Kadence

Follow your heart.
Every first is a lasting memory. Each discovery, a triumph — a unique chance to see the world anew.

Discover the perfect place to reach new milestones with your family at Kadence in the new master planned community of Centennial. At Pardee Homes, we believe neighborhoods should feel easy and welcoming. At Kadence, it is. Experience Modern Americana style, spacious living, and a scenic backdrop in Menifee.
LivingSmart®

We’ve been a leader in green building since 1998 and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our home owners and the legacy we’ll all leave on this amazing planet.

New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement: HealthSmart®, EnergySmart™, EarthSmart®, WaterSmart® and HomeSmart™.

LivingSmart® in its entirety is all about health and well-being for you and your family, as well as the planet. It’s the ultimate win-win that improves everyday life for years to come, constantly evolving as we all become smarter together.

**Features and finishes that contribute to better indoor air quality**

**FINISHING PRODUCTS**
Low-VOC interior paint, water-based wood finishes and caulking and adhesives ensure a healthy living environment for your family.

**AIR FILTRATION**
Right-sized HVAC filters provide better air filtration, while quiet bathroom fans with built-in humidistat controllers reduce moisture and automatically turn off when the humidity level has dropped.

**AIR QUALITY**
A sealed combustion furnace and an optional central vacuum system help keep indoor air quality at healthy levels.

**Using technology to reduce energy consumption and utility bills**

**HEATING & COOLING**
Dimmer switches, motion detectors, energy-efficient heating systems and programmable thermostats all serve to reduce your electrical usage. And with an optional solar system, you can harness the power of the sun to lower or even eliminate electrical bills.

**LIGHTING**
LED lighting throughout your home in key areas such as kitchens, is more energy-efficient than incandescent lighting.

**Building with sustainable materials to help conserve natural resources**

**WOOD PRODUCTS**
Our engineered wood products resist warping, splitting and shrinking while also preserving our forests.

**RECYCLING**
We’re doing our part to recycle, while making it easy for you to do the same. Through our recycle/reuse program, we are putting unused materials back to work and creating great products, like our plush stain-resistant carpeting.

**A built-in kitchen recycling bin, an optional solar system and an optional electric vehicle charging system are some of the ways we help support your earth-friendly lifestyle.**

**Features and finishes that contribute to better indoor air quality**

**Plumbing, appliances and landscape designed to conserve water usage**

**APPLIANCES**
One of the ways we help you save resources in every way possible. WaterSense® faucets, showerheads and toilets conserve water and save you money.

**LANDSCAPE DESIGN**
At a time when water conservation is more important than ever before, we’re proud to showcase plants, materials and techniques designed for the drought-tolerant landscape.

**Wi-Fi Connectivity**
Keeping you connected is key, and a home that’s pre-wired for a central wireless access point ensures that. Whether controlling your connected smart devices or streaming your favorite shows, your signal stays strong.

**EXTERIOR PRODUCTS**
Our building materials help maintain a comfortable home temperature, reducing energy bills. Radiant barrier roof sheathing reflects the sun, weather stripping reduces temperature fluctuation, and low-E window glass keeps heat and cold outside and protects household items against sun damage.

Some features of LivingSmart® may be optional or available in select communities only and are subject to changes or substitutions without notice.
Family is important. Choosing the ideal, family-friendly setting for Kadence was just as important.

We chose the city of Menifee for the master planned community of Centennial because it offers everything on the must have list: peaceful atmosphere, good schools and parks within walking distance, and a healthy economy. Kadence’s countryside-inspired location embraces a Modern Americana mindset. Everyone can enjoy spacious living and embrace an active lifestyle at the 10-acre sports park in the center of the community. It’s a place where kids will have a blast and grown ups will feel instantly at home. Kadence offers living that not only looks good, but feels great.
RESIDENCE 1C
One-Story
3 Bedrooms
2 Bathrooms
2,249 sq. ft.
3-Bay Tandem Garage
Open Floor Plan
Great Room
Owners Suite with Walk-In Closet
Laundry

Available options include:
• Expanded Kitchen Island
• Covered Patio with Door Variations
• Spa Shower at Owners Bath
• Mudroom in lieu of 3 Bay Tandem Garage
• Bedroom 4/Den Option in lieu of Dining Room
• Optional Gen Smart Suite in lieu of Bedroom 2 and 3
**RESIDENCE 2BR**

Two-Story
4 Bedrooms
3 Bathrooms
2,657–2,818 sq. ft.
3-Bay Tandem Garage
Open Floor Plan
Great Room
Owners Suite with Walk-In Closet
Upstairs Laundry
Upstairs Loft

