



California Brownstones

M I D T O W N

THE HEART OF EVERYTHING

An Urban Community of 12 Single Family Homes.



BlackPine
COMMUNITIES

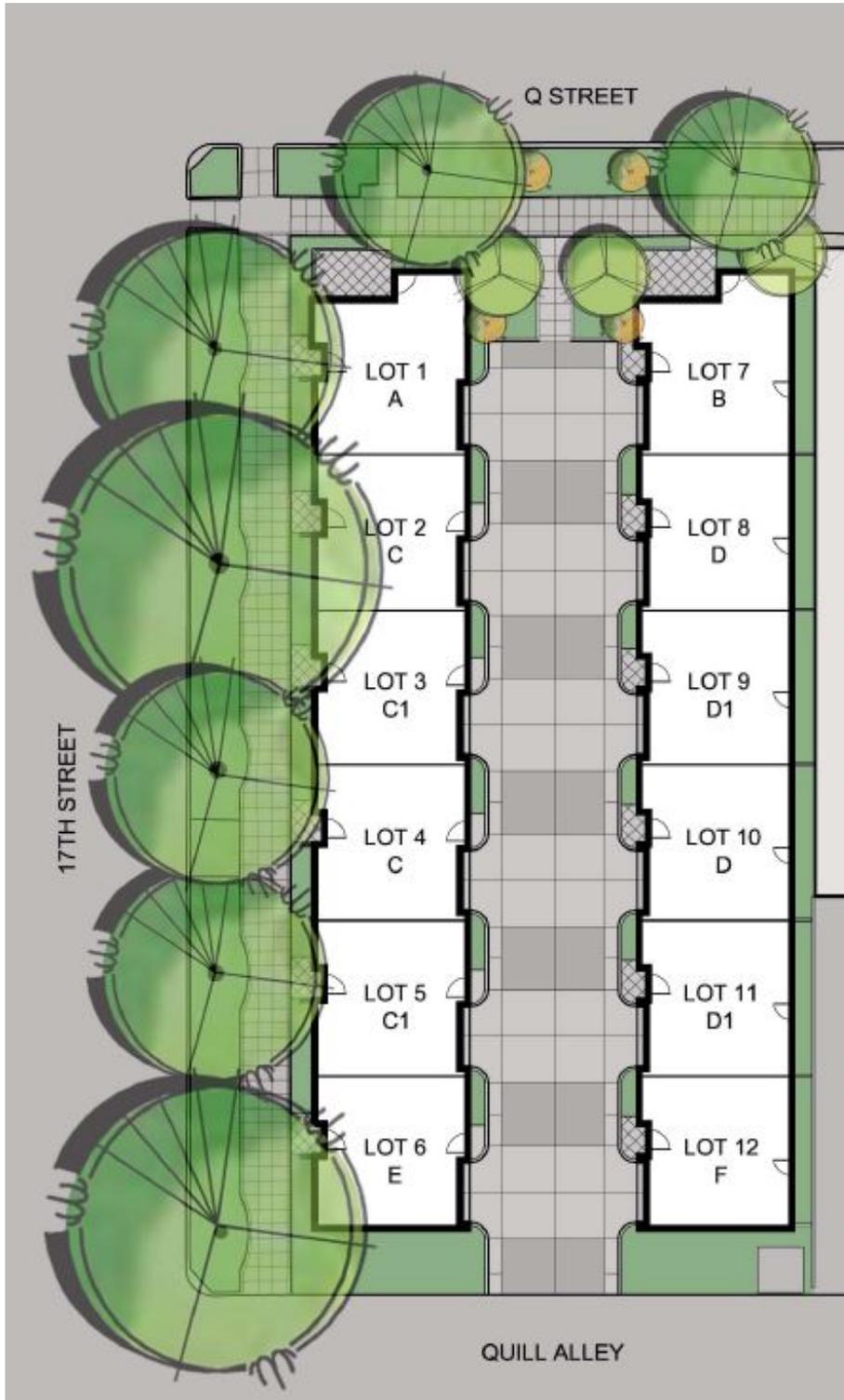


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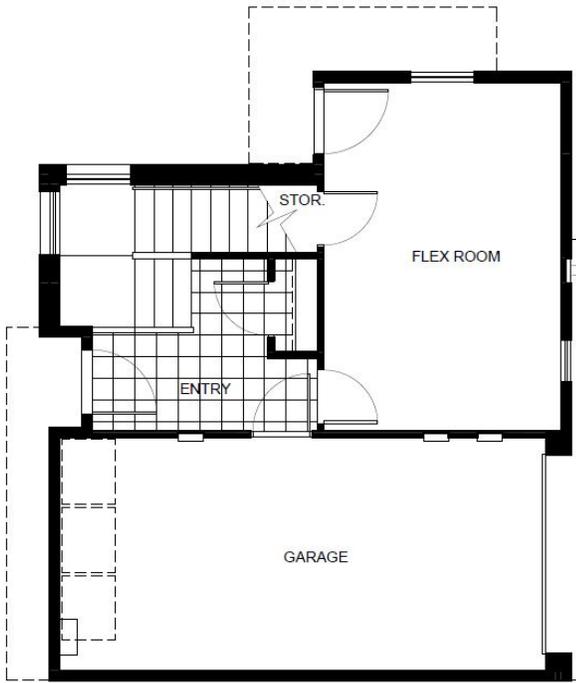
