



**BRINGING YOUR DREAM
CLOSER TO HOME**



GRAND HORIZON

AT SILVERWOOD

BY WATT CAPITAL DEVELOPERS

WATT CAPITAL DEVELOPERS

COMMUNITY BROCHURE

PLAN 1 - THE WOODLAND

ASK ABOUT OUR SPECTACULAR
VIEW SITES & SPACE FOR YOUR
RV OR BOAT

Plan 1A - Spanish



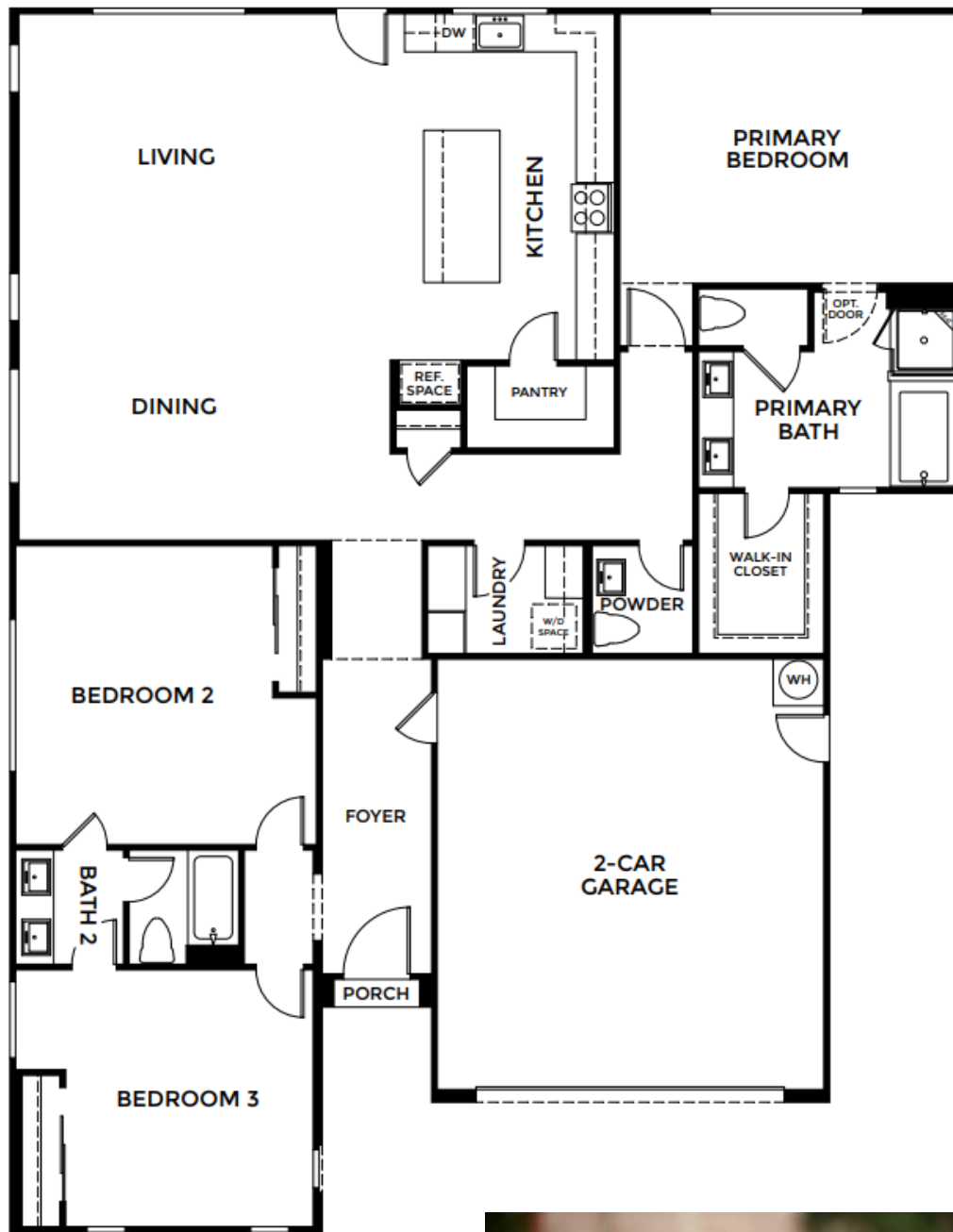
Plan 1B - Mission



Plan 1C - Regional



3 BEDROOMS • 2.5 BATHS
PRIMARY SUITE WITH OVERSIZED BATH AND WALK-IN CLOSET
KITCHEN WITH ISLAND AND WALK-IN PANTRY
2-CAR GARAGE
2,247 SQ. FT.



