

MOLLY'S WALK at DIAMOND CREEK

Mulberry Cottage

RESIDENCE ONE

2-STORY 1,332 SQ.FT.
2 BEDROOMS + 2.5 BATHROOMS
ONE CAR GARAGE
ADAPTABLE LIVING SPACES
ELEVATOR OPTION



The Mulberry Cottage exhibits timeless architecture while alluding to modern materials and function. The charming entrance and surprising interior features blend elegance with cozy cottage living. This lovely home has all the amenities one could need.

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MOLLY'S WALK at DIAMOND CREEK

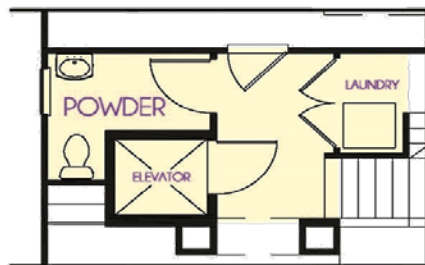
Mulberry Cottage

RESIDENCE ONE

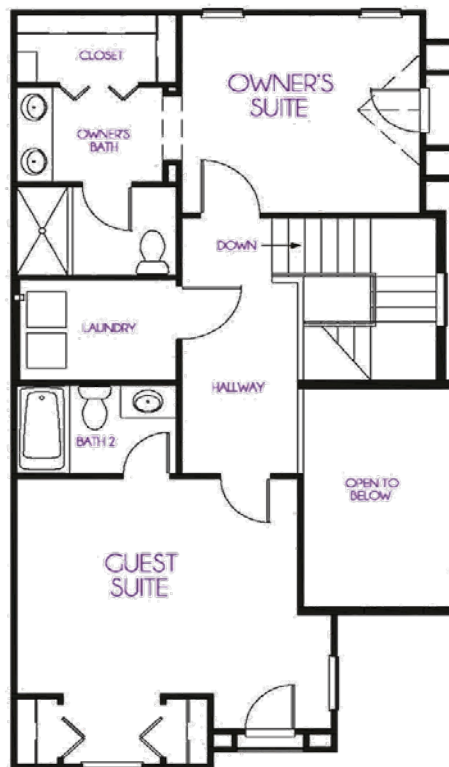
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2 BEDROOMS + 2.5 BATHROOMS
ONE CAR GARAGE
ADAPTABLE LIVING SPACES
ELEVATOR OPTION



FIRST FLOOR



ELEVATOR OPTION



SECOND FLOOR

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MOLLY'S WALK at DIAMOND CREEK

RESIDENCE TWO

2-STORY 1,601 SQ.FT.
3 BEDROOMS + 2.5 BATHROOMS
TWO CAR TANDEM GARAGE
OWNER'S SUITE GRAND SHOWER

Chloe's Swing



Chloe's Swing speaks of European influences in design as well as lifestyle. The whimsical elegance of living areas blending into large kitchens, mirror the times the family would gather around a large table sharing stories and creating life-long memories. Thoughtfully placed windows and doors present a wonderful indoor-outdoor relationship, an extended place of respite within your home.

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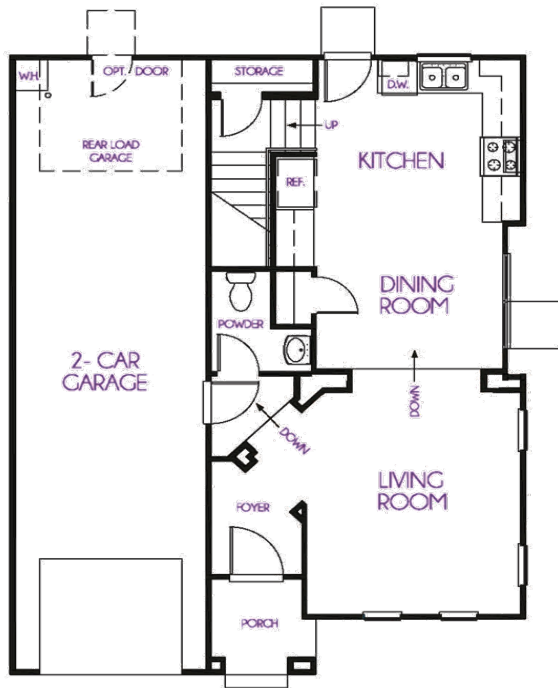


