

The Heights

SAN PEDRO

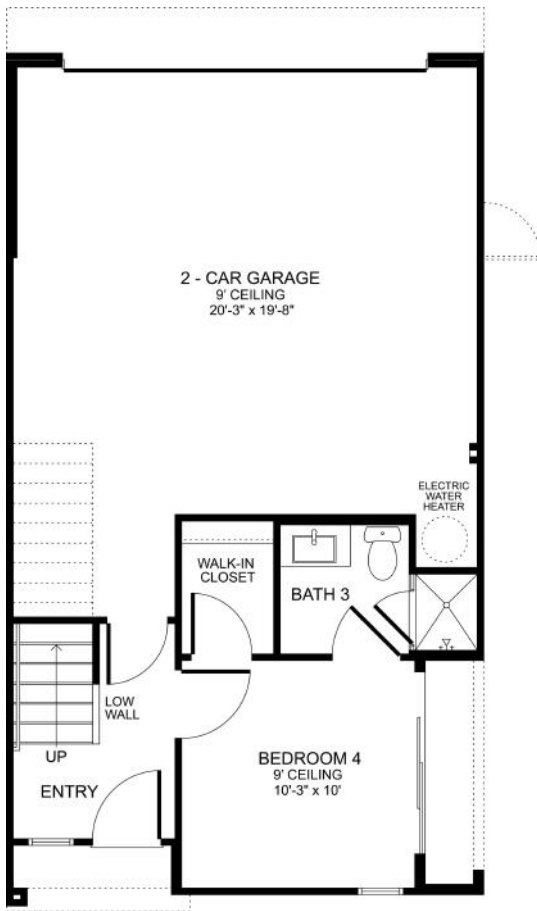


RCHOMES

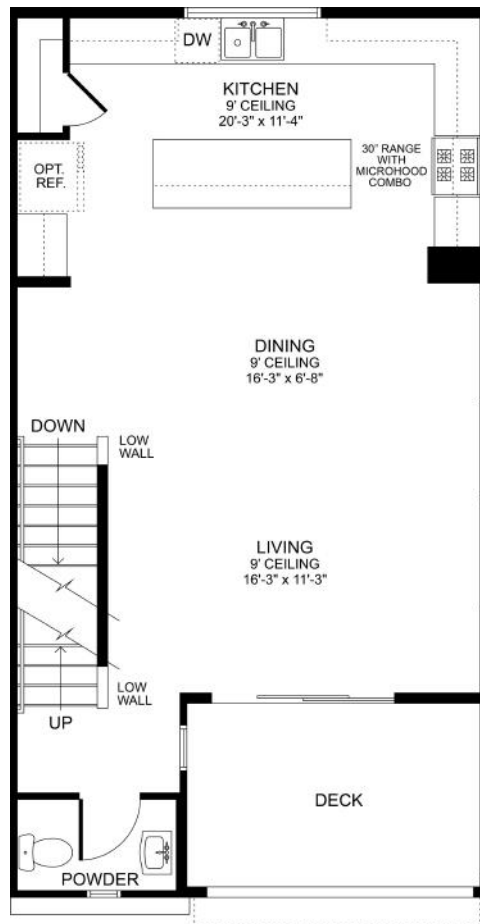


PLAN 1A & 1B

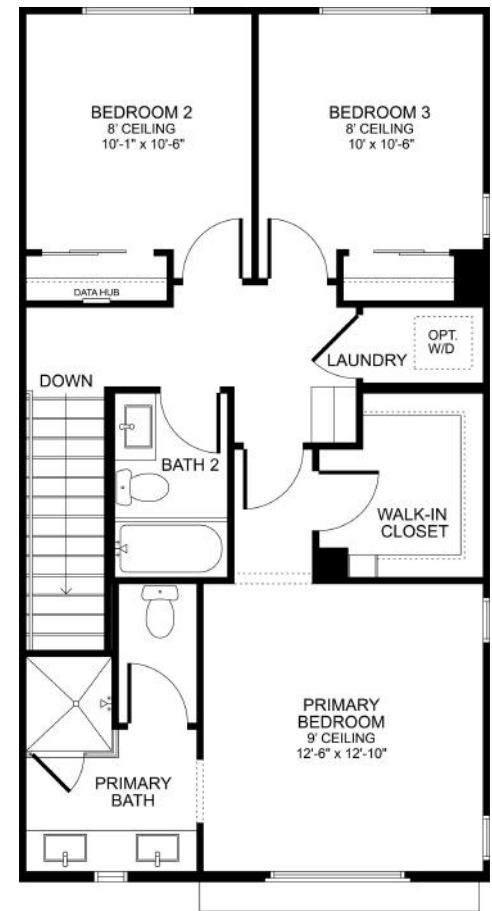
- Approx. 1,786 sq. ft.
- 4-bedrooms
- Junior suite on the first floor with private outdoor retreat
- 3.5 baths
- Spacious kitchen island
- Dedicated Pantry
- Large deck at Great Room
- Walk-in closet at primary suite
- 2-car garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Floor plan variations may occur, including exterior elevations, windows, and doors. See Sales Manager for details on specific homesites.

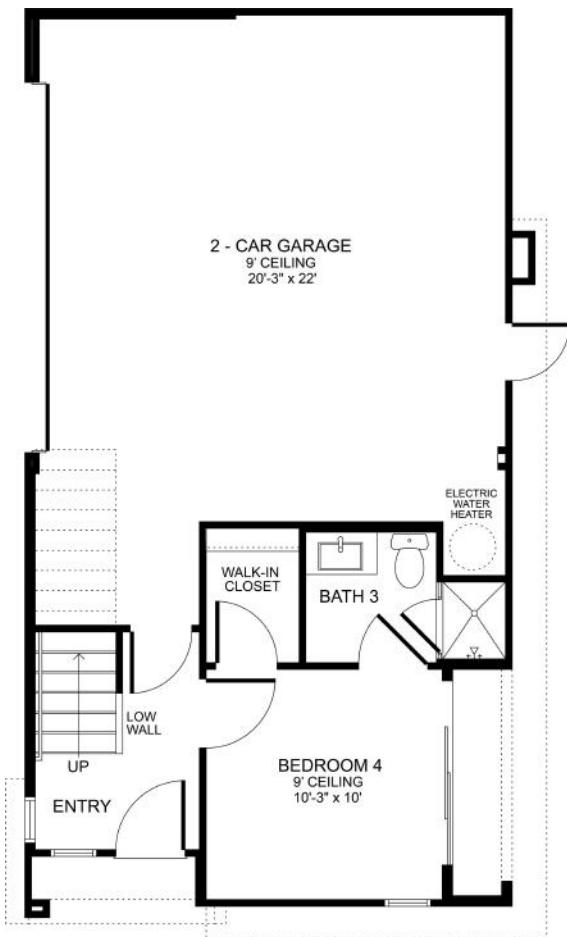


GDCI-RCH San Pedro, LP reserves the right to revise floor plans, floor plan orientation, renderings, options, upgrades, features, and terms without prior notice. Square footages and dimensions are approximations. Door and window locations and sizes may vary per plan depending on homesite location. Options and upgrades are subject to construction cut-off dates. Model homes may showcase designer upgrades that are not available for purchase. All imagery is representational and does not depict specific building or future amenity details. Lifestyle images do not depict racial or familiar preferences. See sales manager for additional details. RC Homes, Inc. DRE # 02123697. All information is deemed reliable as of October 2025.



