Canyon Rd.
(909) 345-0030
Total Number of Homes: 124

HOA Dues

Residents will be part of the Narra Hills Community Association HOA and will pay monthly dues for the maintenance of amenities and common areas, including the recreation center, landscaping and parks. Monthly dues will be \$233 at build-out.

Amenities

- Gated Neighborhood
- Recreation Center
- Pool & Spa
- Kids' Play Area
- Dog Park
- Pickleball
- Fire Pit Lounge

Estimated Property Taxes

The estimated effective tax rate is approximately 1.95%.

Preferred Lender

LANDSEA® MORTGAGE

Powered by NFM Lending

getapproved@landseamortgage.com
(888) 577-5977

Schools

Fontana Unified School District

Sierra Lakes Elementary School
Wayne Ruble Middle School
Summit High School


Unique Features

- Gated Neighborhood
- High Performance Homes
- LiveFlex® Rooms
- Modern Architecture

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Included Features

High Performance Homes

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

- Home Automation
- Energy Savings
- Sustainability
- Healthy Lifestyle features

See HPH brochure for details



Home Automation

- CAT 6 wiring
- Smart front door lock
- Wi-Fi thermostat
- Ecobee smart doorbell

Energy Savings

- Dual-glazed windows per Title 24
- Rheem® Heat Pump Water Heater
- ENERGY STAR® certified dishwasher
- Energy-efficient LED disc lighting
- Energy-saving insulation in exterior walls and ceilings
- Standard kWh solar system with lease (kWh varies per plan)
- High-efficiency plumbing fixtures
- Drought-tolerant landscaping in common areas
- EVCS electric vehicle future conduit

Healthy Home

- Low-VOC paint throughout

Exterior Features

- Contemporary Spanish-inspired architecture
- Designer-coordinated exterior color combinations
- Illuminated house number at garage and entry
- Two (2) hose bibbs
- Rain gutters at entry only
- Insulated LiftMaster® garage door with two (2) remote openers

It's in the Details

- 8' contemporary entry doors
- 9' ceilings
- Two-panel interior doors with Kwikset® Casey levers in Satin Nickel
- 3-1/2" baseboards throughout with 2-1/4" door casing
- Sherwin-Williams® paint in Swiss Coffee
- Shaw® carpeting in choice of four (4) colors
- 12" x 12" Daltile® AR Choice flooring in select locations in choice of three (3) colors
- Vinyl flooring in select locations in choice of three (3) colors
- White thermofoil flat-panel cabinets in secondary bathrooms and powder rooms
- Secondary bathrooms include Bella Marble counters in Carrara, Fontane or Sabbia with 4" backsplash
- Western Pottery rectangular under-counter sink with Moen® Cia™ bathroom

fixtures

- Powder room features pedestal sinks with polished square mirror

Gourmet Kitchen

- Samsung® 30" Smart Freestanding Gas Range
- Samsung® dishwasher in stainless steel
- Samsung® over-the-range microwave in stainless steel
- European quartz kitchen counters with 1-1/2" flat polish detail in Riviera, 6" quartz backsplash and full backsplash at cooktop to bottom of hood
- Spacious kitchen island
- White thermofoil flat-panel cabinets with crown molding, concealed hinges and contemporary bar pulls in satin nickel
- Sonetto Genesis Collection double-basin undermount kitchen sink with Moen® Sleek™ one-handle pull-down faucet in chrome
- InSinkErator Badger® food waste disposal with power cord and air switch in chrome
- 12" x 12" Daltile® flooring in choice of three (3) colors
- USB outlet

Primary Suite


- Subway tile shower fiberglass unit with deluxe semi-frameless enclosure
- White thermofoil flat-panel cabinets with concealed hinges

- Bella Marble counters in Carrara, Fontane or Sabbia with 4" backsplash and Western Pottery rectangular under-counter sink with Moen® Cia™ bathroom fixture in chrome
- Spacious walk-in closet with shelf and pole
- 12" x 12" Daltile® AR Choice flooring in select locations in choice of three (3) colors
- Moen® Align™ bathroom accessories in chrome

