

# CROCKER

V I L L A G E



**MAIN STREET**  
COLLECTION







# CROCKER

VILLAGE

# UNCOMPROMISED LIVING

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Sacramento has never been lived like this before. Crocker Village, BlackPine Communities newest downtown neighborhood, balances classic architecture with modern experiences, a designer aesthetic with comforting familiarity, and intricate connectivity with intimate parkland, to present living how it was always meant to be: Uncompromised.

The worlds of suburban ease and urban energy have been pulled together in the shape of Crocker Village. The vibrant neighborhood, nestled between Curtis Park and William Land Park, is rich with character with a new shopping center, boutique stores, gourmet restaurants, bakeries and bars at your fingertips. It's rare that a community like Crocker Village comes around; suburban living has never been so exciting and urban living has never felt more like home. When at Crocker Village, Sacramento comes to you.





# 1

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## RESIDENCE

1,878 Square Feet

3 Bedrooms

2 Bathrooms

2 Car Garage with Direct Access + Opener

Covered Front Porch

Optional Multi-Slide Door at Living Room

Optional Owner's Bathtub





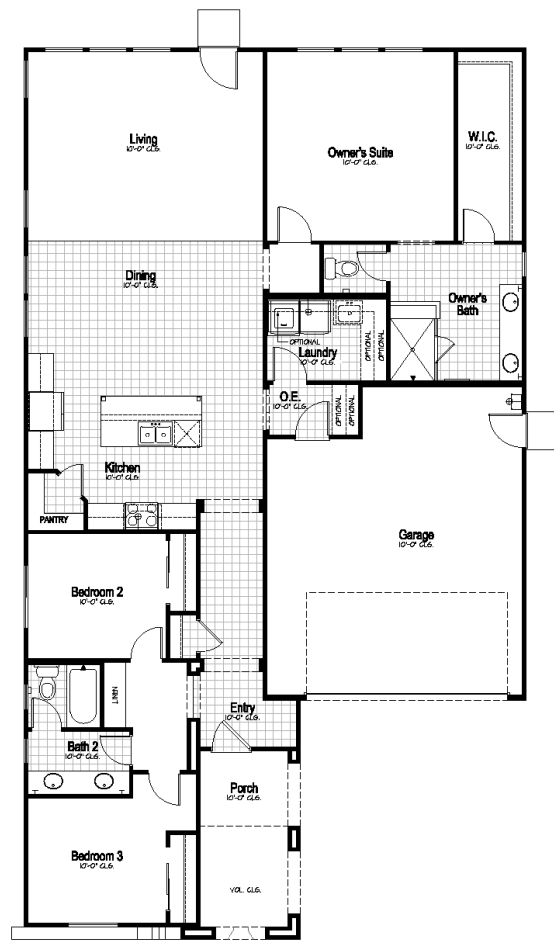
ELEVATION B



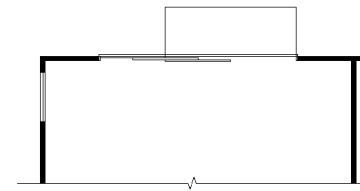
ELEVATION C



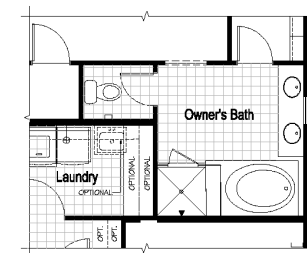
ELEVATION D



MAIN FLOOR



MULTI-SLIDE AT LIVING OPTION



OWNER'S BATH OPTION





# 2

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## RESIDENCE

2,190 Square Feet

3 Bedrooms

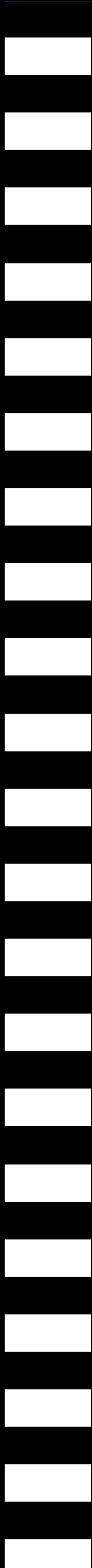
2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Lower Level Office

