Leave It To Your Imagination

It's a different vibe. It's about finding a way to refine and thrive. Space fills the senses, a community, real life, and sounds unfold. Spin your own story at Magnolia.

Located within the master plan community of University District in Rohnert Park, Magnolia is influenced by the area's dominance of music, art and education. The creativity is evident in these beautifully crafted homes, by Signature Homes. Discover four home designs with up to approximately 2,342 square feet of living space to create, grow and thrive. These homes offer up to 4 bedrooms with spacious great rooms, gourmet kitchens, and luxurious master suites, all in two-story designs with architectural variety to enhance each streetscape.

Within the 260 acres of University District, you'll soon find two public parks spread over 13 acres. The 12 neighborhoods are linked together with three miles of on-site trails linking to the city, Sonoma State University, Green Music Center, high school and middle school. There's even 60 acres of on-site dedicated open space. A 7-acre commercial center is also planned.

Magnolia at University District, where your imagination takes you places.
A Tradition In Homebuilding

Superior quality, versatile design, uncompromising value, desirable locations and green building are just a few of the defining characteristics Signature Homes has embraced for more than 30 years.

Since its founding in 1983, the Signature Homes name has become synonymous with premier places to live throughout Northern California, including the master-planned community of Ruby Hill in Pleasanton with 850 homes set in a gated, Jack Nicklaus Signature designed golf course community among 2,000 lush acres. These all share one important feature: the company's belief in providing a quality home of enduring appeal.

Our name represents some of the homebuilding industry's best talents in home design, construction, customer service and sales. We believe the details make the difference in making each customer's dream a reality. The Signature team's expertise is reflected in a tradition of homes that are a source of enduring pride to their owners, and neighborhoods that add value to their communities.

With a reputation based on character and a track record of satisfied homeowners, we invite you to create your own Signature moments and memories to last a lifetime, in a new Signature Home.

James C. Ghielmetti
Chief Executive Officer and Founder

Gary L. Galindo
President
At First Glance

- Four well-designed, two-story floor plans
- Designer selected color coordinated exteriors
- Long-lasting Eagle® roofing in pre-selected styles and colors
- Beautiful Boral Cultured Stone® exterior masonry in various styles and colors (per plan)
- James Hardie® wood grain fiber cement siding
- Architecturally inspired Plygem® vinyl white windows and sliding glass patio doors
- Spacious two-car garage
- Wayne Dalton® sectional roll-up garage door with attractive window panels (on select elevations), direct home access, automatic Liftmaster® opener and two transmitters (per plan)
- Professionally designed front yard landscaping with automatic sprinklers

To Delight The Chef

- Premier Whirlpool® stainless steel appliance package includes:
  - 30” Gas range
  - Microwave hood/combo
  - Energy Star® Dishwasher
- Amerisink® single basin stainless steel under-counter mount sink
- Kohler® single-lever pull-down spout faucet in stainless steel
- 1/2 HP Insinkerator® disposal
- Beautiful granite slab counter top with 6” backsplash, full height at cooktop
- Convenient kitchen island with granite slab counters

Step Inside Your Dream House

- Custom bullnose on all outside corners in living areas
- Classically styled Therma-Tru® entry door
- Five-panel Masonite® interior doors with Kwikset® finish hardware
- Hand laid Emser® ceramic tile flooring in entry, kitchen, powder bath and master bathroom in designer colors
- Quality Shaw® plush carpet in designer colors
- Custom beech, shaker cabinetry with European 3-way hinges that includes polished chrome knob hardware
- Designer selected light fixtures (per plan)
- Elegant beech stair rails with square balusters and painted newel posts

In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. 8/25/16.
Your Way.

**All The Extras**
- Beautiful E-Stone® solid surface countertop surrounds and backsplash in all baths and laundry room with two designer colors to choose from
- Quality Kohler® faucets in master and full baths in polished chrome
- Frameless clear glass shower doors in master and bath 3
- USB outlet on each floor
- Window stool and apron
- Spacious closets for storage
- 2 Port plates (1 Cat 5 and 1 RG6) in all Secondary Bedrooms and Kitchen
- 4 Port faceplate (2 Cat 5 and 2 RG6) in Great Room and Master Bedroom
- Open house 28” structured wiring enclosure to provide TV, telephone, and network communications throughout the house
- Gas hook up for dryer

**Relax In Your Master Suite**
- Luxurious bath with relaxing soaking tub and separate shower (per plan)
- Lovely polished chrome finish with frameless clear glass shower door (per plan)
- Attractive Emser® ceramic tile flooring in master bath in designer colors
- Square cut, float glass mirror with polished edges
- Premium Kohler® faucets in polished chrome
- Large walk-in closets
- Elegant E-Stone® solid surface counter tops with polished edge

**Energy Efficient And Environmentally Friendly Construction**
- Energy-efficient Navien® tankless water heater with recirculating pump
- Honeywell® thermostat with zoned system for independent control of upstairs and down
- R-30 attic insulation
- R-15/19 insulation for exterior walls
- High-efficiency home construction
- Smoke detector/carbon monoxide combo
- Low VOC paint
- Central heating and air conditioning
- Radiant barrier sheathing
- Solar pre-plumb (only conduit terminating at attic)
- Electric vehicle capable

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Residence 2

3 Bedroom | 2.5 Bath | 2-Car Garage | 1,895 Sq. Ft

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Residence 3

4 Bedroom | 3 Bath | 2-Car Garage | 2,112 Sq. Ft

In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice.

Window placement subject to change based on elevation. 8/25/16.
Residence 4

4 Bedroom | 3 Bath | 2-Car Garage | 2,342 Sq. Ft

First Floor

* This floor plan reflects Elevation D

Second Floor

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The Best of Both Worlds

There's no other way to describe living at Magnolia at University District. Just step outside your door, and there's a vibrant world to discover. This new master planned community, located off Highway 101 just north of San Francisco, is across from Sonoma State University and the Green Music Center. This highly acclaimed institution is comprised of six schools and includes the Wine Business Institute and was recently named a “Best Regional University” by U.S. News & World Report.

University District is also located in the heart of the wine country, just south of Santa Rosa and Sonoma where some of the world's most famous wineries in California can be found. Along the way, discover the Charles Schulz Museum, the Luther Burbank Home and Gardens, to the Annabel State Park, as well as many golf courses here in Sonoma County including the Foxtail Golf Club in Rohnert Park. Of course, you'll relish the fine dining, shopping and array of hiking, biking and recreational choices throughout the area from the Sonoma Coast to the rolling hills.

Live within Magnolia at University District and discover the best of both worlds.
magnolia

UNIVERSITY DISTRICT

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