PLAN 1C

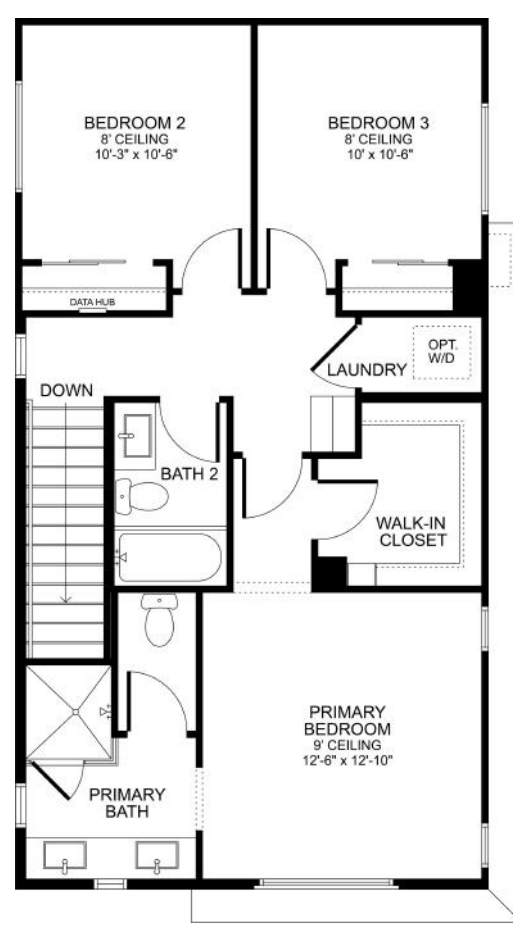
- Approx. 1,798 sq. ft.
- 4-bedrooms
- Junior suite on the first floor with private outdoor retreat
- 3.5 baths
- Spacious kitchen island
- Dedicated Pantry
- Large deck at Great Room
- Walk-in closet at primary suite
- Abundant natural light



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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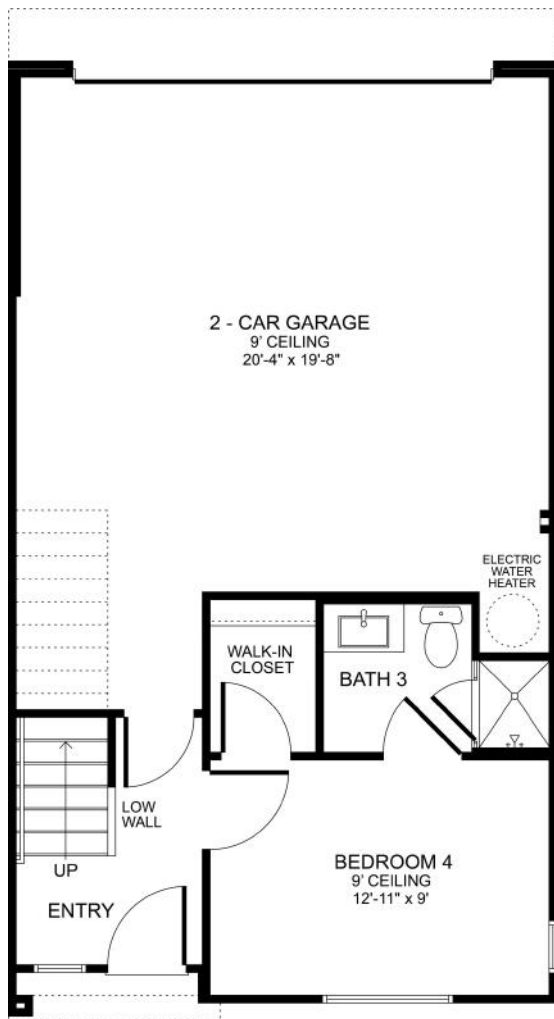


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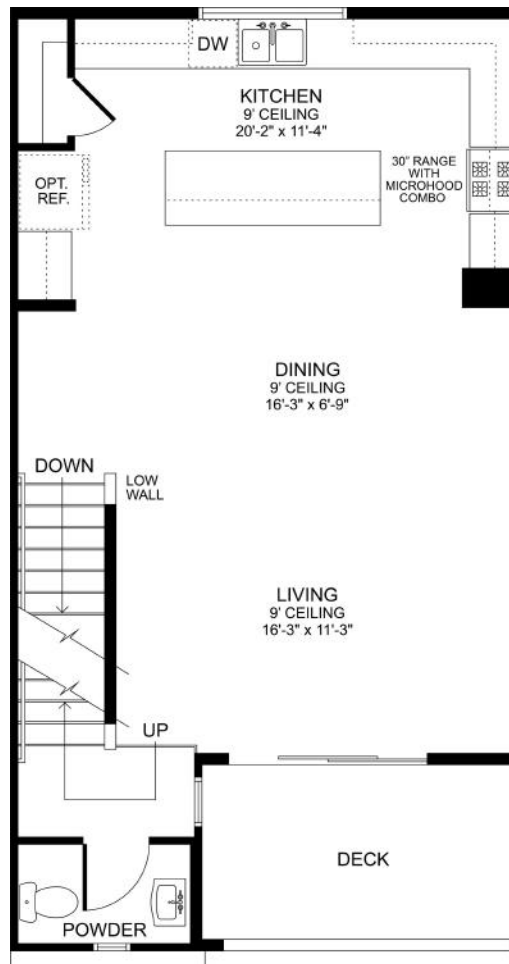


