



THE ORCHARD COLLECTION AT  
**LA LOMA HILLS**

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THE ORCHARD COLLECTION AT  
**LA LOMA HILLS**



**DIVERSIFIED**  
*Pacific*<sup>™</sup>

*Another Fine Community from Diversified Pacific*







## THE ORCHARD COLLECTION AT LA LOMA HILLS

### Building Award Winning Neighborhoods

The Orchard Collection at La Loma Hills is the latest community from award-winning local builder Diversified Pacific. Combining architecturally rich designs with superior construction, we offer three distinct floor plans with a wide variety of custom options. We are certain that you will find your next home here in this beautiful hillside community.

The principals of Diversified Pacific, Jeff Burum and Matt Jordan, share the view that the overall integrity of a community is of paramount importance to them both as individuals and as a company. Working with the local community, giving time, resources, and financial support to local schools, hospitals, libraries, youth organizations, and non-profit organizations throughout Southern California is an important part of Diversified Pacific's mission. We are proud to be part of the La Loma Hills community.

**Welcome to The Orchard Collection at La Loma Hills.**



**Seville A**  
Spanish



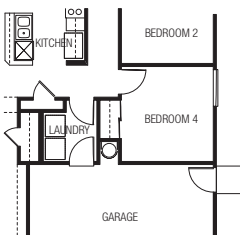
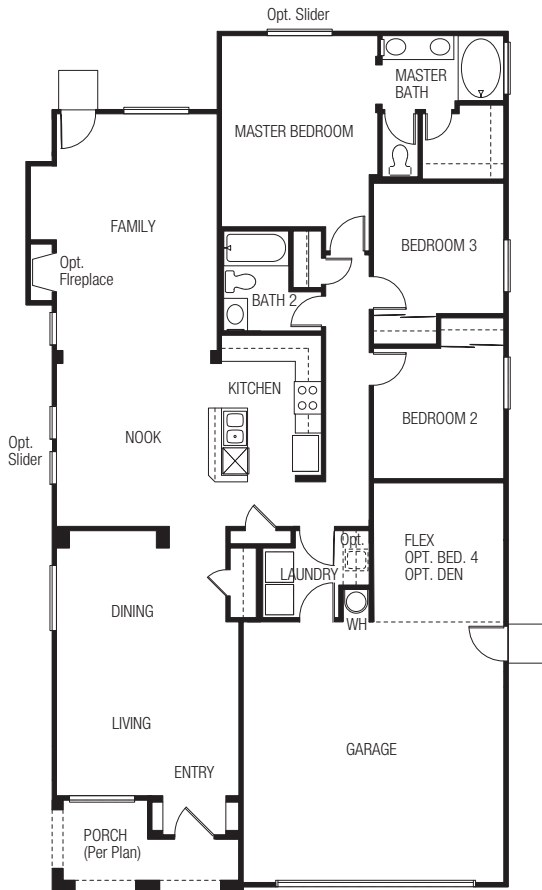
**Seville B**  
Traditional