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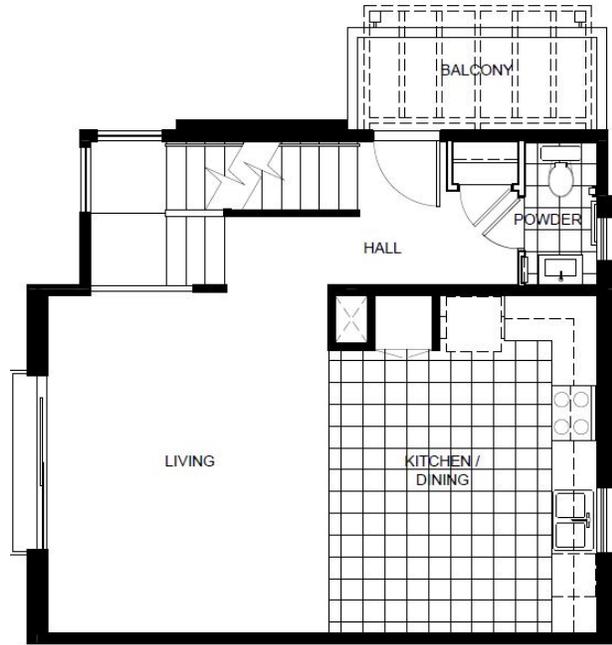




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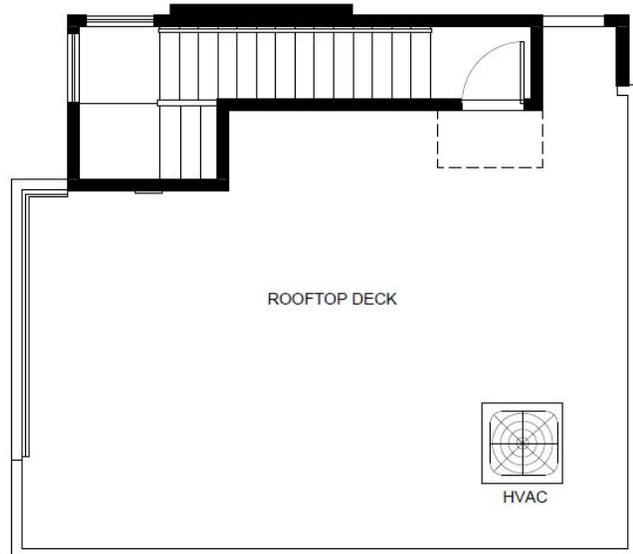
PLAN A – FIRST FLOOR



