

SEAHOUSE

Welcome to Seahouse.



Coastal, farmhouse-inspired new homes.



Warrington Residential BRE# 01517182. All floor plans 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 and are subject to change without notice. Specification and appointments of the model home and/or floor plans depicted may be unique and not necessarily replicated or available in all homes. See a sales representative for details. 10.15.20

# SEAHOUSE

## site map

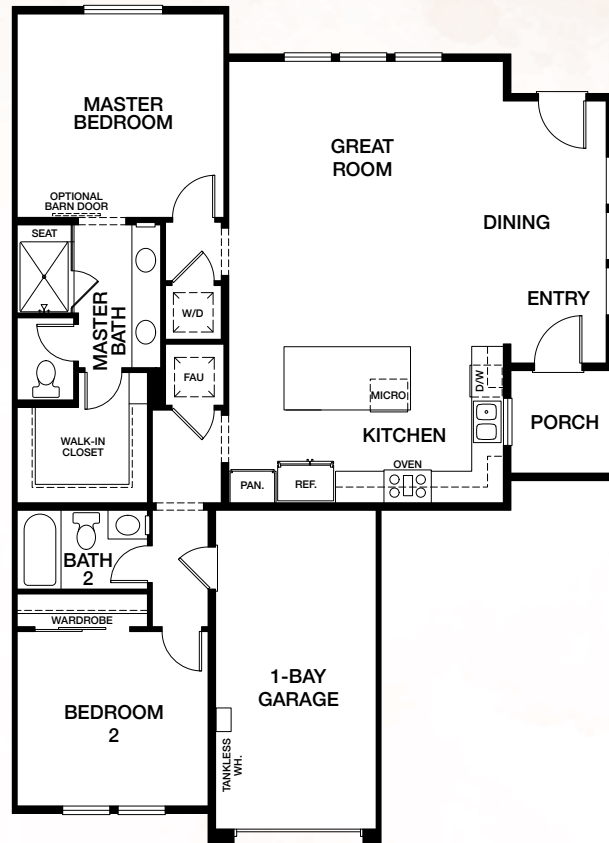


Many items vary considerably from unit to unit including, but not limited to, decks, porches, storage areas, windows, doors, cabinets, floor plan layout details, and price. Specifications and appointments of the model home and/or floor plans depicted may be unique and not necessarily replicated or available in all homes. Pricing is based on many factors and may vary considerably. Specifications, appointments and pricing are subject to change at any time without notice. See a sales representative for details. 01.15.20

# SEAHOUSE

## residence 1B

2 bedroom  
2 bath  
approx. 1,261 sq.ft.



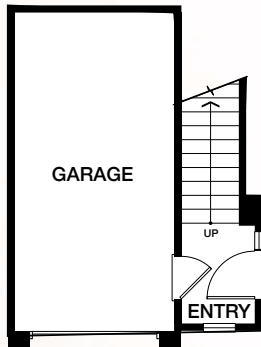
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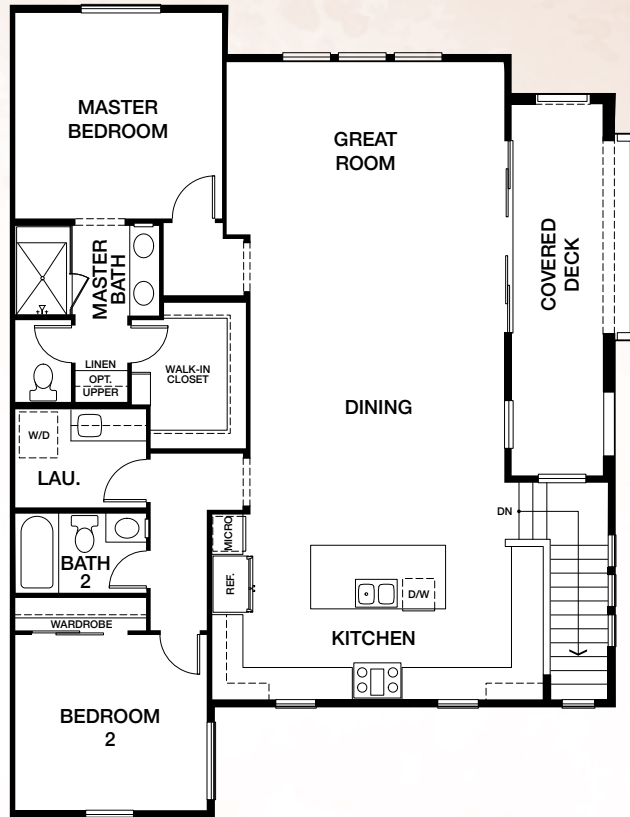
# SEAHOUSE

