



CARSON

LANDING

# WELCOME HOME TO CARSON LANDING

Carson Landing is an exciting, new, gated community of 2 & 3 Story Townhomes that has it all: masterplan ambiance, farmhouse-inspired architecture, and private community pool. Choose from two beautiful home styles with a variety of spacious floor plans and hand-selected finishes throughout.

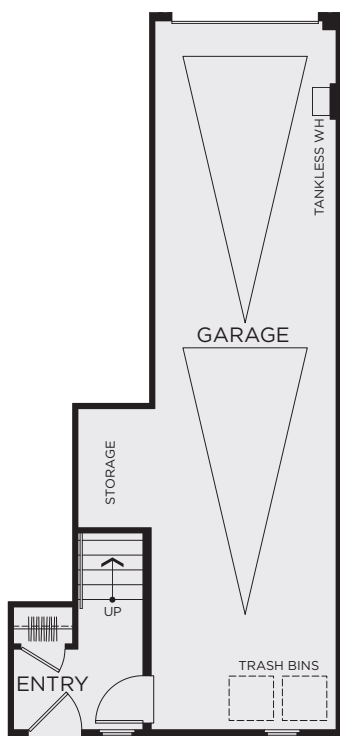


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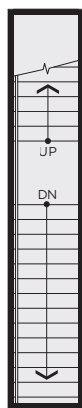
# LANDING

## PLAN 1

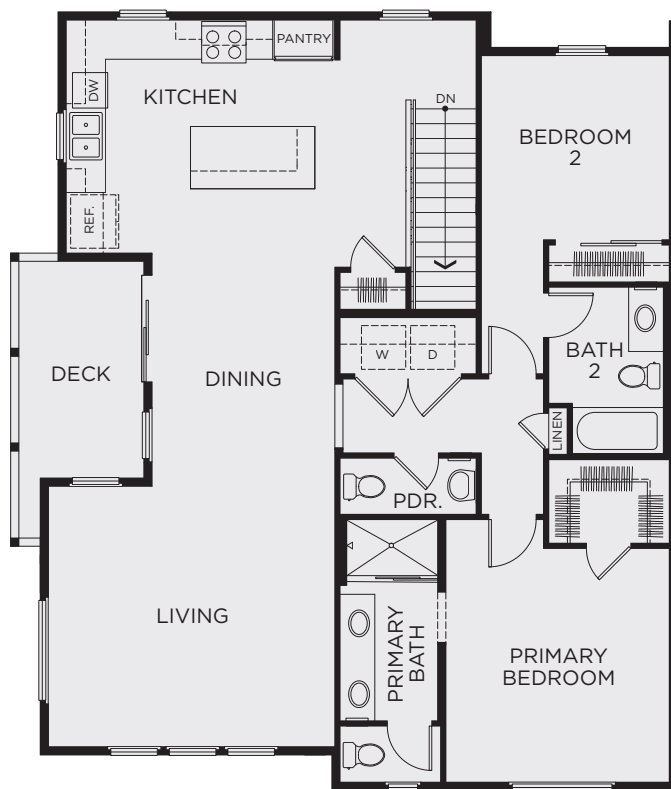
2 Bedroom, 2.5 Bath  
Approx. 1,425 Sq. Ft. Flat



