



centra

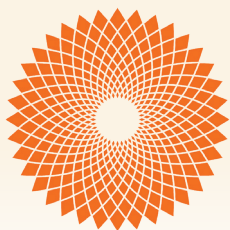
LIVERMORE VALLEY

SIGNATURE  
HOMES



PRELIMINARY





## A Centered Lifestyle

Imagine coming home to Centra, a quaint community nestled in an established Livermore neighborhood, where life is built around the things that matter most. These well-designed, single-family homes feature charming architectural character, with spacious great rooms for entertaining, gourmet kitchens designed to be a gathering place, and luxurious master suites for relaxing. More importantly, your life at Centra is conveniently close to schools, parks, shopping, wineries, and the historic downtown Livermore with casual and upscale dining. Welcome home to Centra..







## A Tradition in Homebuilding

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.

A stylized, handwritten signature in black ink.

James C. Ghielmetti  
CEO and Founder

A stylized, handwritten signature in black ink.

Gary L. Galindo  
President



# The Features of Home You'll Love

## Exceptional Exterior Details

- Discover three elegant two-story floor plans with genuine architectural character
- Designer selected color coordinated exteriors with quality Kelly-Moore® paints welcome you home every day
- Rely on the durability of long-lasting Eagle® concrete tile roofing in pre-selected styles and colors
- Enjoy the beautiful exterior masonry with El Dorado® stone in various styles and colors (per plan)
- Admire the James Hardie® wood-patterned fiber cement siding and stucco siding (per plan)
- Attractive paneled front door with Kwikset® San Clemente venetian bronze hardware makes the perfect first impression
- Beautiful Plygem® Insulate Builders Series windows and sliding glass patio door add to your home's good looks
- Spacious two car garages provide enough space for family vehicles and more
- Steel Wayne Dalton® sectional roll-up garage door in pre-selected styles (per plan) with automatic Liftmaster® opener and two transmitters offer security and convenience
- Architecturally inspired carriage lights at the patio and garage doors light up your home in style
- Professionally designed front yard landscaping with automatic irrigation provide the fresh touch to your property
- Convenient outdoor hose bibs make watering your garden easy

## Stunning Home Interiors

- Paneled interior doors with Kwikset® polished chrome hardware adds exceptional detail
- Admire hand-laid 13 x 13 inch Emser® Cabo ceramic tile flooring in three designer colors in the entry, kitchen, bathrooms and laundry
- Quality Shaw® Baseline plush carpet in designer colors invites you to take your shoes off and get comfortable
- Enjoy the refinement of 5 ¼ inch baseboards with smooth finish details
- Exquisite natural stained beech wood stair rails with square, painted balusters and newel posts are the perfect backdrop for family photos
- Custom bullnose wall corners in living areas provide the finishing touch and elegance to your new home

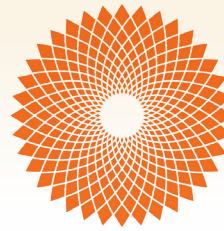
## Relish Your New Kitchen

- Custom Shaker-style beech cabinetry with natural finish, European 3-way hinges and handsome polished chrome hardware are the ideal elements of your dream kitchen
- Savor the rich, sleek look of beautiful granite slab countertops with eased edge detail, 6-inch backsplash, and full height at cooktop
- A convenient kitchen island with stunning granite slab countertops is the perfect gathering spot for family and friends
- Enjoy the modern Whirlpool® stainless steel appliance package including:
  - + 36" 5-burner gas cooktop
  - + 36" convertible hood
  - + 30" Single wall oven
  - + Built-in microwave with trim kit
  - + Energy Star® Dishwasher
- Delight in the superior Amerisink® 18-gauge stainless steel, single basin, under-counter mounted sink
- Moen® Align single handle high arc stainless steel pulldown faucet blends functionality with good looks
- Depend on your Insinkerator® 1/2 HP Badger 5 disposal for consistent performance
- A built-in recycling center adds convenience to your environmentally conscious lifestyle
- Walk-in pantry provides space to stock up on all your kitchen essentials (per plan)

