

LiveSacCreamery.com



#OwnTheCity



A



B



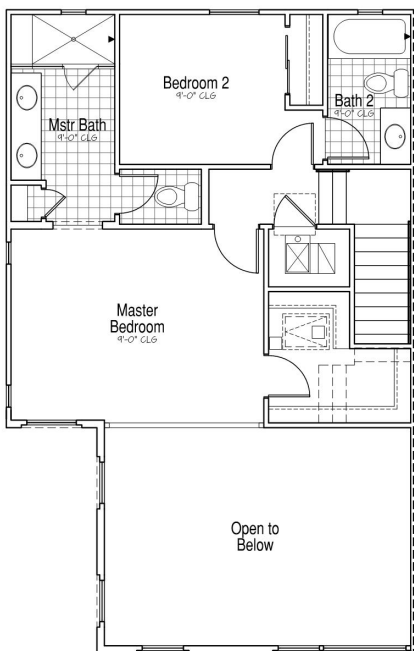
C



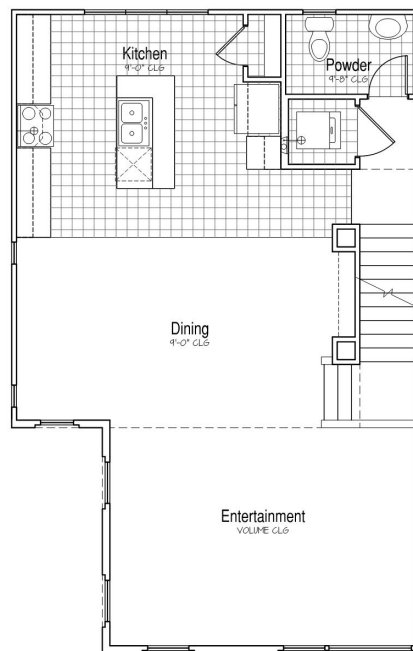
D

RESIDENCE ONE

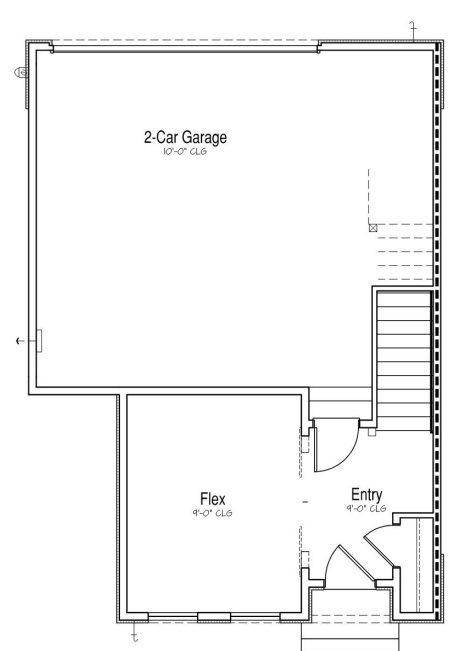
2 to 3 Bedrooms ■ 1745 sf ■ Two-Car-Plus garage ■ Rooftop patio option



Upper Level



Main Level
(Model)



Lower Level

Another Crafted Neighborhood by
BLACKPINE COMMUNITIES

Plans and prices effective date of publication and subject to change without notice. Square footages are approximate. 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 a sales consultant for details.

