



paloma
SAN MARCOS

PRELIMINARY

Stylish Townhomes & Flats in San Marcos

Paloma by California Pacific Homes brings a vibrant new energy to San Marcos with modern residences designed for the way you live today. Think bright, open spaces, sunny gourmet kitchens and cozy decks perfect for evenings with friends. This is your rare opportunity for homeownership in a community that balances style, comfort, and a lifestyle that flexes with you.



STEPS FROM WHAT'S NEXT

Experience the ultimate in neighborhood convenience. You're perfectly positioned just minutes from a planned hip new retail destination—the kind of curated spot that makes everyday life a lot more interesting.



PERFECTLY CENTERED

Enjoy the best of San Diego from your stylish home base. Whether you're heading west to the iconic North County beaches or east to the relaxed elegance of local wineries, you're exactly where you want to be.



Acclaimed San Marcos Unified School District

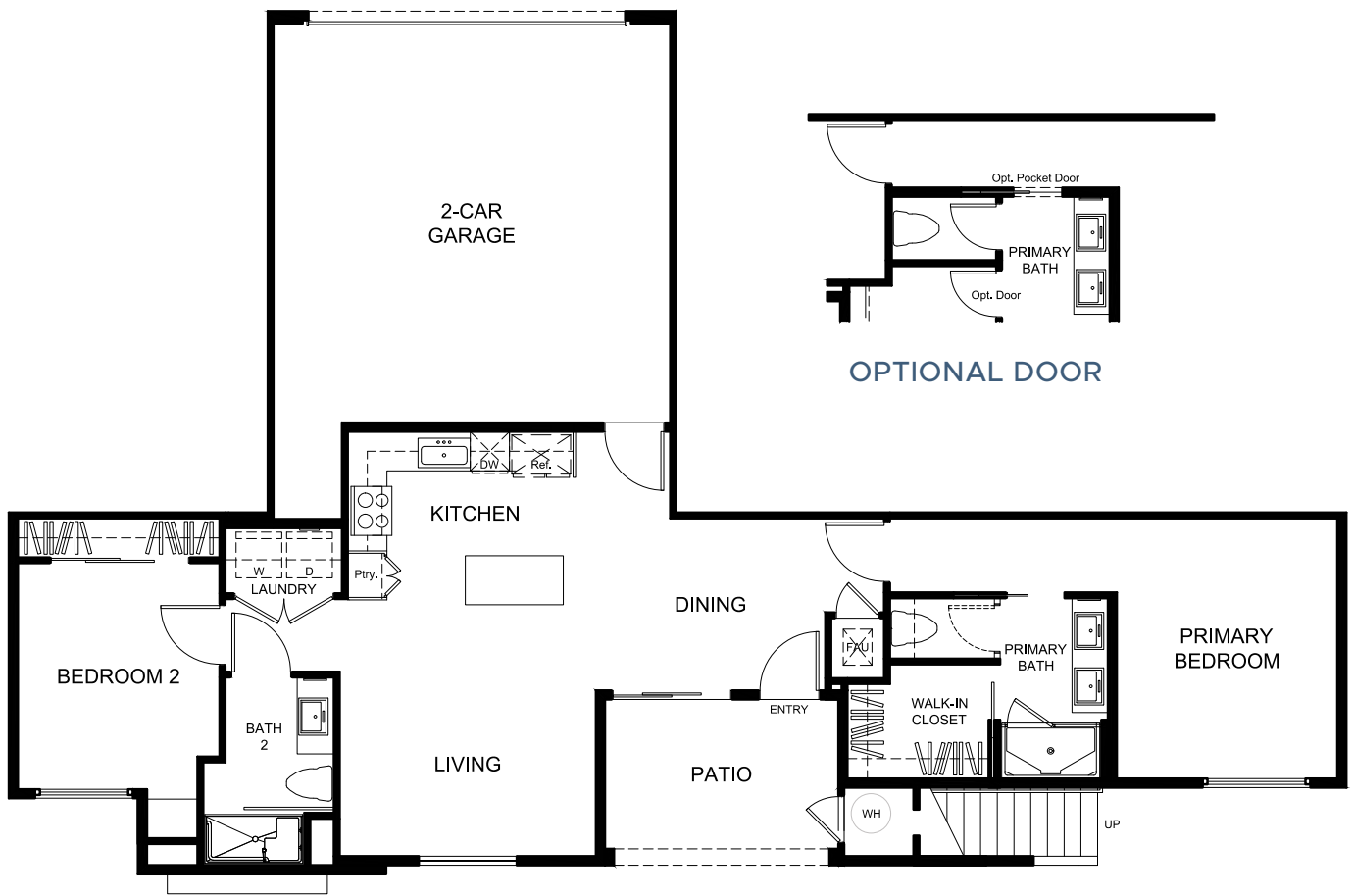
Elementary & Middle School:
La Mirada Academy