FIRST FLOOR



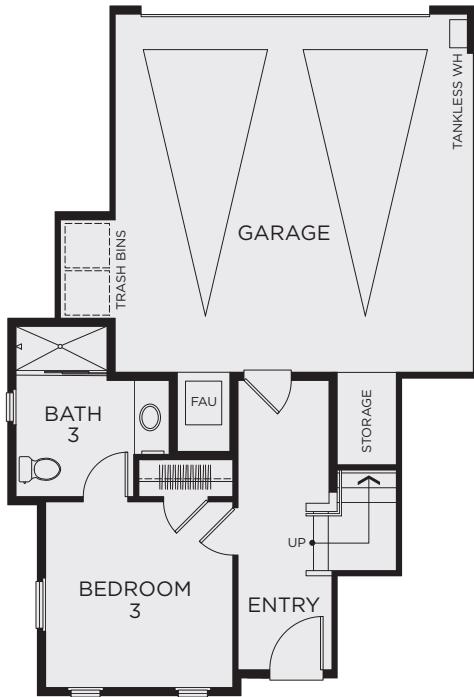
SECOND FLOOR



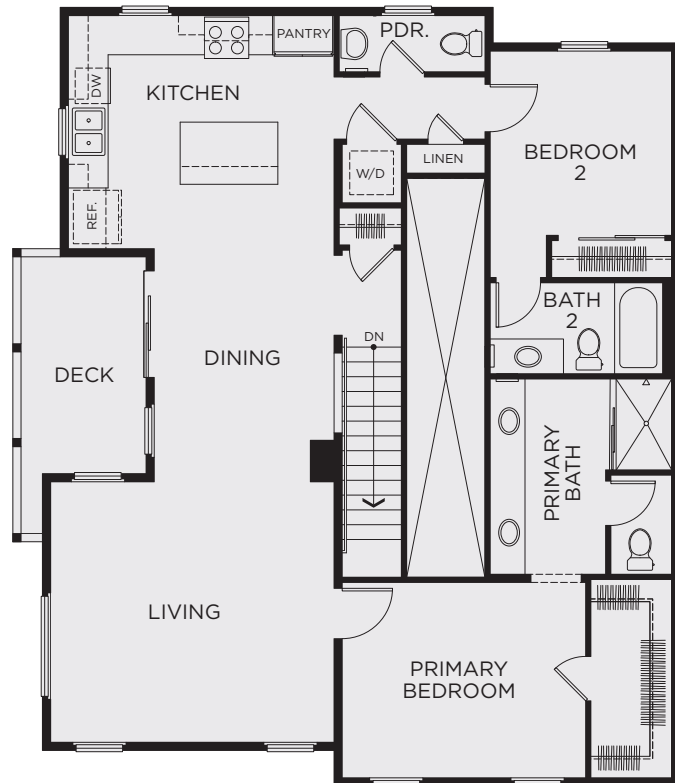
THIRD FLOOR

## PLAN 2

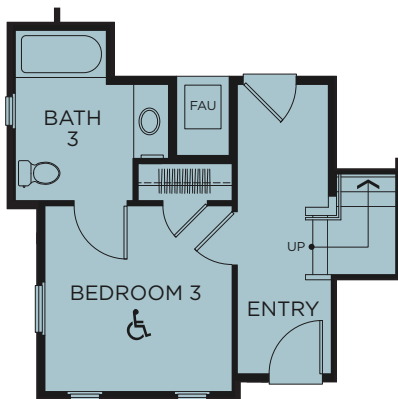
3 Bedroom, 3.5 Bath  
Approx. 1,538 Sq. Ft.