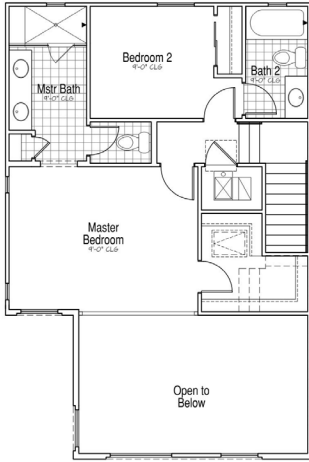




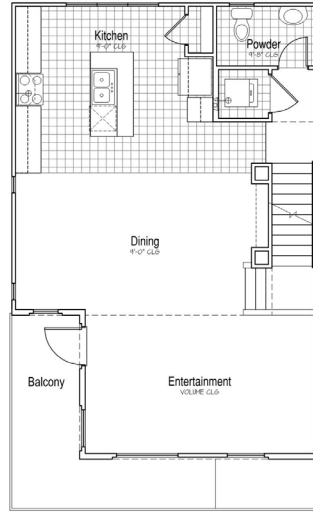
RESIDENCE ONE

Plan Variations and Flex Space Options

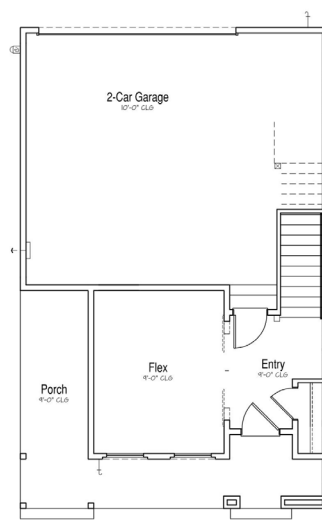
Elevations



Upper Level
Elevation C

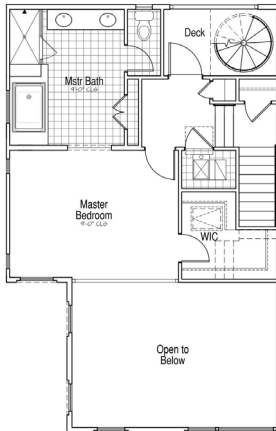


Main Level
Elevation C
(Model)

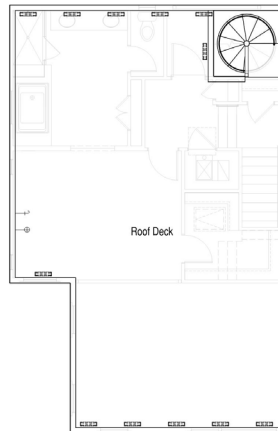


Lower Level
Elevation C

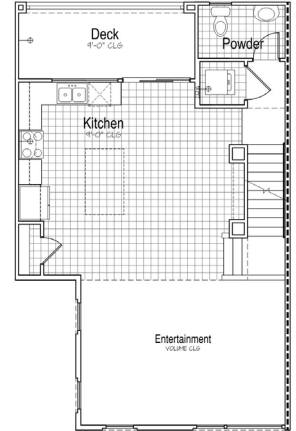
Upper Level



Rooftop Patio
Upper Level & Roof
(Model)

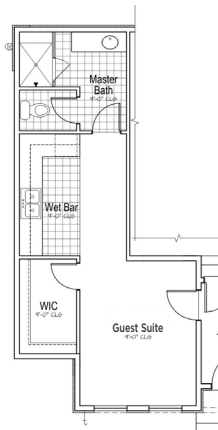


Main Level

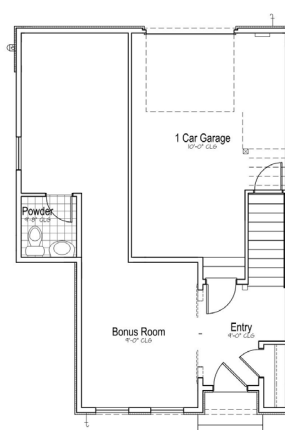


Rear Sun Deck
Main Level

Lower Level



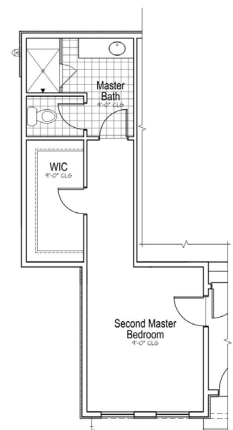
Guest Suite & Wet Bar
Lower Level



Bonus Room
Lower Level



Bedroom 3
Lower Level
(Model)



