

CROCKER

V I L L A G E



VILLAGE COURTS
COLLECTION



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.





9

RESIDENCE

1,620 Square Feet

3 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Walk-In Closet in Each Bedroom



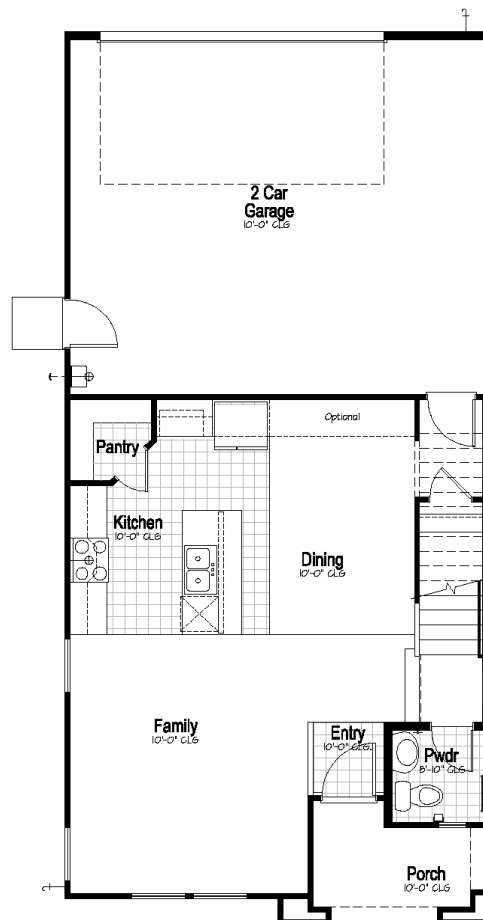
ELEVATION A



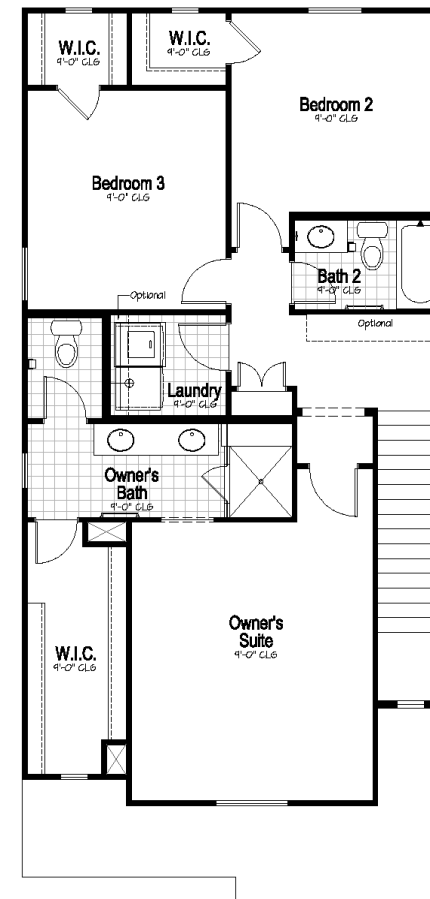
