

# Sage at

OLD COACH

## FEATURES

- NEW SINGLE LEVEL RESIDENCES
- 4 BEDROOMS + OFFICE/FLEX ROOM
- 1/2 ACRE LOTS
- 3 CAR GARAGES
- AMPLE OUTDOOR LIVING SPACES
- SOLAR SYSTEM INCLUDED
- ESTIMATED COMPLETION SUMMER 2024
- PAINTED ROCK ELEMENTARY SCHOOL

Rare North Poway near the Heritage, New Single Level Construction set on a private cul de sac, created by New Pointe Communities. Three floor plans feature 4 bedrooms plus an office and/or added flex room. Owned solar system included, dual zoned HVAC. The gourmet kitchens are equipped with Thermador 48 inch gas range, hood, wine chiller and built-in refrigerator with walk in pantries. The primary suites provide a generous walk-in closet, soaking tub and elegant shower. This stunning enclave of 6 homes features mid century architectural detail, on half acre plus lots, providing ample room for ADU/Guest Homes.

[SAGEATOLDCOACHPOWAY.COM](https://www.sageatoldcoachpoway.com)



**Lot 1**

**Lot 5**

**Lot 2**

**Lot 6**

**Lot 3**

**Lot 4**



THIS FLOOR PLAN INCLUDING FURNITURE, FIXTURE MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. BOXBROWNE.COM GIVES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY AND LAYOUT. ALL ENQUIRIES MUST BE DIRECTED TO THE AGENT, VENDOR OR PARTY REPRESENTING THIS FLOOR PLAN.



**PLAN 2- LOT 2 & 3**

**4 BED | 4.5 BATH | 4,103 SQFT**

**3-CAR TANDEM GARAGE**

*Note: Due to availability of materials and other factors, Builder reserves the right to change or alter the amenities of the home. Renderings are for marketing and display purposes only. Actual finishes may vary. Front and Backyard landscaping shown in renderings are shown for conceptual visual purposes only, not included.*



## FLOOR PLAN 2

LOT 2 - 16343 SAGE TRAILS CT

4 BED | 4.5 BATH | 4,103 SQFT | 3-CAR TANDEM GARAGE



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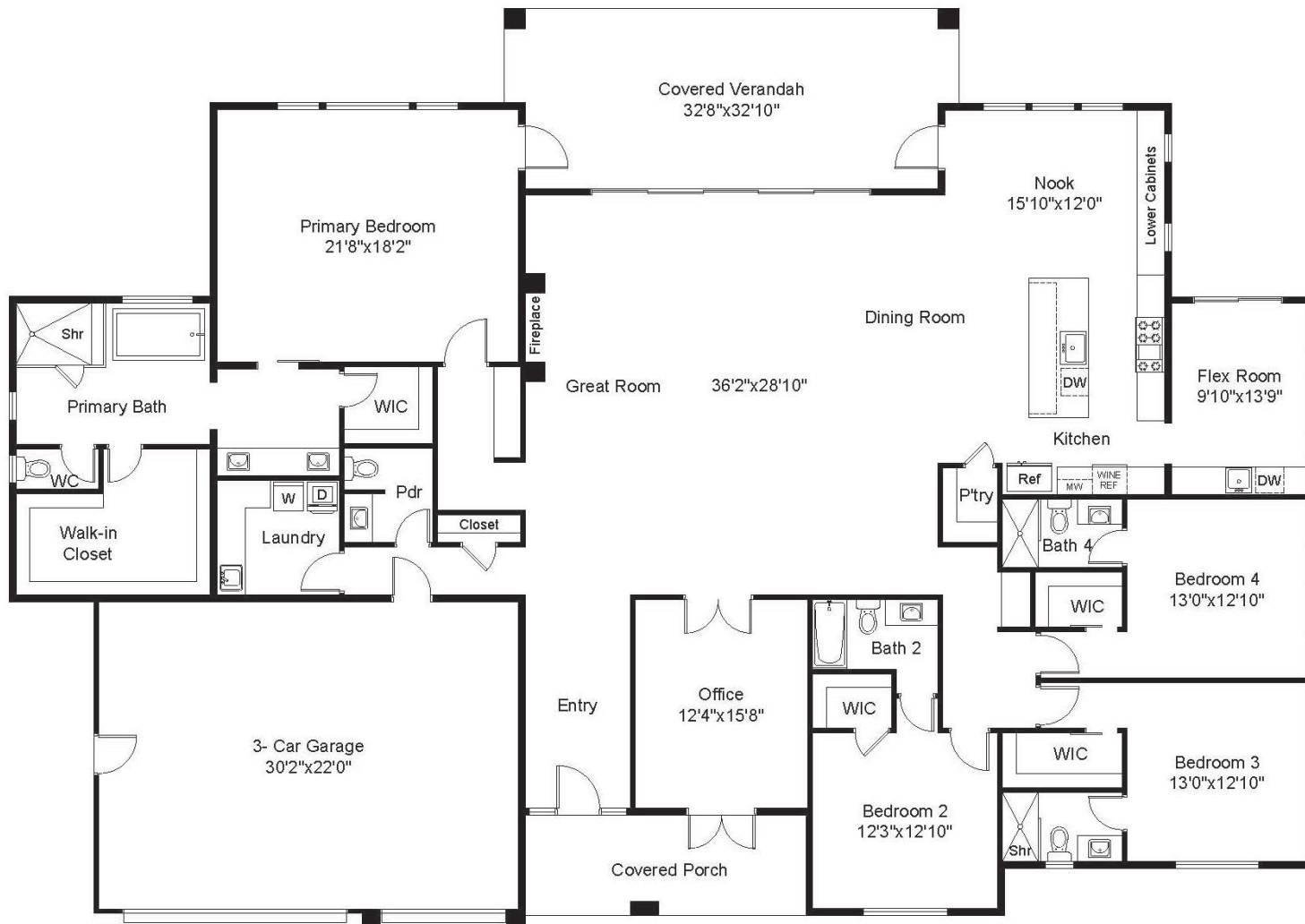


