



sycamore

UNIVERSITY DISTRICT

SIGNATURE
HOMES



Living for the senses.

Experience all your senses to the fullest when you live at Sycamore at University District. Hear the sounds of nearby concerts at the Green Music Center, see the beautiful foothills of Sonoma County, taste local farm-to-table meals at various restaurants, and enjoy the all nature has to offer at the local Farmer's Market.

Smell the varietals at local wineries and feel the vibe of a close-knit community in Rohnert Park, where you'll discover parks, walking and biking trails, shopping nearby, and an easy commute with the SMART Train just minutes away.

Sycamore features both single-level and two-story home designs up to approximately 2,600 square feet with three to four bedrooms and up to three and half baths. For extended family, select a home with a Casita that includes a full bath.

Sycamore . . . Living For The Senses





A tradition in home building.

Superior quality, versatile design, uncompromising value, desirable locations and green building are just a few of the defining characteristics Signature Homes has embraced for over 35 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
& Founder

SIGNATURE
HOMES

Gary L. Galindo
President



Your home.

Exceptional exterior details.

- Discover four well-designed one and two-story floor plans with detailed architectural style
- Designer selected color coordinated exteriors with quality Kelly-Moore® paints welcome you home every day
- Rely on the durability of long-lasting Eagle® Capistrano concrete barrel tile roofing, Certainteed® composition shingle roofing, or Metal Sales roofing – all in pre-selected styles and colors (per plan)
- Enjoy the beautiful exterior masonry with El Dorado® Stone or Brick in various styles and colors (per plan)
- Admire the James Hardie® wood-grain 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 Builder Series windows and sliding glass patio doors 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

Stunning home interiors.

- Paneled interior doors with Kwikset® polished chrome hardware adds exceptional detail
- Admire hand-laid 12 x 12 inch American Olean® Abound series ceramic tile flooring in four designer colors in the entry, kitchen, laundry and master bath (per plan)
- Quality Mohawk® Top Card style plush carpet in four designer colors invites you to take your shoes off and get comfortable
- Enjoy the refinement of 5 ½ inch baseboards with smooth finish
- Appreciate the quality finishing details like wood cap and apron at stairwell and pony walls, and window stools with eased edge and apron throughout
- Custom bullnose wall corners in living areas provide the finishing touch and elegance to your new home

To delight the chef.

- Custom Shaker-style natural beech wood cabinetry with 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:
 - 30" gas cooktop
 - 30" cooktop hood
 - 30" single wall oven
 - Built-in Microwave with trim kit
 - Energy Star® dishwasher
- Relish the superior Amerisink® 18-gauge stainless steel, single basin, under-counter mounted sink
- Moen® Method single handle stainless steel pullout faucet blends functionality with good looks
- Depend on your Insinkerator® 1/2 HP Badger 5 disposal with air switch at island

A luxurious master suite.

- 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® Wicker Park rectangular sinks provide an elegant, modern look
- Premium Moen® Boardwalk 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.

- Your new home is fitted with the latest technology – an Open House Data Communications Center with a 4x10 Telecom Module and 1x8 Video Module, with all necessary connections to provide TV, telephone and network communications throughout the home
- Media-ready with 4 port universal outlets, including two Cat5 (voice/data) and two RG6 (video) ports in the Great Room and Master Bedroom, and 2 port outlets with one Cat5 (voice/data) port and one RG6 (video) port in all Secondary Bedrooms
- Beautiful easy-care E-Stone solid surface countertop surrounds and backsplash with eased edge detail bring elegance to each bathroom
- Quality polished chrome Moen® Boardwalk faucets in secondary baths provide style and performance
- Gerber® under-counter mounted sinks in Baths 2 and 3 give a sleek contemporary look (per plan)
- Gerber® pedestal sinks in the powder baths provide elegance and function (per plan)
- Discover spacious closets for storage throughout your new home
- For your convenience, prewired for a ceiling fan at Great Room
- A laundry room you'll love, with electrical and gas hookup for your dryer



Your way.