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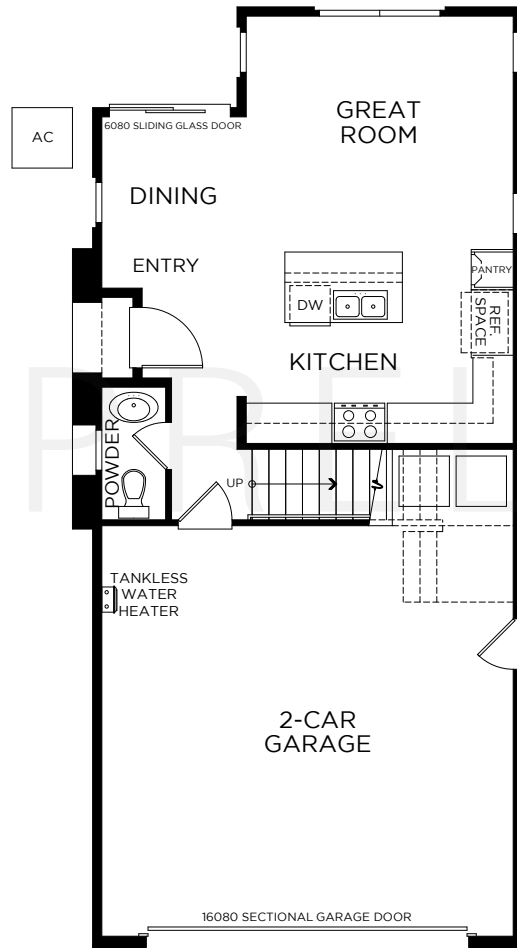


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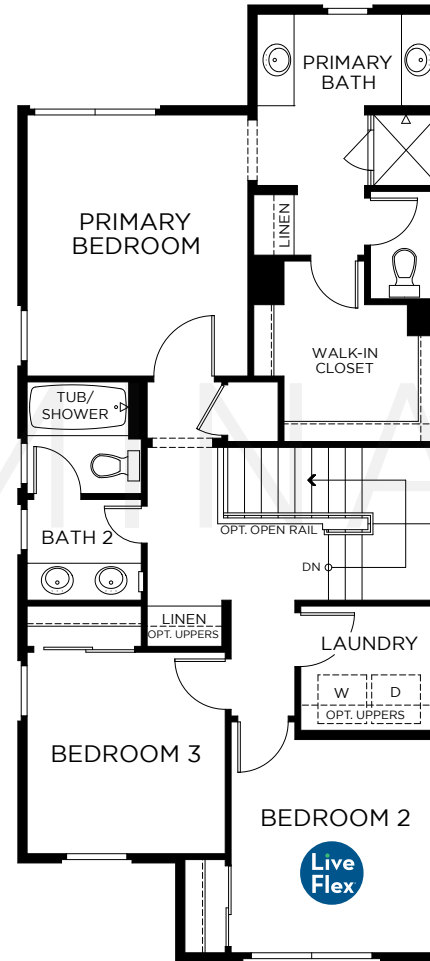
at
NARRA HILLS

PLAN 1

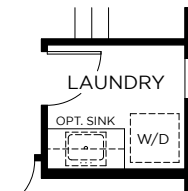
3 Bedrooms • 2.5 Baths • 2-Car Garage • 1,372 Sq. Ft.



