

# CLARA OAKS ESTATES

Claremont, California

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

**NEW MID CENTURY MODERN HOMES IN A HILLSIDE DISTRICT**

**‘Live in a sophisticated community with a significant footprint in Education.’**

40 New Homes over 103 Acres that include Nature, Preservation and Hiking trails



# COMMUNITY



## City of Trees and PhD's

### CLAREMONT SCHOOLING:

Claremont is part of the Claremont Unified School District and provides education for all ages from pre school through 12th grade. The district enjoys much of the same principles as Clara Oaks, including recent installation of solar panels to help power the schools.

### CLAREMONT COLLEGES: <https://www.claremont.edu>

Most known for 5 undergraduate Liberal Arts Colleges, 2 undergraduate institutes, an award winning and enviable public school district where are amongst the best in the Nation... and was ranked as the number 5 best place to live in by CNN / Money magazine.

### WEBB SCHOOL: [www.webb.org](http://www.webb.org)

To the direct South is the well established Webb School (2 private boarding schools over 150 Acres of Land with enrollment over 400 students).

### CLARABOYA DISTRICT: [www.claraboya.info](http://www.claraboya.info)

To the East is a well established neighbourhood Claraboya - a community with about 200 private homes built in the mid century.

### WILDERNESS PARK: [www.ci.claremont.ca.us](http://www.ci.claremont.ca.us)

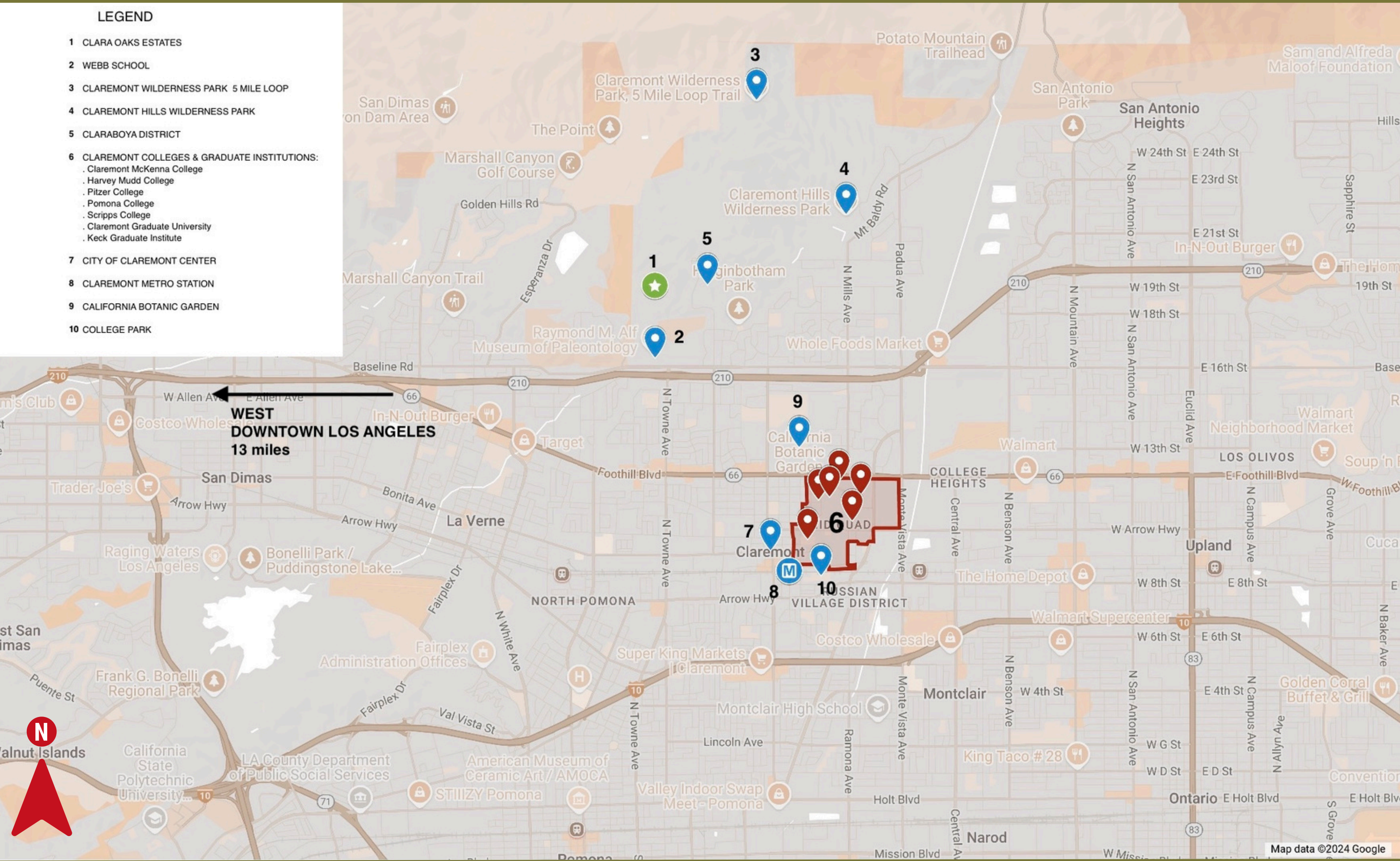
To the North is the infamous 1600 Acre Wilderness Park and Trails.