FIRST FLOOR



SECOND FLOOR



AT LOT 62

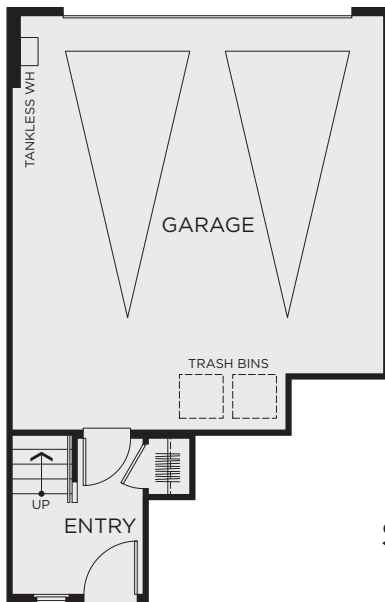


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# LANDING

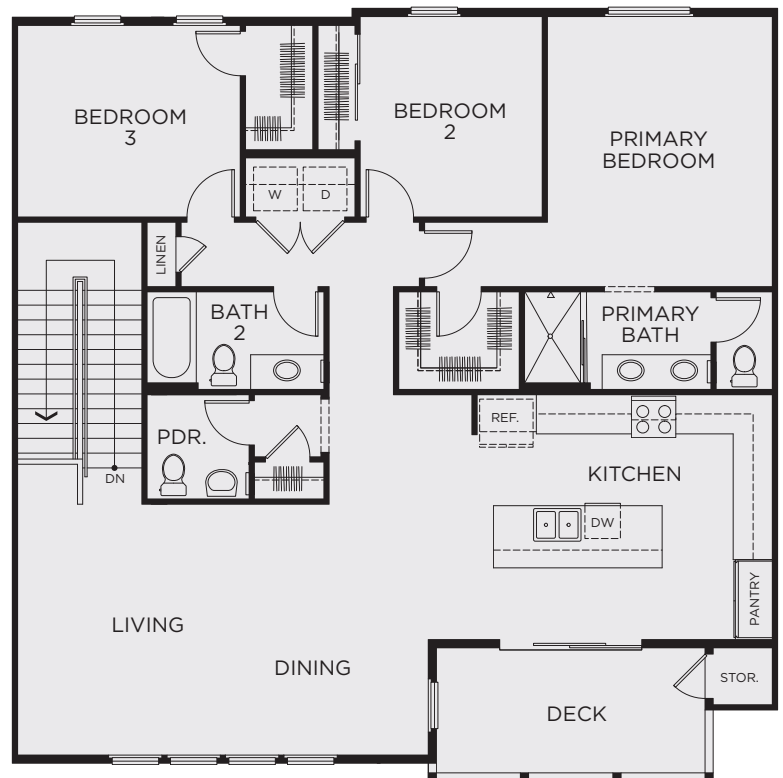
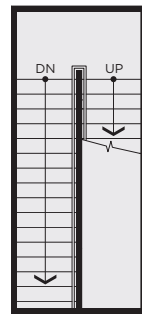
## PLAN 3

3 Bedroom, 2.5 Bath  
Approx. 1,720 Sq. Ft. Flat



FIRST FLOOR

SECOND FLOOR



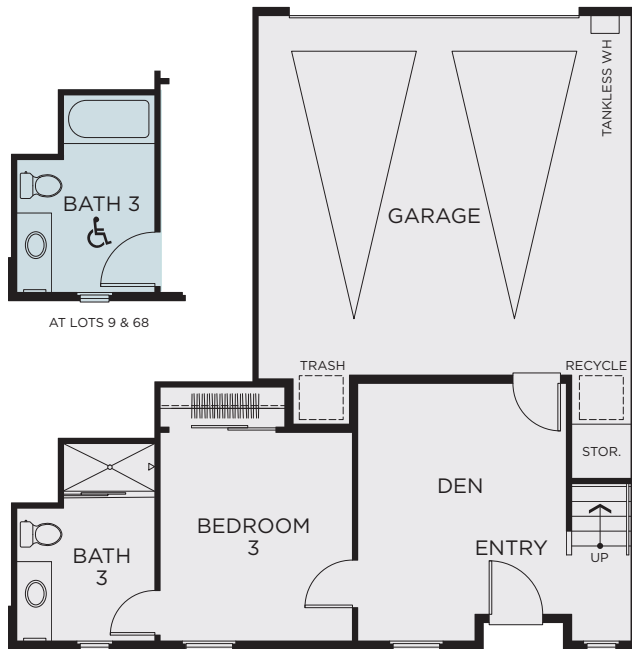
THIRD FLOOR

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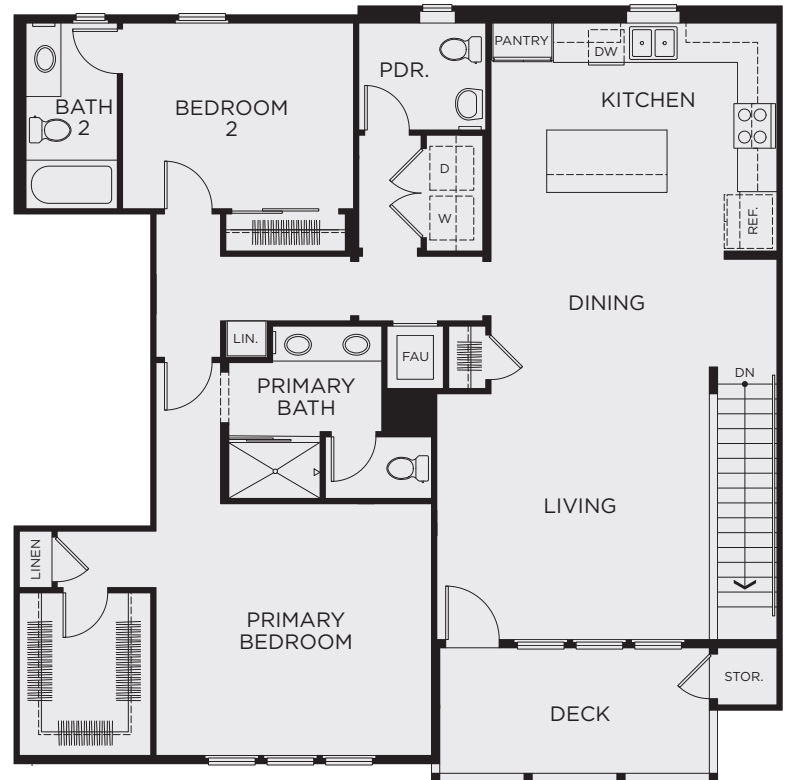
# LANDING