Upper Level Loft

Optional Owner's Bathtub







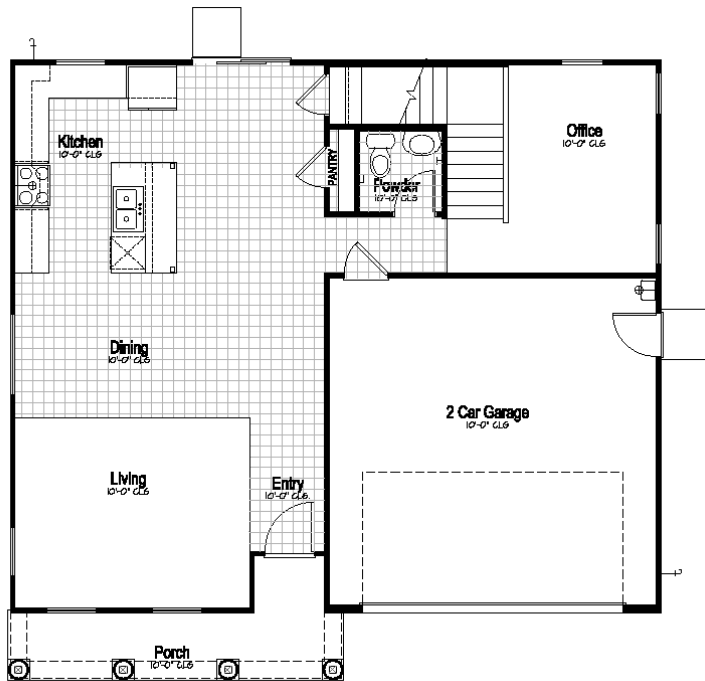
ELEVATION A



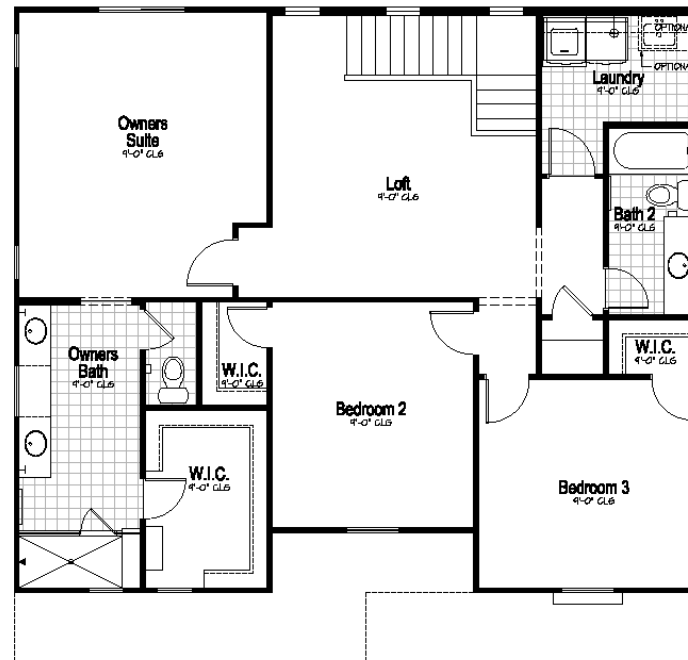
ELEVATION B



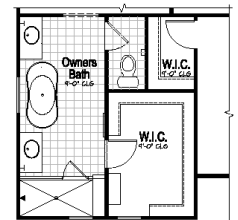
ELEVATION D



FIRST FLOOR



SECOND FLOOR



OWNER'S BATHTUB  
OPTION





# 3

RESIDENCE

2,469 Square Feet

3 to 4 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Lower Level Den

Upper Level Loft

Owner's Bathtub Option

Optional Bedroom 4 at Loft





