



UNCOMPROMISED LIVING

ABBEYS & GATE

Abbey's Gate at Northridge is a village of forty-six homes reflecting Old World craftsmanship in a contemporary setting. Offering a variety of living options and timeless architecture provides a uniquely different and uncompromised lifestyle.



Tucked away in the tranquil Northridge community, Abbey's Gate is at the heart of nature's splendor. Residents are a mere tenminute stroll to the manicured landscapes of Northridge Golf and Country Club, a place of relaxation, recreation and camaraderie.





1,746 Square Feet

2 to 3 Bedrooms

2 Bathrooms

2 Car Garage with Direct Access + Opener

Optional Bedroom 3 at Den

Optional Private Courtyard

Optional Golf Cart Storage



ELEVATION A ELEVATION B





1,825 Square Feet

3 to 4 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Covered Front Patio

Optional Bedroom 4 at Loft

Optional Upper Level Deck



ELEVATION A - LEFT

ELEVATION A - FRONT

Bedroom 4





1,845 Square Feet

2 to 3 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Covered Front Porch

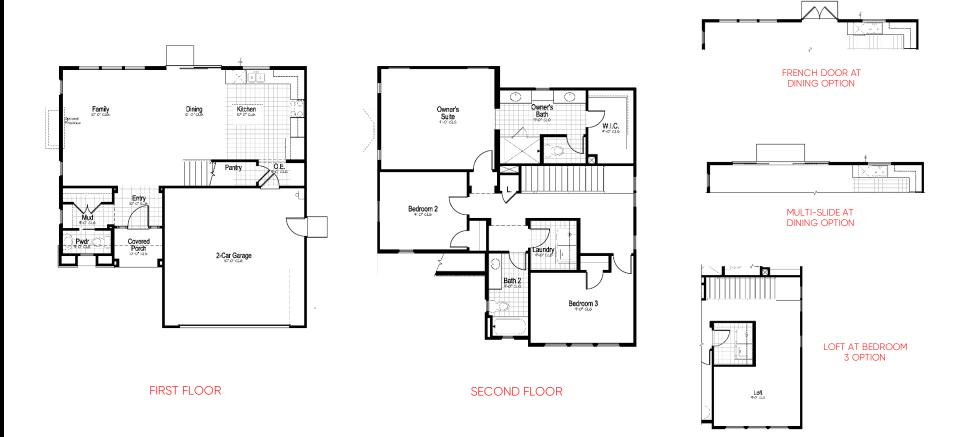
Optional Upper Level Loft

Optional Multi-Slide Door at Dining

Optional French Door at Dining



ELEVATION A ELEVATION B







1,976 Square Feet

3 to 4 Bedrooms

3 Bathrooms

2 Car Garage with Direct Access + Opener

Covered Front Porch

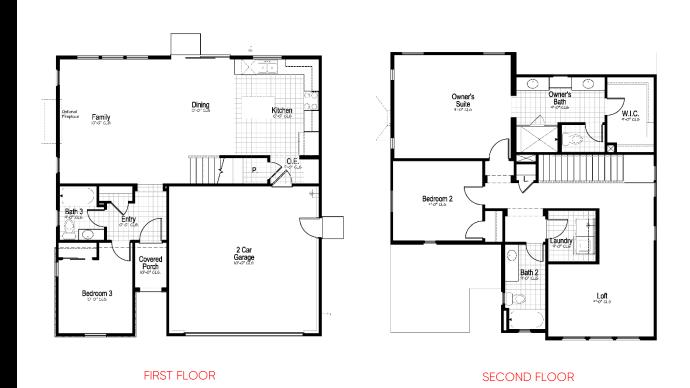
Optional Multi-Slide Door at Dining Room

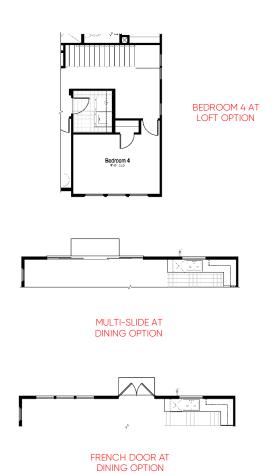
Optional French Door at Dining Room

Optional Bedroom 4 at Loft



ELEVATION A ELEVATION B







2,251 Square Feet

3 to 4 Bedrooms

2.5 to 3 Bathrooms

2 Car Garage with Direct Access + Opener

Covered Front Porch

Additional Golf Cart Storage at Garage

Optional First Floor Bedroom & Full Bathroom



Bedroom 3

Loft VALTED GLO

ELEVATION A ELEVATION B







INCLUDED IN YOUR NEW HOME

Exceptional Exteriors

- Distinctive & timeless architectural expressions
- Designer selected exterior color themes
- Dramatic Steep-Pitch Rooflines accented with Composition Shingles and standing seam Metal Roof, per plan & elevation
- Energy-efficient Painted Fiberglass Insulated front entry door, per elevation
- Milgard Low E Dual-glazed vinyl windows
- Genuine Trim Detail Wood Corbels and Braces, per plan and elevation
- All elevations include El Dorado Stone Veneer, per plan
- Engineered Wood LP Smart Side siding and trim, per plan and elevation
- Fine-textured 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 (some plans do not include islands)
- 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 cables run to living room and owner's suite Entertainment locations
- Prewires for motion detectors, alarm keypad, interior siren, entry door speaker and video
- 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 ¼" 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
- Mirrors above all bathroom sinks

Energy Efficiency & Quality

- LED lighting throughout interior and exterior
- Milgard Low E Dual-glazed vinyl windows with
- Central heating and air conditioning with ZTEzoned thermal equalizing system (2-story homes only)
- High Efficiency 92% AFUE Carrier gas furnace
- High efficiency 16 SEER/13 EER Carrier AC unit
- Radiant Barrier roof sheathing
- R-38 attic insulation
- Whole House Fan included in attic
- 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, 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.







Mollys Walk at Diamond Creek, Roseville



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 | CITRUS HEIGHTS

CROCKER VILLAGE | WEST SACRAMENTO | ROCKLIN

BLACKPINE



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BLACKPINE

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