PLAN 1D

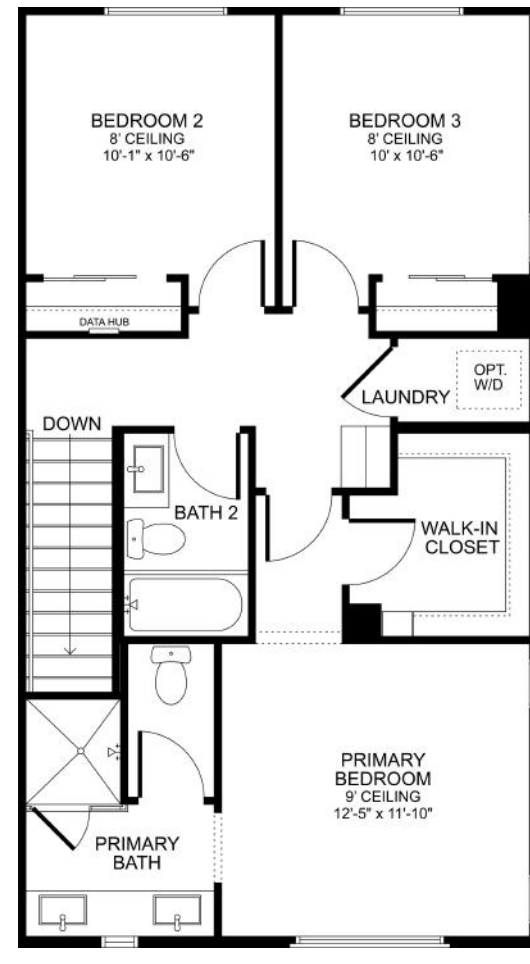
- Approx. 1,766
- 4-bedrooms
- Junior suite on the first floor
- 3.5 baths
- Spacious kitchen island
- Dedicated Pantry
- Large deck at Great Room
- Walk-in closet at primary suite
- 2-car garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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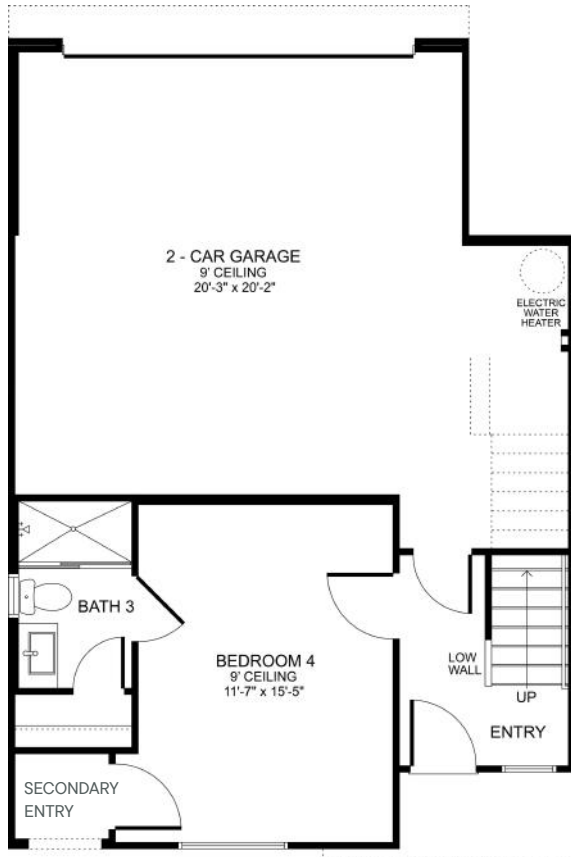