ELEVATION B



ELEVATION C



FIRST FLOOR



SECOND FLOOR



10

RESIDENCE

1,913 Square Feet

3 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Covered Front Porch



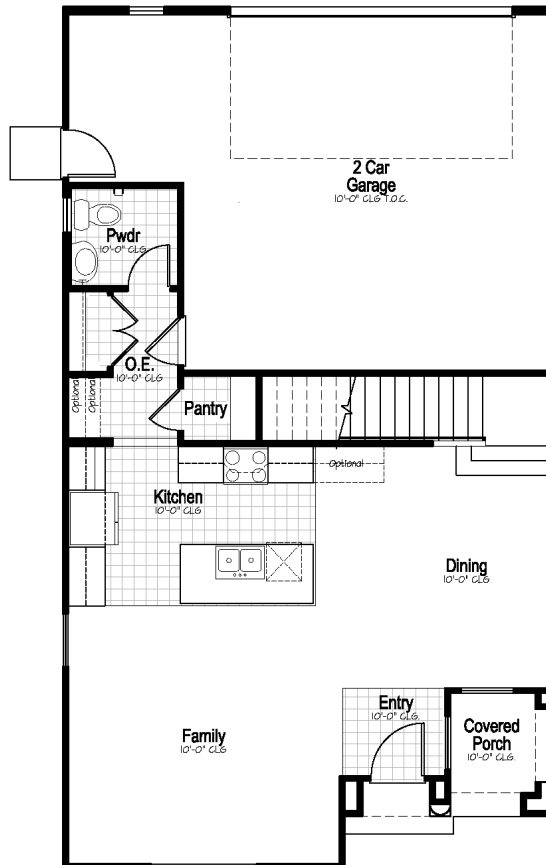
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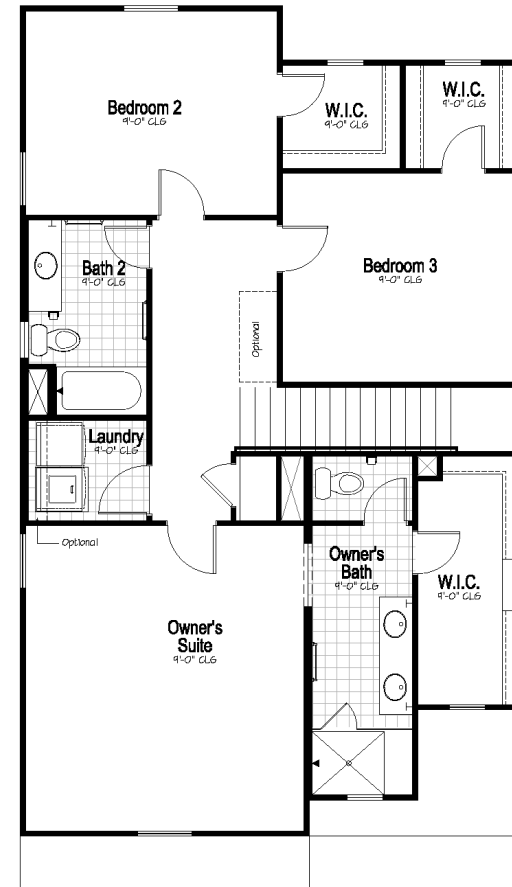
ELEVATION B



