



**SOFIA
LIVING
AT GOLDEN HILL**





Sofia Living at Golden Hill features 20 Detached Row Homes in the historic and urban community of Golden Hill. The Sofia Living Row Homes design is a "Golden Nugget Award Recipient" designed by H2 Hawkins & Hawkins Architects. Featuring 2 and 3 bedroom floor plans with attached 2-car garages and private balconies with an outdoor fireplace. These thoughtfully designed homes feature contemporary interiors and high-end finishes and unprecedented attention to detail.

Nestled between Balboa Park and Downtown San Diego, Sofia Living residents will enjoy great schools and parks within walking distance. Sofia Living's central location offers all of the amenities of a residential, walkable community all within minutes of San Diego's downtown and most notable destinations.





THE HOMES

Sofia Living at Golden Hill features contemporary architecture built with sustainability in mind. Twenty meticulously crafted, three-story row homes with attached two car garages. 2-3 bedrooms and 2.5-3.5 baths. Sophisticated finishes, including gourmet kitchens with island, dual master suites, large dens for home office or recreational space, spacious great rooms, and private terraces with an outdoor fireplace.

Plan A

1,573(A2) -1,587(A1) Square Feet

Three-Story | 2 bedrooms | 2.5 bathrooms | Bedroom Downstairs | Great Room | Kitchen with Breakfast Island | 2-Car Garage

Plan B 2-Bedroom Layout

1,801(B1), 1,797(B2), 1,798(B3) Square Feet

Three-Story | 2-Car Garage
2 bedrooms + Den | 2 Full and 2 half bathrooms

Plan B 3-Bedroom Layout

1,801(B1), 1,797(B2), 1,798(B3) Square Feet

Three-Story | 2-Car Garage
3 bedrooms | 3.5 bathrooms

Prices, plans and terms are effective on the date of publication and subject to change without notice. Square footage/acreage/plan dimensions shown are only an estimate and actual square footage/acreage/plan dimensions will differ. Buyer should rely on own evaluation of useable area. Depictions of homes or other features are artist conceptions. Hardscape, landscape and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Floor plans are the property of Sofia Living and may not be reproduced without the written agreement of Sofia Living. Fit Properties Inc. LIC # 01910371

www.sofialiving.com

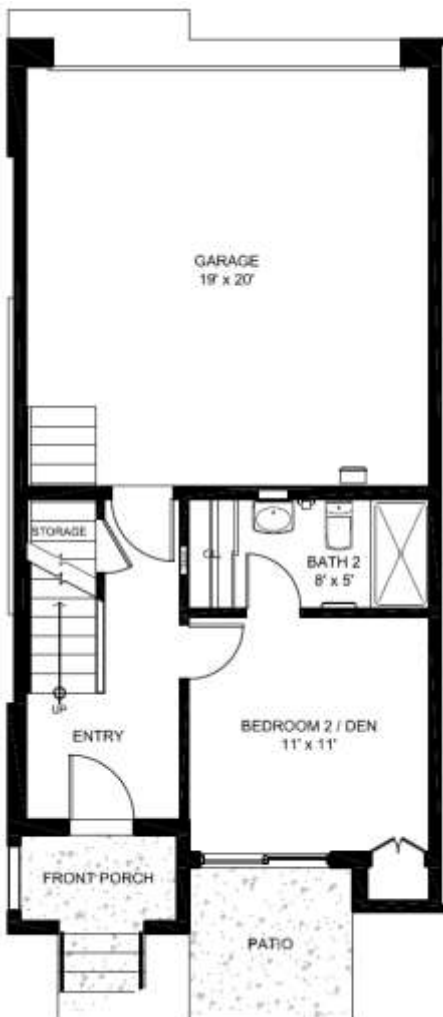


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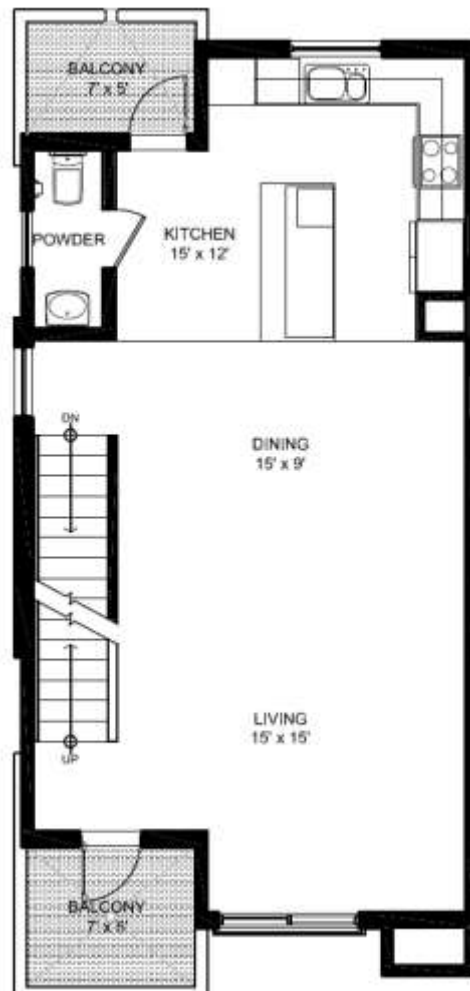
PLAN A

