



SADDLEBACK  
PLACE



# Elevated Living.

## ENDLESS DISCOVERIES.

Around here, enjoying the everyday comes naturally. Situated amidst the scenic hills of picturesque Mission Viejo, life at Saddleback Place is laidback, yet filled with endless things to discover.

Just minutes away from premier shopping, dining, outdoor recreational venues and excellent schools, Saddleback Place offers the perfect balance of calming hillside nature and sought-after neighborhood amenities. Its prime location makes it easy to take a morning hike or bike ride in the nearby foothills, pack a picnic lunch at Lake Mission Viejo, or plan a night out at neighboring Irvine Spectrum. But you don't have to leave the comfort of home to enjoy a host of built-in community perks, including pooch-friendly paseos, a tot lot for growing runners and climbers, plus a sparkling pool, spa, cabanas and barbeque area to soak up that SoCal sunshine.

Flats & Towns – a signature collection of eight modern floor plans at Saddleback Place – allows you to choose from single, two- and three-story options ranging from approximately 883 to 1,952 square feet with up to 3 bedrooms and 3.5 baths. And, thoughtfully designed flex spaces easily adapt to your needs, whether it's a home office or gym. Beautiful Spanish architecture, both inside and out, is a modern nod to Mission Viejo's historical roots. Take in some of South Orange County's most striking views from your expansive windows while basking in the feeling of openness that comes with dramatic, double-height vaulted ceilings.

Saddleback Place: Elevated living. Endless discoveries.



# Site Map



SADDLEBACK  
PLACE



## FLATS & TOWNS

PLAN	SQ. FT.	BED
1	883	1
2	874	1
2X	981	1
3	1,217	1
4	1,581	3
5	1,672	2
6	1,694	3
7	1,952	3

## PHASES

- M Models
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8 / Build Out

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TRUMARK HOMES



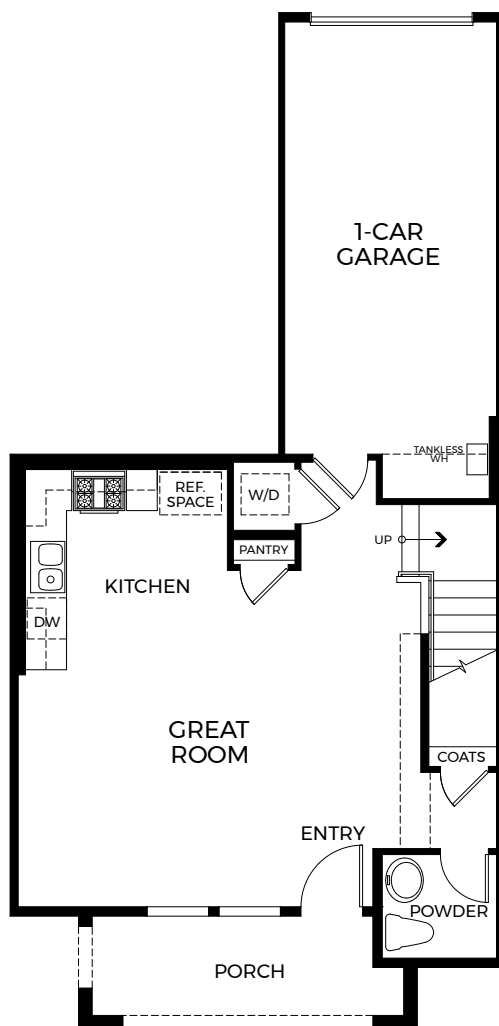
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# Plan 1

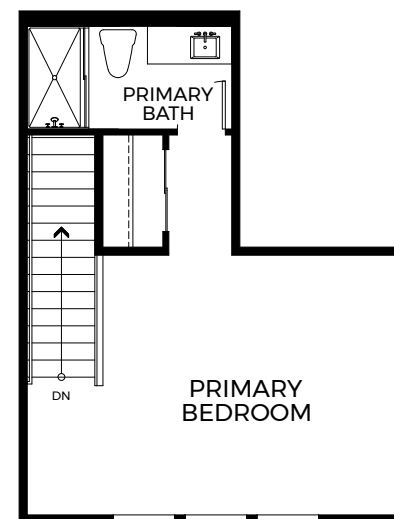
Approx. 883 Sq. Ft.  
1 Bedroom  
1.5 Bathrooms  
1-Car Garage



SADDLEBACK  
PLACE



FIRST FLOOR



SECOND FLOOR

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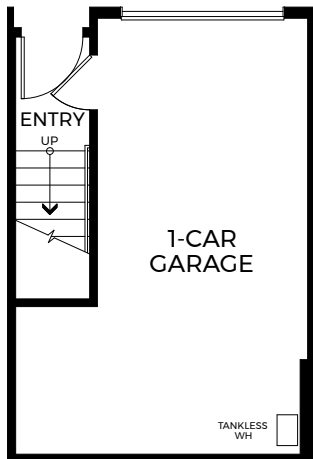


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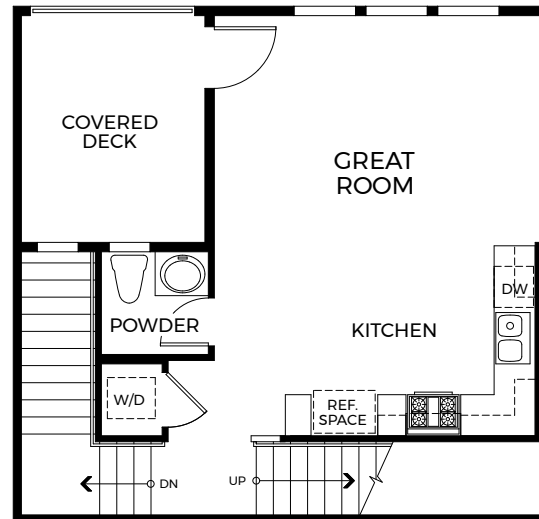