High School:
San Marcos High

Residence

1

APPROX. 1,100 SQ FT
2 BEDROOMS | 2 BATHS
2-CAR ATTACHED GARAGE
PATIO

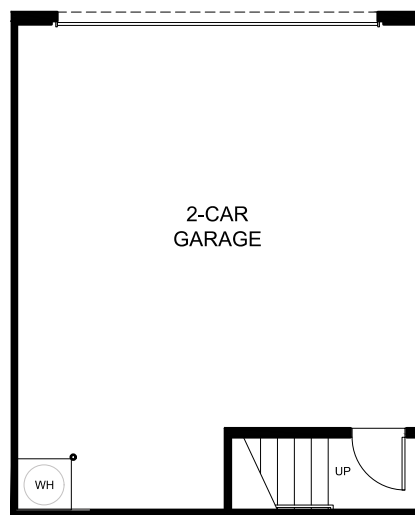


FIRST FLOOR

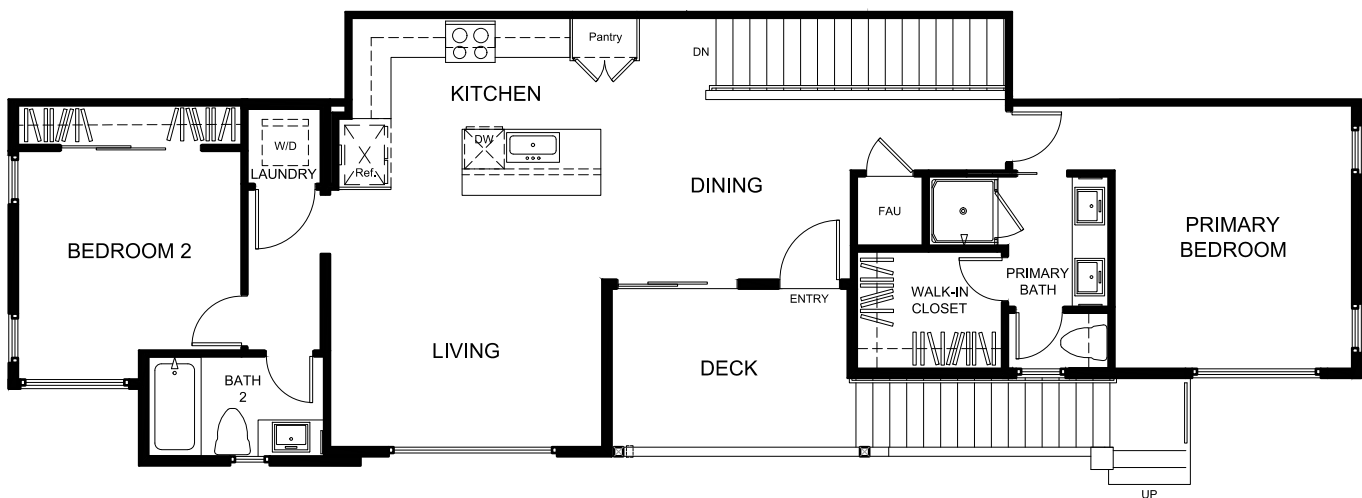
Residence 2

