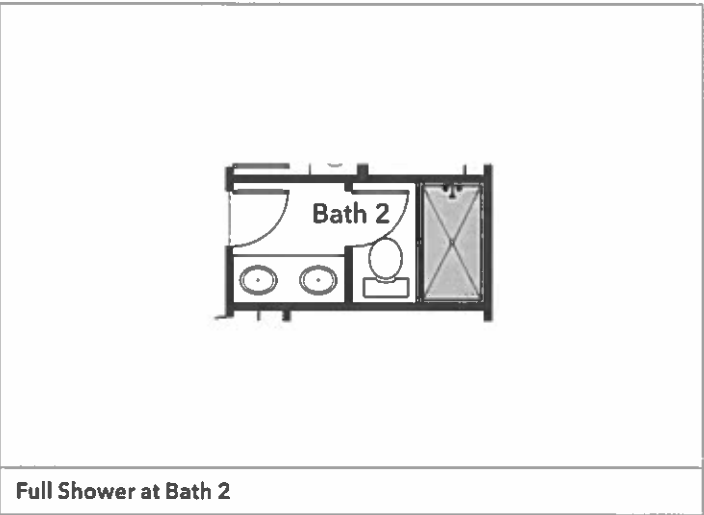
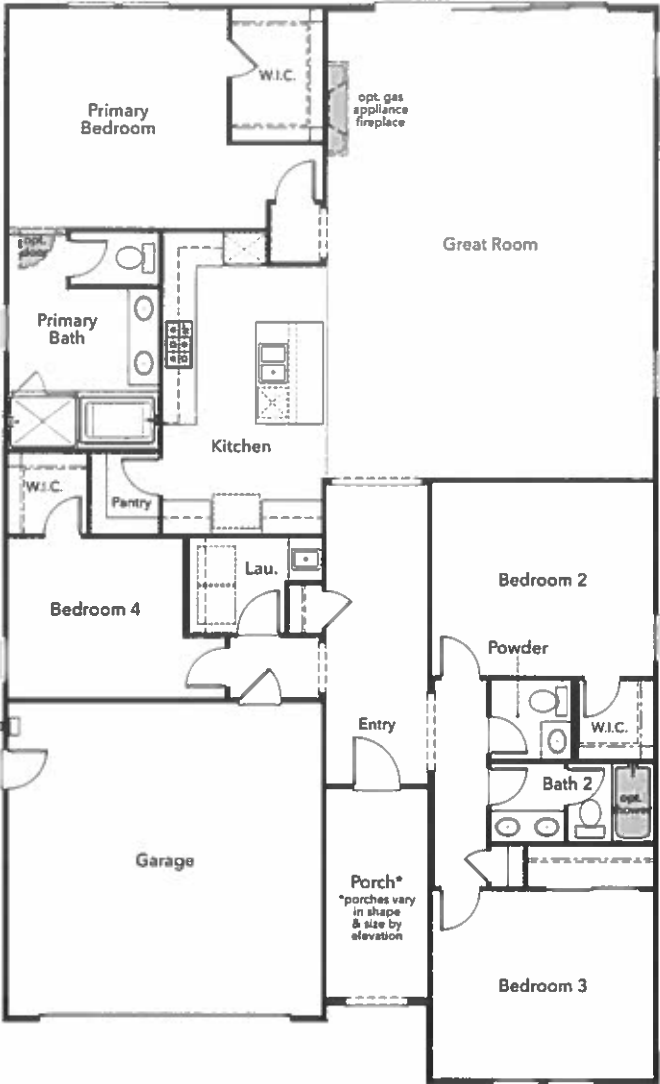