# Plan 2

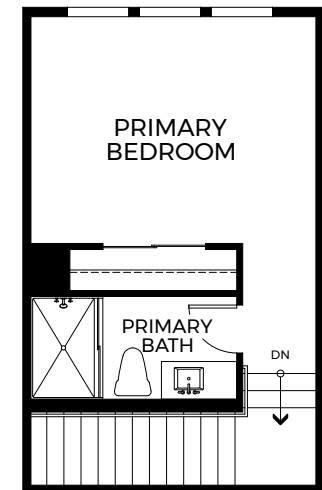
Approx. 874 Sq. Ft.  
1 Bedroom  
1.5 Bathrooms  
1-Car Garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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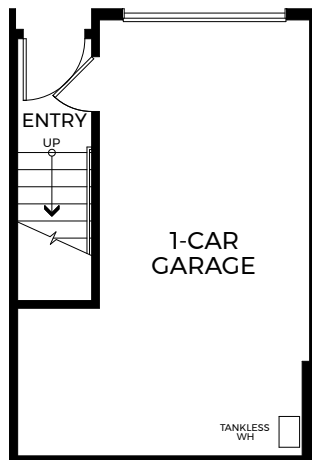
TRUMARK HOMES



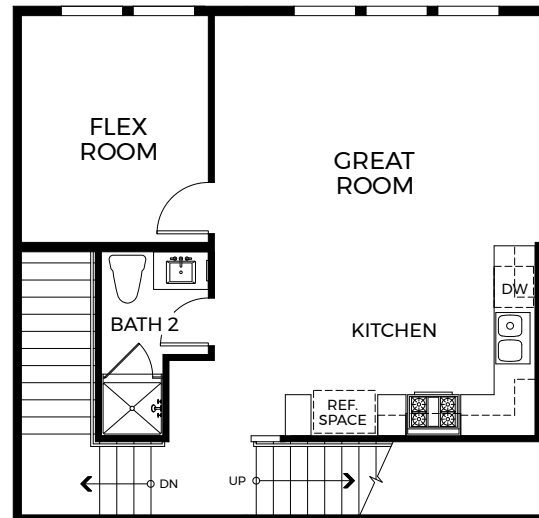
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# Plan 2x

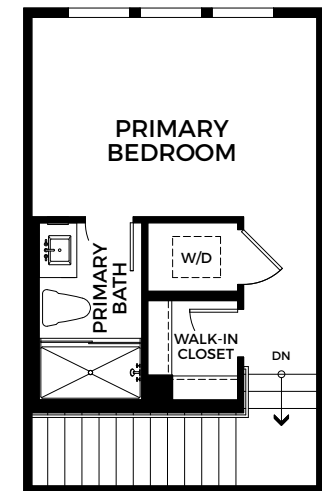
Approx. 981 Sq. Ft.  
1 Bedroom  
+ Flex Room  
2 Bathrooms  
1-Car Garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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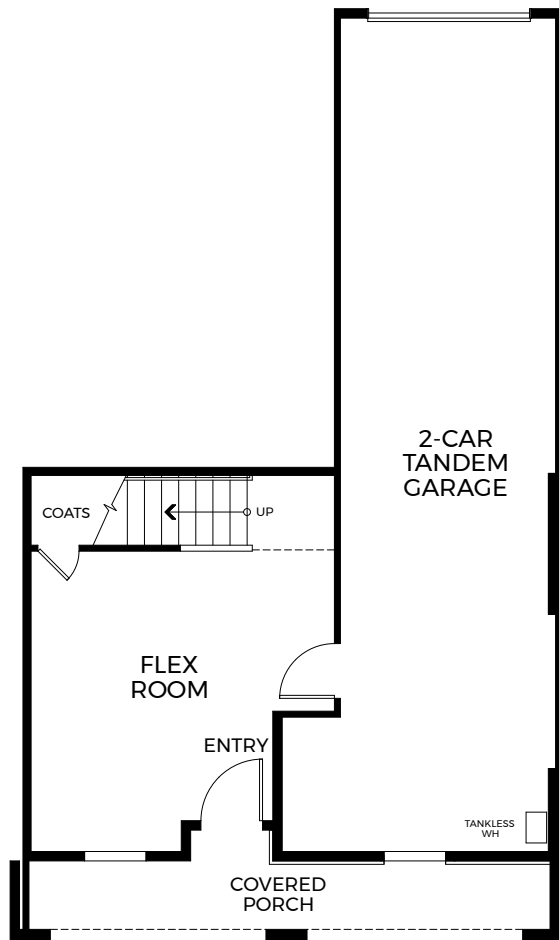


