



LEGACY
AT FOLSOM RANCH

SIGNATURE
HOMES



A PLACE TO SOAR

At Legacy at Folsom Ranch, discover a warm, family friendly community that's the perfect place to make memories and carry on traditions. Explore quality, hand-crafted homes with architectural character and attention to detail where you can build your own family legacy.

Realize your place to call home in an inviting hometown with every amenity nearby - shopping, dining, great schools, parks and wide open spaces. Hiking and biking trails connect with open space – rolling Sierra gold country foothills, creeks, preserved heritage oak woodlands and unlimited outdoor adventures. Find your place to soar at Legacy at Folsom Ranch.





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 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



Gary L. Galindo
President





YOUR HOME

EXCEPTIONAL EXTERIOR DETAILS

- Discover three well-designed, two-story floor plans with detailed architectural styles of Spanish Colonial, Agrarian Contemporary, Craftsman and American Traditional
- 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 or Custom-Bilt Metals® standing seam metal roof in pre-selected styles and colors (per plan)
- Enjoy the beautiful exterior masonry accents with Malibu® tile, American Olean® tile or El Dorado Stone® in various styles and colors (per plan)
- Admire the James Hardie® wood-grain fiber cement siding or stucco finish (per plan) that adds character to your home
- Attractive Therma Tru® paneled front door with Kwikset® hardware makes the perfect first impression
- Spacious two car garages provide enough space for family vehicles and more
- Insulated steel Wayne Dalton® sectional roll-up garage door with automatic Liftmaster® Wi-Fi opener and two transmitters offer security and convenience
- Architecturally inspired carriage lights at the patio and garage door light up your home in style
- Professionally designed front yard landscaping with automatic irrigation provide a welcoming entrance to your property
- Convenient outdoor hose bibs make watering your garden easy

STUNNING HOME INTERIORS

- Nine-foot ceilings on first and second floors keep your home open, airy and bright
- Two-panel interior doors with Kwikset® polished chrome hardware add exceptional detail
- Admire hand-laid 12x12 inch Emser® Havana ceramic tile flooring in four designer colors in the entry, kitchen, powder room and all bathrooms
- Quality Mohawk® Top Card plush carpet in designer colors invites you to take your shoes off and get comfortable
- Exquisite painted beech wood stair rails with square, painted balusters and newel posts are the perfect backdrop for family photos (per plan)
- Enjoy the refinement of 5 ½ inch baseboards with smooth finish
- Note the refinement of window stools with eased edge and apron throughout
- Appreciate finishing details like wall caps and apron at pony wall
- 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 European 3-way hinges and handsome polished chrome hardware are the ideal elements of your dream kitchen
- Beautiful granite slab countertops throughout kitchen in three designer colors, with 6-inch backsplash, full height at cooktop
- A convenient kitchen island for entertaining family and friends
- Enjoy the quality Whirlpool® stainless steel appliance package including:
 - 30" gas cooktop
 - 30" Undercabinet hood
 - 30" Single Wall Oven
 - Built-in Microwave with trim kit
 - Energy Star® Dishwasher
- Delight in the superior quality of a Sterling® McAllister 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
- Generous walk-in pantry provides space to stock up on essentials for your kitchen (per plan)

A LUXURIOUS PRIMARY BEDROOM SUITE

- Relax in your sumptuous soaking tub and separate shower
- Frameless glass shower door with polished chrome railing keeps the space modern and open
- Sleek E-Stone® solid surface countertops and surrounds with polished edges are functional and beautiful
- Lovely square cut, float glass mirror with polished chrome reflect and shine in your new space
- Luxurious dual vanities with Gerber® oval under counter mounted sinks provide an elegant, modern look
- Premium Moen® Genta 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 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 faceplate, universal outlets – two CAT6 (voice/data) and two RG6 (video) in Great Room, Primary Bedroom and Loft (per plan)
- Charge your electronic devices using two port USB outlet conveniently located at Kitchen
- For your convenience, prewired for a ceiling fan at Great Room
- A laundry room you'll love, with electrical hookup for dryer
- Easy-care and beautiful E-Stone® solid surface countertop surrounds and backsplash in all secondary baths and laundry room, with two designer colors to choose from
- Quality polished chrome Moen® faucets in secondary baths provide style and performance
- Decorative Gerber® pedestal sink in Powder Bath is beautiful and durable (per plan)
- Enjoy spacious closets for storage throughout your new home



