

GROVE AT MERCED

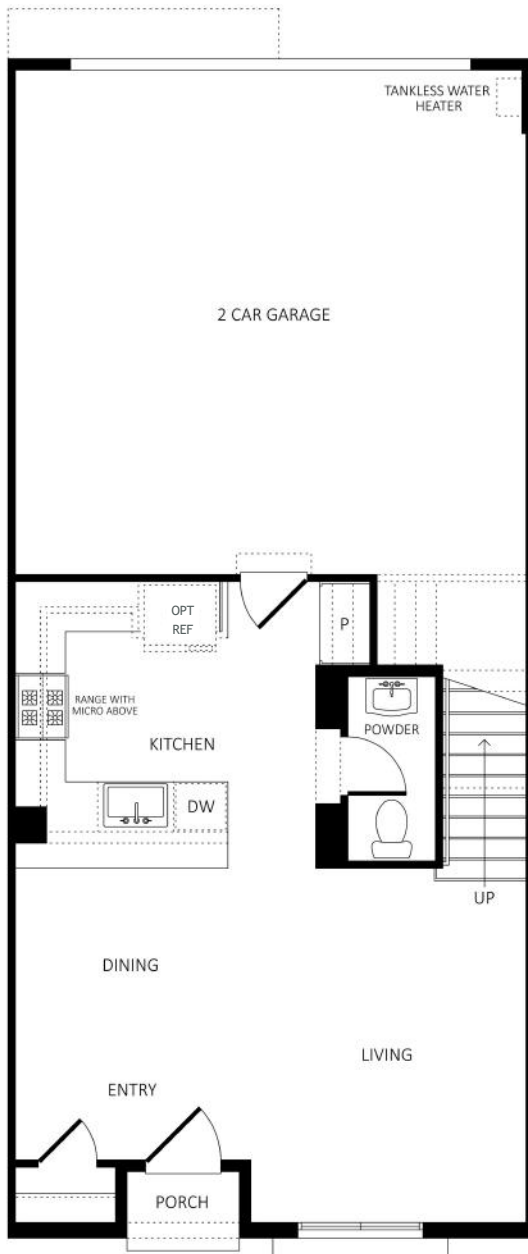
West Covina



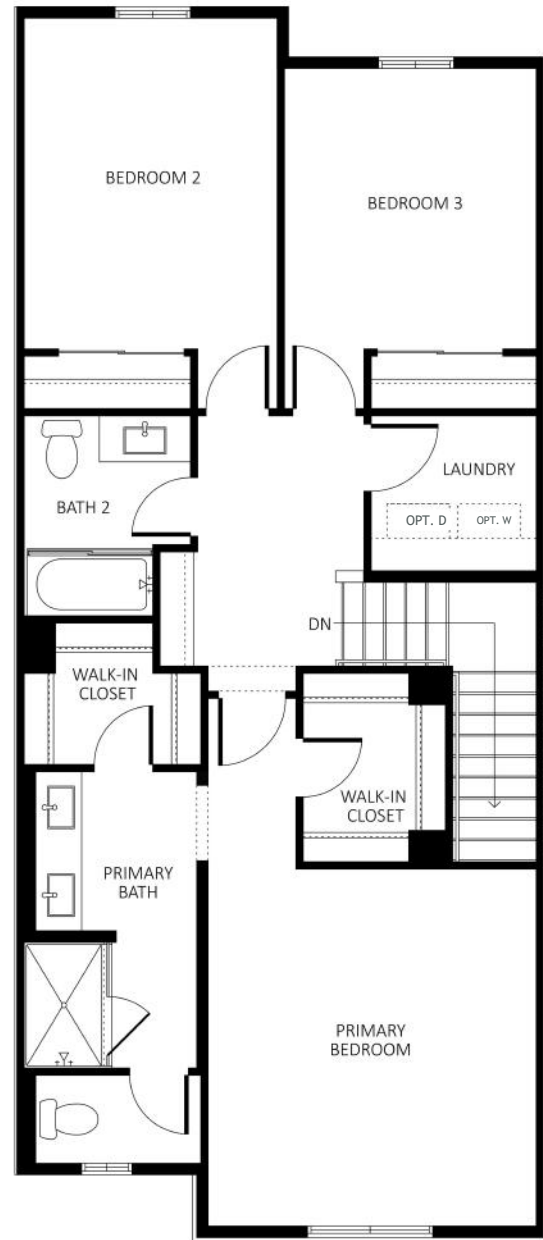
# PLAN 1



- Approx. 1,449 sq. ft.
- 3-bedrooms
- 2.5 baths
- Powder bath on first floor
- Laundry Room
- Dedicated coat closet
- 2-car garage



