



ENTRADA *II*

n a t o m a s

SIGNATURE
HOMES



NEAR EVERYWHERE YOU **WANT TO BE**



Entrada II at Natomas is a charming neighborhood offering a relaxed lifestyle for those on the go. Close to everything you need -- parks, schools, dining, shopping and convenient freeway access are all right around the corner. It's the perfect location — just 15 minutes from downtown Sacramento!

Entrada II is next to the established sold out neighborhood of Entrada. Due to the popularity and high demand for these beautiful homes and desirable location, we created Entrada II. These well-designed two-story single family homes feature open-plan great rooms and gourmet kitchens, and plenty of space with four bedrooms including a luxurious primary bedroom suite for relaxing.

Open the door to a new home near everywhere you want to be at Entrada II in Natomas!



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 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.

A stylized, handwritten signature in black ink.

James C. Ghielmetti
CEO and Founder

A stylized, handwritten signature in black ink.

Gary L. Galindo
President

A TRADITION IN **HOMEBUILDING**



EXCEPTIONAL EXTERIOR DETAILS

- Discover two well-designed two-story floor plans with detailed architectural styles
- Designer selected color coordinated exteriors with quality Kelly-Moore® paints welcome you home every day
- Rely on the durability of long-lasting GAF® Timberline composition shingle roofing in pre-selected colors (per plan)
- Admire the James Hardie® board and batten fiber cement siding and stucco siding (per plan)
- Attractive paneled front door with Kwikset® San Clemente venetian bronze hardware makes the perfect first impression
- Spacious two car garages provide enough space for family vehicles and more
- Steel Clopay® 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 13 x 13 inch Emser® Cabo glazed ceramic tile flooring in three designer colors in the entry and kitchen (per plan)
- Quality Shaw® Baseline style plush carpet in three designer colors invites you to take your shoes off and get comfortable
- Enjoy classic 3 1/4 inch baseboards with a 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 stained beech wood cabinetry with European 3-way hinges and handsome polished chrome hardware are the ideal elements of your dream kitchen



YOUR HOME

- 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" electric range
 - Microwave hood/combo
 - Energy Star® dishwasher
- Relish the superior Sterling® 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 for consistent performance

A LUXURIOUS PRIMARY BEDROOM SUITE

- Luxurious bathroom includes an oversized shower with seat and frameless clear glass shower door with polished chrome railing to keep the space modern and open



YOUR WAY

- 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 trim reflect and shine in your new space
- Quality Gerber® Luxoval undercounter oval sinks provide an elegant, modern look
- Premium Moen® Gibson 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 – a Legrand On-Q® Data Communications Center with a 4x8" Telecom Module and 1x8" Video Module, with all necessary connections to provide TV, telephone and network communications throughout the home

- Media-ready with three Cat-5e (voice/data) and two RG6 (video) port outlets in the Great Room and Primary Bedroom
- Quality polished chrome Moen® Gibson faucets in secondary baths provide style and performance
- Gerber® Luxoval petite under-counter mounted sinks in Baths 2 and 3 give a sleek contemporary look
- Discover spacious closets for storage throughout your new home
- For your convenience, prewired for a ceiling fan at Great Room and Primary Bedroom
- A laundry room you'll love, with electrical and gas hookup for your dryer

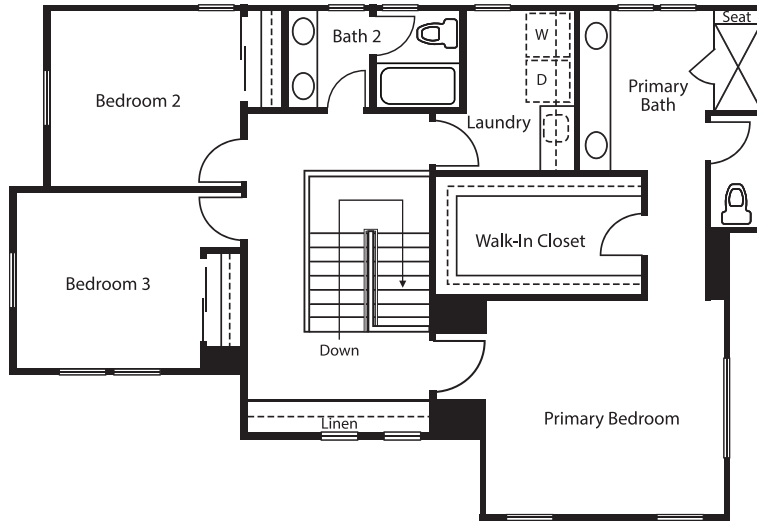
ENERGY-EFFICIENT AND ENVIRONMENTALLY FRIENDLY