## PLAN 4R

3 Bedroom, 3.5 Bath  
Approx. 1,901 Sq. Ft.



FIRST FLOOR



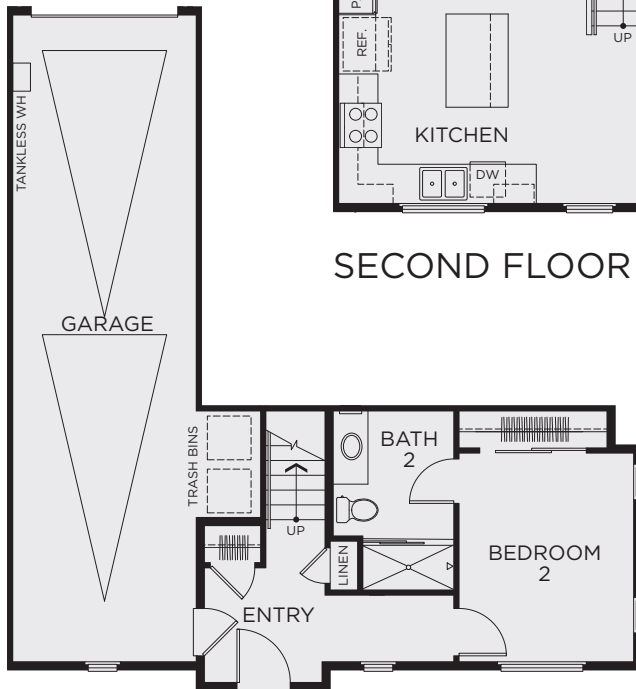
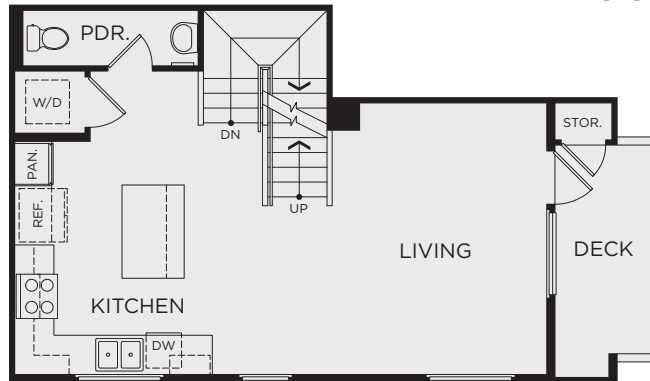
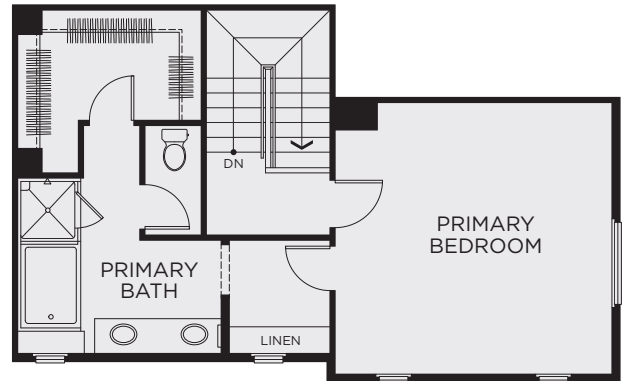
SECOND FLOOR