PLAN 1
THE WOODLAND



PLAN 2 - JOSHUA

**ASK ABOUT OUR SPECTACULAR
VIEW SITES & SPACE FOR YOUR
RV OR BOAT!**

Plan 2A - Spanish



Plan 2B - Mission

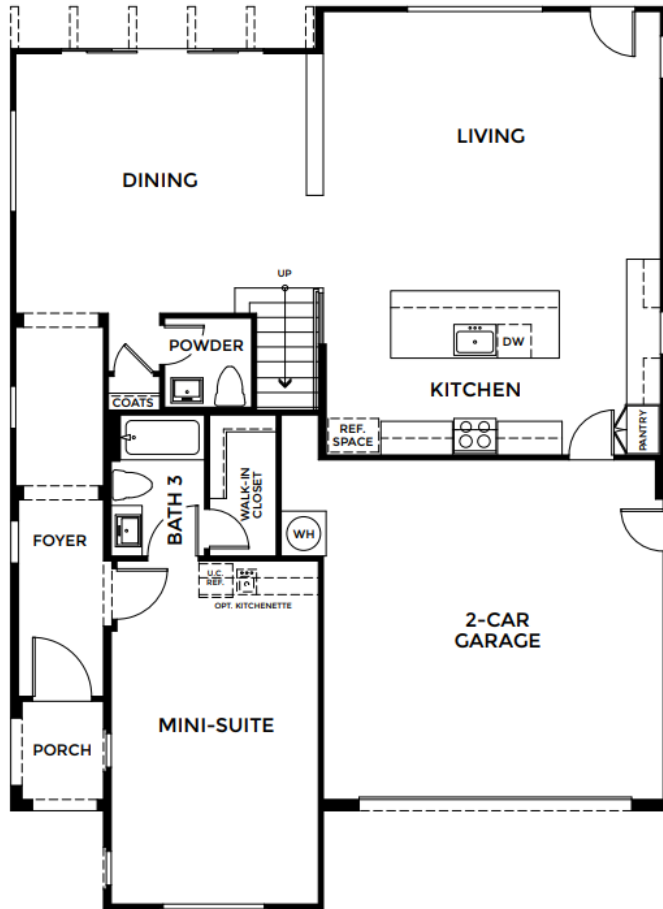


Plan 2C - Regional



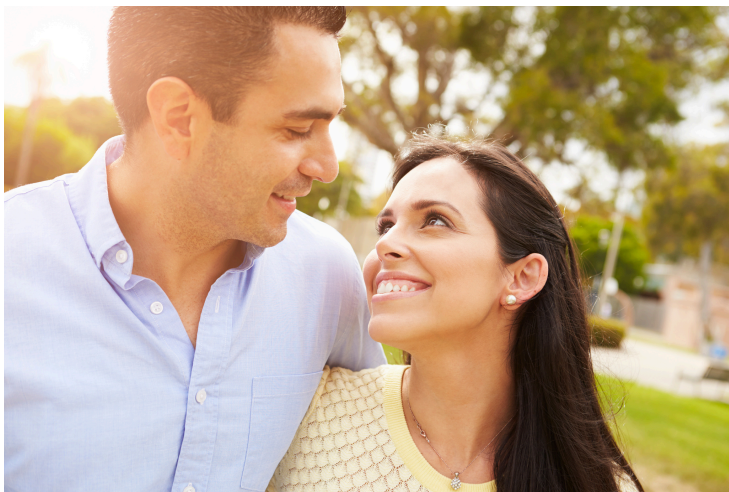
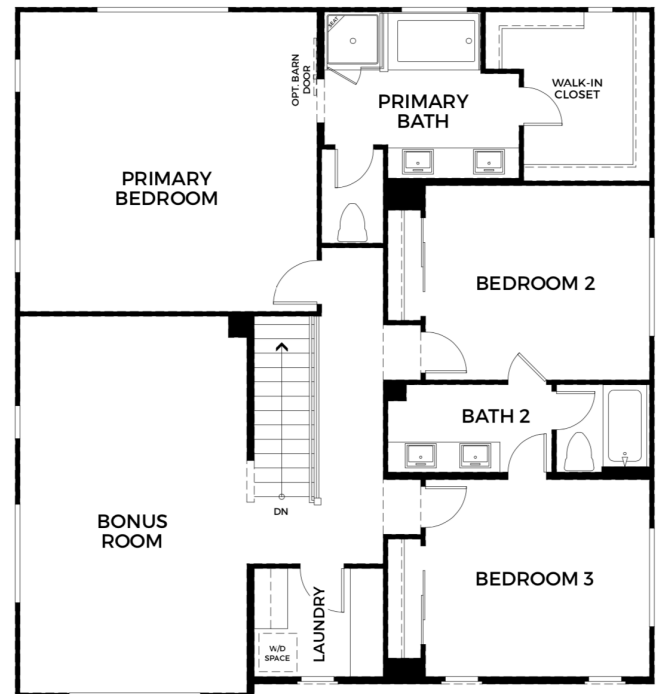
4 BEDROOMS • 3.5 BATHS
PRIMARY SUITE EXTENDING WIDTH OF HOME
MAIN LEVEL MINI-SUITE
KITCHEN WITH ISLAND • BONUS ROOM
2-CAR GARAGE
3,018 AND 3,030 SQ. FT.