1,573(A2) -1,587(A1) Square Feet

Three-Story | 2 bedrooms | 2.5 bathrooms | Bedroom Downstairs | Great Room | Kitchen with Breakfast Island | 2-Car Garage



LEVEL 1



LEVEL 2



LEVEL 3

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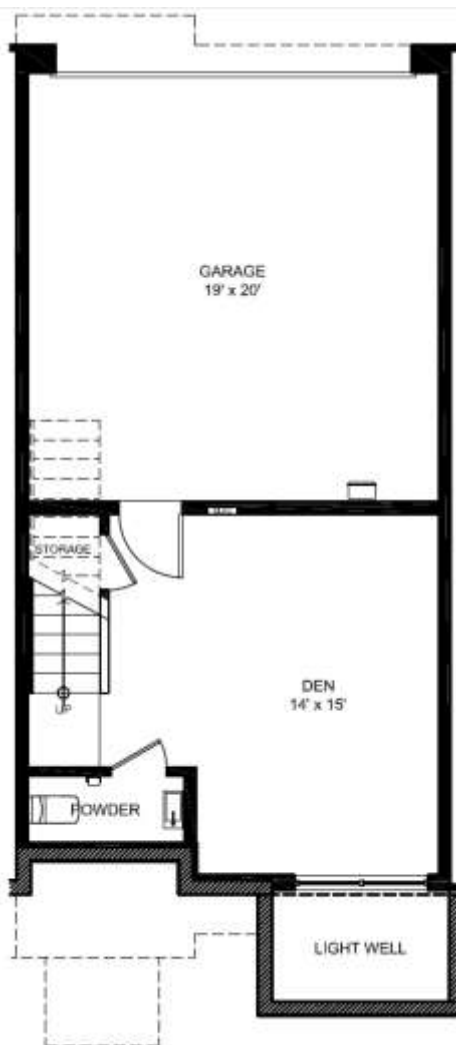
PLAN B

2 Bedroom Layout

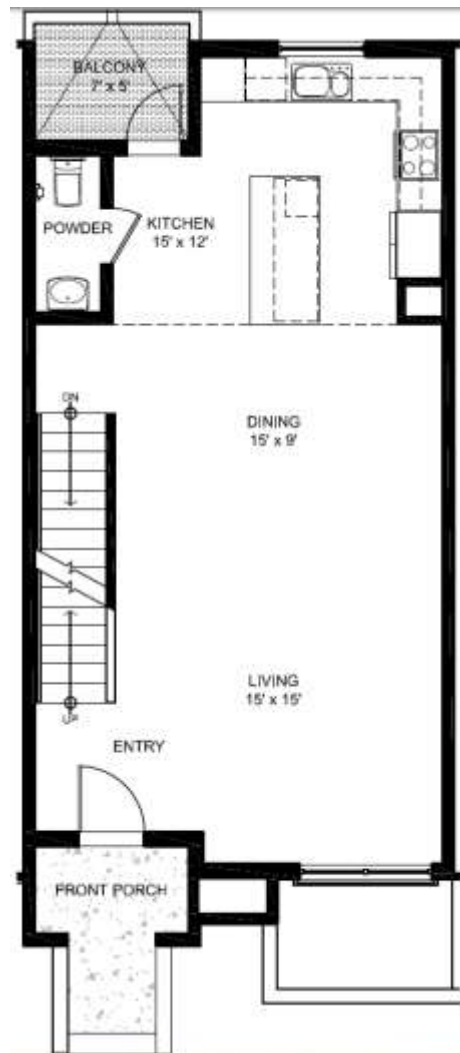
1,801(B1), 1,797(B2), 1,798(B3) Square Feet