Available options include:
- Expanded Super Kitchen
- Covered Patio with Door Variations
- Spa Shower at Owners Bath
- Deck off Owners Bedroom
**RESIDENCE 3A**

- Two-Story
- 4 Bedrooms
- 3 Bathrooms
- 2,823 sq. ft.
- 3-Bay Garage
- Open Floor Plan
- Great Room
- Storage
- Owners Suite with Walk-In Closet
- Upstairs Laundry
- Den
- Bonus Room

**Available options include:**

- Extended Kitchen Island
- Gen Smart® Suite in lieu of Bedroom 4 and Storage
- Covered Patio with Door Variations
- Spa Shower at Owners Bath
- Deck off Owners Bedroom

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**SECOND FLOOR**

**FIRST FLOOR**

**RESIDENCE 3A Modeled**
INCLUDED FEATURES FOR YOUR HOME*

THE IMPRESSIVE EXTERIOR
- Modern Spanish, Traditional, and Cottage architecture with shutters and stone accents (varies per elevation)
- Architecturally specified exterior color palettes for enhanced street scene
- Elegant Therma-Tru Smooth Star insulated entry doors with Schlage® hardware in satin nickel finish
- Insulated metal roll-up garage door with automatic door opener
- Concrete walks and driveway
- Weatherproof exterior electrical outlets
- High-performance insulated stucco system
- Coach lights

THE DISTINCTIVE INTERIOR
- Upgraded interior finishes, such as architecturally specified LED lighting, custom radius wall corners, elegant architectural details, raised two-panel interior doors and rocker light switches
- Combination stair systems with white painted wood stair handrail, newels, balusters and low walls with painted MDF caps and kickboard (varies per plan)
- Earth-friendly carpeting over plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, Our models have been professionally decorated in order to give you ideas as to how each home may be

THE KITCHEN

THE GENSMART SUITE™ ADVANTAGE – OPTIONAL, where everyone feels right at home
- We believe in keeping families together. That’s why we came up with the GenSmart Suite™. It’s a home within your home. Multi-generational families can live together yet enjoy privacy, functionality, and spaciousness.
- Bedroom with dedicated full bath and laundry
- Kitchenette with upper cabinets with built-in microwave and lower cabinet with granite countertop, stainless steel sink and faucet and under and over cabinet LED lighting
- Separate entrance from exterior (per plan)

FOR YOUR COMFORT AND CONVENIENCE
- Dual-pane spectrally selective Low-E tempered vinyl windows
- SmartSense® fans in all bathrooms
- Smoke detectors with warning buzzer and battery backup
- Carbon monoxide monitors
- Interfire sprinkler system
- Pressure-balanced plumbing valves at all showers
- Thermoelectrically controlled forced-air heating and air conditioning
- Energy efficient programmable thermostats
- Weatherstripping on exterior doors
- Door to side yard from garage
- LED lighting
- Water-friendly, front yard landscaping
- Smart irrigation control
- Tankless water heater
- Solar panels (with signed lease or purchase)
- Future electric vehicle ready with conduit only

THE ELEGANT OWNERS SUITE
- Large walk-in closet with three-panel doors
- White Daltile quartz solid surface countertop with Artisan undermount square sinks
- Fiberglass tub/shower with clear safety glass enclosures
- Adult-height sink cabinets
- Frameless, beveled mirror medicine cabinet
- Decorative Delta® Trinsic polished chrome finish plumbing fixtures
- Componentized water closet with water-saving elongated toilet
- Shaker-maple cabinet with polished chrome knobs
- Ceiling fan pre-wire

FOR YOUR ELEGANT KITCHEN
- Quartz countertop with 6” splash
- Shaker-maple cabinetry in choice of color with extended height uppers and brushed nickel knobs
- Recycling center
- Delta stainless steel finish faucet with pull-out spray
- Dual compartment stainless steel undermount sink
- General Electric® stainless steel finish appliance package including 36”, 5-burner cooktop with over the range microwave
- Conventional storage pantry
- LED lights
- Pre-wired for telephone (CAT 5)
- USB charging station

PARDEE HOMES IS PROUD TO OFFER A WIDE VARIETY OF OPTIONAL FEATURES. BELOW IS A SAMPLING OF THE MANY WAYS YOU CAN PERSONALIZE YOUR NEW HOME THROUGH OUR DESIGN STUDIO. PLEASE SEE YOUR NEW HOME ADVISOR FOR ADDITIONAL CUSTOMIZING OPPORTUNITIES.

