

COASTAL COMMUNITY BUILDERS PRESENTS

VINEYARD CREEK

A stylized graphic element featuring a green vineyard with rows of grapevines, partially obscured by a blue wavy line that flows from the vineyard towards the right, suggesting a creek or path.

CCB

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VINEYARD CREEK

Welcome to Vineyard Creek in Templeton!

Located in the heart of the Central Coast's world-class wine region

Bordered by majestic oak trees and rolling green hills, Coastal Community Builders is proud to be a part of this vibrant community of 41 new homes. This enclave features two story single family homes that range from 1,408 to 1,559 sq. ft. Exterior detailing includes Tuscan and Craftsman styles. With unbeatable amenities, excellent location, and affordable prices, the homes accommodate families in every stage of life.

Vineyard Creek is conveniently located in close proximity to Highway 101, schools, hospitals and medical facilities, shopping, wineries, the Mid-State Fairgrounds and all the outdoor activities that make the Central Coast one of the most sought after destinations in the West.



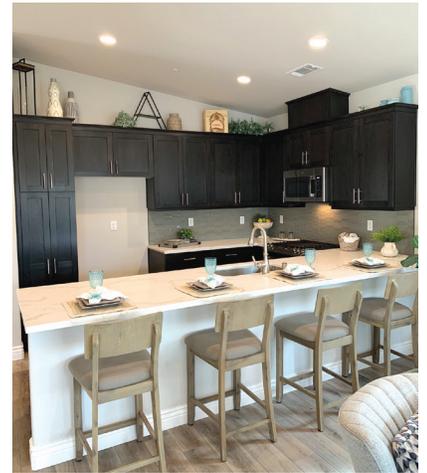
The Siena

A 1,408 sq. ft. two story home featuring 3 bedrooms, 2.5 bathrooms, and 2-car garage. Available in two distinctive architectural styles and charming color schemes.

TUSCAN



CRAFTSMAN



The Milano

A 1,559 sq. ft. two story home featuring 3 bedrooms, 2.5 bathrooms, and an oversized 2-car garage. Available in two distinctive architectural styles and charming color schemes.

TUSCAN



CRAFTSMAN



The Siena

1,408 sq. ft.

3 bedroom

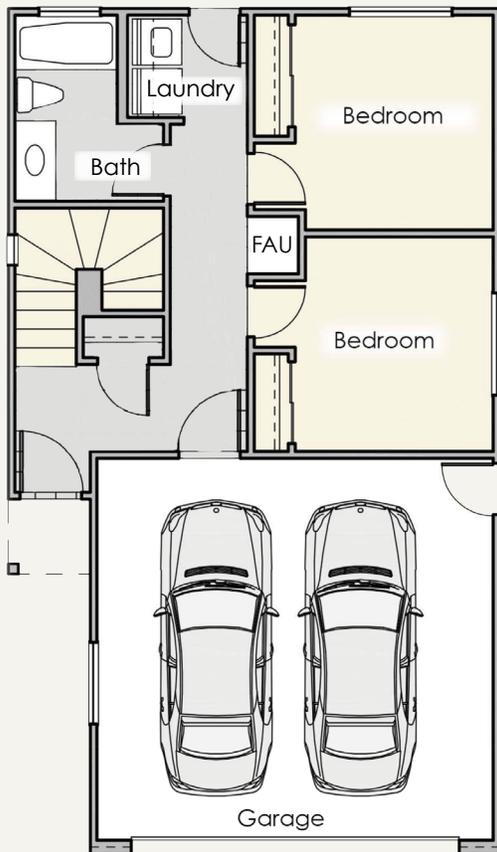
2.5 bathroom

2-car garage

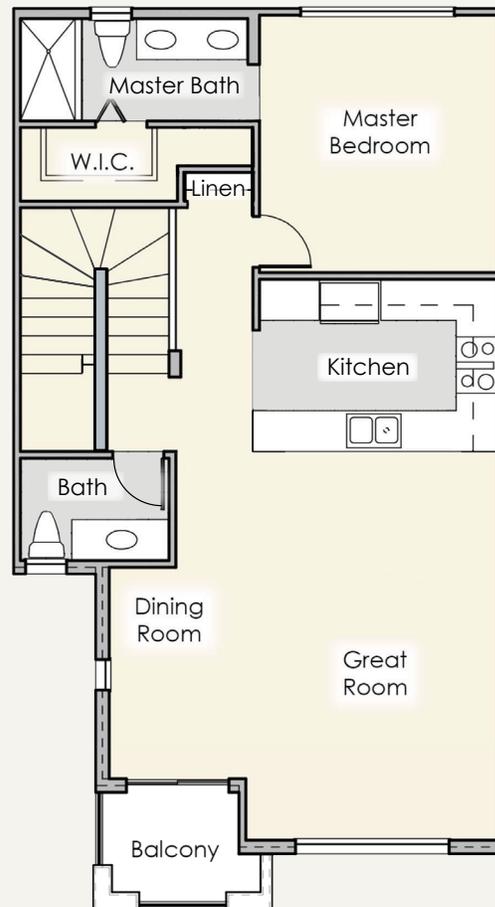
2 story

Our Siena home is crafted with 1,408 square feet of living space. The first floor includes two bedrooms, a bathroom, a laundry room, and a large two car garage. If you follow the stairs to the second story, you are greeted by a beautiful kitchen that overlooks the conjoined dining room and great room. Adjacent to the kitchen is the master bedroom with an en-suite master bathroom and walk-in closet. The open floor plan provides plenty of room for entertaining and the attached balcony is the perfect place for enjoying the Central Coast sunshine.

