



VISTA MONTAIRE

# RISE ABOVE

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*A New Perspective Awaits*





**VISTA MONTAIRE**

# Elevated Living at **VISTA MONTAIRE**

*Perched above Bakersfield, Vista Montaire offers a rare collection of hilltop homesites designed to capture sweeping views.*

*Open space, quiet surroundings, and thoughtful design create a setting where life takes on a new perspective.*

## WHY CHOOSE

# *Vista Montaire?*



### **Panoramic Hilltop Views**

Homesites positioned to capture sweeping vistas across the surrounding hills, where golden sunsets and open skies become part of everyday life.



### **Private Gated Community**

A gated neighborhood creates a secure environment and a welcoming sense of privacy for residents and their families.



### **Conveniently Located**

Enjoy the best of both worlds, an elevated neighborhood setting just minutes from shopping, dining, schools, and everyday conveniences.





# The Vista Montaire Lifestyle

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## A Quiet Setting

Vista Montaire offers a peaceful neighborhood atmosphere where evenings are calmer and life moves at a more relaxed pace.



## Nature at Your Doorstep

Morning walks, afternoons on the lake, and weekends exploring the mountains become part of everyday living.



## Outdoor Living

Generous backyards create space for outdoor living, entertaining, and the pool you've always imagined.

**Where moments  
*become memories.***



## **The Shasta**

**2,578 Sq.Ft. | 4 Bedrooms | 3 Baths | 3-Car Garage**

# SHASTA

## The Gathering Place

The Shasta is thoughtfully designed to balance connection, privacy, and flexibility.

Gathering spaces bring the kitchen, dining, and family areas together while maintaining a sense of purpose for each. A distinctive split-wing layout places the primary suite privately apart from the secondary bedrooms. An optional FlexSuite, with the ability to add a private entrance, offers adaptable space for extended family, guests, or future rental opportunities.

### ❖ Central Gathering Kitchen

*A spacious kitchen anchors the home and keeps everyone connected during everyday moments.*

### ❖ Indoor-Outdoor Living

*Covered patio extends the home's gathering spaces outdoors.*

### ❖ Distinctive Split-Wing Design

*Primary suite privately set apart from the secondary bedrooms.*

### ❖ FlexSuite Option

*Create a private living space ideal for guests, extended family, or rental flexibility.*