YOUR WAY

ENERGY-EFFICIENT & ENVIRONMENTALLY FRIENDLY

- State-of-the-art Honeywell® T6 Lyric PRO Wi-Fi Set Back Thermostat with a zoned system for upstairs and downstairs temperature control
- Lennox® furnace and condenser for central heating and air conditioning
- Broan® Energy Recovery Ventilation System with ERV Controller for whole house filtered fresh air intake
- Energy-efficient Rheem® tankless water heater
- Low-E Alpine® windows and sliding glass patio doors save energy with U-Factor .28-.30
- Insulation makes a difference in your utility bills, including R-13-19 insulation for exterior walls, R-19 insulation for floor over garage/ exterior, R-22-30 attic insulation and R-13 below roof deck (vented)
- High-efficiency home construction
- WaterSense® Certified faucets, shower heads and toilets for conservation
- 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



RESIDENCE ONE

Approx. 1,940 Sq. Ft. | 3 Bedrooms | 2.5 Baths | Loft | 2-Car Garage
Optional Bedroom 4



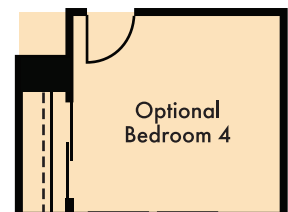
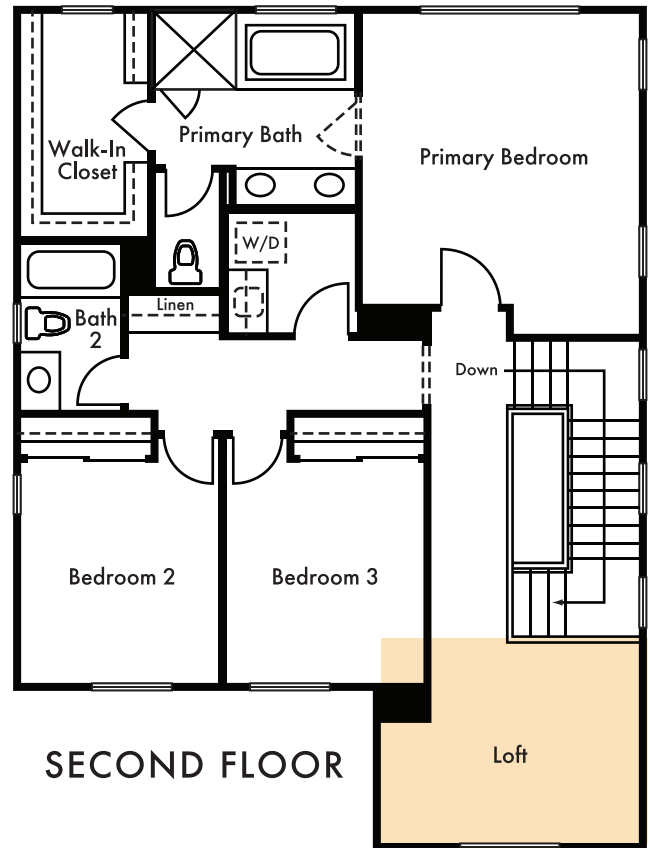
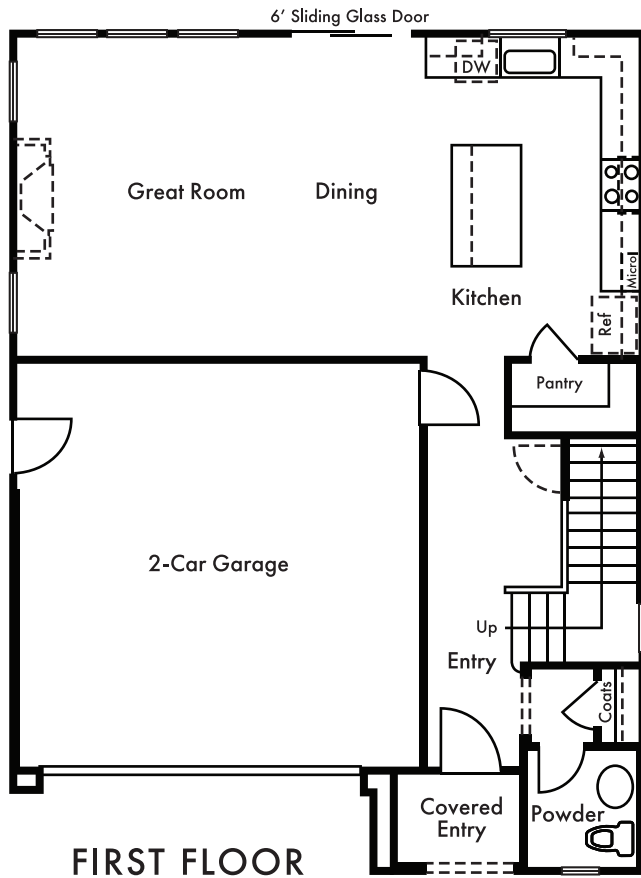
ELEVATION A