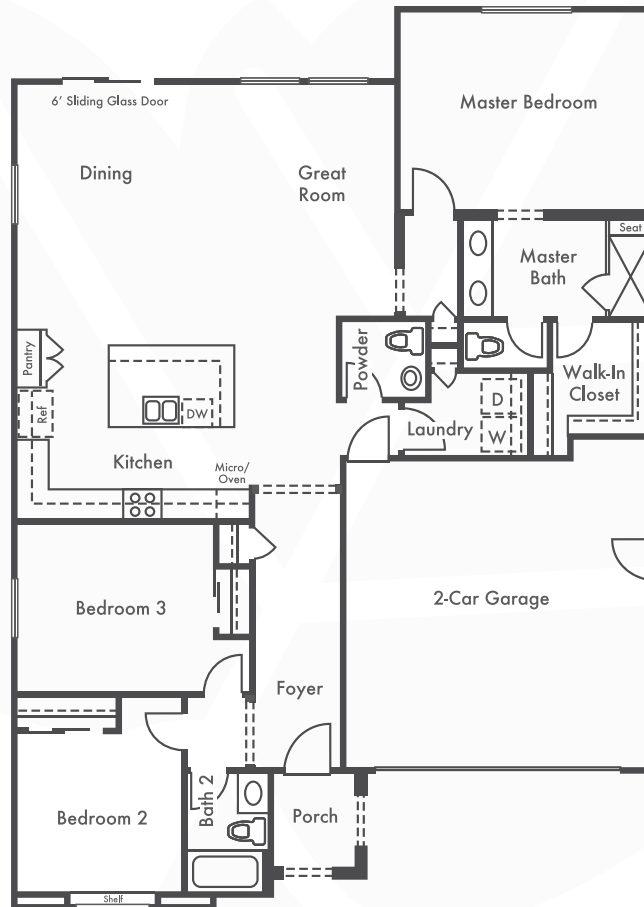
Energy efficient & environmentally friendly.

- State-of-the-art Honeywell® T4 Pro thermostat with a zoned system for independent control of upstairs and down (per plan)
- Lennox® furnace and condenser for central heating and air conditioning
- Broan® whole building ventilation system to distribute fresh air into every room
- Energy-saving Navien® tankless water heater to meet on-demand water needs
- Water Sense® Certified faucets, shower heads and toilets for conservation
- Radiant barrier wrap provides advanced solar protection
- Keep your interior temperature comfortable year-round with R-13 insulation for exterior walls
- Insulation makes a difference in your utility bills, including R-22 and R-38 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
- Energy-efficient LED recessed lighting to brighten your home cost effectively
- Ask Our Sales Team About Solar Options!
- Electric Vehicle Capable to sync with the most high-tech transportation
- USB and Cat5 Outlets in Kitchen to easily connect your devices