- State-of-the-art Honeywell® thermostats with a zoned system for independent control of upstairs and down
- Energy-saving furnace and condenser for central heating and air conditioning
- Whole building ventilation system to distribute fresh air into every room
- Water Sense® Certified faucets, shower heads and toilets for conservation
- Rheem® water heater delivers ample hot water for daily needs
- Insulated white vinyl windows and sliding glass patio doors save energy with U-Factor .22-.26 and Solar Heat Gain Coefficient of .22-.24
- Keep your interior temperature comfortable year-round with R-13 insulation for exterior walls
- Insulation makes a difference in your utility bills, including R-38 at attic ceiling, R-22 at attic furnace, R-13 below roof deck and at garage walls, and R-19 at 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
- Electric Vehicle Capable to sync with the most high-tech transportation

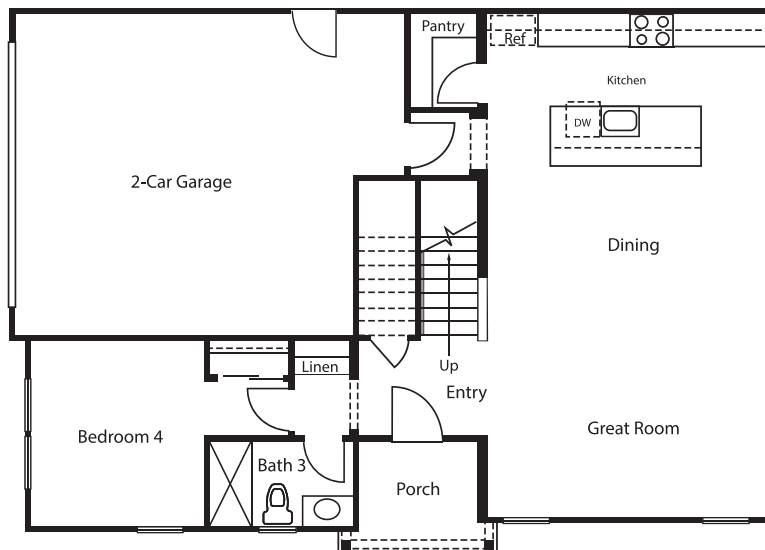
THE VENIDA

4 Bedrooms | 3 Baths | Approx. 1,992 Sq. Ft. | 2-Car Garage

Second Floor



First Floor



ELEVATION A



ELEVATION B



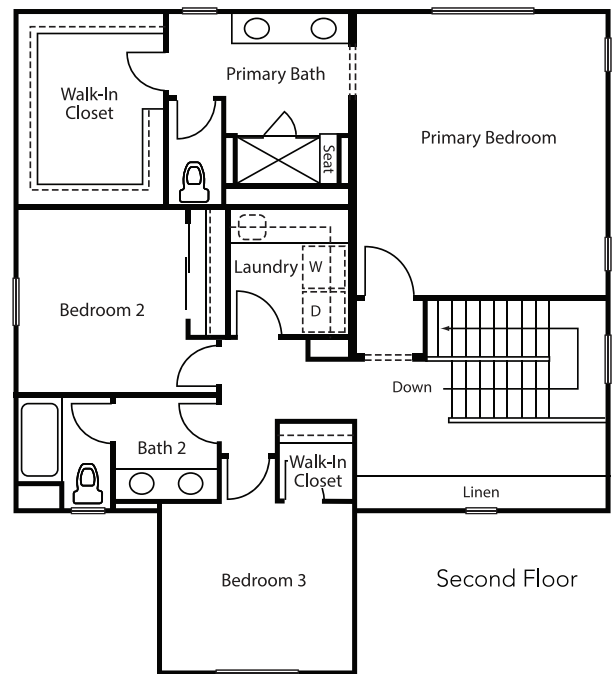
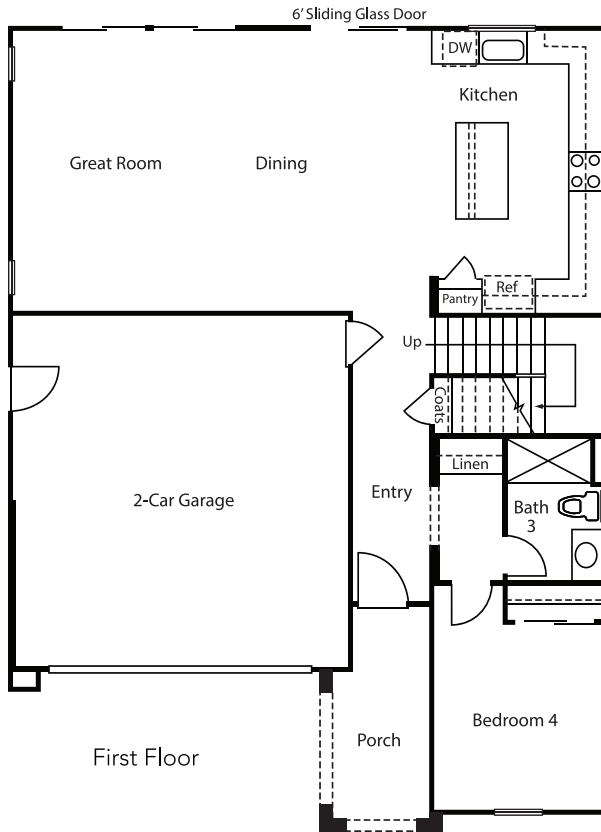
ELEVATION C