FIRST FLOOR



SECOND FLOOR

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

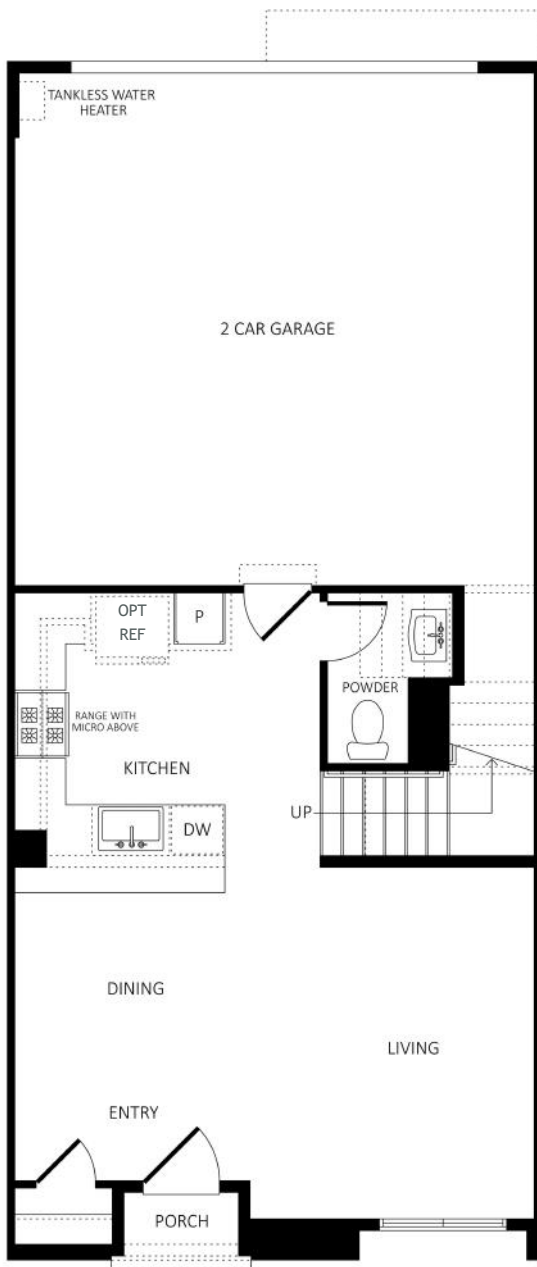


Grove at Merced, LLC reserves the right to revise floor plans, floor plan orientation, renderings, options, upgrades, features, and terms without prior notice. Square footages and dimensions are approximations. Door and window locations and sizes may vary per plan depending on homesite location. Options 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 2024.

