



# Skyline

AT DEERLAKE RANCH

SALES GALLERY

21150 Poema Place

Chatsworth, CA 91311

818.654.4546



[PULTE.COM/SKYLINE](https://www.pulte.com/skyline)

**Plan 1**

3,206 sq.ft.  
 4 Bedrooms  
 4 Bathrooms  
 2-Car Garage



Home Exterior A



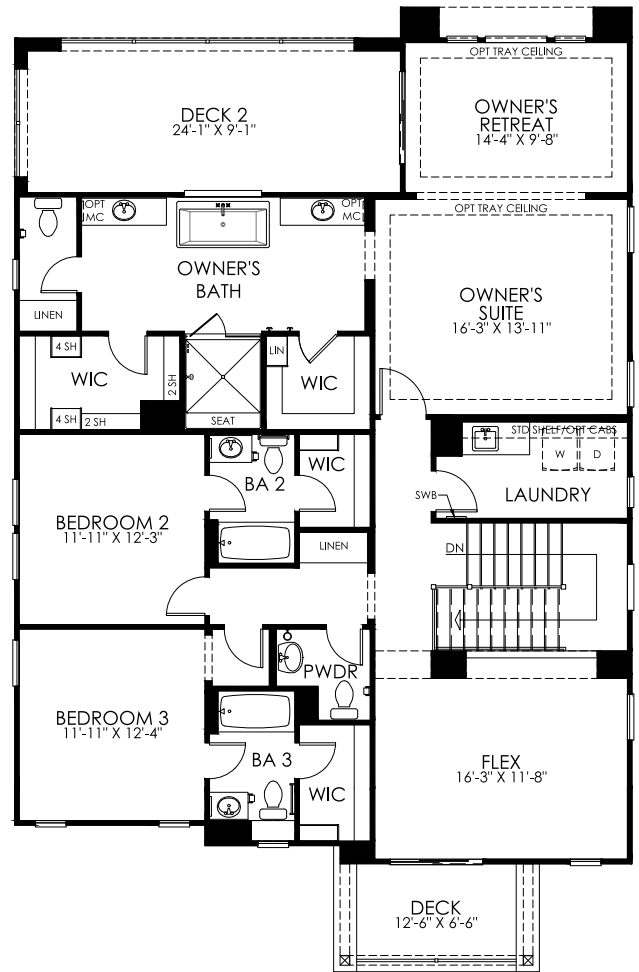
Home Exterior B



Home Exterior C



FIRST FLOOR



SECOND FLOOR

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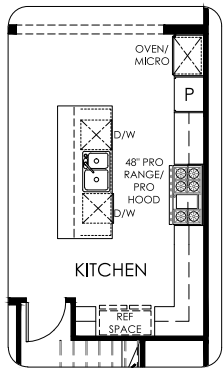


