

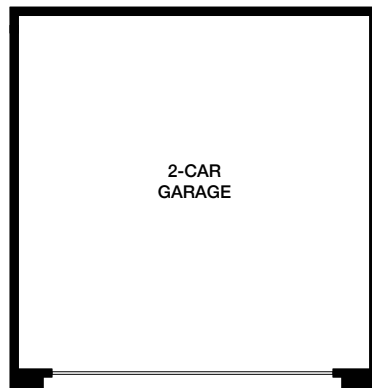


Catch a blue water view, a breeze, a sail,  
and a sunset, without ever leaving home.

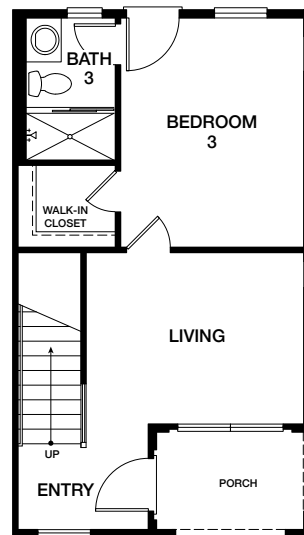
Now you can from the comfort of your  
brand new residence at Bayview 22 in  
South San Francisco.

*Bayview*  
22  
SO. SAN FRANCISCO

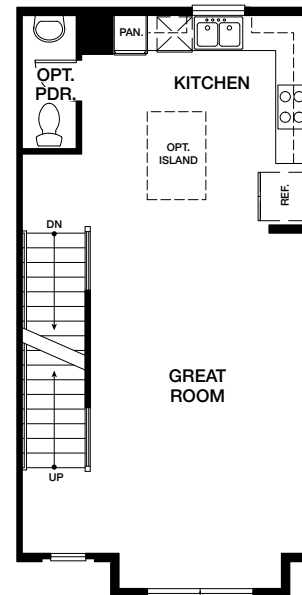




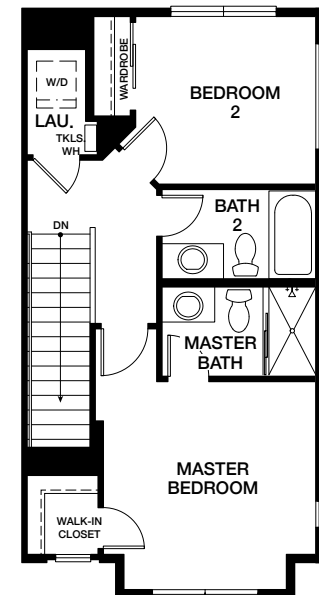