Floorplan depicts modeled Elevation C. Window placement subject to change based on elevation. Please refer to plans for other elevations. In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. 🏠

THE INICIO

4 Bedrooms | 3 Baths | Approx. 2,174 Sq. Ft. | 2-Car Garage



ELEVATION B

ELEVATION C

ELEVATION C (ALT)



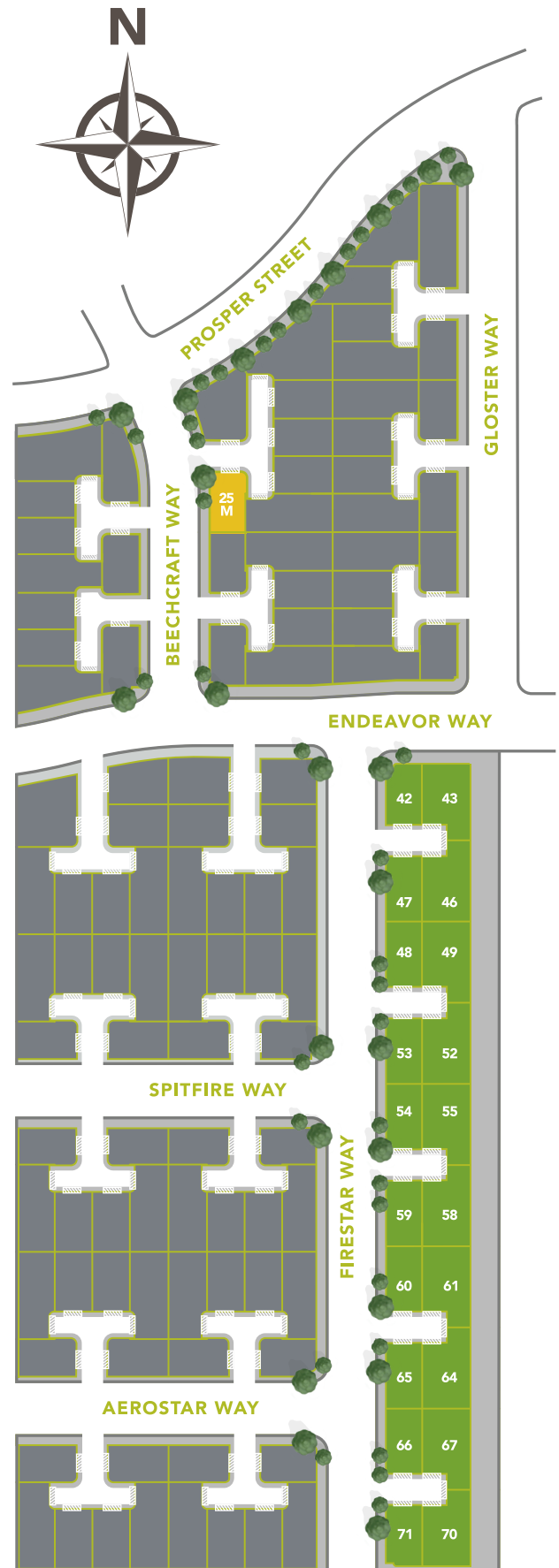
Floorplan depicts Elevation B. Window placement subject to change based on elevation. Please refer to plans for other elevations. In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. 🏠

