



# Goldenpeak



**LINDSEA<sup>®</sup>**  
**HOMES**  
*Live in your element<sup>™</sup>*



# 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: 71

### 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 \$192 at build-out.

### Amenities

- Gated Neighborhood
- Recreation Center
- Pool & Spa
- Kids' Play Area
- Dog Parks
- 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
- 5.27 kWh solar system at plan one and two with the Power Purchase Agreement, 5.67 kWh solar system at plan three with the Power Purchase Agreement (lease or purchase)
- High-efficiency plumbing fixtures
- Drought-tolerant landscaping in common areas
- EVCS electric vehicle future conduit

## Healthy Home

- Low-VOC paint throughout

## Exterior Features

- Mid-Century Modern, Contemporary Spanish and Modern Farmhouse inspired architecture
- Designer-coordinated exterior color combinations
- Illuminated house number at entry
- Two (2) hose bibbs
- One (1) gas stub-out
- Rain gutters at entry only (per plan)
- Insulated garage door with two (2) remote openers

## It's in the Details

- 8' contemporary entry doors
- 10' ceilings
- Two-panel interior doors with Kwikset® Casey levers in Satin Chrome
- 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 Shaker-style cabinets in secondary bathrooms

- Secondary bathrooms include engineered marble counters with 4" backsplash
- Western Pottery rectangular undercounter sinks with Moen® Cia™ bathroom fixtures
- Powder room features pedestal sinks with polished square mirrors
- Elongated toilets
- Medicine cabinets with polished edge (per plan)

## Gourmet Kitchen

- Samsung® 36" gas cooktop in stainless steel
- Samsung® dishwasher in stainless steel
- Samsung® microwave in stainless steel
- Samsung® 30" single-wall oven
- European quartz kitchen counters with 1-1/2" flat-edge detail in Riviera, 6" quartz backsplash and full backsplash at cooktop
- Spacious kitchen island
- White thermofoil Shaker-style cabinets with crown molding, concealed hinges and contemporary bar pulls in satin nickel
- Sonetto undermount single-bowl kitchen sink in stainless steel with Moen® Sleek™ one-handle pulldown 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

- Tiled shower and freestanding tub
- Engineered marble counters with 4" backsplash and Western Pottery rectangular undercounter sink with Moen® Cia™ bathroom fixture in chrome
- White thermofoil Shaker-style cabinets with concealed hinges
- Spacious walk-in closet with shelf and pole
- 12" x 12" Daltile® AR Choice flooring in select locations in choice of three (3) colors
- 26" medicine cabinets with polished edge
- Moen® Align™ bathroom accessories in chrome

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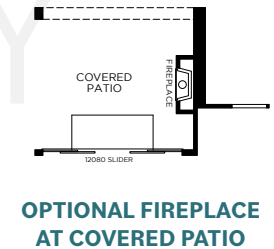
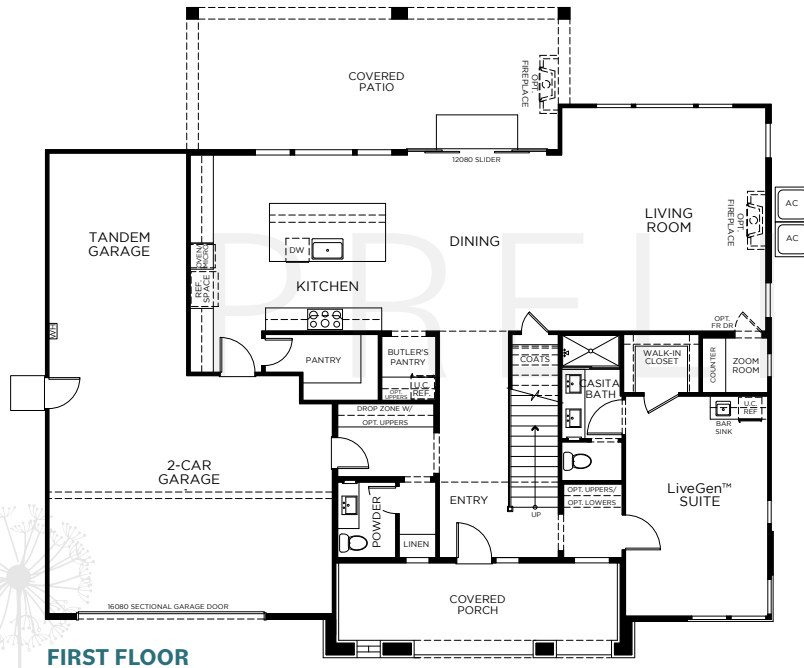
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# PLAN 1 (85)