DETACHED GARAGE LAYOUT VARIES



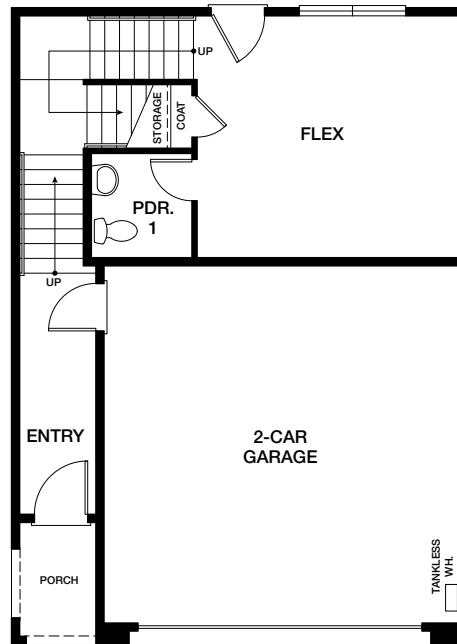
FIRST FLOOR



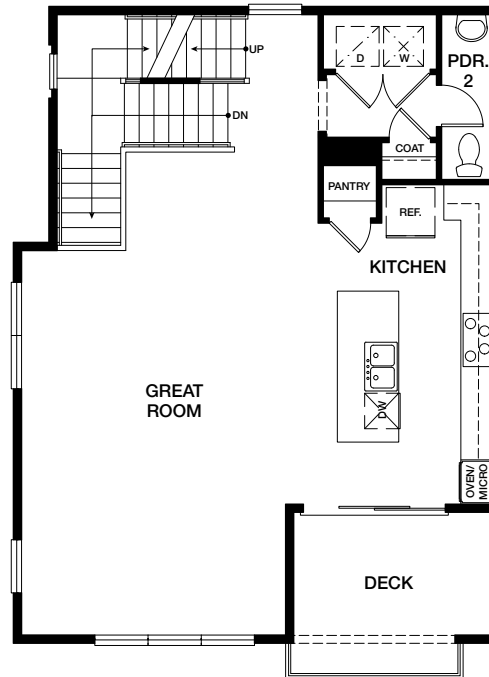
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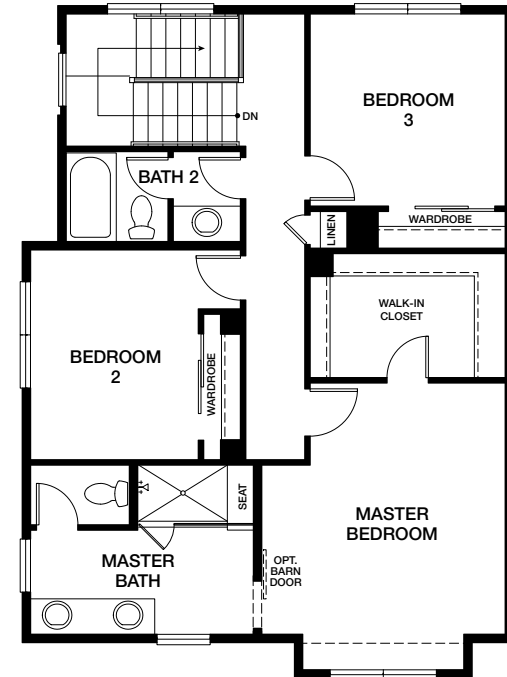
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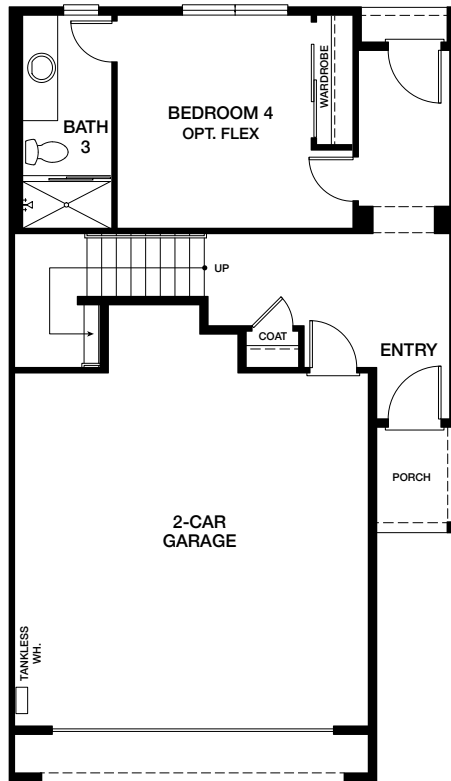
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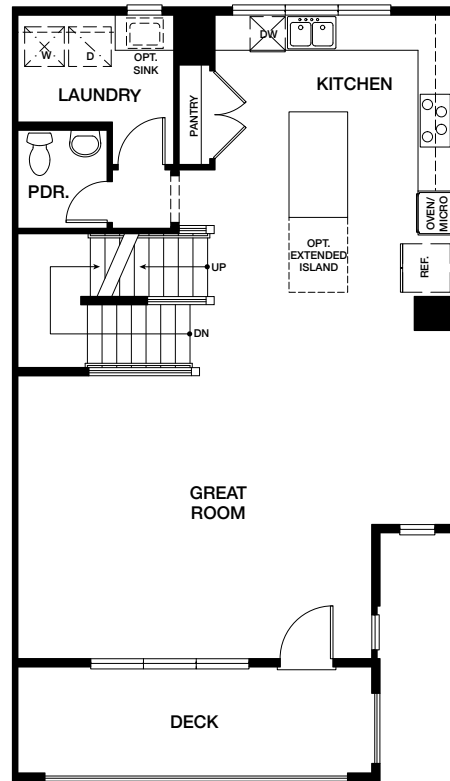