ELEVATION C



FIRST FLOOR



SECOND FLOOR

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11

RESIDENCE

2,045 Square Feet

3 to 4 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Upper Level Loft

Optional Bedroom 4 at Loft



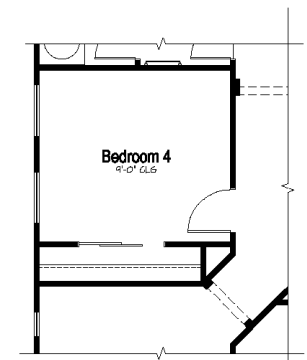
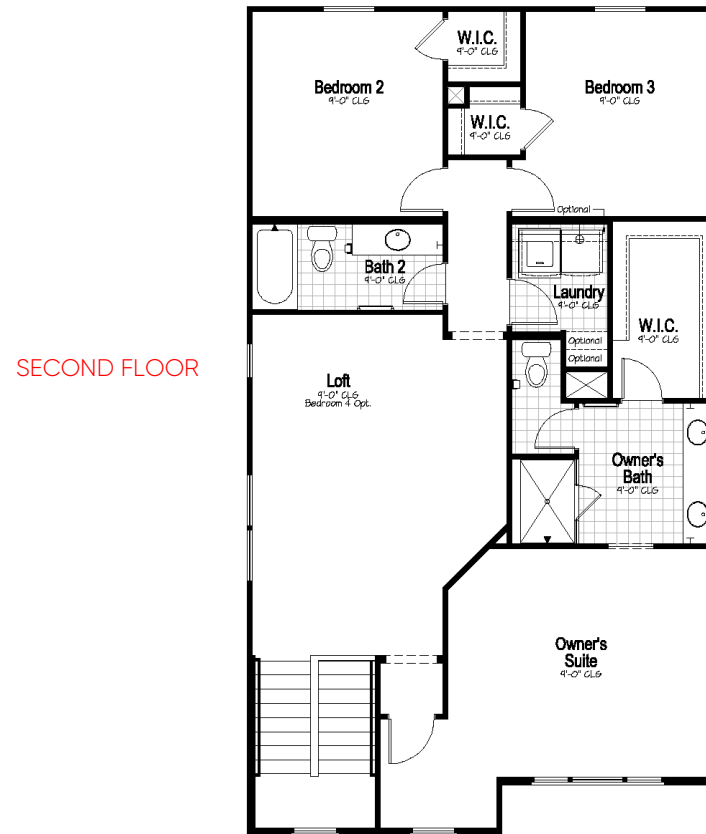
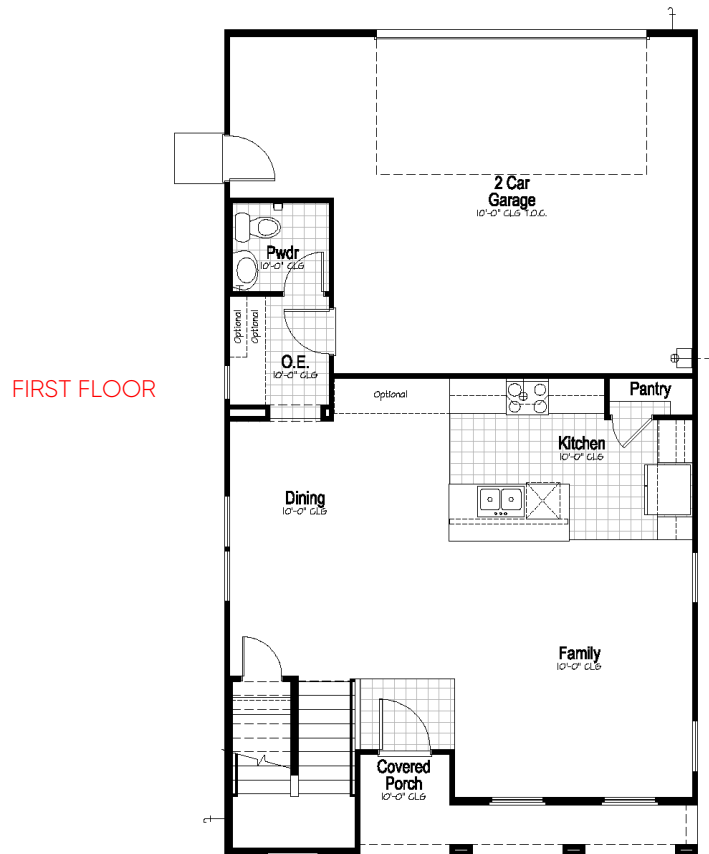
ELEVATION A