APPROX. 1,177 SQ FT
2 BEDROOMS | 2 BATHS
2-CAR ATTACHED GARAGE
DECK

NOT MODELED



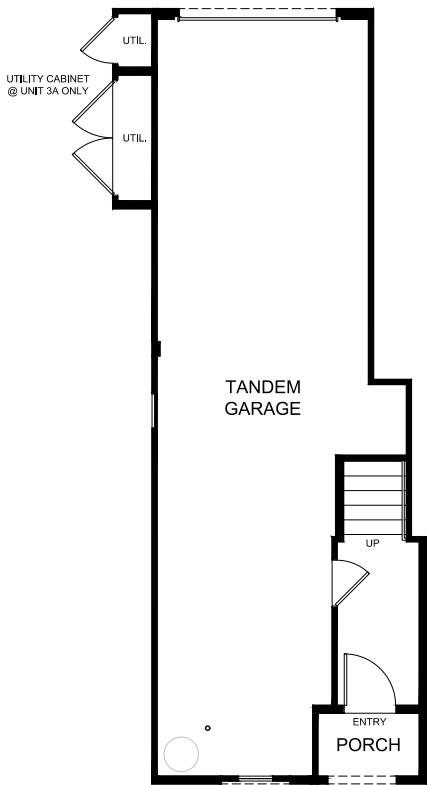
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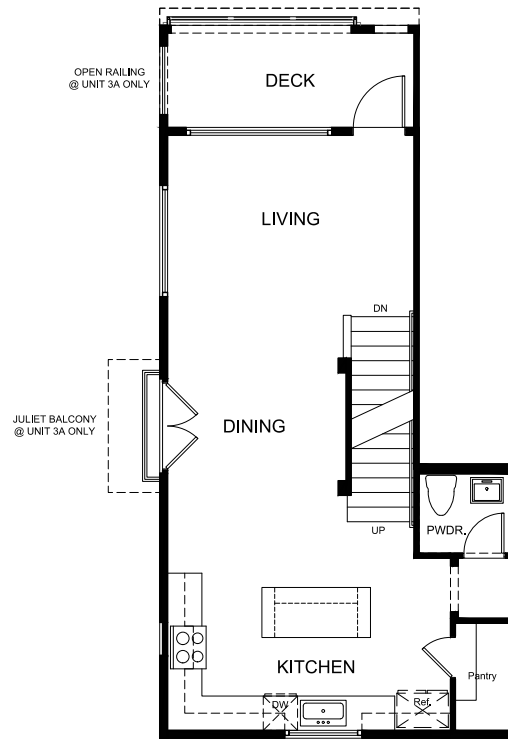
SECOND FLOOR

