



THE
VILLAGES
AT ARNOLD

M A R T I N E Z



A Perfect Blend of Lifestyle & Location

The Villages at Arnold presents a fantastic opportunity to own one of 43 superb new townhome-style condominiums in the sought-after community of Martinez. Experience the convenience of living in the East Bay, just minutes from local transportation, great schools, first-class shopping, dining, and entertainment.

Conveniently located near Interstate 680 and Highway 4, The Villages at Arnold enjoys easy access to all the major employment centers of the Bay Area. In addition, the North Concord/Martinez BART station is just minutes away, providing direct access to Oakland and San Francisco.

Four all-new floor plans range from approximately 1,606 to 2,003 square feet, featuring 3 to 4 bedrooms and 2.5 to 3.5 baths. These homes are energy efficient and feature open and light-filled great rooms with adjoining modern kitchens. Most floor plans feature one bedroom and one full bath on the ground level. Each home includes its own private, 2-car garage.

The Villages at Arnold offers the location and the lifestyle that you and your family deserve.

**Experience East Bay Living
at an Exceptional Value**



The Ellen

Stories:	3
Size:	Approx. 2,003 Sq. Ft.
Bedrooms:	4
Baths:	3.5
Garage:	2-Car



The Julia

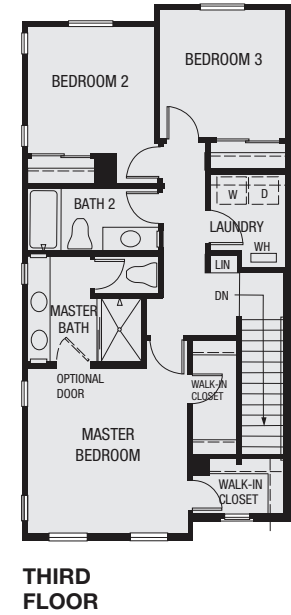
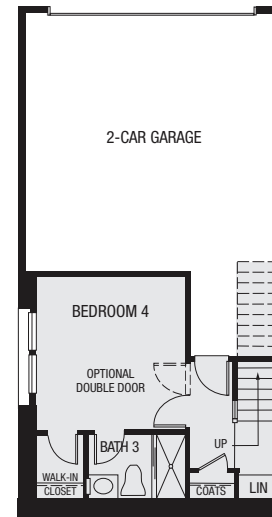
Stories:	3
Size:	Approx. 1,992 Sq. Ft.
Bedrooms:	4
Baths:	3.5
Garage:	2-Car





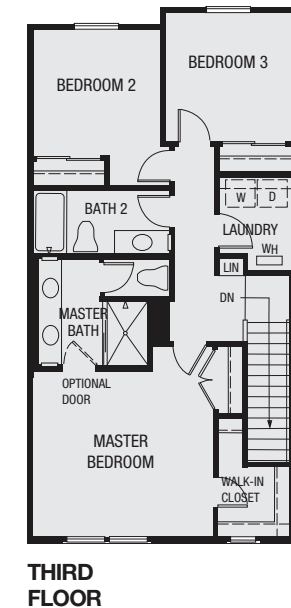
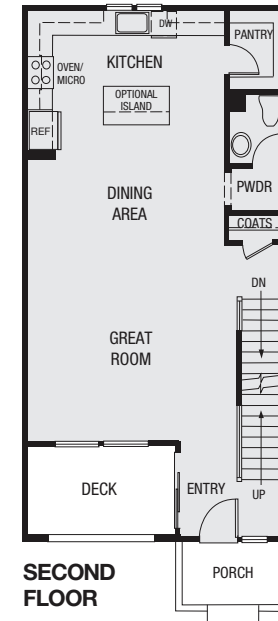
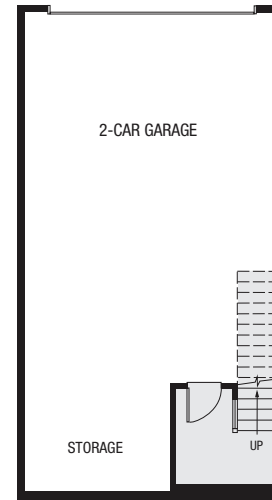
The Kylie

