



NEW HEIGHTS

WEST HILLS



Room to be yourself. Home is in the details.

Home is a reflection of who you are. It is a private space where you can let your guard down. It's unique for everyone, but one thing is certain: Home is in the details.

Close attention to detail is what makes a new home at New Heights special. Over 70 years of experience has gone into creating quality homes and communities for a changing world. We don't give it our name until it's done right.

New Heights features a gated community of 43 single-family homes in the highly sought-after Southern California neighborhood of West Hills. The open floorplans range between 2,069 to 2,200 sq. ft., with 4 bedrooms and 3.5 baths. Both floorplans include private yards and decks from either the second or third floor that will allow you to take in the surrounding views.

New Heights residents will enjoy the peace of mind of living in an energy efficient Watt Communities home:

- ◆ Solar panels included in every home
- ◆ Ring® Doorbell
- ◆ Pre-wiring in garage for electric car charging
- ◆ Water-wise and water efficient
- ◆ High performance energy-efficient features to save you money on energy costs
- ◆ Conveniently located proximate to recreational amenities
 - + Westfield Topanga and The Village
 - + Various parks that provide trails, streams and picnic areas



Our commitment to building quality homes coupled with close attention to detail makes Watt Communities a smart choice. New Heights brings form and function together to deliver happiness and value to our homebuyers.



New Heights features a collection of single-family homes in the heart of West Hills, CA.



NEW HEIGHTS Plan 1

1A



1B



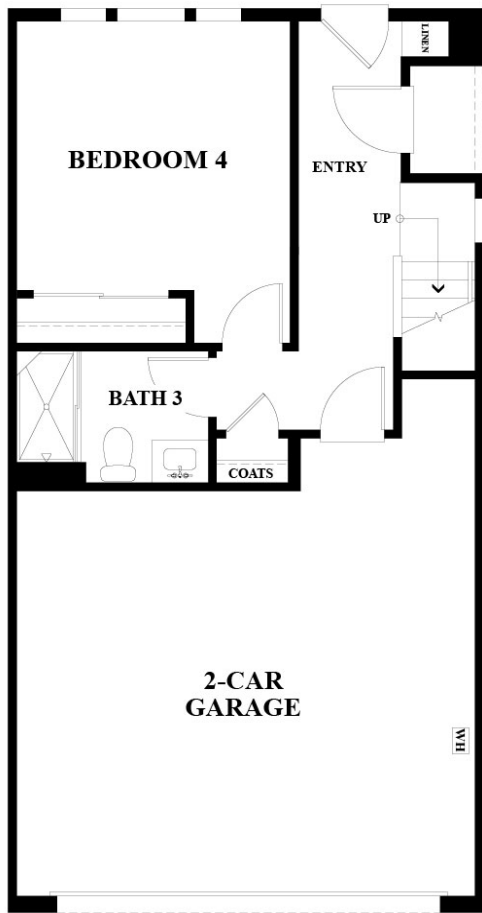
- ◆ Three-Story
- ◆ Approx. 2,069 sq. ft.
- ◆ 4 Bedrooms
- ◆ 3.5 Baths
- ◆ Deck
- ◆ Private Yard
- ◆ 10' Ceiling on 2nd floor
- ◆ Two-Car Garage

Plan 1 color schemes vary per location. Please see a Community Sales Manager for details.