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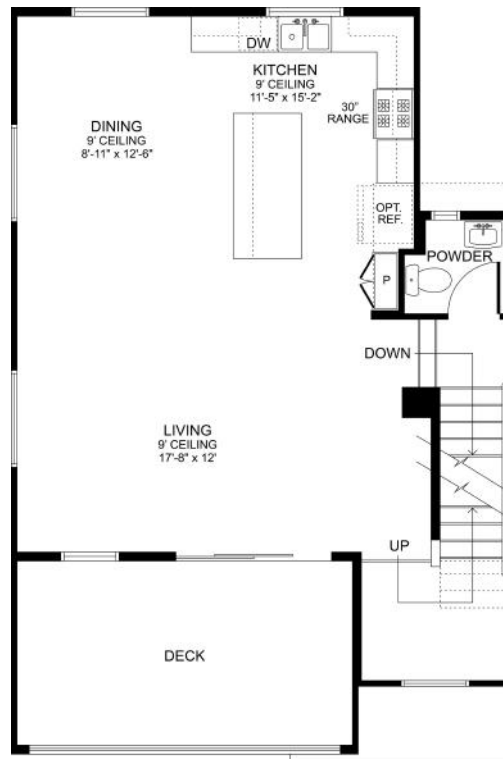


PLAN 2

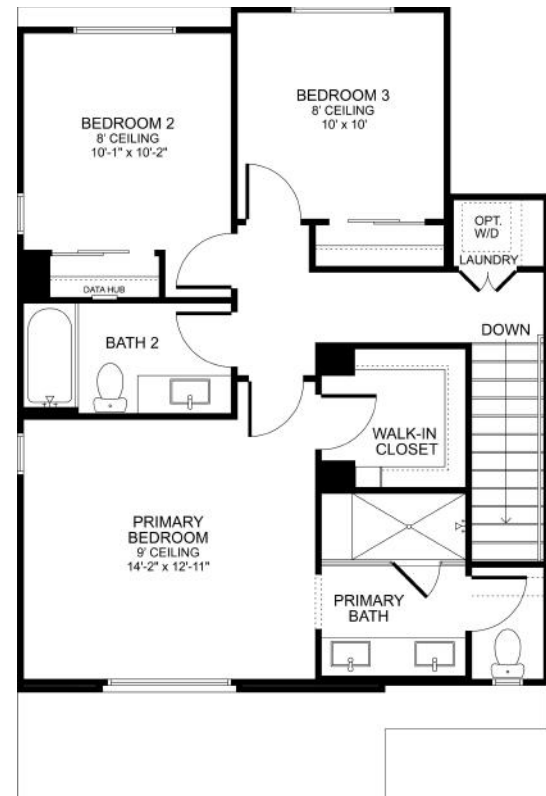
- Approx. 1,875 sq. ft.
- 4-bedrooms, with a private-entry suite on first floor
- 3.5 baths
- Spacious kitchen island
- Dedicated Pantry
- Large deck at Great Room
- Walk-in closet at primary suite
- 2-car garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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SITE MAP

Find the homesite you'll love.

THE HEIGHTS AT PONTE VISTA

 MODEL HOME



This site map is for general orientation and may not be drawn to scale. GDCI-RCH San Pedro, LP does not represent or guarantee this map to be accurate and is subject to change without prior notice. The map does not constitute any representation or guarantee that the community, individual homesite, or surrounding area will be built out, developed, or operated as shown. Individual homesite entries, walkways, pathways, sidewalks, driveways, yards, and landscape plans are subject to change. GDCI-RCH San Pedro, LP does not represent or guarantee future development or uses adjacent to the community. Common areas, parking spaces, open spaces, and surrounding areas may be subject to change. Site map is an artist rendering and used for representational purposes only. RC Homes, Inc. DRE #02123697. Information deemed reliable as of October 2025.