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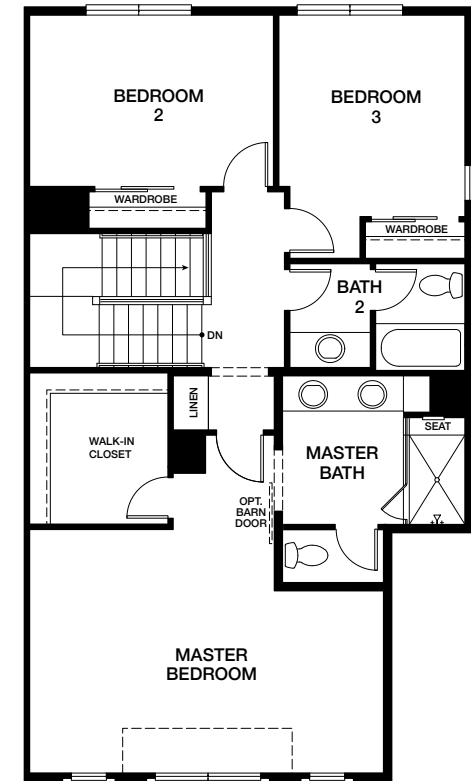
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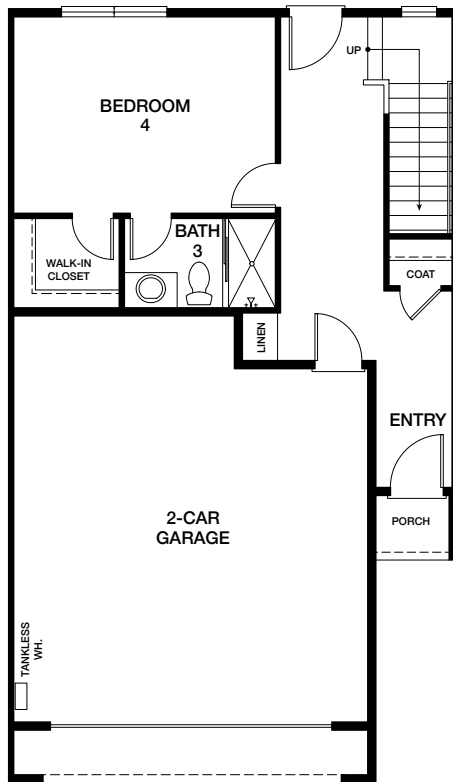
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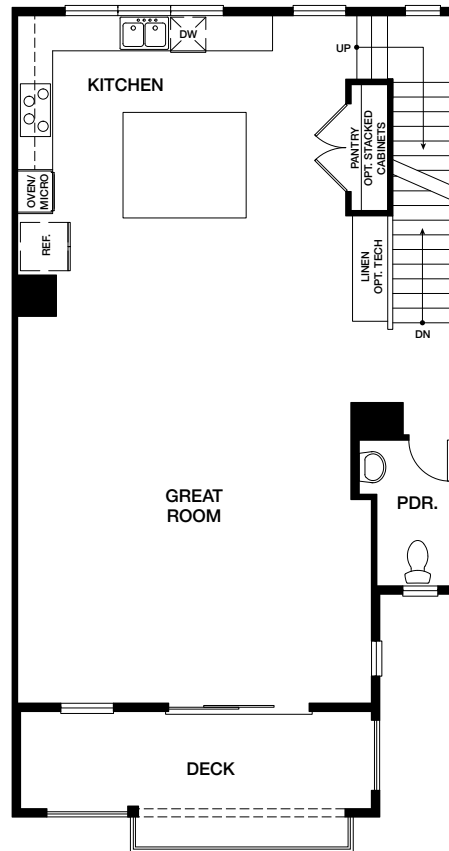
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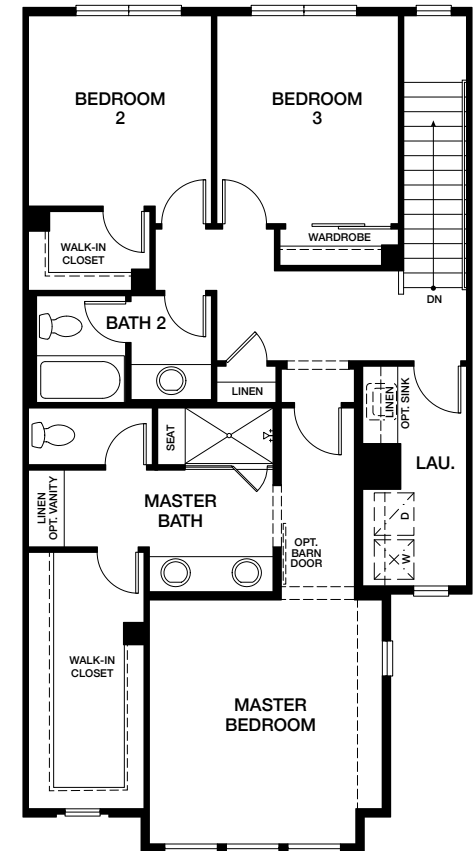