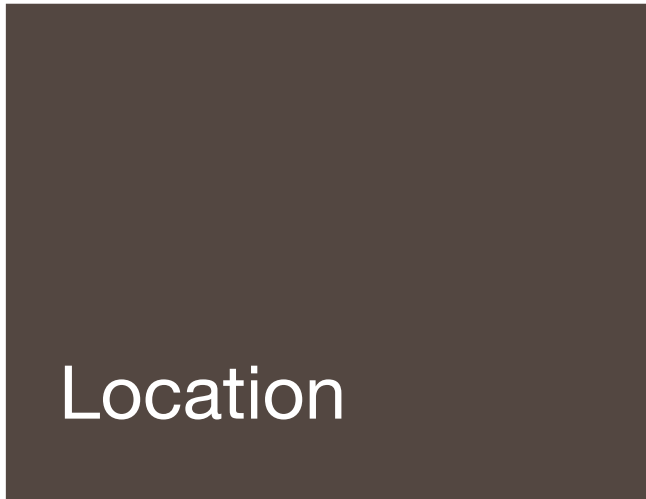
Stories:	3
Size:	Approx. 1,776 Sq. Ft.
Bedrooms:	4
Baths:	3.5
Garage:	2-Car



The Kenna

Stories:	3
Size:	Approx. 1,606 Sq. Ft.
Bedrooms:	3
Baths:	2.5
Garage:	2-Car





East Bay Living at an Exceptional Value

Martinez is a warm and friendly, family oriented town, with highly rated schools. Residents enjoy a strong sense of community, and the historic downtown hosts numerous events and celebrations throughout the year.

Local recreation opportunities abound in Martinez including numerous ballfields and parks with new children's play areas, tennis, bocce ball, and basketball courts. In addition, the bustling marina and waterfront offer a variety of experiences including beautiful bicycling vistas, hiking trails, boating, and fishing.

The thriving art and cultural center of Downtown Walnut Creek, offering first-class shopping, dining, and entertainment, is conveniently located nearby. With the North Concord/Martinez BART station just minutes away, all the metropolitan experiences that the San Francisco Bay Area has to offer are well within reach.

The Villages at Arnold truly offers the perfect blend of lifestyle and location.

Features



EXTERIORS OF DISTINCTION

- Architecturally unique exterior elevations
- Beautifully landscaped common areas
- 2-car side-by-side roll-up garage doors with automatic openers
- Long lasting composition roofs with gutters and downspouts
- Solid entry-door with contemporary hardware

SPACIOUS LIVING AREAS

- Radius wall corners and enhanced 5 ¼" baseboards
- Hand laid 13" x 13" tile floors in all baths and laundry
- Luxury Vinyl Plank (LVP) flooring in kitchen and great room
- Attractive two-panel interior doors with brushed nickel hardware
- Designer selected light fixtures and recessed LED lighting throughout
- Decorative two-tone paint

GOURMET KITCHENS

- Granite slab countertops
- Stainless steel big basin under mount sink
- Beautifully stained or painted maple cabinetry
- Quality stainless steel Whirlpool® appliances including:
 - 30" gas range
 - Self-cleaning oven
 - Built-in microwave hood
 - Energy Star® dishwasher
- Refrigerator area pre-plumbed for ice-maker
- Food waste disposer

RELAXING MASTER SUITES

- Spacious master bedroom suite with adjoining bath
- Large walk-in wardrobe closet
- Solid surface e-stone countertops
- Contemporary Moen® faucets and bath hardware
- Solid surface e-stone shower surround with glass enclosure

EFFICIENCY/SAFETY/CONVENIENCE

- Multi-zone heat and air conditioning
- Electric & gas dryer hookup
- Dual pane vinyl windows
- Energy saving tankless water heaters
- Upstairs laundry room
- Whole house structured wiring
- Smoke and carbon monoxide detectors
- Fire sprinklers

CUSTOMIZING OPTIONS (SUBJECT TO CUT-OFF DATES)

- Appointment with professional design center including options/upgrades for:
 - Flooring, countertops, backsplashes
 - Shower surrounds and enclosures
- Appliance upgrades
- Cabinet finishes and door style
- Cabinetry options for laundry uppers and kitchen nooks
- Additional recessed LED lighting options

Site Map



The Ellen
2,003 Sq. Ft.