4 Bedrooms + LiveGen™ Suite + Loft • 4.5 Baths  
3-Car Tandem Garage • 3,603 – 3,612 Sq. Ft.



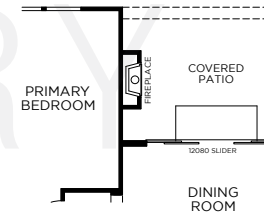
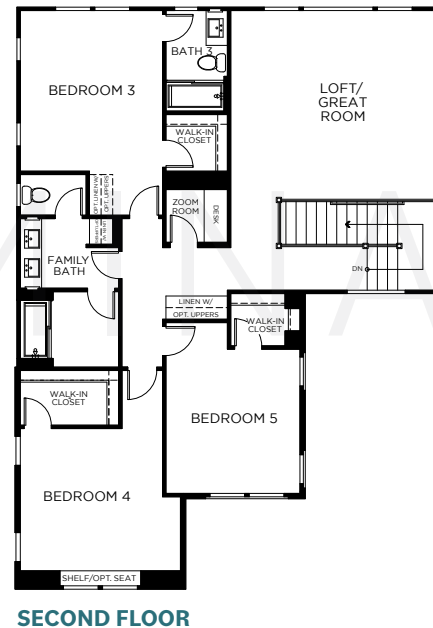
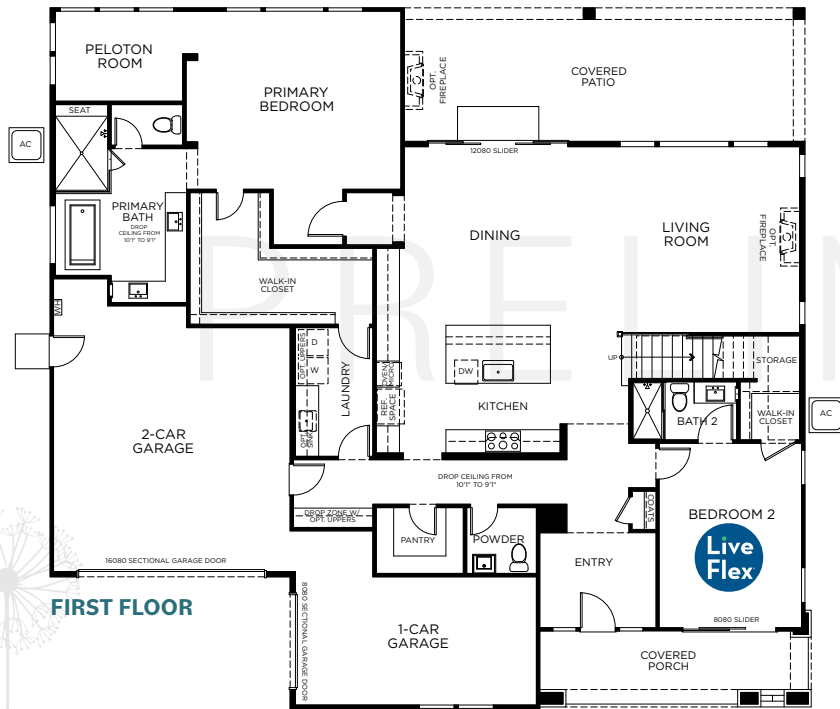
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Goldenpeak  
at  
NARRA HILLS