## residence 1AX

2 bedroom  
2 bath  
approx. 1,455 sq.ft.



FIRST FLOOR



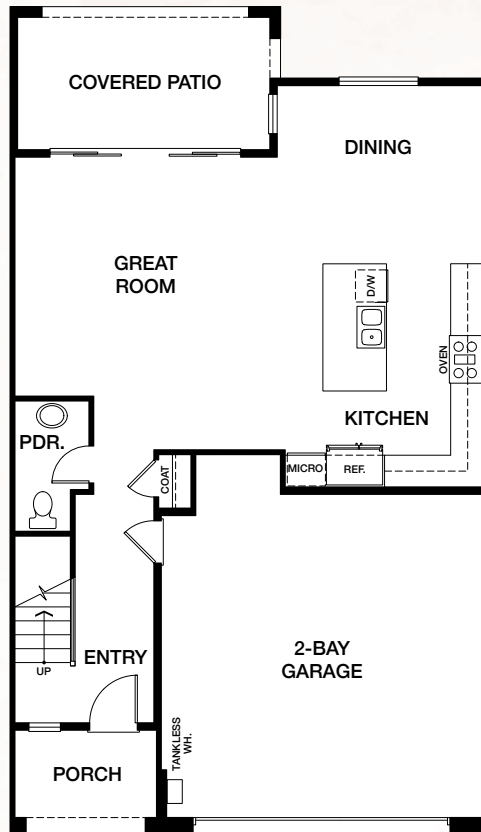
SECOND FLOOR

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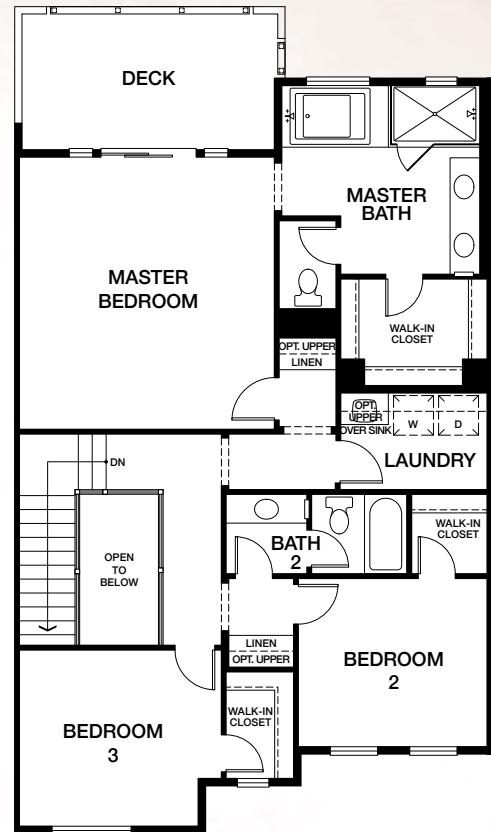
# SEAHOUSE

## residence 2A

3 bedroom  
2.5 bath  
approx. 1,941 sq.ft.