### SHOPPING & FOOD SERVICES:

Enjoy shopping at your own pace including an indoor outlet mall and outdoor shopping center that hosts one of the world's largest Bass Pro shops. An abundance of amazing restaurants, coffee shops and various retail boutique shops.

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# ENTRANCE

# WEBB CANYON ROAD



From Baseline Road turning onto Webb Canyon Road, a winding serene road with amazing old growth trees forming canopies to your drive home to your oasis at Clara Oaks Estates.

# CLARA OAKS ESTATES



# SITE PROFILE

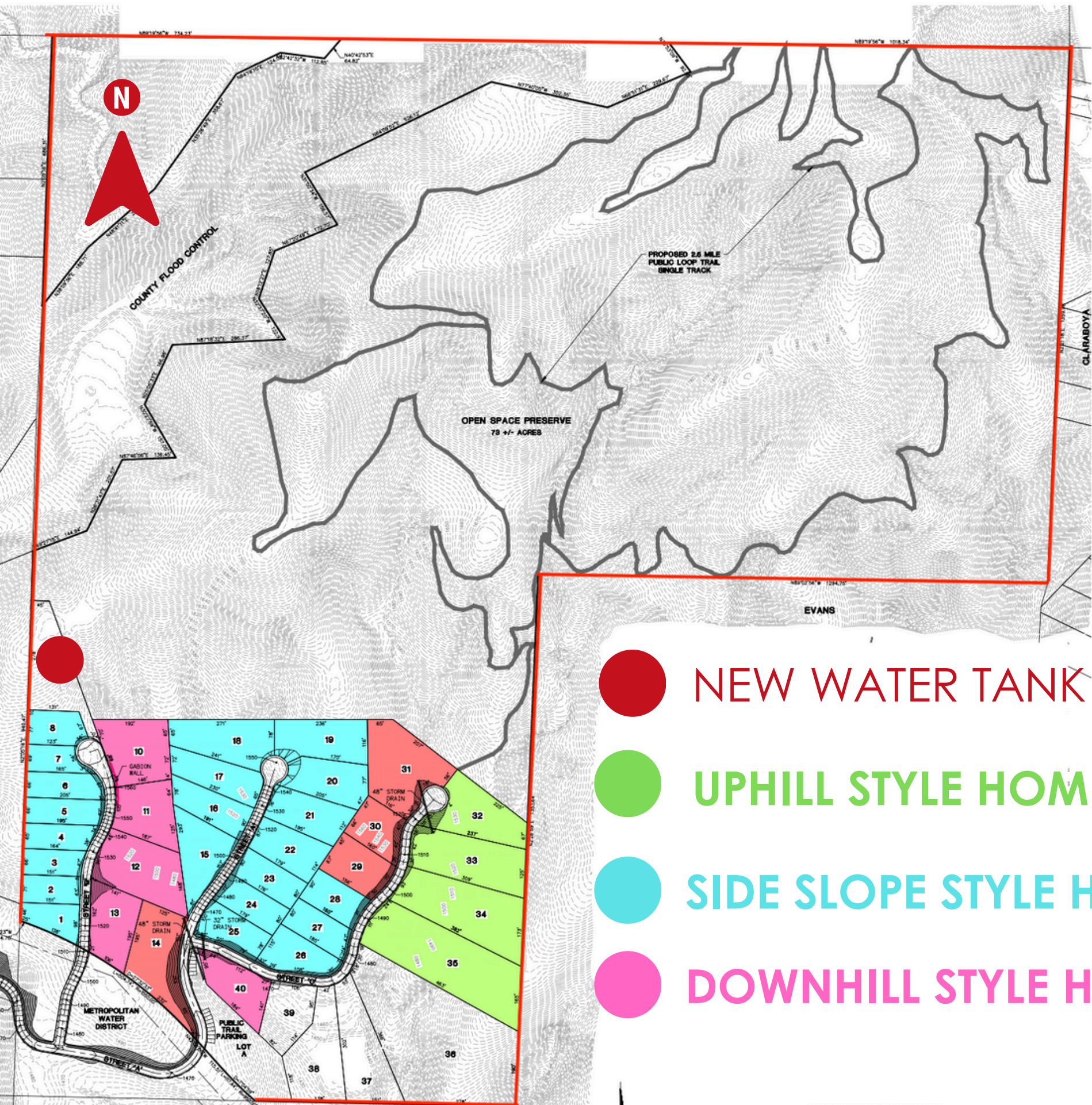
103 ACRES

103 Acres surrounded by Claraboya District (Johnson Pasture 1), Webb School and Claremont Hills Wilderness Park.

COMMUNITY CONTRIBUTION:  
60+/-Acres of dedication.  
Open space and trails that connect to Claremont Wilderness Park.

LOT SIZES:  
40 LOTS range in size from 0.28 to 2.41 Acres

HOME SIZES:  
HOME sizes range from 3,500 SF to over 10,000 SF



- NEW WATER TANK
- UPHILL STYLE HOME
- SIDE SLOPE STYLE HOME
- DOWNHILL STYLE HOME

CLARA OAKS ESTATES



# DESIGN

## Mid Century Modern Inspired Homes



Design to respect Nature Conservation Preservation and Integration. An importance of this new development to respect the culmination of the history of the lands.

Some typical natural profiles led the home styles to be:

UPHILL,  
SIDE SLOPE,  
DOWNHILL

*Customization, Integration, Form and Function.*

DESIGNED by the infamous James Hancock (former Design Director of IBI Architects). With each unique individual lot size and topography profile, each prospective home owner will work with the Developer to Customize their Design and Floor plans to suit their needs in terms of form, function, program, house size and floor plans.