## A Luxurious Master Suite

- Relax in your sumptuous soaking tub or separate shower
- Frameless clear glass shower door with polished chrome railing keeps the space modern and open
- Sleek E-Stone solid surface countertops and surrounds with eased edge detail are functional and beautiful
- Lovely square cut, float glass mirror with polished chrome reflect and shine in your new space
- Luxurious Gerber® oval undercounter mounted sinks provide an elegant, modern look
- Premium Moen® Align faucets in polished chrome blend form and function
- Spacious walk-in closet is perfect to organize all your personal belongings
- WaterSense Certified Gerber® Maxwell elongated bowl toilet





### All The Extras

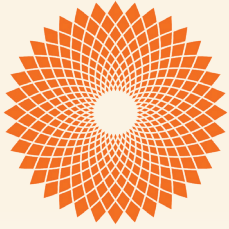
- Beautiful easy-care E-Stone solid surface countertop surrounds and backsplash with eased edge detail bring elegance to each bathroom
- Quality polished chrome Moen® Align faucets in secondary baths provide style and performance
- Gerber® oval under-counter porcelain sinks in Baths 2 and 3 give a sleek contemporary look (per plan)
- Decorative Gerber® porcelain pedestal sink in Powder Bath is beautiful and durable (per plan)
- Note the refinement of window stools with eased edge and apron throughout (excluding clerestory windows)
- Enjoy all of the quality finishing details like wood cap and apron at stairwell and pony walls
- Discover spacious closets for storage throughout your new home
- Your new home is fitted with the latest technology – an On Q® Legrand Data Communications Center in Master Bedroom Closet providing structured wiring enclosure including TV, telephone, and network communications
- Your home is media-ready with a 4 Port faceplate (2Cat5e and 2RG6) in Great Room, Master Bedroom and Loft, and a 2 Port faceplate (1Cat5e and 1RG6) in Kitchen and all Secondary Bedrooms
- For your convenience, prewired for a ceiling fan at Great Room and Master Bedroom
- A laundry room you'll love, with electrical and gas hookup for dryer and pre-plumbed for laundry sink
- Enjoy grilling at home with an included gas stub for a future outdoor BBQ

### Energy Efficient and Environmentally Friendly

- State-of-the-art Honeywell® thermostat with a zoned system for independent control of upstairs and down
- Carrier® furnace and condenser for central heating and air conditioning
- SmartVent® to distribute fresh air into every room
- Energy-saving Navien® tankless water heater with recirculating pump to meet on-demand water needs
- Water Sense® Certified faucets, shower heads and toilets for conservation
- Radiant barrier roof sheathing provides advanced solar protection
- Keep your interior temperature comfortable year-round with R-15/21 insulation for exterior walls
- Insulation makes a difference in your utility bills, including R-22 and R-49 attic insulation, and R-19 insulation for floor over garage/ exterior
- High-efficiency home construction
- Smoke /carbon monoxide combination detectors to keep your family safe
- Low VOC paint to ensure healthy air quality
- Solar Panel conduit prewired, terminating at attic – giving you the option to add solar
- Energy-efficient LED recessed lighting to brighten your home cost effectively
- Electric Vehicle Capable to sync with the most high-tech transportation

