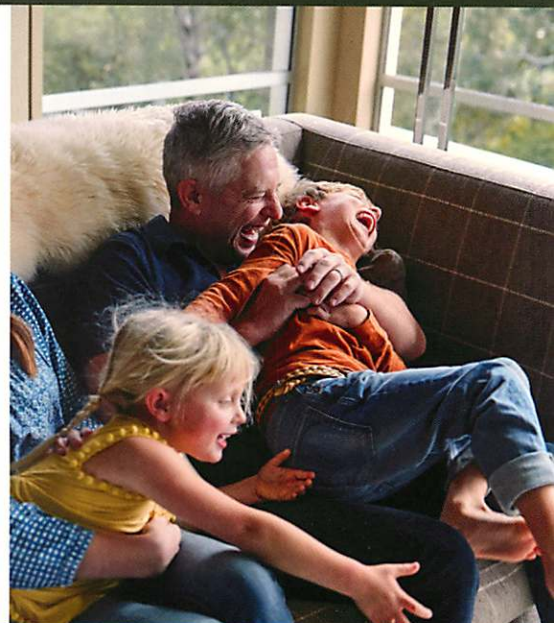




ALONDRA

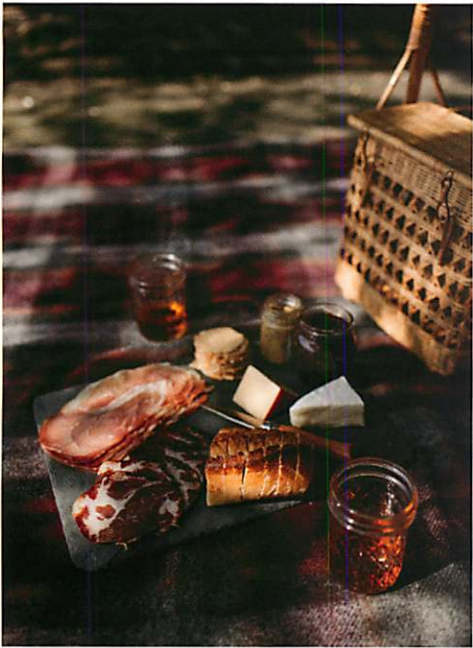
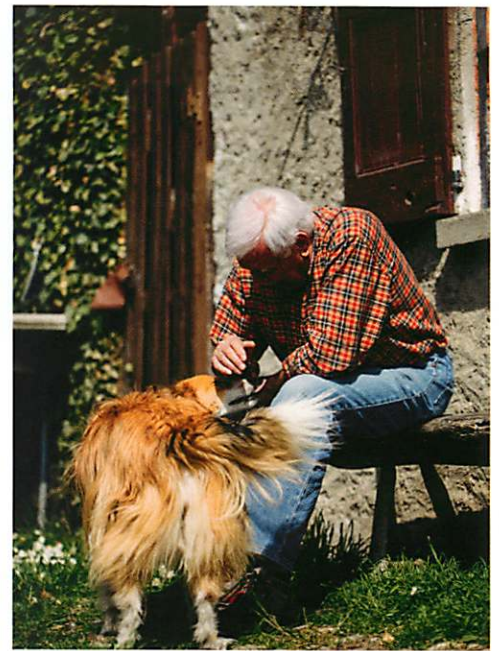
at Esencia