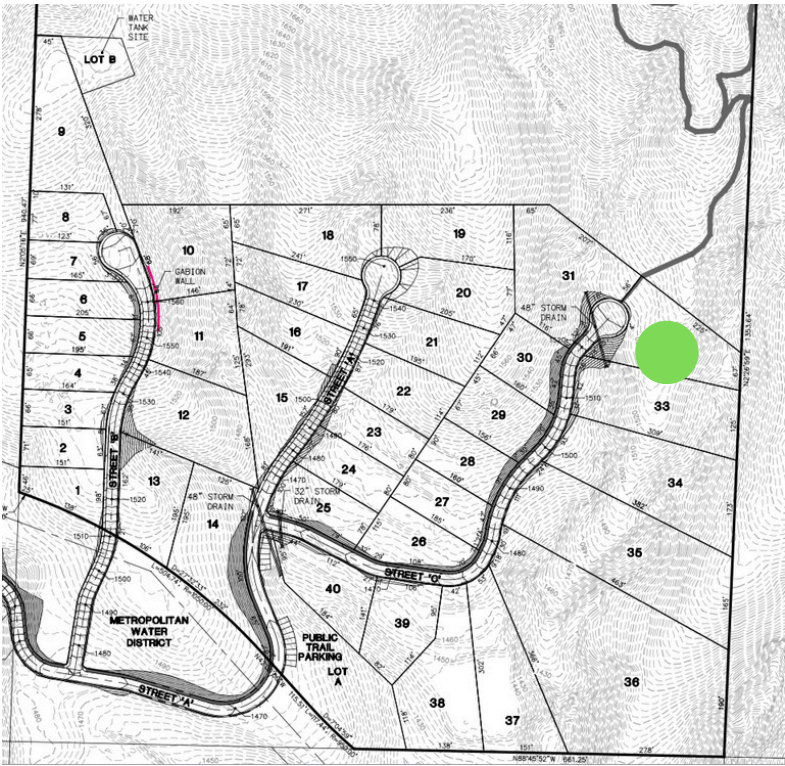
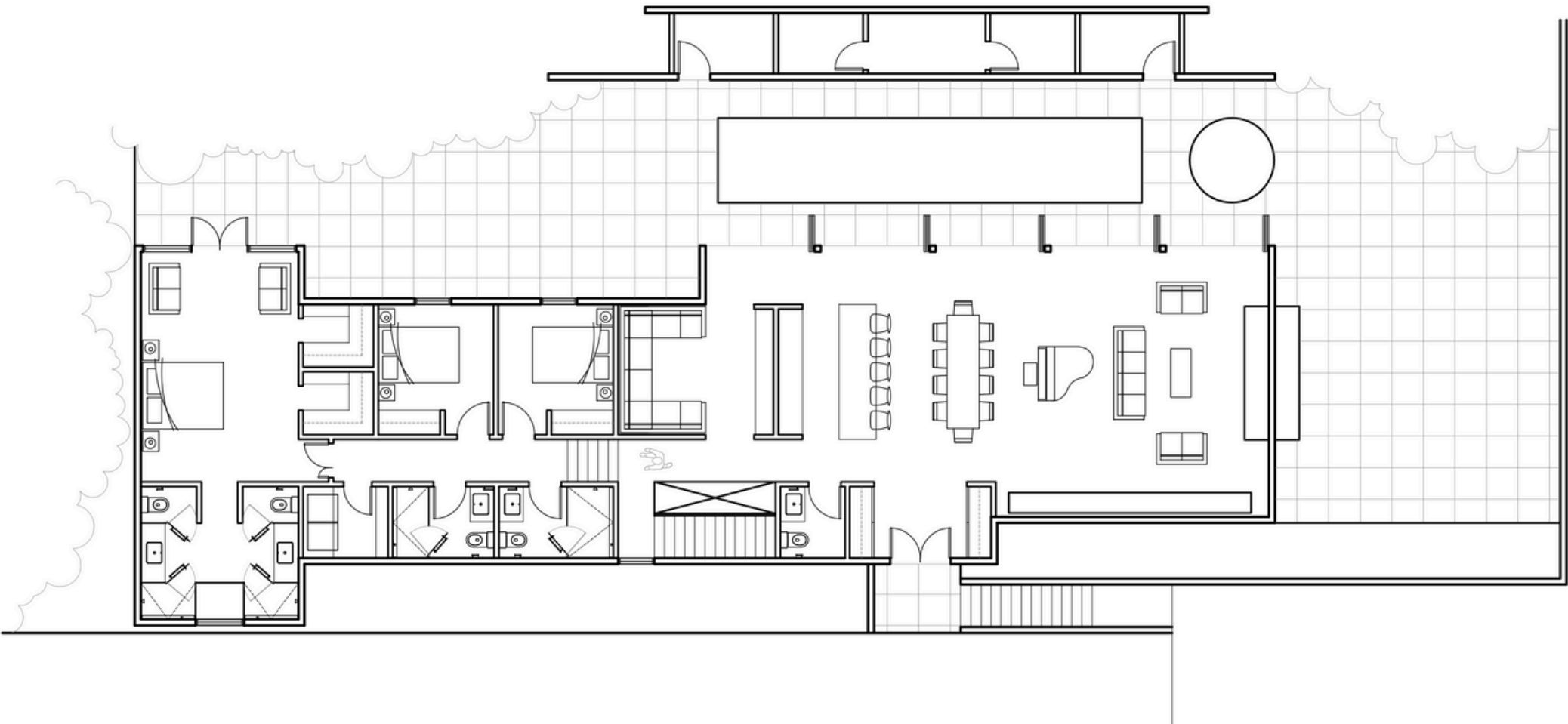
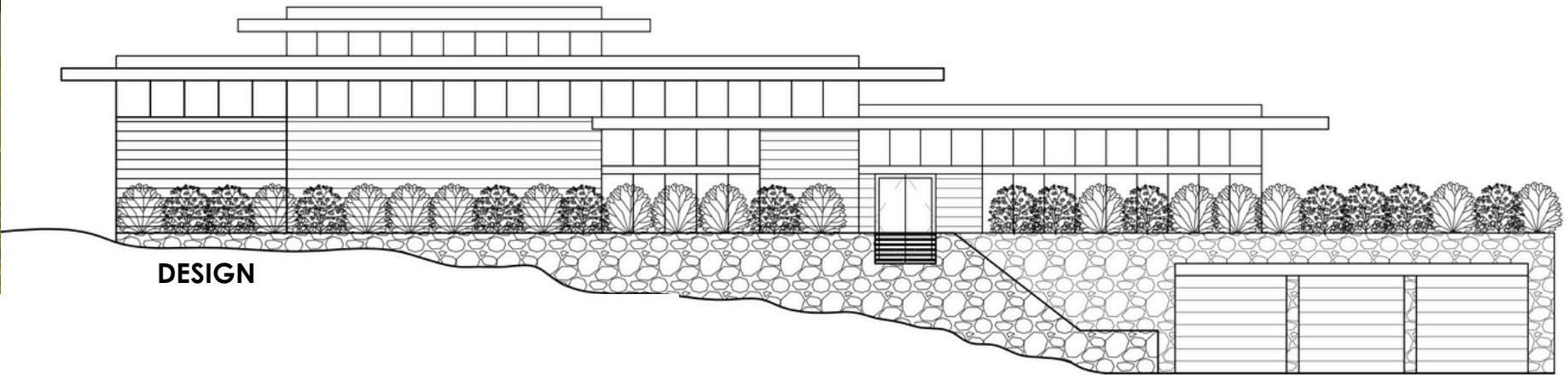