## PLAN 2 (85)

5 Bedrooms + Loft • 4.5 Baths  
3-Car Garage • 3,757 – 3,781 Sq. Ft.



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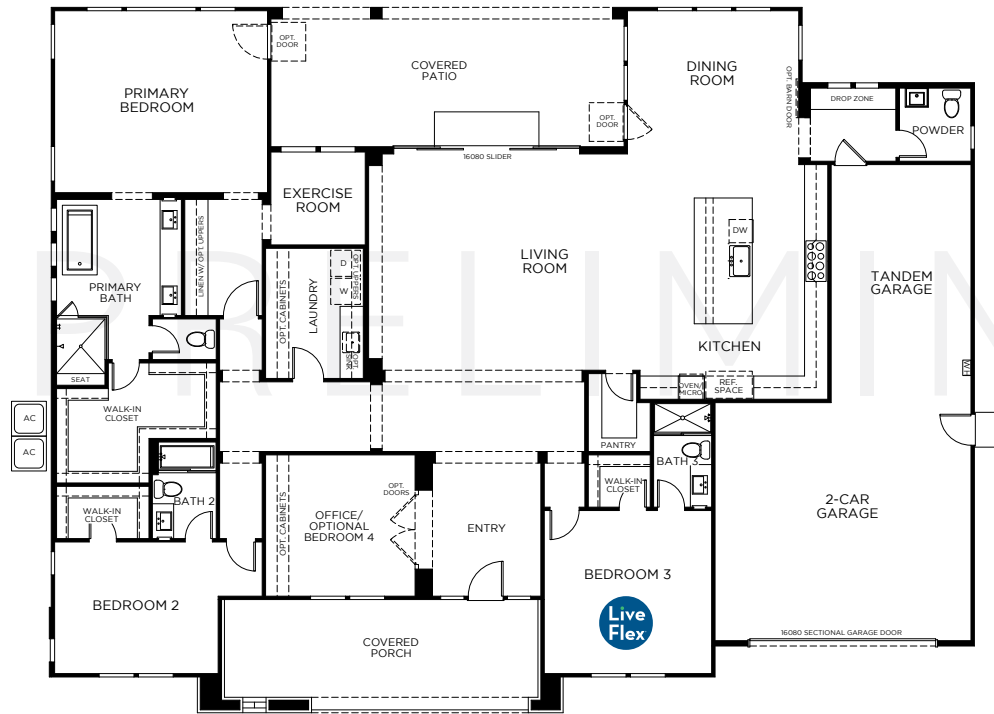




Goldenpeak  
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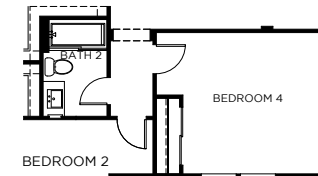
## PLAN 1R (100)

3 Bedrooms + Office • 3.5 Baths  
3-Car Tandem Garage • 3,159 – 3,168 Sq. Ft.