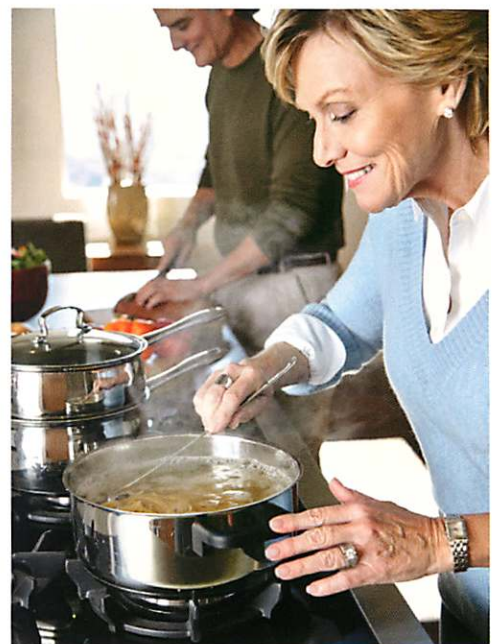
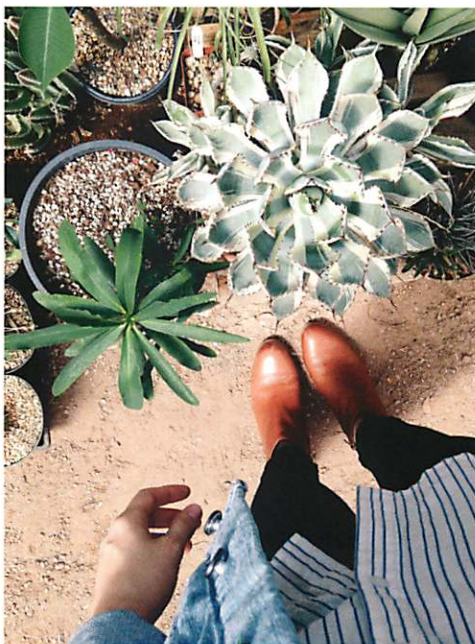


It's Your Moment

This is your playground. Your adventure. Your journey. Alondra presents a brand new way of living your next chapter. Each Alondra residence delivers open plan freedom, stunning features and functionality, and the natural pleasures of indoor-outdoor entertaining. Each plan offers optional variations that amplify your individuality and reflect your personal style and preferences.



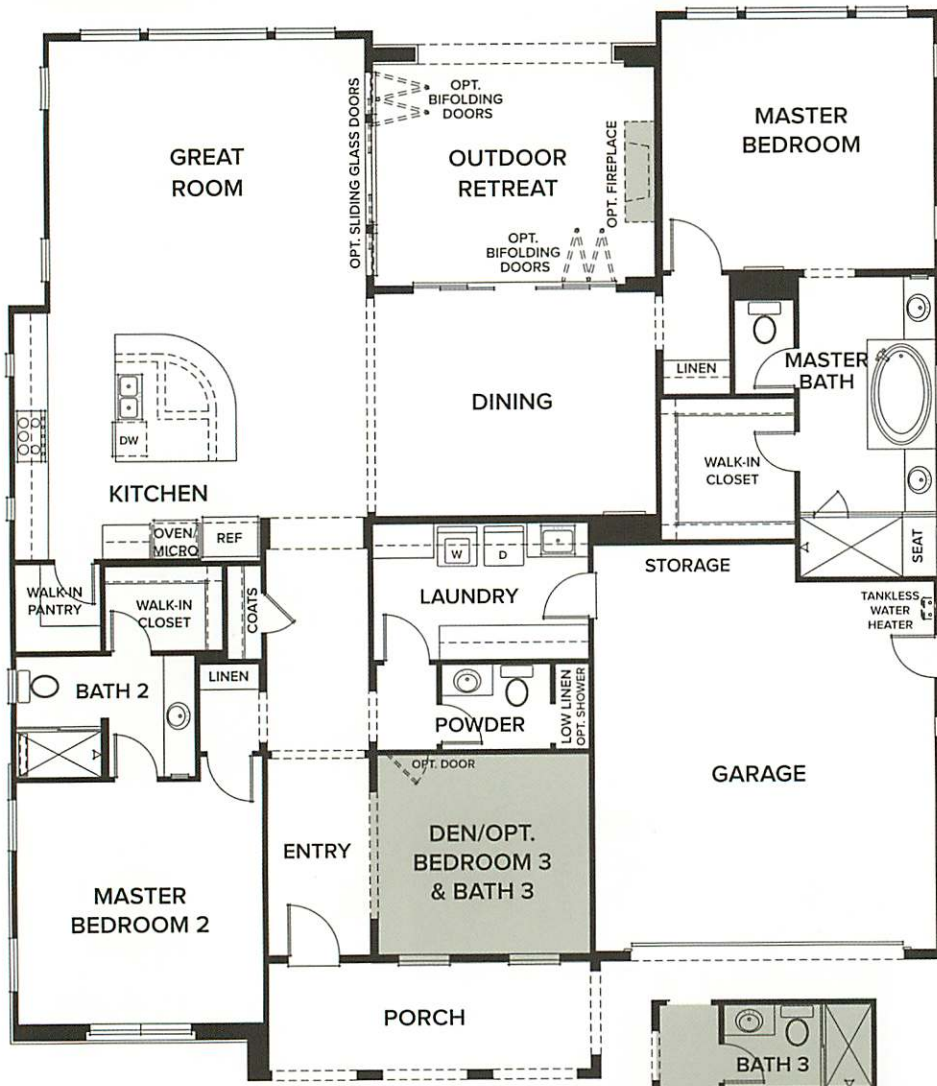
It's your time to celebrate a new do-as-you-please approach to life. Alondra is where you will share your home—and your life—with family and friends.