Plan 1

1st FLOOR

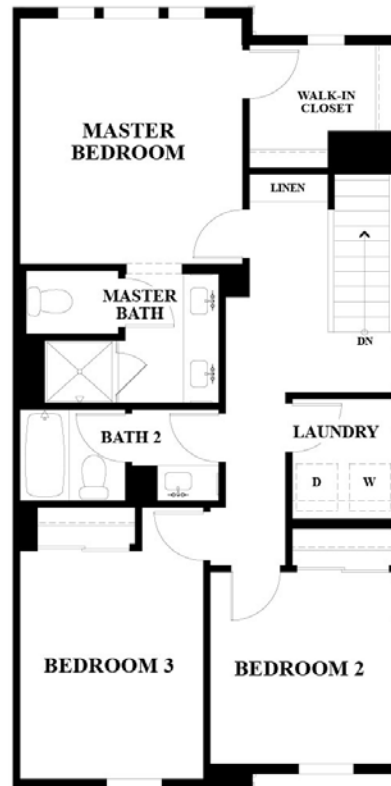


2nd FLOOR



5

3rd FLOOR



NEW HEIGHTS Plan 2

2A



2B



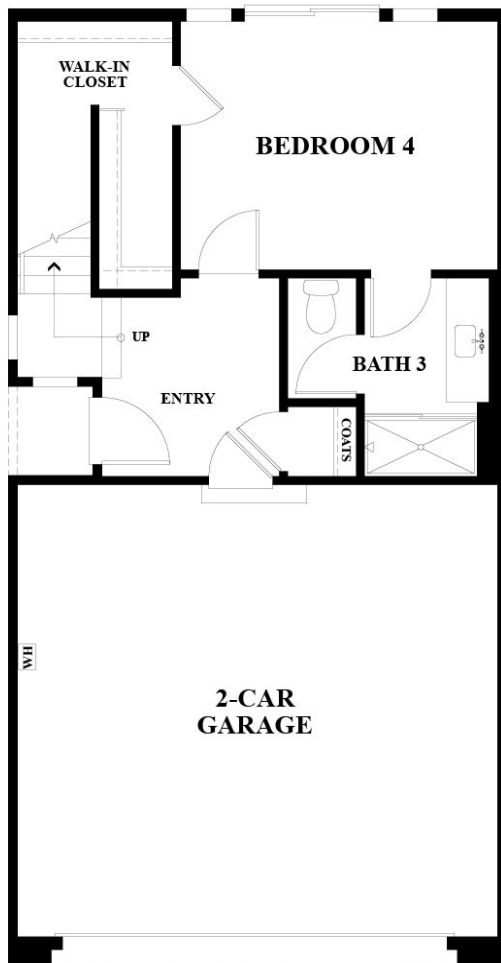
- ◆ Three-Story
- ◆ Approx. 2,200 sq. ft.
- ◆ 4 Bedrooms
- ◆ 3.5 Baths
- ◆ Deck
- ◆ Private Yard
- ◆ 10' Ceiling on 3rd floor
- ◆ Two-Car Garage

Plan 2 color schemes vary per location. Please see a Community Sales Manager for details.



Plan 2

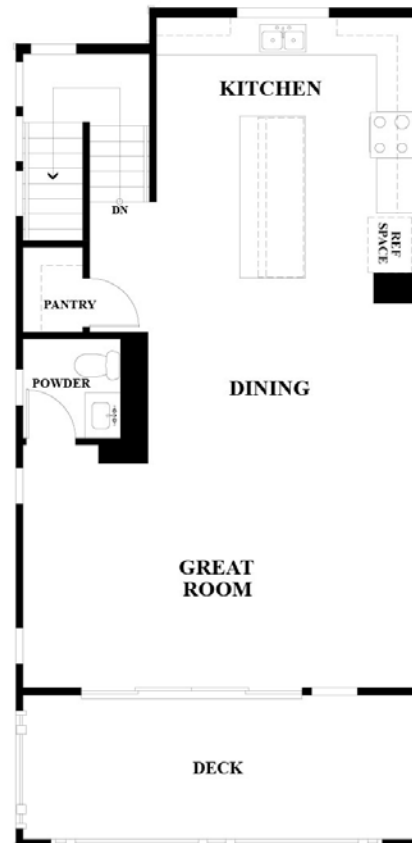
1st FLOOR



2nd FLOOR



3rd FLOOR



Plan 2 third floor features enhancements per homesite. Please see a Community Sales Manager for details.



In the continuing effort to improve our homes, Presidio Watt Roscoe 43, LLC reserves the right to make changes or modifications to plan specifications, pricing, materials, features, site plans, move-in dates or floor plans without notice. All imagery is representational and does not depict specific buildings, views, or future architectural community or amenity details. Stated dimensions, options and square footage are approximate and should not be used as representation of the home's precise or actual size. Models shown do not represent preference to race, sex, religion, national origin, handicap, or familial status. Brokers must register client upon initial visit. ©2019 Presidio Watt Roscoe 43, LLC. WC Development Services, Inc. DRE #01864558. November 2019.

At New Heights, home is in the details.



