

CROCKER

V I L L A G E



ALLEY ROW
COLLECTION

CROCKER VILLAGE



CROCKER

VILLAGE

UNCOMPROMISED LIVING

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.





6

RESIDENCE

2,129 Square Feet

2 to 4 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Private Courtyard

Optional Bedroom 4 at Den

Optional Studio at Den

Optional Sliding Glass Door

Optional Multi-Slide Door



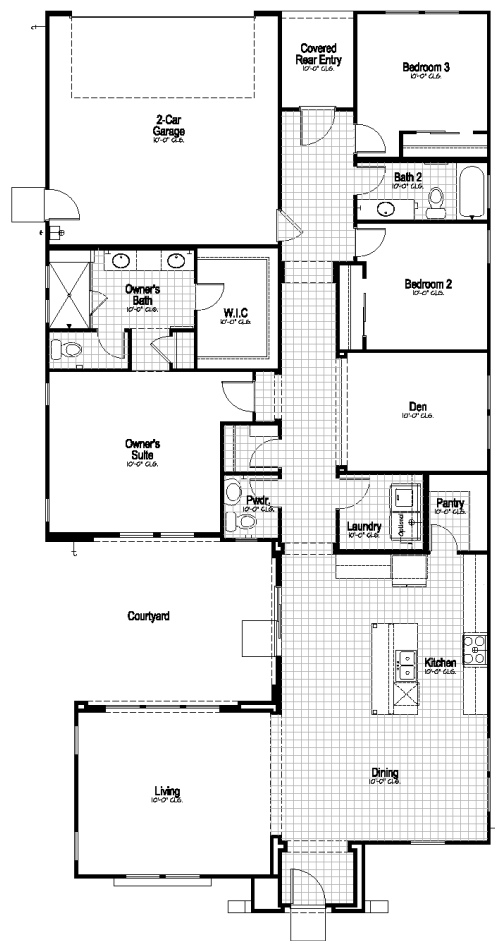
ELEVATION B



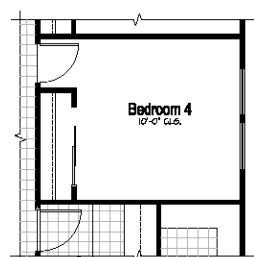
ELEVATION C



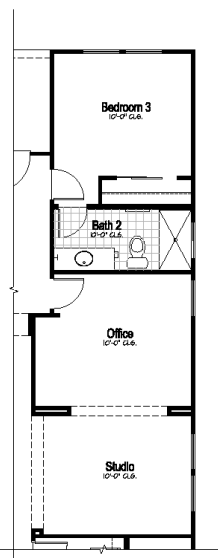
ELEVATION D



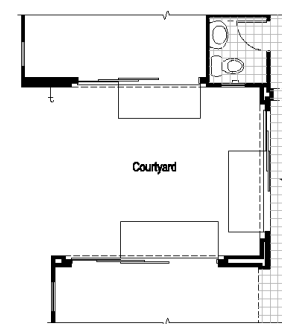
MAIN FLOOR



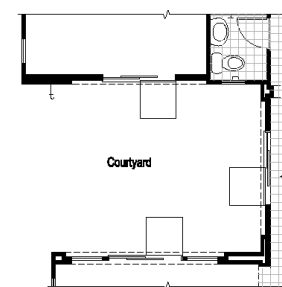
BEDROOM 4 AT
DEN OPTION



