



LUMINA

SIGNATURE  
HOMES

# LOCALLY Grown

Embrace laid-back living and put down roots at Lumina at Reynolds Ranch, a community where families can grow and thrive, and neighbors can become friends.

Discover inviting one and two-story single family homes that are ideal for families of all ages. Explore open-plan living and flexible spaces with a spacious great room for welcoming family and friends, and a gourmet kitchen with large center island that is perfect for casual barstool dining and entertaining. Many homes also include a California Room for indoor/outdoor living or dining alfresco on your favorite local farm to fork cuisine.

Charming hometown Lodi is located in the fertile Central Valley agriculture and wine country, where there is plenty of fresh air and California sunshine. We invite you to find your place to grow at Lumina at Reynolds Ranch.





Superior quality, versatile design, uncompromising value, desirable locations and green building are just a few of the defining characteristics Signature Homes has embraced for 40 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  
Founder & Chief Executive Officer







# YOUR Home

## EXCEPTIONAL EXTERIOR DETAILS

- Discover four well-designed, one and two-story floor plans with detailed architectural styles of Farmhouse, Craftsman and Modern Ranch
- Designer selected color coordinated exteriors with quality Sherwin-Williams® paints welcome you home every day
- Rely on the durability of long-lasting Eagle® concrete tile roofing or custom metal roofing in pre-selected styles and colors (per plan)
- Enjoy the beautiful exterior masonry accents with El Dorado Stone® in various styles and colors (per plan)
- Admire the James Hardie®/ equal 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 attached two-car or three-car tandem garage provides enough space for family vehicles and more (per plan)
- Insulated steel Clopay® 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

- Minimum nine-foot ceilings on first and second floors keep your home open, airy and bright (per plan)
- Luxury vinyl plank flooring in the first floor main living areas are beautiful and durable with three color choices
- Admire hand-laid 12×12 inch Daltile® Cabris ceramic tile flooring in three designer colors in the primary and second floor bathrooms and laundry
- Quality Shaw® Graceful Finesse carpet in designer colors invites you to take your shoes off and get comfortable
- Two-panel interior doors with Kwikset® polished chrome hardware add exceptional detail
- Enjoy the refinement of 5 1/2 inch baseboards with smooth finish
- Note the subtle elegance of window stools with eased edge and apron throughout
- Custom bullnose wall corners in living areas provide the polish and finishing touch to your new home

## RELISH YOUR NEW KITCHEN

- Custom Shaker-style beech cabinetry with three stain color choices, soft close doors and drawers, European 3-way hinges and brushed nickel hardware are the ideal elements of your dream kitchen
- Beautiful quartz countertops throughout kitchen in three designer color choices, with full height backsplash
- A convenient kitchen island for entertaining family and friends
- Enjoy the quality Whirlpool® stainless steel appliance package including:
  - 36" gas cooktop
  - 36" 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® 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 pantry provides space to stock up on essentials for your kitchen

## A LUXURIOUS PRIMARY BEDROOM SUITE

- Relax in your sumptuous Maax® Exhibit 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, with two designer colors to choose from
- Lovely square cut, float glass mirror with polished chrome reflect and shine in your new space
- Luxurious dual vanities with Gerber® Luxoval under counter mounted sinks provide an elegant, modern look
- Premium Moen® Cia faucets in polished chrome blend form and function
- Spacious walk-in closet is perfect to organize all your personal belongings

## ALL THE EXTRAS

- Your new home is fitted with the latest technology – an Open House® data communications center with 4×10 Telecom Module and 1×8 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)
- For your convenience, prewired for a ceiling fan in the Great Room, all Bedrooms and Loft (per plan)
- Prewired for a flat screen TV at Great Room and Primary Bedroom
- A laundry room you'll love, with built-in cabinetry and countertops, a gas or electric hookup for dryer, and optional sink
- 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® Cia faucets in secondary baths provide style and performance
- Decorative Gerber® pedestal sink in Powder Bath is beautiful and durable (per plan)
- WaterSense Certified Gerber® Maxwell elongated bowl toilets in all bathrooms
- Enjoy spacious closets for storage throughout your new home



