



# Laurel Heights

Santee, California



Laurel Heights

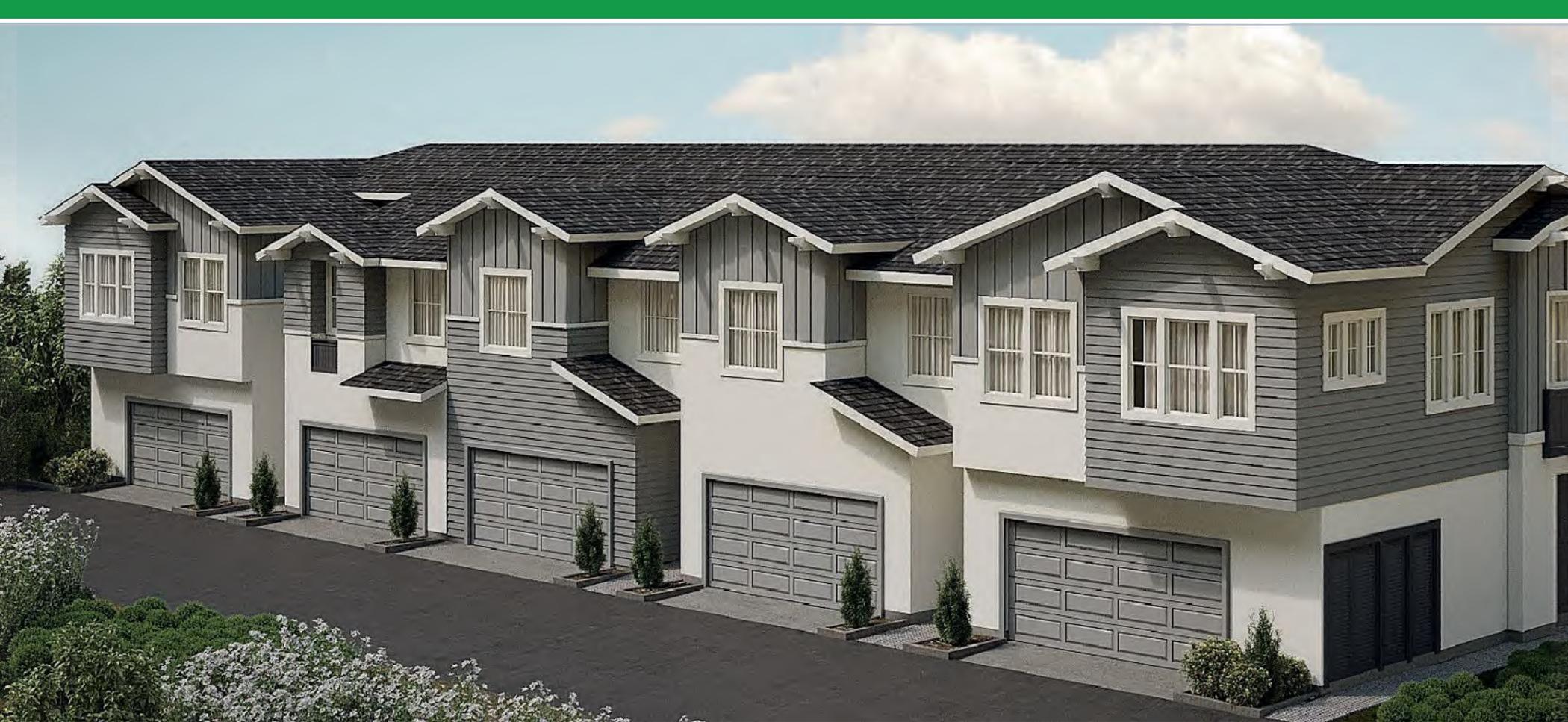
# Our Commitment

Cornerstone Communities is committed to making the American Dream a reality by providing exceptional homes and neighborhoods to today's families. We take pride in constructing homes that emphasize innovative design, modern finishes, energy efficiency, and privacy in well-maintained and conveniently located neighborhoods. We design quality homes full of amenities that meet the wants and needs of discerning buyers. We give our owners over 28 years of experience building more than 9,000 homes in over 90 developments throughout California.

