



# Strata



**LINDSEA<sup>®</sup>**  
**HOMES**  
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# 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: 127

### 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 \$249 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 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, Modern Spanish and California Modern inspired architecture
- Designer-coordinated exterior color combinations
- Illuminated house number at garage and entry
- Two (2) hose bibbs
- One (1) gas stub at back of house
- Rain gutters at entry only (per plan)
- Insulated 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 colors
- 12" x 12" Daltile® AR Choice flooring in select locations in choice of three colors
- Vinyl flooring in select locations in choice of three colors
- White thermofoil flat-panel cabinets in secondary bathrooms, powder rooms and laundry rooms
- Secondary bathrooms include engineered marble counters with 4" backsplash

- Western Pottery rectangular undercounter sinks with Moen® Cia™ bathroom fixtures
- Powder room features pedestal sink with polished square mirrors
- Elongated toilets
- Medicine cabinets with polished edge (per plan)

## Gourmet Kitchen

- Samsung® 6.0 cu. ft. Smart Freestanding Gas Range with Integrated Griddle
- Samsung® dishwasher in stainless steel
- Samsung® Over-the-Range Microwave in Fingerprint-Resistant Stainless Steel
- European quartz kitchen counters with 1-1/2" square-edge detail in Riviera, 6" quartz backsplash and full backsplash at cooktop
- Spacious kitchen island
- White thermofoil flat-panel cabinets with crown molding, concealed hinges and contemporary bar pulls in satin nickel
- Sonetto Under-Mount Double-Equal kitchen sink 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 colors
- USB outlet

## Primary Suite

- Fiber Care shower stall with seat and deluxe semi-frameless enclosure (per plan)
- Engineered marble counters with 4" backsplash and Western Pottery rectangular undercounter sink with Moen® Cia™ bathroom fixture in chrome
- White thermofoil flat-panel cabinets
- Spacious walk-in closet with shelf and pole
- 12" x 12" Daltile® AR Choice flooring in select locations in choice of three colors
- 26" medicine cabinets with polished edge
- Moen® Align™ bathroom accessories in chrome

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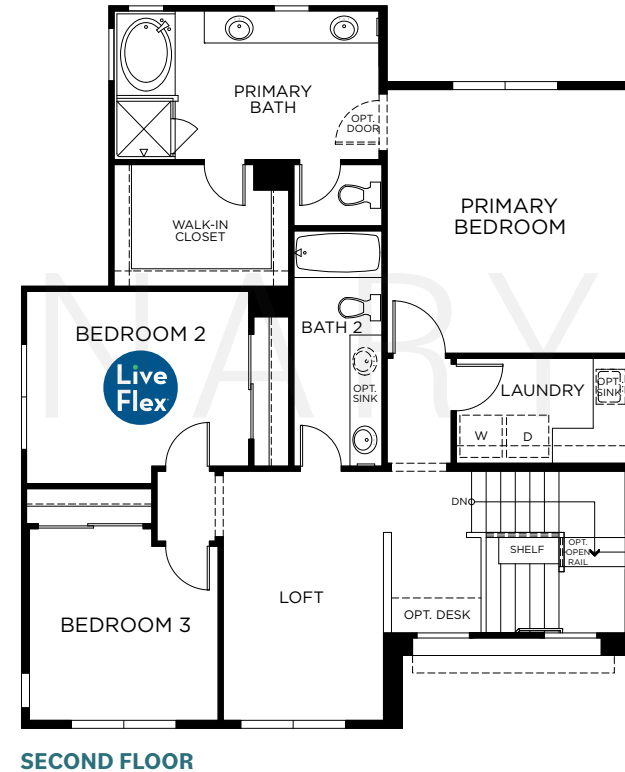
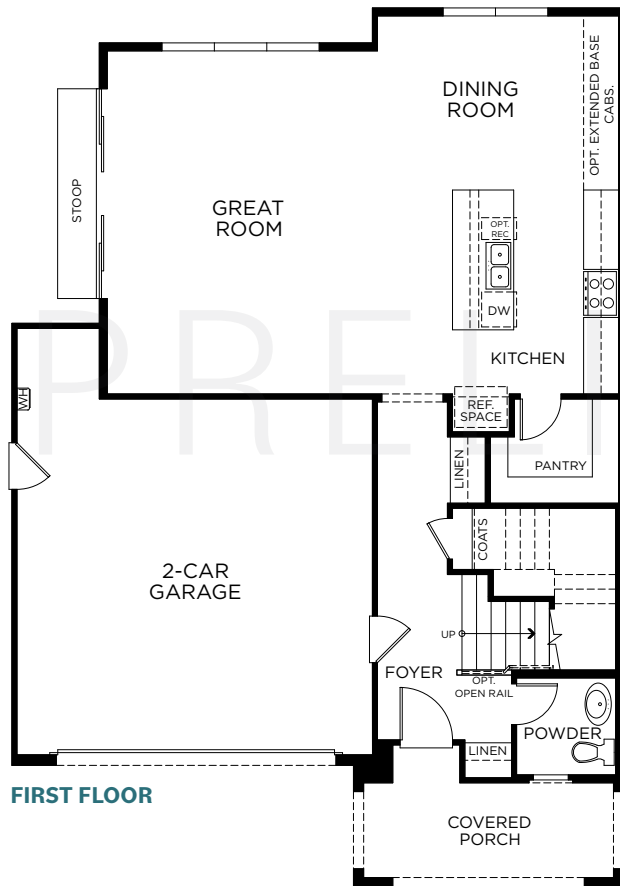
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Strata  
at  
NARRA HILLS