FIRST FLOOR



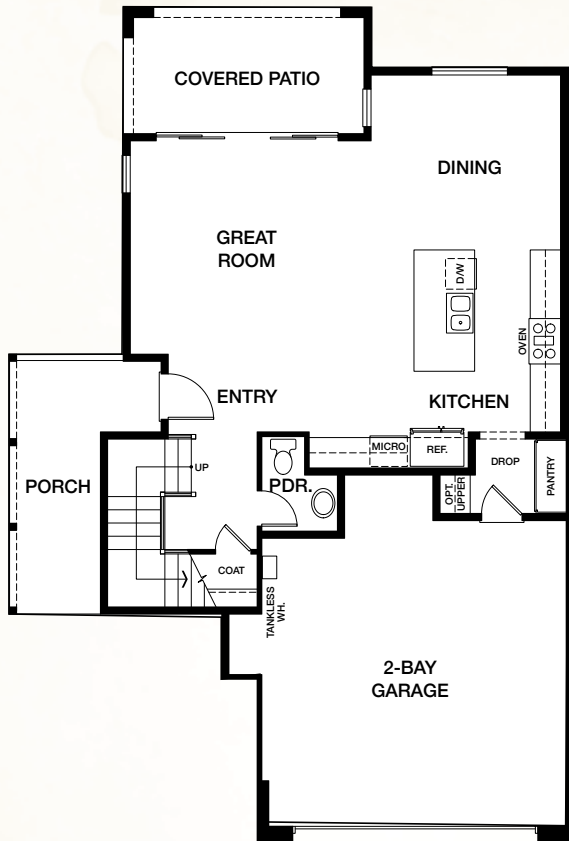
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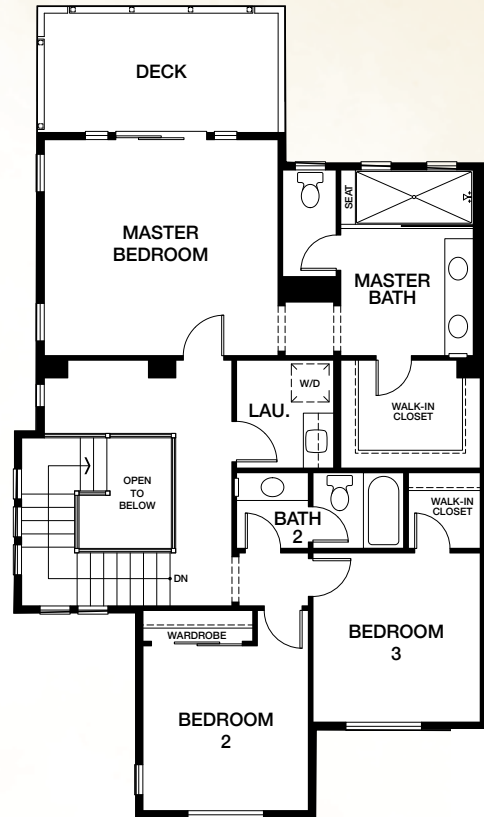
# SEAHOUSE

residence 3A

3 bedroom  
2.5 bath  
approx. 1,829 sq.ft.