Laurel Heights is an exclusive all-electric Townhome Community featuring 80 two-story upscale townhomes, each with their own private fenced backyard. The three floorplans offer stylish sleek interiors with 3 bedrooms and 2.5 bathrooms. These modern new homes provide clean living for you and your family. Open style plans with 1,603 to 1,818 square feet are offered in three uniquely designed 2-story floorplans. The two largest plans offer second-floor lofts, perfect for a home office or flex space. The 2-car garage is outfitted with the required electrical service for car charging and each home is outfitted with homeowner owned solar panels to provide long term homeowner savings. Each home includes a gourmet kitchen and top of the line electrical appliances that will make healthy living easier with increased indoor air quality. Laurel Heights delivers a more environmentally conscious sustainable lifestyle with a smaller carbon footprint.

Some of the homesites will have a mountain view and oversized yards. Laurel Heights amenities include a community pool & spa, tot lot, picnic area and the nearby hiking access at the scenic Mission Trails Regional Park and the Santee Lakes. Residents will be able to experience the beauty of Santee's great outdoors. We welcome your family to Laurel Heights in Santee!





## About Laurel Heights

Laurel Heights is located southeast of Aubrey Glen Drive and Mission Gorge Road in Santee. This all-electric new home community will feature 80 two-story upscale townhomes, each with their own private fenced backyard. The three modern floorplans will offer stylish sleek interiors with three bedrooms and 2.5 bathrooms. The 2-car garage is outfitted with the required electrical service for car charging and each home includes solar panels to provide long term homeowner savings. Options to utilize Smarthome technology is also available for high tech families.

These modern new townhomes provide clean living for you and your family. Open style floorplans will range from 1,603 to 1,818 square feet in three uniquely designed 2-story floorplans. The two largest plans will offer second-floor lofts, perfect for a home office or flex space. Some of the homesites will have mountain views and oversized yards.

# Features

## Attractive Interiors

- Euro-style white cabinetry with concealed hinges
- Carrara two-panel interior doors
- Polished chrome lever handle sets
- Contemporary recessed LED lighting
- Interior laundry with utility sink
- White rocker-style switches

## Wired Living

- High-speed fiber-optic cable
- Flat-screen TV pre-wire in living room and master bedroom
- Cat-6 & RG6 Coax cable outlet in living room and all bedrooms

## Gourmet Kitchens

- Quartz slab countertop with double compartment stainless sink
- Moen Genta LX faucet in chrome
- Whirlpool stainless-steel appliances
- 30" freestanding electric range with glass cooktop
- Microwave / Hood combo with one touch steam & sensor cooking options
- Quiet operation dishwasher with 1-hour wash cycle, sanitation heat rinse and AccuSensor soil sensor
- Energy Star certified / 55dBA / triple filtration wash system / fingerprint resistant / 5 cycles

## Primary Suite Elegance

- Spacious walk-in closets
- Optional primary suite balcony
- Venetian marble countertops with dual rectangular integral sinks
- Durable Moen Genta LX chrome finish plumbing fixtures

## Energy-Efficient Features

- All-Electric Townhomes
- Homeowner owned solar panels
- Level 2 car charger
- Energy saving LED lighting
- Fully insulated exterior walls, attic, garage doors and garage ceiling
- Forced-air heating & air conditioning with programmable thermostat
- Energy/cost saving electric water heater
- Water-saving plumbing fixtures

## Distinctive Exteriors

- Coastal Cottage themed architecture
- Designer-selected exterior color schemes
- Post-tension foundation system
- Fully insulated exterior walls, attic, garage doors and garage ceiling
- Attached 2-car side-by-side garages
- 7-foot insulated roll-up garage door
- Overhead Legacy 650 garage door opener with two transmitters
- Fiberglass entry glass doors

## Private Outdoor Space

- Spacious private yard with low maintenance fencing

## Laurel Heights Amenities

- Community Pool & Spa
- Picnic Area
- Tot Lot
- Three electric car charging stations