## PLAN 1R

3 Bedrooms + Loft • 2.5 Baths • 2-Car Garage • 2,099 Sq. Ft.



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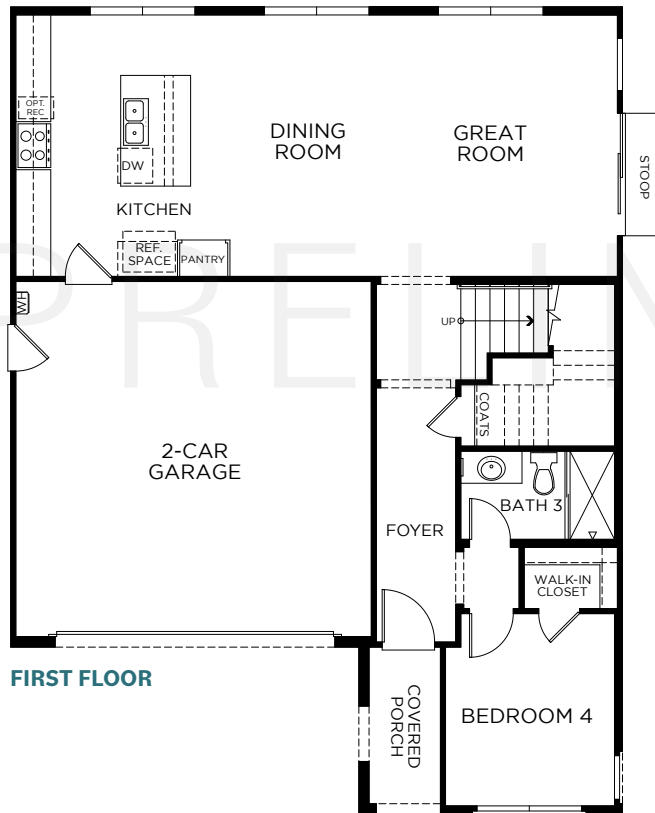
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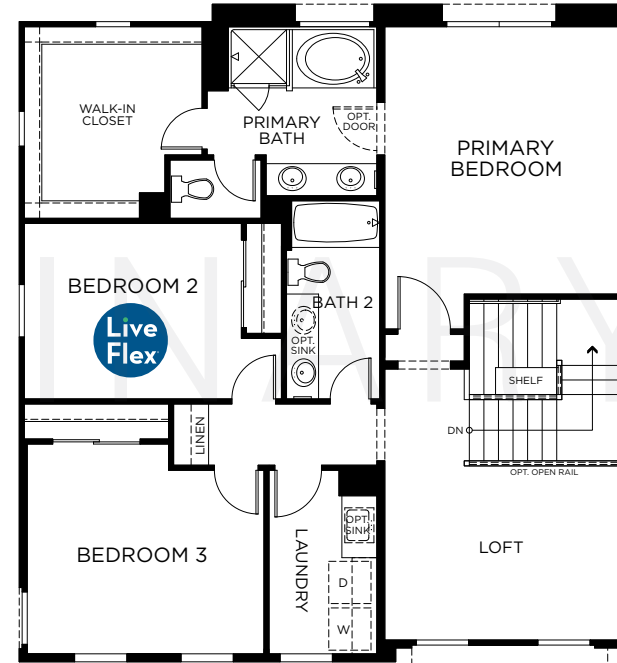