FEATURES



GREEN LIVING & ENERGY EFFICIENT BENEFITS

- Solar panels (available for lease or purchase)
- COOL Roof reflective shingles that can maintain a cooler roof throughout the year
- Hybrid electric water heater tank
- Energy-efficient dual-glazed low-E vinyl windows to help insulate against extreme temperatures
- Highly rated insulation for efficient temperature control
- Electric-Vehicle outlet in garage
- Tech Hub Panel
- Title 24 – Energy Efficiency exceeds CA requirements

DISTINCTIVE EXTERIOR DETAILS

- Inviting decorative 8' front door
- Ring video doorbell
- Keyless entry for convenience
- Wi-Fi enabled garage door opener
- Insulated garage door
- Spacious Deck at Great Room

STYLISH LIVING SPACES

- Hallway upper and lower cabinet for additional storage space (Plan 1 only)
- Shaker-style cabinets in white with polished chrome pull bar handles, throughout
- Low-VOC interior wall and ceiling paint
- High efficiency LED surface-mounted lights
- Wi-fi enabled smart thermostat for flexible scheduling
- Raised outlet for TV in Primary Suite and Living Room
- 4 ½" baseboards throughout
- Painted skirtboard at stairs
- CAT 6 cable pre-wiring in Primary Suite and Living Room
- Sleek chrome interior hardware
- Walk-in closets in Primary Suite and Bedroom 4
- Laundry closet with electric dryer hook-up
- Storage shelf in Plan 1 laundry closet
- Smoke detector and Carbon Monoxide detector



In the continuing effort to improve our homes, GCDI-RCH San Pedro, LP reserves the right to make changes or modifications to plan specifications, materials, features, and benefits without notice. Manufacturers may discontinue models without prior notice. Upgrades may be available but are subject to construction cut-off dates and availability. Not all upgrade options will be available at the time of sale. See a sales manager for additional details. RC Homes, Inc. DRE #02123697. Information deemed reliable as of October 2025.



INVITING KITCHENS

- Shaker-style cabinets with polished chrome square-bar handles
- Under-cabinet lighting in kitchen cabinets
- Soft-close drawers
- Dedicated recycle & trash drawer with 2 bins
- Kitchen island
- Quartz counter with 6" quartz backsplash and full height at range
- Stainless steel single-bowl sink
- Pantry with shelves
- All-electric stainless-steel appliances including:
 - Induction slide-in range with convection oven and air fry feature
 - Over-the-range microwave/hood combo
 - Dishwasher with front control
 - Garbage Disposal

PRIMARY SUITE

- Impressive 8' entry door
- Walk-in closet with double shelf & pole and built-in shelves for maximum organization
- High-efficiency LED surface mounted lights
- Full height tile shower with shampoo niche
- Frameless shower enclosure
- Quartz counter with sleek rectangular undermount sinks
- Stylish thermofoil shaker-style cabinets with polished chrome square-bar handle

SPACIOUS BATHS

- Pedestal sink in Powder Bath
- Rectangular mirror at Powder Bath
- Fiberglass tub and shower combo at secondary bath
- Bath 3 tiled walls and fiberglass pan
- Elongated toilet for maximum comfort
- Quartz counter at vanity
- Sleek undermount sink
- Stylish thermofoil shaker-style cabinets with polished chrome square-bar handles
- ENERGY STAR® exhaust fans

COMMUNITY DETAILS

- Recreational center, Fitness Center, BBQ's, Outdoor dining, Pocket Parks, Pool, Spa, Firepit
- New Home 1-year limited warranty
- New Home 10-year structural warranty provided by Residential Warranty Company, LLC®.

Please refer to the warranty book provided for the home at closing for a complete list of all coverage, conditions, and exclusions that may apply.