## Community Conveniences

- Easy access to 52 and 125 freeways
- Close to major retail shopping, restaurants and services
- Nearby hiking access to the scenic Mission Trails Regional Park and the Santee Lakes

## Design Center

We are pleased to offer a wide variety of options and upgrades through our Design Center. Our design team will help you customize your home with:

- A vast array of flooring & countertops
- Distinctive window coverings
- Numerous cabinetry selections
- Appliance upgrades
- Lighting options
- Mirrored wardrobe doors
- Tub / shower enclosures
- Garage floor coating
- And much more...

# Residence 1



**FIRST FLOOR**

- 1,610 Square Feet
- 3 Bedrooms
- 2.5 Bathrooms
- All-Electric
- Homeowner Owned Solar
- 2-Car Garage with Charger Ready Wiring
- Fenced Private Backyard



**SECOND FLOOR**



# Residence 2



FIRST FLOOR

- 1,746 Square Feet
- 3 Bedrooms
- 2.5 Bathrooms
- Loft
- All-Electric
- Homeowner Owned Solar
- 2-Car Garage with Charger Ready Wiring
- Fenced Private Backyard



SECOND FLOOR



# Residence 3



FIRST FLOOR

- 1,818 Square Feet
- 3 Bedrooms
- 2.5 Bathrooms
- Loft
- All-Electric
- Homeowner Owned Solar
- 2-Car Garage with Charger Ready Wiring
- Fenced Private Backyard