## CLARA OAKS ESTATES



# DESIGN

# UPHILL STYLE



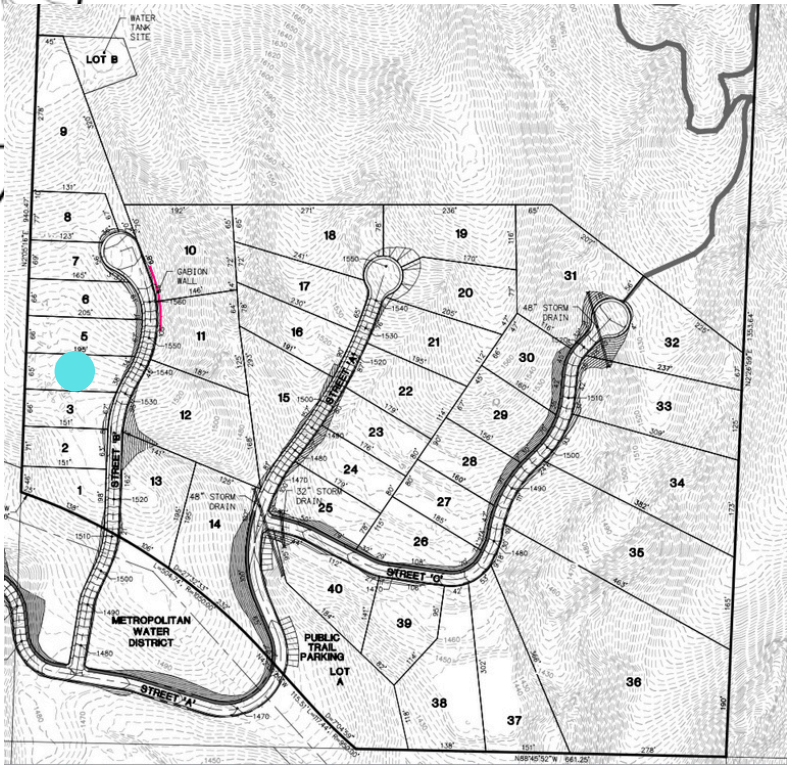
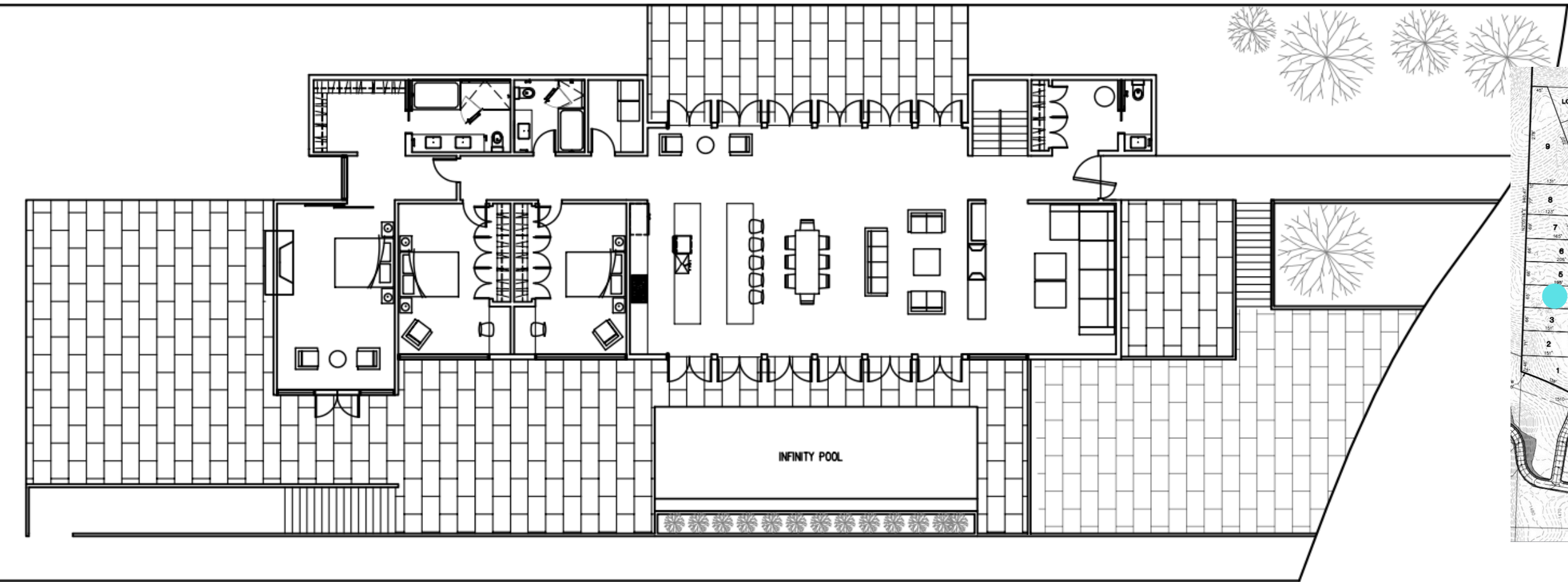
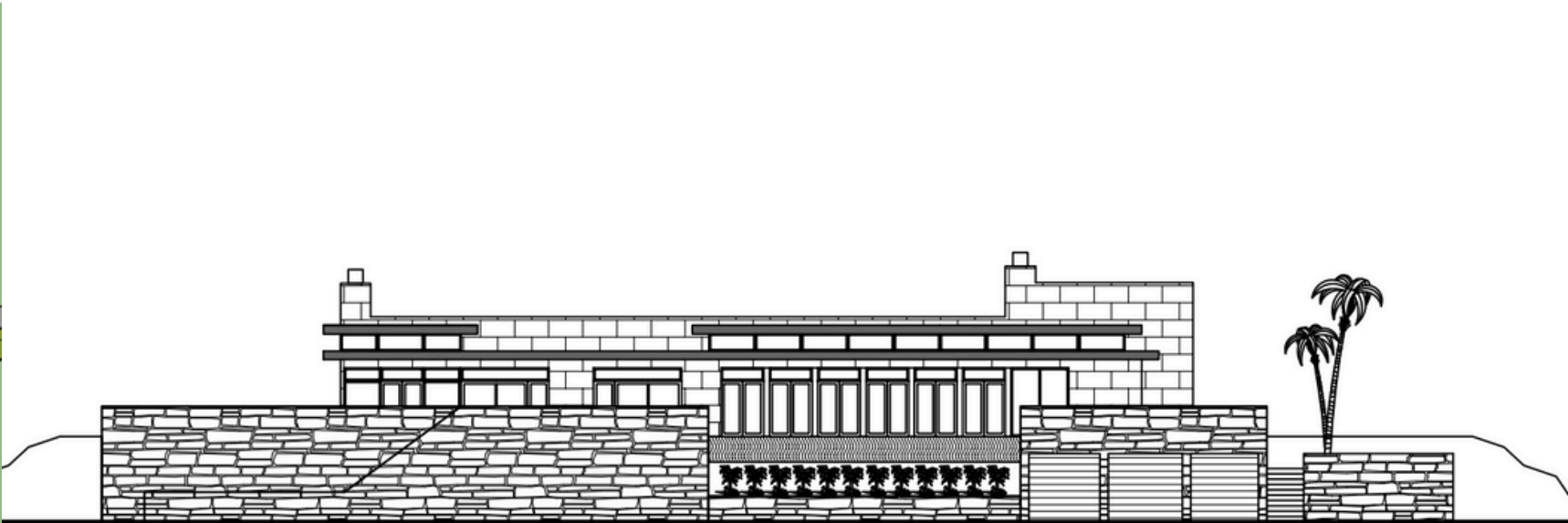
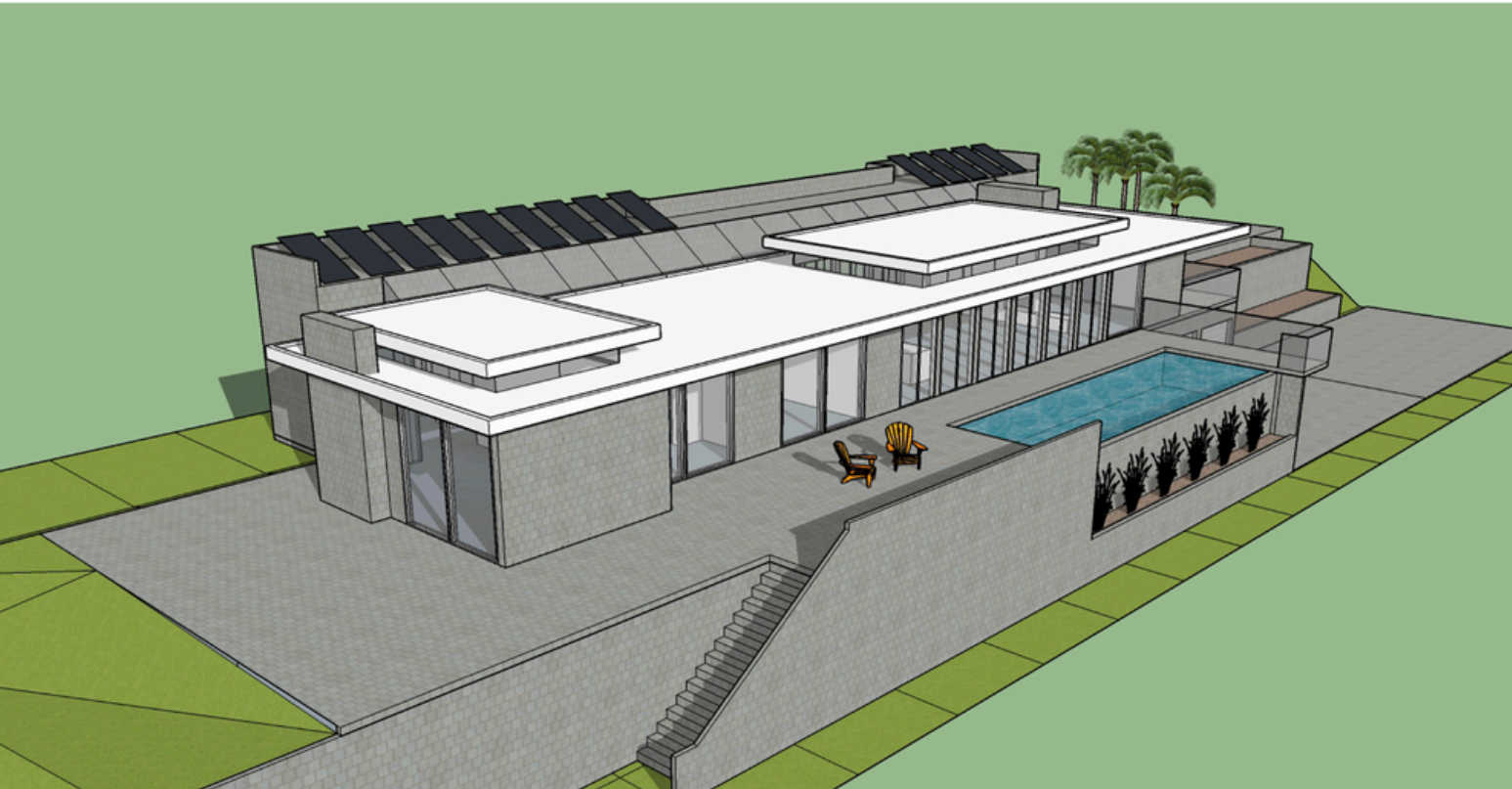
The specifications, details, dimensions and floor plans contained in this floor plan and in any other marketing and sales materials prepared by Clara Oaks Estates LLC are provided for convenience only and do not necessarily represent the actual specifications, details, dimensions or floor plans of any proposed lot or common property in the Clara Oaks Estates Homes. All specifications, details, dimensions and floor plans are subject to change as a result of requirements of governmental authorities, availability of materials and finishings, differences in measurement techniques between architectural drawings and survey drawings, and various other factors, in each case without notice to any purchaser. For more information about specifications, details, dimensions and floor plans for Clara Oaks Estates, please review the disclosure statement and form of purchase and sale agreement.