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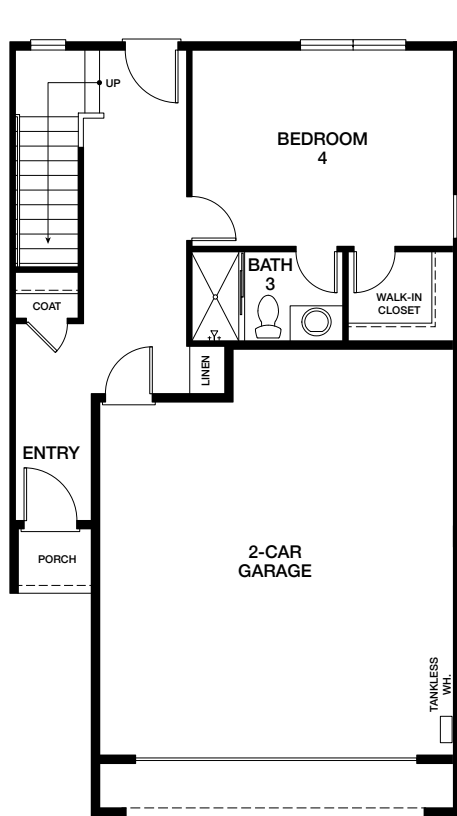
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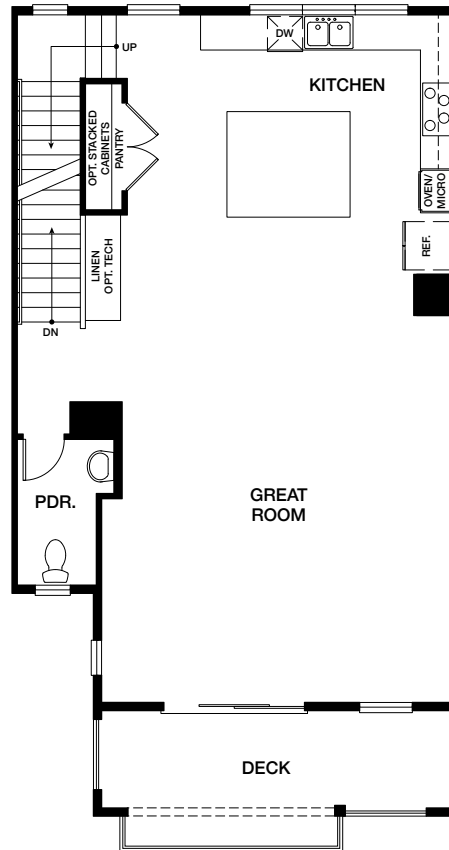
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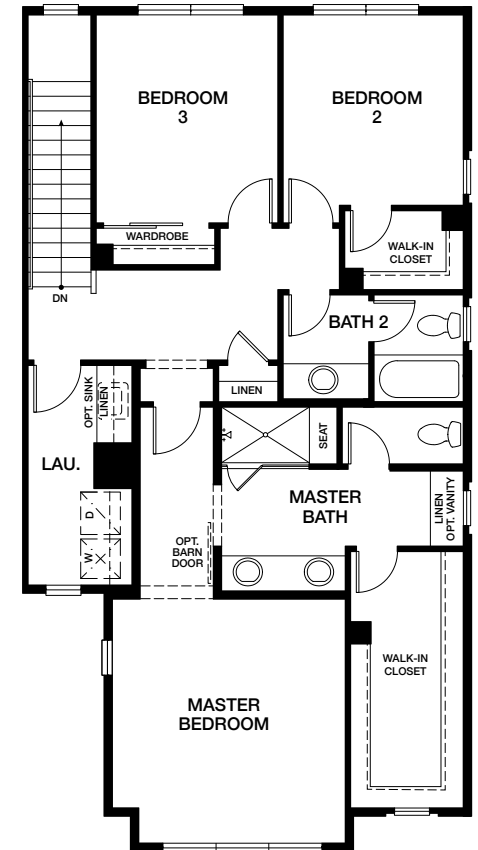
THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## WHOLE HOUSE