YOUR NEW COMMUNITY



ENTRADA II
n a t o m a s

- ENTRADA II
- ENTRADA - SOLD OUT
- MODEL



Map Not To Scale

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. 🏠

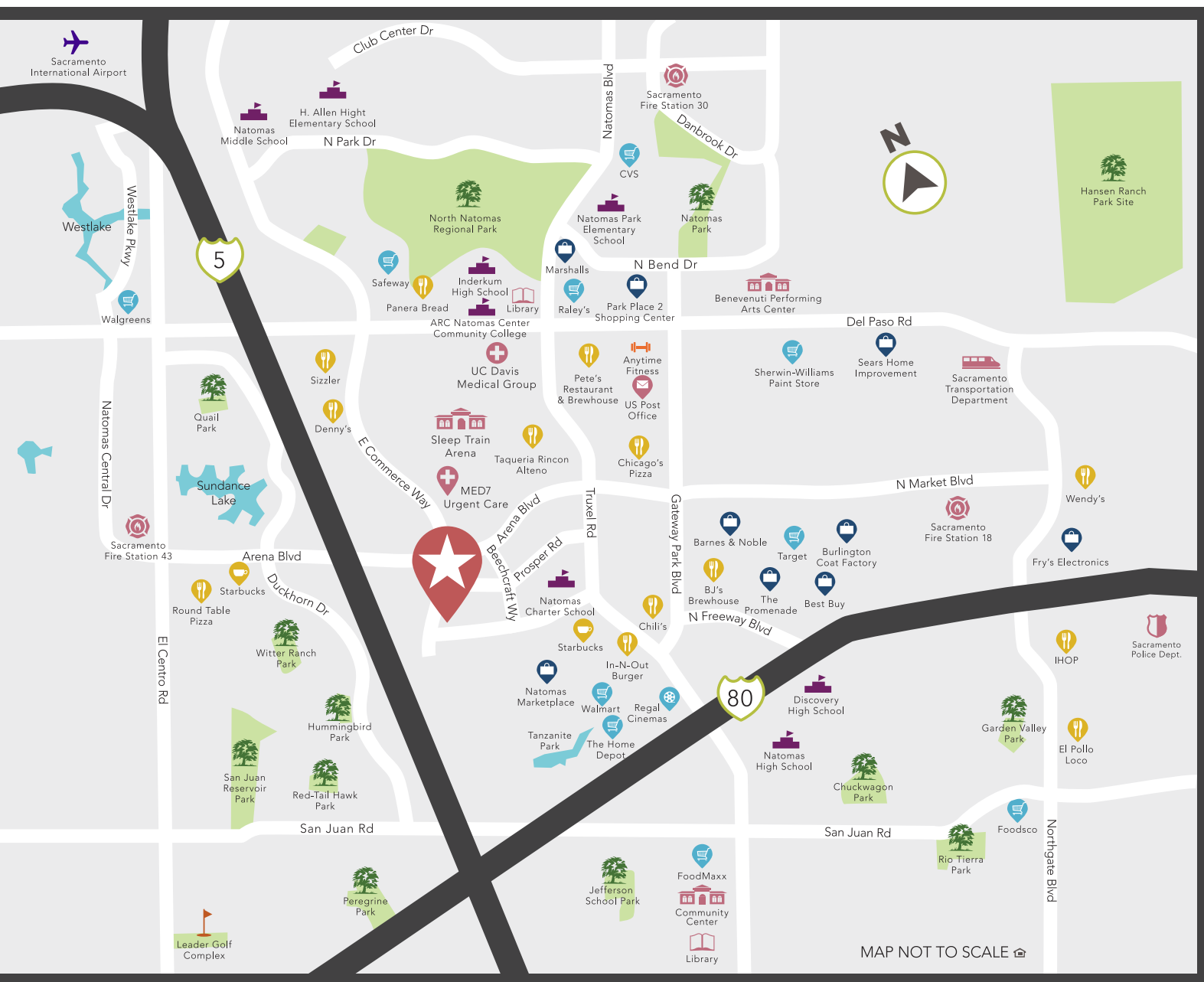
LIVE NEAR THE HEART OF SACRAMENTO



Entrada II at Natomas is located in the vibrant Natomas Crossing neighborhood in northwestern Sacramento. It's the ideal community for working professionals, with convenient access to nearby freeways I-80 and I-5 for easy commuting, and ready access to downtown Sacramento. Families enjoy quality schools nearby including a highly ranked charter elementary school just down the street. Natomas is also home to a variety of outdoor spaces, including community parks and bike trails. Shopping, dining and recreation choices are all within easy reach, including old town Sacramento, Raley Field, and nearby the Sacramento and American rivers. Entrada II at Natomas is a community with so much to offer — welcome home.



YOUR NEW NEIGHBORHOOD



ENTRADA II
natomas



ENTRADA *II*

n a t o m a s

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sighomes.com

*Prices, terms and availability subject to change without notice. See sales associate for details. DRE License #01885946. 11/24/20. 