RESIDENCE 1 APPROX 2,325 SQ. FT. Plus An Additional 239 Sq. Ft. Outdoor Retreat

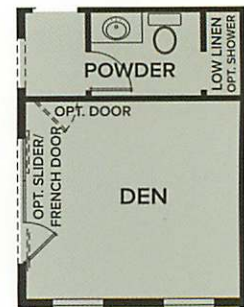
- Single Story
- 2 Bedrooms
- Den
- 2.5 Bathrooms
- Outdoor Retreat
- 2-Car Garage
- Great Room
- Spacious Kitchen
- Laundry Room
- Options*
Bedroom 3 and Bath 3 at Den
Fixed French Door/Slider at Den
Fireplace at Outdoor Retreat



FIRST FLOOR



Optional Bedroom 3 & Bath 3 At Den



Optional Fixed French Door/Slider At Den

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1A - Adobe Ranch (modeled)



1B - Ranch



1C - California Bungalow



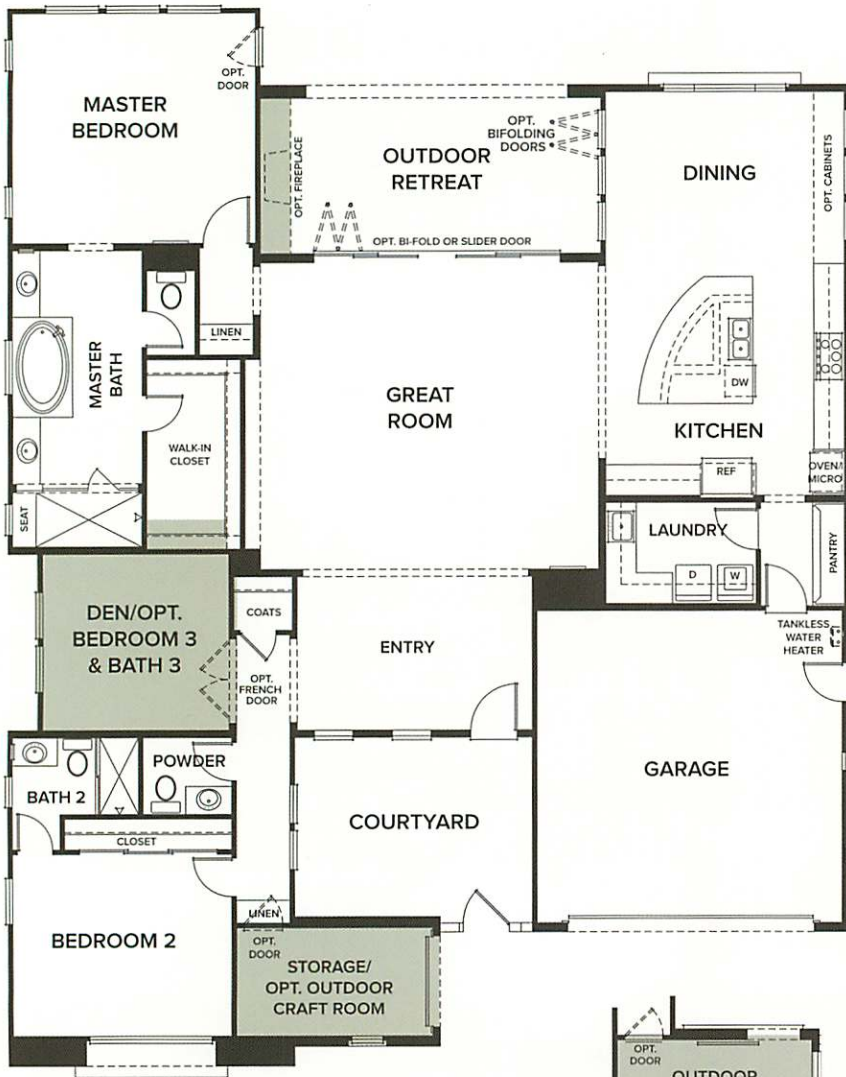
RESIDENCE 2 APPROX 2,330-2,859 SQ. FT. Plus An Additional 244 Sq. Ft. Outdoor Retreat