- Inviting covered porches (per elevation)
- Thermatru contemporary front entry door
- Designer selected dual glazed low "E" windows with bronze exterior/white interior frames
- Schlage Connect keyless and WiFi compatible front door hardware in a satin nickel finish
- Wood grain inspired Contemporary garage door with windows on select on home sites
- Liftmaster wifi compatible garage door opener
- Rain gutter system (locations per plans)
- White contemporary open stair system (per plan)
- Plush carpet throughout with tile (18 x 18) flooring at entry, kitchen, baths and laundry service area
- Baseboard – contemporary 5-1/2" baseboard with complimentary door casing

## KITCHEN

- Easy maintenance solid surface quartz countertop
- Contemporary white flat panel cabinets
- Stainless steel Bertazzoni appliance package including:
  - 30" gas cooktop (Plan 1)
  - 36" gas cooktop (Plans 2-4)
  - 30" single convection oven
  - Microwave/hood combination (Plan 1)
  - Undermount hood (Plans 2-4)
  - Built in microwave (Plans 2-4) 30"
  - 24" dishwasher
- Stainless steel single bowl sink
- Contemporary Delta chrome pull down faucet
- Fluorescent under cabinet task lighting

## MASTER SUITE

- Dual vanities with solid surface marble countertops and chrome fixtures
- Master Shower 4x16 Tile walls and tile floor
- Private water closet with two-piece elongated ErgoHeight toilet
- Walk-in closet

## GREEN FEATURES

- High efficiency tankless water heater
- Energy-saving insulation
- Dual glazed low "E" windows
- Dual zone gas forced air-heating and air conditioning with WiFi compatible thermostats
- Water-based zero VOC paints used throughout
- Future car charging raceway conduit
- LED can lighting throughout

## EXCEPTIONAL FEATURES

- Flat screen TV prewire at living room
- USB outlet in master bedroom and kitchen
- Structured media box in master bedroom
- Electronic smoke/carbon monoxide detectors
- Combo TV/data in all bedrooms
- CAT 6 phone jacks in kitchen and master bedroom

## CONNECTED HOME FEATURES

- Schlage Connect smart deadbolt
- Ring Video Doorbell
- Amazon Echo
- Eero wireless access points
- Nest Thermostat
- WiFi garage door opener
- WiFi smart light switches at select locations
- White glove connection service

## UPGRADE POSSIBILITIES

- Designer upgraded flooring
- Window coverings
- Cabinet options in a variety of door styles and colors
- Countertops & surrounds
- Interior paint
- Electrical wiring upgrade
- Low voltage upgrades
- Refrigerator, washer/dryer



**Q: How many homes will be built at Bayview 22?**

**A:** As a Bayview 22 homeowner, you will be a part of a very special neighborhood consisting of a total of 22 single family attached homes.

**Q: How large are the homes?**

**A:** Our collection of single family attached homes incorporate 3 to 4 bedrooms and range from ~1,536 - 2,602 square feet.

**Q: What are the HOA fees?**

**A:** The maintenance of the private streets and common areas at Bayview 22 will be covered in an assessment of approximately \$399.47 per month.

**Q: What are the community amenities?**

**A:** Bayview 22 has a beautiful open community lawn space, walking path, Bocce ball court and covered picnic area.

**Q: I am ready to purchase, what is the next step?**

**A:** All purchasers will be required to obtain pre-qualification by our loan representative:

**Wells Fargo Home Mortgage**

David List

866.442.8339

David.P.List@wellsfargo.com

A deposit in the amount of \$45,000 is required to reserve your selected home. Next is signing the necessary documents to complete your purchase. Ask our sales representative for more information.

**Q: What are the local schools?**

**A: Monte Verde Elementary School** (Grades K – 5)

**650.877.8838**

2551 St Cloud Drive

San Bruno, CA 94066

**Westborough Middle School** (Grades 6-8)

**650.877.8848**

2570 Westborough Blvd

South San Francisco, CA 94080

**South San Francisco High** (Grade 9-12)

**650.877.8754**

400 B St

South San Francisco, CA 94080

Please contact SSFUSD at **650.877.8700** for current information.





## LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

R - REVERSE  
G - GARAGES  
(HOMESITES 18-22)



Map Not  
To Scale  
06.22.20



**Welcome to Bayview 22.** Here you will enjoy a fresh new perspective from spacious covered decks, private rear yards, and massive windows that are perfect for taking in the best of “South City” with its nearby beaches, trails, parks, farmers market, and downtown shops and eateries.

These sophisticated and airy single-family attached homes in South San Francisco’s established Westborough neighborhood feature modern styling, smart connectivity, and a prime location overlooking the San Francisco Bay.

2673 Bantry Court  
South San Francisco, CA 94080  
650.662.5440



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