



VINTAGE RANCH

Modern Farmhouses



A new home neighborhood designed for modern ranch style living.



VINTAGE RANCH

Santa Barbara County's newest enclave of 41 desirable modern ranch-style homes on large estate lots surrounded by plush oak groves. Our homes at Vintage Ranch are adjacent to the well-known Rice Ranch area, with 580 acres of open space, and serene hiking and biking trails out your front door. This new community provides the luxury of spacious, private yards perfect for entertaining, yet is less than 5 minutes from Old Orcutt's up-and-coming boutique restaurants.

About Coastal Community Builders

A Tradition of Excellence

Since 1988, COASTAL COMMUNITY BUILDERS has helped to shape the Central Coast, building on a tradition of value, quality, and homeowner satisfaction. Under the leadership of president Gary Grossman, the company has grown from its humble beginnings to become a leader in new home construction. Coastal Community Builders prides itself in having built more than 4,000 new homes since the company's inception, spanning two counties from as far south as Solvang, all the way north to Templeton.

From creating floor plans to finalizing color palettes, every design detail is performed in-house, with an enthusiastic team of experienced professionals who have a great love of design and superior construction experience. Crafted with homeowner satisfaction in mind, resident preferences are carefully curated and inspected to ensure the most ideal amenities and lifestyle choices are built into each home.

Coastal Community Builders is committed to exceeding expectations through high quality homes enveloped in welcoming communities that better the lives of each resident every day.



Bungalow



Farmhouse

Belmont

Plan 1



VINTAGE RANCH

- Single Level
- 3 Bedrooms
- 3 Bathrooms
- 3-Car Tandem Garage
- Covered Porch
- Courtyard
- Optional Bedroom 4

2,282 SF / 564 SF garage



GROUND FLOOR



Optional Bedroom 4

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc DRE #01266964



Bungalow



Farmhouse

Churchill

Plan 2



VINTAGE RANCH

- Single Level
- 3 Bedrooms
- 2 ½ Bathrooms
- Dining Room
- 3-Car Garage
- Covered Porch
- Optional Ensuite

2,400 SF / 657 SF garage

Ensuite Option

2,472 SF / 657 SF garage



GROUND FLOOR



Optional Ensuite

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc DRE #01266964



Bungalow



Farmhouse

Lexington

Plan 3



VINTAGE RANCH

- Single Level
- 3 Bedrooms
- 2 1/2 Bathrooms
- Dining Room
- Office/Den
- 3-Car Garage
- Optional Ensuite
- Optional Bedroom 4

2,517 SF / 673 SF garage



Optional Bedroom 4



Optional Ensuite

GROUND FLOOR

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc DRE #01266964



Bungalow



Farmhouse

Preakness

Plan 4



- Two Level
- 4 Bedrooms
- 2 1/2 Bathrooms
- Dining Room
- Family Room
- 2-Car Garage and 1-Car Garage
- Covered Entry
- Optional Ground Floor ADU

Ground floor - 1650 SF
 Second floor - 1,195 SF
 Total SF - 2,845 SF / 676 SF garage