STUDIO AT DEN
OPTION



MULTI-SLIDE
DOOR OPTION



SLIDING GLASS
DOOR OPTION



7

RESIDENCE

2,484 Square Feet

3 to 5 Bedrooms

2.5 to 3 Bathrooms

2 Car Garage with Direct Access + Opener

Upper Level Loft

Optional Bedroom 4 at Loft

Optional Bedroom 5 at Den & Full Bathroom



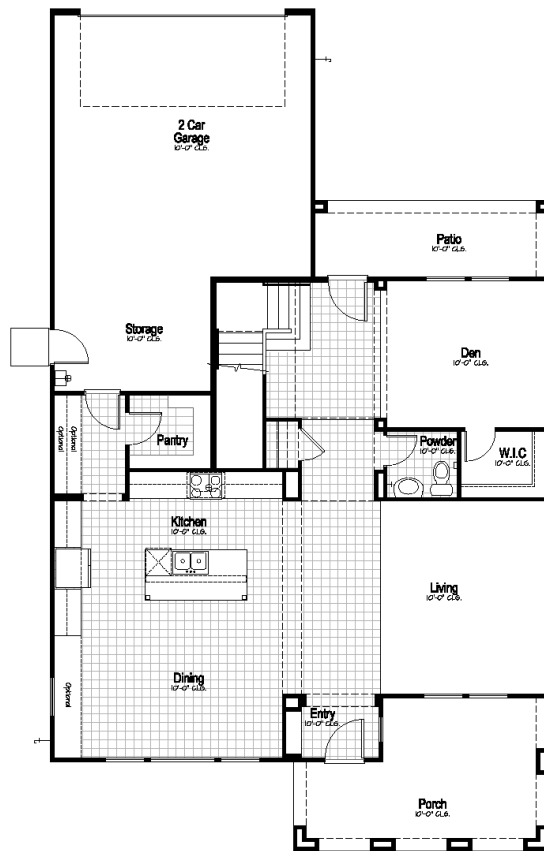
ELEVATION A



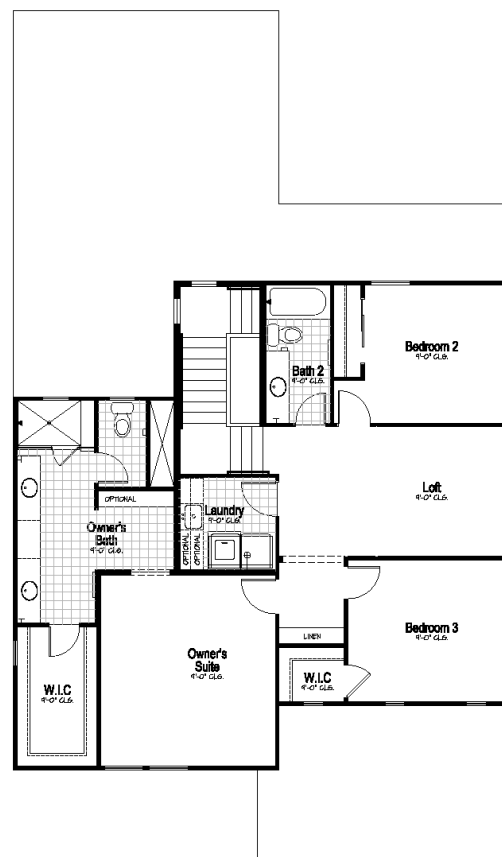
ELEVATION C



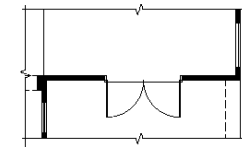
ELEVATION D



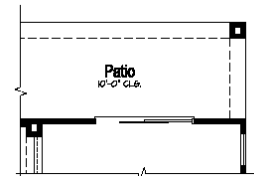
FIRST FLOOR



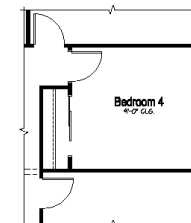
SECOND FLOOR



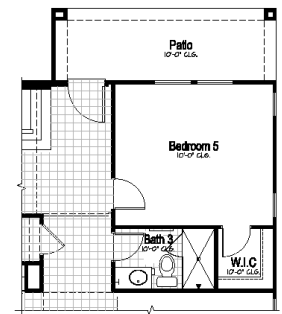
FRENCH DOOR AT
LIVING ROOM OPT.



SLIDING GLASS
DOOR AT DEN OPT.