Residence 3R

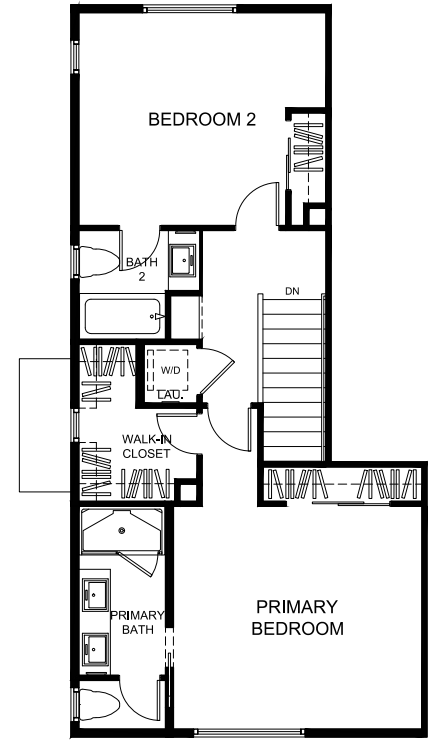
APPROX. 1,425 SQ FT
2 BEDROOMS | 2.5 BATHS
2-CAR ATTACHED TANDEM GARAGE
DECK



FIRST FLOOR



SECOND FLOOR

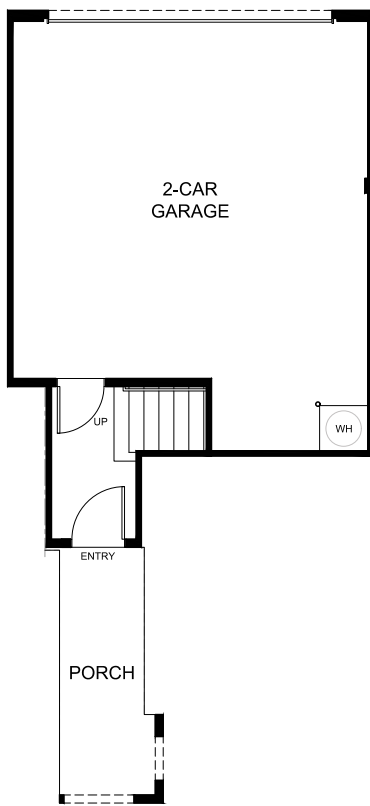


THIRD FLOOR

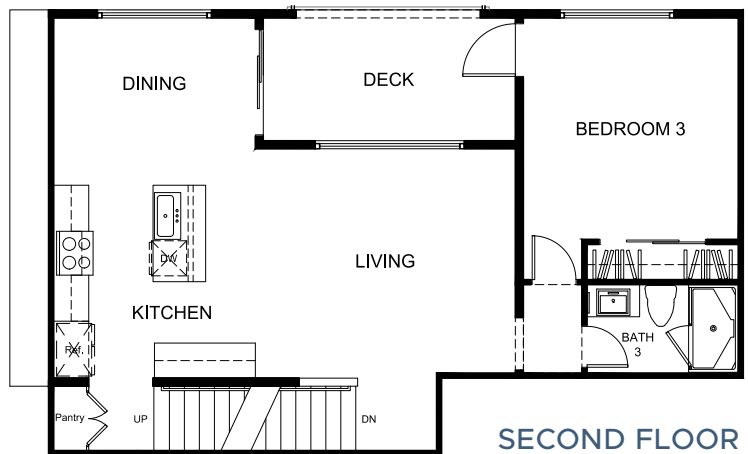
Residence 4

APPROX. 1,591 SQ FT
3 BEDROOMS | 3 BATHS
2-CAR ATTACHED GARAGE
DECK

NOT MODELED



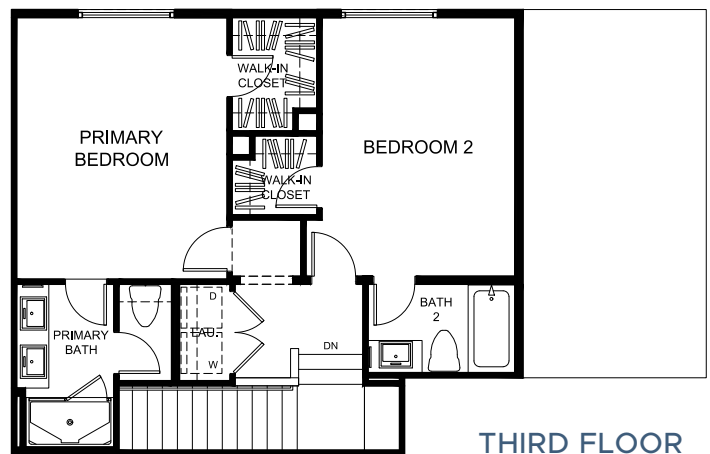
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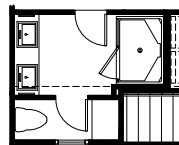
SECOND FLOOR