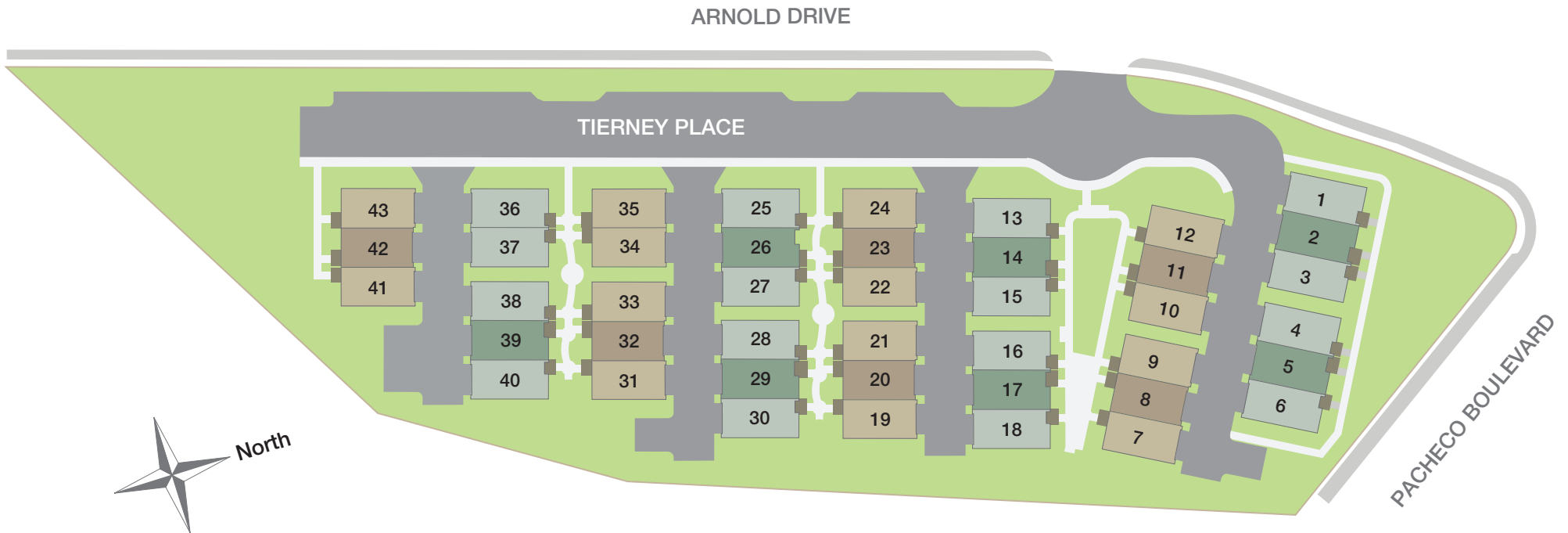
The Julia
1,992 Sq. Ft.



The Kylie
1,776 Sq. Ft.



The Kenna
1,606 Sq. Ft.





Come Home to Claremont

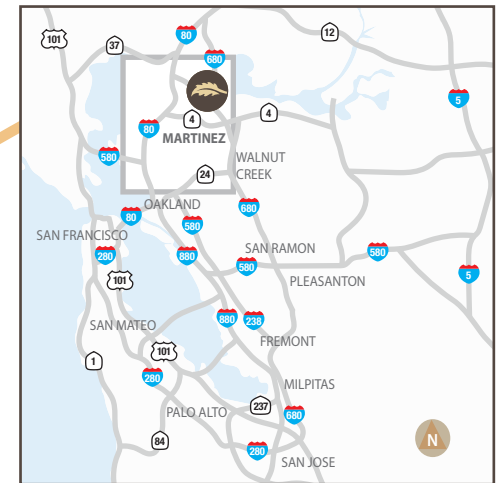
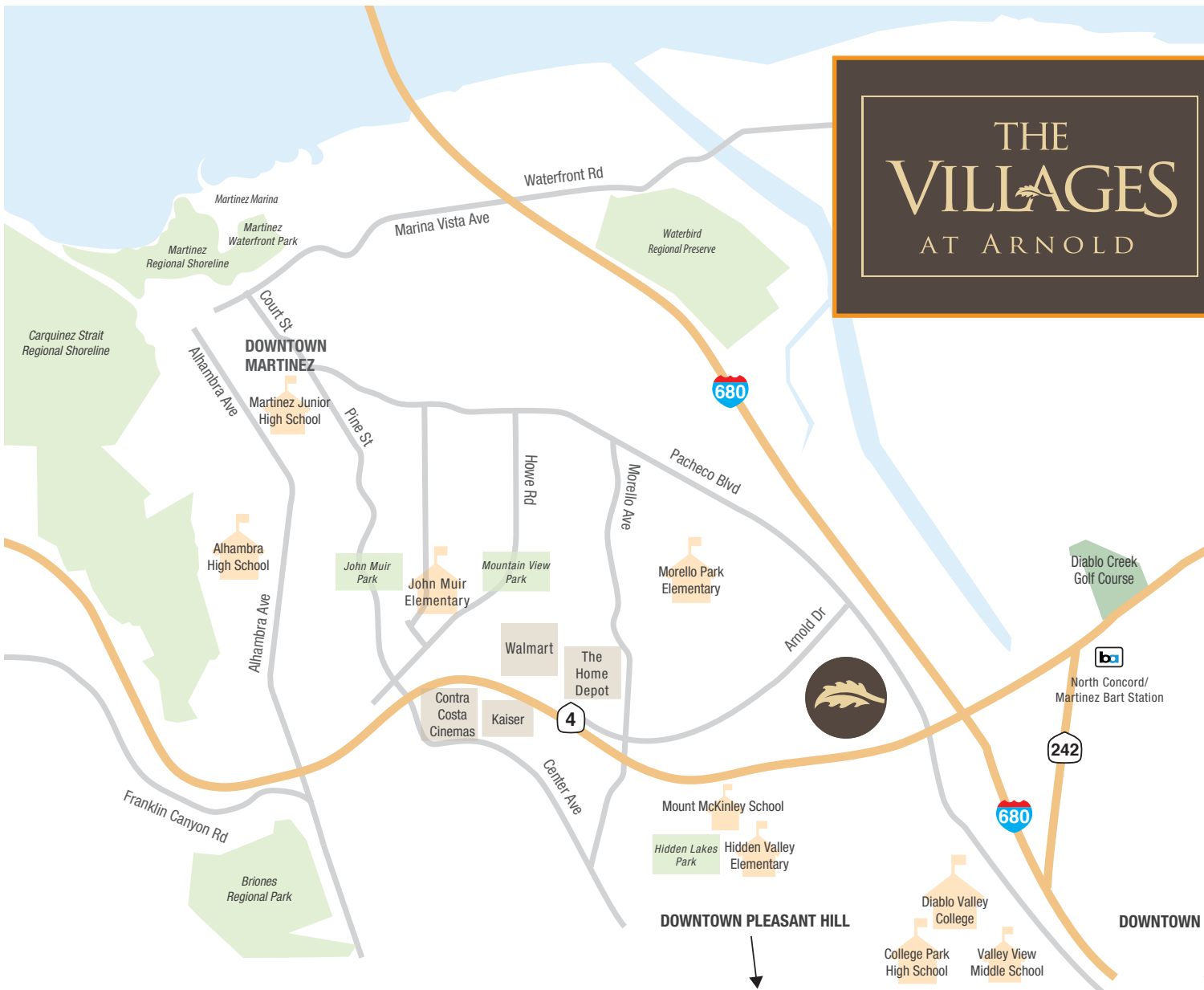
For over 30 years, Claremont Homes, Inc. has been helping homeowners to fulfill the American Dream of home ownership. Since 1986, they have provided over 1,000 homebuyers the experience of a Claremont Home. They are continuing this rich tradition at The Villages at Arnold in the Bay Area city of Martinez, California.