Three-Story | 2-Car Garage

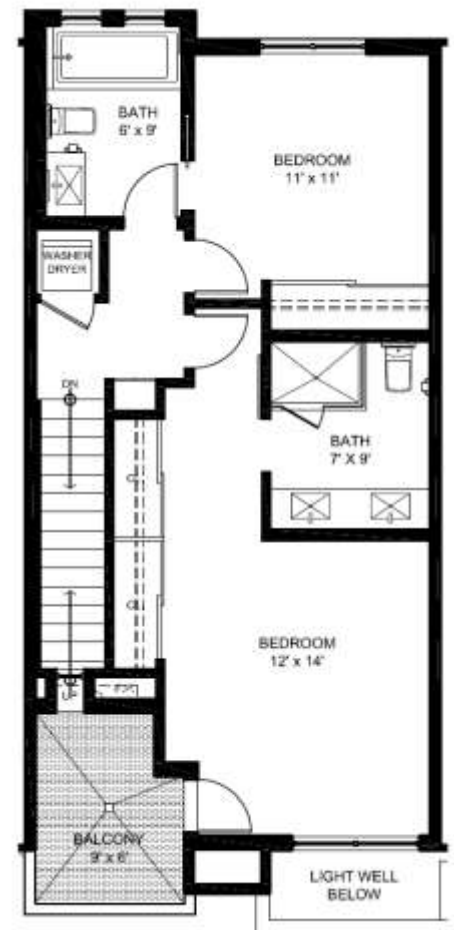
2 bedrooms + Den | 2 Full and 2 half bathrooms



LEVEL 1



LEVEL 2



LEVEL 3

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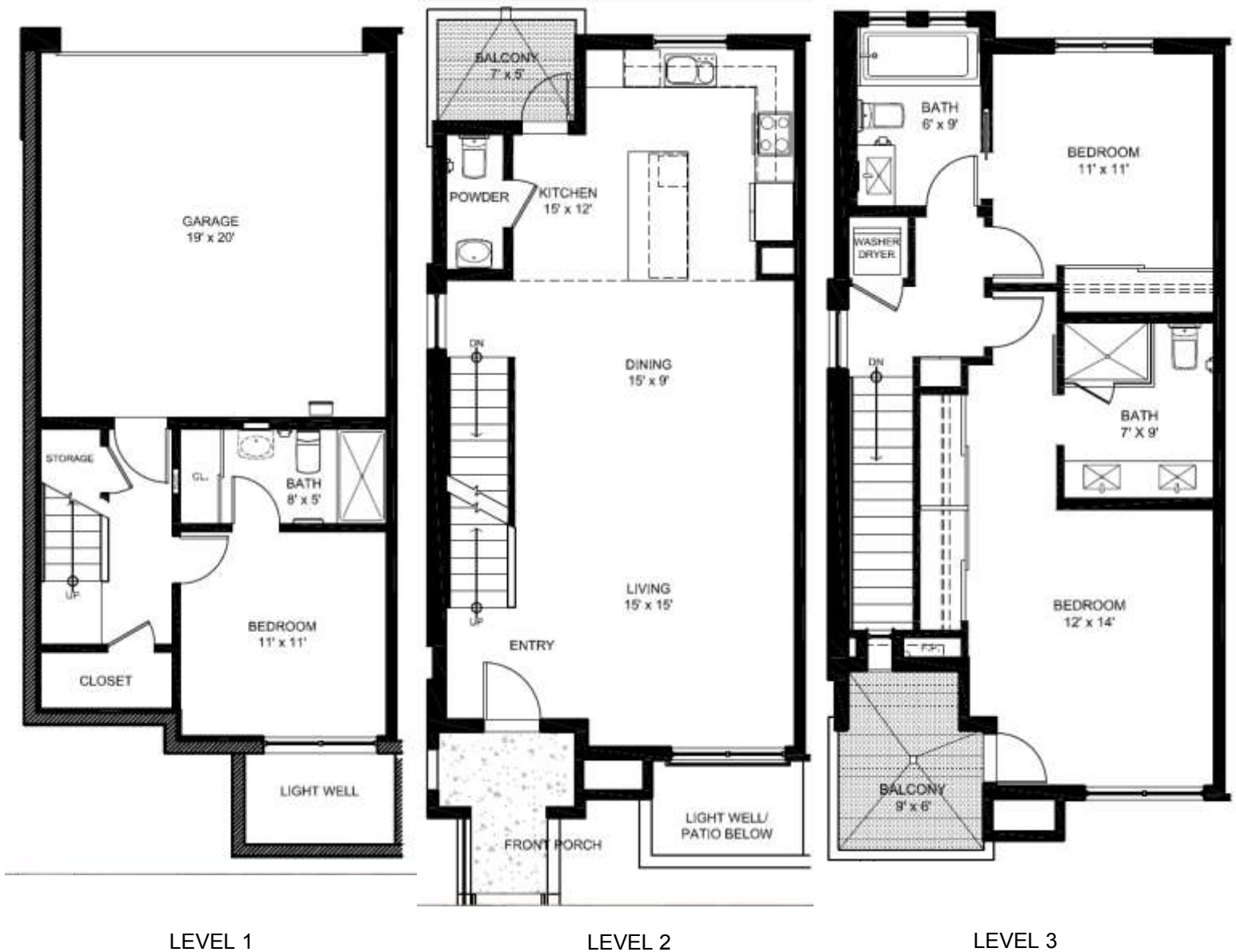
PLAN B