PLAN 2
JOSHUA



First Floor

Second Floor



**ASK ABOUT OUR SPECTACULAR
VIEW SITES & SPACE FOR YOUR
RV OR BOAT!**

PLAN 3 - SAGEBRUSH

Plan 3A - Spanish



Plan 3B - Mission

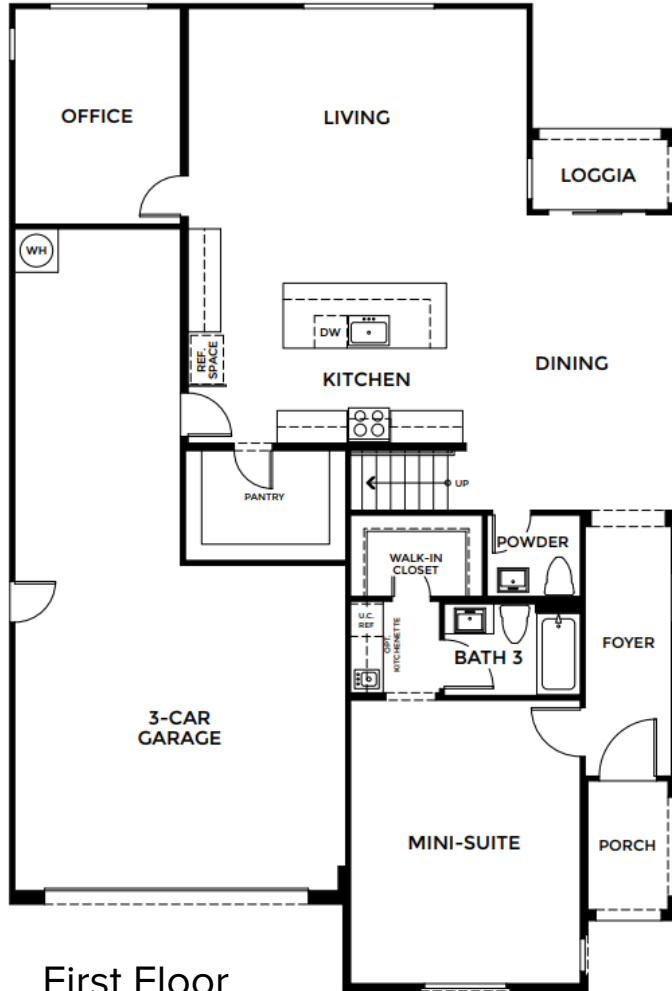


Plan 3C - Regional



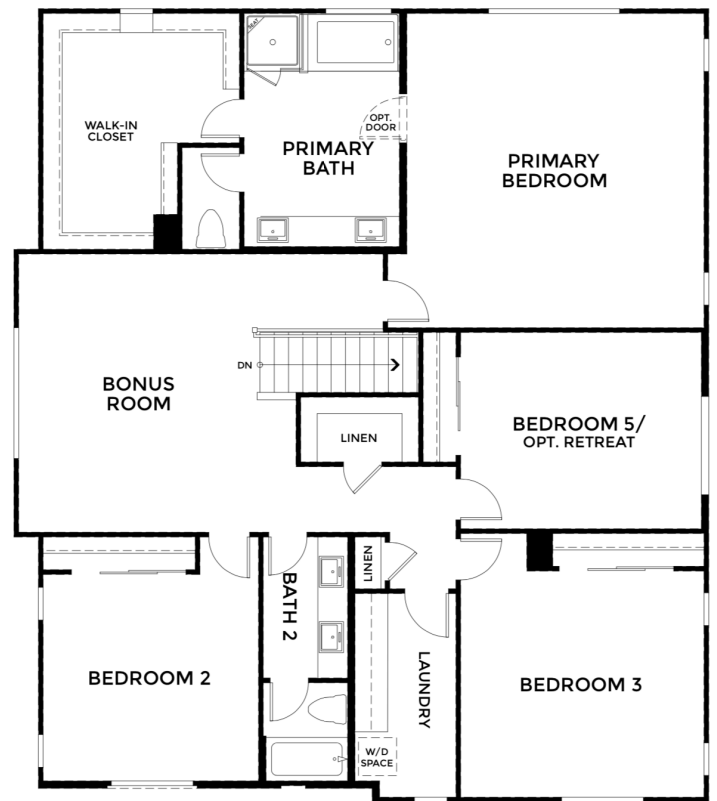
4-5 BEDROOMS • 3.5 BATHS
PRIMARY SUITE EXTENDING WIDTH OF HOME
MAIN LEVEL MINI-SUITE
KITCHEN WITH ISLAND • OFFICE • BONUS ROOM
3-CAR GARAGE
3,539 Sq. Ft.

PLAN 3
SAGEBRUSH



First Floor

Second Floor



VALUE-ADDED FEATURES

EXCEPTIONAL EXTERIORS

- Richly detailed and professionally color coordinated exterior elevations, including Spanish, Mission and Regional
- Beautifully designed landscaping complementing the surrounding desert landscape
- Durable three-coat exterior stucco
- Two and three-car fully drywalled garages with fogged interiors (per plan)
- Built for performance, energy saving, steel garage doors with automatic door opener, including two remotes
- Fire resistant concrete tile roof with Limited Lifetime warranty
- Designer selected exterior lighting
- Fiberglass painted Therma-Tru entry doors
- Kwikset Vancouver Single Cylinder keyed entry with Smart Key technology
- Full rain gutter system and downspouts
- Rear yard gas stub for barbecue grill
- Privacy enhancing vinyl and view fencing (per lot)
- Safe and secure post-tension concrete foundation
- Closed rain gutter system with downspouts
- In sewer connected RV clean out
- Average 7,200 sq. ft. lot size

IMPRESSIVE INTERIORS

- Impressive ceiling heights from nine feet to a soaring 16 feet, 11 inches
- Distinctive smooth finish, single panel shaker style doors
- Decorative four- and one-quarter inch baseboards with coordinated two- and one-half inch door casings
- Stylish Decora light switches
- Advanced Cat 5e wiring for high-speed computer and telephone connections
- Wi-Fi throughout