### HIGHLIGHTS

- 2,578 - 2,614 Sq.Ft.
- 3 - 4 Bedrooms
- 3 Baths
- 3-Car Garage

### AVAILABLE ELEVATIONS



FARMHOUSE



SPANISH



CONTEMPORARY

# SHASTA FLOORPLAN

## SPLIT-WING DESIGN

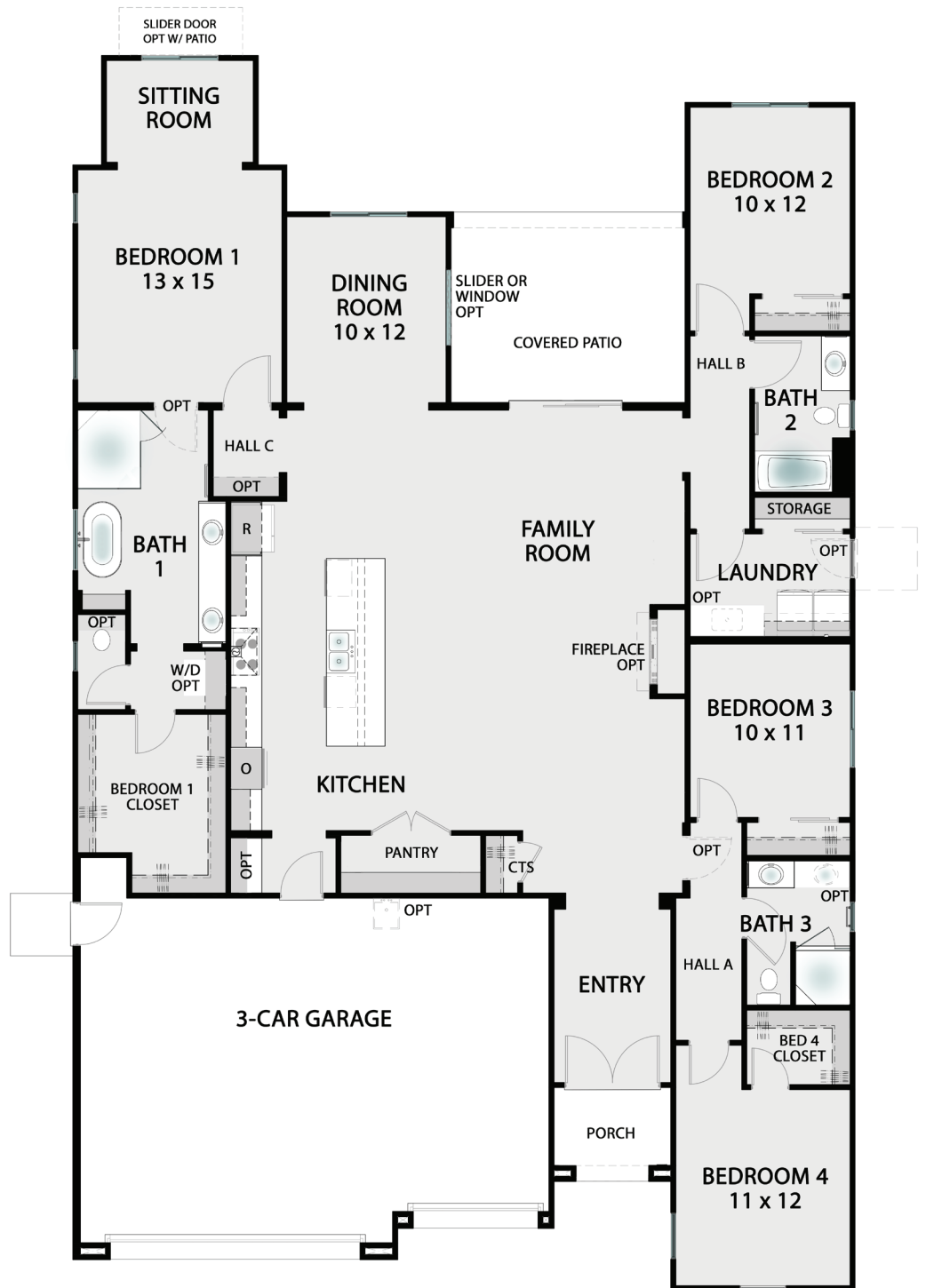
The primary suite is set apart from the secondary bedrooms, creating a quiet retreat while maintaining easy connection to the home's main living spaces.



DINING ROOM  
W/ SLIDER OPT



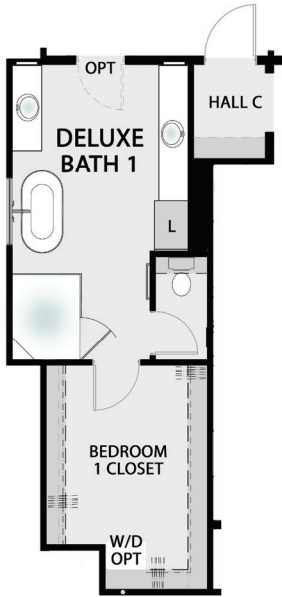
PRIMARY BEDROOM



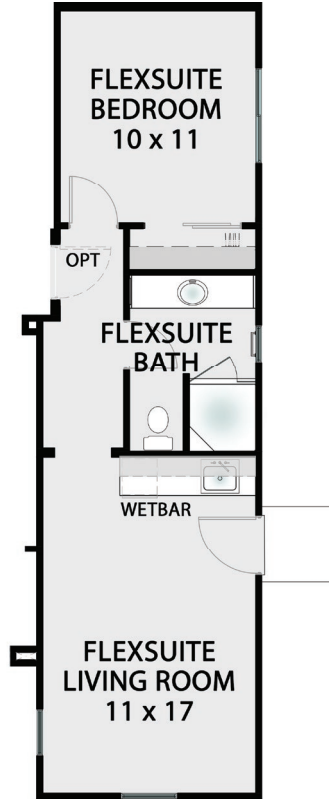
2,578 SQ.FT. | 4 BEDROOMS | 3 BATHS | 3-CAR GARAGE