PLAN A – SECOND FLOOR



PLAN A – THIRD FLOOR



PLAN A – ROOFTOP

LOT 1

1558sf Living + 470sf Rooftop

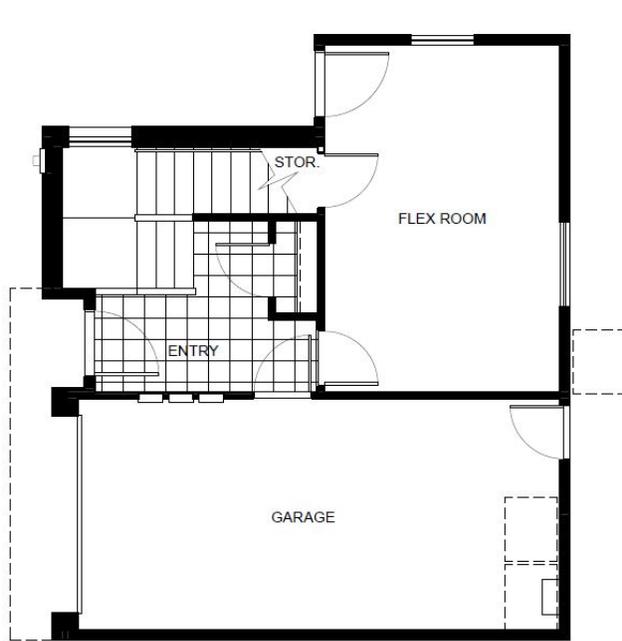
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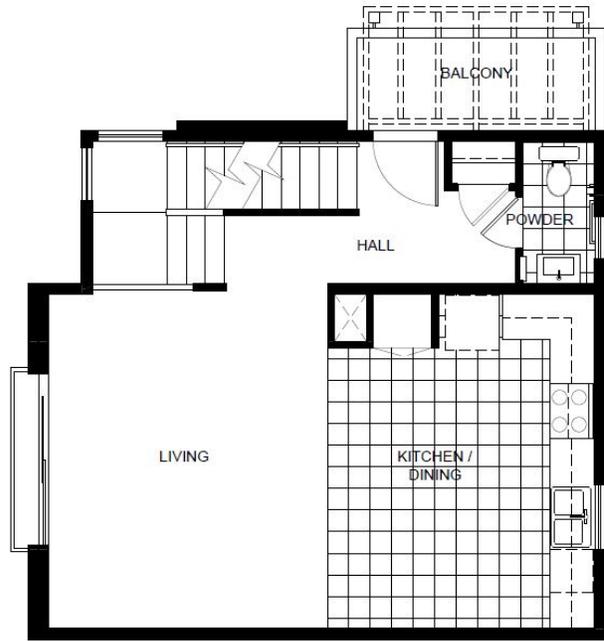
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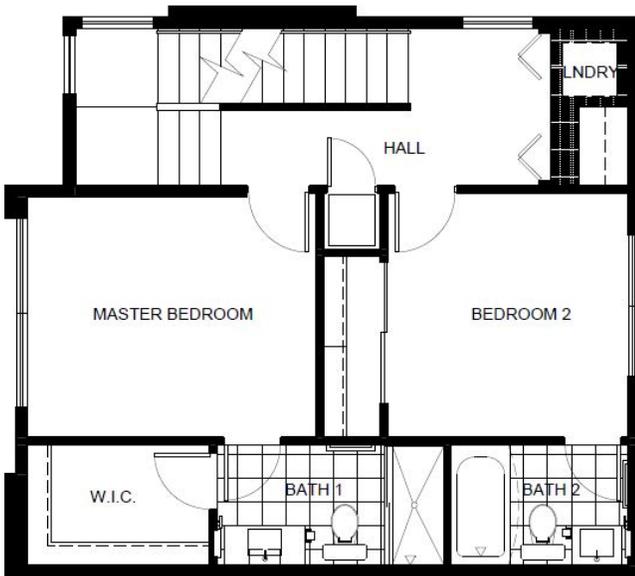
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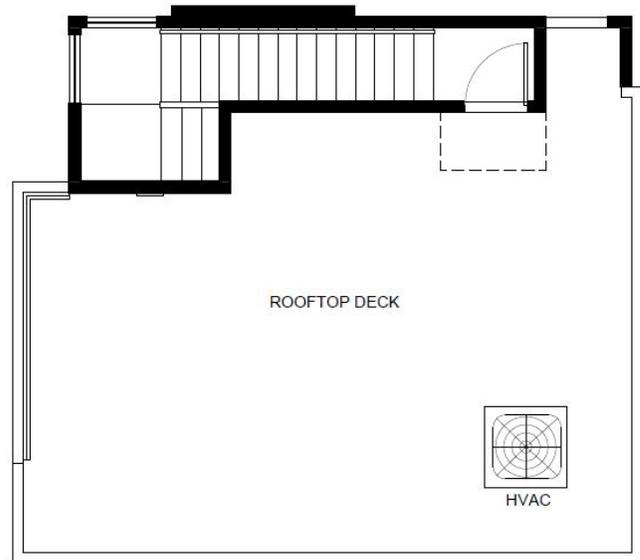
PLAN B – FIRST FLOOR