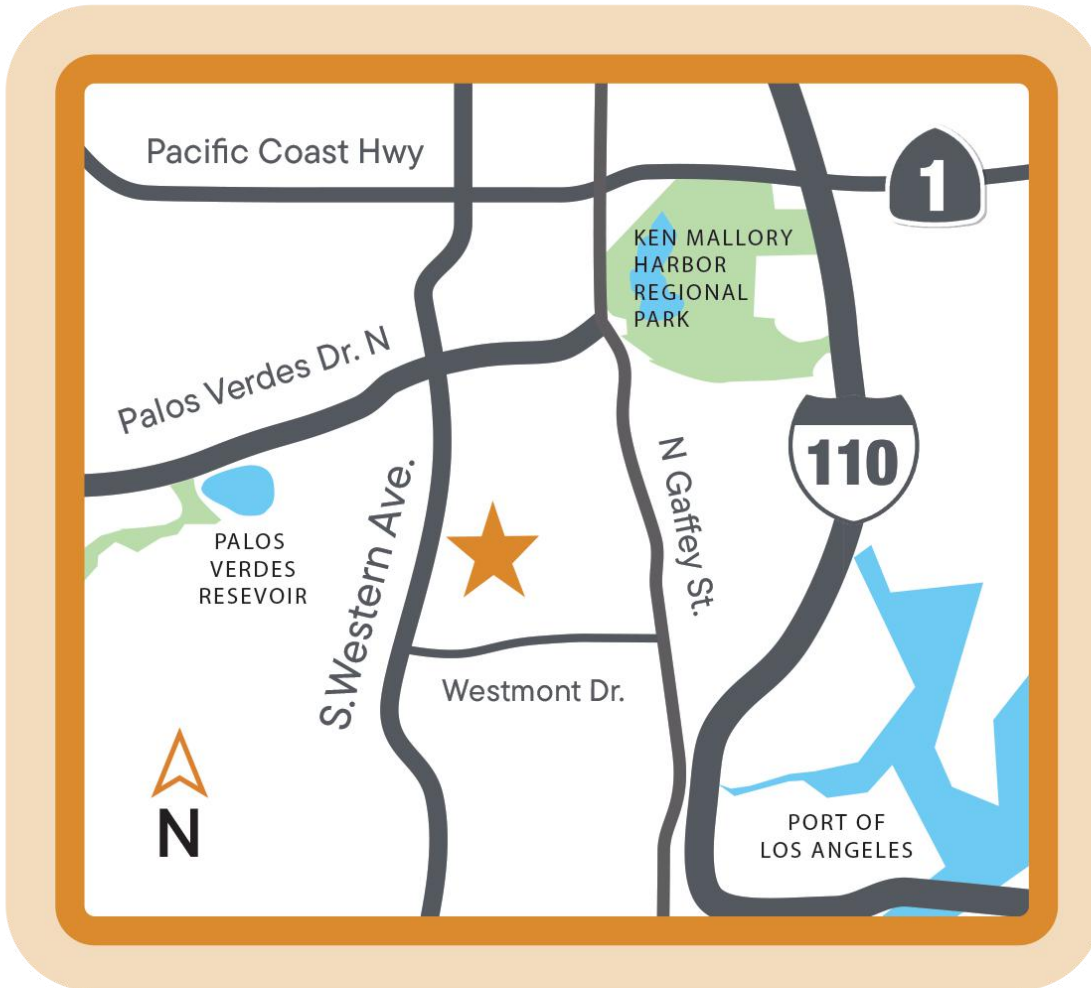
UPGRADE OPTIONS

(Vary per homesite location and plan type. Subject to cut-off dates)

- Upgraded doors in lieu of sliding doors
- French doors in Plan 1, Bedroom 4
- Kitchenette option in Plan 2, Bedroom 4
- Extended kitchen cabinets in Plan 2
- Gourmet Kitchen upgrades
- Tile floor in Bath 3 (first floor)



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The Heights at Ponte Vista

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Richard Castellon, CA DRE# 02022593

 (213) 700-6508 Call or Text

 Richard@RCHomesInc.com

 www.RCHomesInc.com

OFFICE HOURS

NO APPOINTMENT NECESSARY

Thursday - Monday
10 AM - 5 PM



RCHOMES