



CURTIS PARK
V I L L A G E



CURTIS PARK

V I L L A G E

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

Home should be a celebration of time well spent. Life is better at Curtis Park Village, where classic new homes will have you planning and dreaming for great things ahead. Open living spaces offer room to kick back or entertain in style. Each home will feature the latest in-home energy efficiency, lighting, networking, and climate controls, making your new home timeless and durable. The attention to detail reflects your modern sensibility and sophistication.



Curtis Park Village, located between the iconic neighborhoods of William Land Park and Curtis Park, seamlessly blends and enhances the surrounding neighborhood grid. This project is a world-class urban infill community that bestows all of the best practices of land planning: brownfield reclamation, transit-oriented design, walkable access to light rail and a central location in a rapidly expanding job base.





1

RESIDENCE

2,535 Square Feet

3 to 4 Bedrooms

2.5 to 3.5 Bathrooms

Upper Level Game Room Loft

Covered Front Porch

2 Car Garage with Direct Access + Opener

Optional Second Master Suite Upstairs

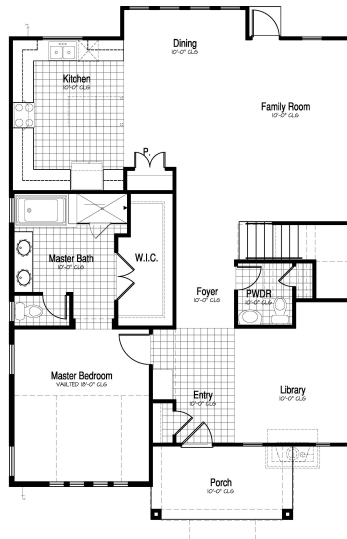
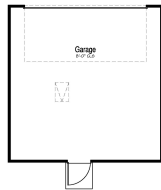
Optional First Floor Office



ELEVATION A



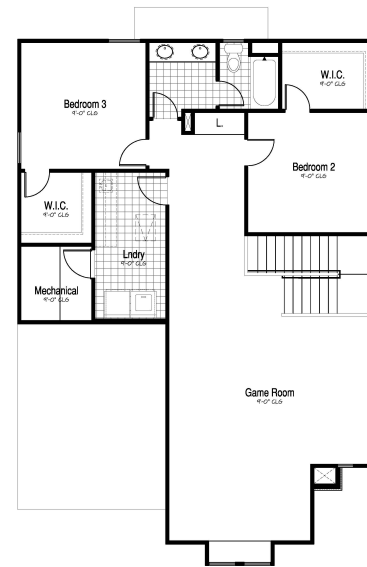
ELEVATION B



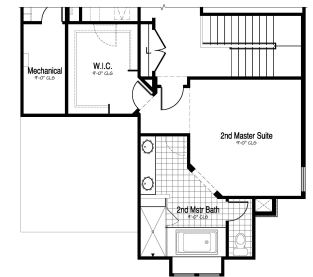
FIRST FLOOR



LIVING/DINING
ROOM OPTION



SECOND FLOOR



SECOND MASTER
SUITE. OPT.

Plans and prices effective date of publication, and subject to change without notice. Square Footages are approximate. Yard sizes may vary. Photographs, renderings, and images are for illustrative purposes only and are not intended to be an actual representation of a specific community, neighborhood, or product offering. BlackPine Builders Inc (BRE #01907099), BlackPine Communities, and the community names are trademarks used for marketing of new homes. Please see your Community Sales Manager for details.