- Single Story
- 2 Bedrooms
- Den
- 2.5 Bathrooms
- Outdoor Retreat
- 2-Car Garage + Separate Storage
- Great Room
- Spacious Kitchen
- Laundry Room

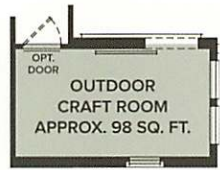
Options

- Second Floor with Bonus Room and Loft
- Bedroom 3 and Bath 3 at Den
- Outdoor Craft Room at Storage

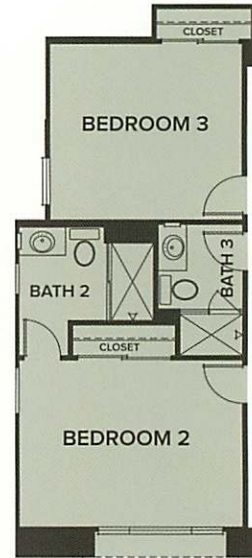
- Fireplace at Outdoor Retreat
- Desk at Loft
- Wet Bar at Loft



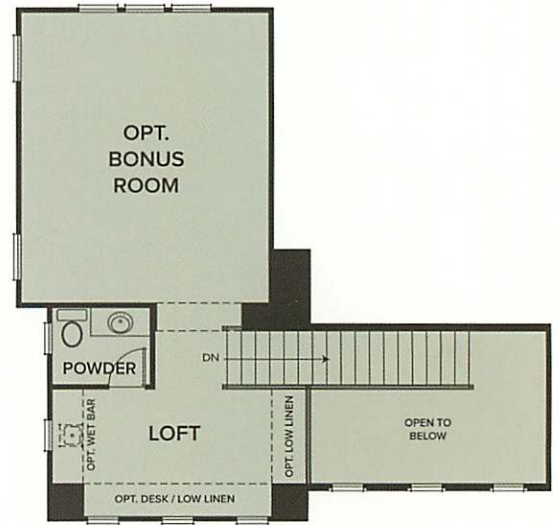
FIRST FLOOR



Optional Outdoor Craft Room
With Exterior Door At Storage
(As Modeled)



Optional Bedroom 3
& Bath 3 At Den



Optional Second Floor
Approx. 529 Sq. Ft.
(As Modeled)