JADU option- attached Junior ADU
 Total SF - 3,037 SF / 484 SF garage



Optional ADU



GROUND FLOOR



SECOND LEVEL

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc DRE #01266964



Bungalow



Farmhouse

Calumet

Plan 5

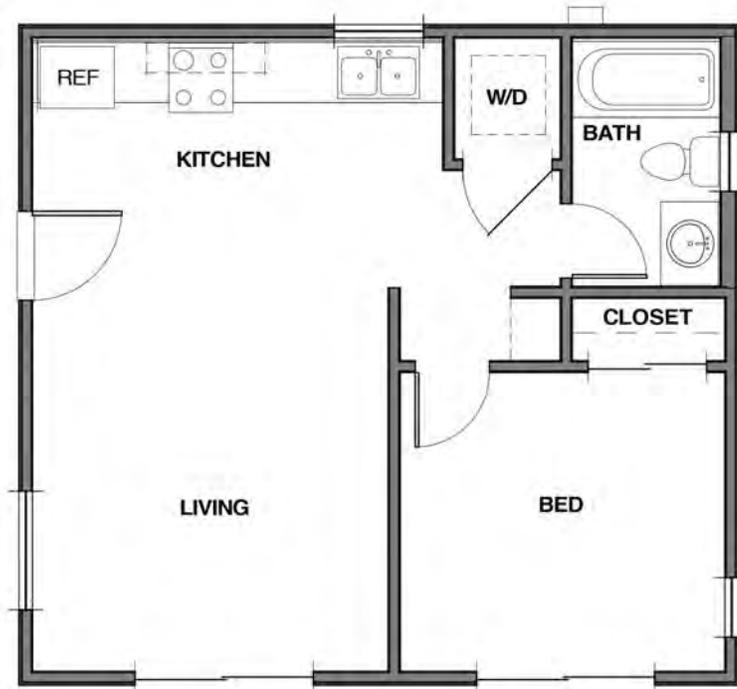


VINTAGE RANCH

• Single Level

528 SF

This is an Accessory Dwelling Unit (ADU) available on select lots.



GROUND FLOOR

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc DRE #01266964

Vintage Ranch



Embrace the serenity of private, country living in modern luxury.



In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc DRE #01266964

Vintage Ranch

Appointed Features



EXTERIOR FEATURES

- Distinctively crafted California Bungalow and Modern Farmhouse exteriors
- Drought tolerant California native plants in landscaped front yards with automatic irrigation systems
- Concrete roof tile
- 8' fiberglass entry doors
- Exterior door hardware in an oil-rubbed bronze or brushed nickel finish (per plan)
- GFI outlets in front and rear yard Hose bibs in front and rear yard Rain gutters and downspouts
- 2-3-car garages with raised-panel garage doors with automatic openers and sensors
- Garage door windows for added light
- Good-neighbor fencing and view fencing
- Pre-plumbed for soft water system (loop only)



ENERGY SAVING ELEMENTS

- Solar system standard on every home with option to purchase or lease (sized per plan)
- Increased insulation: R-19 exterior walls & R-30/R-38 attic insulation
- Dual-pane, low-E, vinyl windows
- Water-saving, low-flow commodes
- Energy-efficient gas fireplaces with electronic ignition
- Energy Star appliances
- Digital programmable thermostat
- Drought-tolerant landscaping and drip-system irrigation
- Tankless water heater LED lighting & dimmer switches (where applicable)



KITCHEN DESIGN

- Attractive & abundant culinary space
- Solid surface quartz countertops
- Over-sized island
- Single-lever stainless steel faucet and sprayer
- Stainless steel gourmet appliance package
- Pre-plumbed for water at refrigerator bay



INTERIOR DETAILING

- White thermafoil and solid-wood raised-panel stain grade shaker cabinets
- Tile shower and bath surround
- Fireplace in great room (per plan)
- 10' ceilings (per plan)
- 5 1/4" baseboards IO' ceilings (per plan)
- Bullnose corners with smooth texture finish and two-tone paint
- CAT6 wiring and 200 AMP electrical panel
- Hard surface flooring in all main living areas including kitchen
- Hard-wired smoke and carbon monoxide detectors
- Overhead Fire sprinkler system
- Laundry room with base cabinet and utility sink



MASTER SUITES

Enjoy the wonderful master retreats built for privacy and relaxation with surrounding views in mind.

- Spacious bedroom quarters
- Dual vanity sinks with quartz countertops
- Large soak tubs and separate walk-in showers (per plan)
- Generous walk-in closets
- Private water closet



PERSONALIZE YOUR HOME

Visit our on-site design center to select from a wide variety of options and finishes.

- Quartz, stone, and decorative tile options
- Elegant cabinet styles and finishes
- Wood, tile, luxury vinyl and upgraded carpets
- Upgraded appliance package options
- Custom closet designs
- Epoxy garage floor coating option
- Upgraded electrical options and smart features
- Upgraded plumbing options



VINTAGE RANCH