3 Bedroom Layout

1,801(B1), 1,797(B2), 1,798(B3) Square Feet

Three-Story | 2-Car Garage

3 bedrooms | 3.5 bathrooms

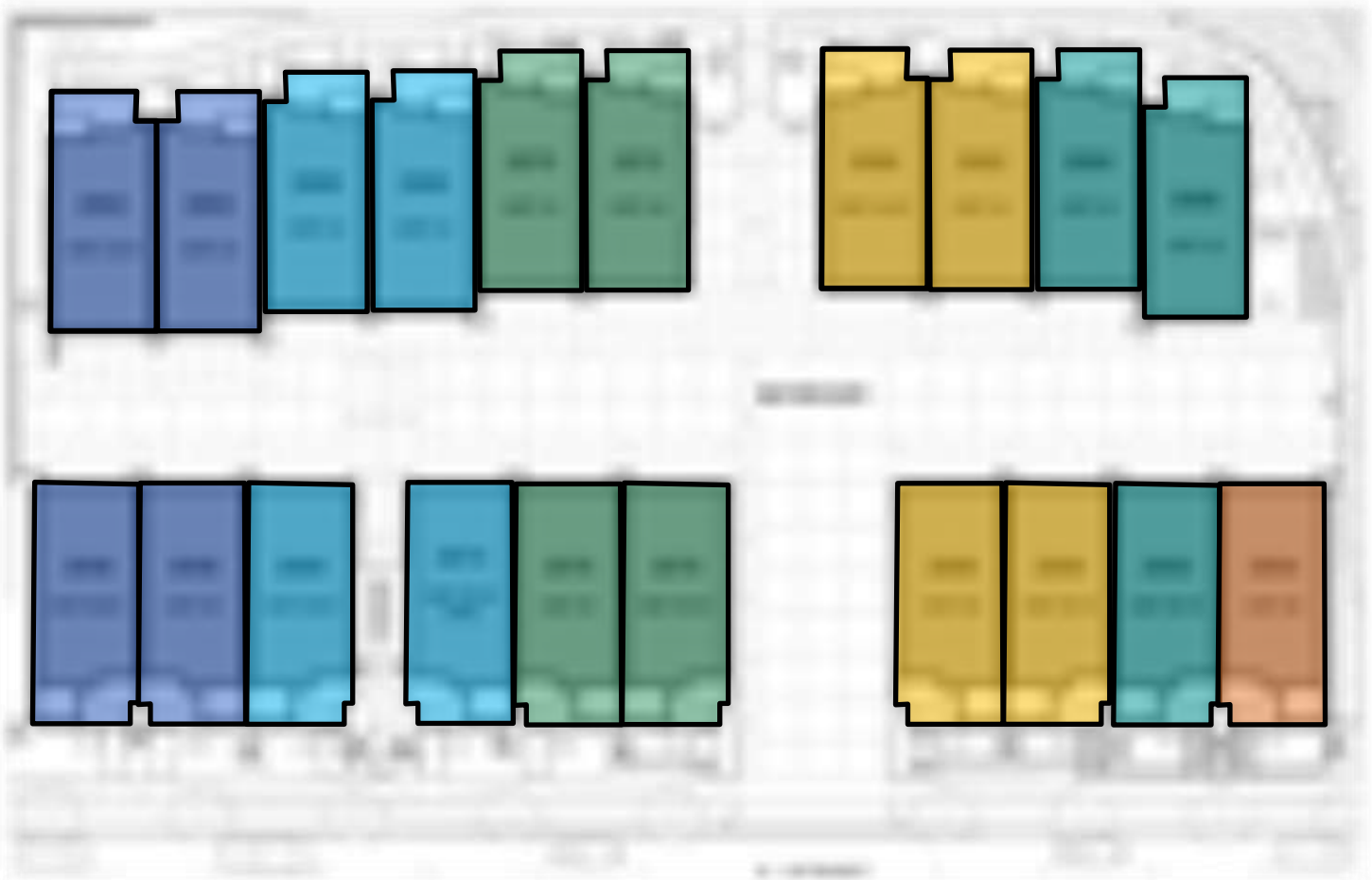


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SITE PLAN



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Model

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INCLUDED FEATURES

Exteriors

- Sand stucco in three designer selected colors
- Stone Masonry
- Galvanized Tube Steel Railings
- Energy Star® White Radiant barrier TPO roof sheathing
- Steel roll up insulated garage doors with automatic opener
- In Garage hose bib
- In Garage Water sub meters with broadcast
- Front, rear and patio weatherproof GFI outlets
- Post tension slab foundation
- Decorative exterior light fixtures and pathway lighting
- 2-car garages
- Pre-plumbed for water filter for softener
- 8 Ft. Reed Glass entry doors
- Decorative concrete motor court entrance
- Water efficient tolerant architectural landscaping.
- Weather based controller and drip line irrigation system
- Solar Ready roofs with stanchions

Master Suites

- Elegant Master Bedrooms with fireplace decks
- Kohler® plumbing fixtures
- Quartz counter tops with dual rectangle under mount counter sinks
- Glass frameless enclosed showers
- Frameless medicine cabinets
- VO fireplace on Master bedroom deck

Interiors

- Interior 3rd floor stack laundry closets and linen closets
- Espresso or white mission cabinets
- Ultra silent multi speed ventilation fans in the washrooms
- Interior fire sprinkler system throughout
- Air Conditioning and heat pump, low decibel two zone system
- Elanti and proflow sinks
- Wall Mounted Faucets
- Tile going in kitchen/baths
- Energy saving thermostats
- Tamper resistant and weather resistant covered outdoor electrical receptacles
- DecoraPlus Rocker switches
- Washroom humidity sensors and fan controls
- Manual on Occupancy sensor locations for the Leviton "Manual On" occupancy sensors
- Sure Slide Dimmers
- Hard Wired Smoke and carbon monoxide Alarm
- Solar Ready Circuit Breakers
- RG6 Quad Shield coaxial data cable
- Cable ready hookups