# Designed for Connection

## Customize Your Shasta



**DELUXE BATH 1**  
[+36 SQ.FT.]



**FLEXSUITE OPT**  
IN LIEU OF  
BEDROOMS 3 & 4 AND  
BATH 3



**SHOWER OPT**  
IN BATH 2

**Virtual  
Walkthrough**



## Popular Options



**WETBAR OPTION IN FLEXSUITE**



**DELUXE BATH 1 OPT**

BUILDER RESERVES THE RIGHT TO MODIFY PLANS, ELEVATIONS, FEATURES AND SPECIFICATIONS WITHOUT NOTICE. ALL FLOORPLAN DIMENSIONS ARE ESTIMATES.

# Where legacies *are made.*



## The Heirloom

2,715 Sq.Ft. | 4 Bedrooms | 3 Baths | 3-Car Garage

# HEIRLOOM

## The Legacy Builder

The Heirloom blends thoughtful design with long-term adaptability. A spacious great room and covered patio create inviting spaces for everyday living and entertaining.

With the option to add a private attached ADU in place of one garage, the Heirloom offers a rare opportunity for rental income, extended family living, or long-term investment flexibility, all while maintaining the comfort and functionality of the primary home.

### ❖ **Optional ADU or Deluxe ADU**

*Separate living space ideal for rental income, guests, or multigenerational living.*

### ❖ **Optional 4-Car Garage**

*Expanded garage configuration provides room for vehicles, storage, hobbies, or gear.*

### ❖ **Covered Outdoor Living**

*A generous patio extends the home outdoors for relaxed evenings and entertaining.*

### ❖ **Spacious Great Room**

*A large central gathering space designed for everyday connection.*



### HIGHLIGHTS

- 2,715 - 3,228 Sq.Ft.
- 4 - 5 Bedrooms
- 3 - 4 Baths
- 2 - 4-Car Garage

### AVAILABLE ELEVATIONS



FARMHOUSE



SPANISH



CONTEMPORARY

# HEIRLOOM FLOORPLAN



**Live in one, rent the other.**

With options like ADU and Deluxe ADU configurations, the Heirloom creates opportunities for rental income, multigenerational living, or long-term property value.



KITCHEN

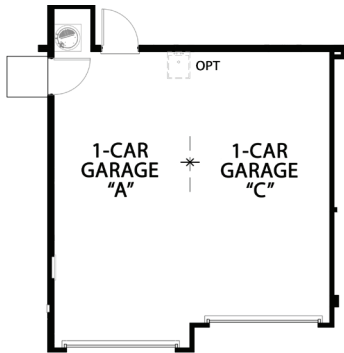


BATH 1

2,715 SQ.FT. | 4 BEDROOMS | 3 BATHS | 3-CAR GARAGE

# Designed for Possibility

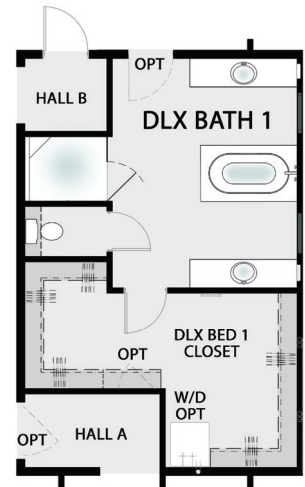
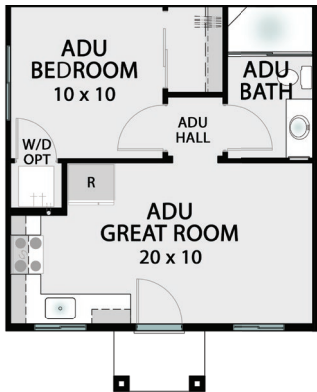
## Customize Your Heirloom