STYLISH EXTERIOR DETAILS

- ◆ Designer selected exterior color palette
- ◆ Composition shingle roof
- ◆ Two-car garage with two remotes
- ◆ Convenient, waterproof electrical outlet at side yard
- ◆ Illuminated street address
- ◆ Broom finished natural concrete walks and porches
- ◆ Designer selected lantern silver fixture
- ◆ Exterior Decks

EXQUISITE INTERIOR DETAILING

- ◆ Designer selected chrome door hardware with interior knobs
- ◆ Hardsurface flooring at entry, kitchen, baths, and laundry room
- ◆ Designer selected paint throughout
- ◆ Carpet in living areas, hallway, stairs, and bedrooms with 3/8" 5lb pad
- ◆ Stylish Masonite 2 panel interior doors
- ◆ CAT 6 wiring throughout home
- ◆ Separate laundry room with recessed washer valve box and gas dryer hookup
- ◆ 3-1/2" baseboards and 2-1/4" eased edge case
- ◆ Ceiling pre-wire in all bedrooms

SPACIOUS KITCHENS IDEAL FOR ENTERTAINING

- ◆ White thermafoil shaker style cabinet doors with chrome pulls, concealed hinges and side guides on kitchen drawers
- ◆ Samsung® Energy Efficient appliances including:
 - + 30" free standing gas range with 4 burners
 - + Over-the-range microwave
 - + 24" Energy Star® rated multi-cycle dishwasher
 - + In-sink-erator® waste disposal
- ◆ Refrigerator area plumbed for water and ice
- ◆ Spacious pantry with shelving
- ◆ Quartz counter tops with 1-1/2" square edge
- ◆ Undermount sink
- ◆ 6" backsplash throughout, full backsplash at cook top
- ◆ Delta® single handle pull out faucet in chrome

PRIVATE MASTER SUITES

- ◆ Cultured marble with integral sinks
- ◆ Delta® bath collection in chrome
- ◆ Cabinets to match the home throughout
- ◆ Full-width vanity mirror
- ◆ Separate commode area with exhaust fan
- ◆ Spacious walk-in closet with single shelf and pole
- ◆ 3-1/2" baseboards and 2-1/4" eased edge case



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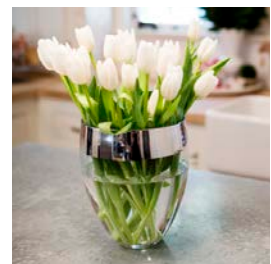


DELUXE SECONDARY BATHS

- ◆ Tub/shower per plan
- ◆ Cabinets to match the home throughout
- ◆ Delta® bath collection fixtures in chrome

SPECIAL ENERGY-EFFICIENT & SAFETY FEATURES

- ◆ Solar panels included
- ◆ Array Keyless pad with Brinks® handleset at front entry
- ◆ Ring® doorbell
- ◆ Energy efficient forced air heating and cooling system
- ◆ Programmable night set back thermostat
- ◆ Energy efficient dual glazed vinyl windows with Low-E glass
- ◆ Direct wired smoke detectors with battery backup
- ◆ Quiet continuous ventilation fan
- ◆ Polycell sealant at all exterior openings
- ◆ Tankless water heater
- ◆ Weather-stripping around all exterior doors
- ◆ Pre-wiring for electric vehicle in garage



Home is a place you can kick your shoes off.

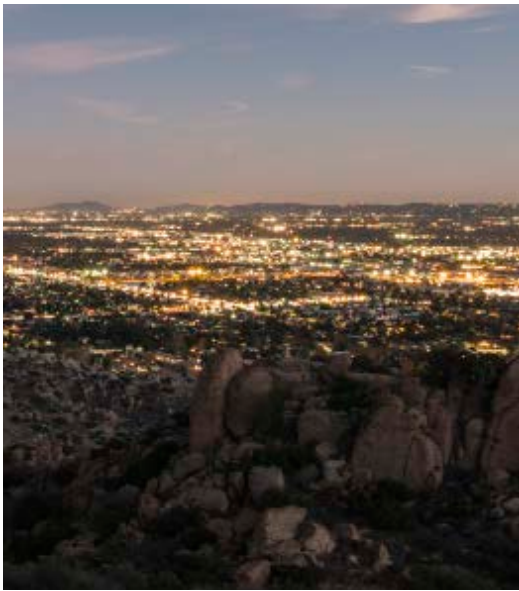
Watt Communities creates exceptional homes and neighborhoods for a changing world. With over 70-years of successful experience, we strive to get it right and don't stop until we're proud of it.