FIRST FLOOR



SECOND FLOOR



OPTIONAL STACKABLE
WASHER/DRYER

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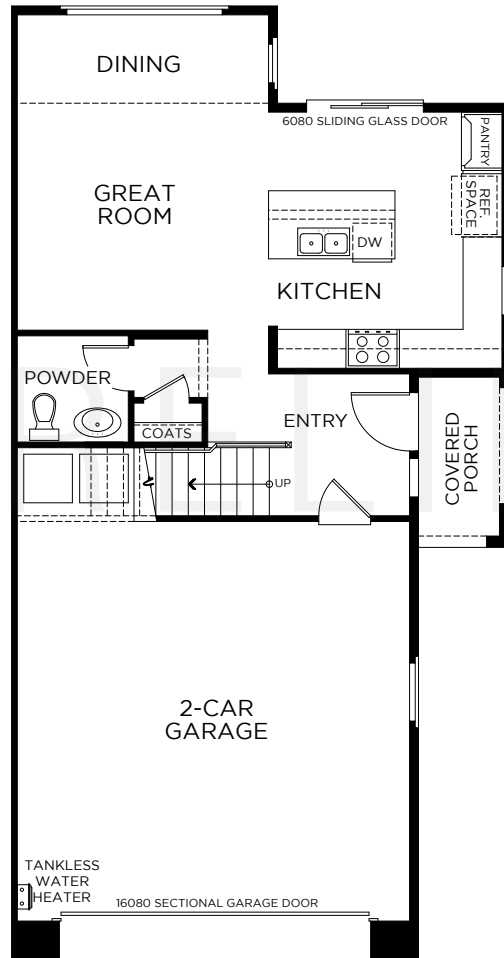
Clementine

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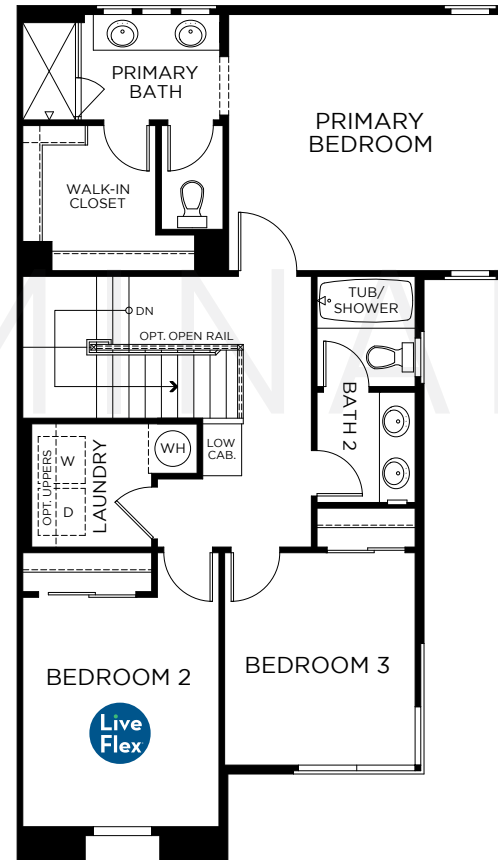
PLAN 2

3 Bedrooms • 2.5 Baths • 2-Car Garage • 1,450 Sq. Ft.

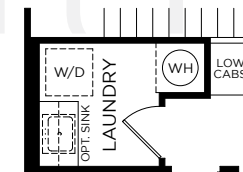
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FIRST FLOOR