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**FLOOR PLAN 2**

**LOT 3 - 16347 SAGE TRAILS CT**

**4 BED | 4.5 BATH | 4,103 SQFT | 3-CAR TANDEM GARAGE**



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## PLAN 1- LOT 4 & 5

4 BED | 4.5 BATH | 3,905 SQFT

3-CAR GARAGE

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**FLOOR PLAN 1**

**LOT 4 -16351 SAGE TRAILS CT**

**4 BED | 4.5 BATH | 3,905 SQFT | 3-CAR GARAGE**





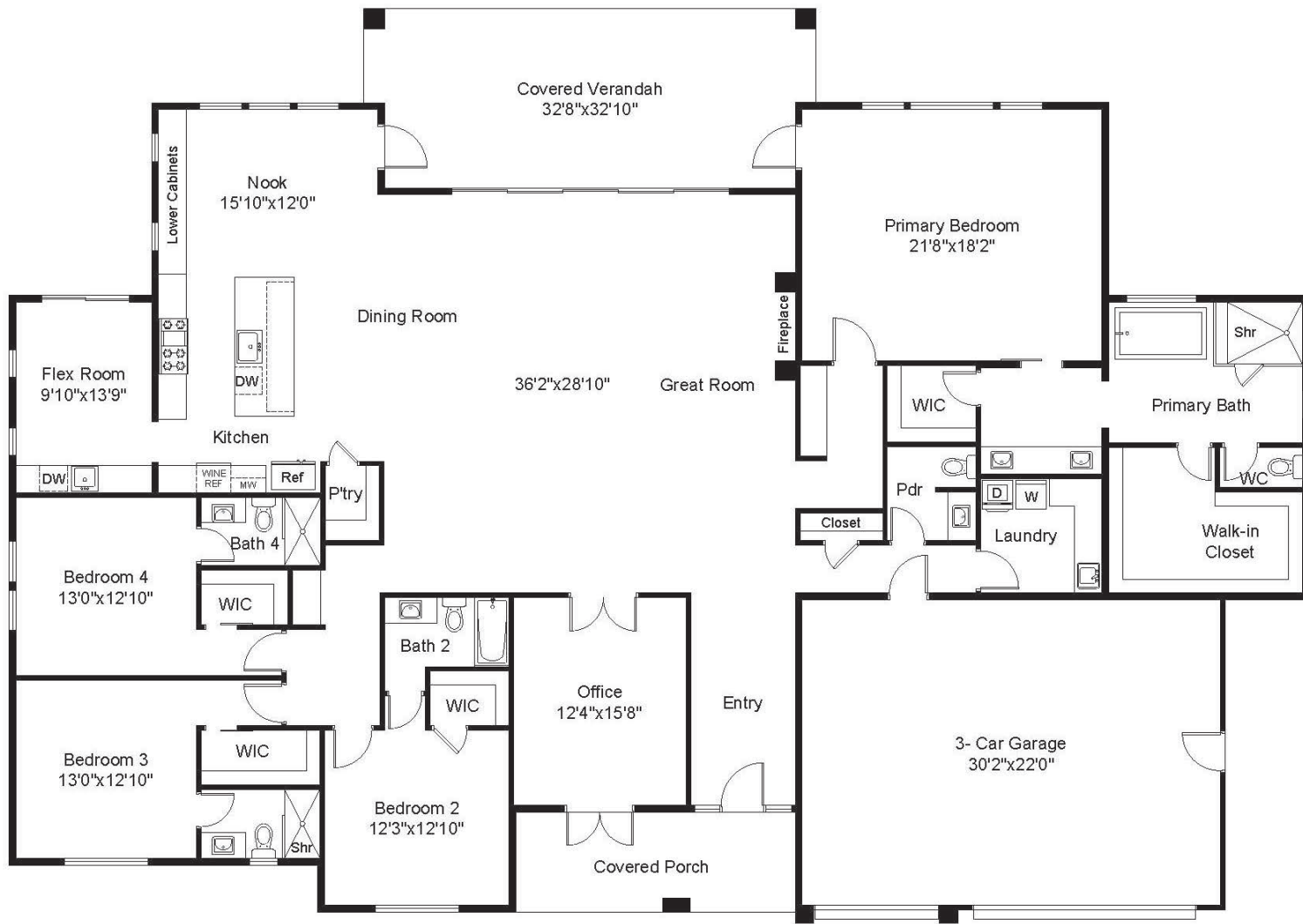
## FLOOR PLAN 1

LOT 5 -16350 SAGE TRAILS CT

4 BED | 4.5 BATH | 3,905 SQFT | 3-CAR GARAGE



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**PLAN 1R- LOT 1**

**4 BED | 4.5 BATH | 3,905 SQFT**

**3-CAR GARAGE**

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**FLOOR PLAN 1R**

**LOT 1- 16346 SAGE TRAILS CT**

**4 BED | 4.5 BATH | 3,905 SQFT | 3-CAR GARAGE**





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**PLAN 3- LOT 6**

**4 BED | 4.5 BATH | 4,183 SQFT**

**3-CAR GARAGE**

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### FLOOR PLAN 3

LOT 6- 16347 SAGE TRAILS CT

4 BED | 4.5 BATH | 4,183 SQFT | 3-CAR GARAGE



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## Appliances-

### Thermador or equal

- **Brand**  
Thermador
- **Standard**  
Finish Stainless Steel
- **Range**  
48" Gas Range
- **Vent Hood**  
48" Vent Hood
- **Microwave**  
30" Built in Microwave
- **Dishwasher (Flex Room Included)**  
24" Dishwasher
- **Refrigerator/Freezer**  
42" Column Refrigerator and Freezer
- **Wine Cooler**  