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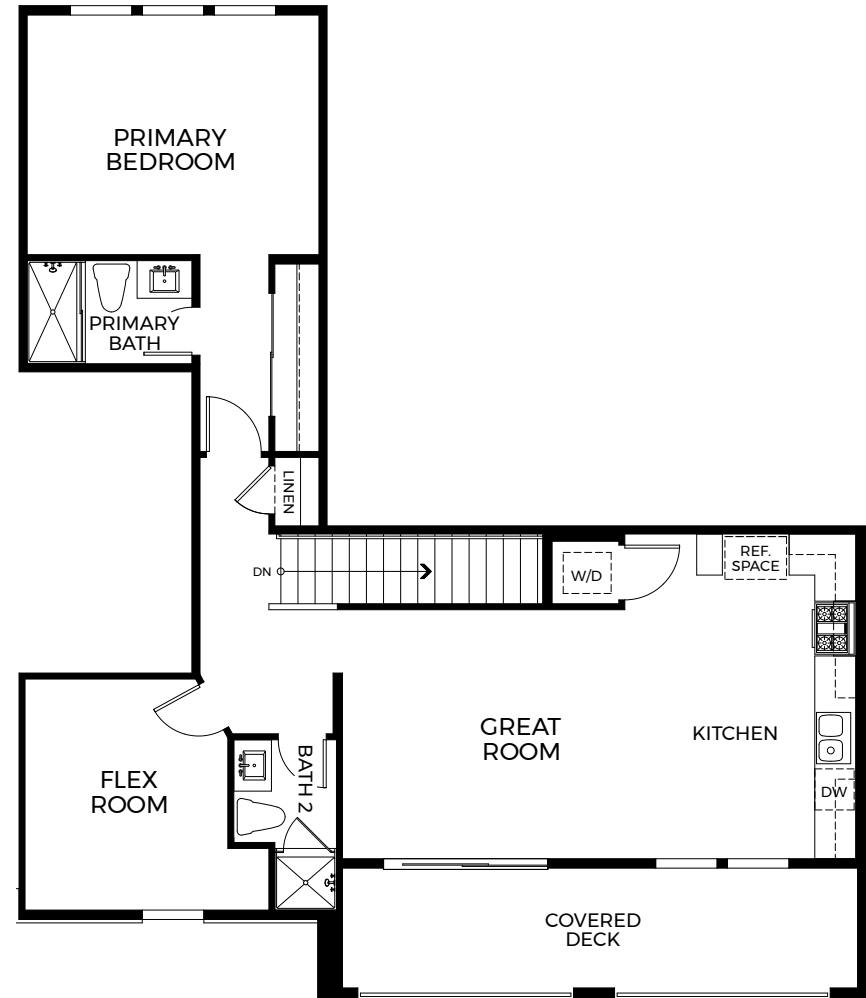


# Plan 3

Approx. 1,217 Sq. Ft.  
1 Bedroom  
+ 2 Flex Rooms  
2 Bathrooms  
2-Car Tandem Garage



FIRST FLOOR



SECOND FLOOR

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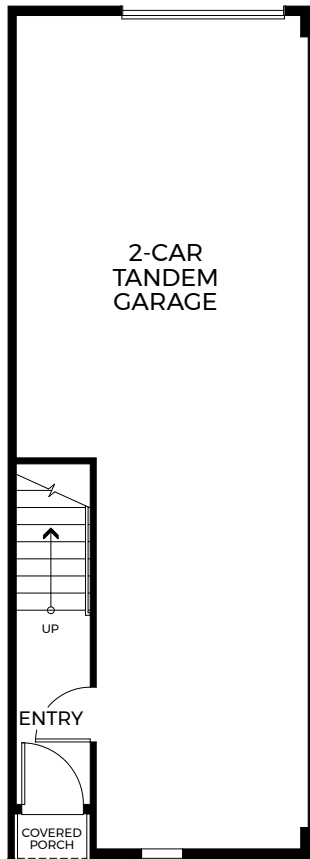
TRUMARK HOMES



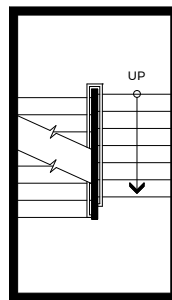
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# Plan 4

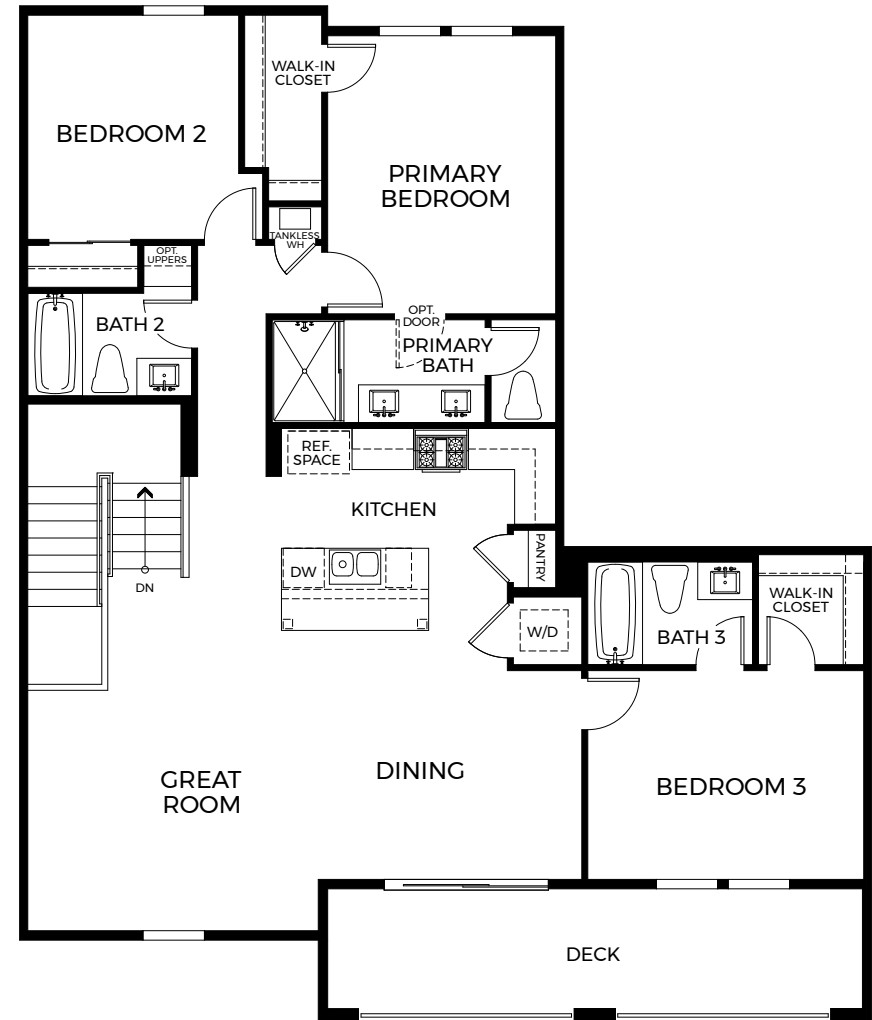
Approx. 1,581 Sq. Ft.  
3 Bedrooms  
3 Bathrooms  
2-Car Tandem Garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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TRUMARK HOMES