# CLARA OAKS ESTATES



# DESIGN

# SIDE SLOPE STYLE



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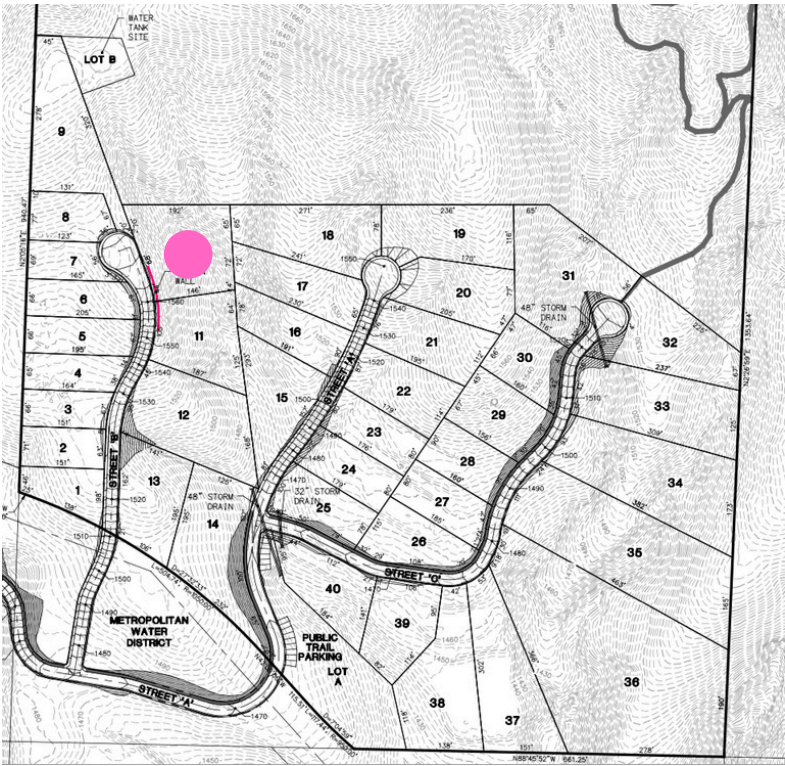
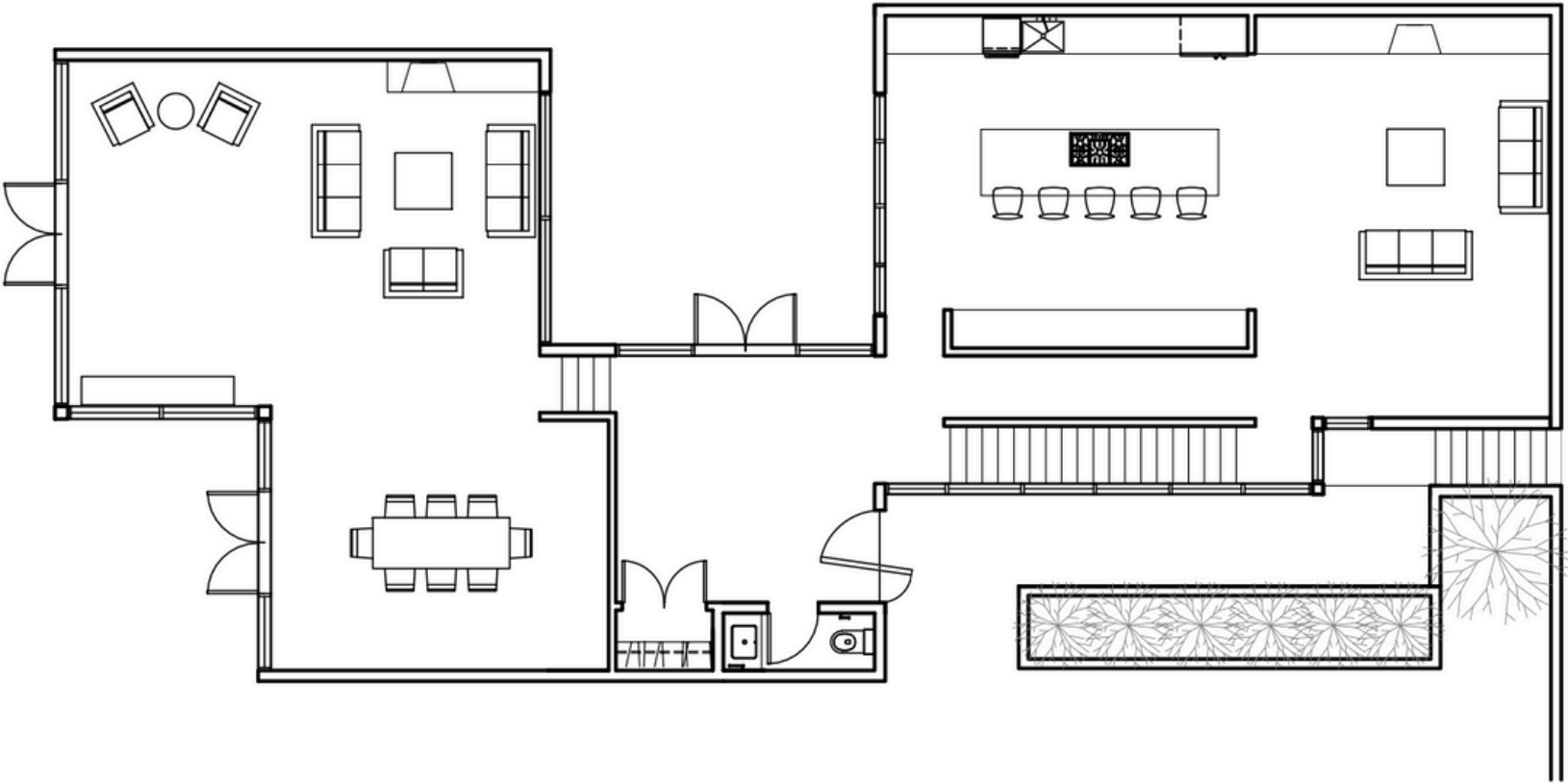
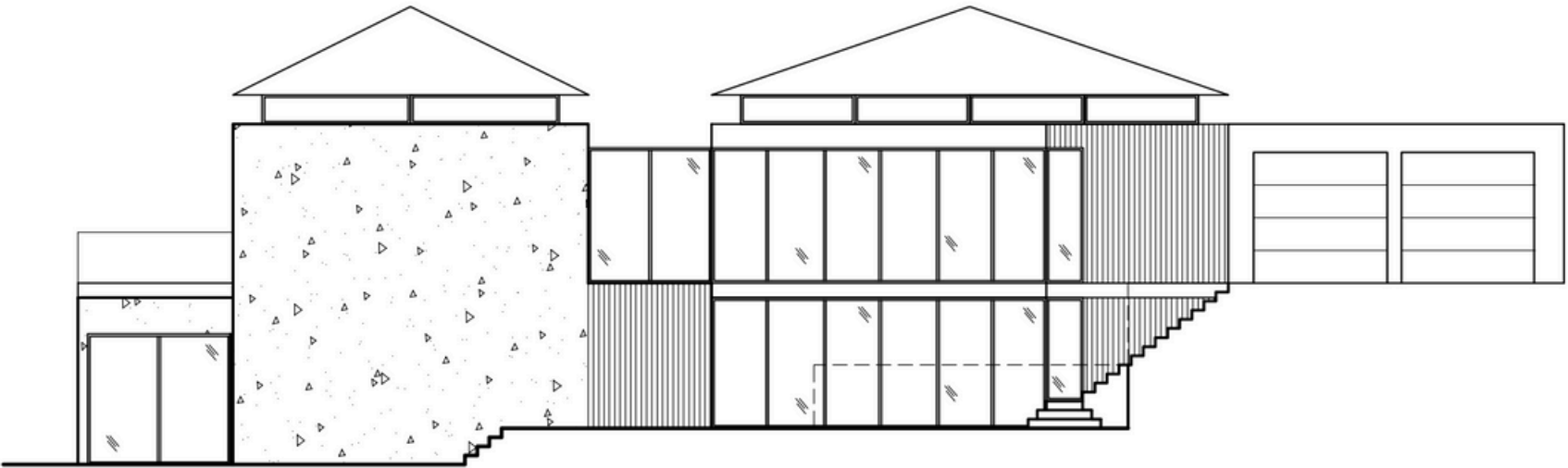
# CLARA OAKS ESTATES