FIRST FLOOR



SECOND FLOOR

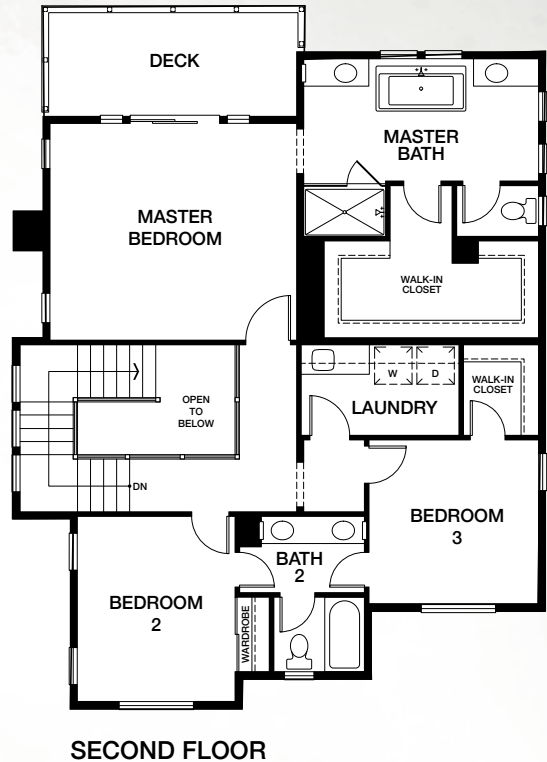
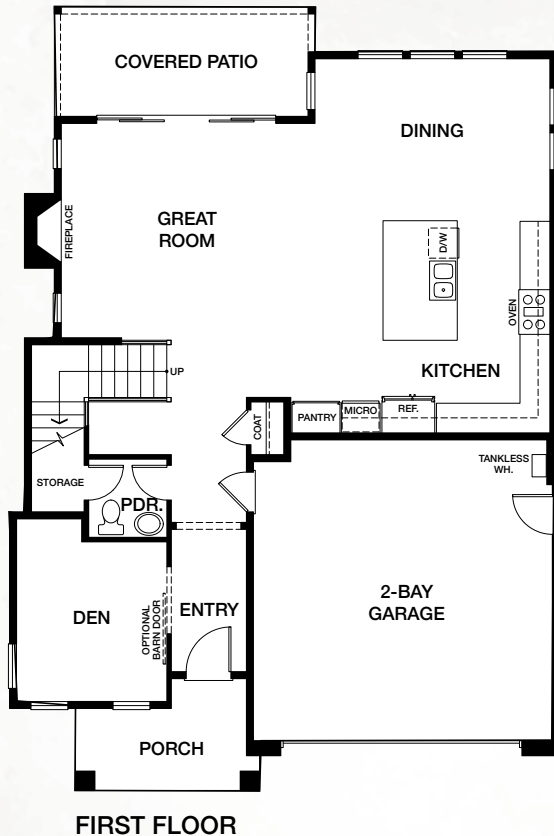
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# SEAHOUSE

## residence 4A

3 bedroom + den  
2.5 bath  
approx. 2,271 sq.ft.

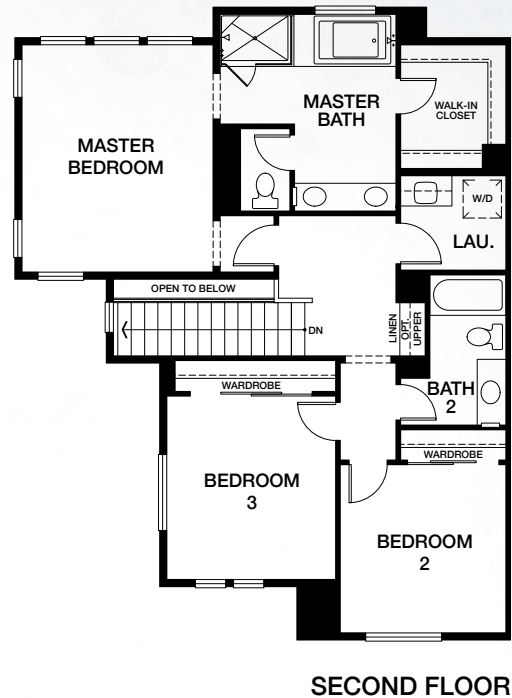
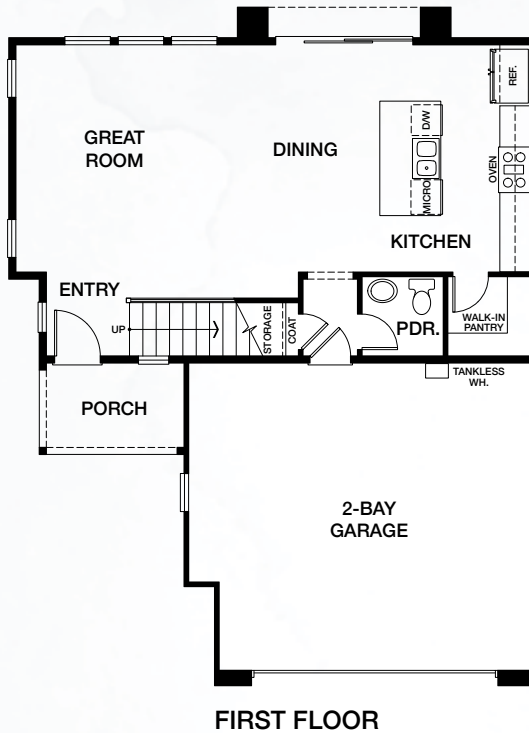


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# SEAHOUSE

residence 5A

3 bedroom  
2.5 bath  
approx. 1,636 sq.ft.