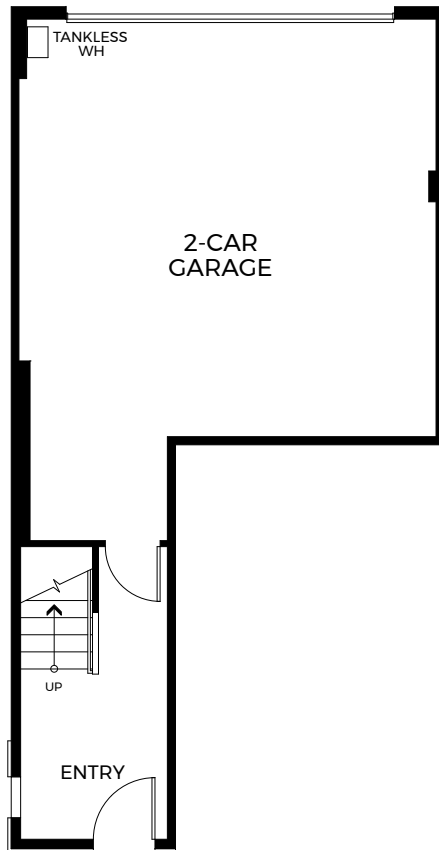


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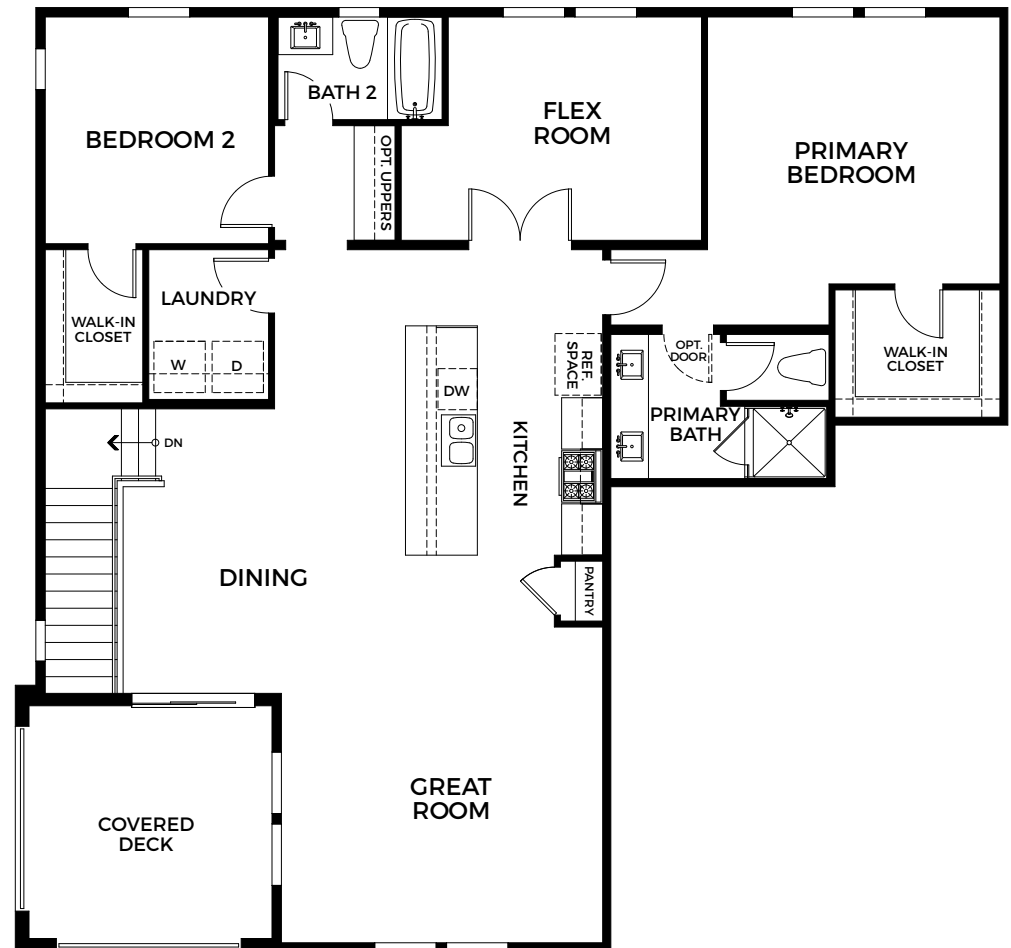