24" U/C PRPW24C03AG

## Cabinets

- **Style**  
Frameless
- **Door**  
Shaker
- **Drawer Fronts**  
Shaker
- **Material**  
Wood

## Cabinets...

- **Color**  
White
- **Interiors**  
White
- **Knobs/Pulls**  
Pull bars in Brushed Nickel
- **Hinges**  
Soft close hinges and drawer guides

## Ceramic Tile

- **Primary Shower**  
Tile to Ceiling
- **Secondary Bath Showers**  
Tile to 8' AFF
- **Kitchen Backsplash**  
Series: Paloma, 3x12  
Color: Cotton, Glossy  
Style: Picket, set vertical
- **Primary Shower**  
Emser Contessa 12x23  
Style: Horizontal, Stacked

## Ceramic Tile...

- **Primary Shower Pans**  
Emser Contessa 12x23  
Style: Straight
- **Secondary Showers**  
Daltile 4x12 Color Wheel (Arctic White)  
Style: Horizontal, Stacked
- **Secondary Shower Pan**  
Daltile Color Wheel Matte Mosaic Hexagon/Lattice/H-Bone (Arctic White)

## Countertops

- **Thickness**  
3CM
- **Edge Detail**  
Eased Edge
- **Kitchen**  
Perimeter: Silestone Grey Expo  
  
Island: Della Terra Calacatta Jubilee
- **Plan 1 Flex Room**  
Countertop to match Kitchen Perimeter:  
Silestone Grey Expo

## Countertops...

- **Plan 2 Dining Room**  
Countertop to match Kitchen Perimeter:  
Silestone Grey Expo
- **All Bathrooms, hall/Bedroom linens, and Laundry**  
Color: Della Terra Calacatta Jubilee  
Splash: 6" at bathrooms and laundry.  
No splash at linens

## Drywall

- **Ceilings**  
Smooth Skip Trowel Finish
- **Walls**  
Smooth Skip Trowel Finish
- **Corners**  
Square Cornerbead throughout
- **Fireplace**  
Level 5 Finish Surround