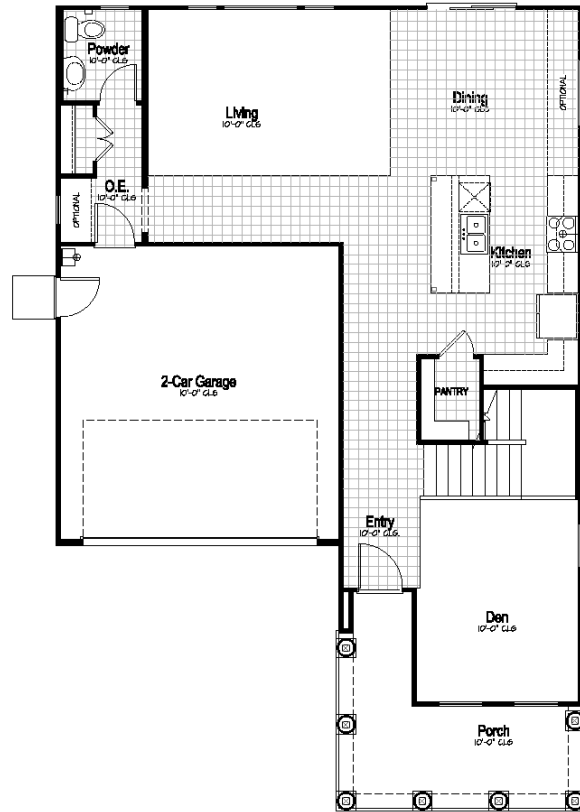
ELEVATION A



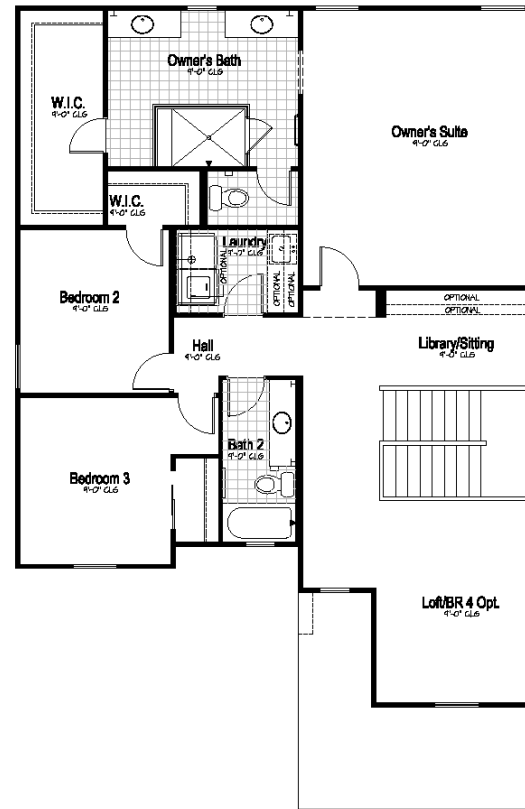
ELEVATION C



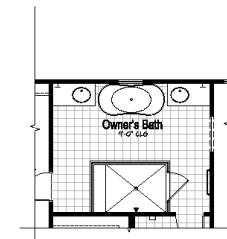
ELEVATION D



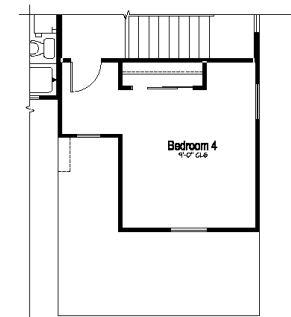
FIRST FLOOR



SECOND FLOOR



OWNER'S BATHTUB  
OPTION



BEDROOM 4 AT  
LOFT OPTION



# 4

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RESIDENCE

2,557 Square Feet

3 to 4 Bedrooms

2.5 to 3 Bathrooms

2 Car Garage with Direct Access + Opener