ELEVATION B



ELEVATION C





RESIDENCE TWO

Approx. 2,143 Sq. Ft. | 4 Bedrooms | 3 Baths | 2-Car Garage



ELEVATION A



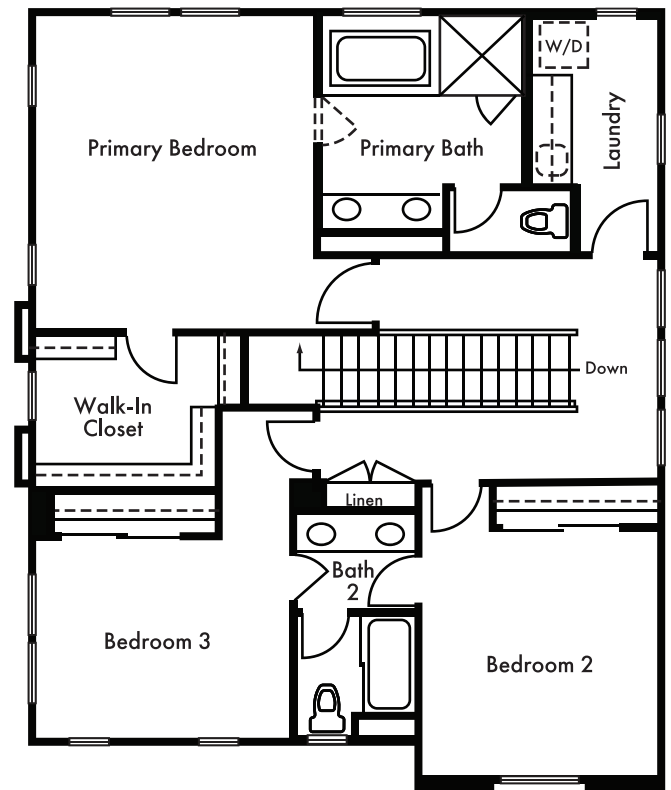
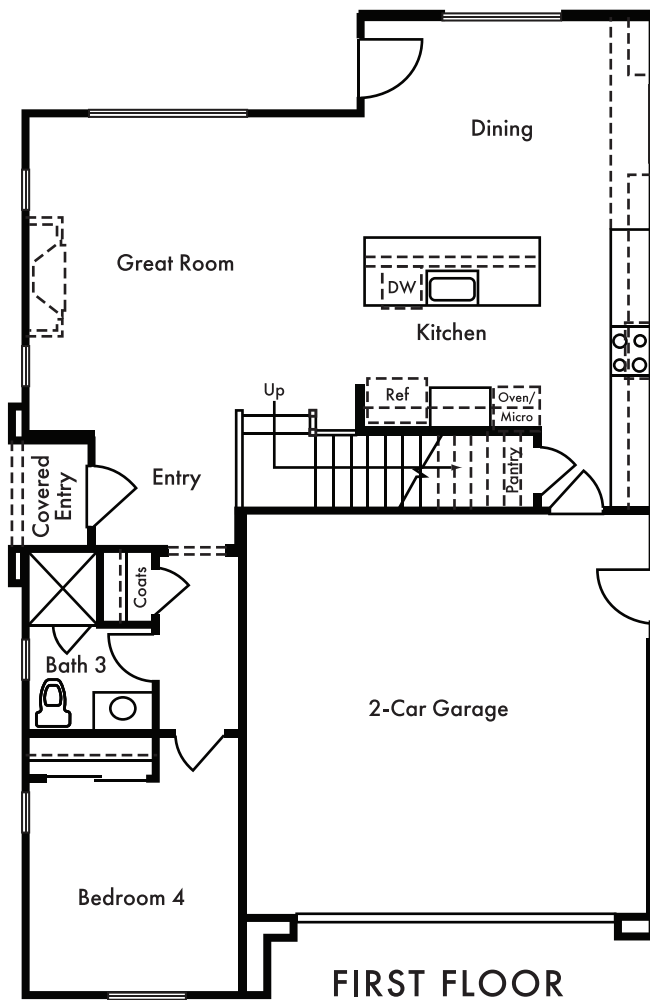
ELEVATION B