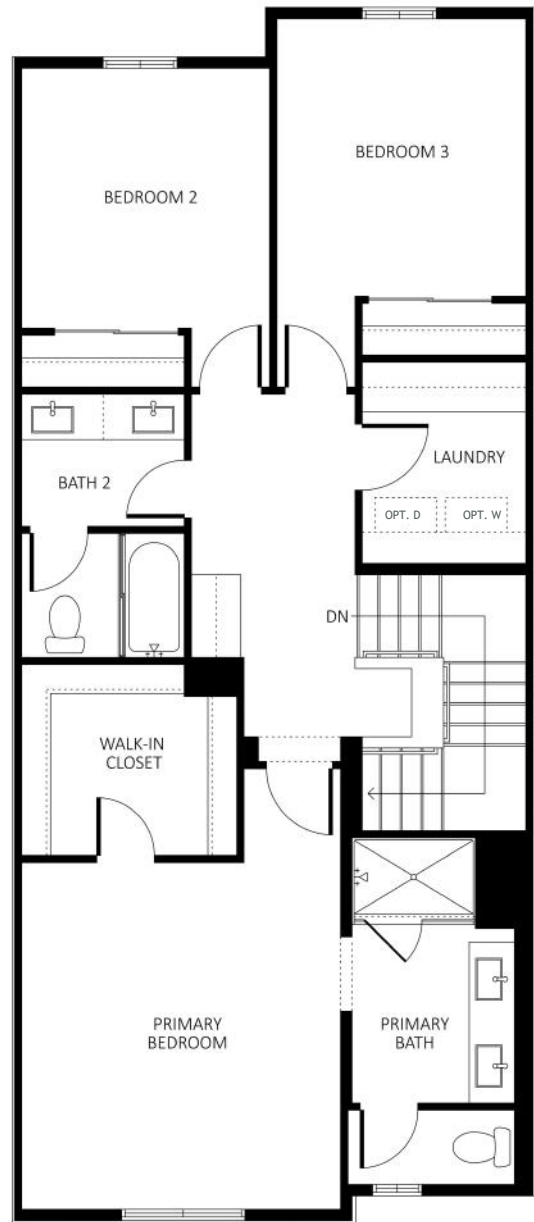
# PLAN 2



- Approx. 1,457 - 1,462 sq. ft.
- 3-bedrooms
- 2.5 baths
- Powder bath on first floor
- Dedicated Coat Closet
- Laundry room
- 2-car garage



FIRST FLOOR



SECOND FLOOR

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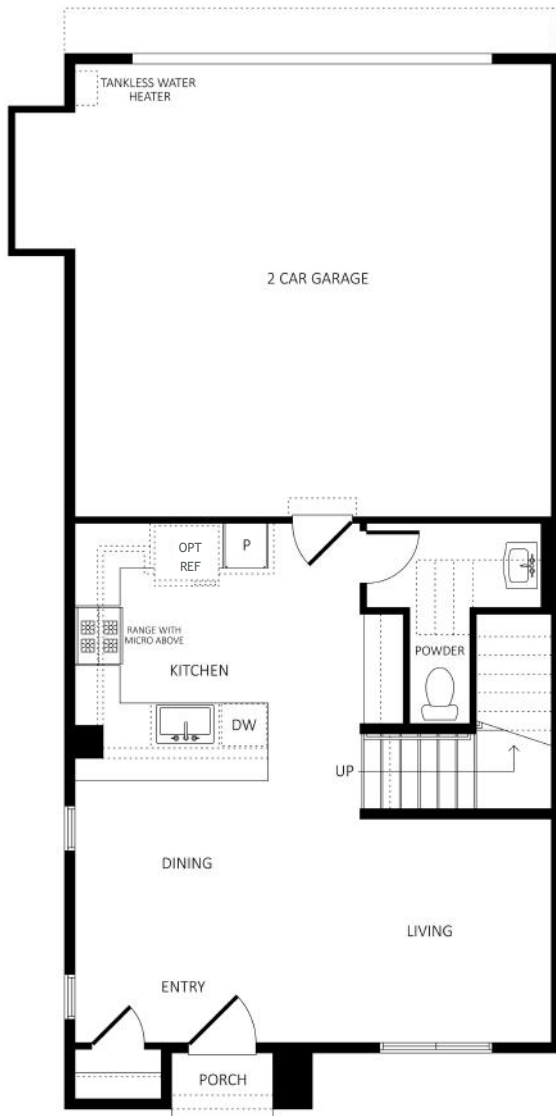


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# PLAN 3

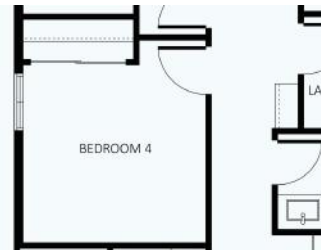


- Approx. 1,485 - 1,533 sq. ft.
- 3-bedrooms + Loft or 4 Bedrooms
- 2.5 baths
- Powder bath on first floor
- Dedicated coat closet
- 2-car garage