**POCKET PATIO DOOR OPT  
IN FAMILY ROOM**

**SHOWER OPT  
IN BATH 2**

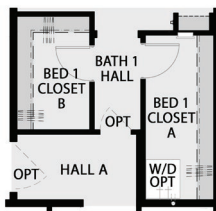
**GARAGE "C" OPT  
IN LIEU OF OFFICE  
[-215 SQ.FT.]**



**ADU OPT + GARAGE "C"  
IN LIEU OF GARAGE B  
[435 SQ.FT.]**

**DLX ADU OPT + GARAGE "C"  
IN LIEU OF GARAGE B,  
BED 4, BATH 3  
[686 SQ.FT.]**

**DELUXE BATH 1  
[+78 SQ.FT.]**



**A/B CLOSET OPT  
IN LIEU OF BED 1  
CLOSET**

## Virtual Walkthrough



**Where traditions  
*live on.***



## **The Sonoma**

**2,892 Sq.Ft. | 4 Bedrooms | 3 Baths | 3-Car Garage**

# SONOMA

## *The Story Keeper*

The Sonoma was designed for generations to gather, grow, and create the moments that become a family's tradition. Thoughtfully designed with flexible living spaces and adaptable room configurations, the Sonoma can expand to up to six bedrooms.

With the option to convert the family room into a second primary suite, Sonoma creates a rare opportunity for true multi-generational living under one roof.

### ❖ **Optional Private Suite**

*Convert the family room into a private suite designed for multi-generational living.*

### ❖ **Family Room with Optional Wet Bar**

*A relaxed secondary living space ideal for entertaining or movie nights.*

### ❖ **Formal Dining & Casual Breakfast Nook**

*Dedicated dining spaces for both everyday meals and memorable gatherings.*

### ❖ **Flexible Living Spaces**

*Convert the dining room into another bedroom or the breakfast nook into a work room.*