FIRST FLOOR

OPTIONAL FIREPLACE  
AT LIVING ROOM



OPTIONAL BEDROOM 4  
IN LIEU OF OFFICE

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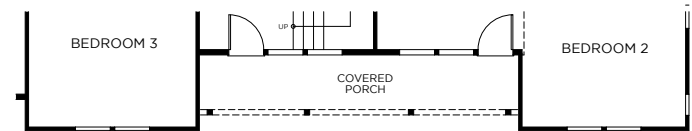
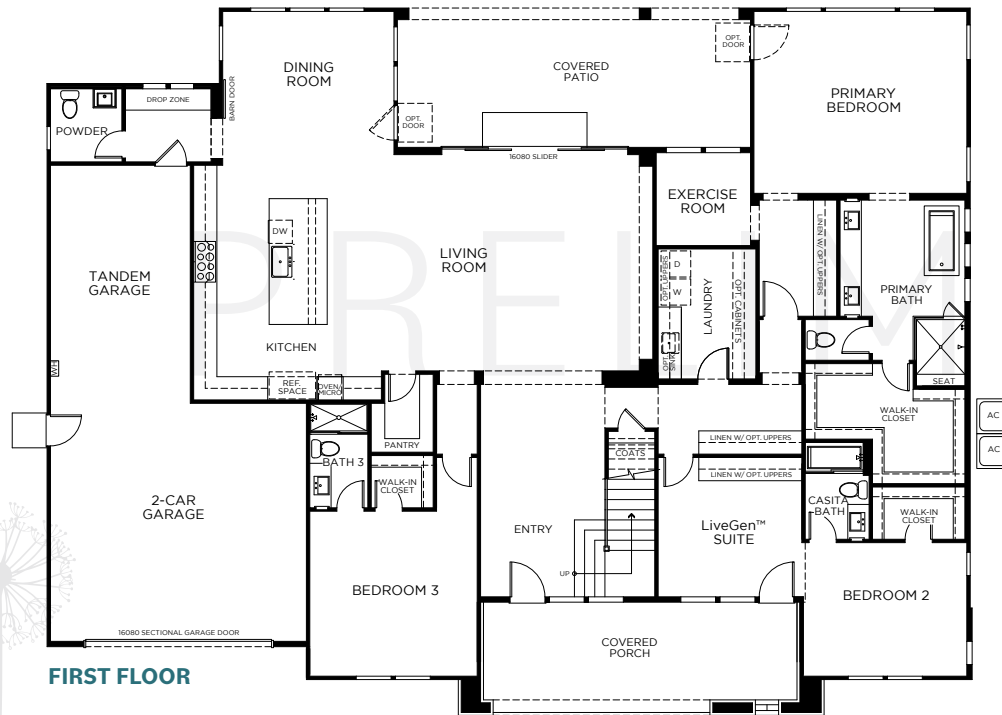
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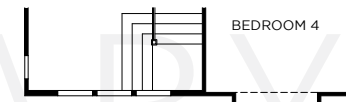
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NARRA HILLS