FIRST FLOOR



SECOND FLOOR



The Milano

1,559 sq. ft.

3 bedroom

2.5 bathroom

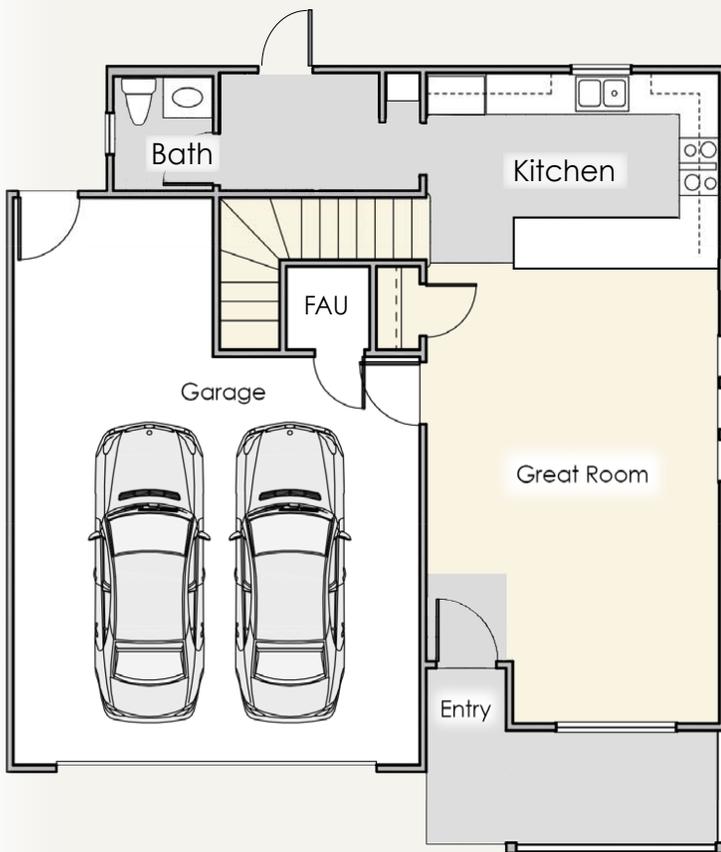
2-car garage

2 story

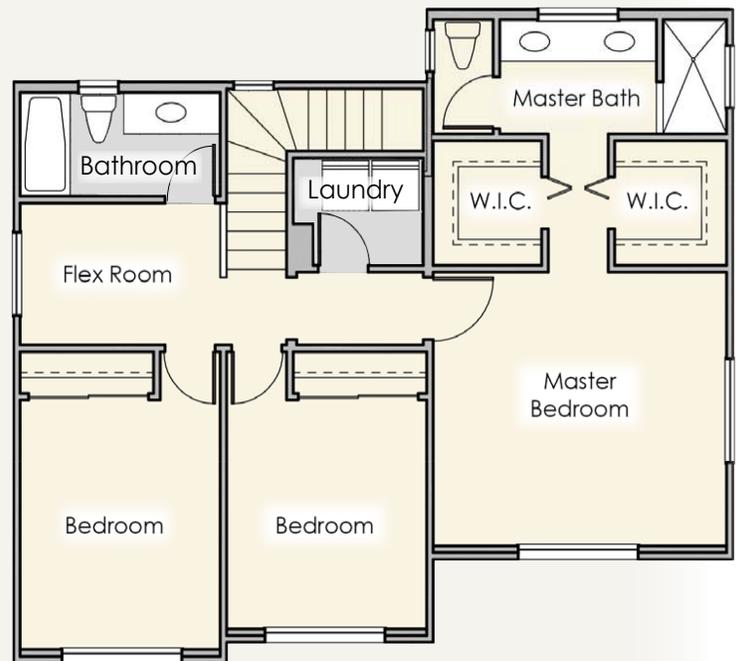
The Milano home optimizes space and comfort with 1,559 square feet of living area. The first floor boasts a large kitchen with stainless steel appliances, plenty of counter space and a large peninsula overlooking the comfortable great room. A half bathroom and an oversized two car garage complete the first floor layout.

The second floor features a grand master suite with spacious en-suite bathroom including separate water closet, two sinks, and dual walk-in closets. Two guest bedrooms, an adaptable flex space, convenient upstairs laundry, and a second full bathroom round out the second floor.