WINDOW AT UNIT
4C & 4D ONLY



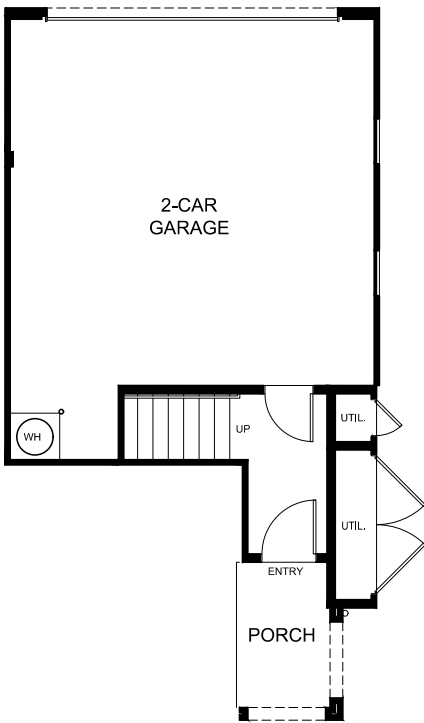
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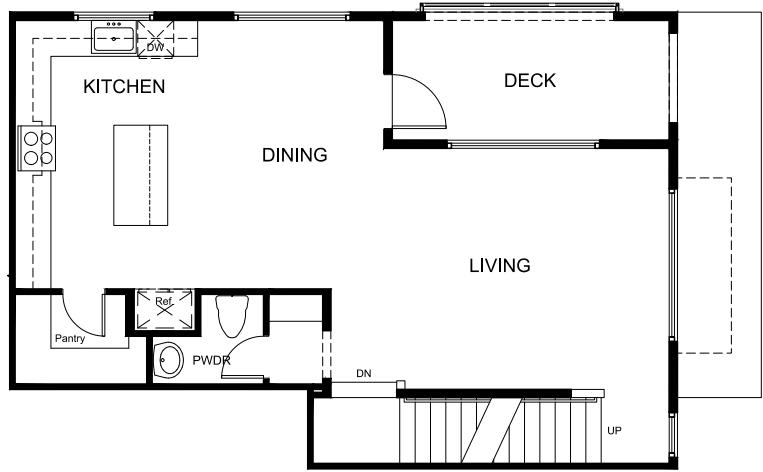
ALT. PRIMARY BATH
AT UNIT 4D

Residence 5

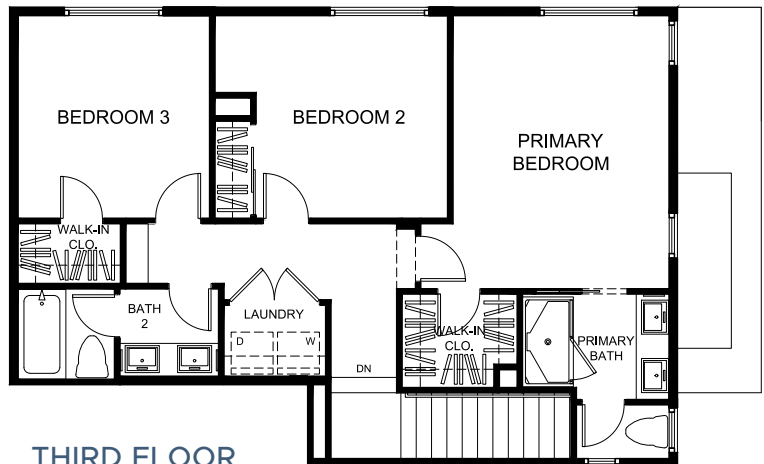
APPROX. 1,686 SQ FT
3 BEDROOMS | 2.5 BATHS
2-CAR ATTACHED GARAGE
DECK