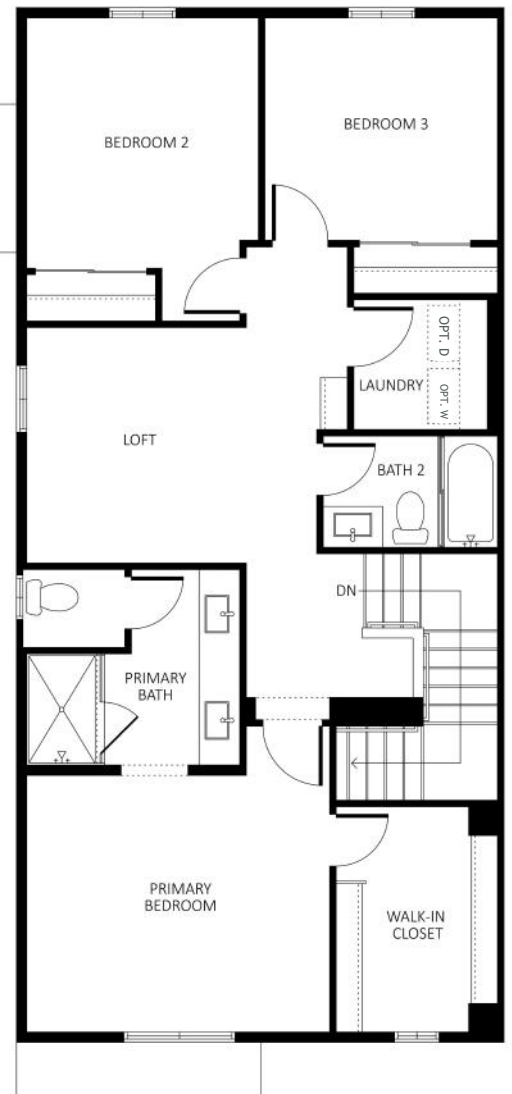


FIRST FLOOR

Plan 3 offers either 3 bedrooms plus Loft or 4 Bedrooms in lieu of Loft. See Sales Manager for details



Configurations at Entry and Powder Bath vary per unit location and site location. See Sales Manager for details.



SECOND FLOOR

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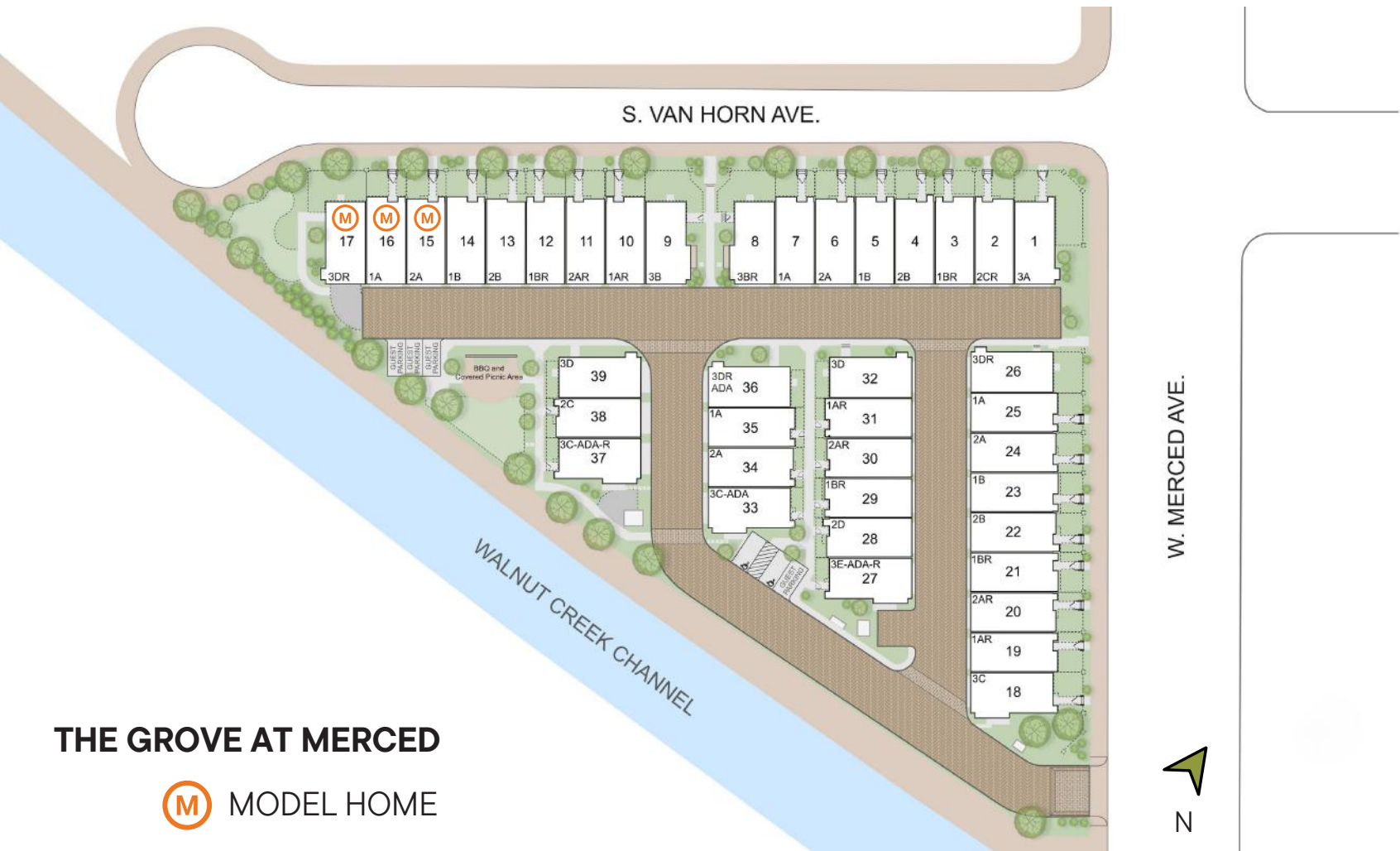