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# LANDING

## PLAN 5R

2 Bedroom, 2.5 Bath  
Approx. 1,414 Sq. Ft.

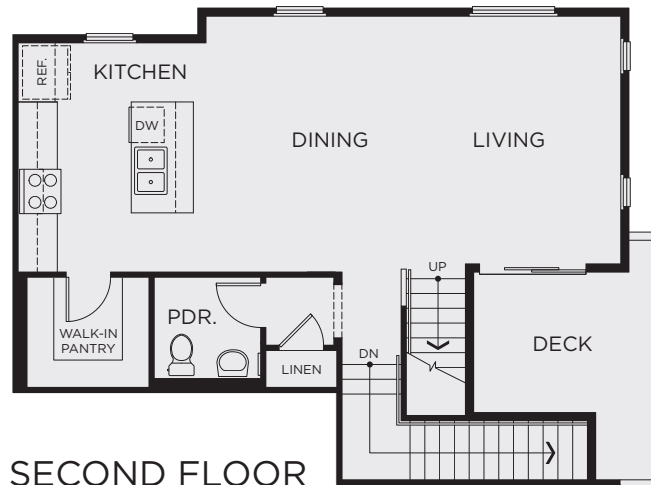


## PLAN 6R

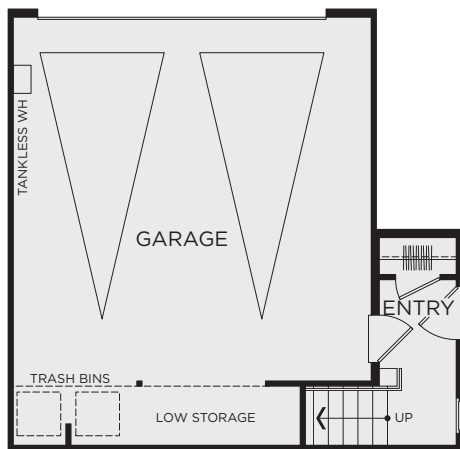
3 Bedroom, 2.5 Bath  
Approx. 1,520 Sq. Ft.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

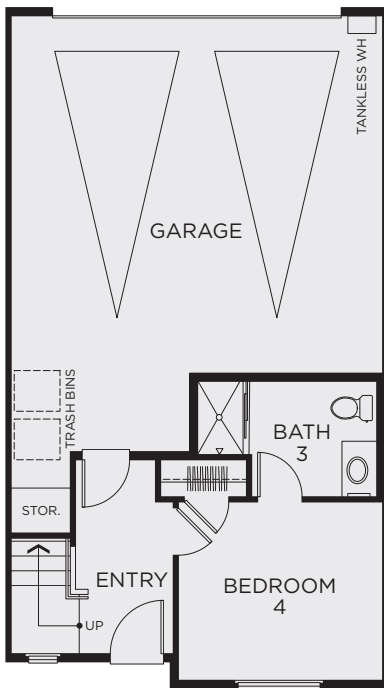


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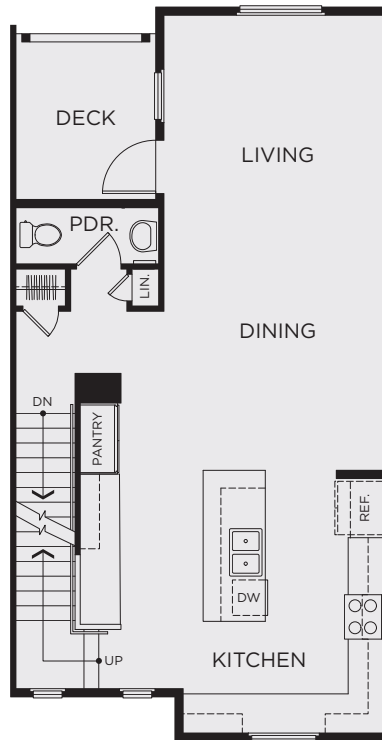
# LANDING

## PLAN 7R

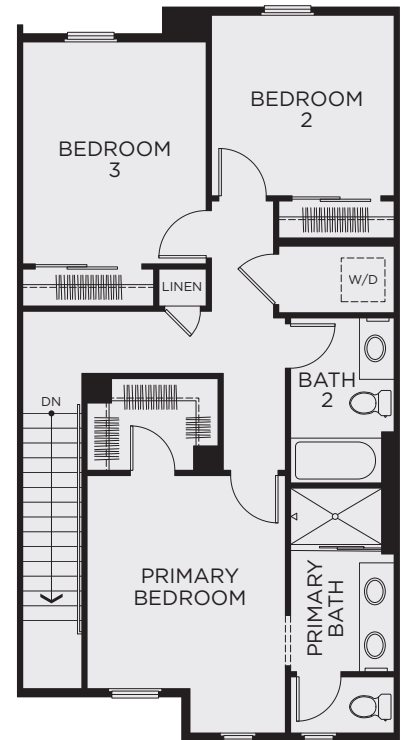
4 Bedroom, 3.5 Bath  
Approx. 1,801 Sq. Ft.