# PLAN 2R

4 Bedrooms + Loft • 3 Baths • 2-Car Garage • 2,136 Sq. Ft.



FIRST FLOOR



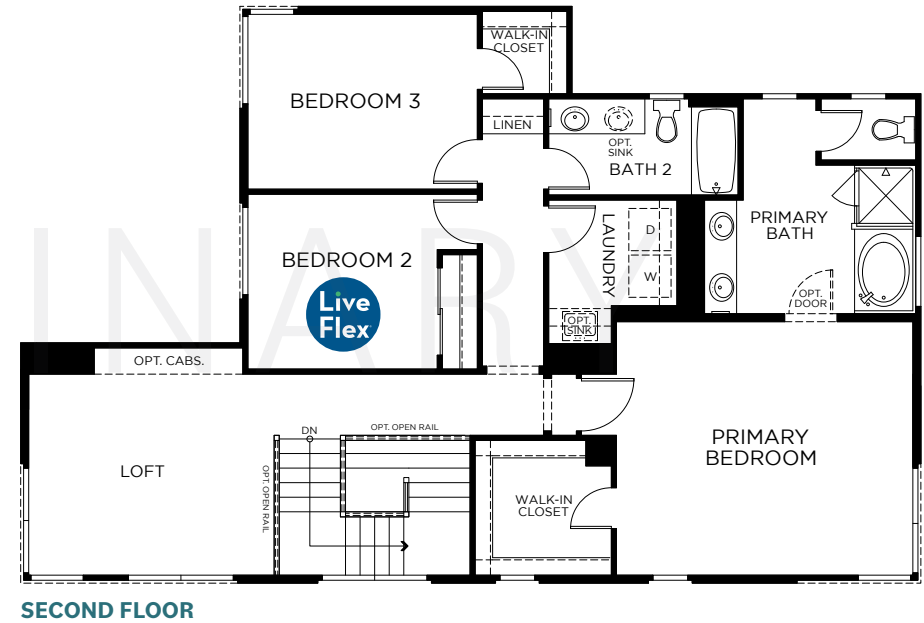
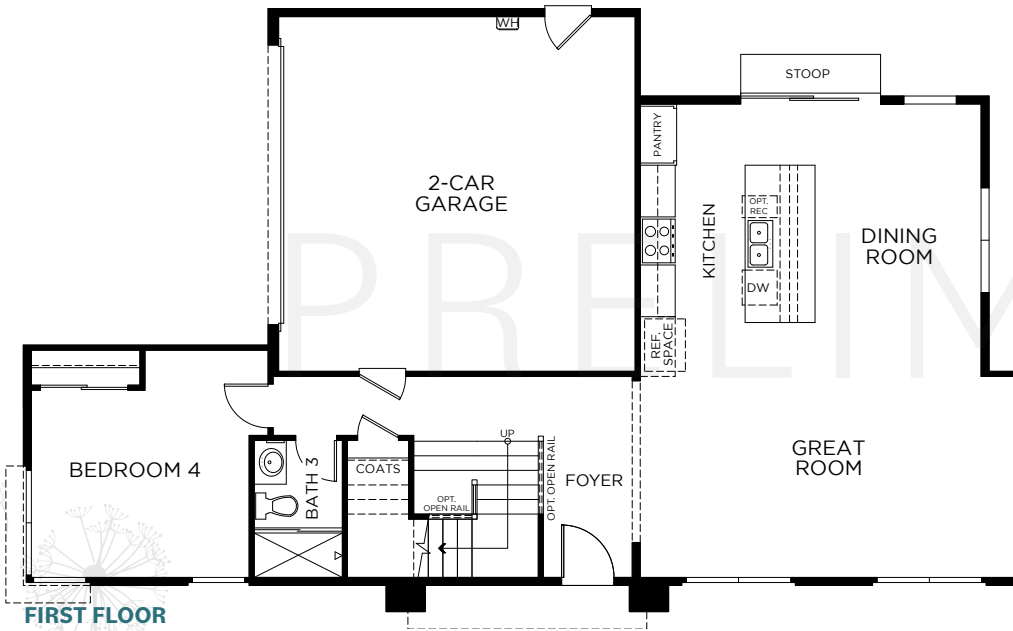
SECOND FLOOR