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# SITE MAP

Find the homesite you'll love.



## THE GROVE AT MERCED

 MODEL HOME



This site map is for general orientation and may not be drawn to scale. Grove at Merced, LLC 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. Grove at Merced, LLC 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 2024.

# FEATURES



## GREEN LIVING & ENERGY EFFICIENT BENEFITS

- Space saving tankless water heater
- Energy-efficient dual-glazed low-E vinyl windows to help insulate against extreme temperatures
- R-21 exterior wall insulation and attic insulation for efficient temperature control
- Environmentally friendly engineered lumber products
- QuietCool® whole-house fan efficiently cools and ventilates your attic space for lower energy consumption and enhanced indoor air quality
- Cool Roof allows the building to be cooler during hot months by decreasing the roof temperature
- 220V electric outlet in garage
- Title 24 – Energy Efficiency exceeds state requirements



## DISTINCTIVE EXTERIOR DETAILS

- Inviting decorative 8' front door with iron black exterior hardware
- Ring video doorbell
- Keyless entry for convenience
- Wi-Fi enabled garage door opener
- Insulated garage door
- Private yard space

## STYLISH LIVING SPACES

- 9' ceiling heights
- Ready-to-use Spectrum® internet with dedicated private router and WiFi network
- Shaker-style cabinets in white with polished chrome pull handles, throughout
- Low-VOC interior wall and ceiling paint
- High efficiency LED surface-mounted lights throughout
- Honeywell wi-fi enabled smart thermostat for flexible scheduling
- Raised outlet for TV at primary bedroom and living room
- Stylish pedestal sink at powder bath
- 3 ½" baseboards throughout
- Painted skirtboard at stairs
- CAT 6 cable pre-wiring in living room and primary bedroom
- Walk-in closets in primary suite



In the continuing effort to improve our homes, Grove at Merced, LLC 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 2024.



## INVITING KITCHENS

- Shaker-style cabinets in white with polished chrome pull handles
- Quartz counter in White Sand finish with 6” quartz backsplash and full height at range
- Stainless steel single-bowl sink
- LG stainless-steel appliances including:
  - Slide-in range with easy-clean feature
  - Over-the-range microwave/hood combo
  - Dishwasher with front control

## PRIMARY SUITE

- Impressive 8' door
- Walk-in closet
- High-efficiency LED surface mounted lights
- Fiberglass shower with seat
- Frameless shower enclosure
- Elongated toilet for maximum comfort
- Quartz counter with sleek rectangular undermount sinks
- Stylish thermofoil shaker-style cabinets with polished chrome pull handle

## SPACIOUS BATHS

- Pedestal sink in Powder Bath
- Fiberglass tub and shower combo at secondary bath
- Elongated toilet for maximum comfort
- Quartz counter at vanity
- Sleek undermount sink
- Stylish thermofoil shaker-style cabinets with polished chrome pull handle
- ENERGY STAR® exhaust fans