FIRST FLOOR



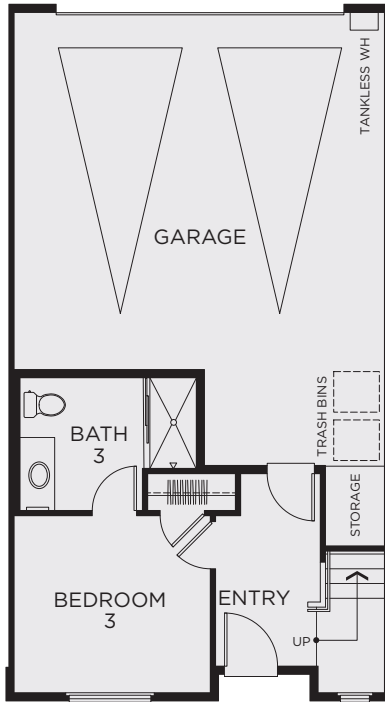
SECOND FLOOR



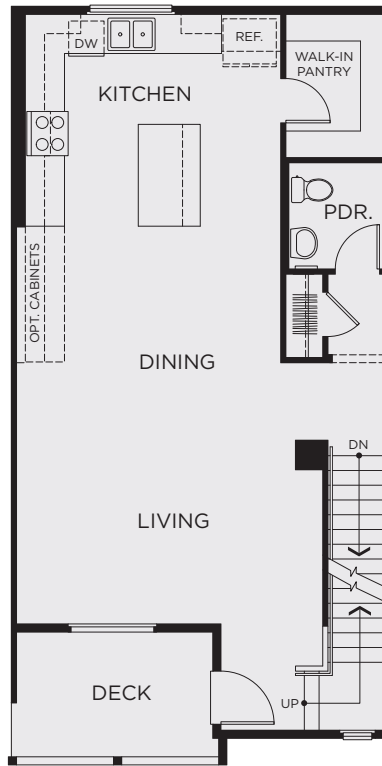
THIRD FLOOR

## PLAN 8R

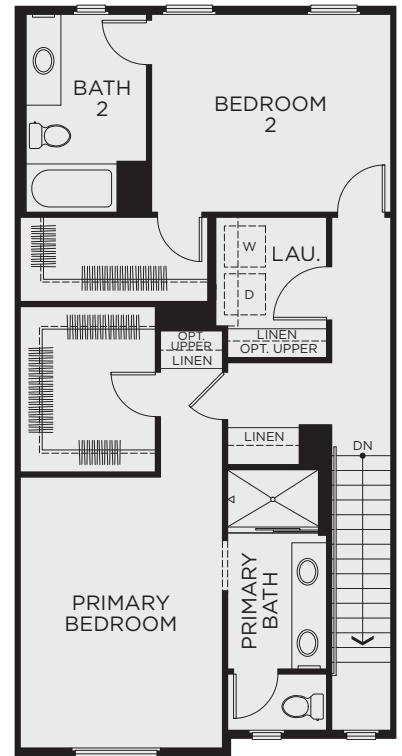
3 Bedroom, 3.5 Bath  
Approx. 1,907 Sq. Ft.