Home Exterior B

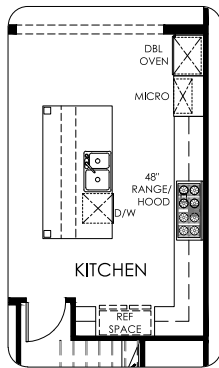


Home Exterior C

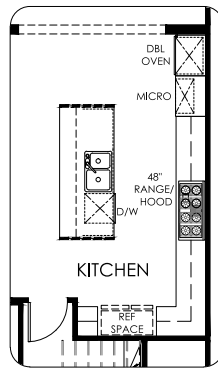
FIRST FLOOR OPTIONS



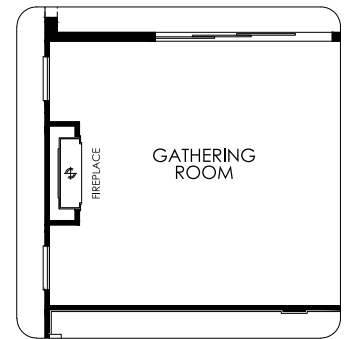
Pro Premier Kitchen



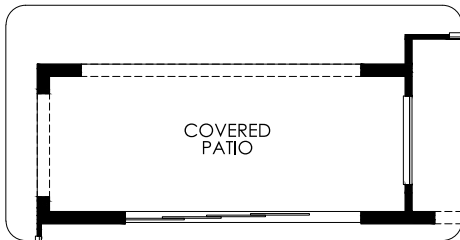
Kitchen Island-Executive



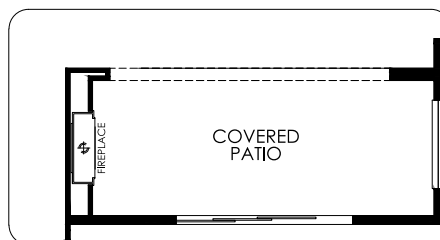
Kitchen Island-Waterfall Edge



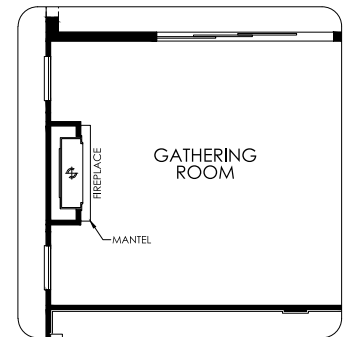
Fireplace Interior



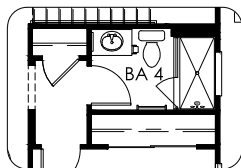
Multi-Panel Sliding Glass Door 3



Fireplace Exterior



Fireplace Interior 2



Secondary Bath-Shower 2

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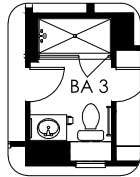