FIRST FLOOR



SECOND FLOOR



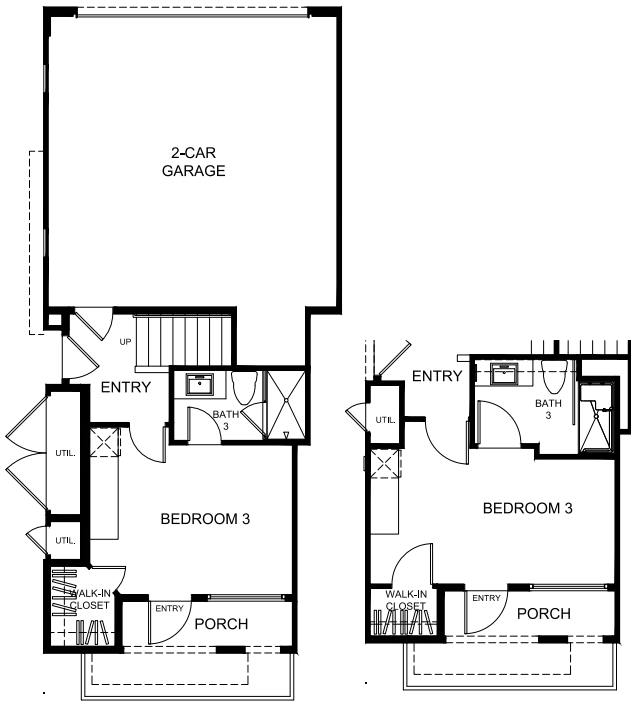
THIRD FLOOR

WINDOW AT UNIT 5A ONLY



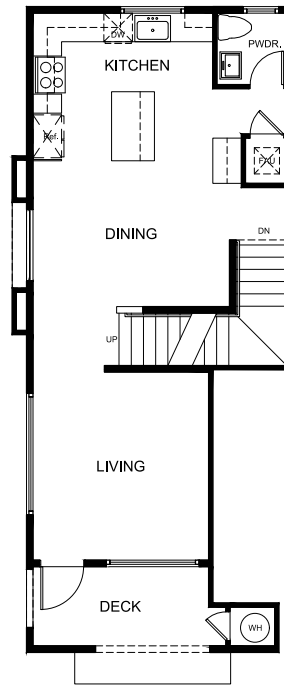
Residence 6

APPROX. 1,741 SQ FT
3 BEDROOMS | 3.5 BATHS
2-CAR ATTACHED GARAGE
DECK

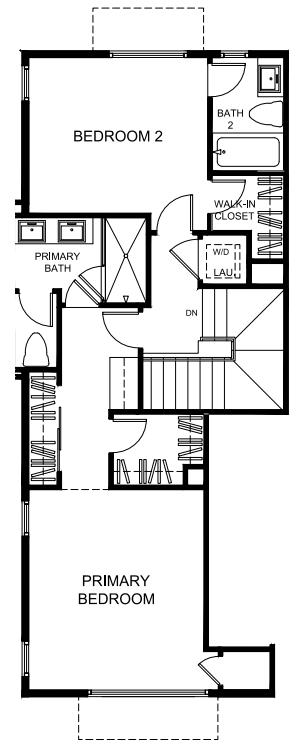


FIRST FLOOR

ALT. BEDROOM 3 & BATH
& UNIT 6X ADAPTABLE



SECOND FLOOR



THIRD FLOOR

LARGER WINDOW AT UNIT 6B

Stunning Details

LIFESTYLE KITCHENS

- LG Appliance Package in Stainless Steel Includes 30" Electric Range, Microwave/Hood and Dishwasher
- White Thermofoil Cabinets with Shaker Style Doors, Satin Nickel Pulls and Under Cabinet Task Lighting
- Quartz Kitchen Countertops with 6" Splash and Full Splash at Cooktop
- Generous Island Per Plan
- Sterling Stainless Steel Single Basin Sink with Moen Genta Spot Resistant Stainless Steel Finish Faucet
- Cabinet Depth Refrigerator Space Pre-plumbed for Ice Maker
- LED Recessed Lighting (Standard Locations Vary Per Plan)
- Structured Wiring with Enhanced CAT-6 Wire to Support Phone and High Speed Internet
- Multi-Media Outlet to Support Phone/Data and Television at Great Room. TV and Data Outlet Standard at All Bedrooms.
- Powder Room (Plans 3, 5, & 6) Includes Pedestal Sink with Moen Genta Polished Chrome Faucet
- Conveniently Located Interior Laundry