Plan 2274 Floor Plan Options

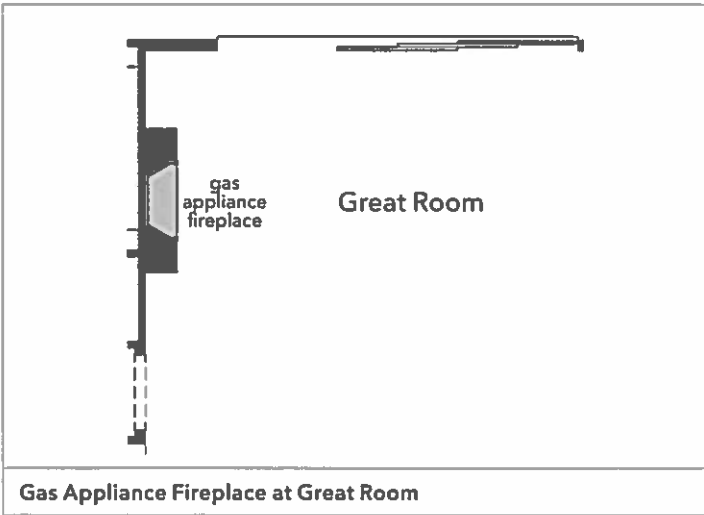
Great Room	Gas Appliance Fireplace
Primary Bath	Door*
Bath 2	Full Shower
Laundry	Cabinets*

* Option not depicted graphically.
 ** Option not available on every homesite. See your sales counselor.

Explore our fully interactive floor plans online at kbhome.com.



Full Shower at Bath 2



Gas Appliance Fireplace at Great Room

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INCLUDED FEATURES

Ridgeview

EFFECTIVE: 01/25/2023



Distinctive Exterior Details

- Concrete roof tiles (per plan)
- Engineered foundation specifically designed for your homesite
- Engineered roof trusses for strength
- Radiant barrier roof (per Title 24)
- Smoke detectors and fire sprinkler system
- Garage coach lights
- Garage door opener
- Whole-house recessed fire sprinkler system
- Side and rear yard fencing with access gate (per plan)
- Sleeving run for optional "EV" charging station

Interior Craftsmanship

- 8-ft. entry door with Venetian bronze hardware
- Satin nickel interior door hardware
- 9-ft. ceilings throughout
- 2-panel, 6-ft. 8-in. tall interior doors (per location)
- White framed mirrored wardrobe doors at secondary bedrooms
- Linen closets (per plan)
- Complete drywall with knockdown finish at garage

Fine Finishes

- Orange peel textured walls and ceilings with square bead corners
- White thermofoil cabinets with square raised-panel doors and satin nickel knobs
- Recessed LED lighting (pre-determined locations)
- White rocker light switches
- Whole-house MDF closet shelving and chrome poles
- Electronic air filtration system
- Smart home structured wiring hub and starter kit, including video doorbell
- Ceramic tile flooring at entry, kitchen, baths and laundry
- Carpeting at dining area, great room, hallways and bedrooms
- Water leak detection monitoring system
- Dovetail soft-close drawers and cabinet doors throughout
- Paint grade open rail stair rail system with painted handrail (per plan)

Kitchen

- Chrome faucet
- Double-basin stainless steel sink
- 1/2 HP garbage disposal
- Granite countertops with 6-in. backsplash in choice of two colors
- 24-in. deep cabinet above refrigerator
- Island
- Pantry with white MDF shelving
- USB charging receptacle

- Stainless steel appliances, including an **ENERGY STAR® certified** multicycle dishwasher, built-in microwave and built-in oven with cooktop

Bathrooms

- Center-set chrome faucets
- Private toilet compartment at primary bath
- Engineered stone vanity tops with 4-in. backsplash at full baths
- Drop-in tub with solid surface surround and separate shower with clear glass enclosure at primary bath
- Fiberglass tub/shower combination with simulated textured tile walls and curtain rod at bath 2
- Dual-sink vanity at full baths
- Beveled edge frameless medicine cabinet at full baths
- **WaterSense®** labeled 1.28-gal. toilets with elongated seat
- Vanity cabinet at powder bath (per plan)

Energy-Saving Features

- Every KB home is designed to be **ENERGY STAR® certified**, delivering significant savings on utility bills when compared to used homes, supporting healthier indoor environments.
- Our **Energy Savings Comparison** demonstrates the lower monthly cost of homeownership possible with each KB home.
- **Thermal Enclosure System: air sealing**, quality insulation and high-performance windows to enhance comfort, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- Replaceable premium air filter with MERV 13 rating
- **Solar energy system**
- **EVAC system with R-310A** refrigerant designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation (per Title 24)
- Low-E, dual-glazed vinyl windows and sliding glass doors
- Water-saving low-flow toilets and showerheads
- Tankless water heater and gas furnace
- Smart thermostat

10-Year Limited Warranty

- Our dedicated customer service team is ready to help with any questions or home repair issues.