What makes us different is our company commitment to do the right thing. Starting with Watt Communities' skilled and experienced land acquisition team, we pursue land assets with a defined strategy. By dedicating our resources, consultants and staff to ensure that site selection is exceptional for home buyers, we provide the best neighborhood location possible.

We design distinctive homes and neighborhoods that reflect the needs and desires of homeowners today, and for years to come. There is no substitute for well-built, thoughtfully planned homes and communities that will last for generations to come. Our senior management oversees the entire construction process, including supervising our contracted trade partners on each site.

Our purpose is to build a better quality of life. We believe in creating communities you'll call Home for today and for future generations.





Watt Communities has earned a well-deserved reputation as one of the Western United States' premier home builders. It all started with its founder Ray Watt, a prolific builder who did much to define the look of modern Los Angeles.

Ray Watt entered the real estate business in 1947 to build homes for veterans returning from the war who faced a housing shortage. Working with a small crew and a battered pickup truck, they called their company "Night and Day Construction" to match the schedule they were keeping to meet demand.

Ray Watt continued to build for more than six decades, during which time he also served as Assistant Secretary of Housing and Urban Development. He has been honored by numerous civic and business organizations for his commitment to the community and for his leadership in the industry. He was named "Builder of the Year" on several occasions by numerous industry trade organizations and is a member of the Housing Hall of Fame of the National Association of Home Builders, among many other awards. He became a trustee of USC in 1969 and contributed to the school throughout his life where Watt Hall of Architecture and Fine Arts is named after him.

Over the years, the company successfully grew from a small building business to a large real estate development organization, credited with more than \$6 billion in developed communities and over 100,000 homes built. Watt Communities proudly continues on as a third-generation, family-owned business that is forward-looking yet still maintains the integrity, accountability, and fairness that is at the core of the time-tested Watt Communities legacy that originated with its founder.

Watt Communities differentiates itself from other builders because of our close attention to the details. We uphold higher standards in building homes. The quality goes in before our name goes on. This commitment results in outstanding value for home buyers.

Our mission is "proudly and passionately working together to build a better quality of life." We believe home is in the details. Just as it has been since its founding, Watt Communities continues as a premium homebuilder focused on creating quality homes and communities for a changing world.

NEW HEIGHTS

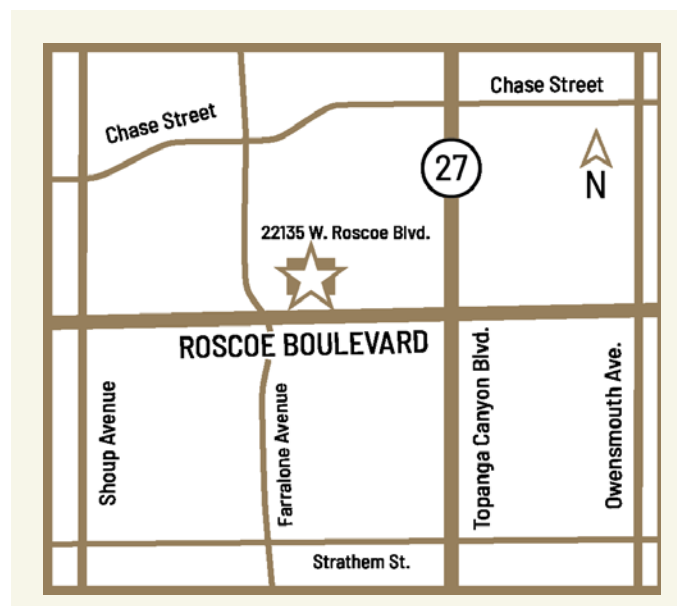
www.WattCommunities.com

818-650-6388

SALES OFFICE OPEN DAILY

SPRING AND SUMMER : 10 AM - 6 PM

FALL AND WINTER : 10 AM - 5 PM



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