# Plan 5

Approx. 1,672 Sq. Ft.  
2 Bedrooms  
+ Flex Room  
2 Bathrooms  
2-Car Garage



FIRST FLOOR



SECOND FLOOR

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TRUMARK HOMES



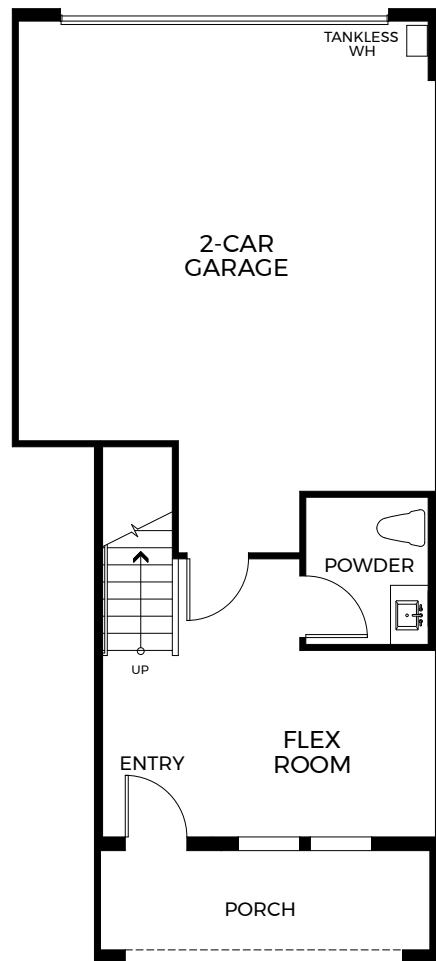
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# Plan 6

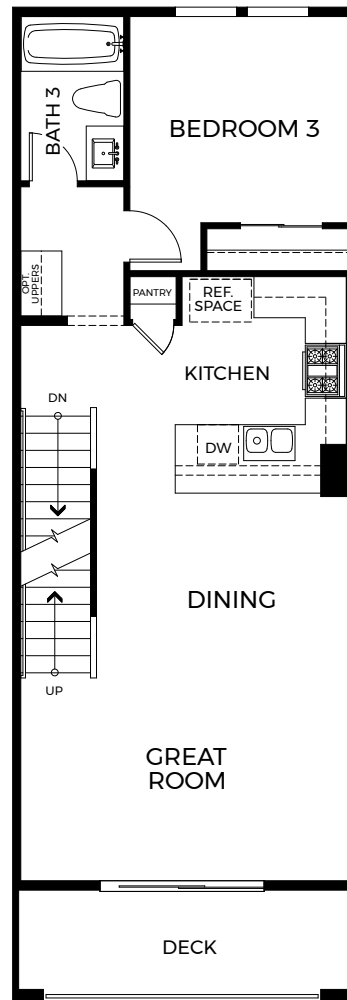
Approx. 1,694 Sq. Ft.  
3 Bedrooms  
+ Flex Room  
3.5 Bathrooms  
2-Car Garage



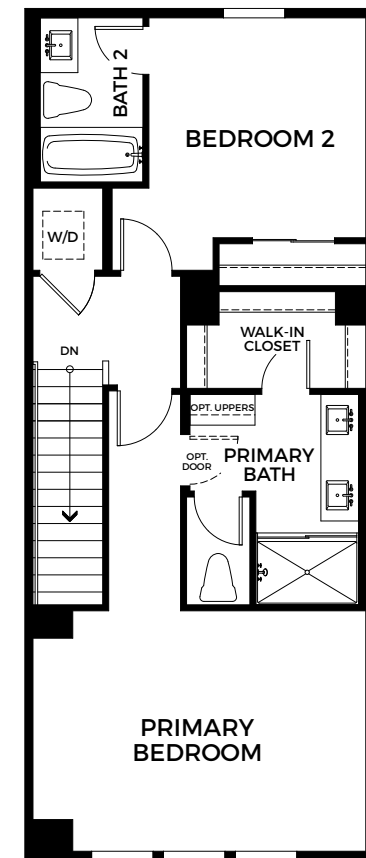
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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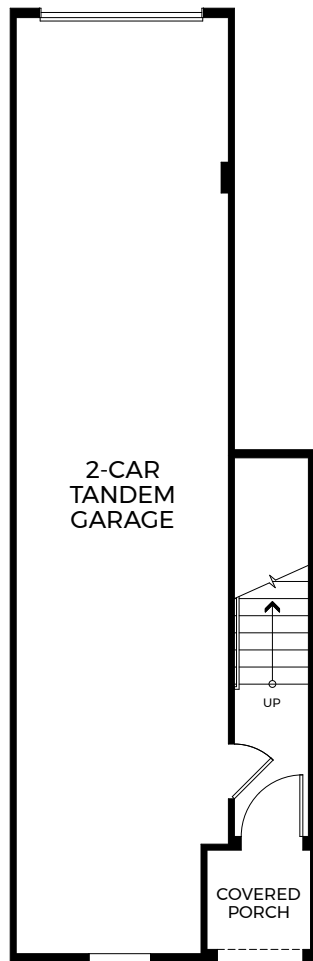