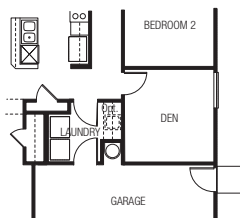
**Seville C**  
Craftsman

# Seville

1,668 - 1,779 square feet



Opt. Bedroom 4



Opt. Den



**Valencia A**  
Spanish



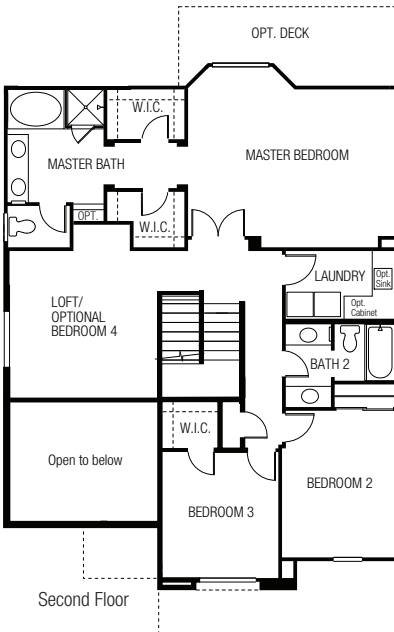
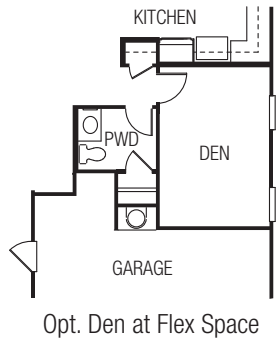
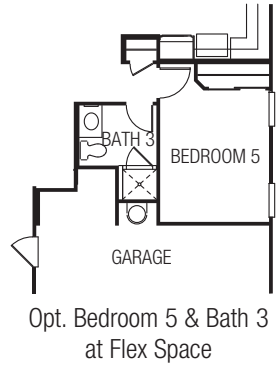
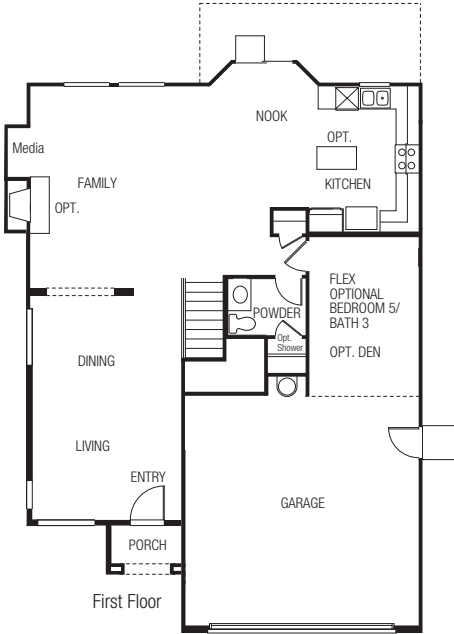
**Valencia B**  
Traditional



**Valencia C**  
Craftsman

# Valencia

2,252 - 2,396 square feet







**Barcelona A**  
Spanish



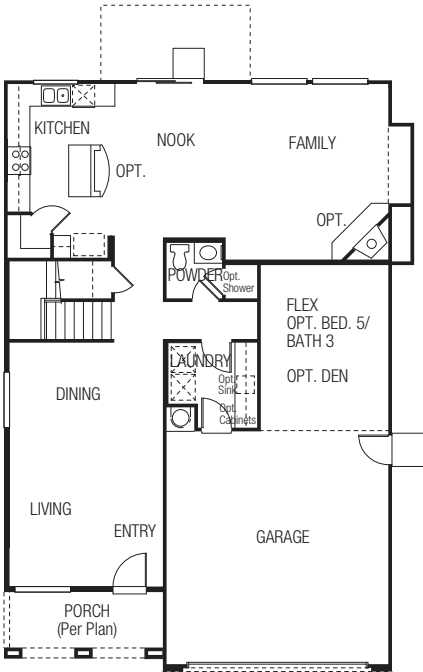
**Barcelona B**  
Traditional



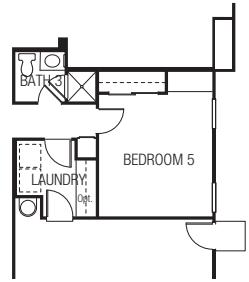
**Barcelona C**  
Craftsman

# Barcelona

2,584 - 2,762 square feet

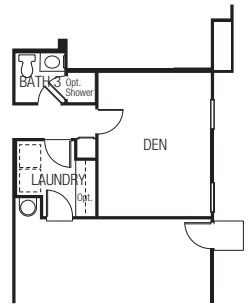
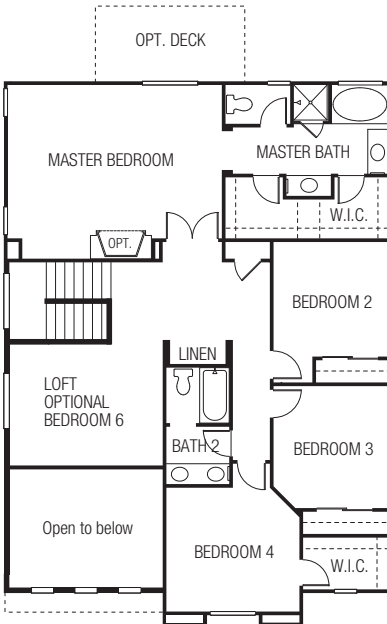