Residence 1

Approx. 1,695 Sq. Ft. | 3 Bedrooms | 2.5 Baths | 2-Car Garage



Elevation B



Elevation C



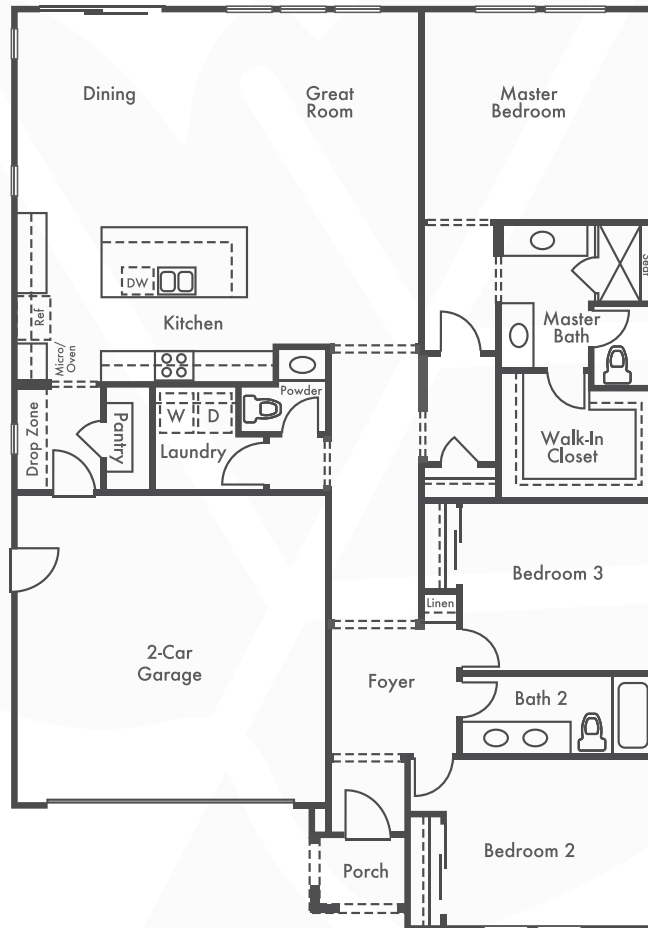
Elevation D





Residence 2

Approx. 1,910 Sq. Ft. | 3 Bedrooms | 2.5 Baths | 2-Car Garage



Elevation B



Elevation C



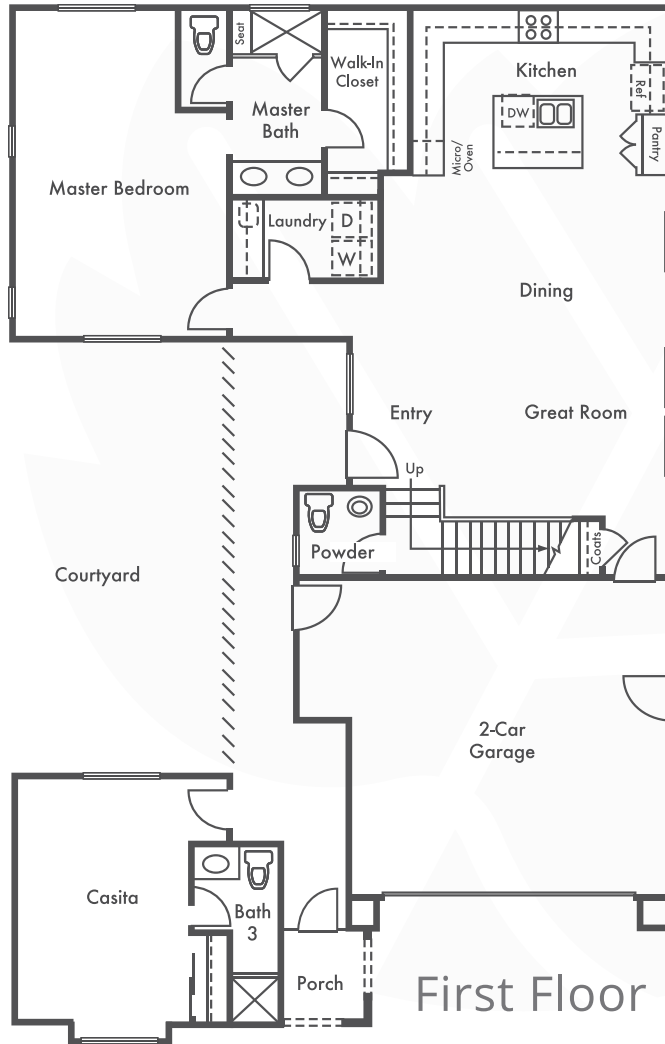
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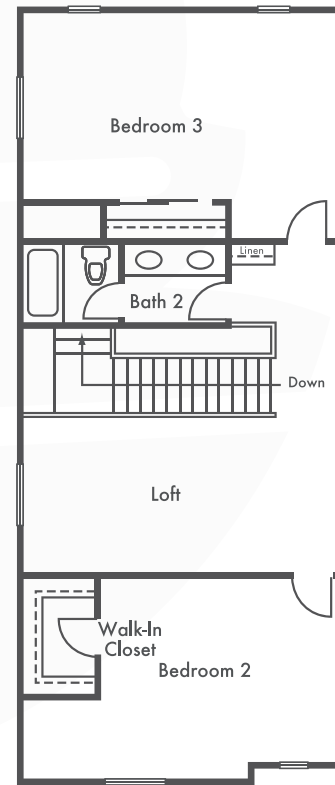


Residence 3

Approx. 2,421 Sq. Ft. | 4 Bedrooms | 3.5 Baths
Including Casita with Full Bath | Loft | 2-Car Garage