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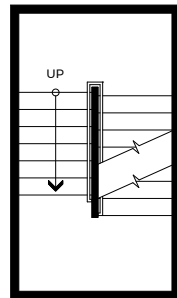


# Plan 7

Approx. 1,952 Sq. Ft.  
3 Bedrooms  
2 Bathrooms  
2-Car Tandem Garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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Mission Viejo, CA





# SADDLEBACK PLACE

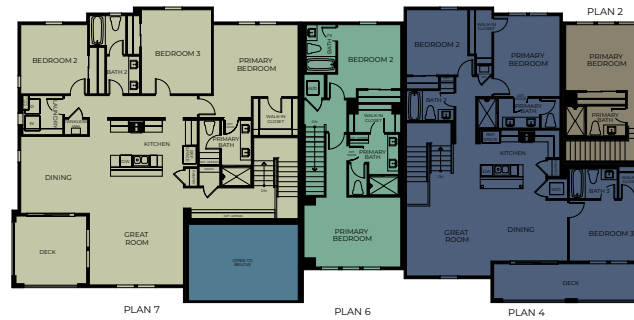


# 7-PLEX

## Buildings 4 & 5



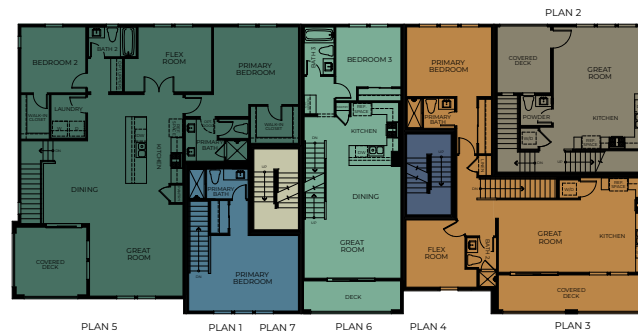
THIRD LEVEL



### FLATS & TOWNS

PLAN	SQ. FT.	BED
1	883	1
2	874	1
2X	981	1
3	1,217	1
4	1,581	3
5	1,672	2
6	1,694	3
7	1,952	3

SECOND LEVEL



FIRST LEVEL



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# 7-PLEX

## Buildings 3 & 7



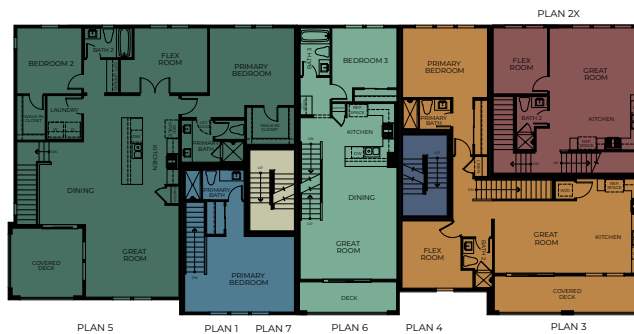
THIRD LEVEL



### FLATS & TOWNS

PLAN	SQ. FT.	BED
1	883	1
2	874	1
2X	981	1
3	1,217	1
4	1,581	3
5	1,672	2
6	1,694	3
7	1,952	3

SECOND LEVEL



FIRST LEVEL



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# 10-PLEX

Buildings 1, 9 & 10



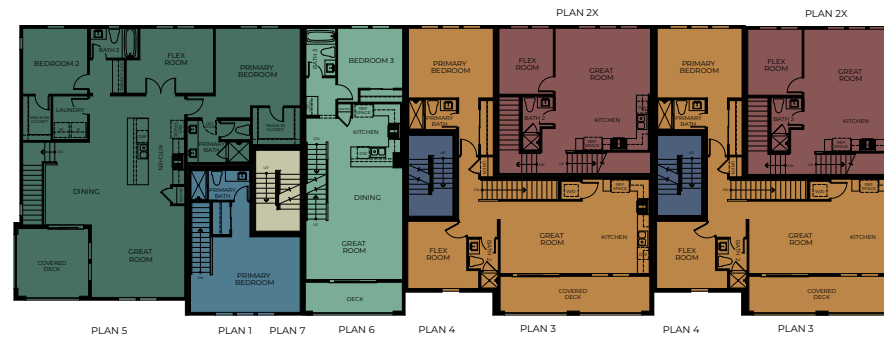
THIRD LEVEL



## FLATS & TOWNS

PLAN	SQ. FT.	BED
1	883	1
2	874	1
2X	981	1
3	1,217	1
4	1,581	3
5	1,672	2
6	1,694	3
7	1,952	3

SECOND LEVEL



FIRST LEVEL



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# 11-PLEX

## Buildings 2 & 8



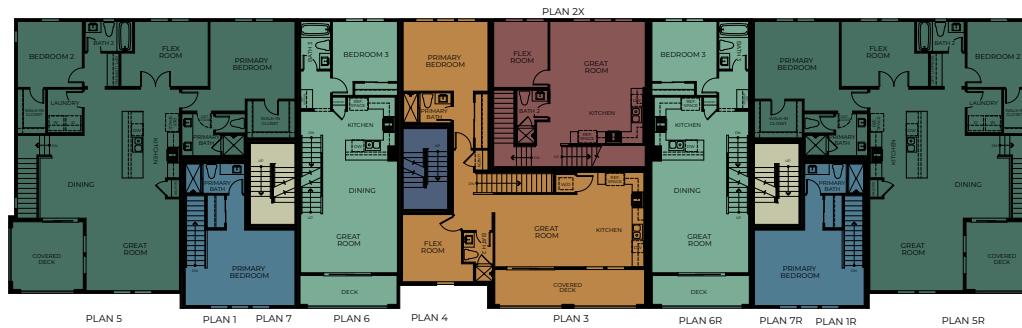
THIRD LEVEL



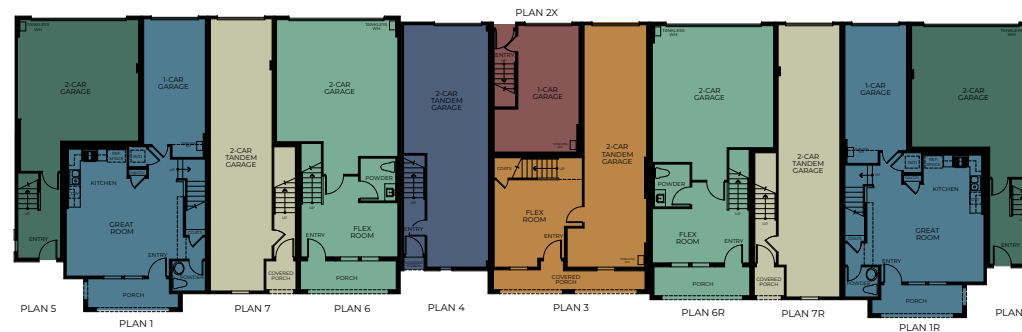
### FLATS & TOWNS

PLAN	SQ. FT.	BED
1	883	1
2	874	1
2X	981	1
3	1,217	1
4	1,581	3
5	1,672	2
6	1,694	3
7	1,952	3

SECOND LEVEL



FIRST LEVEL



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# 11-PLEX

## Building 6



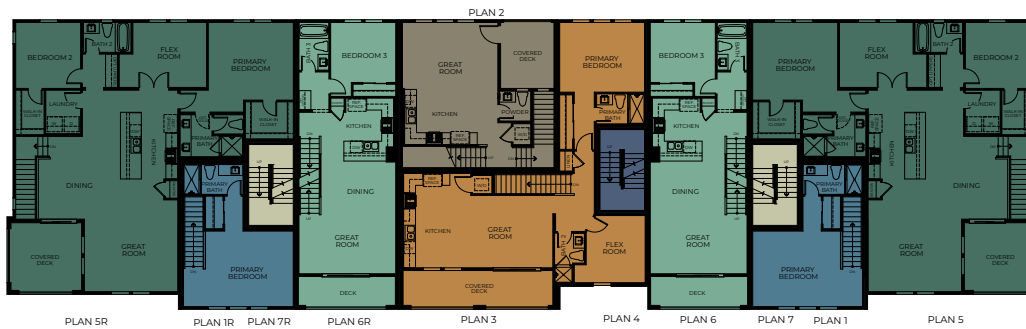
THIRD LEVEL



### FLATS & TOWNS

PLAN	SQ. FT.	BED
1	883	1
2	874	1
2X	981	1
3	1,217	1
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5	1,672	2
6	1,694	3
7	1,952	3

SECOND LEVEL



FIRST LEVEL



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SADDLEBACK  
PLACE

#### How many homes will be built?

Saddleback Place will consist of 91 2- & 3-Story Flats & Towns with 8 floor plans. This collection offers a variety of home options from approximately 883 to 1,952 square feet.