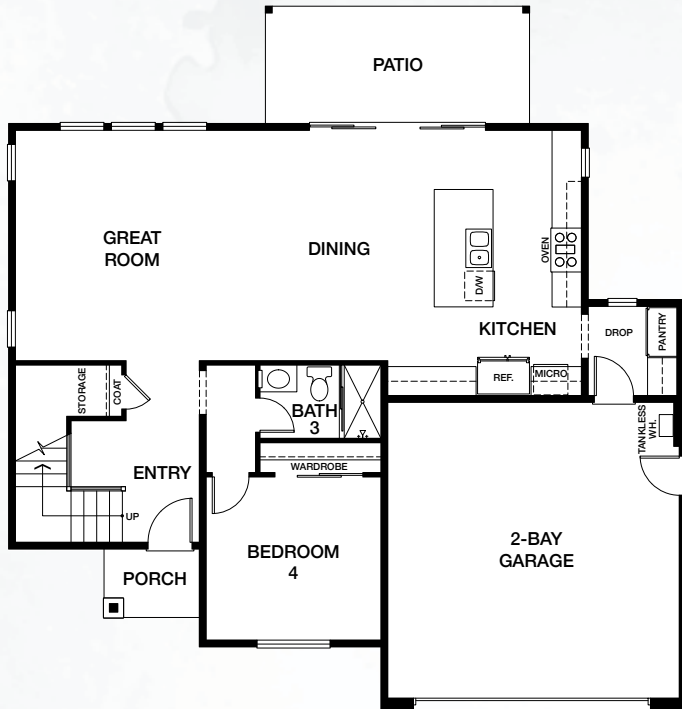


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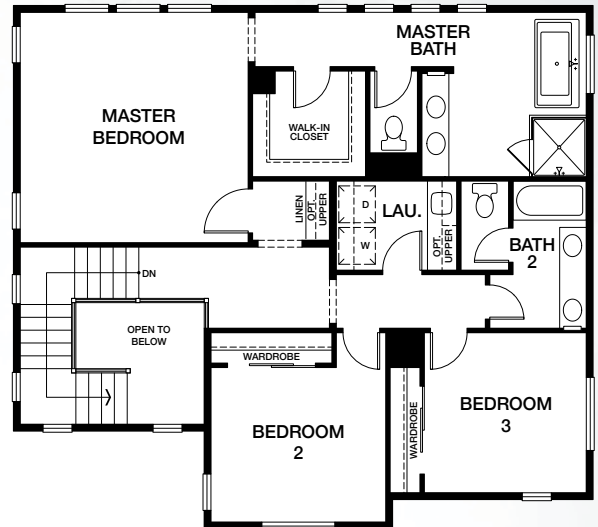
# SEAHOUSE

residence 6A

4 bedroom  
3 bath  
approx. 2,289 sq.ft.



FIRST FLOOR



SECOND FLOOR

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# SEAHOUSE

residence 8A

2 bedroom  
2 bath  
approx. 1,266 sq.ft.

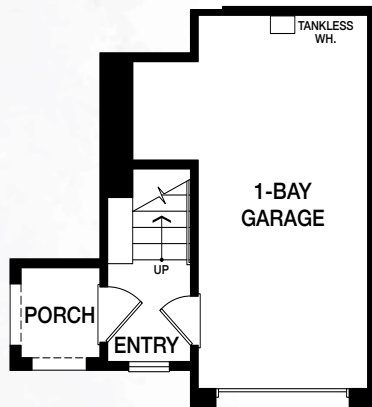


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# SEAHOUSE

residence 8XA

2 bedroom  
2 bath  
approx. 1,373 sq.ft.