- Private, interior laundry rooms
- Chrome lever interior door hardware
- Smoke and Carbon Monoxide detectors (per plan – per code)
- Squared two-inch handrails with eased edge for a safe and comfortable grip
- Fire sprinkler system

Watt Capital Developers reserves the right to change features, plans and specifications without prior notice or obligation. All renderings are solely artists' conceptions and are subject to change. Our model homes have been professionally decorated; therefore, display flooring upgrades, options and decorator items. Items including, but not limited to wallpaper, custom paint, plants, window coverings, mirrors, furnishings, et al, plus hardscape and landscape are not included in the purchase price and may not be available for purchase. All square footages are approximate. Homesites vary in size and shape. Different home elevations may result in different rooflines and window placements. Views are not guaranteed. Any option selected by Buyer is subject to Seller's written approval. Room configurations must be confirmed prior to cutoff date, and are not included in the purchase price.

VALUE-ADDED FEATURES

CULINARY KITCHENS

- Stain resistant Quartz countertops with six-inch backsplash
- Family sized kitchen islands with an abundance of cabinets
- Surprisingly large pantry
- Soft close cabinet doors
- Adjustable shelves in upper and lower kitchen cabinets for maximum storage capability
- General Electric stainless steel appliances, including:
 - 30-inch self-cleaning oven with four sealed cooktop burners
 - Built-in 1.6 cubic foot microwave with convenience cooking controls and two-speed venting
 - Energy Star® electric dishwasher with Fingerprint Resistant Top Control Stainless Interior and Microban Antimicrobial Technology with Sanitize Cycle
- InSinkErator® Badger 5 garbage disposal