ADDITIONAL FEATURES WITH YOUR HOME*

GOURMET KITCHEN OPTIONS
- Choice of model showcased countertop finishes, slab granite and quartz in choice of designer-selected colors, edge selections and custom backsplashes
- Kitchen faucets with or without soap dispensers in a variety of styles and finishes
- Kitchen sinks in a variety of styles and finishes
- General Electric® Profile, Cafe® appliance packages
- Selection of General Electric® refrigerators
- Cabinetry in a variety of styles and finishes
- Decorative glass-front inserts with finished interiors for upper cabinetry in pre-selected locations
- Rollout shelves (select locations)
- Decorative pulls or pushes in choice of finishes
- Under and over cabinet LED lighting

OUTDOOR LIVING
- Flush mounted heaters at covered patio
- Exterior barbecue gas starg
- Rain gutters at entry or full house
- Various stacking doors at covered patio

LIVING SMART OPTIONS
- Wi-Fi programmable thermostat
- Dual flush toilets
- Electric car charging station
- Wi-Fi garage door opener
- Additional LED lighting
- Home automation package
- Whole house fan

BATHROOM SUITES
- Customize your countertops and Owners Bath tub/shower surrounds with model showcased finishes
- Mirrored closet door
- Door between Owners Bedroom and Owners Bath
- Clear and obscure glass tub/shower enclosures for secondary baths
- Drop in tub/shower with tile

PERSONALIZE YOUR LAUNDRY ROOM
- Upper and lower cabinets
- Laundry sink with Delta® polished chrome faucet and side spray
- Selection of either top or front load General Electric® washers and dryers

LAUNDRY ROOM SELECTIONS
- Stair rail design and finish choices including stained hardmand, and tile and pickets replacing standard low wall
- Window sills/apron packages
- Additional carpet and pad selections
- Additional hard surface floor materials
- Built-in cabinet in select locations
- Built-in closet in Owners Bedroom
- Mirrored closet doors
- Medicine cabinets in baths

IMPORTANT NOTES FOR FEATURES AND OPTIONS
Our models have been professionally decorated in order to give you ideas as to how each home may be furnished, however, the actual furnishings as well as the selection of finishes and materials may differ from ours.
All terms, labels or designations (for example, Owners Suite, garage) reflect our view as to use of such items, and are not intended as contractual representations of inclusion or selection. Items shown in the pictures or the advertising are optional, and are not included in the sales price. Certain models have one or more optional features, and the sales price includes carpet and hard-surface flooring only in those areas specifically listed above under flooring. Additional features and options may not be available after construction cutoff dates or only at additional cost.

All terms, labels or designations (for example, Owners Suite, garage) reflect our view as to use of such features, finishes, and options. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished, however, the actual furnishings as well as the selection of finishes and materials may differ from ours.

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This item is listed only with the exception of the optional feels and Israeli above or shown on the floor plans. Prices, terms, and specifications are subject to change without notice. Prices do not include additional cost.

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ESTABLISHED IN 1921, PARDEE HOMES designs and builds new homes and communities for first-time through luxury homebuyers. Pardee Homes Inland Empire is accomplished in the planning and development of master-planned communities, green homebuilding measures, environmentally-sensitive development practices, and customer-focused processes for new home purchase, and is also widely known for its steadfast civic outreach. Pardee Homes Inland Empire was recognized as 2017 Builder of the Year by the Building Industry Association of Southern California-Riverside County Chapter.

Pardee Homes is a member of TRI Pointe Group® (NYSE: TPH), a family of premium regional homebuilders that designs, builds, and sells homes in major U.S. markets. As one of the top ten largest public homebuilding companies by market capitalization in the United States, TRI Pointe Group combines the resources, operational sophistication, and leadership of a national organization with the regional insights, community ties, and agility of local homebuilders. The TRI Pointe Group family includes Maracay Homes® in Arizona, Pardee Homes® in California and Nevada, Quadrant Homes® in Washington, Trendmaker® Homes in Texas, TRI Pointe Homes® in California and Colorado, and Winchester® Homes in the Washington, D.C. area. TRI Pointe Group was recognized as 2014 Developer of the Year by Builder and Developer magazine and 2015 Builder of the Year by Builder magazine and was named one of the Best Places to Work in Orange County by the Orange County Business Journal and Best Companies Group in 2016 and 2017.

KADENCE AT CENTENNIAL

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