Claremont Homes, Inc. has enjoyed a long history of homebuilding in Northern California, developing and building a wide range of single- and multi-family residential communities throughout the Bay Area cities of Brentwood, Fremont, Livermore, Martinez, Milpitas, Pleasanton, Pleasant Hill, Oakley, Santa Cruz, and San Ramon.

Focused on being dedicated to homebuyer satisfaction, Claremont Homes, Inc. is continuously striving to meet the needs and high expectations of today's homebuyers. Claremont Homes, Inc. is proud to present The Villages at Arnold, and is committed to providing our homebuyers the opportunity to *Come Home to Claremont.*

THE VILLAGES AT ARNOLD

Pacheco Blvd & Arnold Dr
Martinez, CA, 94553
(925) 318-1418
sales@VillagesAtArnold.com
www.VillagesAtArnold.com



CLAREMONT HOMES, INC.
Come Home to Claremont

Exclusively represented by The Ryness Company | BRE # 01996804

Please be advised that any written text in any informational and/or promotional materials referable to The Villages At Arnold is made without any representations or warranties either express or implied. Further, the Seller/ Builder reserves the right to change and/or modify anything, including, without limitation, any written text, maps, site plans, floor plans, house sizes, exteriors, interiors, features, specifications, prices, and availability without notice. Numerous items in and around the model home are upgraded/optional and may not be available or included in the purchase price. All optional choices and amenity requests are subject to availability, price changes, and construction cut-off dates. All renderings, floor plans, and maps are artists' conceptions and are not intended to be an actual depiction of the homes, lots, buildings, walks, driveways, or landscaping, and are not necessarily to scale. All square footages are approximate. Each lot plotting, elevation, and exterior color scheme is pre-selected but may be subject to change by Seller; Buyer may not make any changes to said selections. Any pictures and/or photographs have been selected by the marketing firm representing the Seller and may not be pictures of work completed either by the Seller and/or the Builder. Seller and Builder expressly disclaim that any houses being built and/or sold by said Builder and/or Seller will resemble in any way said pictures and/or photographs. Claremont Homes, Inc. is not the Seller, but is the Builder in this community. 44 Arnold Drive Associates, L.P. is the Seller.