## PLAN 1X (100)

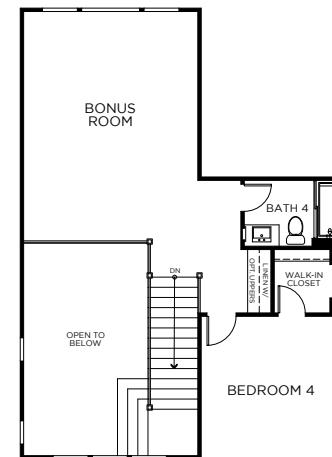
4 Bedrooms + LiveGen™ Suite + Bonus Room • 4.5 Baths  
3-Car Tandem Garage • 3,803 – 3,823 Sq. Ft.



OPTIONAL ELEVATION - FIRST FLOOR



OPTIONAL ELEVATION - SECOND FLOOR



SECOND FLOOR



OPTIONAL FIREPLACE  
AT LIVING ROOM

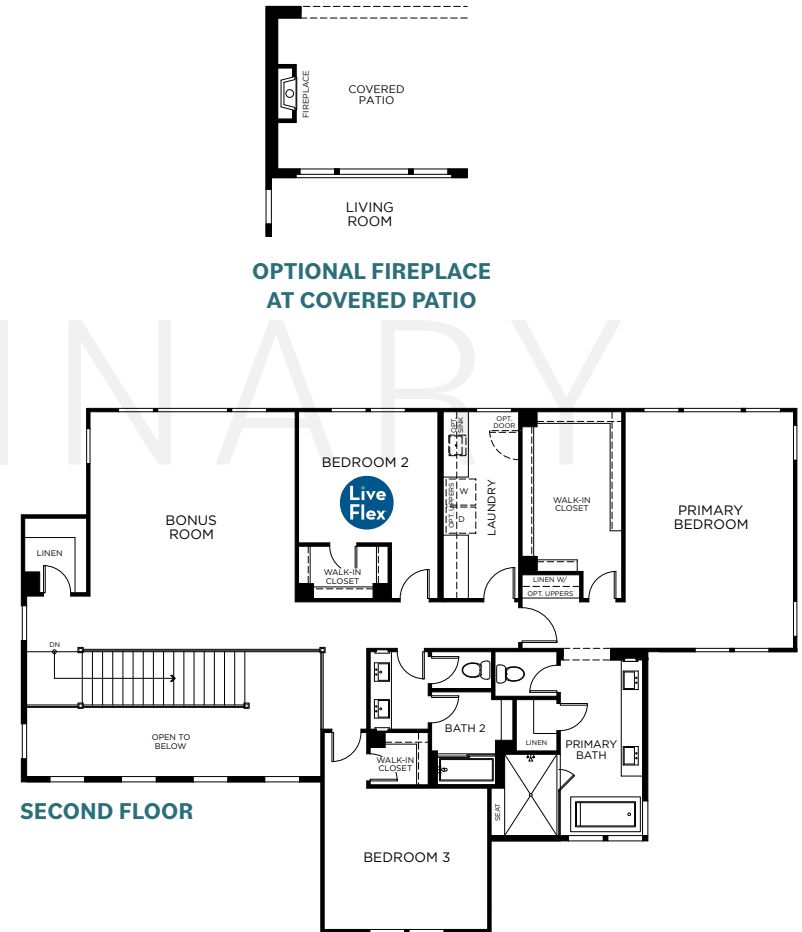
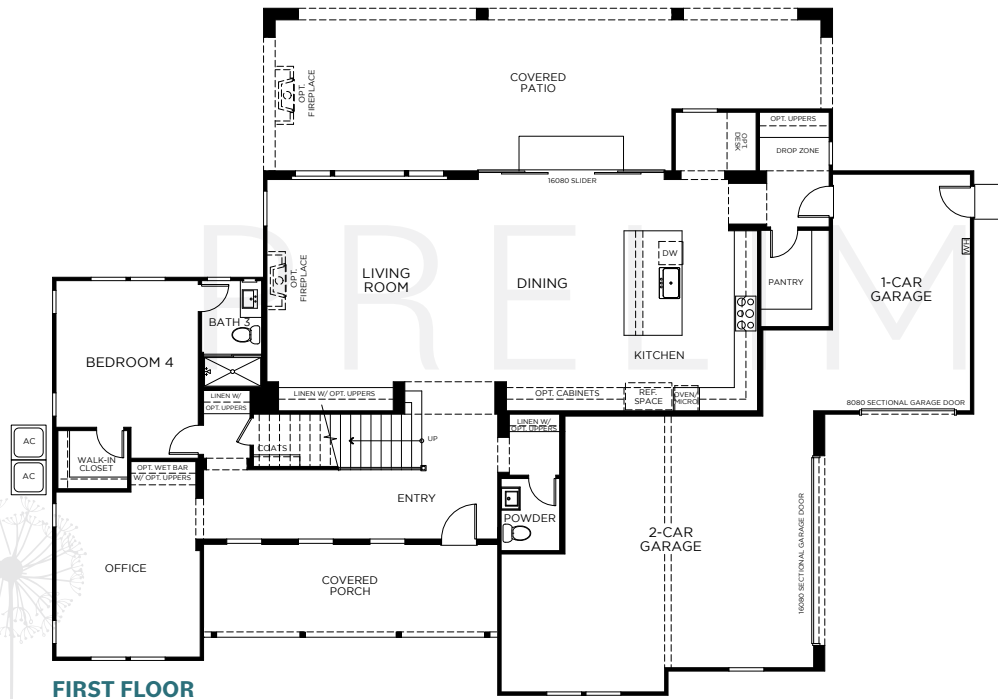
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# PLAN 2R (100)