Home Exterior B

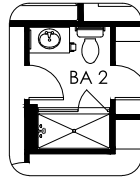


Home Exterior C

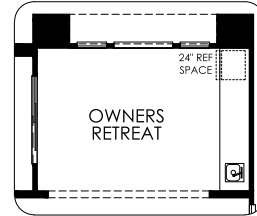
SECOND FLOOR OPTIONS



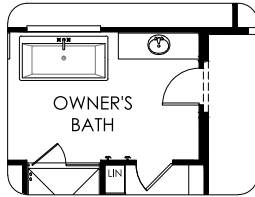
Secondary Bath-Shower 2



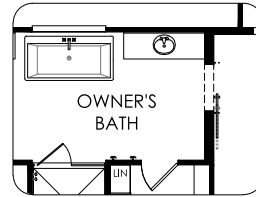
Secondary Bath-Shower 2



Wet Bar



Door



Barn Door

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**Plan 2**

3,478 sq.ft.  
 5 Bedrooms  
 5.5 Bathrooms  
 2-Car Garage



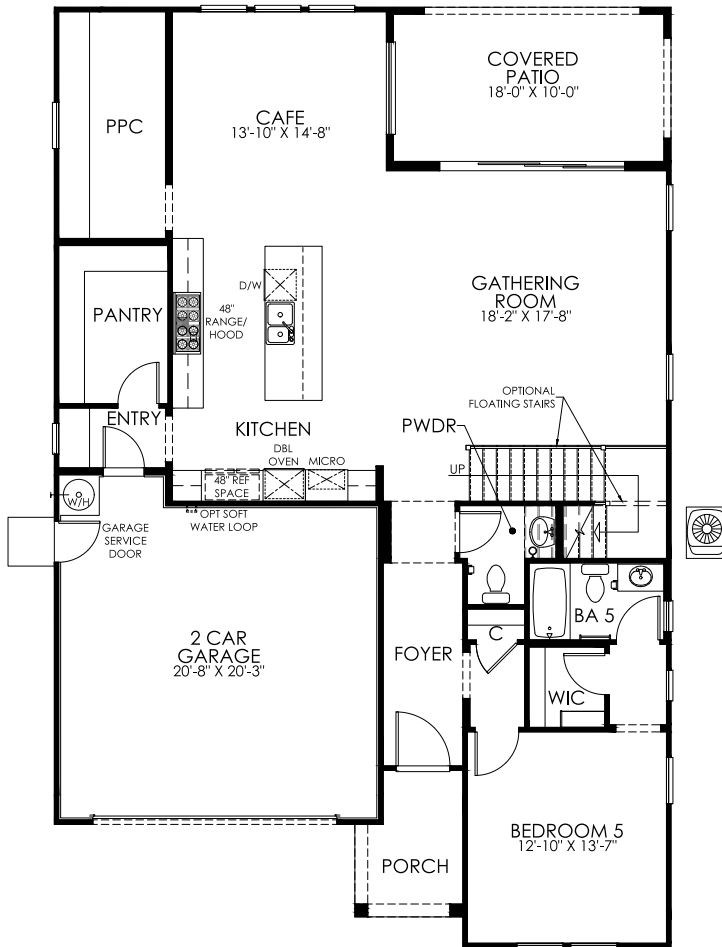
Home Exterior A



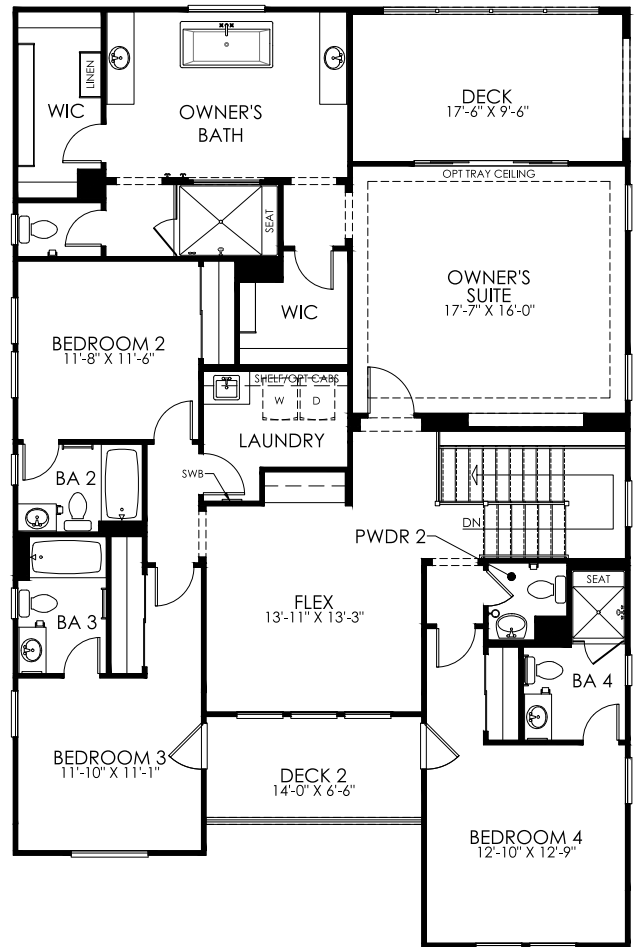
Home Exterior B



Home Exterior C



FIRST FLOOR



SECOND FLOOR

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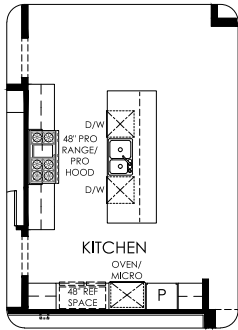