FIRST FLOOR



SECOND FLOOR

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### INSIDE AND OUT

- Therma Tru Smooth-Star fiberglass Craftsman front entry door
- Designer selected Milgard vinyl dual glazed Low "E" windows with tan exterior/interior frames
- Schlage WiFi enabled Connect Century style keyless entry handle set in satin nickel finish
- Vinyl backed simulated steel sectional insulated roll up garage door with WiFi compatible automatic door opener and two remote transmitters (windows per homesite)
- Rain gutter system (locations per plans)
- White contemporary open stair system (per plan)
- 2-Panel interior doors with Schlage lever hardware in satin chrome
- Plush carpet throughout with Dal Parkway 13x13 tile flooring at entry, kitchen, baths and laundry service area
- Powder room with pedestal sink and Delta fixtures
- Ceiling fan prewire at great room and master bedroom
- HOA maintained front yard landscaping

### KITCHENS

- Easy maintenance solid surface Quartz countertop
- White satin thermofoil, Shaker style cabinets
- Stainless steel Bosch 500 Series appliance package including:
  - 36" Cooktop
  - 30" Single wall oven
  - 30" Built-in microwave
  - 24" Stainless steel dishwasher, Energy Star
  - 36" Broan stainless steel range hood
  - Side by side refrigerator, Energy Star
- Stainless steel single bowl sink with Delta single handle pull-down faucet and garbage disposal
- Fluorescent under cabinet task lighting
- Kitchen pendant prewire at island

### MASTER BATHS

- Dual vanities with solid surface Quartz composite countertops and Delta fixtures
- Walk-in closet
- Private water closet with Kohler dual flush elongated comfort height toilet
- Mirrored medicine cabinet at master bath and secondary bath

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### EFFICIENCIES

- Electrolux white washer/dryer (varies by plan), Energy Star
- High efficiency tankless water heater
- Energy-saving insulation
- Dual zone gas forced air-heating and air conditioning with Trane WiFi compatible thermostats
- Water based zero VOC paints used throughout
- Future car charging raceway conduit
- LED can lighting throughout

### ABOVE AND BEYOND

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

### SMART AND CONNECTED

- Schlage Connect Smart keyless entry lock
- Ring Video Doorbell
- Amazon Echo
- Eero Wireless Access Points
- Trane Lite Smart 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

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# SEAHOUSE

4000 Green Heron Springs Drive, Carpinteria, CA // 805.833.5870 // [homesbywarmington.com](http://homesbywarmington.com)



**Warmington**  
RESIDENTIAL

**Q:** How many homes will be built at Seahouse?

**A:** As a Seahouse homeowner, you will be a part of a very special neighborhood consisting of a total of 10 luxury flats, 4 paired homes, 9 townhomes and 8 fully detached homes.

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

**A:** Our collection of luxury flats, townhomes and single family homes incorporate 2 to 4 bedrooms and range from ~1,266 - 2,289 square feet. Single level living and first floor bedrooms are available on some plans.

**Q:** What is the property tax rate?

**A:** The total property tax rate is approx. 1.05%

**Q:** Are there any special assessments?

**A:** Yes, we have an annual special assessment tax of \$786.04. Ask your sales representative for a detailed breakdown.

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

**A:** The maintenance of the private streets and common areas at Seahouse will be covered in an assessment of approximately \$388 per month.

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

**A:** Seahouse has a beautiful natural spring with walking path, a pavilion and a community garden. The community is also only 1.5 miles from the beach.

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

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

### **New American Funding**

David List

866.442.8339

David.List@nafinc.com

A deposit in the amount of \$30,000 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:** Aliso Elementary School (Grades TK – 5)  
805.684.4539, 4545 Carpinteria Avenue,  
Carpinteria, CA 93013

Carpinteria Middle School (Grades 6-8)  
805.684.4544, 5351 Carpinteria Avenue,  
Carpinteria, CA 93013

Carpinteria High School  
805.684.4107, 4810 Foothill Road,  
Carpinteria, CA 93013

Please contact CUSD at 805.684.4511  
for current information.

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