

MONTERRA

O T A Y R A N C H



CORNERSTONE
COMMUNITIES

MONTERRA HOME SITES



Monterra will offer residents a variety of amenities that contribute to the small-town character of Otay Ranch. The award-winning trail system is designed to connect residential areas with the village activity center. Residents will love being within easy walking distance to excellent schools and nearby private parks with amenities such as playgrounds, picnic areas and grassy fields for play.



Residents will also enjoy full access to the nearby Village of Montecito Clubhouse. This impressive and innovative facility includes resort-style swimming pool with beach entry and swimming lanes, children's wading pool, lounge areas, and a spa. There is also a state-of-the-art fitness center, a multi-purpose clubroom, and full kitchen for member use. Other amenities include a fire pit, turf bocce ball courts, gas BBQ stations, and covered outdoor dining areas.

OUR COMMITMENT

Cornerstone Communities is committed to making the American dream a reality by providing exceptional homes and neighborhoods to all of today's families. Cornerstone takes pride in constructing homes that emphasize innovative design, efficiency, and privacy in well-maintained and conveniently located neighborhoods.

Our commitment to designing quality homes full of amenities that meet the wants and needs of discerning buyers is based on our experience of building more than 11,000 homes in the last 25 years.

Now Cornerstone proudly presents our newest premier community — Monterra at Otay Ranch.

This beautiful community of 36 three-story homes offers up to 1,828 square feet of living space with up to 4 bedrooms, up to 3.5 bathrooms, attached 2-car garages, and private fenced courtyards. Exteriors are inspired by the romantic and timeless architectural styles of the Spanish and French Mediterranean region.

Monterra residents will love the walkable "small-town" character of Otay Ranch, from the award-winning trail system to the excellent schools, parks, and playgrounds - all within easy walking distance.

Residents will enjoy full access to the nearby Village of Montecito Clubhouse. This impressive and innovative facility includes a resort-style swimming pool with beach entry and swimming lanes, children's wading pool, lounge areas, and a spa. There is also a state-of-the-art fitness center, a multi-purpose clubroom, and full kitchen for member use. Other amenities include a fire pit, turf bocce ball courts, gas BBQ stations, and covered outdoor dining areas.

FEATURES

ATTRACTIVE INTERIORS

- Maple cabinetry in Charcoal stain with concealed hinges throughout
- Carrara-style two-panel interior doors
- Satin chrome easy-open lever handlesets throughout
- Contemporary recessed lighting
- Convenient interior laundry
- White rocker-style switches throughout
- Cat5e phone outlet in kitchen and master bedroom
- RG6/Cat5e cable/data outlet in living room, all bedrooms and flex space

CHEF'S KITCHEN

- White quartz countertop with undermount dual-bowl stainless steel sink with Moen Method® pullout faucet
- Dependable Frigidaire appliances:
 - 30" gas range with durable cast-iron grates and easy-clean sealed burners
 - Microwave/hood combo with one-touch and custom cooking options
 - Energy Star® dishwasher with Fits-More™ capacity and Dishsense™
 - Energy Star® refrigerator included!

MASTER SUITE ELEGANCE

- Spacious walk-in closets
- Cultured marble countertops with dual rectangular integral sinks
- Moen Genta® plumbing fixtures

ENERGY-EFFICIENT FEATURES

- Low 'E' dual-glazed vinyl windows throughout
- Boral roof tile with thru-color cool roof concrete that reflects solar heat
- Radiant barrier roof sheathing
- Fully insulated exterior walls and ceiling at living areas
- Steel insulated long-panel garage doors
- Gas forced-air heating and air conditioning with setback thermostat
- Energy cost-saving tankless water heater
- Water-saving plumbing fixtures throughout
- Combination smoke/carbon monoxide detectors
- Energy Star® dishwasher

DISTINCTIVE EXTERIORS

- Spanish and French Mediterranean themed architectural exteriors
- Private entry courtyard and covered terrace for outdoor living and entertaining
- Designer-selected exterior color schemes
- Fiberglass entry doors with oil rubbed bronze handleset
- Fire-resistant concrete tile roof in designer-selected colors
- Post-tensioned foundation system
- Attached 2-bay side-by-side garage with 7-foot insulated roll-up garage door
- Genie® ½ hp belt-drive garage door opener with two remote transmitters

OTAY RANCH AMENITIES

Residents will enjoy full access to the nearby Village of Montecito Clubhouse. This impressive and innovative facility includes:

- Resort-style swimming pool with beach entry and swimming lanes, a children's wading pool, lounge areas, and a spa.
- State-of-the-art fitness center
- Multi-purpose clubroom
- Full kitchen for member use
- Other amenities include a fire pit, turf bocce ball courts, gas BBQ stations, and covered outdoor dining areas.
- Brand new tennis and basketball courts

DESIGN CENTER

We are pleased to offer a wide variety of options and upgrades through our Design Center, where our design team is available to help you customize your home with:

- Vast array of flooring and countertop choices
- Distinctive window coverings
- Numerous cabinetry selections
- Home automation options
- Appliance upgrades
- Lighting, paint and plumbing options
- Mirrored wardrobe doors
- Tub/shower enclosures
- Finish carpentry upgrades and much more...