2nd Master Suite
Lower Level

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#OwnTheCity



A



B



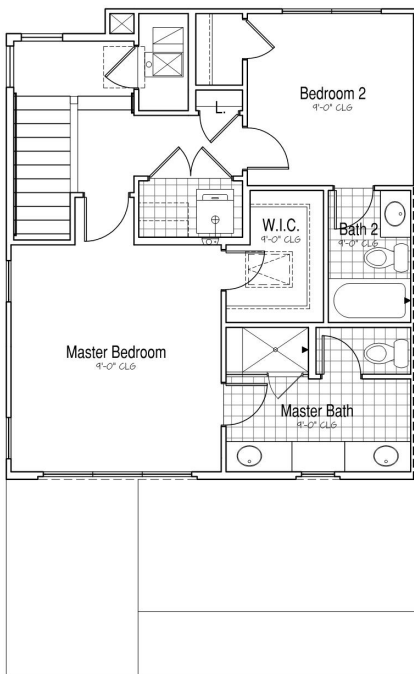
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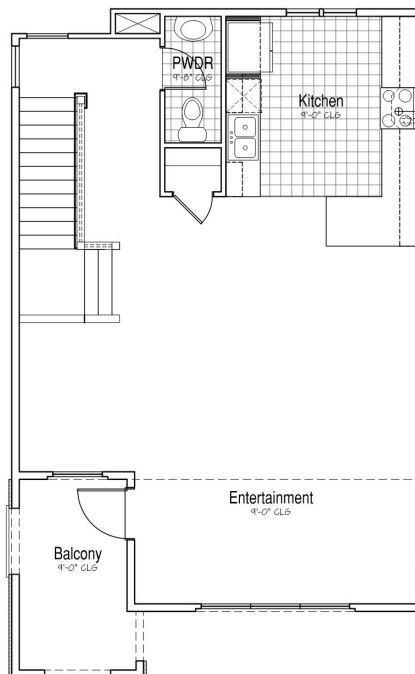
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RESIDENCE TWO

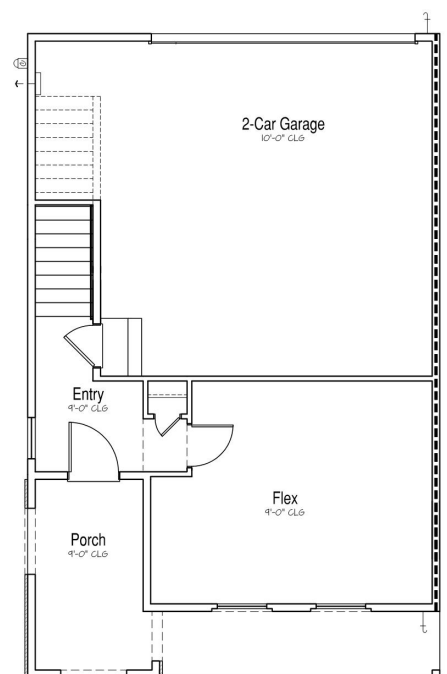
2 to 3 Bedrooms ■ 1818 sf ■ Two-Car-Plus garage ■ Rooftop patio option



Upper Level
(Model)



Main Level
(Model)



Lower Level
(Model)

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BLACKPINE COMMUNITIES

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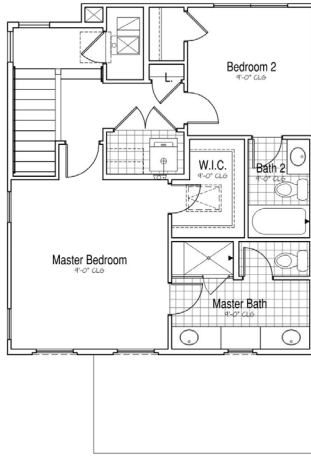