Optional Multi-Slide Door at Living Room

Optional Multi-Fold Door at Dining Room

Optional Owner's Bathtub

Optional Bedroom 4 at Dining Room





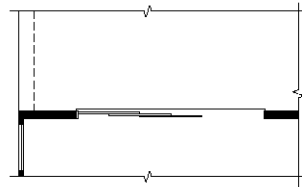
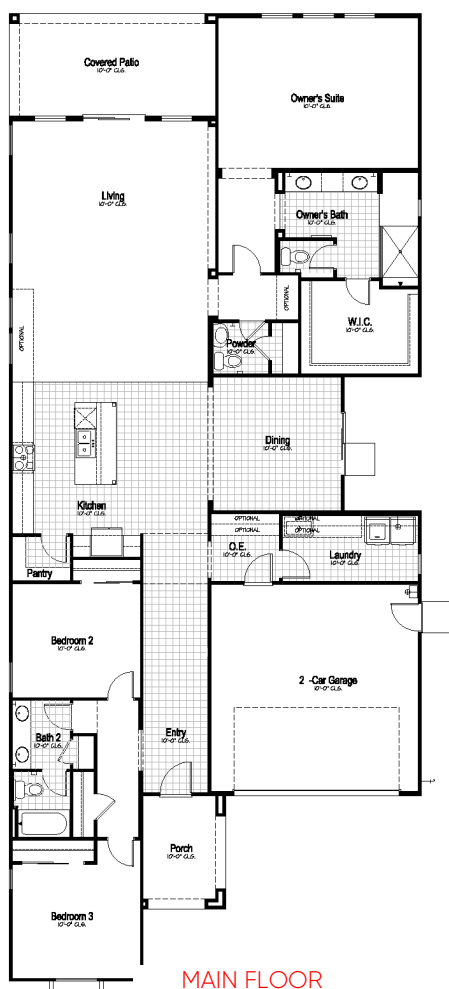
ELEVATION B



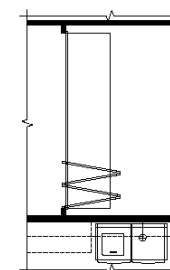
ELEVATION C



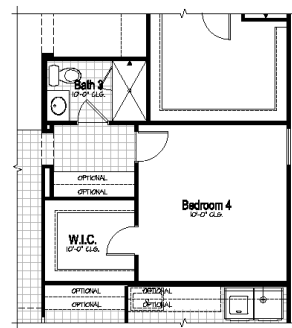
ELEVATION D



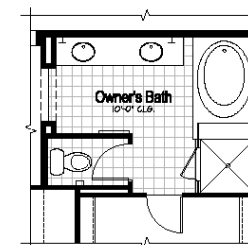
MULTI-SLIDE AT LIVING OPTION



MULTI-FOLD DOOR AT DINING OPT.



BEDROOM 4 AT DINING OPT.