SECOND FLOOR



# Residence 3.1



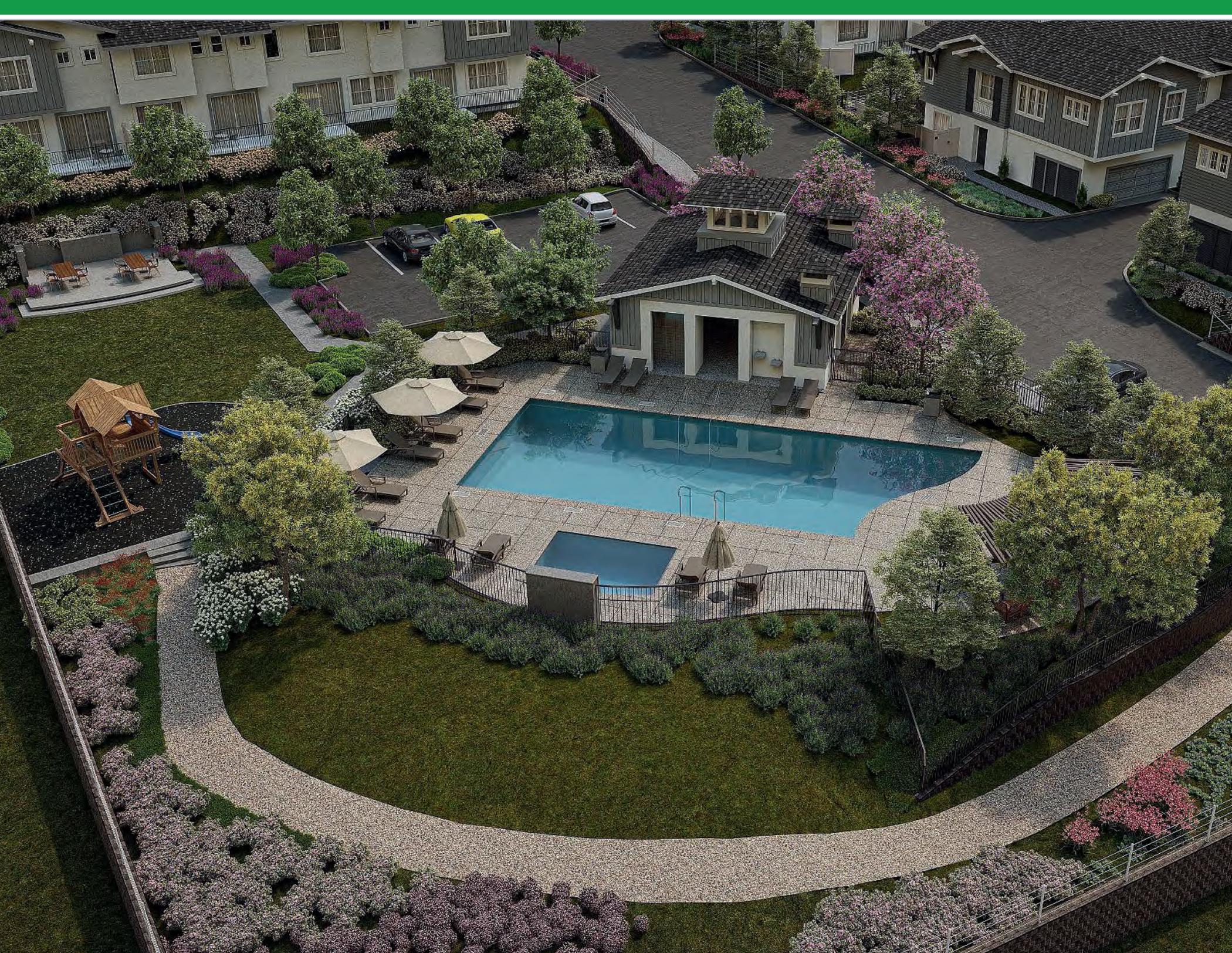
FIRST FLOOR

- 1,813 Square Feet
- 3 Bedrooms
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SECOND FLOOR

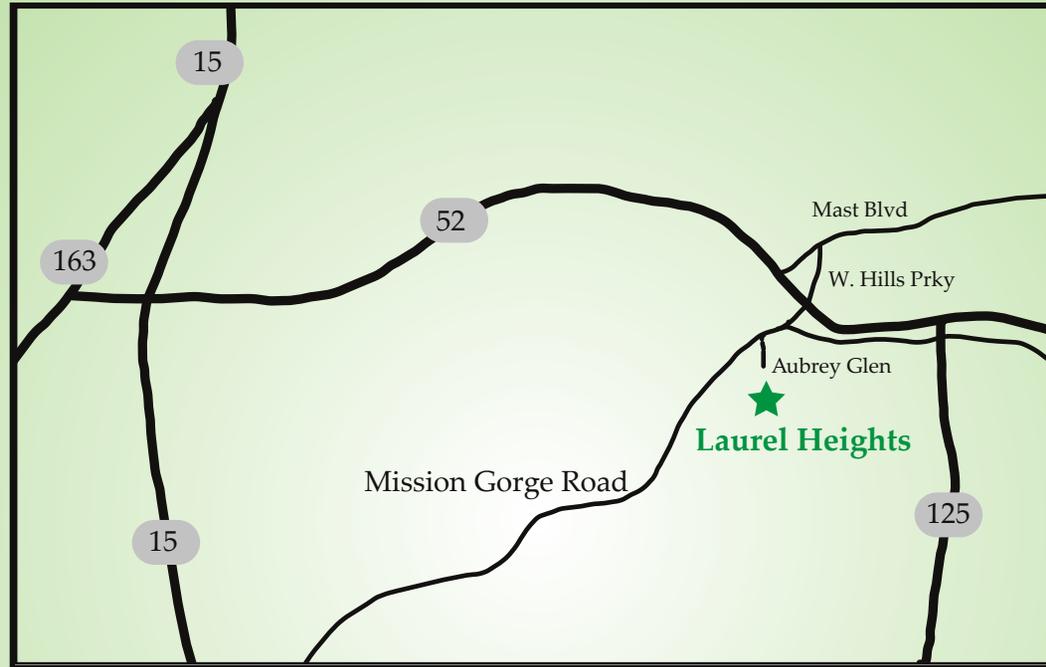




- RESIDENCE 1
- RESIDENCE 2
- RESIDENCE 3
- RESIDENCE 3.1



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[CornerstoneCommunities.com/LaurelHeights](https://www.cornerstonecommunities.com/LaurelHeights)



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