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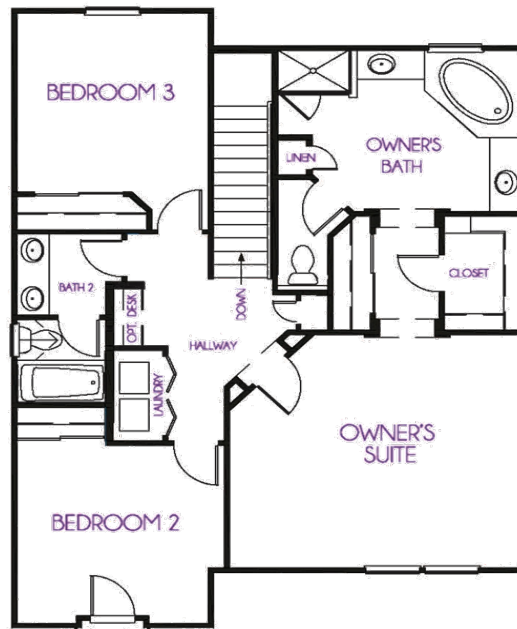
Chloe's Swing

RESIDENCE TWO

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TWO CAR TANDEM GARAGE
OWNER'S SUITE GRAND SHOWER



FIRST FLOOR



SECOND FLOOR

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MOLLY'S WALK at DIAMOND CREEK

The Foundry

RESIDENCE
THREE

2-STORY 1,848 SQ.FT.
3 BEDROOMS + 2.5 BATHROOMS
TWO CAR GARAGE
DOWNSTAIRS 4TH BEDROOM OPTION



The Foundry is one of historical grandeur and character with carefully designed authentic details and steeply pitched roofs and ceilings. When orchestrated together, the elements present surprising and unexpected spaces within the home. Captivating cathedral styled ceilings and large expanses of well-proportioned windows welcome guests to American cottage style living.

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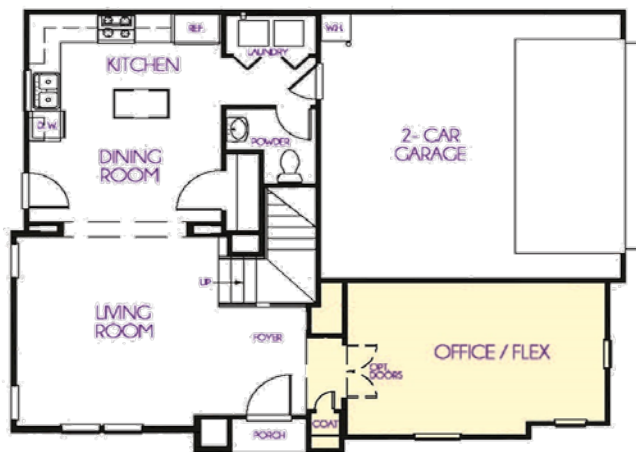


MOLLY'S WALK at DIAMOND CREEK

The Foundry

RESIDENCE
THREE

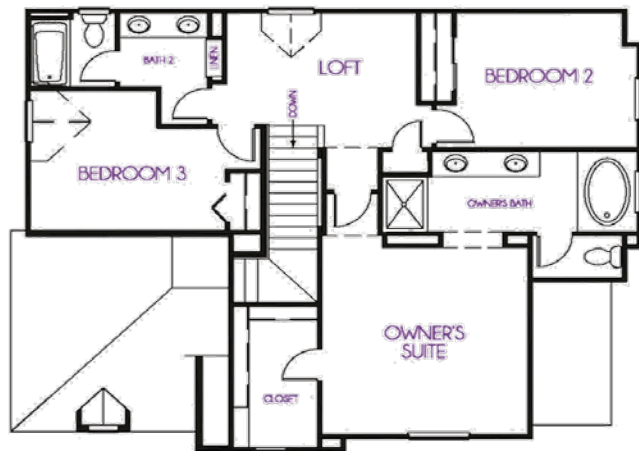
2-STORY 1,848 SQ.FT.
3 BEDROOMS + 2.5 BATHROOMS
TWO CAR GARAGE
DOWNSTAIRS 4TH BEDROOM OPTION