FIRST FLOOR



SECOND FLOOR



Appointed Features

The homes at Vineyard Creek are the combination of quality craftsmanship and functional beauty. Here are but a few of the included features:

Exterior Features

- Distinctively crafted exteriors in Craftsman and Tuscan architectural styles
- Front yard landscaped with drought tolerant plants and automatic drip system
- Concrete roof tile
- Hose bibs in front and rear yard
- Rain gutters and down spouts
- 2-car garages with automatic openers and quiet drive
- 8 Foot entry door
- 8 Foot header at garage door
- Good-neighbor fencing
- Pre-plumbed for soft water system (loop only)

Energy-Saving Elements

- R-19 exterior walls and R-30/R-38 attic insulation
- Dual-pane low-E vinyl windows
- Water saving low-flow commodes
- Energy Star appliances
- Digital programmable thermostat
- Tankless water heater with built in recirculating pump
- Recessed LED lighting
- 95% efficient FAU system
- Pre-plumbed for solar

Kitchen Design

- Attractive and abundant culinary space
- Solid surface countertop
- Large peninsula for food prep and added seating
- Single-lever stainless steel faucet and sprayer
- Stainless steel appliance package
- Pre-plumbed for water at refrigerator bay

Interior Detailing

- White thermafoil cabinets
- Solid surface countertops
- CAT 5 wiring
- Hard-wired smoke and carbon monoxide detectors
- Overhead fire sprinkler system
- Satin finished interior door hardware and lighting fixtures
- Indoor laundry room
- Spacious dining area open to great room

Master Suites

Enjoy the wonderful master retreats built for privacy and relaxation.

- Spacious bedroom quarters
- Dual vanity sinks with solid surface countertop
- Large tile walk-in shower
- Roomy walk-in closet
- Dual master closets (Milano)

Personalize Your Home

Select from one of our value-priced design packages.

- Granite, quartz, stone and decorative tile options
- Elegant cabinet styles and finishes
- Wood, tile, laminate, luxury tile and upgraded carpet
- Upgraded electrical options and smart features
- Upgraded plumbing options

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice.

Your Vineyard Creek Home

THE NEIGHBORHOOD

Vineyard Creek is a unique community of 41 homes in Templeton wine country. Two different single family home floorplans make up this neighborhood of Tuscan and Craftsman architecture. You will be in close proximity to several towns, enjoying the feeling of country living with the convenience of nearby shopping and restaurants.

THE COMMUNITY

Templeton is a vibrant semi-rural community located between Atascadero and Paso Robles in San Luis Obispo County. The town has retained much of its historical character from its 1886 beginnings – many of the old buildings have been restored and are still in use today. As new buildings are built, they reflect an eye to the past. The area is near the many local wineries that extend through the oak-studded hills of Paso Robles and beyond. Templeton is just 30 minutes from the coast to both the west and south, including Hearst Castle in San Simeon. Lake Nacimiento, with over 166 miles of shoreline, offers water skiing, fishing and camping. This destination for year round fun is just 22 miles to the northwest.

Start the weekend off with the Saturday morning Farmer's market, one of the best in the county! Kick back and enjoy Concerts in the Park, or spend a few hours touring vineyards and tasting rooms just minutes from your home.

Templeton is fast becoming one of the most sought-after locales on the Central Coast. It's the perfect place to make your home – a small, quiet town, with a strong community spirit and a vision to preserve its colorful past.

THE PUBLIC SCHOOLS

Vineyard Creek is located within the boundaries of the Templeton Unified School District:
960 Old County Road, Templeton / (805) 434-5800 / tusd.ca.schoolloop.com

- Templeton Elementary School (Grades K – 2) 215 8th Street, Templeton, (805) 434-5820
- Vineyard Elementary School (Grades 3 – 5) 2121 Vineyard Drive, Templeton, (805) 434-5840
- Templeton Middle School (Grades 6 – 8) Old Country Road, Templeton, (805) 434-5813
- Templeton High School (Grades 9 – 12) 1200 S Main Street, Templeton, (805) 434-5888

SALES PROCEDURE

Priority registration is established by the order in which pre-qualification letters, from the builder's preferred lender, are received in the sales office. In order for referring agent to receive referral fee, referring agent must send us referral name and complete a broker referral form prior to the referral's first visit. Please see your Vineyard Creek Sales Representative for details. Sale procedures are subject to change.

(805) 369-2490 / sales@ccb1.net



VINEYARD CREEK



FOR SALES VISIT **The Vineyard Creek Sales Center: 299 Via Las Casitas, Templeton, CA 93465**
 PHONE (805) 369-2490 / EMAIL Sales@ccb1.net / WEB CoastalCommunityBuilders.com

Coastal Community Builders, P. O. Box 13, Pismo Beach, CA 93448 DRE # 01266964

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