#### What are the homeowners' association dues?

All Saddleback Place homeowners will be members of a Homeowner's Association (HOA). While the current budget is still under review by the DRE (Department of Real Estate), we anticipate the HOA dues to be approximately \$333/month at the complete buildout of the community. All Saddleback Place Homeowners will be individually responsible for all services to their residence, including but not limited to: trash, recycling, water/sewer, gas, electric, cable/satellite TV, Internet, telephone, etc.

#### What is the approximate tax rate for Saddleback Place?

The ad valorem tax rate for 2021-2022 is approximately 1.02%; in addition, Saddleback Place homes are subject to additional special taxes and assessments at approximately \$25/year at buildout.

#### Does Saddleback Place have a preferred lender? How do I pre-qualify?

Yes. All interested homebuyers are required to obtain pre-qualification approval through one of Saddleback Place's preferred lenders – Wells Fargo (Charlie Chu), Homebridge Financial Services (Laurie Peterson), U.S. Bank (Jessica Caro) or loanDepot (Tiffany Rogodino). Buyers who utilize Saddleback Place's preferred lender for their loan may receive a credit at closing that can be used toward closing costs and/or optional upgrades. Pre-qualification with Saddleback Place's preferred lender is required in order to participate in an upcoming sales release. Purchase priority is based on order of pre-qualification completion.

#### How much is the initial deposit to purchase a home at Saddleback Place?

A deposit equal to 3% of the purchase price is required at the time of purchase.

#### Are there any additional deposits required?

Yes. Most optional upgrades require an additional deposit. Flooring, cabinets, countertops, electrical, appliances and other optional design center upgrades require a 50% deposit at the time of ordering.

#### What are the designated neighborhood schools?

Saddleback Place's schools are located within the Saddleback Valley Unified School District and are subject to change. Please contact the district office.