PLAN B – SECOND FLOOR



PLAN B – THIRD FLOOR



PLAN B – ROOFTOP

LOT 7

1558sf Living + 470sf Rooftop

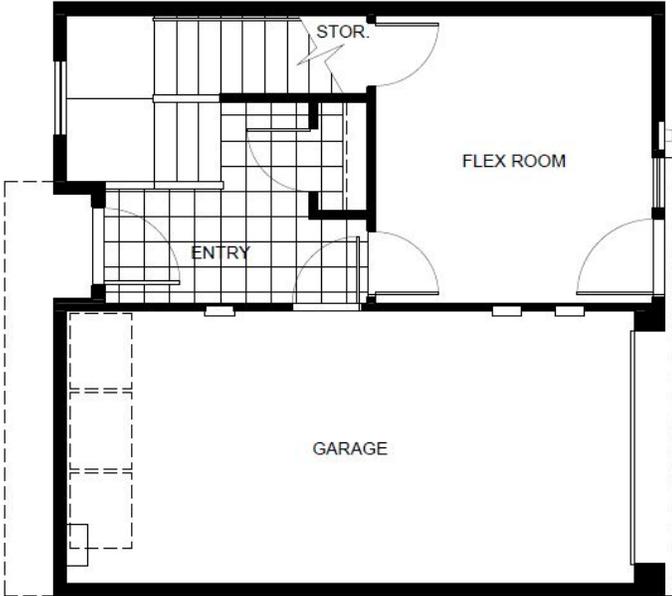
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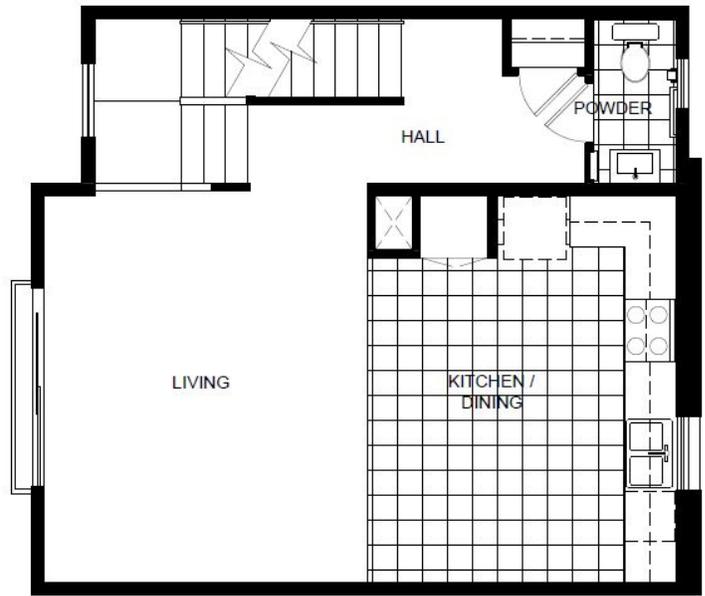
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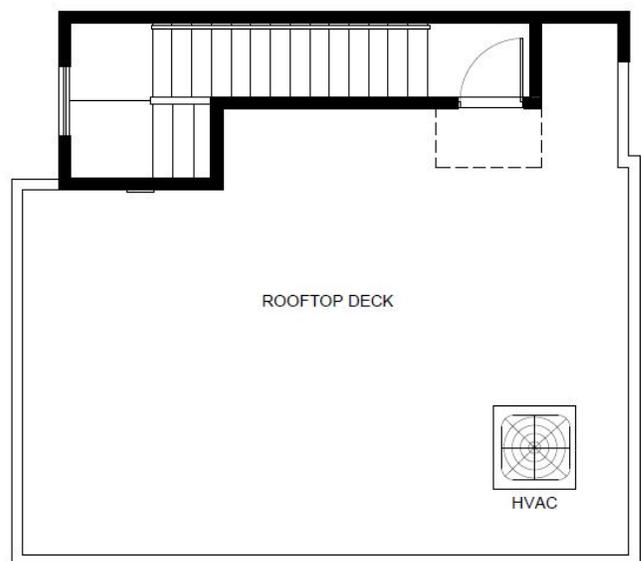
PLAN C – FIRST FLOOR