First Floor



Second Floor

Elevation A



Elevation B



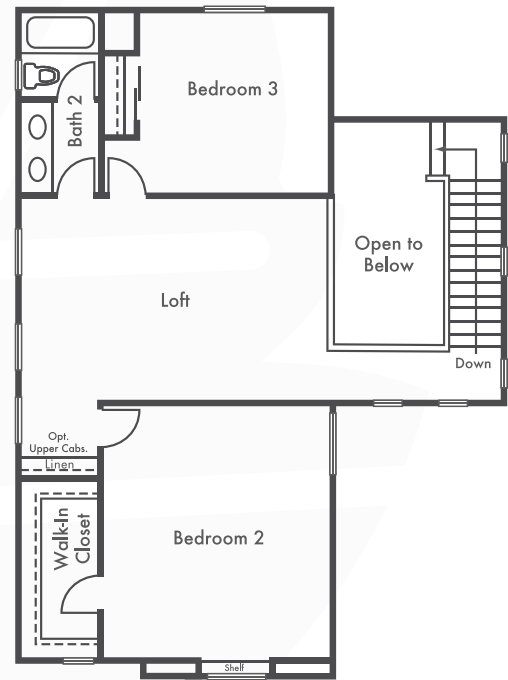
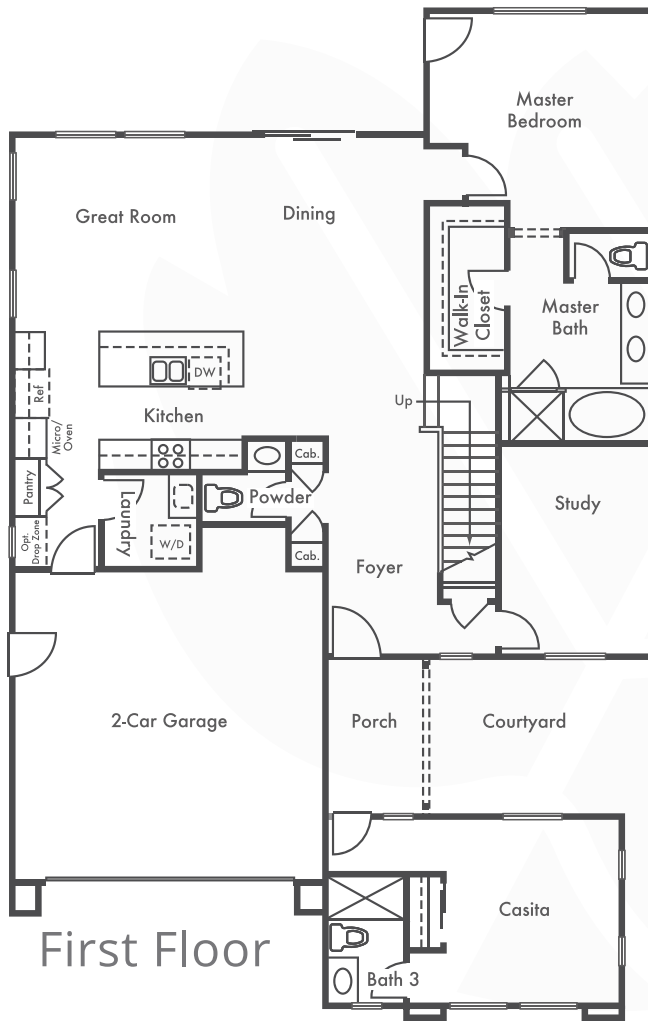
Elevation D





Residence 4

Approx. 2,600 Sq. Ft. | 4 Bedrooms | 3.5 Baths
Including Casita with Full Bath | Loft | Study | 2-Car Garage



Elevation A



Elevation B



Elevation C





A vibrant new neighborhood.

The vibe is palpable here. The community is dominated by music, art and education. The creativity can be found throughout the 12 neighborhoods, linked together with three miles of trails, two public parks, 60 acres of dedicated open space, a high school and a middle school.

Step outside your door and you'll discover University District, a master planned community of 260 acres, located across from Sonoma State University and the famed Green Music Center. This highly acclaimed institution is comprised of six schools and includes the Wine Business Institute.

Located in the heart of the wine country, just south of Santa Rosa and Sonoma, Sycamore is tucked away in bucolic Rohnert Park. Discover the Charles Schulz Museum, the Luther Burbank Home and Gardens, Annadel State Park, and several golf courses, all nearby. Of course, dining, shopping, and an array of recreational choices offer something for everyone. Commuting is easier than ever with the SMART train nearby.

Come home to Sycamore at University District and discover this vibrant new community.





sycamore



Valley End Farm



Darling Farms



Willow Farm



Map Not To Scale



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UNIVERSITY DISTRICT

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