Frequently Asked Questions

What are the tax rates?*

The tax rate for Ridgeview is approximately 1.07522% of the total price plus an estimated \$3,877.10 to \$3,953.12 (based on square footage of home) per year for Mello Roos and Special Taxes & Assessments.

What is the HOA and what does it cover?

The HOA is approximately \$271 per month at the build-out of the community. The HOA covers common area maintenance within the community.

What is the school district?

The community currently lies in the San Marcos Unified School District:
Paloma Elementary School (Grades K–5)
San Marcos Middle School (Grades 6–8)
Mission Hills High School (Grades 9–12)

What is the earnest money deposit?

The Earnest Money Deposit is \$35,000 made payable to First American Title.

Is that refundable?

You have up to 30 days from the date of signing the purchase contract to obtain an under-written conditional loan approval. If you are unable to obtain a loan approval within that time frame, your money will be fully refunded.

How many homes will be in Ridgeview neighborhood?

There will be 80 homes with four 1 and 2-story floor plans that range in size from 2,274 to 2,926 sq. ft..

Can we personalize our home?

We have a KB Home Design Studio located just 20 minutes away in Mira Mesa. Our professional design consultants will be able to help you choose the products and features that suit your lifestyle and meet your budget. They can provide you a list of all the features that we offer. You may also finance your personal options up to 6% of the base price of your home without having to provide a deposit; anything over 6% will require a deposit.

How long will it take for my home to be completed?

When we commence construction on your home, it generally takes four to six months to complete. Once the purchase contract has been signed, your earnest money check will be cashed.

Updated 9/9/23

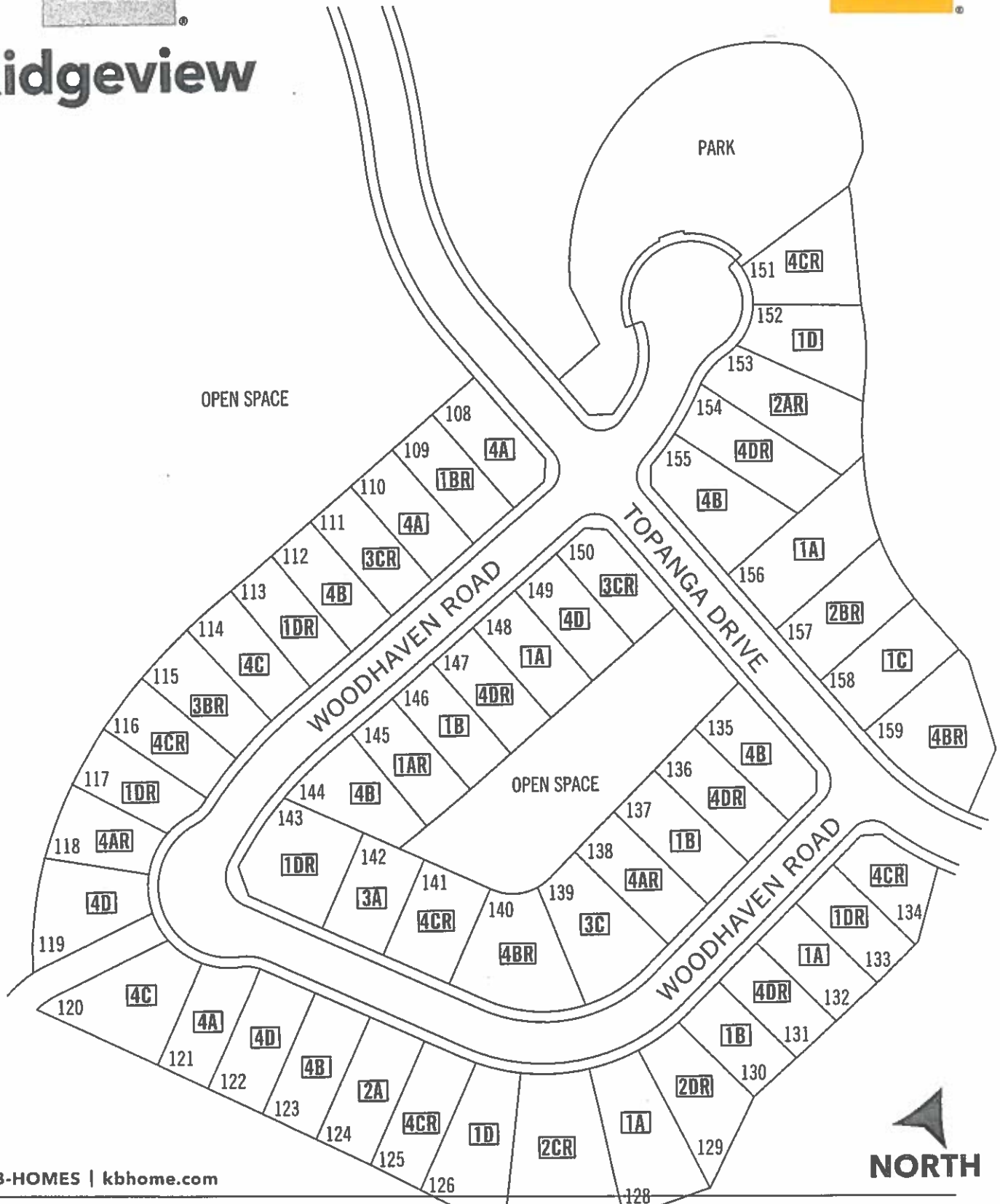
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*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.