PLAN C – SECOND FLOOR



PLAN C – THIRD FLOOR



PLAN C – ROOFTOP

LOTS 2,3,4,5,6
1510sf Living + 470sf Rooftop

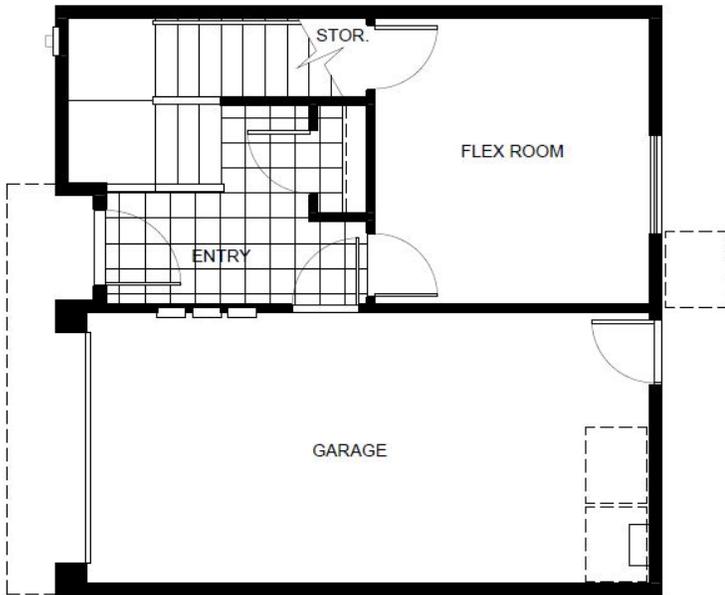
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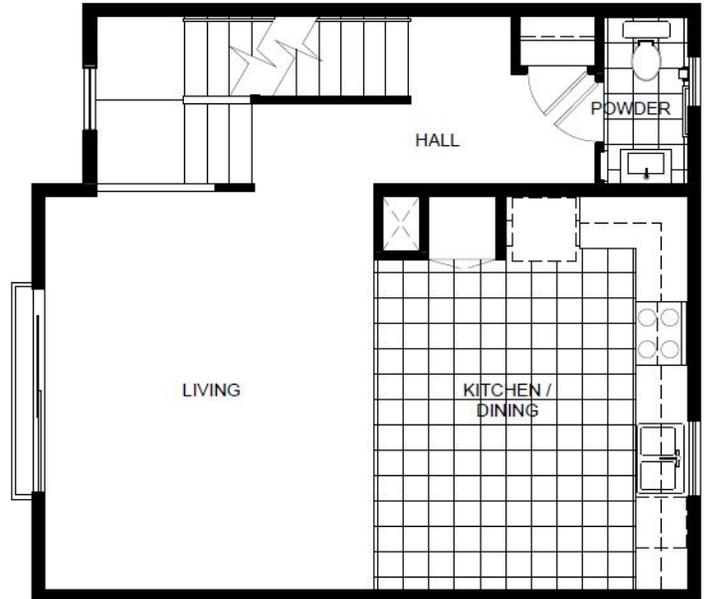
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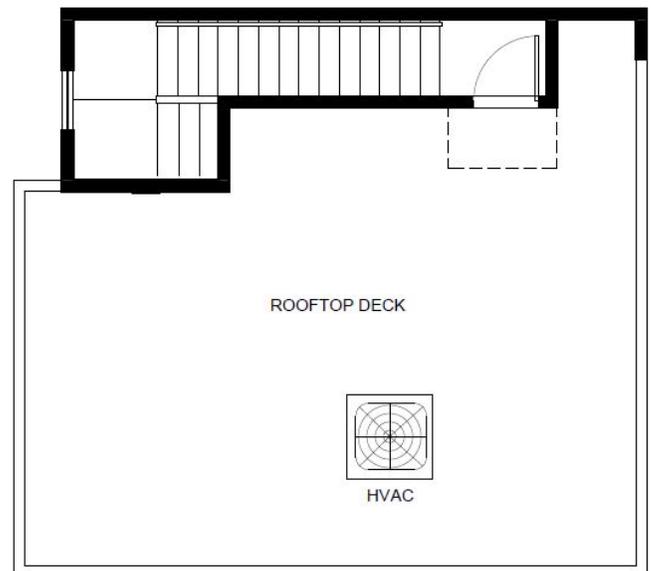
PLAN D – FIRST FLOOR