Home Exterior B

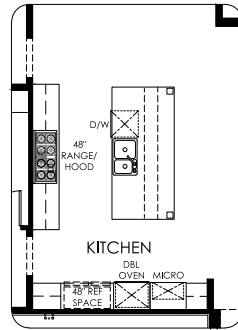


Home Exterior C

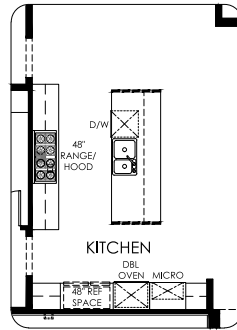
FIRST FLOOR OPTIONS



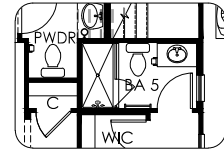
Pro Premier Kitchen



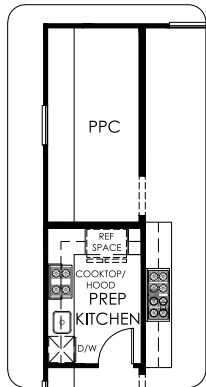
Kitchen Island - Executive



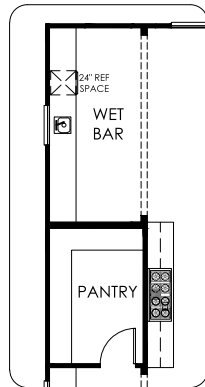
Kitchen Island - Waterfall Edge



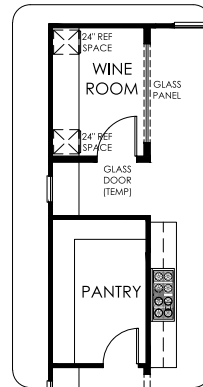
Secondary Bath-Shower 2



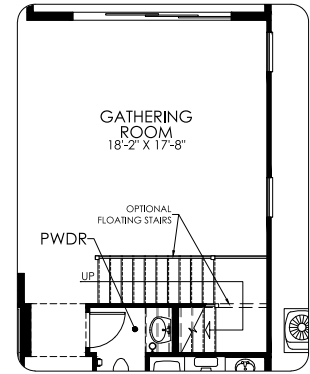
Prep Kitchen



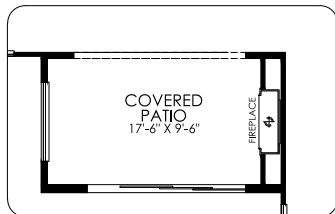
Wet Bar



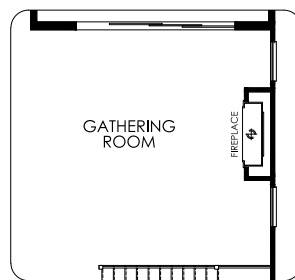
Wine Room



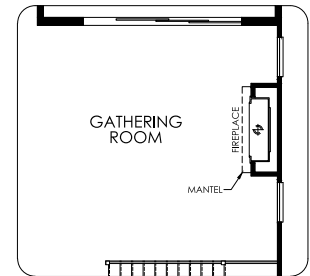
Floating Stairs



Fireplace Exterior



Fireplace Interior



Fireplace Interior 2

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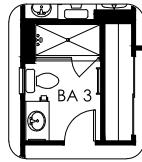


Home Exterior B

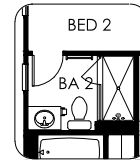


Home Exterior C

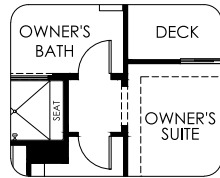
SECOND FLOOR OPTIONS



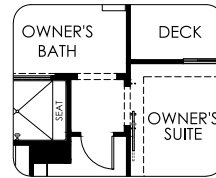
Secondary Bath-Shower 2



Secondary Bath-Shower 2



Door



Barn Door

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**Plan 3**

3,741 sq.ft.