Ridgeview

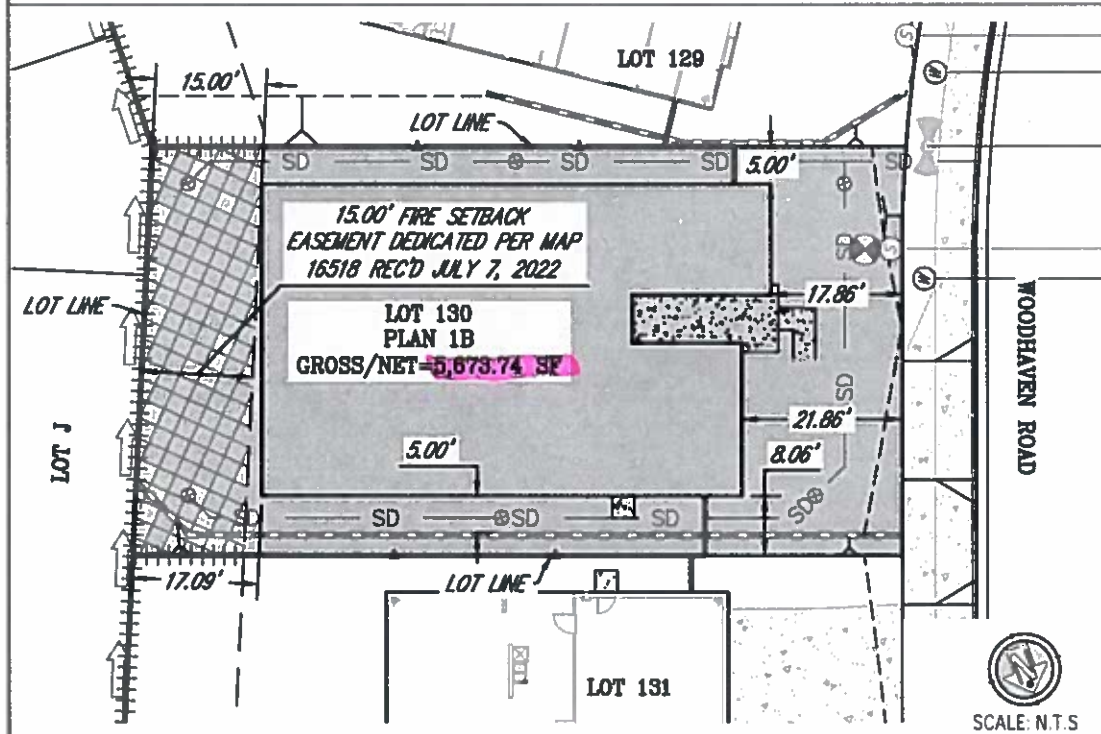
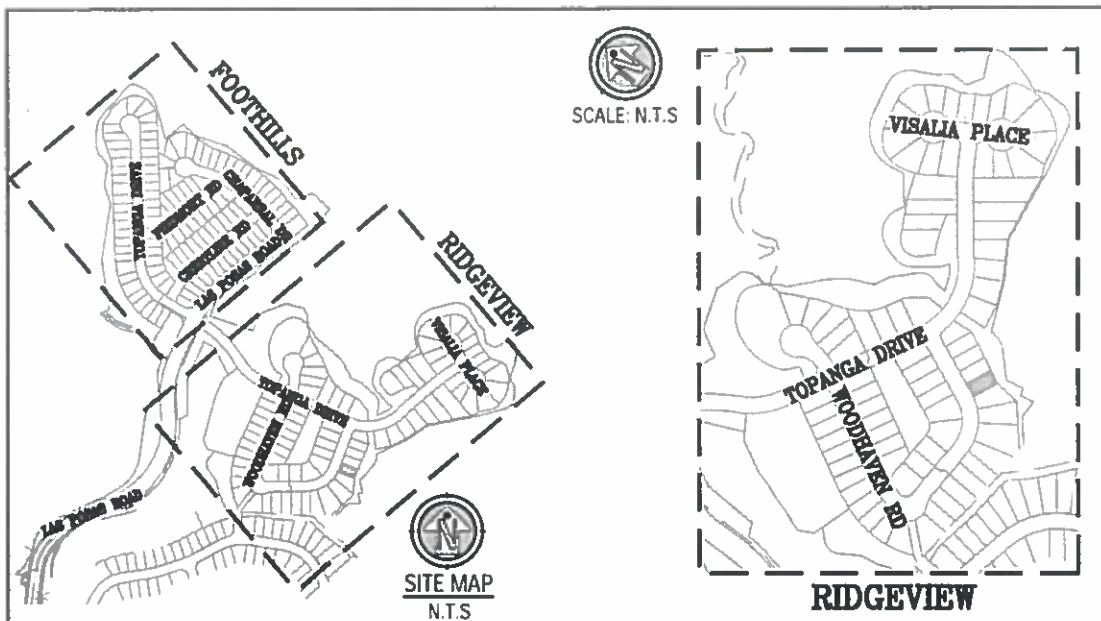