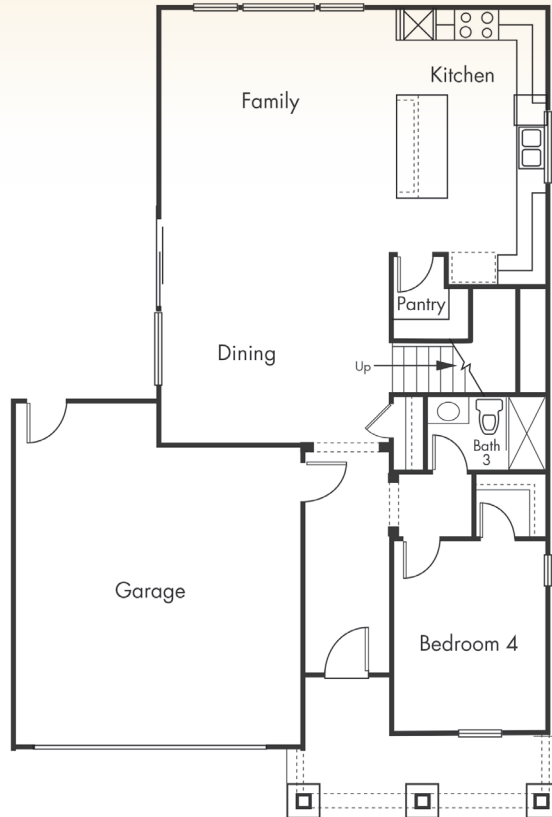
*In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice.*



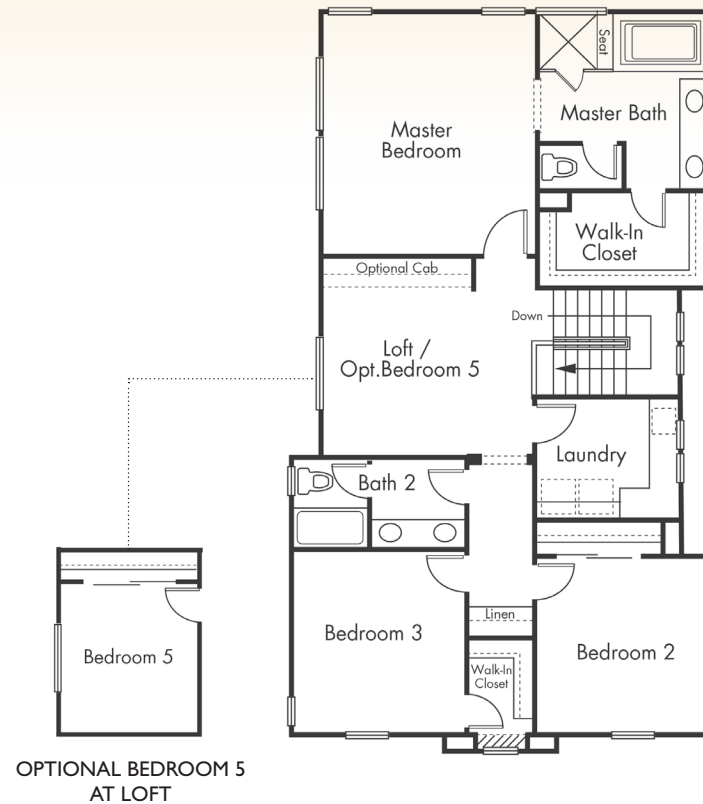


# Residence 1

4 Bedrooms | 3 Baths | Loft | 2-Car Garage  
Optional 5th Bedroom | Approx. 2,439 Sq.Ft.



FIRST FLOOR



SECOND FLOOR

Floorplan depicts modeled elevation D. Please refer to plans for other elevation layouts.



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.