5 Bedrooms

5.5 Bathrooms

2-Car Garage



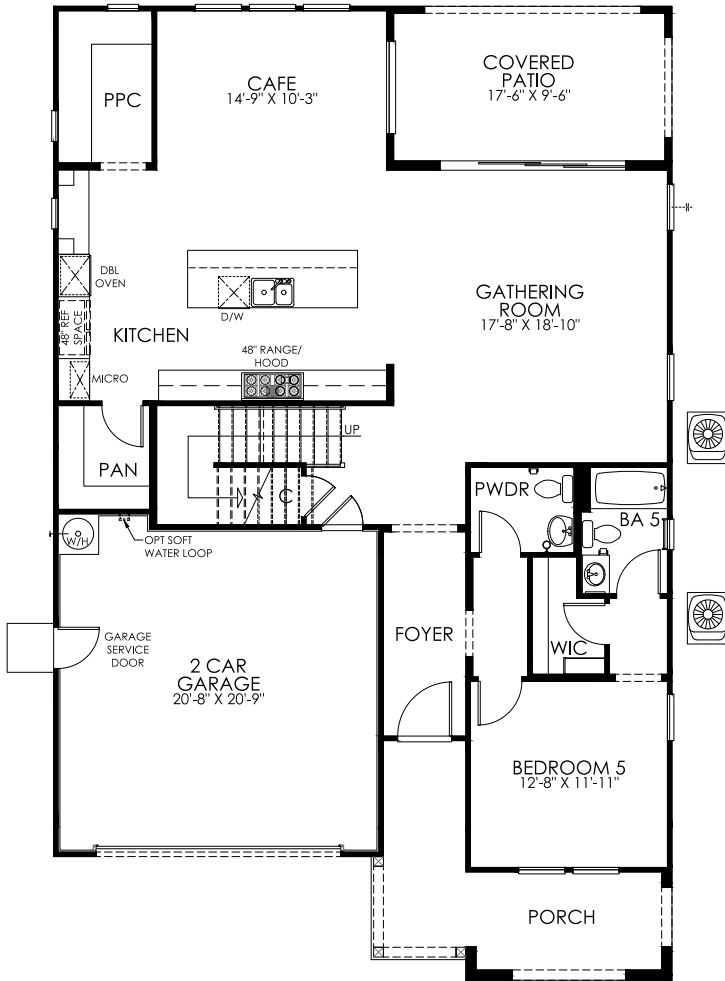
Home Exterior A



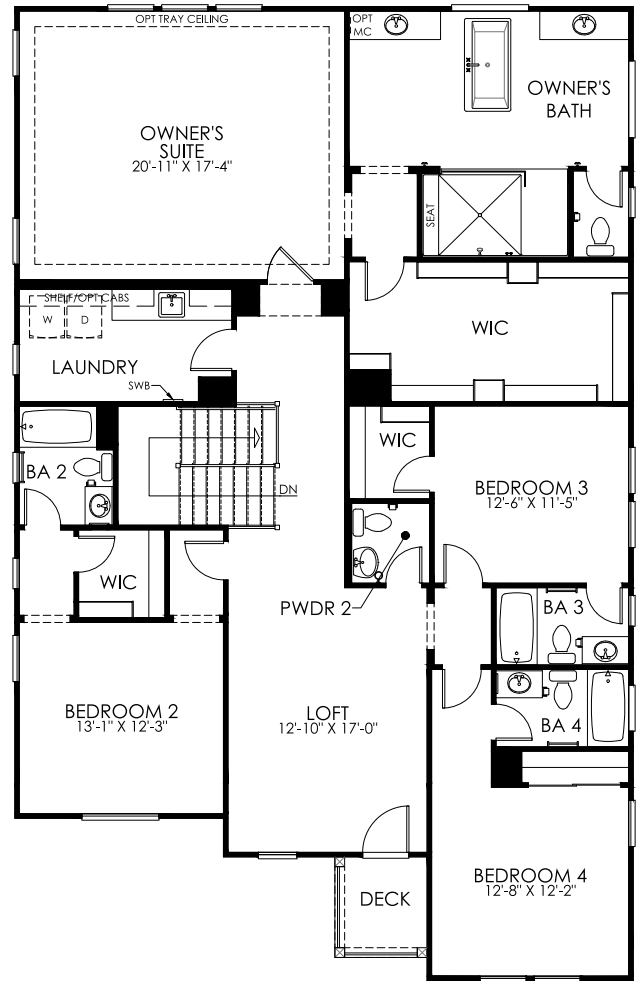
Home Exterior B



Home Exterior C



FIRST FLOOR



SECOND FLOOR

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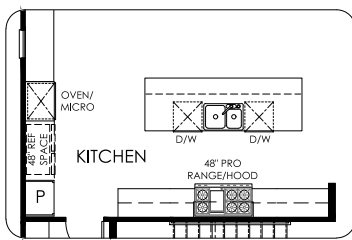


Home Exterior B

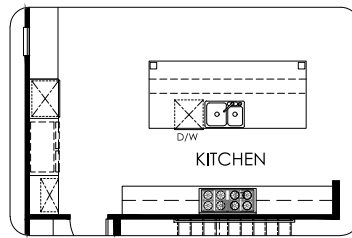


Home Exterior C

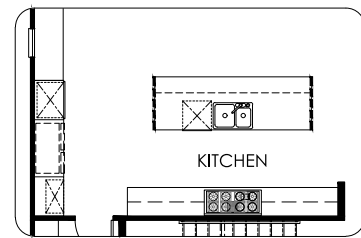
FIRST FLOOR OPTIONS



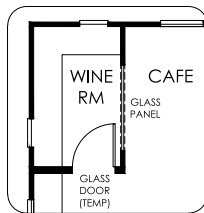
Pro Premier Kitchen



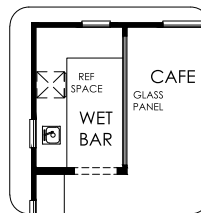
Kitchen Island - Executive



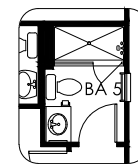
Kitchen Island - Waterfall Edge



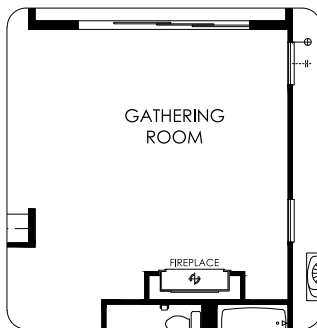
Wine Room



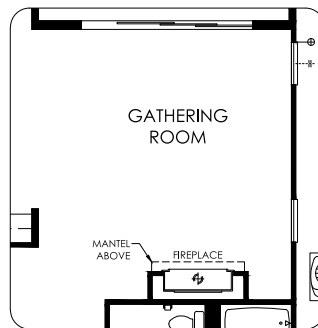
Wet Bar



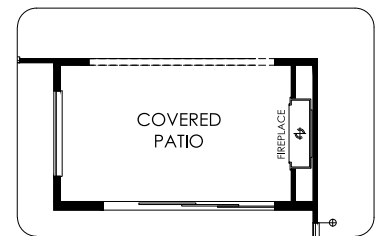
Secondary Bath - Shower 2



Fireplace Interior



Fireplace Interior 2



Fireplace Exterior

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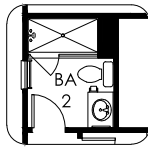