4 Bedrooms + Bonus Room + Office • 3.5 Baths  
3-Car Garage • 3,827 - 3,860 Sq. Ft.



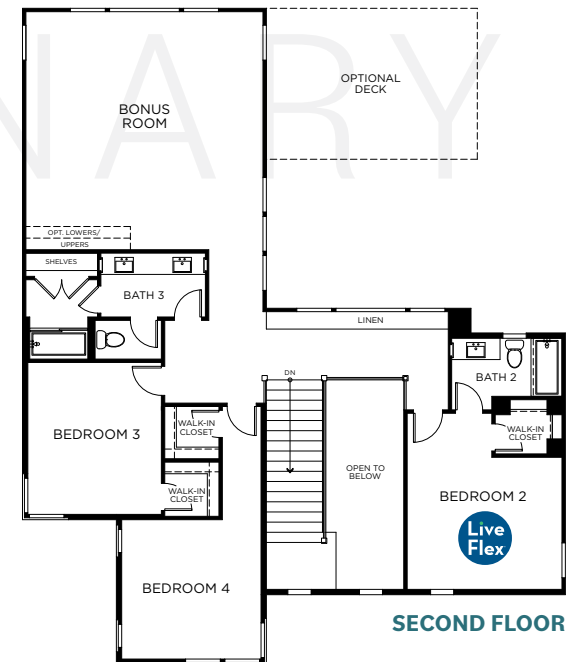
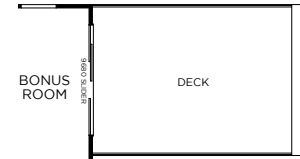
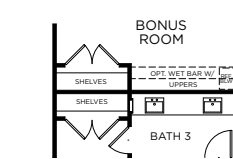
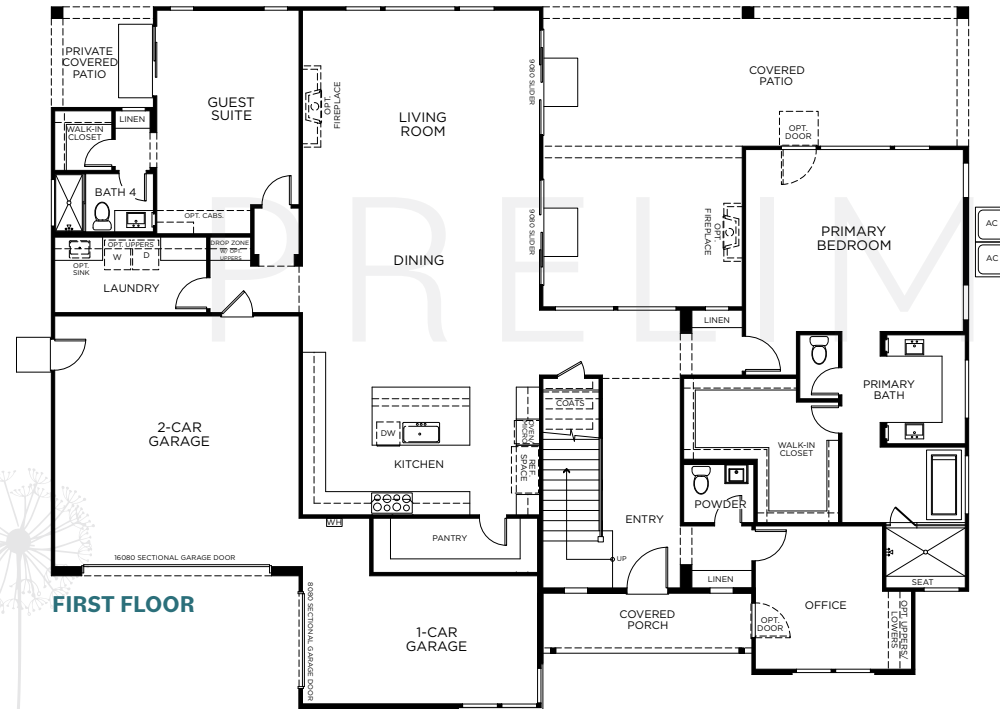
OPTIONAL FIREPLACE  
AT COVERED PATIO

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# PLAN 3 (100)

5 Bedrooms + Bonus Room + Office + Guest Suite  
4.5 Baths • 3-Car Garage • 4,248 - 4,249 Sq. Ft.



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# Goldenpeak at NARRA HILLS



## PLAN 1 (85)

4 Bedrooms  
LiveGen™ Suite + Loft  
4.5 Bathrooms  
3,603 – 3,612 Square Feet

## PLAN 1X (100)

4 Bedrooms  
LiveGen™ Suite + Bonus Room  
4.5 Bathrooms  
3,803 – 3,823 Square Feet

## PLAN 2 (85)

5 Bedrooms + Loft  
4.5 Bathrooms  
3,757 – 3,781 Square Feet

## PLAN 2R (100)

4 Bedrooms  
Bonus Room + Office  
3.5 Bathrooms  
3,827 – 3,860 Square Feet

## PLAN 1R (100)

3 – 4 Bedrooms  
3.5 Bathrooms  
3,159 – 3,168 Square Feet

## PLAN 3 (100)

5 Bedrooms  
Bonus Room + Office + Guest Suite  
4.5 Bathrooms  
4,248 – 4,249 Square Feet

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