ELEVATION B



ELEVATION C



BEDROOM 4 AT
LOFT OPTION



12

RESIDENCE

2,060 Square Feet

3 to 4 Bedrooms

2.5 to 3 Bathrooms

2 Car Garage with Direct Access + Opener

Upper Level Loft

Optional Downstairs Bedroom & Full Bathroom



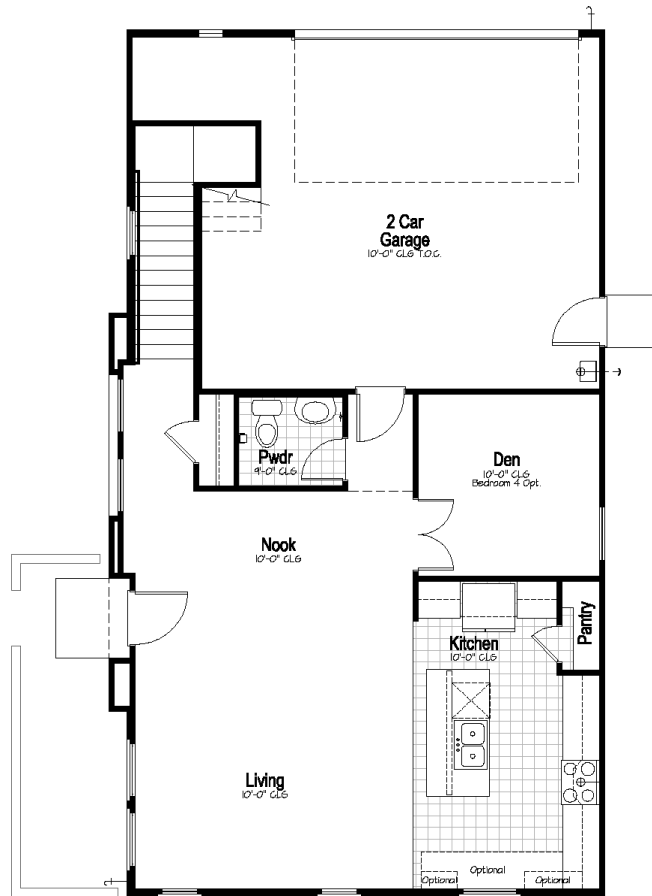
ELEVATION A



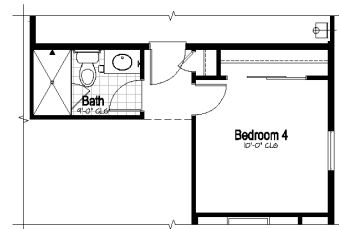
ELEVATION B



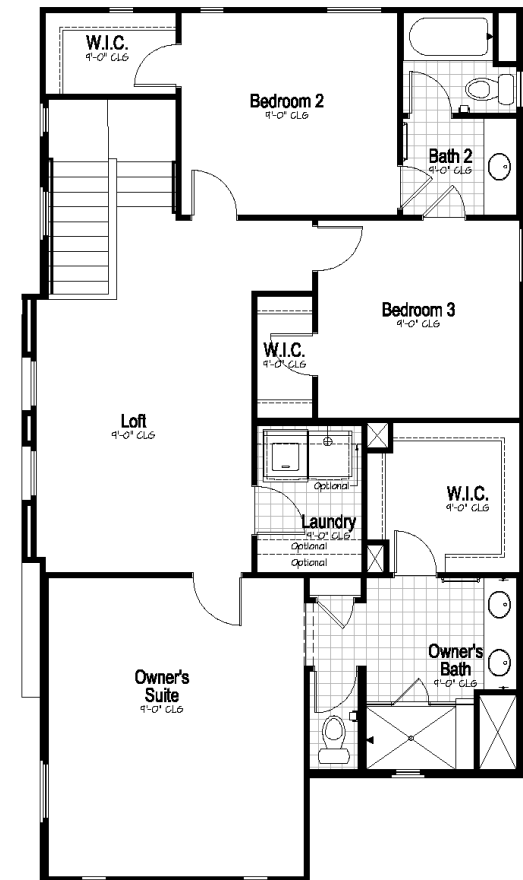
ELEVATION C



FIRST FLOOR



BEDROOM 4 AT
DEN OPTION



SECOND FLOOR

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CROCKER

VILLAGE

- MAIN STREET COLLECTION
- ALLEY ROW COLLECTION
- VILLAGE COURTS COLLECTION



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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, per plan
- Energy-efficient Painted Fiberglass Insulated front entry door, per elevation
- 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

- Beech cabinetry with 6 stain choices, crown molding, maple Melamine interiors, euro concealed hinges and dovetailed drawer boxes
- Large Islands with sink per plan
- Granite countertops with choice of three distinct colors
- Full Granite backsplash at Range
- GE Stainless Steel Appliances (30" slide-in 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 structured wiring cabinet in Owner's Closet
- 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, Owners Bathroom, Powder Bath and 2nd Bathroom
- 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 Schlage Satin Nickel 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
- Stained Beech cabinetry to match Kitchen
- Estone Surround at Owner's Shower
- 1/4" glass enclosure with Chrome D-handle at Owner's Bath Shower
- White Acrylic Tub/Shower at 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
- Beveled Mirrors above all bathroom sinks

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)
- Heat Recovery Ventilator system provides fresh air from the outside while maintaining energy efficiency
- High Efficiency 92% AFUE Carrier gas furnace
- High efficiency 16 SEER/13 EER Carrier AC unit
- R-38 attic insulation with additional R-19 insulation under the roof deck
- R-19 wall assembly insulation on stucco walls, R-6 duct insulation
- High Efficiency 92% Rheem Condensing Tankless water heater
- Tub and shower pressure balance temperature valve
- Steel roll-up garage doors with windows, 1/2 hp 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.



LOVE SACRAMENTO



The Brownstones at Curtis Park Village, 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

BLACKPINE
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