FIRST FLOOR



BEDROOM 4 OPTION



SECOND FLOOR

BlackPine
COMMUNITIES

MOLLY'S WALK at DIAMOND CREEK

RESIDENCE FOUR

2-STORY 1,864 SQ.FT.
3 BEDROOMS + 2.5 BATHROOMS
TWO CAR TANDEM GARAGE
OWNER'S SUITE RETREAT OR 4TH
BEDROOM OPTION

Ellie's House



Ellie's House is one of beauty and versatility. Upon arrival this charming home is filled with limitless possibilities for your personal lifestyle. The balance of classic cottage charm and contemporary functionality provides unique spaces for the modern family. The flexible layout, a walk-in kitchen pantry, and opulent Owner's Suite as just some of the features that you will love.

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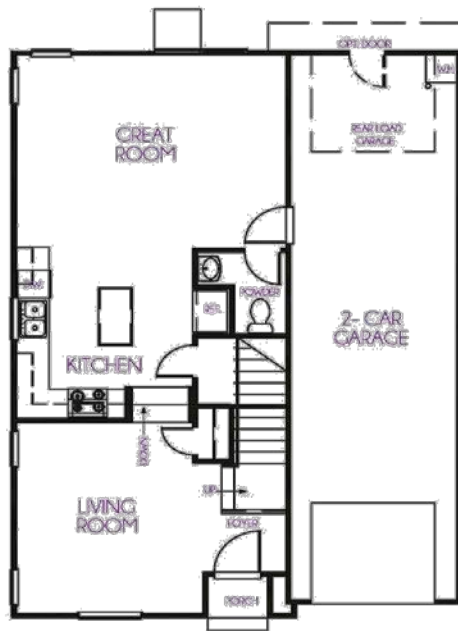


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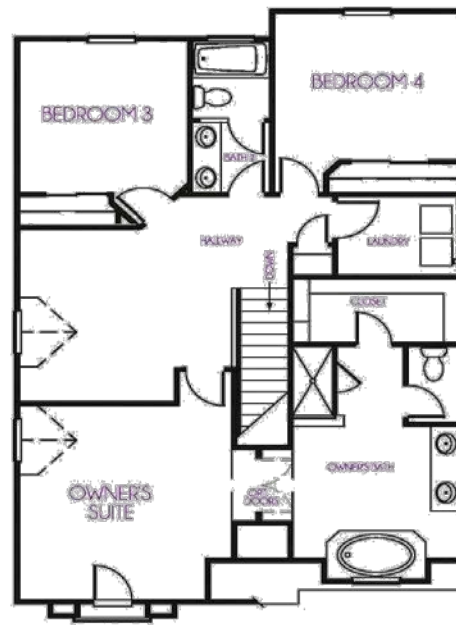
Ellie's House

RESIDENCE FOUR

2-STORY 1,864 SQ.FT.
3 BEDROOMS + 2.5 BATHROOMS
TWO CAR TANDEM GARAGE
OWNER'S SUITE RETREAT OR 4TH
BEDROOM OPTION



FIRST FLOOR



SECOND FLOOR

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MOLLY'S WALK at DIAMOND CREEK

RESIDENCE FIVE

2-STORY 2,284 SQ.FT.
3 BEDROOMS + 2.5 BATHROOMS
TWO CAR SPLIT GARAGE
DOWNSTAIRS 4TH BEDROOM OPTION

Mill Stream Cottage



The Mill Stream Cottage is our most spacious home offering for today's family. The subtle attention to detail is represented throughout this cottage. Upon your arrival, from the stunning entry gallery to the expansive kitchen, great room and adjacent "Sun Room", this home blends traditional comfort and versatility.