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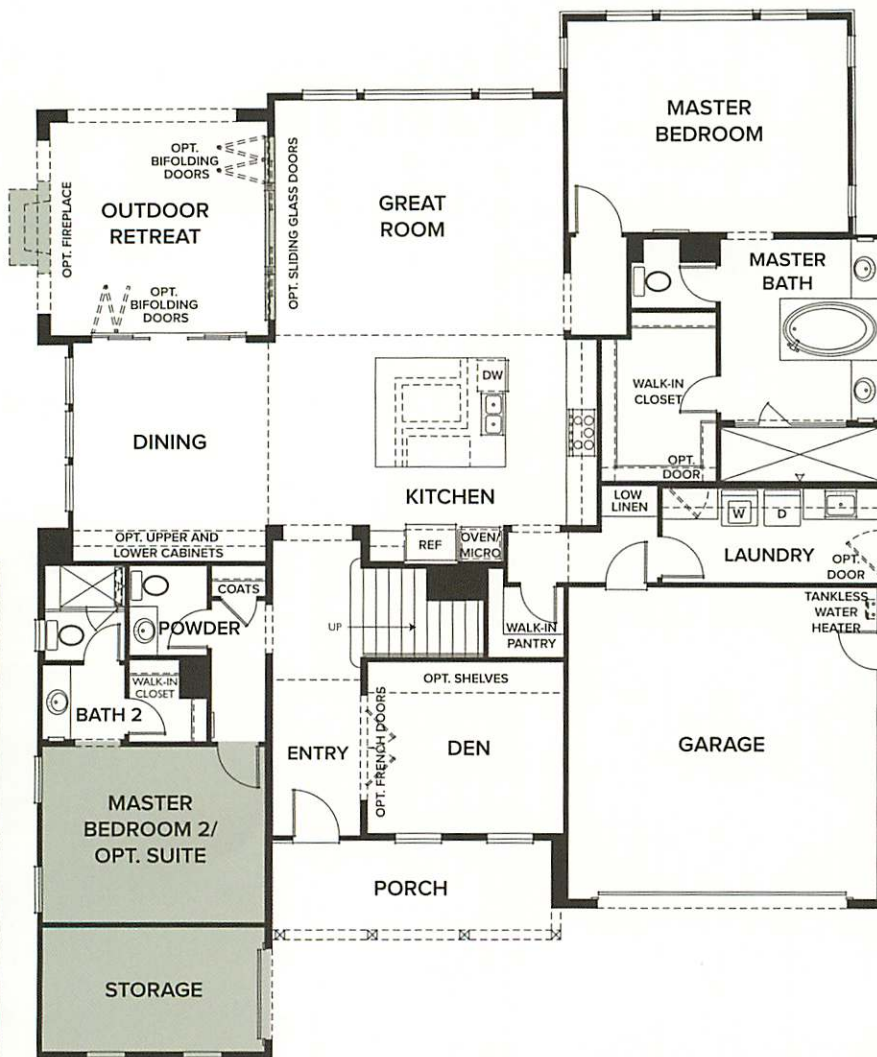


RESIDENCE 3 APPROX 2,589-2,875 SQ. FT.

Plus An Additional 222 Sq. Ft. Outdoor Retreat

- Two Story
- 2 Bedrooms
- Den
- Second Story Bonus Room
- Bonus Room With Powder
- 2.5 Bathrooms
- Outdoor Retreat
- 2-Car Garage + Separate Storage
- Great Room
- Spacious Kitchen
- Laundry Room

Options
 Suite at Master Bedroom 2 and Storage Bedroom 3 and Bath 3 at Open to Below
 Wet Bar at Bonus Room
 Fireplace at Outdoor Retreat



FIRST FLOOR



Optional Bedroom 3 & Bath 3 (Approx. 286 Sq. Ft.)



SECOND FLOOR

Optional Suite At Master Bedroom 2 (Approx. 129 Sq. Ft.)

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3A - Adobe Ranch



3B - Ranch (modeled)



3C - California Bungalow





Alondra at Gavilán

creates an environment where being 55 and better is the best time of life.

Hillside vistas and meandering paths take you home to the heart of a superb community. Come and explore, relax, socialize, and pursue the sense of well being you so richly deserve. You have the privilege of using any and all amenities on The Ranch, including one reserved just for grown ups in Sendero. Find fresh greens at Sendero Farm. Meet a friend at Canyon Coffee. This is a time and place where you can name your adventure and there's a Ranch destination where you can experience it. Become part of a broader panorama with a natural connection to the land, and a life that is as refreshing as any you've ever known. Welcome to Alondra and a future you can't wait to begin.