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## PLAN 3R 4 Bedrooms + Loft • 3 Baths • 2-Car Garage • 2,311 Sq. Ft.



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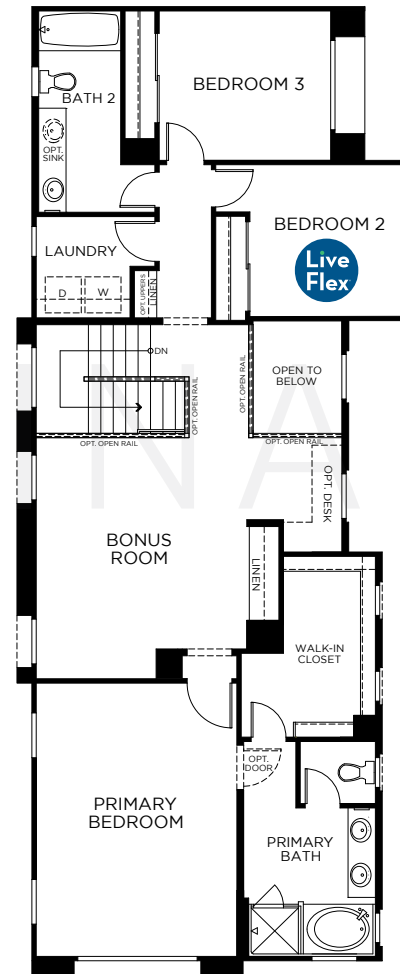
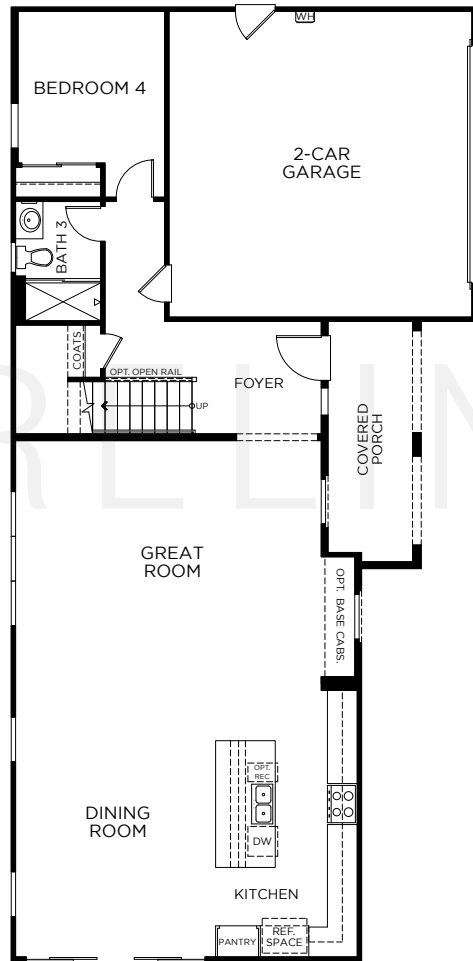
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## PLAN 4R 4 Bedrooms + Bonus Room • 3 Baths • 2-Car Garage • 2,552 Sq. Ft.



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## PLAN 1

3 Bedrooms + Loft  
2.5 Bathrooms  
2,099 Square Feet

## PLAN 2

4 Bedrooms + Loft  
3 Bathrooms  
2,136 Square Feet

## PLAN 3

4 Bedrooms + Loft  
3 Bathrooms  
2,311 Square Feet

## PLAN 4

4 Bedrooms + Bonus Room  
3 Bathrooms  
2,552 Square Feet

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