Del Lago  
Elementary School  
(Grades K-6)  
27181 Entidad  
Mission Viejo, CA 92691

La Paz  
Intermediate School  
(Grades 7-8)  
25151 Pradera Dr.  
Mission Viejo, CA 92691

Trabuco Hills  
High School  
(Grades 9-12)  
27501 Mustang Run  
Mission Viejo, CA 92691

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# Features



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PLACE

## Impressive Interiors

- Welcoming 12 x 12 ceramic tile at Entry (in choice of four colors)
- White Thermofoil shaker cabinets with chrome bar pulls throughout
- Quality Mohawk® carpet in multiple color choices in Living Room, Bedrooms and Hallway
- Sherwin Williams designer paint throughout

## Culinary Kitchens

- Premium Stainless Steel kitchen appliances:
  - Samsung Freestanding Gas Range
  - Samsung Over-the Range Microwave/Hood
  - Samsung Dishwasher with Integrated Digital Touch Controls
- Quartz countertops (white or grey) with 6" backsplash and full height at range
- Sonetto Stainless Steel undermount single-bowl sink with Moen® Arbor High-Arc Single-Handle Pulldown faucet in chrome

## Luxurious Primary Suites

- Enhancing 48" mirror with beveled edges
- 3" x 6" stagger ceramic tile at shower in Arctic White
- Moen® faucets and tub/shower fixtures, chrome-framed shower enclosure in Primary Bathroom

## Functional Bathrooms

- Distinctive Kohler® undermount sinks in Primary and Secondary Baths
- 48" mirror with beveled edges in Secondary Bath and Powder Bath
- Moen® faucets and shower fixtures

## Additional Included Features

- Ample pre-wiring throughout
  - Robust Wi-Fi homes with EERO Wi-Fi booster, three per plan
  - Flat Screen TV wiring with recessed electrical outlets in Great Room and Primary Bedroom
- Conduit in Garage for future Electric Vehicle Charger
- Kwikset Smartlock exterior door hardware with Wi-Fi keypad
- Tankless Water Heater with recirculating pump with wireless push buttons
- Insulated steel garage door and LiftMaster door opener
- Low-E glass, vinyl, windows throughout
- USB receptacle: one in the Kitchen and one in the Primary Bedroom

## Community Amenities

- |           |                 |             |
|-----------|-----------------|-------------|
| • Pool    | • Barbeques     | • Bike Rack |
| • Spa     | • & Dining Area | • Paseos    |
| • Cabanas | • Tot Lot       |             |

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A PLACE TO  
GATHER

A PLACE TO  
DREAM

A PLACE TO  
CALL HOME

Founded in 1988 by Michael Maples and Gregg Nelson, the **Trumark Group of Companies** is a multidisciplinary real estate developer with expertise in homebuilding, land acquisition, entitlements, master-planned community development, office and retail. Focused on award-winning design and flawless execution, Trumark has entitled over 5,000 residential lots and ranks as one of the top private builders in the nation.

In 2008 Trumark formally launched **Trumark Homes**, a visionary, next-generation homebuilder specializing in new residential development throughout California. With an emphasis on building homes with memorable architecture in thriving locations, the company has been nationally recognized for excellence in design, receiving esteemed awards across multiple new home communities. Innovative, distinctive and true to its vision, **Trumark Homes** adds value with each new home community it creates, offering residents a place together, a place to dream and a place to call home.



charity: water

LIVE  
WELL



Trumark Homes is dedicated to creating communities that foster an enthusiasm to connect, the strength to aspire and the compassion to give back. And that's why we choose to partner with charity: water, a non-profit organization bringing fresh, clean drinking water to people in developing nations.

Clean water is the most essential resource on the planet, yet for hundreds of millions of the world's population, it is the rarest. After witnessing first hand the immense need for potable water in African villages, Trumark co-founders Michael Maples and Gregg Nelson were determined to do their part to help end the water crisis in the most disadvantaged areas of the world.

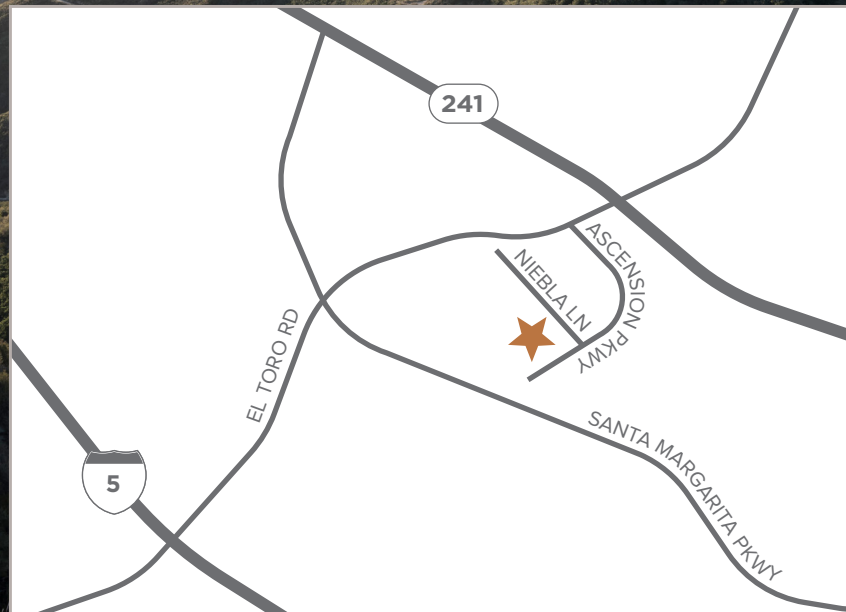
Through our partnership with charity: water, Trumark has committed, for approximately every 50 homes we build, to donate a water well that will provide approximately 200 people with access to fresh, clean drinking water. To date, Trumark's contributions have improved the lives of over 7,500 underserved people.






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**TRUMARK**

 Daiwa House Group

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