



AVANT

PAIRED + DETACHED HOMES | CONTEMPORARY + SMART



TRADITIONAL can be lovely. But innovation turns heads and captures hearts.

Welcome to Avant! Within this creatively imagined residential enclave, just 19 detached and paired homes come together to offer the balance and opportunity you seek in sought-after Walnut Creek.

This striking collection of two- and three-level homes are contemporary and intelligent. At once, something fresh and innovative while also incorporating all of the best elements of a traditional new home such as spacious open concept floorplans with three and four bedrooms, entertainer's kitchens with premium appliances, private yards on some homes, and patios on others. Every home at Avant includes a Curated Interior. This inventive approach to the interior design process makes it easy for you to enjoy a chic and cohesively-styled home from day one that is ready for you to furnish, accessorize and make your own.

Avant is remarkable in its location, too. Walnut Creek offers residents a mix of suburban and urban, and this well-located collection benefits from the best of both. It's near Larkey Park and just a stroll away from Sprouts Farmers Market and other retail destinations, and a BART station is less than a mile away. You'll love the proximity to downtown Walnut Creek! This lively spot is filled with shops, trendy boutiques, and restaurants and is at the center of most community events.

Think bold, think exciting. Avant is a new home community in the heart of the Bay area that rises above the ordinary. It's spirited and aims to lead a movement that combines life and style and ease. If your ideal new home includes inspired design and a progressive approach to living well, Avant is for you.



FLOOR PLAN

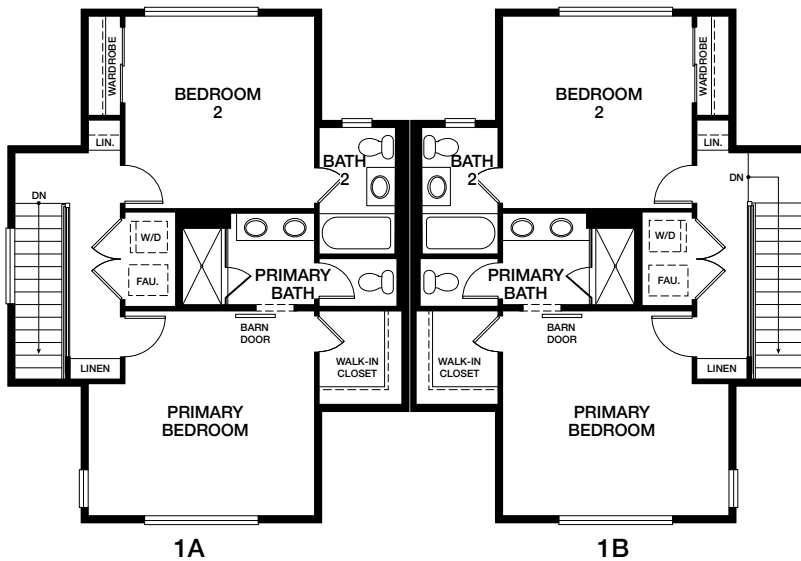
PLAN 1A

3 bedroom
3.5 bath
1,843 sq. ft.

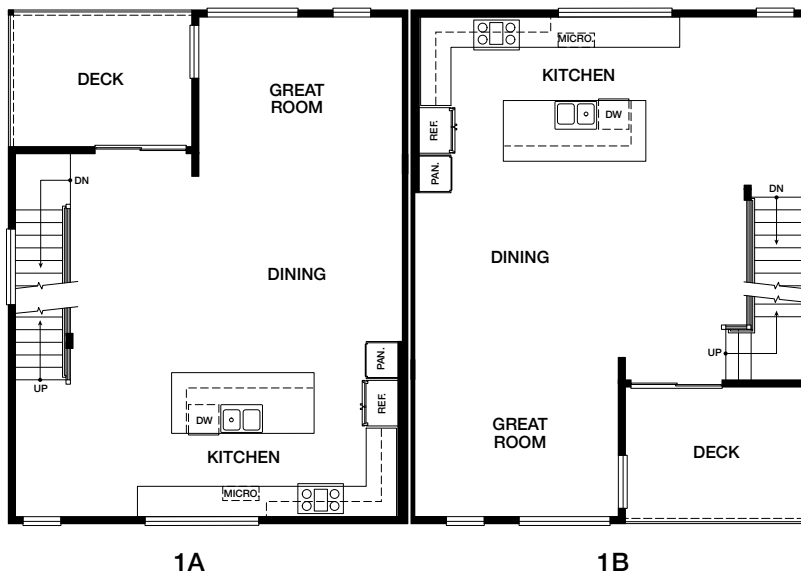
PLAN 1B

3 bedroom
3.5 bath
1,834 sq. ft.