LIVING ROOM W/ FIREPLACE & CABINET OPT

### HIGHLIGHTS

- 2,892 - 3,031 Sq.Ft.
- 4 - 6 Bedrooms
- 3 - 4 Baths
- 3-Car Garage

### AVAILABLE ELEVATIONS



FARMHOUSE

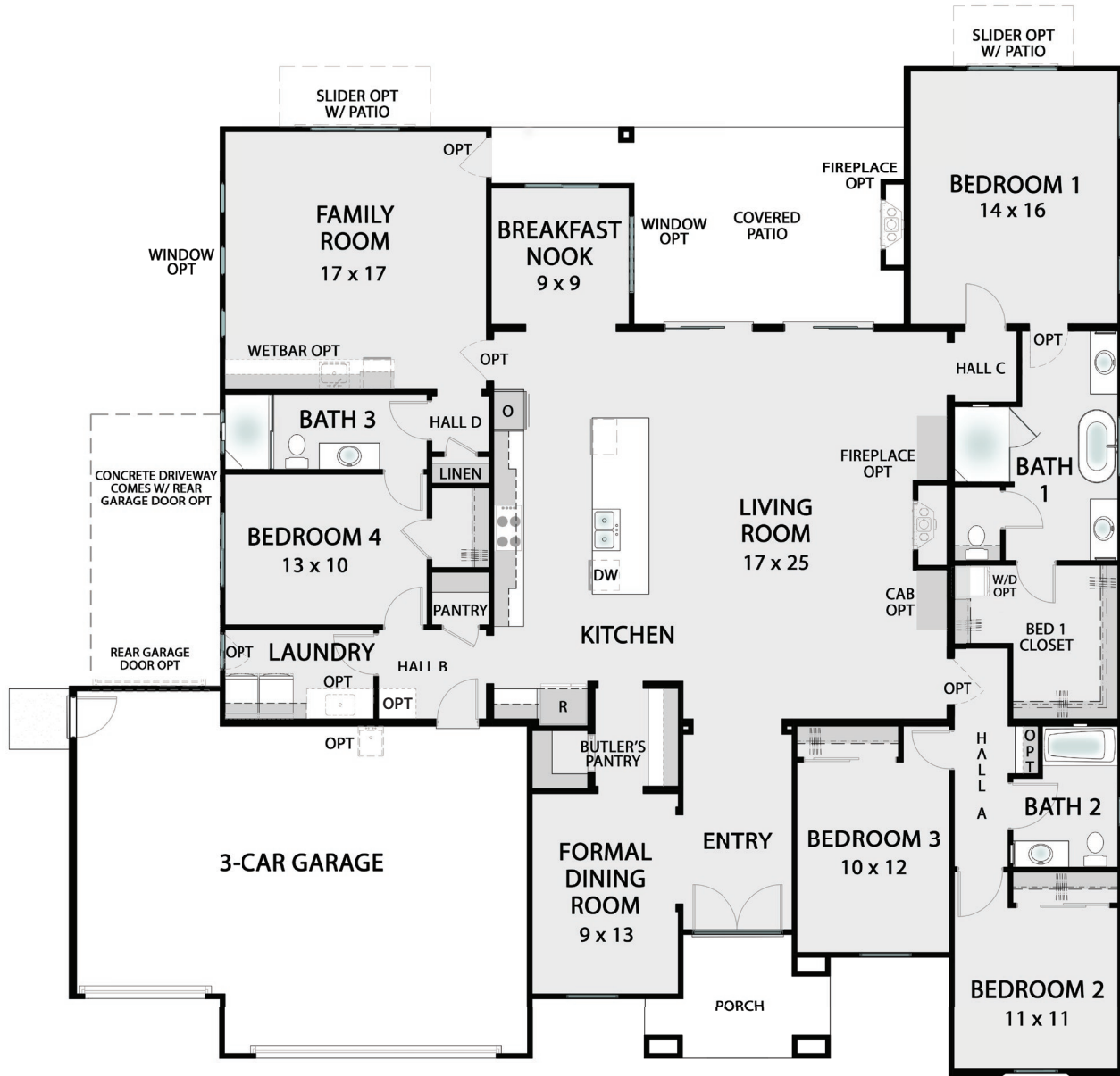


SPANISH



CONTEMPORARY

# SONOMA FLOORPLAN



## Flexible Spaces

With adaptable rooms and layout options, Sonoma can expand to up to 6 bedrooms, creating space for growing families.



KITCHEN

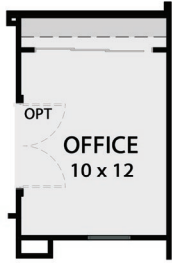


FAMILY ROOM W/ WETBAR

2,892 SQ.FT. | 4 BEDROOMS | 3 BATHS | 3-CAR GARAGE

# Designed for Generations

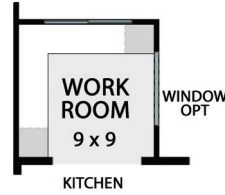
## Customize Your Sonoma



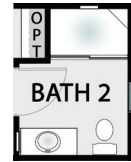
**OFFICE OPT**  
IN LIEU OF  
BEDROOM 3



**SITTING ROOM OPT**  
IN BEDROOM 1  
[+60 SQ.FT.]



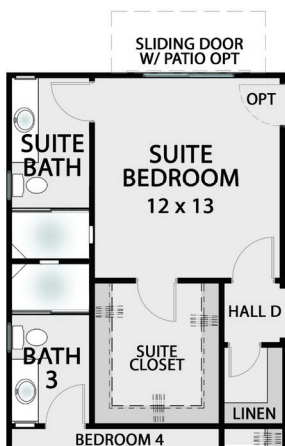
**WORK ROOM OPT**  
IN LIEU OF  
BREAKFAST NOOK