LUXURIOUS PRIMARY SUITES

- Primary Bath Features Fiberglass Stall Shower Surround and Clear Glass Enclosure in Polished Chrome
- Vanity Includes Dual Under Mount Sinks with Quartz Countertop and Moen Genta Polished Chrome Faucets
- Spacious Walk-in Closets

INTERIOR LIVING

- White Thermofoil Cabinets with Shaker Style Doors and Satin Nickel Pulls
- Ceramic Tile Flooring at Entry, Kitchen, Baths and Laundry with Designer Selected Carpet Throughout Living Areas
- Smooth Finish Interior Doors with Schlage Latitude Lever Hardware in Satin Nickel


ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Spanish Mission Style Exteriors with Concrete Tile Roofs
- Residence 1 Includes Gated Patio Entry
- Attached 2-Car Garage Includes Insulated Metal Roll-up Garage Door with Opener and Two Transmitters
- Creative and Environmentally Conscious Landscaped Walkways and Common Areas
- Milgard V450 Windows and Sliding Glass Doors with Higher-Than-Average STC Ratings (See Sales Representative for Specific STC Ratings by Building Location)
- Thermatru Rustic Series Front Entry Doors with the Highest STC rating. Schlage Century Encode Smart Hardware. Plans 3, 4, 5 and 6 Include Frosted Glass at Various Locations

- High Efficiency Heat Pump Heating & Cooling Systems with Google Nest Thermostat
- Fire Sprinklers
- Smart Home Package Includes “White Glove” Homeowner Orientation and Walk-Through

Make it Your *Own*

Your home is your oasis; a place to express your personal vision. The California Pacific Homes Design Center offers a myriad of options from traditional to modern influences with the latest in design styles, finishes, textures and treatments. Our Design Counselors will provide assistance every step of the way to create your own unique living space.



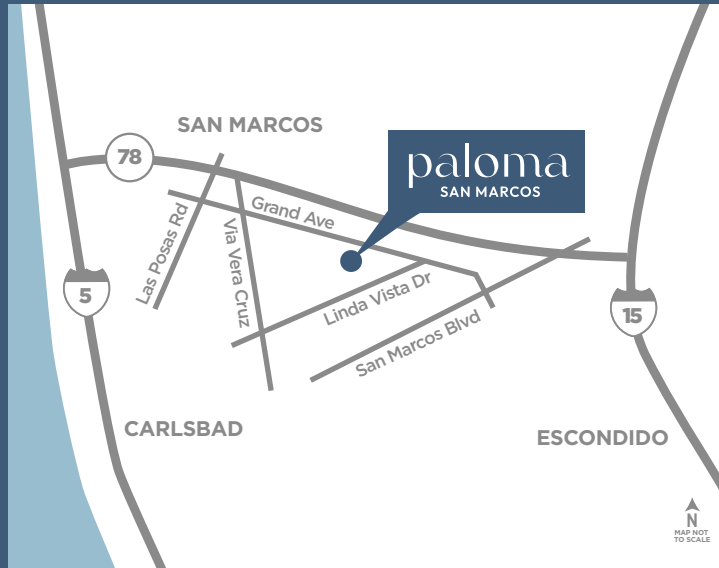
Designing and building homes graced with classic luxury and unprecedented style is our business; cultivating relationships and building futures is our mission.

California Pacific Homes appreciates that you have choices, and we are privileged you have entrusted us to build your new home. Our philosophy of creating remarkable residential opportunities that are defined by architectural integrity and extraordinary craftsmanship is enhanced by our desire to build connections between our team and every homeowner.

A Legacy of Quality and Commitment

At California Pacific Homes, we are committed to bringing the art and expertise of homebuilding to the next level. We are driven by innovation, the energy of fresh ideas, and the value of forward thinking. An extraordinary approach to elegance, attention to detail, and solid construction is evident in each of our residences, while the enduring appeal of individual neighborhoods is complemented by their coveted locations. It is our honor to build for you. Welcome to the California Pacific Homes family.

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HOMES



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