2

RESIDENCE

2,893 Square Feet

3 Bedrooms

2.5 Bathrooms

2 Car Garage with Direct Access + Opener

Upper Level Game Room Loft

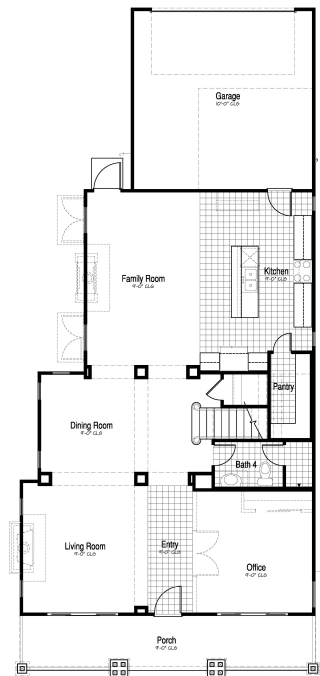




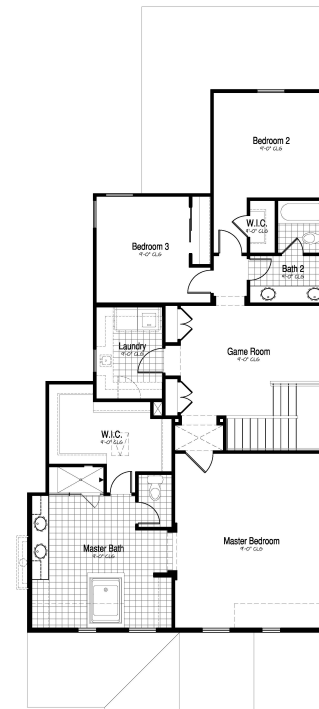
ELEVATION A



ELEVATION B



FIRST FLOOR



SECOND FLOOR

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3

RESIDENCE

3,031 Square Feet

3 Bedrooms

2.5 Bathrooms

Upper Level Game Room Loft

2 Car Garage with Direct Access + Opener

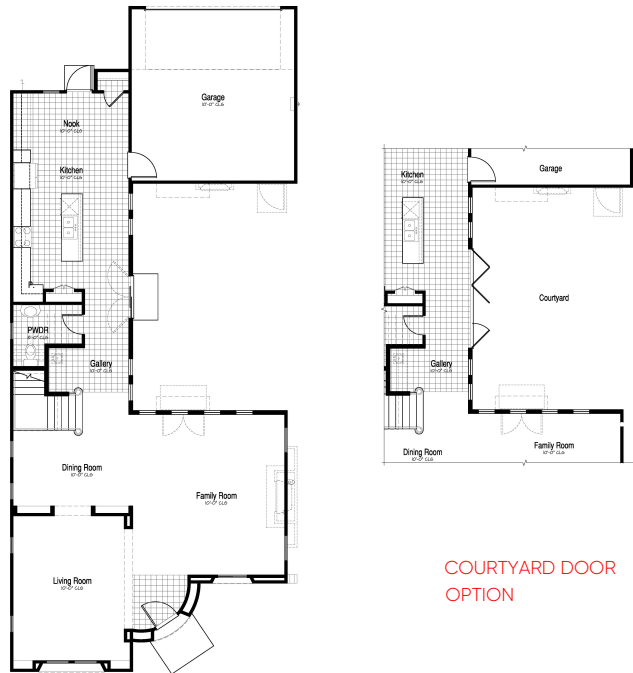
Optional First Floor Courtyard Door



ELEVATION A

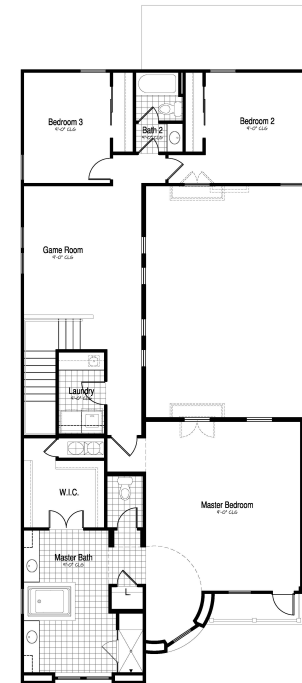


ELEVATION B



FIRST FLOOR

COURTYARD DOOR
OPTION



SECOND FLOOR

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V I L L A G E

-  **The Cottages**
-  Phase Two
Single Family Residences
-  Senior Housing
-  **THE BROWNSTONES**
-  Phase Three
Single Family Residences
-  Multi-Family Flex Zone
-  **THE ESTATES**
-  Neighborhood
Commercial Retail
-  Park
-  Playground