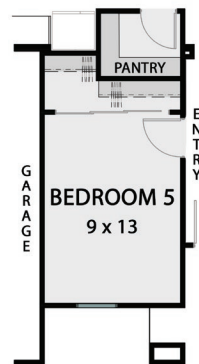
**SHOWER OPT**  
IN BATH 2



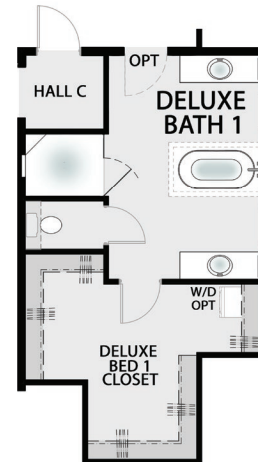
**POCKET PATIO DOOR OPT**  
AT FAMILY ROOM



**SUITE BEDROOM OPT**  
IN LIEU OF FAMILY ROOM



**BEDROOM 5 OPT**  
IN LIEU OF FORMAL  
DINING ROOM AND  
BUTLER'S PANTRY



**DELUXE BATH 1**  
[+79 SQ.FT.]

## Popular Options



SITTING ROOM OPTION

## Virtual Walkthrough



**Where everyone  
*comes together.***



## **The Tacoma**

**3,064 Sq.Ft. | 4 Bedrooms | 3 Baths | 3-Car Garage**

# TACOMA

## The Family Estate

The Tacoma is the largest and most luxurious home in the Vista Montaire collection. Designed to capture the surrounding hilltop views, expansive living spaces and outdoor entertaining areas make the most of the community's elevated setting.

With the widest range of customization options including a pool bath, wet bar, and additional living spaces, the Tacoma offers a home that truly reflects everything you've worked for.

❖ **Designed for the Views**

*Living spaces and outdoor patios positioned to capture sweeping hilltop vistas.*

❖ **Entertainer's Kitchen & Wet Bar**

*A chef-inspired kitchen and optional wet bar create the perfect setting for hosting.*

❖ **Expansive Indoor-Outdoor Living**

*Patios and gathering spaces extend the home outdoors for entertaining and relaxation.*

❖ **Ultimate Flexibility**

*Options for a fifth bedroom, bonus room, or work room allow the home to adapt to your lifestyle.*