Live the difference.™

All around this country, you'll see the Shea family's legacy in countless places—the Hoover Dam and the Golden Gate Bridge, to name just a few. These landmarks symbolize the family's commitment to enduring quality, and we take pride in being part of the American landscape. From this rich history comes Shea Homes' passion for design and quality, as well as a deep understanding of how people live today—what's important to them in a home, and a community. It's why the homes we design today aren't like those built a century ago—or those we'll build a century from now.

That's the Shea Difference. We build our homes for smart, discerning buyers who appreciate the thoughtful design, thoughtful people and thoughtful processes that truly set Shea Homes apart. We obsess over the integration of form and function. The small details that matter. The ingenious innovations that make space more usable, more adaptable, more livable. When we design our homes and communities, we think about real life—and how we can make it even better. That's why we are proud to invite you to "live the difference" at any Shea Homes community.



RANCHO MISSION VIEJO

15 Alar Street • Rancho Mission Viejo, CA 92694

SHEAHOMES.COM

PRELIMINARY



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ALONDRA

at Esencia

ALONDRA

Shea Homes presents Alondra, a single level new home community featuring 70 homes in the Village of Esencia at Rancho Mission Viejo for active adults ages 55+. The ultra-spacious homes range from 2,325 to 2,875 sq. ft. and bring you all the privileges you deserve with 2-3 bedrooms and 2.5-3 baths, plus a second story bonus room. Inspired for gracious living, entertainment areas flow into outdoor retreats, and stunning kitchens feature center islands and state-of-the-art modern features for preparing delicious feasts. Innovative secondary master or guest suites offer the luxury you've dreamed of and a variety of room options complete a lifestyle that is made just for you.

VILLAGE OF ESENCIA

Perched atop a ridgeline in the heart of Rancho Mission Viejo, Esencia offers a relaxed lifestyle designed for convenience featuring amenities, trails, and a natural habitat with coastal and backcountry views. There are miles of trails to hike, parks, pools, cabanas, fire pits, bocce courts, tennis courts, fields, farms, and so much more. Enjoy Indoor/outdoor retreats at Esencia Farm, the Canyon House and Canyon Coffee. Coming soon is the Hilltop Clubhouse with spacious pool, to be followed by a large sports park and shopping plazas.

GAVILÁN

Gavilán is a collection of neighborhoods that are spread throughout Esencia, crafted for the active adults 55+ lifestyle. Residents are free to use the all-age and Gavilán amenities offered on The Ranch, including the Hacienda, within Gavilán's gated 55+ enclave at Sendero.

HOMEOWNERS ASSOCIATION DUES

The Rancho Mission Viejo community association fees help maintain all of the common areas including the amenities, common area landscaping, community pocket parks and streets. The monthly dues at build-out will be approximately \$301.75.

Please see a Community Representative for further details. All dues are subject to change.

ESTIMATED PROPERTY TAXES

The current base tax rate is approximately 1.01%. In addition, homes in Alondra are subject to a Community Facilities District (CFD) special tax levied based upon the square footage of the home. The CFD special tax will range from \$6,732-\$7,466 per year, subject to an increase by 2% per year.

THE SALES PROCEDURE

To ensure that you are aware of forthcoming phase releases, visit us online at SheaHomes.com, where you can register on the interest list or fill out a visitor card at the Information Center. As a member of the interest list, you will receive periodic e-mail notifications from Shea Homes. Please see a Community Representative for prequalification instructions.

We look forward to assisting you in the purchase of your new Shea home!



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ALONDRA

at Esencia



- Models
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Model Build Out



Second Story option is not available on homesites 39 & 41

Homesites 2, 4 & 17 have been pre-plotted for optional Second Story

Second Story option is not available on homesites 7 & 10



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ALONDRA

at Esencia

Included Features

EXCEPTIONAL EXTERIORS

- Richly detailed Ranch, Adobe Ranch, and California Bungalow architectural styling
- Fire-resistant concrete tile roofing in attractive Flat or S-Tile design
- Durable stucco on outside walls
- Two-car garage with fully drywalled and painted interior
- Designer entry door with Schlage® entry hardware
- Decorative exterior Coach lighting
- Insulated Carriage style garage doors with automatic door opener and remote transmitter
- Lighted address numbers
- Full wrap round rain gutters with 3" downspouts
- Rear-yard gas stub for barbecue grill