First Floor



Opt. Bedroom 5  
& Bath 3

Second Floor



Opt. Den

# Standard Features

## Exterior Features

Innovative California architectural designs featuring stucco, stone, brick or siding accents

Fire resistant concrete tile roofs with limited lifetime warranty

Metal roll-up garage door with automatic garage door opener

Gas barbeque stubout at rear of home

Weatherproof exterior electrical outlet

Front yard landscaping with automatic sprinklers and timer

Side & rear yard privacy fencing

Concrete driveways and walkways

Underground utilities

Flex Space at Garage (Select Plans)

## Kitchens

Nook Area

Quality beech cabinetry with concealed hinges, laminate interiors and adjustable shelves

Handset ceramic tile countertops with 6" backsplash

Whirlpool appliance package including:

- 30" Range
- Microwave/hood combo
- Multicycle Dishwasher

Food Waste Disposal

Double compartment sink with Delta faucet

Refrigerator Area Plumbed for Icemaker

Recessed Lighting

## Elegant Interiors

9-foot first floor ceiling heights

Volume ceilings per plan

Radius drywall corners

Interior laundry room

Fully drywalled garages

Ceramic floor tile at entry

Decorator selected wall-to-wall carpeting in living room, family room, dining room and all bedrooms

Stylish and quality vinyl flooring in kitchen, baths and laundry room

Quality beech cabinets with cultured marble countertops in all bathrooms

Chrome finish Delta faucets

Recessed ceiling lights at select locations

Media Niche (Select Plans)

Smoke detectors for added safety

## Private Master Suites

Cultured Marble countertops with His and Hers Sinks

Groutless fiberglass tub and shower for durability and easy cleaning

Delta chrome faucets

Compartmentalized Water Closet

Mirrored medicine cabinet

Full-width vanity mirrors

Walk in closets (Select plans)

## Energy Saving Advantages

Energy efficient insulation meets Title 24 requirements

Central heating

Central air conditioning

Automatic night set-back thermostat

Energy-efficient hot water heater

Insulated fiberglass front entry door with raised panels

Dual-glazed, Low E Vinyl Windows, French Doors & Sliding Glass Doors

Exterior door weather-stripping

## Optional Upgrades

Wide variety of den/bedroom opportunities (Select plans)

Wood decks  
(Select plans/homesites)

Security System

Appliance upgrade options

Wide Variety of custom flooring and countertop upgrades

Upgrade electrical packages for fans, recessed lighting, & telephone and cable TV outlets

