Modern Living for a Modest Price
HOMES DESIGNED TO GO FAR BEYOND YOUR EXPECTATIONS—NOT YOUR BUDGET.

These modern style, multi-level homes are not only attainable, they’re truly the whole package. Spacious living areas and outdoor decks mean your downtime will never see a dull moment. Combine that with the convenience of having all the shopping and entertainment San Diego County has to offer right in your backyard. Now that’s what we call easy living.
GET USED TO AN ALMOST TOO GOOD TO BE TRUE LIFESTYLE.

Soak up all the South San Diego benefits in the vibrant, new masterplan community of Playa Del Sol. Conveniently located close to great shopping, indoor and outdoor entertainment, and highly-rated schools, you’ll enjoy the perks of keeping your work and play in the same zip code. And if being a homebody is more your style, the Playa del Sol Recreation Center has you covered with a gym, pool and spa providing the perfect space to relax and refresh or meet up for play dates and parties.
LIVING SMART®

Our comprehensive approach to earth-friendly, energy-saving and tech-savvy home design.

**HEALTH SMART**
Features and finishes that contribute to better indoor air quality.

**ENERGY SMART**
Technology that reduces energy consumption and utility bills.

**EARTH SMART**
The extensive use of sustainable materials that help conserve natural resources.

**WATER SMART**
Plumbing fixtures, appliances and landscape design that help conserve water usage.

**HOME SMART**
Smart technology that helps you stay comfortable, in control and connected from anywhere.

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**Included Features:**
- Low-formaldehyde insulation
- Low VOC interior paint
- MERV 8 air filters

**Available Features:**
- Low VOC interior paint packages

**Included Features:**
- LED lighting
- Dimmer switches
- Radiant barrier roof sheathing
- Carrier air conditioner
- Low-E spectrally selective glass windows
- Conduit for future car charging station
- Conduit for future solar

**Available Features:**
- Optional washing machines, dryers and refrigerators
- Additional LED lighting options

**Included Features:**
- Stain-resistant carpeting made from recycled material
- Engineered wood
- Architect-specified entry doors
- Convenient recycling center in kitchen

**Available Features:**
- Low-fiber flooring

**Included Features:**
- Delta® faucets
- Water-efficient dishwasher
- Water-efficient toilets
- On-demand water circulation system

**Available Features:**
- Reverse osmosis water system
- Dual flush toilets
- Additional water circulation remote controls
As the first neighborhood in Playa Del Sol fully decked out in technology from HomeSmart®, you’ll get to see what it’s like to live in a real-life smart house with Amazon Alexa-enabled smart home devices activated and supported by Amazon.

At Solmar, discover the magic of a fully connected home.

Smart home devices can change the way you live—reducing energy costs, improving home security and giving you more control of your home. Your new Solmar home comes equipped with Alexa-enabled smart home devices, activated and supported by Amazon, enabling you to live life with hands-free convenience.*

Automate Your Home
Run devices on a schedule to save energy and streamline daily tasks.

Be In Control
Adjust your smart devices from your phone, even when you’re not at home.

Just Ask Alexa
Get news alerts, play music, and control your smart home without lifting a finger.

*HomeSmart® package offer is limited to builder-selected items and homesites at participating neighborhoods, while supplies last. Solmar’s HomeSmart® package offer includes the following: (1) Mesh WiFi System, (1) 8-port network switch, (1) Echo Spot 5, (1) Echo Dot, (1) Leviton smart switch, (1) Leviton smart dimmer switch, (1) Honeywell WiFi thermostat, (1) Rinnai WiFi Tankless water heater, and (1) Liftmaster WiFi garage door opener. May not be exchanged, redeemed for cash, or combined with other offers. Amazon Echo devices to be provided to homeowner after close of escrow. A high-speed Internet connection with modem is required to be furnished by buyer. Initial setup, activation and 90 days of support are included. Additional conditions, restrictions, WiFi equipment fees, taxes, and other fees may apply. Void where prohibited. Included items are subject to availability and change without notice. Amazon, Echo, Alexa and all related logos are trademarks of Amazon.com, Inc. or its affiliates, and are used with permission. The included features of our homes are subject to change without notice. No information or material herein is to be construed as an offer or solicitation for sale. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists’ conceptions and are for illustrative purposes only. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Please consult a New Home Advisor for specific pricing and other information for each community. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and its subsidiaries. CA Contractor’s License No. 2571810. CA DRE License No. 02027320. © 2019 Pardue Homes, a member of the TRI Pointe Group. All rights reserved.
**PLAN 1**

1,310 sq. ft. (approx.)
2 Bedrooms
2.5 Bathrooms
2-Bay Garage

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**1ST FLOOR**

- Entry
- 2-Bay Garage

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**2ND FLOOR**

- Great Room
- Dining
- Kitchen

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**3RD FLOOR**

- Master Bedroom
- Master Bath
- Linen Closets
- Bedroom 2
- Bath 2
- Walk-In Pantry
- Laundry

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**FEATURES**

- Convenient secondary bathrooms with fans, Delta® plumbing
- Fire sprinkler system
- Smoke and carbon monoxide detectors with warning buzzer
- White rocker light dimmer switch in the living/great room
- Disc LED lighting
- Hollow-core, interior passage doors with satin nickel
- White Thermofoil slab cabinets with pulls
- Plush carpeting over pad in a choice of designer
- Satin nickel finish Schlage® front door hardware