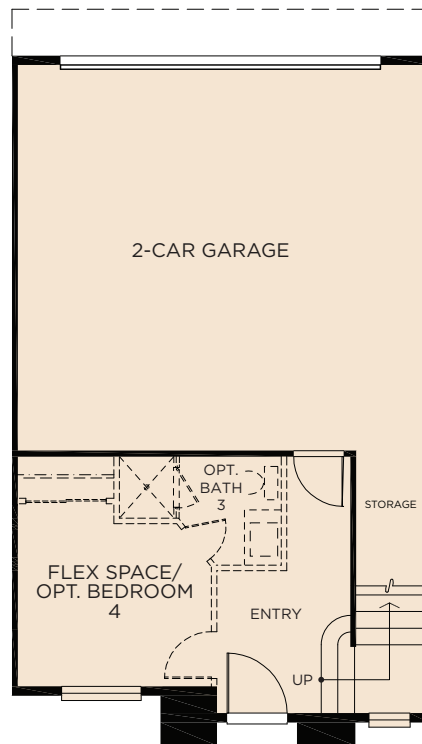
All specifications subject to change without notice.



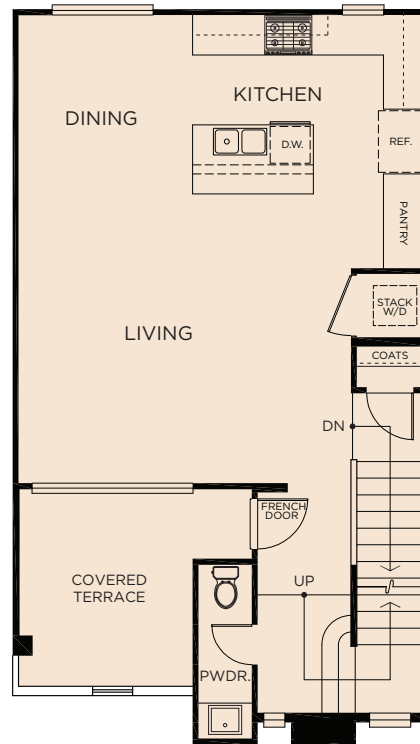
Elevation A
ANDALUSIA



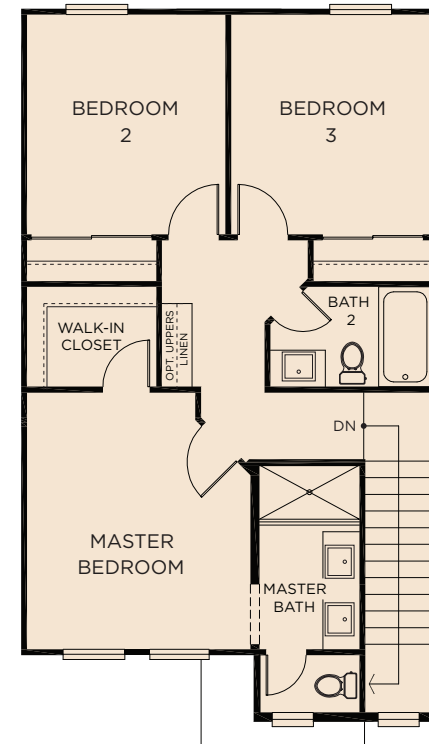
Elevation B
BARCELONA



FIRST FLOOR



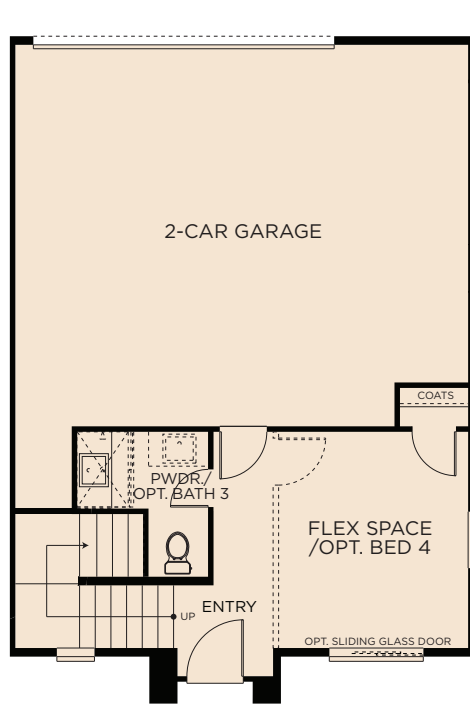
SECOND FLOOR



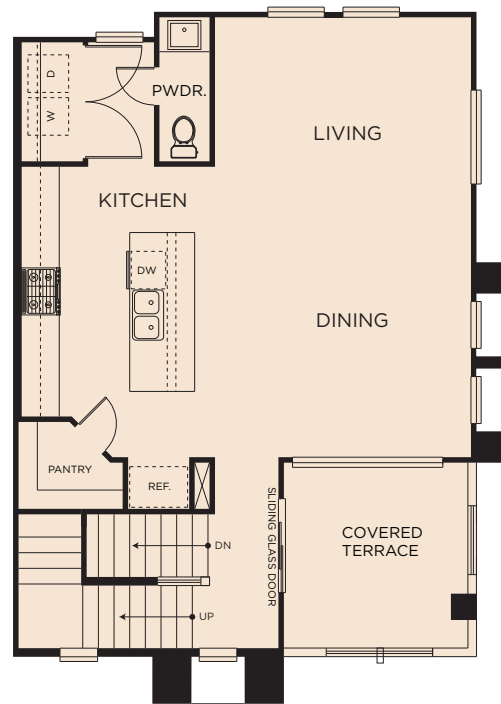
THIRD FLOOR

Residence 2

1,573 Sq. Ft. • 3 Bedrooms + Flex Space or Opt. Bedroom 4
 Up to 3.5 Bathrooms • Covered Terrace • Interior Laundry



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Residence 3

1,878 Sq. Ft. • 3 Bedrooms + Flex Space or Opt. Bedroom 4
 Up to 3.5 Bathrooms • Covered Terrace • Interior Laundry • Walk-in Pantry



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CornerstoneCommunities.com/Monterra