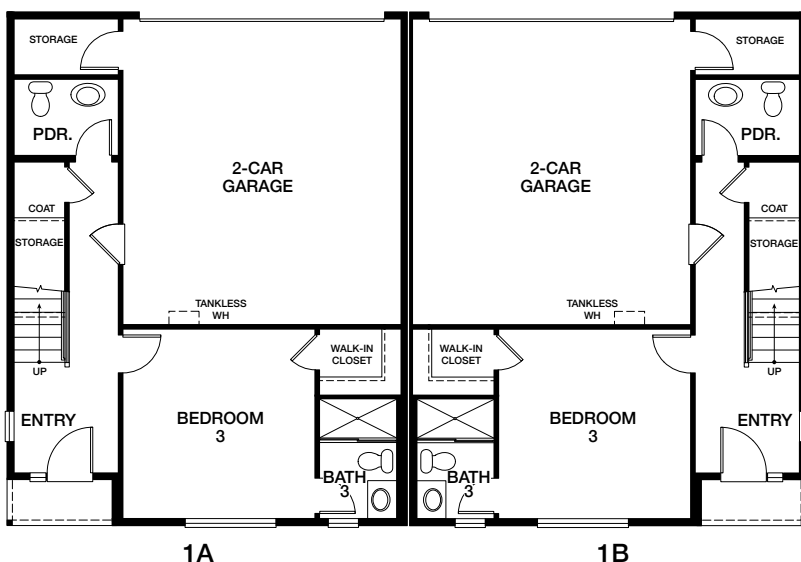
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



AVANT

202 Avant Place
Walnut Creek CA 94597
925.557.7499
AvantWC.com



Warmington
RESIDENTIAL

CHANGES IN CONSTRUCTION OF RESIDENCE The home building industry has recently experienced shortages and delays in construction materials and finishes beyond what we would consider to be "normal and usual" in the past. In order for the Seller to complete the Residences in this Community without excessive delays, it may be necessary to substitute some materials or finishes with those that are more readily available. Seller hereby reserves the right, without prior notice to Purchaser, to modify or alter any aspect of the proposed plans and specifications for completion of the Property purchased under the terms of this Agreement, including, without limitation, the location and types of kitchen appliances, household fixtures, electrical outlets and switches, hardware, fixtures, wall surfaces, paint, window size or location and other such improvements, provided that such modifications or alterations shall not result in a product of lesser quality or value than that agreed to in this Agreement. Purchaser agrees that Seller shall have the right to make such modifications and alterations without adjustment in the Purchase Price.

All renderings, floor plans and maps are artist's conception and are not intended to be an accurate representation of buildings, fencing, walks, driveways or landscaping and are not necessarily to scale. Many items vary considerably from unit to unit including, but not limited to, decks, balconies, storage areas, windows, doors, cabinets and floor plan layout details. Specification and appointments of the model home and/or floor plans depicted may be unique and not necessarily replicated or available in all homes. Most structural options have been preselected for each home site. See a sales representative for details. The seller reserves the right to make changes in plan features, price, special offers and terms without prior notice. All homes are subject to prior sales. 08.30.21



FLOOR PLAN

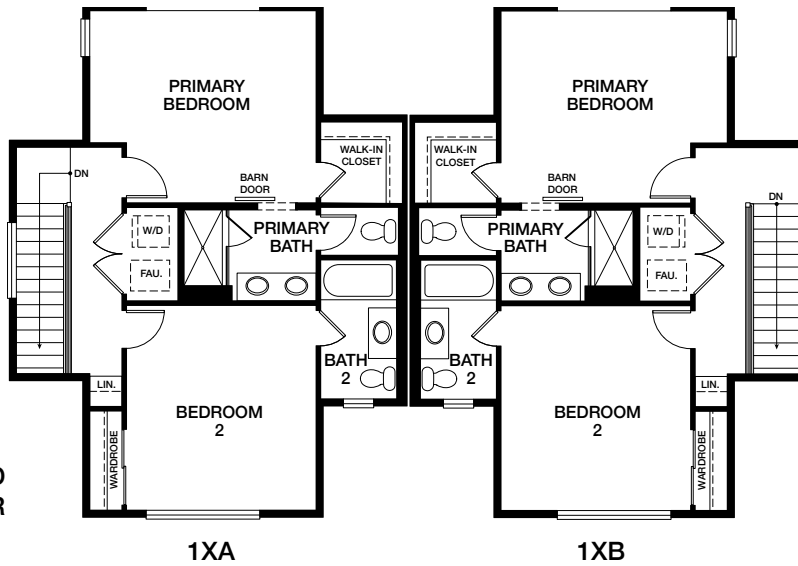
PLAN 1XA

3 bedroom
3.5 bath
1,847 sq. ft.