PLAN D – SECOND FLOOR



PLAN D – THIRD FLOOR



PLAN D – ROOFTOP

LOTS 8,9,10,11,12
1510sf Living + 470sf Rooftop

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AMENITIES

Modern Exteriors

- Distinctive Urban architectural expressions
- Private Rooftop patios with covered stair wells. views of midtown
- Designer selected exterior color themes
- Milgard Low E Dual-glazed vinyl windows

Gourmet Kitchens

- Natural Beech cabinetry with maple Melamine interiors, euro concealed hinges, dovetailed drawer boxes and five different stain selections
- Granite countertops with choice of three selections
- GE Stainless Steel Appliances(30" gas range)
- Pre-plumbed for ice maker to refrigerator
- Moen Stainless Steel under-mount sink with Moen Faucet and side spray
- Garbage disposal

Master Suites

- Walk –in Closet
- Category 5E voice and data prewire
- RG6 Cable TV prewire
- Structured Wiring Box located in owners Suite
- Some units have large window and balcony's

Elegant Baths

- Estone™ Vanity Counter at Master and full Guest Bath
- Beech cabinetry to match kitchen
- Sterling Tub (per plan) and separate Shower at Master Bath with Estone™ surrounds
- Lower level Flex space
- Oversized garage

- Sterling Perfoma Tub/Shower combo at full Guest Bath
- Pedestal Sink at Powder Room
- Moen Eva Chrome bath faucets and matching bath accessories

Cozy Interiors

- Hand-Set 17"x17" tile in entry, kitchen and Owners bathroom; 13"x13" tile in powder bath and 2nd bathroom
- Plush, Wall-to-wall carpeting in choice of designer colors
- Category 5E voice and data prewire in Living Room, Flex and all Bedrooms
- RG6 Cable TV prewire in Living/Great Room, Lofts and all Bedrooms
- Functional Laundry areas plumbed for both Gas and Electric dryers
- Fire sprinkler system

Energy Efficiency and Quality of Construction

- Milgard Low E Dual-glazed vinyl windows
- Central heating and air conditioning with ZTE-zoned thermal equalizing system
- High Efficiency 92% AFUE gas furnace
- High Efficiency 14 SEER AC unit
- R-38 insulation ceilings
- R-19 wall assembly insulation
- High Efficiency tank-less water heater
- Tub and shower pressure balance temperature valve
- Durable fire resistant 1hr coding