BEDROOM 4 AT
LOFT OPTION



BEDROOM 5 AT
DEN OPTION



8

RESIDENCE

2,716 Square Feet

4 Bedrooms

3.5 Bathrooms

3 Car Garage with Direct Access + Opener

Downstairs Junior Suite with Full Bathroom

Upper Level Loft

Optional Utility Area in Garage



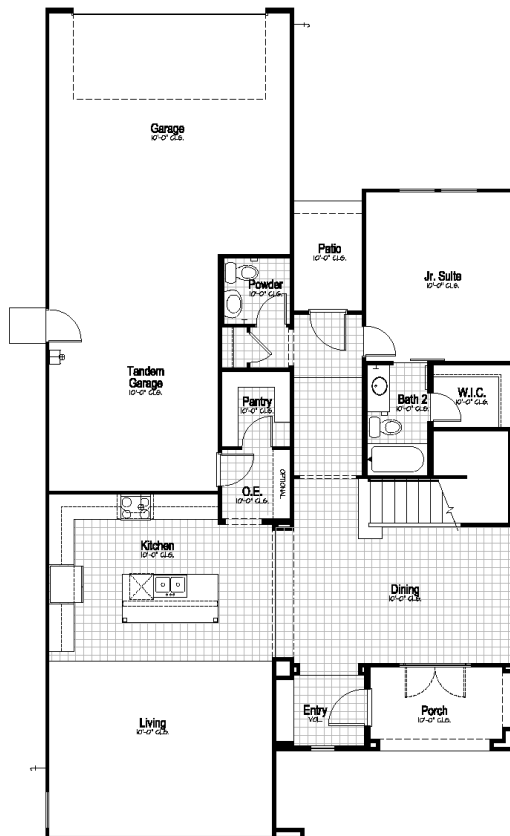
ELEVATION A



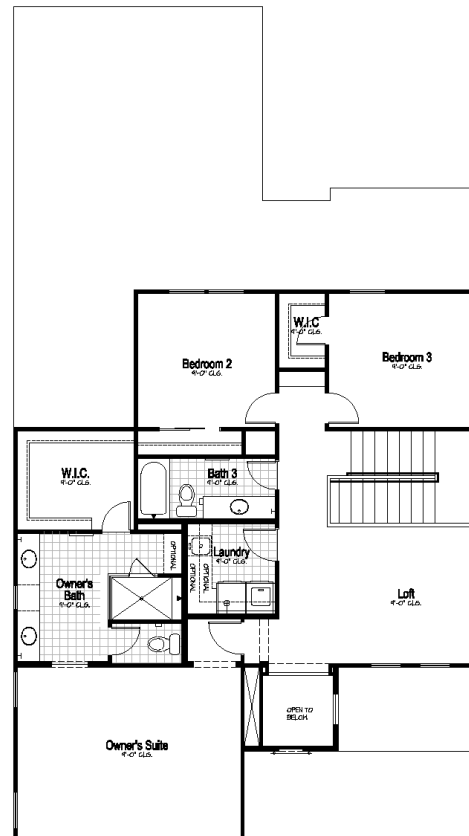
ELEVATION B



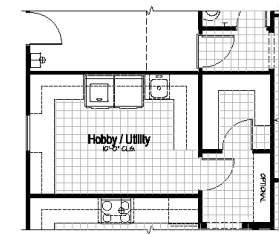
ELEVATION C



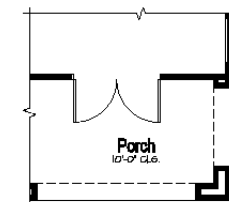
FIRST FLOOR



SECOND FLOOR



HOBBY/UTILITY AT
GARAGE OPT.



FRENCH DOOR AT
DINING OPTION

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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 & 2nd 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



Mollys Walk at Diamond Creek, Roseville

“*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

BLACKPINE
COMMUNITIES.COM



2390 5th Avenue
Sacramento, California 95818
916.572.7791



BLACKPINE

UNCOMPROMISED LIVING