PLAN 1XB

3 bedroom
3.5 bath
1,874 sq. ft.

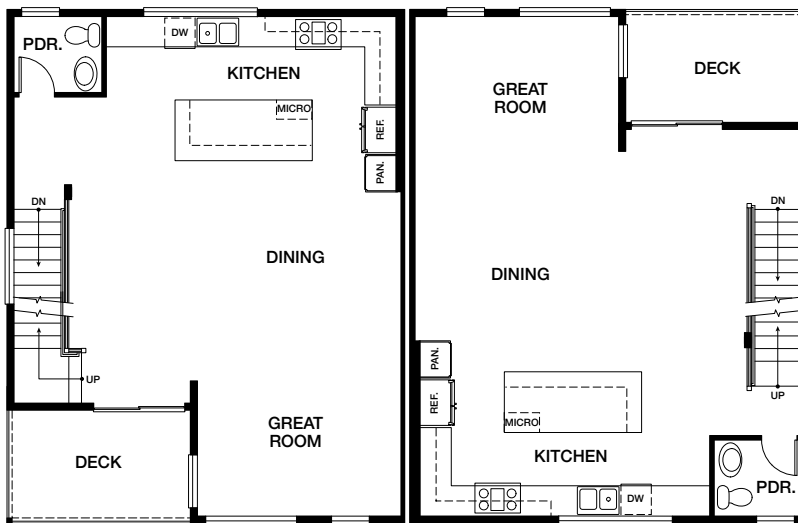
THIRD FLOOR



1XA

1XB

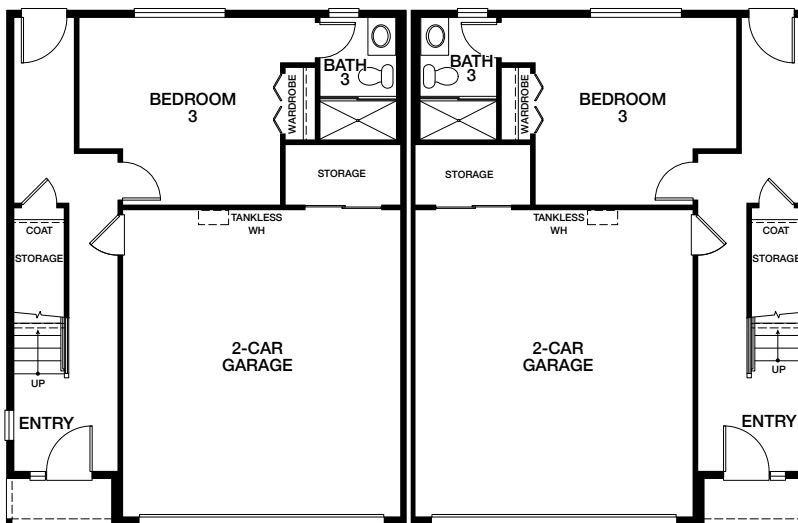
SECOND FLOOR



1XA

1XB

FIRST FLOOR

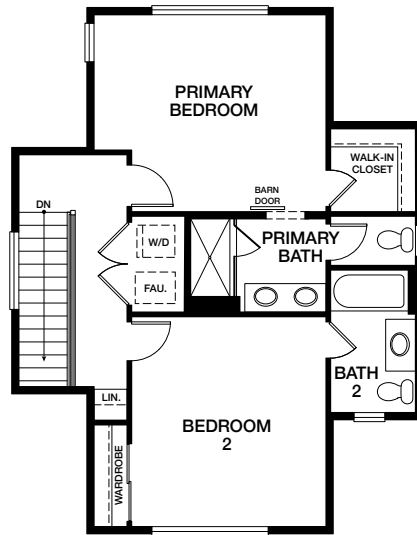


1XA

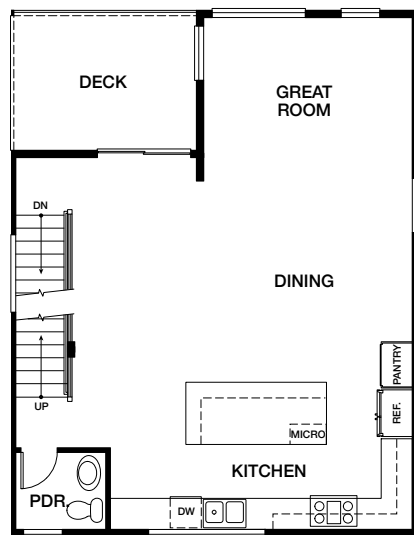
1XB

AVANT

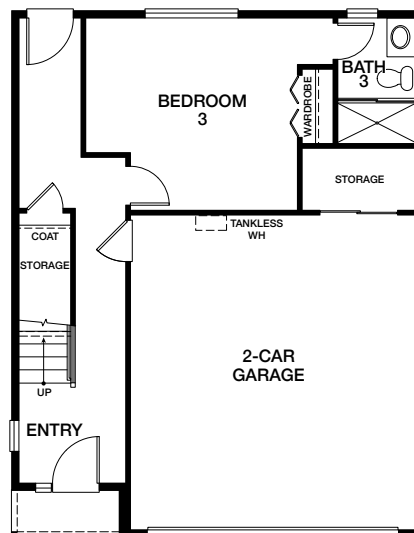
202 Avant Place
Walnut Creek CA 94597
925.557.7499
AvantWC.com



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR PLAN

PLAN 1XC

3 bedroom
3.5 bath
1,867 sq. ft.

AVANT

202 Avant Place
Walnut Creek CA 94597
925.557.7499
AvantWC.com

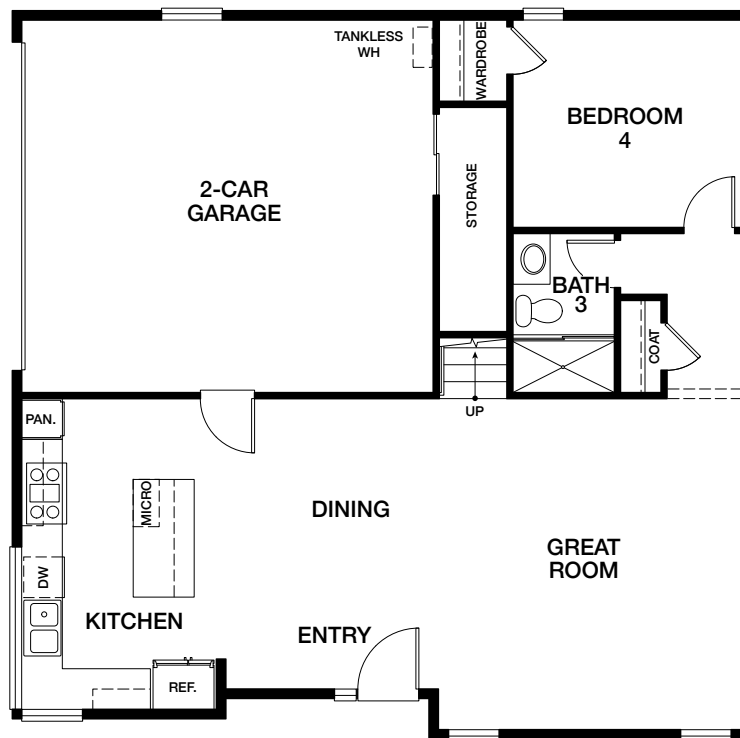
FLOOR PLAN

PLAN 2

4 bedroom
3 bath
1,956 sq. ft.



SECOND FLOOR



FIRST FLOOR

AVANT

202 Avant Place
Walnut Creek CA 94597
925.557.7499
AvantWC.com

FEATURES

Built-in style

- Thermatru Smooth-Star full lite front entry door with sidelite
- Schlage WiFi enabled keyless deadbolt at front entry
- Engineered wood flooring at entry, great room, kitchen, and powder
- Designer-selected tile flooring at bathrooms and laundry that complements the curated interiors
- Plush designer carpet in all bedrooms and closets
- Flat panel painted cabinetry
- Stair system with paint grade handrail and posts with metal balusters
- Flush flat panel interior doors with Schlage hardware
- 5 ½" flat baseboard with complementary door casing
- Delta bath fixtures
- Modern steel flush panel garage door with windows and WiFi compatible opener
- Finished garage with light knockdown textured drywall

Sophisticated kitchens

- Solid surface quartz countertop with full height tile splash
- Flat panel painted cabinetry
- Premium Bertazzoni stainless steel appliance package:
 - Freestanding range
 - Contemporary slide out range hood
 - Built-in microwave/convection speed oven
 - Dishwasher
 - French door refrigerator
- Single bowl undermount stainless steel sink
- Delta pull-down faucet
- Under cabinet task lighting
- Pull-out recycle bin
- Soft close cabinet doors and drawers
- Designer-selected pendant lights at island