- Single phase inverters, wireless or Ethernet

All Items, brands and specifications are subject to change and availability at the time of installation

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INCLUDED FEATURES

Kitchens

Quartz countertops with 6" backsplash
Frigidaire Gallery® Stainless appliances:
 Built in self-cleaning convection oven
 30" Gas cooktop
 30" BROAN® Elite Series 1500 vent hood
 Energy Star quiet wash 7 cycle system
Large Gourmet Kitchen Island with storage and electrical connections for seating and food preparation
Espresso Kitchen cabinets or white mission style
Full height pantry
Refrigerator space plumbed for ice-maker
Stainless steel kitchen sink
Slim Profile Under kitchen cabinet counter channel LED Lights
KOHLER® Pull-Down sprayer kitchen faucet with chrome finish

Options to Personalize Your Home

A wide selection of flooring material and window treatments
Customized countertops for kitchens, master bath, secondary baths, and laundry room
Upgraded interior door hardware & plumbing trim finishes
Sunpower® E20/327 or Kyocera® KD 200-60F Solar Panels

Energy Efficient Features

Energy-efficient low-E dual glazed windows and doors
Water-saving plumbing fixtures
Recirculating hot water
Tankless water heater 10,300-199,000 BTU
LED lighting throughout
Fully insulated exterior walls and ceilings
Wood framing products
Zero VOC Interior paints
HVAC Split System Heat Pump: Energy Star® up to 16.0 Seer rated, up to 13 EER rated, 9 HSPF Rated, low decibel sound
Energy saving thermostats
Tamper resistant and weather resistant covered outdoor electrical receptacles
DecoraPlus Rocker switches
Washroom humidity sensors and fan controls
Manual on Occupancy sensor locations for the Leviton "Manual On" occupancy sensors
Sure Slide Dimmers
Hard Wired Smoke and carbon monoxide Alarm
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DRIVING DIRECTIONS

Via I-5 South
Exit CA-94 East (Exit 15B)
Exit 28th Street(Exit 1)
Right on 28th St
Right on C Street
Sofia Living at Golden Hill will be on your left



Sofia Living at Golden Hill
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www.sofialiving.com