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INCLUDED IN YOUR NEW HOME

Charming Exteriors

- Distinctive & timeless architectural expressions
- Designer selected exterior color themes
- Distinct rooflines accented with color coordinated asphalt or concrete roof shingles, per plan
- Brick or stone accents, per plan and elevation
- Energy-efficient painted fiberglass insulated front entry door
- Milgard Low E Dual-glazed vinyl windows
- Real wood trim detail – shutters, window trim, old-world corbels and trellis, per plan
- Stucco system with fine sand finish and HardiPlank cement siding, per plan

Gourmet Kitchens

- Natural beech cabinetry with maple melamine interiors, euro concealed hinges, dovetailed drawer boxes and five different stain selections
- Islands with countertop for bar seating, per plan
- Granite countertops with choice of three selections: Uba Tuba, Crema Caramel and New Caledonia
- GE Stainless Steel Appliances: 30" gas range, stainless steel hood, 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

Majestic Master Suites

- Spacious walk-in master closet offering ample storage with shelf and pole
- Recessed can lighting
- Category 5E voice and data prewire
- RG6 Cable TV prewire
- Structured wiring box located in master closet

Warm & Cozy Interiors

- Hand-Set 17"x17" tile in entry, kitchen and Master Bathroom; 13x13 tile in Powder Bath and 2nd bathroom
- Plush, Wall-to-wall carpeting in numerous designer colors
- Classic 5 1/4" Baseboard throughout
- Raised panel interior doors
- Choice of Satin Nickel or Oil Rubbed Bronze Progress Lighting Package
- Category 5E voice and data prewire in Kitchen, Family, Living/Great Room, Den and all Bedrooms
- RG6 Cable TV prewire Living/Great Room, Den and all Bedrooms
- Walk-In laundry areas with cabinetry options, plumbed for both gas and electric dryers
- Integrated fire sprinkler system throughout the home and garage

Elegant Baths

- Generous Master Baths with direct access to walk-in closet
- Dual sink vanity at Master Bath
- Estone Vanity Counter at Master and Guest Bath
- Beech cabinetry to match kitchen
- Kohler/Sterling tub and separate shower at Master Bath with Estone surround
- 1/4" glass enclosure with chrome D-handle at Master Bath shower
- Sterling Performa tub/shower combo at full Guest Bath
- Pedestal sink at Powder Room
- Delta chrome bath faucets and matching bath accessories
- Elongated toilets at all bath locations

Energy Efficiency & Quality

- LED recessed can lighting
- "Milgard" Low E Dual-glazed vinyl windows
- Central heating and air conditioning with ZTE-zoned thermal equalizing system
- High efficiency 92% AFUE Carrier gas furnace
- High efficiency 16 SEER/13 EER Carrier AC unit
- R-49 attic insulation plus R-19 batt insulation at the roof deck
- R-19 wall assembly insulation
- Super-high efficiency 92% Rheem Condensing Tankless water heater
- Tub and shower pressure balance temperature valve
- Steel roll-up garage doors with 1/3 hp opener and remote



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 SACRAMENT





The Brownstones at Curtis Park Village, Sacramento



Farmhouse at Willow Creek, Folsom

“*PASSIONATE ABOUT crafting
your favorite PLACES*”

THIS IS BLACKPINE

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.

FOLSOM | DOWNTOWN SACRAMENTO | ROSEVILLE

EAST SACRAMENTO | MIDTOWN SACRAMENTO

CURTIS PARK | WEST SACRAMENTO

BLACKPINE
COMMUNITIES.COM



BLACKPINE COMMUNITIES

3297 Crocker Drive
Sacramento, California 95818
916.757.8188