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Mill Stream Cottage

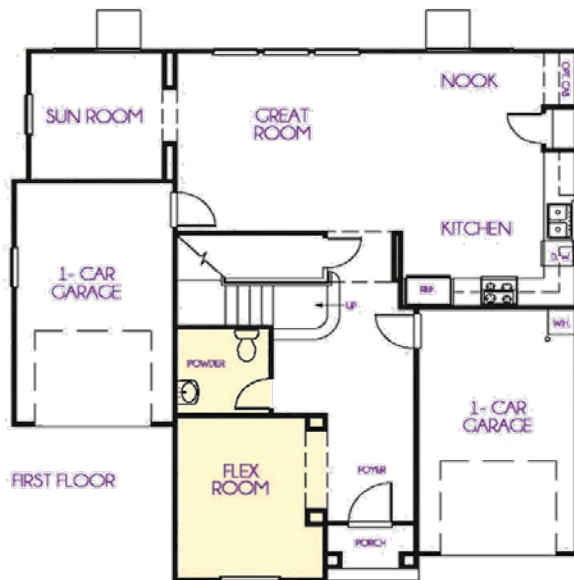
RESIDENCE
FIVE

2-STORY 2,284 SQ.FT.

3 BEDROOMS + 2.5 BATHROOMS

TWO CAR SPLIT GARAGE

DOWNSTAIRS 4TH BEDROOM OPTION



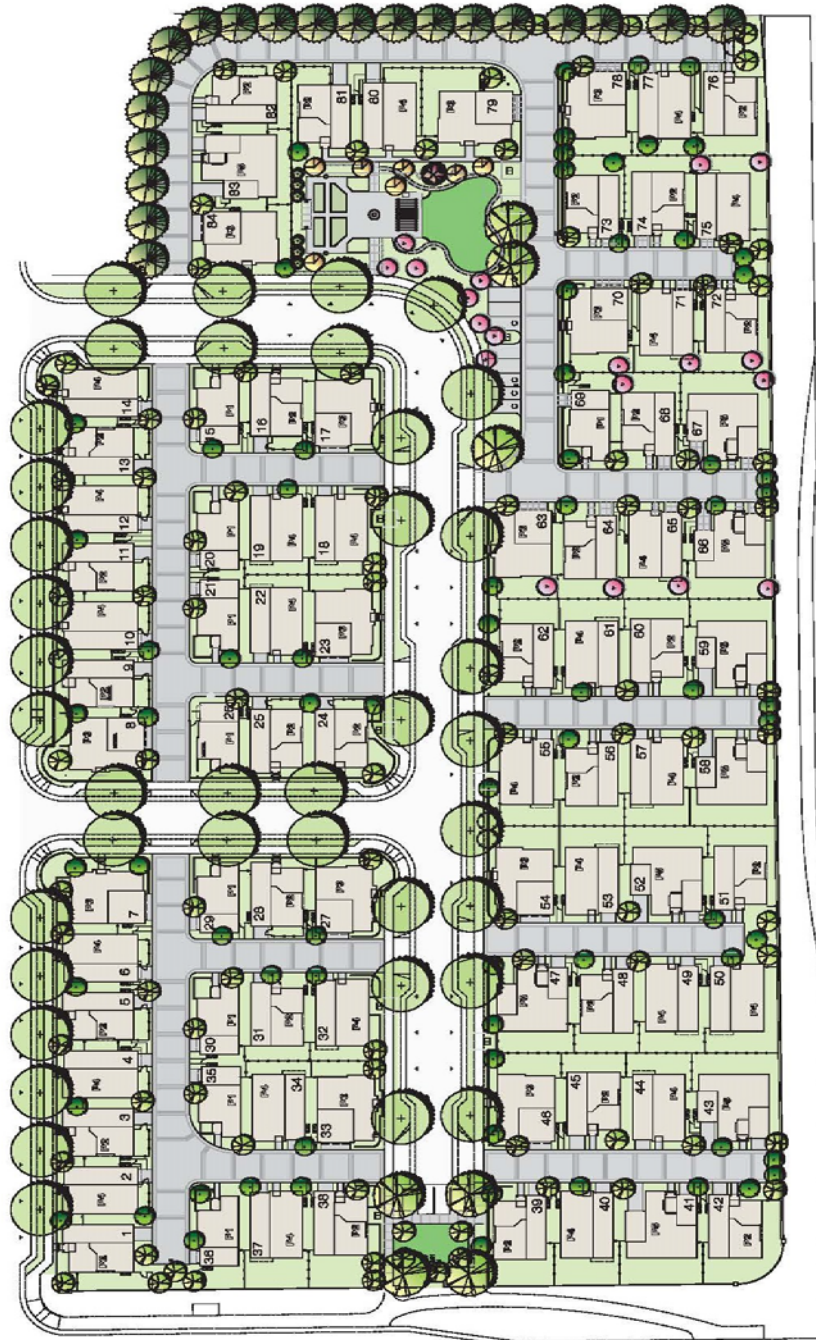
SECOND FLOOR

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BLUE OAKS BLVD

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1107 PARIS DRIVE
ROSEVILLE, CALIFORNIA 95747
916.797.1101
OPEN DAILY 10:00AM TO 5:00PM

Expressions...

AMMENITIES

Charming Exteriors

- Distinctive & timeless architectural expressions
- Designer selected exterior colors themes
- High pitched Rooflines accented with color coordinated Asphalt Roof Shingles
- Energy-efficient natural wood-grain Fiberglass Insulated front entry door; stained to reflect natural wood character
- Milgard Low E Dual-glazed vinyl windows
- Real Wood Trim Detail - Shutters, Window trim, Old-World Corbels and Trellis'
- Window Flower Box and Railing, Per Plan
- Acrylic Stucco System with a Super-Smooth finish

Gourmet Kitchens

- Natural Beech cabinetry with maple Melamine interiors, euro concealed hinges, dovetailed drawer boxes and five different stain selections
- Tall 40" upper cabinets for added storage
- Granite Countertop with 6" backsplash, choice of three classic colors
- GE Stainless Steel Appliances (30" gas range, microwave/hood (per plan) and multi-cycle dishwasher); with Steam-Clean
- Pre-plumbed for ice maker to refrigerator
- Moen Stainless Steel under-mount sink with Moen Faucet and side spray
- Garbage disposal

Spacious Master Suites

- Dormers and ceiling lines that complement the Elegance of the Master Suite
- Spacious Walk-In Master closet offering ample storage with shelf and pole
- Satin Nickel or Oil Rubbed Bronze Overhead Fan and Light
- Category 5E voice and data prewire
- RG6 Cable TV prewire
- Structured Wiring Box located in Master closet

Elegant Baths