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LEGEND:		NOTE: SOME ITEMS MAY NOT BE APPLICABLE FOR THE LOT SHOWN HEREON	
1	LOT NUMBER	RETAINING GARDEN WALL	SEWER LATERAL
AREA WITHIN THE LOT TO BE MAINTAINED BY OWNER		MASONRY SOUND WALL (HOA MAINTAINED)	WATER LATERAL
MASONRY WALL		MASONRY RETAINING WALL	SEWER MAIN
DRIVEWAY		6.0' VINYL FENCING	6.0' TUBULAR STEEL FENCING
PCC PAVING & ENTRY STOOP		WATER TESTING STATION	WATER MAIN
STREET LIGHT		SURFACE YARD DRAIN	CURB INLET
STORM DRAIN		SEWER BACKFLOW	AREA DRAIN
		BROW DITCH (HOA MAINTENANCE)	SETBACK

ACKNOWLEDGEMENT:
 THIS EXHIBIT WAS PREPARED FOR BUYER INFORMATION ONLY. ADDITIONAL DETAILS ARE PROVIDED IN OTHER DOCUMENTS. DIMENSIONS, SIZES AND LOCATION OF ALL ITEMS SHOWN ARE APPROXIMATE AND WILL VARY BASED ON FIELD CONDITIONS, AGENCY INSPECTION REQUIREMENTS, UTILITY COMPANY REQUIREMENTS AND OTHER FACTORS BEYOND THE CONTROL OF KB HOME. KB HOME EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO ALL ITEMS. BUYER IS ADVISED TO REVIEW ACTUAL INSTALLED LOCATIONS OF ITEMS PRIOR TO THE CLOSE OF ESCROW FOR LOT NUMBER.

BUYER: _____ SIGNATURE: _____ DATE: _____

PRESENTED AND REVIEW BY SALES COUNSLOR:

SIGNATURE: _____ DATE: _____



LOT 130
 893 WOODHAVEN ROAD

SAN MARCOS HIGHLANDS
 MAP NO. 16518
 SAN MARCOS, CA