OWNER'S BATHTUB OPTION



# 5

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RESIDENCE

2,811 Square Feet

3 to 5 Bedrooms

2.5 to 3 Bathrooms

2 Car Garage with Direct Access + Opener

Upper Level Oversized Loft

Optional Owner's Bathtub

Optional Bedroom 4 at Loft

Optional Bedroom 5 at Den and Full Bathroom





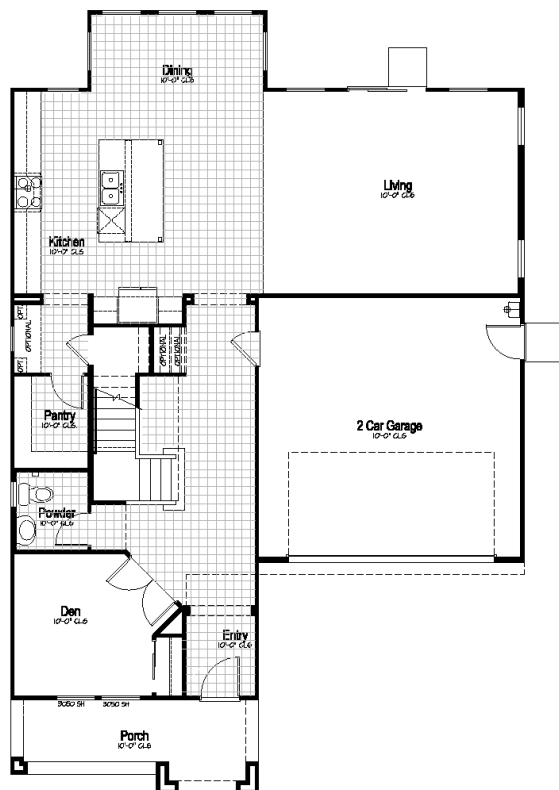
ELEVATION B



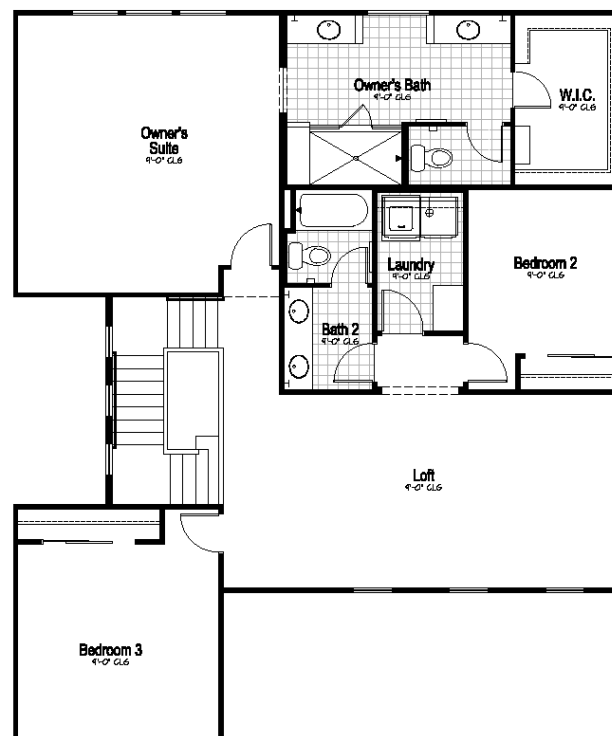
ELEVATION C



ELEVATION D



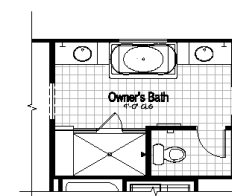
FIRST FLOOR



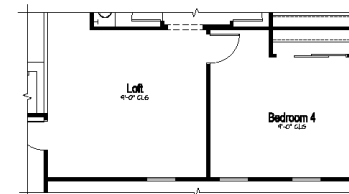
SECOND FLOOR



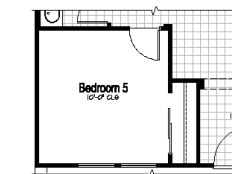
MULTI-SLIDE AT LIVING OPTION



OWNER'S BATHTUB OPTION



BEDROOM 4 AT LOFT OPTION



BEDROOM 5 AT DEN OPTION



文部科学省



# INCLUDED IN YOUR NEW HOME

## Exceptional Exteriors

- Distinctive & timeless architectural expressions
- Designer selected exterior color themes
- Distinct Rooflines accented with color coordinated Concrete Tile and Standing Seam Metal, per plan
- Energy-efficient Painted Fiberglass Insulated front entry door
- Milgard Low E Dual-glazed vinyl windows
- Genuine Trim Detail – Wood Shutters, Window trim, Corbels and Trellis, per plan and elevation
- Engineered Wood LP Smart Side siding and trim, per plan and elevation
- Smooth Acrylic Stucco finish
- Garage service door

## Gourmet Kitchens

- Natural Beech cabinetry with maple Melamine interiors, euro concealed hinges and dovetailed drawer boxes
- Large Islands with sink per plan
- Granite countertops with choice of three distinct colors
- GE Stainless Steel Appliances (30" gas range, stainless steel hood, built-in microwave and multi-cycle dishwasher)
- Pre-plumbed for ice maker to refrigerator
- Stainless Steel under-mount sink with Delta Single-Handle Pull-out Faucet
- Kitchen Sink Garbage disposal