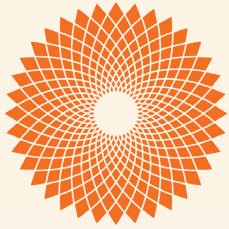
ELEVATION A

ELEVATION B

ELEVATION D

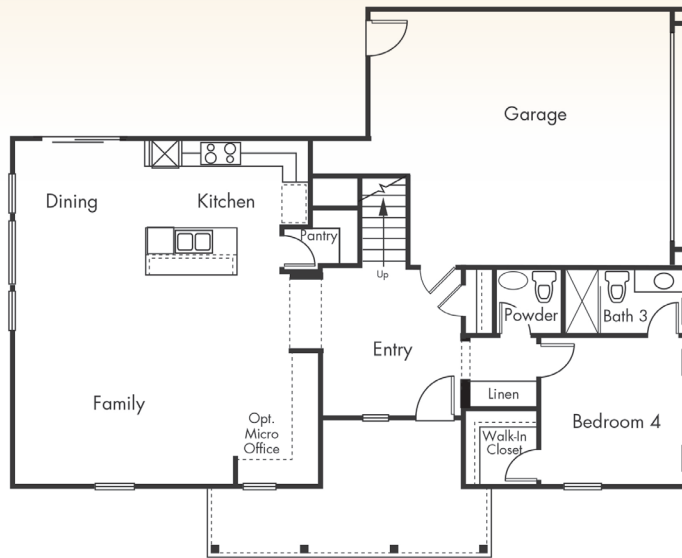




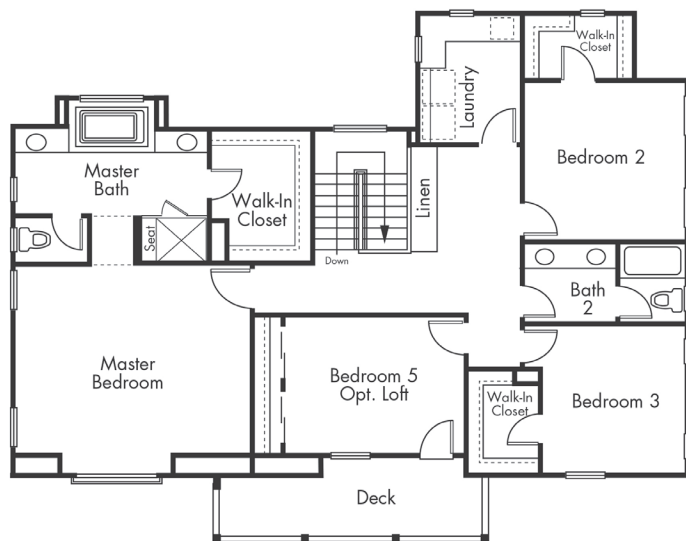


## Residence 2

5 Bedrooms | 3.5 Baths | 2-Car Garage  
Optional Loft | Approx. 2,616 Sq.Ft.

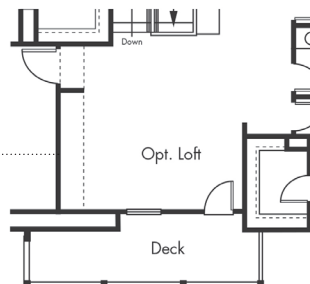


FIRST FLOOR



SECOND FLOOR

OPTIONAL LOFT  
AT BEDROOM 5



Floorplan depicts modeled elevation A. Please refer to plans for other elevation layouts.

ELEVATION A



ELEVATION B



ELEVATION C

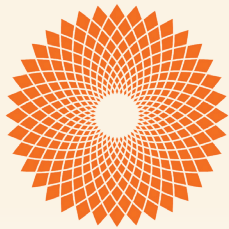


ELEVATION D



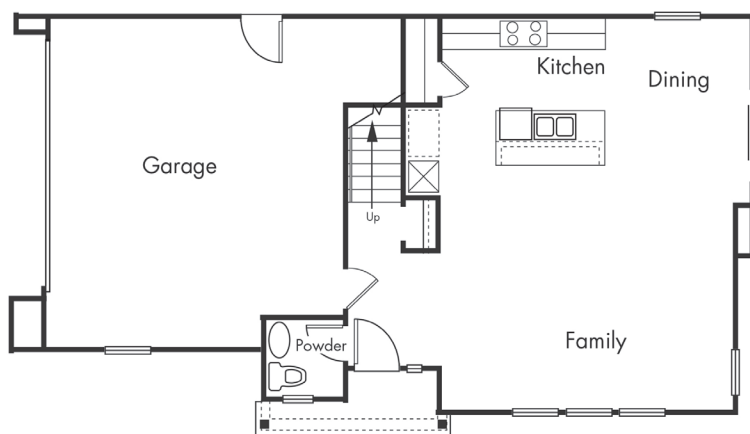
In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. Window placement subject to change based on elevation.