Home Exterior B

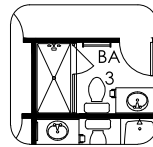


Home Exterior C

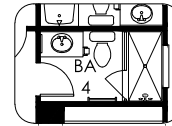
SECOND FLOOR OPTIONS



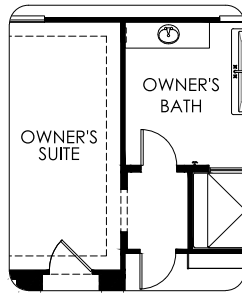
Secondary Bath-Shower 2



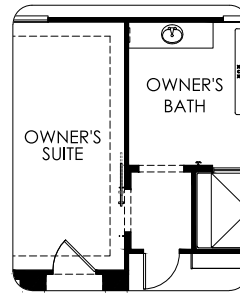
Secondary Bath-Shower 2



Secondary Bath-Shower 2



Door



Barn Door

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# INCLUDED FEATURES



AT DEERLAKE RANCH

## DISTINCTIVE EXTERIORS

- Post tension slab
- One-coat stucco system
- Therma-Tru™, 8' Entrance door (style per elevation)
- Tan dual glazed vinyl windows with low-E glass
- Schlage® front door hardware
- Exterior lighting fixtures at garage and lighted address plate (per plan)
- Two (2) hose bibs

## ELEGANT INTERIORS

- 10' ceiling height on first floor, 9' ceiling height on second floors
- Designer-selected 13" x 13" hand-set tile flooring at foyer, kitchen, baths and laundry
- Shaw® carpet in all other living areas
- Elegant ½" bullnose on drywall corners
- Stylish 2-panel interior doors and closet doors with satin nickel levers
- Elegant 5 ¼" baseboard trim and 5/8 x 2 ¼" door casing throughout
- Low V.O.C. interior paint throughout
- Contemporary rocker light switches throughout
- Prewired for ceiling fans in Owner's Suite, Gathering Room, Secondary bedrooms and Flex (per plan)
- Painted wall mounted stair rail (per plan)
- Pulte Planning Center with solid surface countertop (per plan)
- Laundry drop-in Moen chrome sink with pull-out faucet, includes cabinet

## LUXURIOUS BATHROOMS

- Eagle marble tub and shower surround in White Truffle at Owner's Bath with Kohler® tub and clear glass frameless enclosure
- Eagle marble countertops with 4" backsplash in White Truffle at Owner's Bath and Secondary Baths
- Elongated toilets throughout
- 26" medicine cabinet in Secondary Baths only (one per bath)
- Moen® faucets and fixtures in brushed nickel finish
- 34 ½" cabinets in Owner's Bath, Secondary baths and Laundry

## GOURMET KITCHENS

- 36" cabinets plus 42" staggered uppers with Euro hidden hinges and undercabinet lighting throughout kitchen
- Slab granite countertops in choice of five colors with 6" backsplash and full-height at cooktop
- 48" 6-burner commercial-style gas rangetop with hood in stainless steel finish
- 30" built-in convection microwave oven in stainless steel
- 30" Double Wall Oven with Even-heat True Convection
- ENERGY STAR-qualified, Sensor Cycle dishwasher
- Moen® stainless steel faucet
- Undermount stainless steel sink with 1/3 hp Insinkerator® disposal
- Pre-plumbed for refrigerator icemaker

## ENERGY FEATURES

- Sustainable wall and ceiling insulation
- Blown-in and batt insulation in Attic
- Vinyl windows with dual-paned, low-E glass
- Solar system and battery, size per Plan, available as a lease or purchase
- High efficiency hybrid heat pump water heater, size per plan
- 92% energy efficient gas furnace
- 14 SEER central HVAC system (per plan)
- Radiant barrier roof sheathing