Cabinet upgrades

Handrails and Mantels

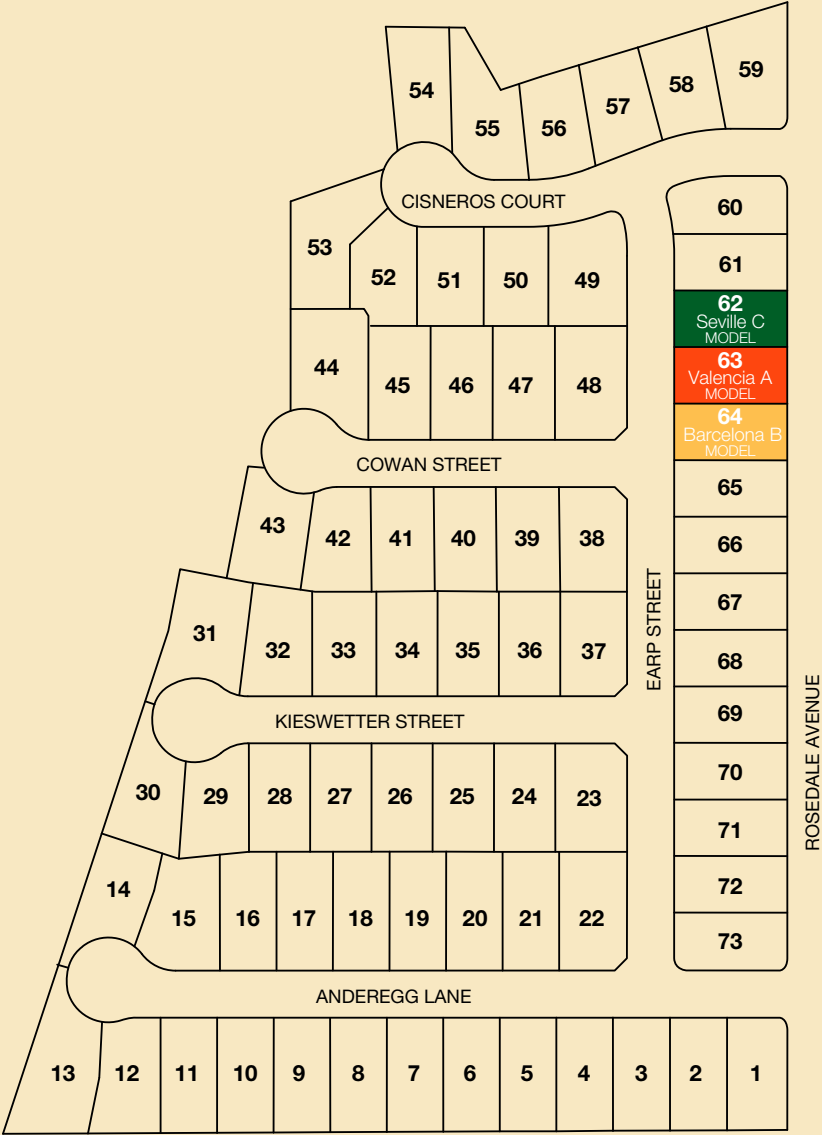
Tub/shower enclosures in secondary baths (Select plans)

Cabinetry and sink in laundry (Select plans)

Frosted Pantry Door

Master Fireplace (Select plans)

# Site Map



# Vicinity Map



## Driving Directions:

From the 215 freeway south, exit on Barton Road and travel west.  
Turn left on La Cadena Drive and right on La Loma Avenue.

## Drive Times:

- Palm Springs	45 min.
- Victoria Gardens	25 min.
- Mission Inn	15 min.
- Tyler Mall	20 min.
- Ontario Airport	20 min.
- Downtown L.A.	60 min.
- Big Bear	45 min.



## Building Communities, One Family at a Time

Quality construction, attention to detail and outstanding customer service are just a few of the reasons why homeowners have chosen a Diversified Pacific home. Diversified Pacific builds more than just houses, we build communities. This philosophy of community building is what has made a Diversified Pacific neighborhood the right place to call home for so many families throughout Southern California.

Many of the standard features in our homes are considered options by other builders. We call them Platinum Values because we believe that quality should come standard in every home we sell. The principals of Diversified Pacific are hands-on builders who oversee the step-by-step design and development process, ensuring the quality construction that sets our homes apart.

The cabinetry choices, the appliance selection and even the color of roof tile, are all based on the thoughtful consideration of the Diversified Pacific Team. Decisions that come from decades of experience in the homebuilding industry. Understanding the marketplace is only the beginning. Actively seeking out the opinions of our prior buyers and listening to their ideas has helped us continually refine our appreciation of what today's homebuyer is looking for. The Orchard Collection is the result of careful planning and listening to our customer's needs. No small detail has been overlooked, from the attractive exterior accents to the flexible options that allow each buyer to add personal touches to their home.

For The Orchard Collection at La Loma Hills, Diversified Pacific has created a unique community within a special community.

Welcome Home.