IMPRESSIVE INTERIORS

- Smooth finish, two-panel interior doors throughout
- Contemporary maple recessed panel Shaker cabinets with Euro style concealed hinges and brushed nickel pulls throughout
- Decorative 5 1/4" baseboards and coordinated door casings
- Optional cozy gas-burning fireplace at Outdoor Retreat
- Stair system with hand rails and wood caps (based on plan)
- Stylish Decora® light switches and dimmer switches per plan
- Recessed fluorescent ceiling lighting in dining, kitchen and master bath
- Advanced Category 5e wiring for high-speed computer and telephone connections
- Coaxial cable television outlets in great room and all bedrooms
- 6" x 6" Ceramic tile showers in secondary baths
- Convenient downstairs powder room
- Interior laundry room with convenient utility sink

CONTEMPORARY KITCHENS

- Granite Ashen White slab countertops with 6" backsplash
- Convenient gourmet island for food preparation and serving
- Spacious walk-in pantry
- Premier GE Cafe® built-in stainless steel appliances, including:
 - 36" gas cooktop with five burners
 - 36" high-performance range hood
 - Oven/microwave combination
 - Electric dishwasher with hidden controls
- Insinkerator® Badger 5 food waste disposal with chrome air switch
- Quality undermount 50/50 stainless steel Amerisink®
- Designer Delta® Linden faucet with chrome finish
- Adjustable shelves in upper kitchen cabinets for custom storage
- Under-cabinet fluorescent task lighting
- USB/Duplex outlet at Kitchen backsplash

SUMPTUOUS MASTER SUITES

- Spacious walk-in closets
- Quartz slab countertops with 4" backsplash and framed mirrors over dual sink vanity
- 6"x6" Ceramic Dal Tile showers
- Frameless clear glass shower enclosures
- Designer Delta® chrome faucets
- Sterling® toilets and sinks

WHOLE-HOUSE ENERGY SAVINGS

- Central heating and air-conditioning system with programmable thermostat to maintain year-round comfort and reduce utility bills
- Rheem tankless water heater
- Vinyl dual-pane windows and sliding glass doors with low-E glass to help retain warmth in winter and cool air in summer; limited lifetime warranty to original homeowner
- State-of-the-art exterior insulation and weather stripping for energy efficiency
- Conduit for future photovoltaic solar



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ALONDRA
at Esencia

RESIDENCE 1 - APPROX 2,325 SQ. FT.
Plus An Additional 239 Sq. Ft. Outdoor Retreat

\$ Mid \$900's

Single Story | 2 Bedrooms | Den | 2.5 Bathrooms | Outdoor Retreat
2-Car Garage | Great Room | Spacious Kitchen | Laundry Room

*Options: Bedroom 3 and Bath 3 at Den | French Door / Slider at Den
Fireplace at Outdoor Retreat*

RESIDENCE 2 - APPROX 2,330-2,859 SQ. FT.
Plus An Additional 244 Sq. Ft. Outdoor Retreat

\$ Mid \$900's

Single Story | 2 Bedrooms | Den | 2.5 Bathrooms | Outdoor Retreat
2-Car Garage + Separate Storage | Great Room | Spacious Kitchen | Laundry Room

*Options: Bedroom 3 and Bath 3 at Den | Outdoor Craft Room at Storage
Fireplace at Outdoor Retreat | Second Floor with Bonus Room and Loft
Desk at Loft | Wet Bar at Loft*

RESIDENCE 3 - APPROX 2,589-2,875 SQ. FT.
Plus An Additional 222 Sq. Ft. Outdoor Retreat

\$ High \$900's

Two Story | 2 Bedrooms | Den | Second Story Bonus Room With Powder
2.5 Bathrooms | Outdoor Retreat | 2-Car Garage + Separate Storage | Great Room
Spacious Kitchen | Laundry Room

*Options: Suite at Master Bedroom 2 and Storage | Bedroom 3 and Bath 3 at Open to Below
Wet Bar at Bonus Room | Fireplace at Outdoor Retreat*



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