ELEGANT PRIMARY SUITES

- Quartz countertops with six-inch backsplash
- Premier Moen faucets
- Vanity mirrors
- Exceptionally spacious walk-in closet
- Easy clean Fiber Care tub and shower
- Chrome shower enclosure

WHOLE HOME ENERGY SAVINGS

- Central heating and air conditioning system with programmable thermostat, maintaining year-round comfort and reduced energy bills
- Rheem 80-gallon electric water heater
- Solar panels with choice to lease or purchase
- Vinyl dual paned windows with Low-E glass to help retain heat in winter and cool air in summer. Limited lifetime warranty to original owner.
- State-of-the-art exterior insulation and weather stripping
- LED lighting
- Insulated attic top and bottom

Watt Capital Developers reserves the right to change features, plans and specifications without prior notice or obligation. All renderings are solely artists' conceptions and are subject to change. Our model homes have been professionally decorated; therefore, display flooring upgrades, options and decorator items. Items including, but not limited to wallpaper, custom paint, plants, window coverings, mirrors, furnishings, et al, plus hardscape and landscape are not included in the purchase price and may not be available for purchase. All square footages are approximate. Homesites vary in size and shape. Different home elevations may result in different rooflines and window placements. Views are not guaranteed. Any option selected by Buyer is subject to Seller's written approval. Room configurations must be confirmed prior to cutoff date, and are not included in the purchase price.



Watt capital developers
Crafting Dreams. Building Your Future.

WATT is a name that has been prominent in the home building industry for more than 70 years. Founded by Ray Watt in 1947, Ray saw the need to provide housing for returning World War II veterans, and in filling that need he built a successful company and grew it to one of the largest home builders in California and the West. Ray believed that providing shelter for America's families was among the highest of callings and instilled that belief in everyone who worked with him. Scott Watt worked alongside Ray for over 40 years and successfully led the Watt Companies for over two decades, overseeing the development of numerous housing, commercial, and retail developments.

More recently, Scott formed Watt Capital Developers, Inc., and with his experienced team of professionals and trade partners, he plans to carry the legacy of the Watt family name well into the future. That is why there is an unwavering focus on creating homes of the highest quality. We want you to be as proud of your new home, as we are to build it.



LIFE AT SILVERWOOD...

Silverwood is a place where neighbors gather outdoors, children play in the fresh air, and town centers with shops, restaurants, offices, and schools are just a short walk away. It's a place where trails start right from your front door and wind through rolling hills and stands of Joshua trees. It's where you get to choose your adventure each and every day. Connect to nature within 4,900 acres of open space and parks. Conquer the community's more than 166 miles of paths and trails. Drive to Silverwood Lake or Big Bear. Meet friends at the clubhouse pool, or gather right on your front porch. Out here, life expands to the edges of the horizon with no limits in between.

**LEARN MORE AT
SILVERWOODCALIFORNIA.COM**



**BRINGING YOUR DREAM
CLOSER TO HOME**



GRAND HORIZON

AT SILVERWOOD

BY WATT CAPITAL DEVELOPERS

SALES OFFICE

5972 COFFEE CREEK

HESPERIA, CA 92345

760.309.3272

GRANDHORIZONATSILVERWOODBYPWATT.COM

FOLLOW US ON:



Watt Capital Developers reserves the right to change features, plans and specifications without prior notice or obligation. All renderings are solely artists' conceptions and are subject to change. Our model homes have been professionally decorated; therefore, display flooring upgrades, options and decorator items. Items including, but not limited to wallpaper, custom paint, plants, window coverings, mirrors, furnishings, et al, plus hardscape and landscape are not included in the purchase price and may not be available for purchase. All square footages are approximate. Homesites vary in size and shape. Different home elevations may result in different rooflines and window placements.

Views are not guaranteed. Any option selected by Buyer is subject to Seller's written approval. Room configurations must be confirmed prior to cutoff date, and are not included in the purchase price. Current pricing is subject to availability and subject to change without notice or obligation. Representing broker is Shine Real Estate Sales and Marketing, Inc. DRE #02096391. In the event of Buyer financing, while Watt Capital Developers recommends its 'preferred lender,' Buyer acknowledges that the obtainment of a loan is Buyer's sole responsibility and not the responsibility of Watt Capital Developers. Loan interest rate and terms are strictly between Buyer and Lender and not a concern of Watt Capital Developers.