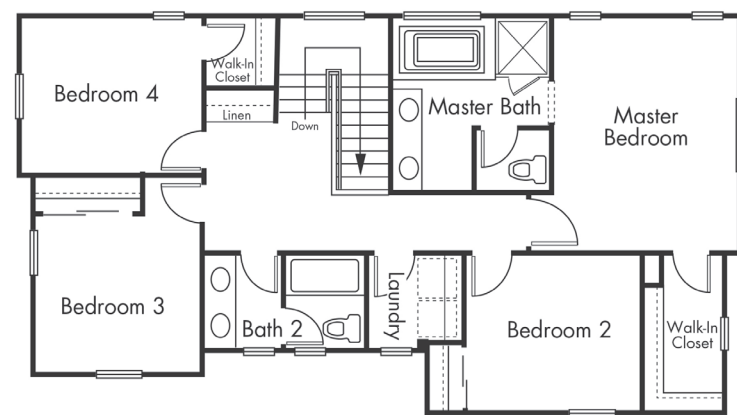


# Residence 3

4 Bedrooms | 2.5 Baths | 2-Car Garage  
Approx. 1,783 Sq.Ft.



FIRST FLOOR



SECOND FLOOR

Floorplan depicts modeled elevation B. Please refer to plans for other elevation layouts.



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.

ELEVATION A



ELEVATION B



ELEVATION D





# A Beautiful Hometown

Centra is located in Livermore, a growing East Bay city with a hometown feel, known for its historic downtown and beautiful hills of vineyards. Families love all the modern amenities that Livermore has to offer, including quality schools, a variety of shopping choices, entertainment venues, and parks with walking trails.

Nearby outdoor recreation includes Brushy Peak Regional Preserve, Shadow Cliffs Regional Park, and Del Valle Regional Park for boating, fishing, hiking and biking.

Livermore's wine country includes over 40 local wineries, including the famous Wente Vineyards, so there are plenty of places to enjoy wine tasting. Dine in the downtown district, visit the weekly farmers market, tap to the tunes of summer concerts in the park, and take part in the annual rodeo.

Shopping choices are abundant with local boutiques, regional centers and the expansive San Francisco Premium Outlets where you can shop until you drop.