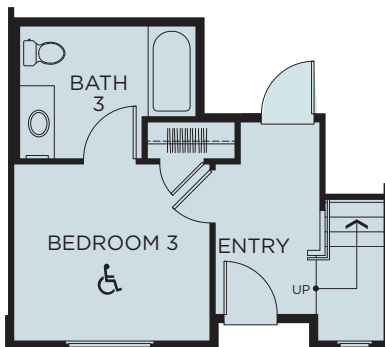
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



AT LOTS 22, 24, 36, 38, 50, 52, 57, 59,  
91, 93, 98, 117, 124, 167 & 173

### Exceptional Interiors

- Designer carpet and selected ceramic 18" x 18" tile
- Smooth two-panel interior doors
- Rounded wall corners and lightly textured walls and ceilings
- Kwikset® lever handle door hardware throughout
- Low voltage RG6 cable and CAT5 voice/data wiring for state-of-the-art communication and networking
- Dal One Quartz® countertops with 4" splash at secondary baths
- Fiberglass subway tile surroundings in all bathrooms
- Designer selected Moen® plumbing fixtures
- Truss Joist® floor system for increased strength and noise reduction

### Energy Efficiency

- Auto shut-off motion sensors in all baths, laundry and garage
- Rheem® space saving tankless water heater
- 16 SEER gas forced-air heating with MERV 8 filters
- Central heating and air conditioning with programmable, night setback, digital thermostat
- Automatic fire sprinklers throughout
- Dual glazed white vinyl windows with low-e glass \*\*Milgard Windows
- Highly water efficient toilets
- Low VOC interior paint
- Water efficient plumbing
- Future conduit for solar
- Future conduit for electrical vehicle charging station
- Wayne Dalton® insulated garage doors
- LED surface-mount lighting throughout

### Spacious Gourmet Kitchens

- Samsung® freestanding, self-cleaning, 30" gas range
- Samsung® built in microwave/hood combination
- Samsung® stainless steel dishwasher
- Dal One Quartz® countertops with 6" backsplash and full splash at range
- Kitchen Island
- Single compartment stainless steel sink with Moen® pullout spray faucet
- White Thermofoil shaker style cabinetry with concealed hinges, adjustable shelves and brushed nickel bar pulls
- Pre-plumbed for ice/water at refrigerator space

### Inspired Primary Suites

- Spacious walk-in closets
- Ceiling fan junction box
- Dal One Quartz® countertop with 4" splash and dual sinks
- 3-wall composite, subway tile shower with seats
- Clear glass shower enclosure
- Moen® Faucets
- Primary baths with separate elongated commodes

### Refined Exteriors

- Impressive contemporary architecture with accents
- Architecturally complementary CertainTeed Composition Shingles
- Sand finish exterior stucco
- Finished two-car garage with insulated roll-up door and automatic garage door opener
- Rain gutters and down spouts per elevation
- Large covered decks

### Community Features

- Gated Community
- Pool and Spa with fire pit
- Recreation Center
- BBQ area
- Tot Lot
- Dog Park

### Smart Home

- Honeywell Lyric™ T6 Smart Thermostat
- Ring™ Video Doorbell Pro
- LiftMaster® garage door opener with Wi-Fi
- Brilliant™ All-In-One Smart Home Control with 2-Switch Panel
- Pre-wire for whole home Wi-Fi
- White glove installation/configuration appointment with homebuyer

#### OPTIONAL ITEMS:

- Home Wi-Fi system (wired with standard pre-wire)
- Kwikset® Halo™ Wi-Fi enabled door locks
- Additional Brilliant™ components
- Sonos® sound systems

### Personalized Enhancements

Carson Landing offers many opportunities to personalize your home with a variety of options and upgrades. Please consult a New Homes Sales Counselor for details.



Building Together for the Next Generation

A family-owned and operated homebuilder and community developer, Brandywine Homes is proud to celebrate over 25 years of developing land and providing quality homes for Southern Californians. We pride ourselves on attracting and retaining the industry's most talented and dedicated employees whose expertise reflects that of our principals.

Our broad capabilities can be seen in the wide variety of housing we have successfully developed — from inspired townhome collections to luxurious, single family homes to semi-custom, estate-sized homes. We offer the diversity necessary to build homes in communities throughout Southern California, from new suburban developments to urban infill locations.

At the foundation of every Brandywine home is our utmost dedication to excellence. A recognized leader in challenging infill projects, Brandywine continues to revitalize a number of Southern California's oldest and most established towns, rich in history. We build homes that respect and complement the heritage, values and architectural integrity of existing neighborhoods and the people who live there — while also making a positive contribution to the community.



Call 424-323-3889 [LiveCarsonLanding.com](https://LiveCarsonLanding.com)

[carsonlanding@brandywine-homes.com](mailto:carsonlanding@brandywine-homes.com) 1309 E. Victoria St., Carson, CA 90746



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