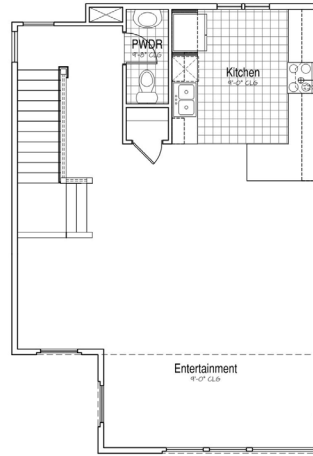
RESIDENCE TWO

Plan Variations and Flex Space Options

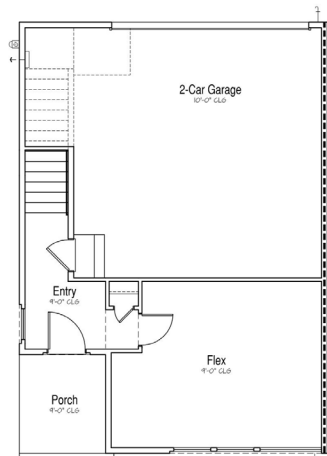
Elevations



Upper Level
Elevation C

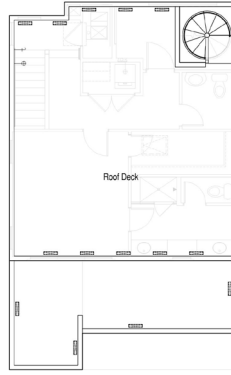
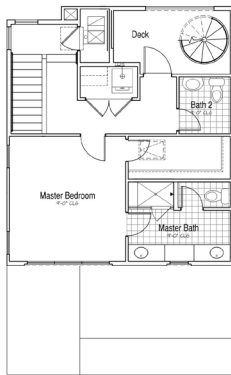


Main Level
Elevation C



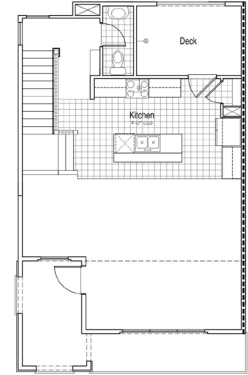
Lower Level
Elevation C

Upper Level

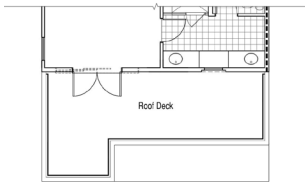


Roof Top Patio
Upper Level & Roof

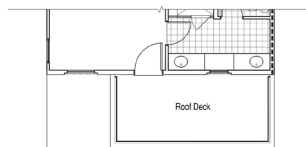
Main Level



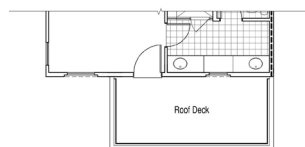
Rear Sun Deck
Main Level



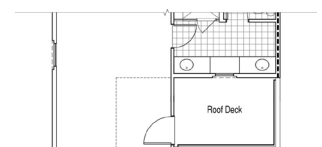
Front Sun Deck
Elevation A
Upper Level
(Model)