ELEVATION C



ELEVATION D





RESIDENCE THREE

Approx. 2,408 Sq. Ft. | 4 Bedrooms | 2.5 Baths | Loft | 2-Car Garage
Optional Bedroom 5



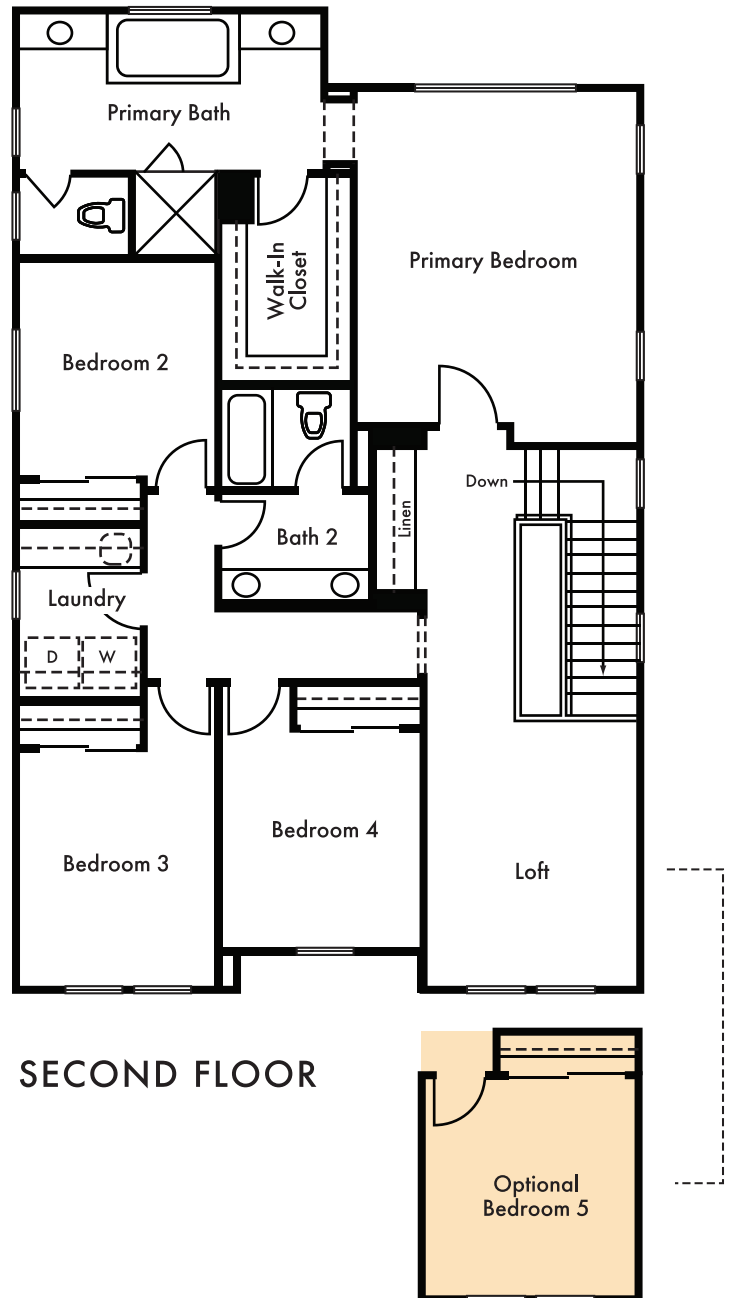
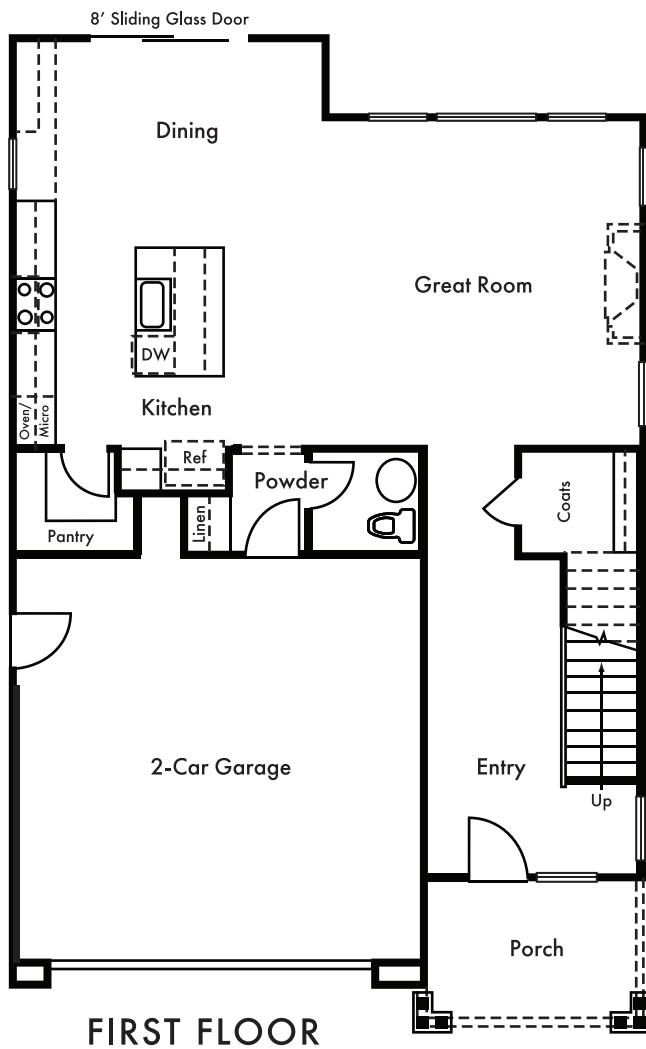
ELEVATION A



ELEVATION B



ELEVATION C



HISTORIC FOLSOM

The family-friendly city of Folsom boasts unlimited amenities surrounded by beautiful rolling Sierra foothills and oak trees. Experience all the local outdoor activities – take a walk or bike ride on thirty-two miles of city trails, including the Humbug-Willow Creek Trail and the Johnny Cash Trail. Folsom Lake Recreational Area and Lake Natoma offer boating, fishing and a wide range of trails with amazing views.

Folsom is also home to major employers like Intel and Micron, and offers convenient access to Highway 50 for commuting to Sacramento or heading up to Lake Tahoe for more outdoor adventures.

Hometown Folsom features an array of family-friendly parks, sports fields, a zoo sanctuary, aquatic center and highly ranked schools. Explore the charming Folsom historic district to get a taste of the old west gold country, or choose from an abundance of local shopping and dining options.

Welcome home to Folsom!





LEGACY

AT FOLSOM RANCH



YOUR NEW COMMUNITY



MAP NOT TO SCALE





LEGACY

AT FOLSOM RANCH

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sighomes.com