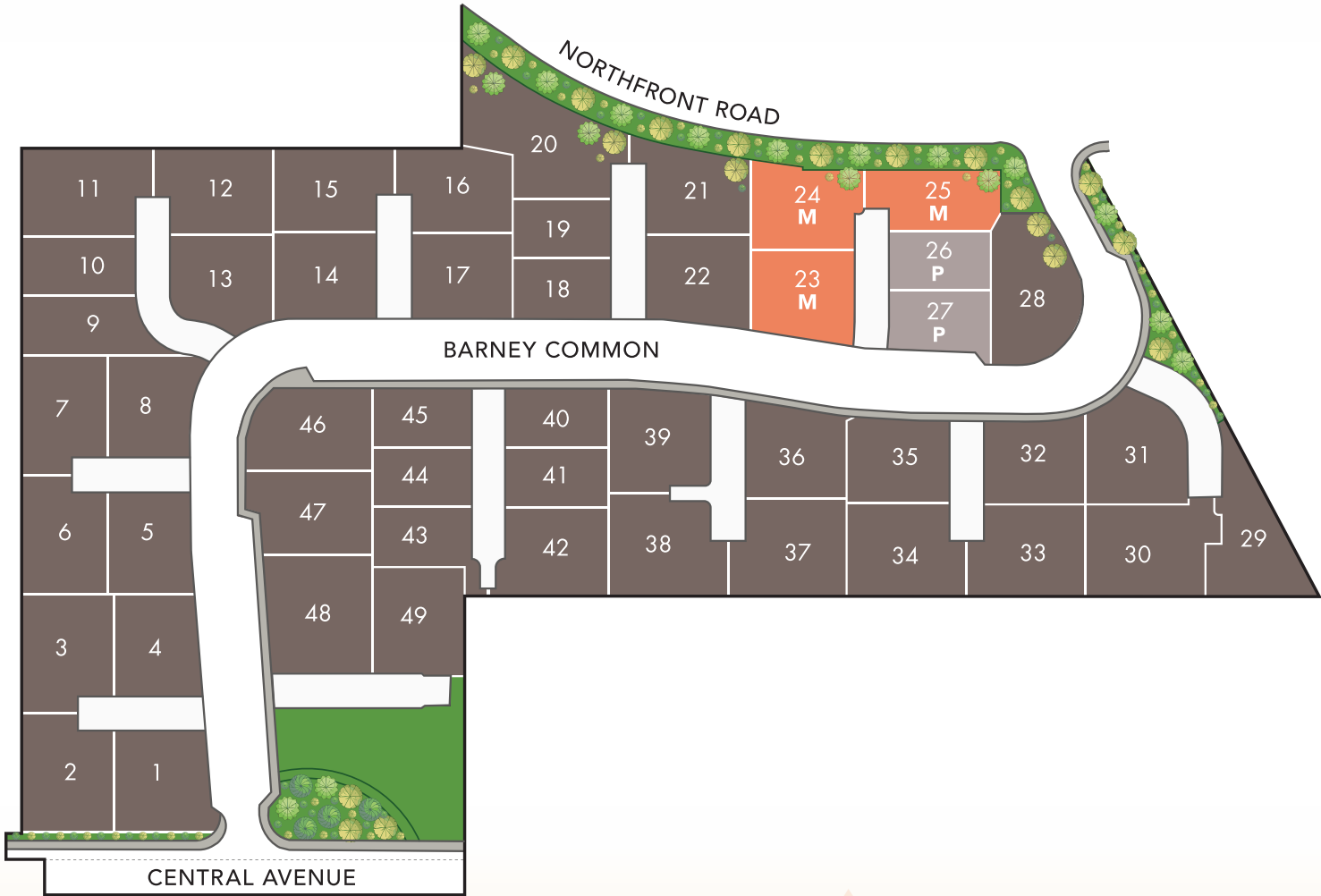
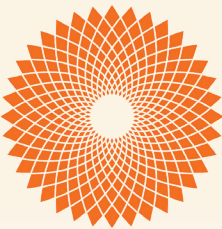
Professionals appreciate Livermore's convenient commute location near I-580 with easy access to BART and the ACE Train for a ride to Silicon Valley. Nearby Lawrence Livermore National Laboratory, Sandia and Hacienda Business Park offer an array of employment opportunities.

Come discover your new hometown at Centra in the Livermore Valley.



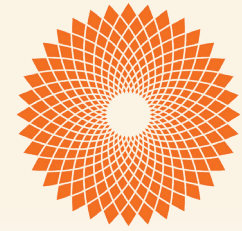


# Your New Neighborhood



This site plan is not intended as a legal description of the property. The depiction of property boundaries is meant to serve as a general guide. Lot descriptions are available for your inspection in the Sales Office.

# Your New Community



## AROUND LIVERMORE

DOWNTOWN.....	3 MI
WINERIES.....	4 MI
OUTLET SHOPPING.....	8 MI
BRUSHY PEAK REGIONAL PRESERVE.....	3 MI
SYCAMORE GROVE PARK.....	8 MI
LAKE DEL VALLE.....	9 MI

MAP NOT TO SCALE





centra

LIVERMORE VALLEY

877 Barney Common

Livermore, CA 94551

925.468.3767

[sighomes.com](http://sighomes.com)



SIGNATURE  
HOMES