Front Sun Deck
Elevation B
Upper Level



Front Sun Deck
Elevation C
Upper Level

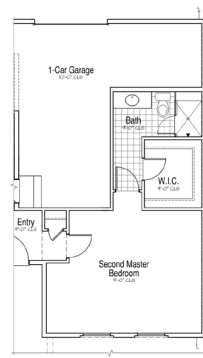


Front Sun Deck
Elevation D
Upper Level

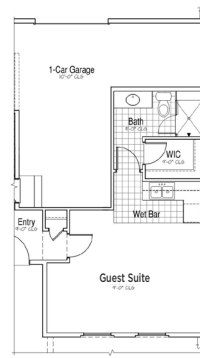
Lower Level



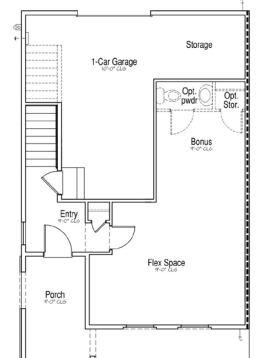
Bedroom 3 & Bath
Lower Level



2nd Master Suite
Lower Level



Guest Suite & Wet Bar
Lower Level



Bonus Room & 1/2 Bath
Lower Level

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A



B



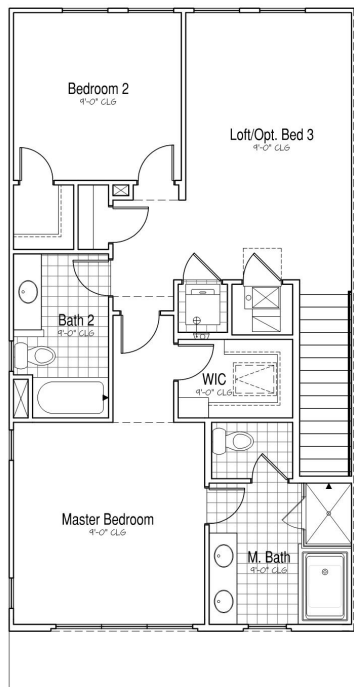
C



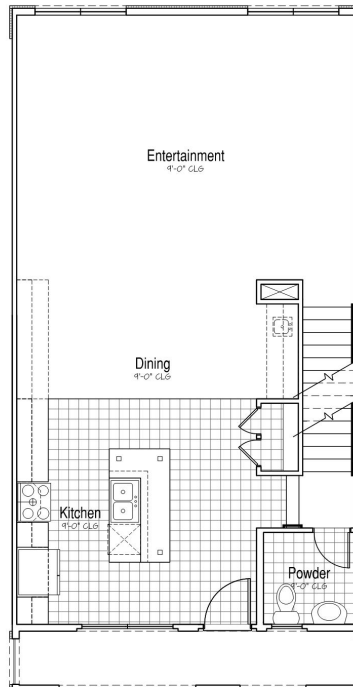
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RESIDENCE THREE

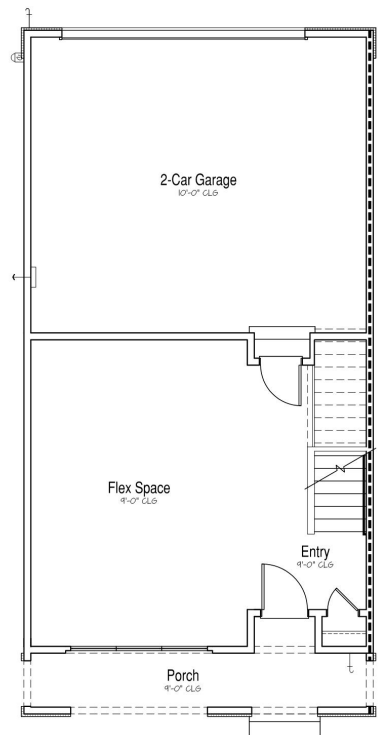
2 to 4 Bedrooms ■ 2305 sf ■ Two-Car-Plus garage ■ Rooftop patio option



Upper Level



Main Level
(Model)



Lower Level

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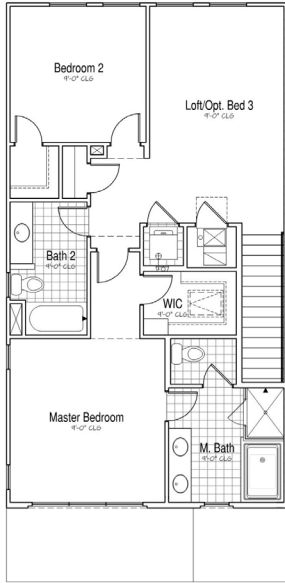