## PULTE SMART HOME TECHNOLOGY

- 2 port outlet with (1) CAT6 & (1) RG6 in Gathering Room (per plan)
- Centrally located Structure wired enclosure with 110v power outlet
- Pre-wired location(s) for future wireless access points (per plan)
- Video doorbell
- WiFi programmable thermostat
- USB charging outlets (at kitchen)

## PULTE PROTECTION PLAN

- 1-year general workmanship and materials warranty
- 1-year mechanical warranty
- 5-year leak protection warranty
- 10-year limited structural warranty

PRELIMINARY Pulte Homes makes no representation or guarantee that equipment, networks or services will satisfy all homeowner needs or that such equipment, network, services and/or any connected devices are secure or will prevent cyber-attacks or privacy intrusions even if properly configured. Wireless performance in homes will vary due to construction and/or design changes, placement of appliances/furnishings, usage and local conditions. Homeowners must obtain their own Internet service and determine their bandwidth needs. Some features of Pulte Smart Home may require a compatible device, and require that you have an account with a third party. Homes are designed with features, construction techniques and materials to help reduce energy usage, and are subject to modification and change from time-to-time without notice. Actual energy costs and/or usage are dependent on a number of factors, including utility rate, energy consumption, home orientation, and weather conditions. No guaranty is made on actual energy cost savings. Please see a sales consultant for the actual features and materials in a particular home at the time of your purchase. In our continuing effort to improve our product, Pulte Homes reserves the right to make changes or modifications to materials or features without notice. Square footage and dimensions listed are approximate and may vary in actual construction. Pulte Homes reserves the right to modify, substitute or withdraw any features, designs, appliances or manufacturers listed or described at any time without notice. See a sales consultant for details on solar lease or purchase option. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. Additional conditions, limitations, and restrictions apply. 11/06/24 2022 Code R8

# FREQUENTLY ASKED QUESTIONS



Skyline is located in the beautiful neighborhood of Deerlake Ranch in Chatsworth, near the 118 and 27 freeways. This new Pulte neighborhood will be set in the rolling hillsides with homes offering panoramic views overlooking the San Fernando Valley. With luxury in mind, our floor plans and features have been designed to provide comfort and style in every living space.

## HOW MANY RESIDENCES WILL BE INCLUDED AT SKYLINE AT DEERLAKE RANCH?

When complete, Skyline at Deerlake Ranch will have a total of 104 single-family homes.

## WHAT WILL MY HOMEOWNERS' ASSOCIATION FEES BE PER MONTH?

The approved estimated assessments range from \$409.25 to \$519.50, with the current assessment estimated at \$448. The buildout is expected to be \$519.50. The Master Developer is subsidizing at the estimated \$450 assessment rate through June 30, 2025.

## WHAT WILL THE TAX RATE BE AT THIS COMMUNITY?

Currently, it is anticipated that the tax rate will be approximately 1.3%. Please ask your sales associate for the most current information.

## WHAT SCHOOL DISTRICT SERVICES SKYLINE AT DEERLAKE RANCH?\*

Skyline is in the Los Angeles Unified School District - (213) 241-1000, [www.lausd.net](http://www.lausd.net)

- Germain Street Elementary (Grades K-5) 20730 Germain St., Chatsworth, CA 91311
- Ernest Lawrence Middle (Grades 6-8) 10100 Veriel Ave., Chatsworth, CA 91311
- Chatsworth Charter Senior High School (Grades 9-12) 10027 Lurline Ave., Chatsworth, CA 91311

\*The school district reserves the right to relocate children from one school to another at their sole discretion. Seller makes no representations that you, or your children are guaranteed enrollment now, or at any time at a specific school within the school district. Boundaries are subject to change.

## WHAT AMENITIES DOES THE DEERLAKE RANCH COMMUNITY INCLUDE?

Deerlake Ranch features one clubhouse, The Canyon Club. The Canyon Club offers a resort-style pool and spa, outdoor living room, game room, outdoor lounge and more. In addition, residents will have access to miles of trails and parks and will be surrounded by acres of preserved open space.