# DESIGN



# DOWNHILL STYLE



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# FEATURE SHEET

## INTERIORS & DESIGN:

In keeping with the Exterior Design with a mid century modern style, the interiors will complement. From one of the pioneers of modern architecture and interior design, Mies van der Rohe, ‘less is more’ and ‘God is in the details.’ This minimalist approach focuses on eliminating the superfluous, favoring simple and functional forms.

*rectilinear forms, crafted in elegant simplicity*

Spacious 10' plus ceilings throughout the main floor. Open concept layouts created with entertainment and relaxation in mind. Connecting indoor outdoor spaces with transparent walls that make the space as one. Large windows with a design focus on natural light and garden views.

Finishings and textures in keeping with the design overall while yet allowing the home owner to choose from various materials of all natural sources.

## KITCHEN:

Engineered stone countertops with a continuous backsplash that complement upper accent cabinetry.

Sleek contemporary wood millwork. Soft closing cabinet drawers & doors with adjustable cabinet shelving.

Professional series appliances:

- . induction cooktop and oven with integrated hood fan
- . counter depth fridges with french doors
- . stainless steel dishwasher
- . panelled to integrate with the millwork
- . deep tub stainless steel sink

## BATHROOMS:

Custom wood framed vanities.

Heated tiled flooring for elevated comfort and warmth.

Contemporary undercount sinks  
Relaxing minimalist soaker tubs.

Framelss glass surround with a rain head and hand held shower in all en-suite.



# FIRE & SAFETY

As opposed to the existing site having no fire prevention from high winds and Hydro lines above which are fire concerns, Clara Oaks Estates will implement Fire & Safety measures that will provide an Integration of Safety, Design and Lifestyle in a modern way in a 1 of a kind Development.

NEW WATER TANK owned and maintained privately:

Dedicated new water system and tank designed to provide ample water pressure and supply.

Supply and Pressure will be checked frequently.

NEW FIRE HYDRANTS:

Along Webb Canyon Road that will benefit all surrounding neighbors to Clara Oaks Estates

On the New Housing section on each road.

On the Dedicated open space.

EVACUATION PLAN and PROGRAM:

An Evacuation plan designed by professional fire consultants.

Including consulting with the local fire department.

HOME DESIGN & CONSTRUCTION:

Non combustible materials (Cladding, Green roofs, Steel stud, etc)

Fire Suppression system to contain protect from fire exterior and interior.

Each home will have a dedicated 1" water line with pressure to help manually spray

Backup Generator

DEDICATED 60 ACRES:

Will be maintained by the City

Fire Breaks in strategic locations to contain and suppress.

Vegetation and trails will have a proper fuel modification plan.



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## Starting Pricing and Key Information

Home Type	Size	Starting Pricing	Parking Included
3 Bedroom +.	3500 SF +	\$ 2,800,000 +	yes

### Details

Location: Claremont, California, 103 Acres direct north of Webb School (off Baseline Road & Webb Canyon Road)  
Estimated Construction Date: 2027

### Additional Information:

Homeowners Association Fee: \$. / SF

### Assignment Fee:

- . related individual: \$1,000 plus applicable taxes
- . third party: the greater of (i) 2% of purchase price or (ii) \$15,000 plus applicable tax.

If you have any questions about the program do not hesitate to contact us.

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## TEAM:

Design

| James Hancock Design

| James Hancock

Civil Engineer

| Advanced Civil Group

| Steve Austin

Project Broker Agent

| BAC RE GROUP DRE 02221102 | Tyler Kropf

Project Marketing & Sales | Republique Group Real Estate | Lori Phillips

Anna Wu

Yoyo Deng

Shannon Wang



[REGISTER-CLARAOAKS.COM](http://REGISTER-CLARAOAKS.COM)