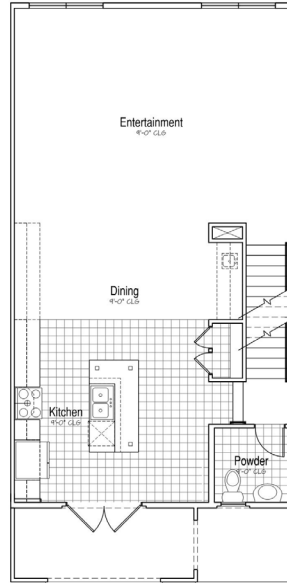
RESIDENCE THREE

Plan Variations and Flex Space Options

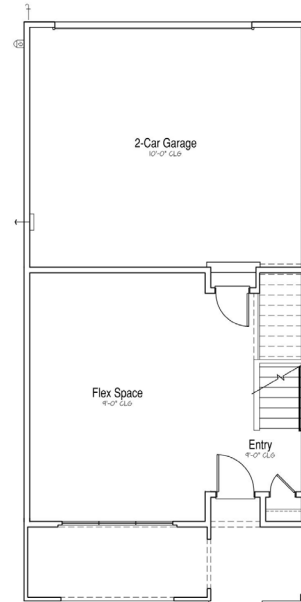
Elevations



Upper Level
Elevation C

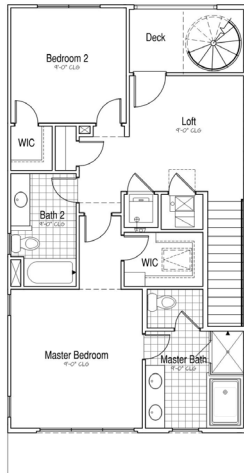


Main Level
Elevation C

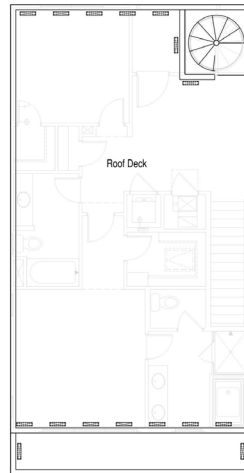


Lower Level
Elevation C

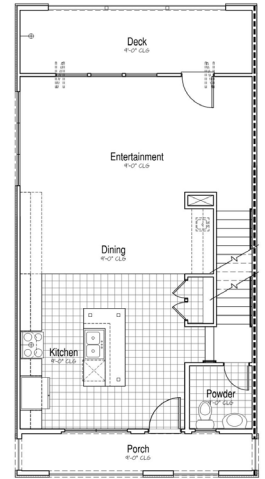
Upper Level



Rooftop Patio
Upper Level & Roof
(Model)



Main Level



Rear Sun Deck
Main Level

Lower Level



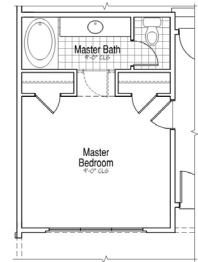
Bedroom 3 & Bath
Lower Level



Bedroom 4
Lower Level
(Model)



Guest Suite & Wet Bar
Lower Level



Master Suite
Lower Level



AMENITIES

Modern Exteriors

- Distinctive Urban architectural expressions
- Designer selected exterior color themes
- Energy-efficient painted Fiberglass Insulated front entry door with clear dual-pane full light window
- 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, vented hood and multi-cycle dishwasher)
- Many appliance package options available, including 36" range, wall oven/cooktop and a wide variety of hoods
- Pre-plumbed for ice maker to refrigerator
- Moen Stainless Steel undermount sink with Moen Faucet and side spray
- Garbage disposal

Spacious Master Suites

- Walk-in Closet
- Category 5E voice and data prewire
- RG6 Cable TV prewire
- Structured Wiring Box located in Master closet

Elegant Baths

- Dual sink vanity at Owner's Bath
- 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

- Sterling Performa Tub/Shower combo at full Guest Bath
- Pedestal Sink at Powder Room
- Moen Eva Chrome bath faucets and matching bath accessories
- Elongated Toilets at all bath locations

Cozy Interiors

- Hand-Set 17"x17" tile in entry, kitchen and Owners bathroom; 13x13 tile in powder bath and 2nd bathroom
- Plush, Wall-to-wall carpeting in choice of designer colors
- 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
- 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
- Heat-reflective "Cool Roof" certified TPO membrane at interior roof
- Central heating and air conditioning with ZTE-zoned thermal equalizing system
- High Efficiency 92% AFUE gas furnace
- High efficiency 15 seer HVAC unit
- Blown-in Cellulose R-38 insulated ceilings
- Radiant Barrier Roof Sheathing
- R-19 wall assembly insulation
- High Efficiency Tankless water heater
- Tub and shower pressure balance temperature valve
- Metal roll-up garage doors with 1/3 hp opener and remote
- Fully dry walled garages

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