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**IMPRESSIVE INTERIORS**

- Extensive environmentally friendly construction
- Exterior light fixtures in complementary styles and finishes
- Metal garage, sectional roll-up doors and garage door opener
- Stainless steel undermount sink with Delta® faucet
- Convenient recycling center
- Refrigerator space plumbed for automatic ice-maker
- 4 ft. deep, 30" H 10033 Slide-in range
- ENERGY STAR® dishwasher with 1-hour wash cycle
- Microwave oven/hood combination
- GOURMET KITCHENS
- Undermount white porcelain sinks
- Chrome plumbing fixtures
- Granite countertops
- White Thermofoil cabinet doors
- Stainless steel microwave
- Refinishable quartz countertops
- White Thermofoil cabinet doors
- 3 ft. deep, 24" H 10029 Slide-in range
- ENERGY STAR® dishwasher with 1-hour wash cycle
- Microwave oven/hood combination

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**PRE/HYBRID WIRED FOR COMFORT**

- Extensive environmentally friendly construction
- Fiber optic networking and cable
- Fire sprinkler system
- Smoke and carbon monoxide detectors with warning buzzer
- Optional built-in desk
- Optional built-in wardrobes
- 4 ft. deep, 24" H 10033 Slide-in range
- ENERGY STAR® dishwasher with 1-hour wash cycle
- Microwave oven/hood combination
- Optional built-in desk
- Optional built-in wardrobes
- 4 ft. deep, 30" H 10033 Slide-in range
- ENERGY STAR® dishwasher with 1-hour wash cycle
- Microwave oven/hood combination
- Optional built-in desk
- Optional built-in wardrobes

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**-inspired living. Smart design.**
**PLAN 2**

1,310 sq. ft. (approx.)
2 Bedrooms
2.5 Bathrooms
2-Bay Garage
PLAN 3
1,696 sq. ft. (approx.)
3 Bedrooms
2.5 Bathrooms
2-Bay Garage
PLAN 4
1,777 sq. ft. (approx.)
3–4 Bedrooms
2.5–3.5 Bathrooms
2-Bay Garage
PLAN 5
1,915 sq. ft. (approx.)
4 Bedrooms
3.5 Bathrooms
2-Bay Garage
Smart design.
Inspired living.

HOMES OF DISTINCTION
• Architecturally specified exterior color palettes complement the street scene
• Entry door in pre-selected style and colors
• Satin nickel finish Schlage® front door hardware
• Metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior), with WiFi-enabled LiftMaster opener
• Weather-resistant exterior electrical outlets at select locations
• Exterior light fixtures in complementary styles and finishes (varies per exterior)
• Extensive environmentally friendly construction (see LivingSmart® features)
• Vinyl windows with dual-paned spectrally selective glass at select locations
• Rain gutters and downspouts
• Private decks (varies per plan)

IMPRESSIVE INTERIORS
• Plush carpeting over pad in a choice of designer selected colors (varies per plan; see New Home Advisor for specific locations)
• Painted baseboard and complementary door casing (white walls only)
• White Thermofoil slab cabinets with pulls
• Hollow-core, interior passage doors with satin nickel Schlage® hardware
• Disc LED lightimg
• White rocker light dimmer switch in the living/great room
• Smoke and carbon monoxide detectors with warning buzzer and battery backup
• Fire sprinkler system
• Convenient secondary bathrooms with fans, Delta® plumbing fixtures and white undermount sinks, low-flush toilet, fiberglass shower/tub combination and granite countertop

PRE-WIRED FOR COMFORT
Each home comes complete with numerous types of pre-configured outlets, such as high-speed Category 6 wire and coaxial cable configured for video, telephone, data and networking capabilities (see a New Home Advisor or Design Consultant for more specific information about the structured wiring within each home).

GOURMET KITCHENS
• Convenient food-preparation and dining islands (per plan)
• Refrigerator space plumbed for automatic ice-maker
• 2cm granite slab countertop with 6” backsplash
• White Thermofoil slab cabinet with bar pulls
• Convenient recycling center
• Stainless steel undermount sink with Delta® faucet
• Stainless steel appliance package, including:
  • Slide-in 30” range
  • Microwave oven/hood combination
  • ENERGY STAR® dishwasher with 1-hour wash cycle

THE MASTER SUITE
• Spacious master suite with luxurious bathroom and walk-in closets with flush closet doors
• Adult-height his-and-hers sink cabinetry, countertops and undermount white porcelain sinks
• Compartmentalized water closet and decorative Delta® chrome plumbing fixtures
• 4” backsplash in master bathroom
At Solmar, discover the magic of a fully connected home. Smart home devices can change the way you live—reducing energy costs, improving home security and giving you more control of your home. Your new Solmar home comes equipped with Alexa-enabled devices:

- WiFi Water Heater
- Smart Thermostat
- 8-port network switch
- (1) Echo Spot 5
- (1) Echo Dot
- (1) Leviton smart switch
- (1) Leviton smart dimmer switch
- (1) Honeywell WiFi thermostat
- (1) Rinnai WiFi Tankless water heater
- (1) Liftmaster WiFi garage door opener

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