

Volara BY TOLL BROTHERS

Experience unparalleled luxury living at Volara by Toll Brothers in the incredible FivePoint Valencia master plan. Offering an all-new selection of home designs, this exclusive enclave of only 30 single-family homes is nestled in nature with stunning views. Discover innovative open-concept floor plans with soaring ceilings, grand kitchens, and luxury outdoor living spaces, plus exceptional options such as exquisite floating staircases, spacious home offices, primary suite decks, indoor and outdoor fireplaces, multi-gen suites, and more that allow you to create your perfect home in this unrivaled location.

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Offering the largest homes in an amenity-rich master plan, Volara by Toll Brothers features new homes in Valencia, CA, with up to 4,200 sq. ft, 5 beds, 5.5 baths, 2-car garages plus s NEV space, and optional multi-gen suite, primary suite deck, and more.

INCLUDED

FEATURES

ARCHITECTURAL DETAILS

- Luxurious primary suite with large walk-in closet and private bath

Spacious 10-foot ceilings on the first floor and 9-foot ceilings a
on the second floor

Welcoming 8-foot ThermaTru insulated front entry door with Baldwin hardware

- Impressive 8-foot interior doors on both the first and second floors, with detailed casing

THOUGHTFULLY DESIGNED INTERIORS

- 5.5 inch baseboards throughout the home provides a rich, custom appearance
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Decorative 13-inch ceramic tile flooring foyer, kitchen, laundry room and all
bathrooms

- Fire Sprinkler system in all home designs

Energy-efficient Alpine vinyl windows

- Stylish door hardware in chrome finish throughout

- Modern, energy-saving LED Integrated ceiling lights in primary walk-in closet

Bright, integrated recessed lighting in all hallways

Additional recessed lighting in the family room and primary bedroom

KITCHEN

- Beautifully crafted 6" backsplash standard, with a full height backsplash at the cooktop
- Elegant 6" quartz full backsplash at cooktop
- ENERGY STAR qualified gourmet appliances, including dishwasher with waste disposal, Wolf 48" Rangetop, 48" Hood, wall oven and 30" microwave
- Single-basin under-mount stainless steel sink with Kohler polished chrome faucet

BATHS

- Lavish primary bath with free-standing tub, separate shower with surround and tile floor and 8" spread Kohler faucets at vanities
- First-floor powder room with elegant sink and 6" x 6" ceramic tile flooring
- Upgraded Kohler polished chrome faucets in all bathrooms with Estone tub/shower surrounds at secondary baths

CONVENIENCES

- Water-conserving fixtures by Kohler, an EPA WaterSense Partner

Programmable thermostats

Each home is professionally cleaned prior to settlement

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RG6 and Cat6 at Great Room and Primary Bed; Cat6 w/RJ-45 jack at all bedrooms, Flex (or Office) and Loft included standard. Electronic smoke/carbon monoxide detectors for family safety.

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CONSTRUCTION HIGHLIGHTS

High-efficiency air conditioning by Carrier

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.ENERGY STAR qualified tankless hot water heater

2 x 6" wall studs

Spray foar insulation at roof

Tightly sealed air ducts to reduce air infiltration

Solar panels

Architectural siding, tile, and facade

Weatherproof hose connections in front and rear; CPVC water lines throughout

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Security system*

LANDSCAPING AND IMPROVEMENTS

- Canvenient underground utilities including electric, natural gas, public sewer, water, telephone, and cable television

Site is professionally landscaped

Beautiful street trees throughout the community

QUALITY ASSURANCE AND WARRANTY

Our quality program starts at design inception with the creation of precise construction drawings. specifying high quality material, all the way through to on-site supervision by experienced construction managers.

- First home buyer orientation minimum 5-7 days prior to settlement utilizing an

extensive checklist

- Second home buyer orientation prior to settlement ensures work has been completed
- Ten-year limited warranty program

PERSONALIZATION

- One stop shopping: Personalize your home at the Toll Brothers Design Studio in Sim Valley, CA. It displays a vast array c of flooring, lighting, kitchen cabinetry and countertops, interior moldings, closet organizers, and much more!
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