PRELIMINARY Floor plans represent Pulte Homes' current development and design concepts for the home models shown. The floor plans are not intended to show specific details. We reserve the right to make modifications or changes without notice or obligation to the floor plan, or any of the features, options or designs shown. Square footage and dimensions listed are approximate and may vary in actual construction. Some features shown are options that are available for an additional cost, and may only be available with a specific floor plan. Additional conditions, limitations, and restrictions apply. Please see your sales consultant for details. The floor plans are property of PulteGroup, Inc. and its affiliates and are protected by U.S. copyright laws, 11/06/24 2022 Code R8

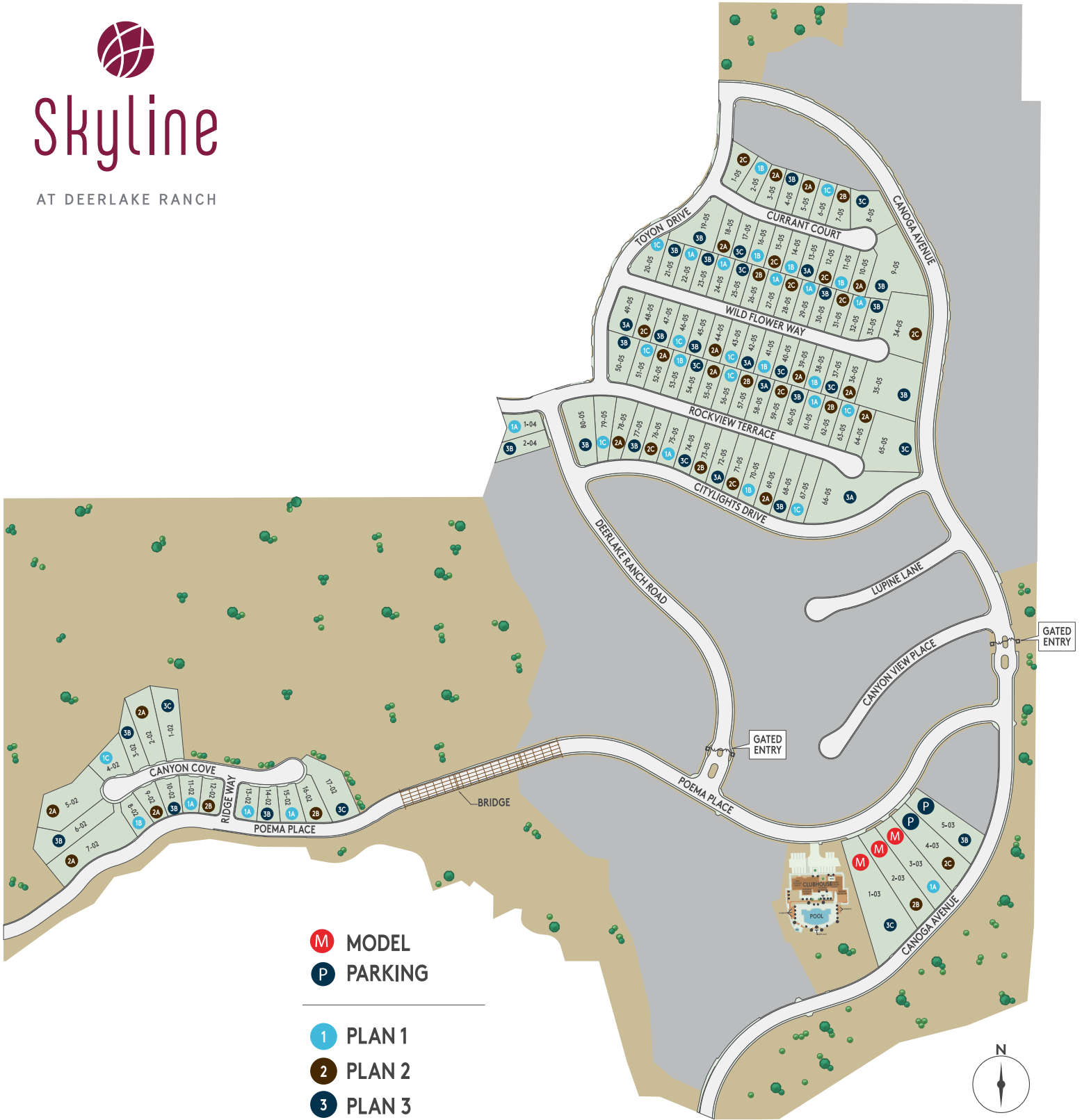


# SITEMAP



# Skyline

AT DEERLAKE RANCH



- M MODEL
- P PARKING

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

OTHER BUILDER



This is an artist's rendering. Map not to scale. See recorded plat for lot dimensions, restrictions, easements and other important information. 11/06/24 2022 Code R8