### HIGHLIGHTS

- 3,064 - 3,395 Sq.Ft.
- 3 - 5 Bedrooms
- 3 - 5 Baths
- 3-Car Garage

### AVAILABLE ELEVATIONS



FARMHOUSE

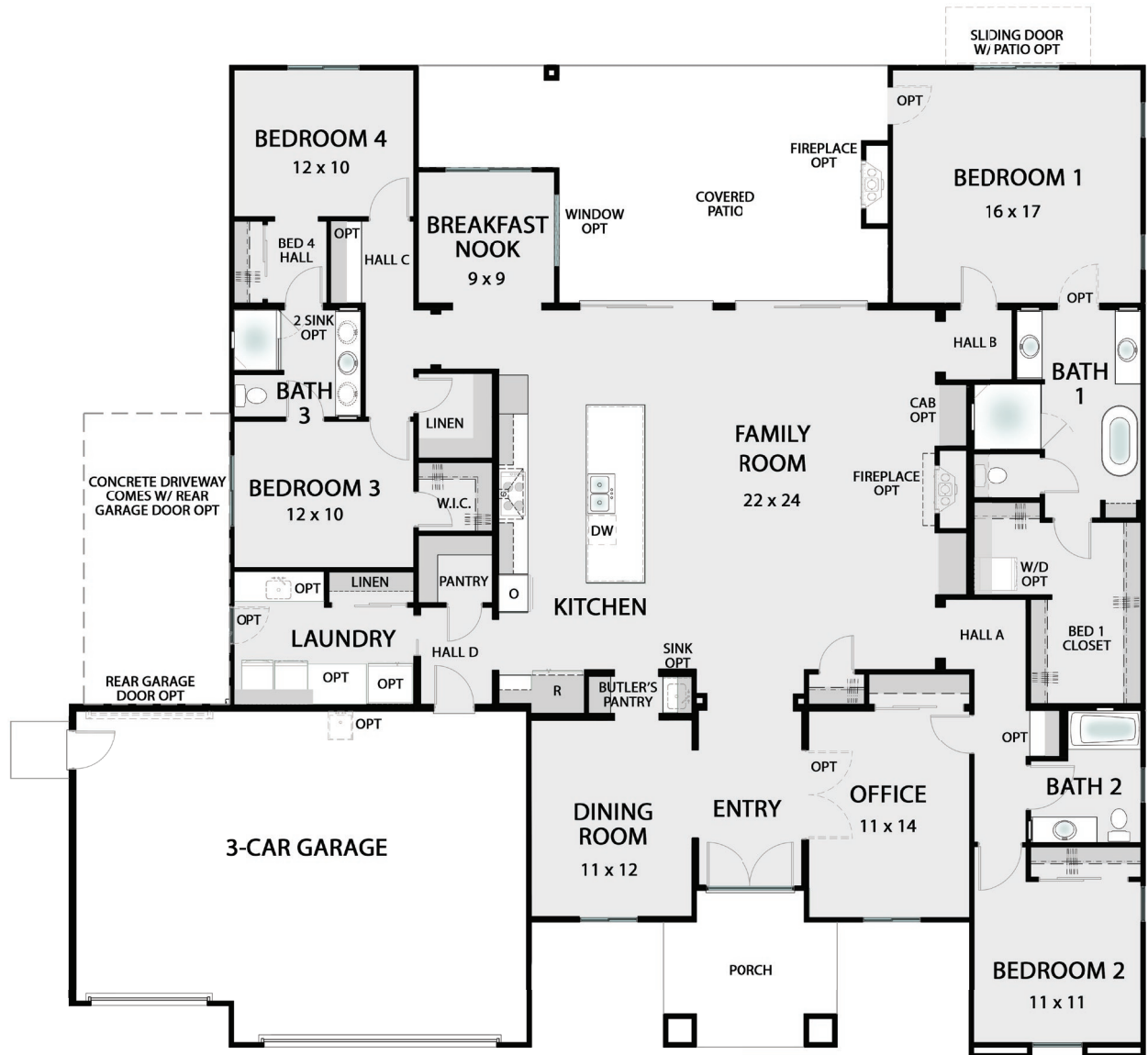


SPANISH



CONTEMPORARY

# TACOMA FLOORPLAN



## OPEN-AIR LIVING

Expansive gathering spaces connect effortlessly to outdoor living areas designed for relaxed entertaining.



KITCHEN



BEDROOM 1

3,064 SQ.FT. | 4 BEDROOMS | 3 BATHS | 3-CAR GARAGE

# Designed for Luxury

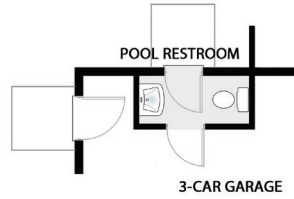
## Customize Your Tacoma



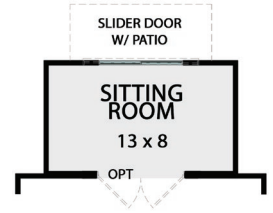
**BEDROOM 5 OPT**  
IN LIEU OF  
OFFICE



**OFFICE OPT**  
IN LIEU OF  
DINING ROOM



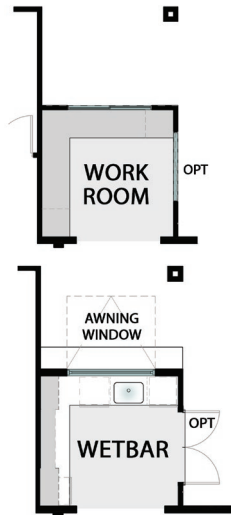
**POOL  
RESTROOM OPT**  
[+29 SQ.FT.]



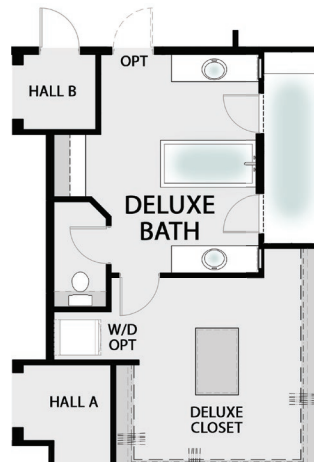
**SITTING ROOM OPT**  
IN BEDROOM 1  
[+109 SQ.FT.]