## Home Security, Entertainment & Automation

- Cat6 and RG6 media ports at Living Room and Owner's Suite
- Satellite TV prewire
- Honeywell Control Center – expandable system that will work as a self-monitored security panel
- Wireless door sensors at all exterior doors
- Wired motion sensors at two key locations
- Prewires for video doorbell, front and rear cameras
- 30" Lexan wiring cabinet at Owner's Closet (most plans) for easy access by your service provider
- WiFi garage door opener and thermostat can be controlled by phone apps (WiFi required)

## Warm & Cozy Interiors

- Hand-Set 17"x17" tile in Entry, Kitchen, Dining Room, Owner's Bathroom, Powder Bath & 2<sup>nd</sup> Bathrooms
- Kichler light fixtures in bedrooms, bathrooms and Dining Room, per plan
- Plush, Wall-to-wall carpeting in choice of designer colors
- Classic 4 1/4" Baseboard throughout
- Raised panel interior doors with Satin Nickel "Schlage" door hardware
- Category 6E voice and data prewire in Family Room and Owner's Suite
- Functional Walk-In Laundry areas with cabinetry options, plumbed for both Gas and Electric dryers
- Integrated Fire sprinkler system
- Smoke Detectors Throughout

## Elegant Baths

- Generous Master Baths
- Dual sink vanity at Master Bath
- Estone™ Vanity Counter at Master and Guest Bath
- Natural Beech cabinetry to match Kitchen
- Tiled Owner's Shower with seat, per plan
- 1/4" glass enclosure with Chrome D-handle at Owner's Bath Shower
- Acrylic Tub/Shower with estone surround at full Guest Bath
- Pedestal Sink at Powder Room
- Delta Chrome bath faucets and matching bath accessories
- Elongated Toilets at all bathrooms
- Vanity lights above all bathroom sinks

## Majestic Master Suites

- Expansive Walk-In Master Closet offering abundant space for your wardrobe and accessories

## Energy Efficiency & Quality

- Photovoltaic panels/Solar energy system included
- LED lighting throughout interior and exterior
- "Milgard" Low E Dual-glazed vinyl windows
- Central heating and air conditioning with ZTE-zoned thermal equalizing system (2-story homes only)
- High Efficiency 92% AFUE Carrier gas furnace
- High efficiency 16 SEER/13 EER Carrier AC unit
- R-30 attic insulation
- Radiant Barrier roof sheathing
- R-19 wall assembly insulation on stucco walls, R-6 duct insulation
- Super-High Efficiency 95% Rheem Condensing Tankless water heater
- Tub and shower pressure balance temperature valve
- Steel roll-up garage doors with windows, 1/2 hp WiFi-enabled Liftmaster opener and 2 remotes



## Personalize Your Home

With the guidance of the BlackPine design consultants you may choose from a host of optional upgrades to personalize your new home, including flooring, countertops, cabinetry, appliances, electrical and audio visual, staircase and finish carpentry to make your home uniquely yours.

















*The Creamery at Alkali Flat, Downtown Sacramento*



*Farmhouse at Willow Creek, Folsom*

“*WHERE WE CHOOSE to live  
tells the world WHO WE ARE*”

Every one of us has our own reasons for why we live where we do. We have many reasons, each very specific. Because the place where we live really demonstrates what we think is important in life. We ourselves choose to live and to build in the Sacramento area. Here, we create and restore real neighborhoods. From the time we choose a community, to the day we finish building, we think about how your home's design and living spaces, its vicinity and its amenities, will best serve your lifestyle, not impose one upon you. That's the difference between just building a house and building you a home that's truly yours. THIS IS BLACKPINE.

FOLSOM | DOWNTOWN SACRAMENTO | ROSEVILLE

EAST SACRAMENTO | MIDTOWN SACRAMENTO

**CROCKER VILLAGE** | WEST SACRAMENTO | ROCKLIN

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COMMUNITIES.COM



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