SECOND FLOOR



OPTIONAL STACKABLE
WASHER/DRYER

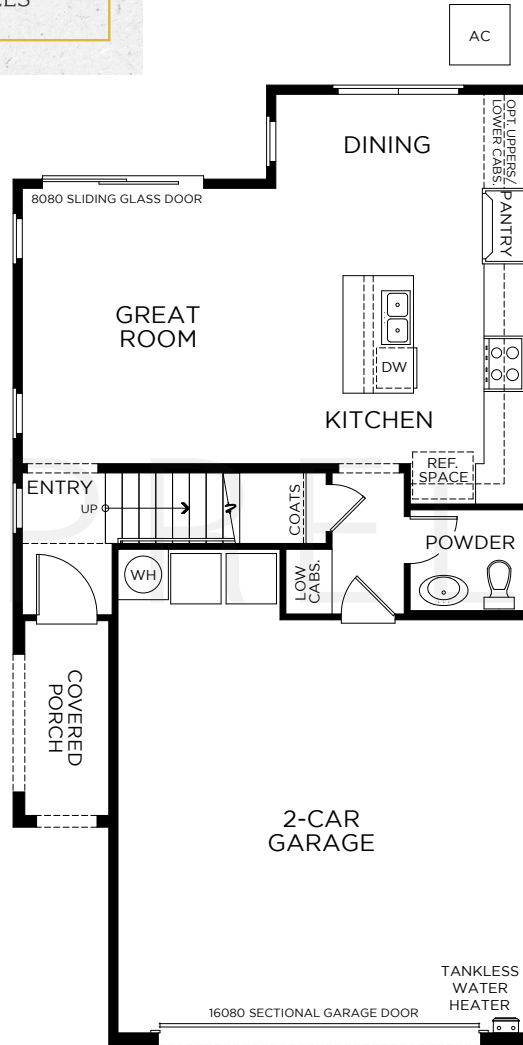
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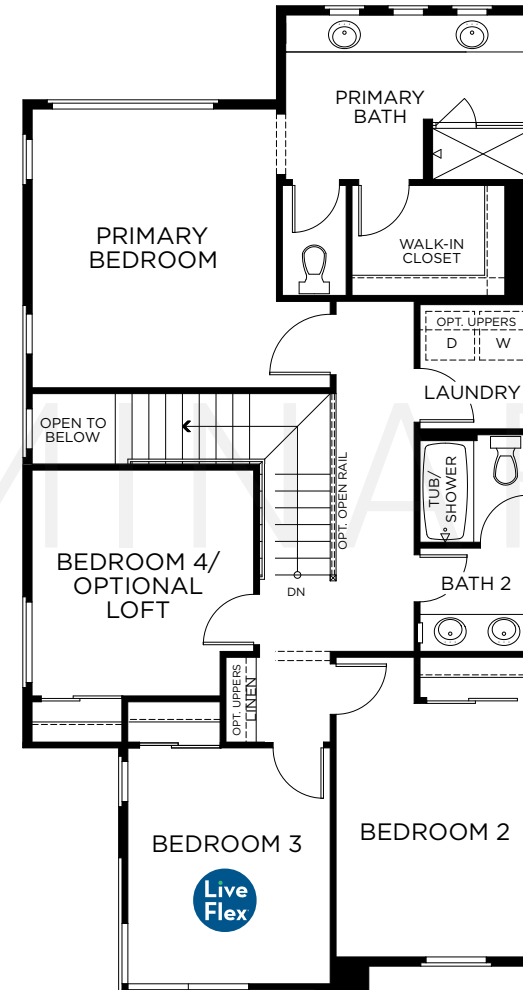
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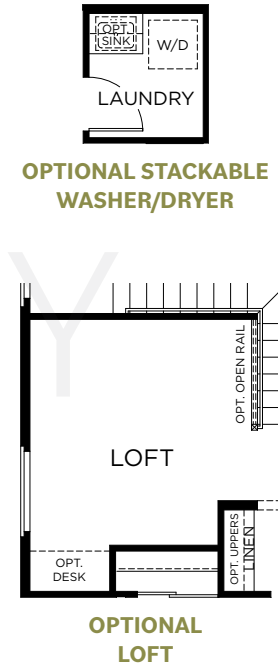
PLAN 3 4 Bedrooms • Optional Loft • 2.5 Baths • 2-Car Garage • 1,661 Sq. Ft.



FIRST FLOOR



SECOND FLOOR



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at
NARRA HILLS



PLAN 1

3 Bedrooms
2.5 Bathrooms
1,372 Square Feet

PLAN 2

3 Bedrooms
2.5 Bathrooms
1,450 Square Feet

PLAN 3

4 Bedrooms
2.5 Bathrooms
1,661 Square Feet



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