**Electrical**

**Fixtures**

Modern Fixtures for Pendants, Vanities, Ceiling Fans, Coach Fixtures Per Plan; Electrician to Install, Light Fixture Sub to supply

**Kitchen Island Pendants**

Deleted; replace with can lights

**Interior Switchers**

Decora White

**Dimmers**

Decora White

**Receptacles**

Decora White

**Combo USB Ports**

1 at Kitchen and 2 at Primary bedroom

**Recessed Can**

High Efficiency LED

**Under Cabinet Lights**

Per Plan

**Ceiling Fans**

At Primary bedroom, patios, and all secondary bedrooms

**Fencing**

**Block walls with wrought iron returns, gates on both sides of the home.**

**Finish Carpentry**

**• Base**

Upgraded 5 1/2' #387mul  
MDF Base Paint Grade

**Case**

Upgraded 3 1/4' #139mul  
MDF Casing Paint Grade

**Window Openings**

Painted wood Stool and Apron on the bottom of each low window opening (except windows in wet areas)

**• Mantle**

Wood beam above fireplace

**• Pantry**

5 Fixed MDF painted shelves in

**Finish Carpentry...**

**• Towel Bars**

Emtek Modern with square rosettes in Primary and secondary bathrooms in satin nickel

**• Toilet Paper Holder**

Emtek Modern with square rosettes in Primary and Secondary bathrooms in satin nickel

**• Medicine Cabinets**

Zaca Frameless, 36".  
Qty per plans

**Finish Carpentry- Doors**

**• Front**

Match per plan to be painted

**• Exterior**

Garage Exterior Door: Smooth Star Fiberglass

Garage Interior: Three Panel Shaker Square

**Finish Carpentry- Doors**

**• Interior**

Three panel Smooth Shaker style - Solid Core

**• Primary Bed Closet**

Double sided mirror door

**• Primary Bed Barn Door**

Three Panel Shaker. Solid Core.

**• Barn Door Hardware**

Track and Square Door Handle in Black

**• Secondary Bi-Pass**

Three panel shaker style door to match interior doors

**• Brand**

Emtek in Flat Black

**• Entry Door**

Emtek "Adams" Black handle set/entry lock

**• Interior Doors**

Emtek Athena - black levers and square rosettes with privacy locks at Primary Bedroom & Bath, Secondary baths

**• Garage-Out Door**

Emtek Athena black lever and square rosette with dead bolt

**• Hinges, Door Pulls, stops, etc.**  
Black

## Fireplace

**Direct Vent Linear  
Fireplace**

## Fire Sprinklers

**Whole house sprinkler  
systems with white flat  
concealed heads in living  
areas semi concealed  
at Garage.**

## Flooring

- **Carpet**

Tuftex Rancho Hill II, over 1/2’  
7lb pad  
2 Color Choices  
Locations: Bedrooms, Office,  
Great Room, Game Room,  
Bedroom Closets, Bonus Room,  
Dining Room (Plan 2 only)

- **Hard Surface**

LVP: CALI, Windansea  
7’ x 48’  
2 Color Choices  
Locations: Entry, Hallways  
Hallway Closets, Kitchen,  
Flex Room, Nook, Dining Room

- **Tile**

Emser, Contessa 12’ x 24’  
2 Color Choices  
Location: Bathrooms and  
Laundry

## Garage Door

- **Garage Door**

Match elevation per plan

- **Size**

Per Plan

## Garage Door...

- **Windows**

Per Plan/ Elevation

- **Insulated**

Yes

- **Prefinished Color**

Per Color Scheme

- **Openers**

Liftmaster Opener belt drive  
with 2 button remotes for  
each door.  
Wi-Fi with battery back up

## Gutters/ Downspouts

- **Size**

5’ Prefinished aluminum  
per plan

- **Downspouts**

2’x3’