## LAUNDRY ROOM

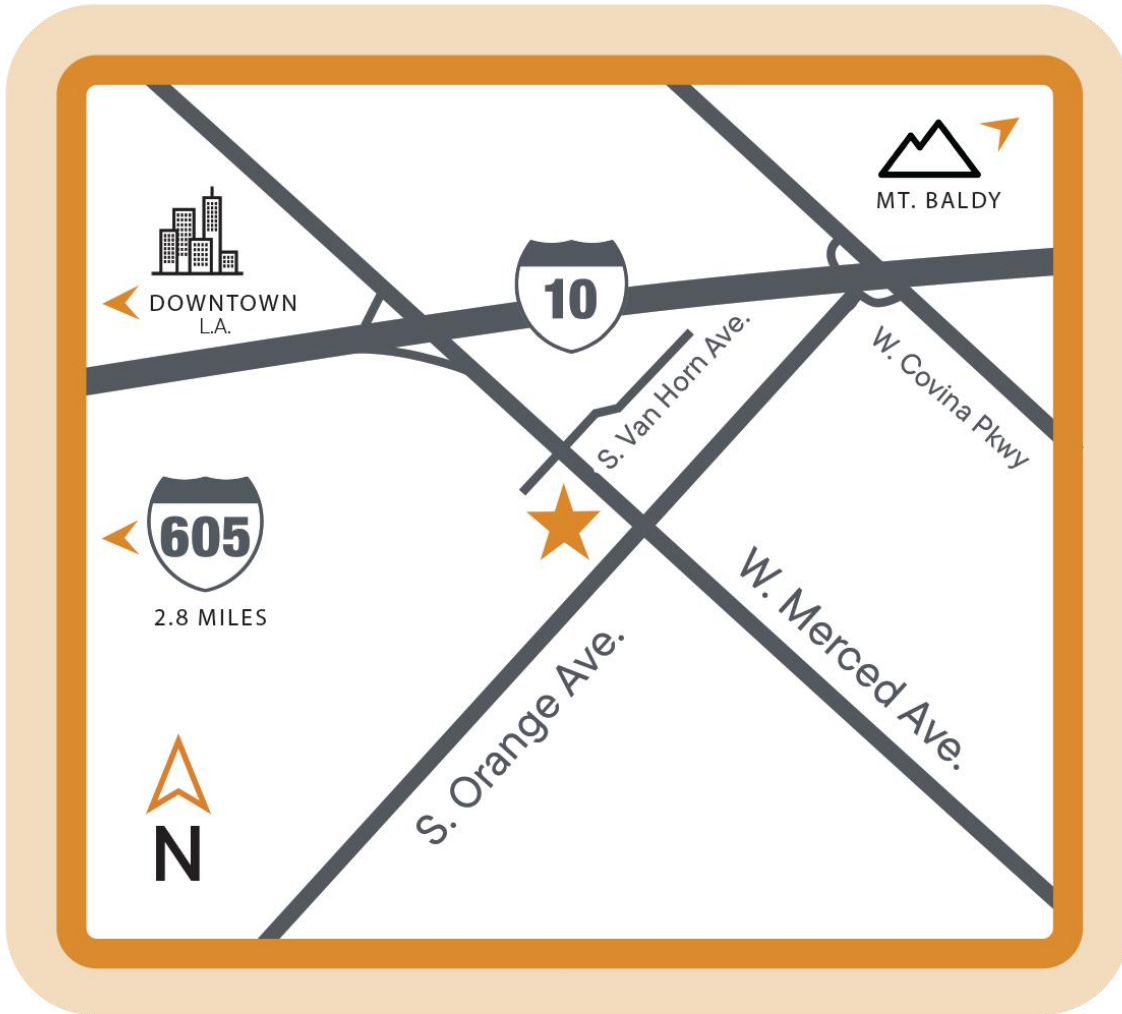
- Laundry hookups for washer and gas dryer
- Wire upper shelf for storage space

## COMMUNITY DETAILS

- Common area with gas BBQ's, covered dining space, picnic tables, and bicycle racks
- Water-wise landscaping
- 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.*



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## THE GROVE AT MERCED

1240 S. Vanhorn Ave. | West Covina, CA 91790

Richard Castellon, CA DRE# 02022593

 (213) 700-6508 Call or Text

 Richard@RCHomesInc.com

 [www.RCHomesInc.com](http://www.RCHomesInc.com)

### OFFICE HOURS

#### BOOK AN APPOINTMENT

Thursday - Monday

Fall and Winter: 10 AM - 5 PM

Spring and Summer: 10 AM - 6 PM



**RCHOMES**