**BONUS ROOM OPT**  
IN LIEU OF BED 4 &  
BREAKFAST NOOK  
[+68 SQ.FT.]



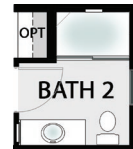
**WORK ROOM OR  
WETBAR OPT**  
IN LIEU OF  
BREAKFAST NOOK



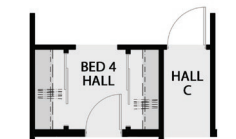
**DELUXE BATH OPT**  
[+154 SQ.FT.]



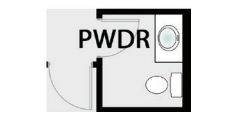
**POCKET PATIO  
DOOR OPT**  
IN FAMILY ROOM



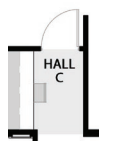
**SHOWER OPT**  
IN BATH 2



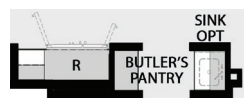
**CLOSET OPT**  
AT BEDROOM 4



**POWDER OPT**  
IN LIEU OF LINEN



**DESK OPT**  
AT HALL C



**42" REFRIGERATOR  
OPT**

## Virtual Walkthrough



# Signature Features

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## Architectural Exteriors

- Distinctive exterior elevations
- Designer-coordinated color palettes
- Durable concrete tile roofing
- Covered entry porches
- Professionally landscaped front yards with irrigation

## Interior Design

- Spacious and thoughtfully designed floor plans
- Volume or raised ceilings
- Specially tailored interior finishes
- Modern flat baseboards and designer doors
- Hand-textured drywall with square corners

## Chef's Kitchen

- Oversized island with seating
- Quartz countertops
- Factory-finished cabinetry with concealed hinges
- Walk-in pantry or generous pantry storage
- Decorative hood with tiled backsplash
- Optional double oven

## Deluxe Primary Bath

- Quartz countertops with matching backsplash
- Designer vanity cabinetry with concealed hinges
- Fully tiled spa-style showers
- Curated bath fixtures and hardware

## Connected Living

- Media outlets throughout main living spaces
- Hardwired smoke and carbon monoxide detectors
- Optional security alarm system

## Energy Efficiency

- Dual-pane windows and sliding doors with Low-E glass
- High-efficiency electric heating and air conditioning
- Energy Efficient Appliances
- Solar energy system
- Prewired for electric vehicle charger

### *Looking for something more?*

A variety of options and upgrades are available to personalize your home. Ask your Vista Montaire representative for details.

# Every Home Tells a Story

You contribute to that story with the memories you make each day. From the pictures you hang on the walls to the marks left on the floors, your home becomes a reflection of who you are; your values, your traditions, and the moments that shape your family's life. Your home becomes the place where generations gather, legacies grow, and stories live on.

*Vista Montaire is where your next chapter begins.*

As the seller of this community, Vista Montaire LLC has been intentional in choosing a builder who understands the importance of that story. We selected S&S Homes because of their long-standing history in the community, their commitment to quality, and the care they bring to every home and every buyer.

With decades of experience and deep local roots, S&S Homes shares our vision for creating a neighborhood where families feel cared for, connected, and proud to call Vista Montaire home.

*The rest of the story belongs to you.*

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## Builder Story

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Since 1985, S&S Homes has helped thousands of families build homes designed for the way they live. As a family-owned and operated company, they take pride in creating homes that combine thoughtful design, quality craftsmanship, and lasting value.

Their commitment to service begins before you purchase and continues long after you move in. From construction to customer care, their team works together like one family, and when you purchase a home built by S&S Homes, you become part of that family.

Welcome to Vista Montaire. Welcome to the S&S family. *Welcome home.*



# VISTA MONTAIRE

## RISE ABOVE



*Contact Us to Schedule  
A Private Tour*

661-466-4263

info@vistamontaire.com

[www.vistamontaire.com](http://www.vistamontaire.com)



  
RESCO  
DRE# 02133568