Sleek showers and baths

- Solid core barn door at entry to primary bath
- Solid surface Piedrafina marble countertop with 4" splash
- Tile at shower walls and pan
- Shower enclosure with ¾" semi-frameless clear glass
- Undermount sinks with Delta fixtures
- Comfort height, elongated toilet
- Framed mirrors
- Soft close cabinet doors and drawers
- Designer-selected lights at vanity

Connected and smart

- Schlage Connect WiFi enabled keyless entry handle set
- Ring Video doorbell
- WiFi light switches at primary bedroom, great room and kitchen
- Amazon Echo
- Eero wireless access points
- WiFi compatible thermostats
- WiFi compatible garage door opener
- White glove connection service

Highly efficient

- Tankless water heater
- Energy-saving insulation
- Water-based zero VOC paints used throughout
- Future car charging raceway conduit
- Low E, dual glazed windows
- Recessed LED can lights

Exceptionally convenient

- Structured media box at primary bedroom
- Electronic smoke/carbon monoxide detectors
- Multimedia TV outlet (RG6 & CATV) in all bedrooms and great room
- USB outlet at kitchen and primary bedroom
- CAT 5 phone jacks at kitchen and primary bedroom
- Flat screen prewire at great room



202 Avant Place
Walnut Creek CA 94597
925.557.7499
AvantWC.com

Q: How many homes will be built at Avant?

A: As an Avant homeowner, you will be a part of a neighborhood that consists of 19 homes total: 14 paired homes and 5 detached homes.

Q: How large are the homes?

A: The paired homes incorporate 3 bedrooms and range from 1,834 – 1,874 square feet. The detached homes incorporate 3 to 4 bedrooms and range from 1,867 – 1,956 square feet.

Q: What are the HOA fees, the Mello-Roos amount and the tax rate?

A: The maintenance of the private streets and common areas at Avant will be covered in an HOA assessment of approximately \$306 per month. The Mello-Roos is approximately \$692.22 annually. The tax rate is approximately 1.12%.

Q: What are Curated Interiors?

A: We have gathered all of the best elements of design into three distinctive interior color schemes that have been pre-selected per homesite. Each scheme includes beautiful engineered wood flooring, cabinetry, countertops, fixtures, and more and is inspired by current interior design trends. These curated interior packages have been assembled to complement the array of included features and your own furnishings and accessories.

Q: I am ready to purchase. What is the next step?

A: We can't wait to welcome you. The first step for those who wish to purchase a home at Avant is obtaining a pre-qualification letter from our lender of choice: Cherry Creek Mortgage. You may contact our lender representative, David List, to start the process and apply online.

David List

Managing Director
NMLS # 342450
cherrycreekmortgage.com/dlist
dplist@ccmclending.com
949.310.3150

A deposit in the amount of \$40,000 is required to reserve your selected home. Next is signing the necessary documents to complete your purchase. Ask our sales representative for more information or refer to our sales procedures.

Q: What are the local schools?

A: Pleasant Hill Elementary (Grades 1-5)
2097 Oak Park Blvd. Pleasant Hill, CA 94523
925.934.3341

Pleasant Hill Middle School (Grades 6-8)
One Santa Barbara Road Pleasant Hill, CA 9452
925.256.0791

College Park High School (Grades 9-12)
201 Viking Drive Pleasant Hill, CA 94523
925.682.7670

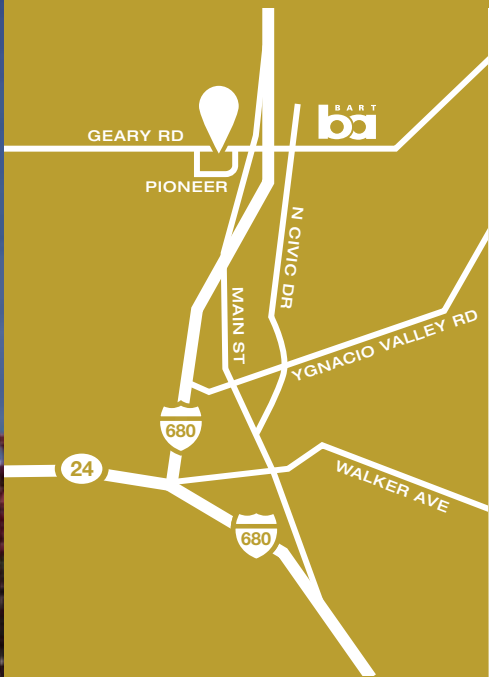
Please contact MDUSD at 925.682.8000 for more information.



202 Avant Place
Walnut Creek CA 94597
925.557.7499
AvantWC.com



Warmington
RESIDENTIAL



AVANT

202 Avant Place
Walnut Creek, CA 94597
925.557.7499
AvantWC.com