- **Location**

Full Wrap

- **Color**

Match color scheme

- **Leaf Guard**

Yes

## Landscaping

**Front yard landscape  
per plans**

## Low Voltage- Per Plan

- **Central Connection Center**

30’ structured wiring panel

- **Plates**

Decora Style White

- **TV Prep**

Great Room and Master  
Bedroom

## Mirrors

**All baths and powder  
rooms Framed Black.**

## Paint

- **Walls**

Flat in White Shadow

- **Ceilings**

Flat in White Shadow

## Plumbing - Kitchen

- **Sink**

Stainless Steel Single Bowl,  
Undermount

- **Faucet**

Moen “Align”, single hole,  
Spot Resist Stainless,  
Pull-down, 5923SRS

- **Disposal**

Insinkerator Badger V with  
cord

- **Ice Maker Line(s)**

Recess box with shut-off valve

## Plumbing- Flex Room

### (PLAN 1 ONLY)

- **Sink**

Stainless Steel Single Bowl  
Sink, Undermount

- **Faucet**

Moen “Align”, single hole,  
Spot Resist Stainless,  
Pull-down, 5923SRS

- **Disposal**

Insinkerator Badger V  
with cord

## Plumbing - Primary Bath

- **Primary Bath Lavatory (2)**

Western L188- rectangular bowl  
undermount or equal

- **Primary Bath Faucet**

Moen “Voss” Widespread in  
Brushed Nickel, TG905BN

- **Primary Tub**

Freestanding Kohler “Stargaze”  
tub with mounted faucet.  
Size per plan.

- **Primary Tub Faucet**

Moen “Voss” in Brushed Nickel,  
T693BN



**Plumbing - Primary Bath...**

- **Primary Shower Faucet**

Moen S6345BN

- **Primary Toilet**

Western 1.28-gallon elongated basin with chrome handle or equal

**Plumbing- Secondary****Baths & Powder Baths**

- **Secondary Lavatory**

Western L188- rectangular bowl undermount or equal

- **Secondary Faucet**

Moen "Voss" One handle in Brushed Nickel 6903BN

- **Secondary Tub/ Shower Faucet**

Moen "Voss" Posi-Temp in Brushed Nickel T2693BN

- **Secondary Tub**

Aquatic 6032SMIN

- **Secondary Shower Faucet**

Moen "Voss" Posi-Temp in Brushed Nickel T2692BN

**Plumbing- Secondary****Baths & Powder Baths**

- **Secondary Toilet**

Western 1.28-gallon elongated basin with chrome handle or equal

- **Powder Lavatory**

Western L188- rectangular bowl undermount or equal

- **Powder Faucet**

Moen "Voss" One handle in Brushed Nickel 6903BN

- **Powder Toilet**

Western 1.28-gallon elongated basin with chrome handle or equal

**Plumbing- Laundry Room**

- **Sink**

Top Set Hi-Gloss White Cast Acrylic - Florestone SR-1

- **Faucet**

Moen "Method" Spot Resist Stainless One-Handle Pullout 7585SRS

**Roofing**

- **Type**

Comp Shingle and BUR or Torch Down system or TPOI

- **Color**

Per Color Scheme

**Security System**

- **Sensors**

Infrared sensors and sensor contacts at all accessible door openings and windows

- **Keypads**

Garage-in Door, Primary Bedroom

- **Motion Detectors**

2 Wireless pet immune motion detectors

- **Programming**

Programming and demo to homeowners

**Shower & Tub Enclosures**

- **Primary Shower**

1/2" Clear glass door, frameless C clip installation with brushed nickel trim and hardware

**Shower & Tub Enclosures...**

- **Secondary Shower**

3/8" Clear glass door, frameless C clip installation with brushed nickel trim and hardware

- **Secondary Tub/Shower**

Shower Rod by Others

**Solar PV System**

- **Solar PV System**

Per Individual Lot

Solar Plans

**Windows**

- **Material**

Vinyl

- **Color**

Black Exterior/White Interior

- **Multi Sliding Doors**

Black Exterior/White Interior

- **Screens**

Screens on Operable windows and mullions per elevations

# About the Builder

*New Pointe Communities, Inc. (NPC) is a thriving real estate development and building firm based in the Rancho Bernardo region of San Diego. Founded in 2007, NPC has developed a solid reputation for integrity and superior customer service, led by industry leader and company founder, Scot Sandstrom.*

*Although NPC's original plan was to offer land development, the company quickly changed its course in October 2007 after the Witch Creek fires destroyed more than 1,000 homes across San Diego County. By buying the empty lots from fire survivors who could not or did not want to rebuild, NPC started with the goal of rebuilding 16 homes in six neighborhoods. To date, NPC's entities have invested millions of dollars in capital to rebuild within the Rancho Bernardo Community, which has led to the creation of thousands of construction jobs among companies throughout San Diego County.*

*NPC is committed to building new hope and new opportunities through its leadership, industry expertise and resources to make a substantial impact for years to come. Today, NPC continues to build new homes in a variety of San Diego communities including Rancho Bernardo, Poway, Escondido, Cardiff-by-the-Sea, Oceanside, Vista, Santee, Solana Beach, Lemon Grove, Mt. Helix, and Carlsbad.*







COMPASS



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