- Dual sink vanity at both Master and full Guest Bath
- Estone™ Vanity Counter at Master and full Guest Bath with Square white china basins
- Natural Beech cabinetry to match kitchen
- Kohler Tranquility Tub and separate glass enclosed Shower at Master Bath with Estone™ surround
- Sterling Performa Tub/Shower combo at full Guest Bath
- Pedestal Sink at Powder Room
- Moen Eva bath faucets and matching bath accessories
- Elongated Toilets at all bathrooms

Cozy Interiors

- Hand-Set 13"x13" tile in entry, kitchen, powder room, Owners bathroom and 2nd bathroom
- Plush, Wall-to-wall carpeting in choice of designer colors
- Coronado style 5 1/4" Baseboard throughout
- Dramatic 2-panel Plank Arch Top interior doors
- Satin Nickel or Oil Rubbed Bronze Lighting Package (fan and light in Family/Living and Master Bedroom)
- First floor fully wood cased window trim
- Category 5E voice/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
- Central heating and air conditioning with ZTE-zoned thermal equalizing system
- High efficiency 15 seer HVAC unit
- Blown-in Cellulose R-38 insulated ceilings
- Radiant Barrier Roofing
- R-38 attic insulation, R-19 wall assembly insulation
- High Efficiency Rheem Tankless water heater
- Tub and shower pressure balance temperature valve
- #1 Rated TJI Trus Joist system
- Metal roll-up garage doors with 1/3 hp opener and remote
- Recirculating On-Demand Hot Water pump

Personally Yours

Your Molly's Walk home can be just that, "Personally Yours," when you meet with your design consultant and select from a full array of design and construction options. See your Molly's Walk Community Manager for more information.

Amenity Upgrades Include

- GE Café Series Appliance Package
- Upgraded cabinetry finishes
- Full Window Casing Trim on 2nd floor
- Custom closet and garage organizers
- Finished Garage Floors
- Custom Backyard Landscape Pack

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