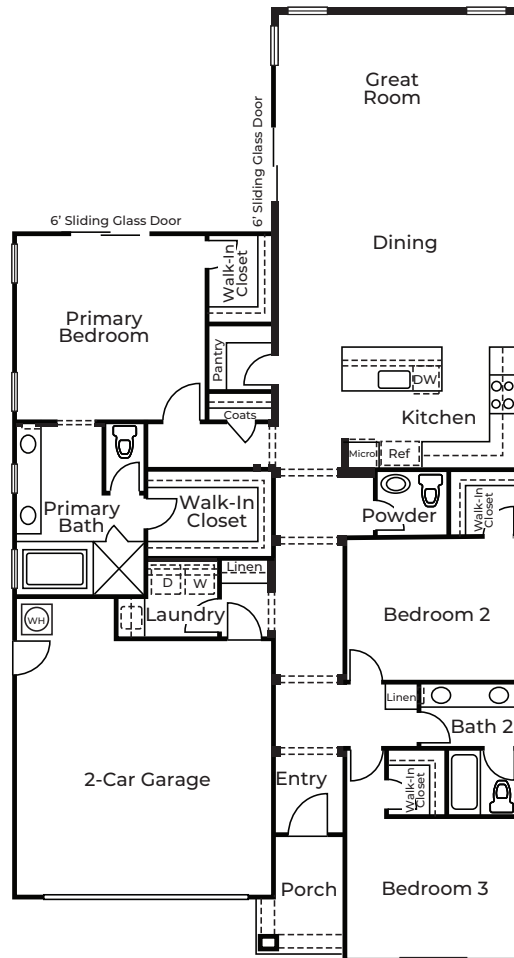
## ENERGY-EFFICIENT & ENVIRONMENTALLY FRIENDLY

- State-of-the-art Honeywell® T6 PRO Wi-Fi Smart Set Back Thermostat with a zoned system for upstairs and downstairs temperature control (per plan)
- Lennox® furnace and condenser for central heating and air conditioning
- Broan® whole building ventilation system to distribute fresh air into every room
- Rheem® ProTerraTM 80-gallon hybrid electric water heater
- Low-E Alpine® windows and sliding glass patio doors save energy with U-Value .30
- Insulation makes a difference in your utility bills, including R-15-21 insulation for exterior walls and R-19-30 attic insulation
- 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
- Energy storage system ready
- Owned solar panel system to reduce energy costs



# RESIDENCE One

3 Beds | 2.5 Baths | 2-Car Garage  
Approx. 2,046 Sq. Ft.



Elevation A



Elevation B



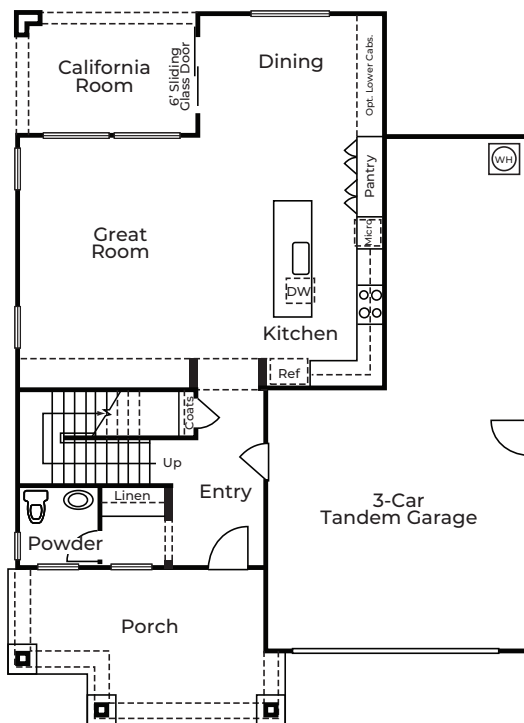
Elevation C



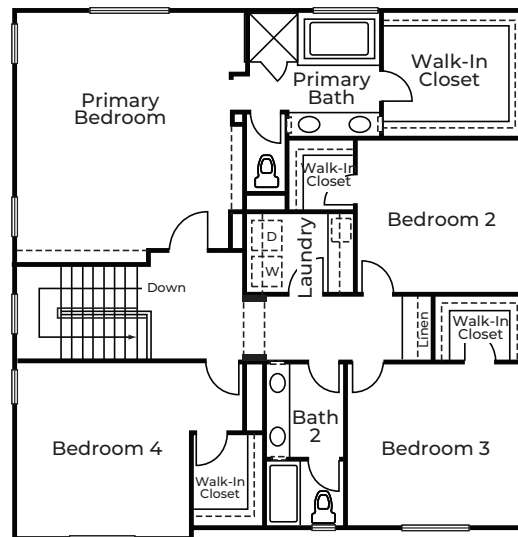


# RESIDENCE Two

4 Beds | 2.5 Baths | California Room  
3-Car Tandem Garage  
Approx. 2,536 Sq. Ft.



FIRST FLOOR



SECOND FLOOR

Elevation A



Elevation B



Elevation C



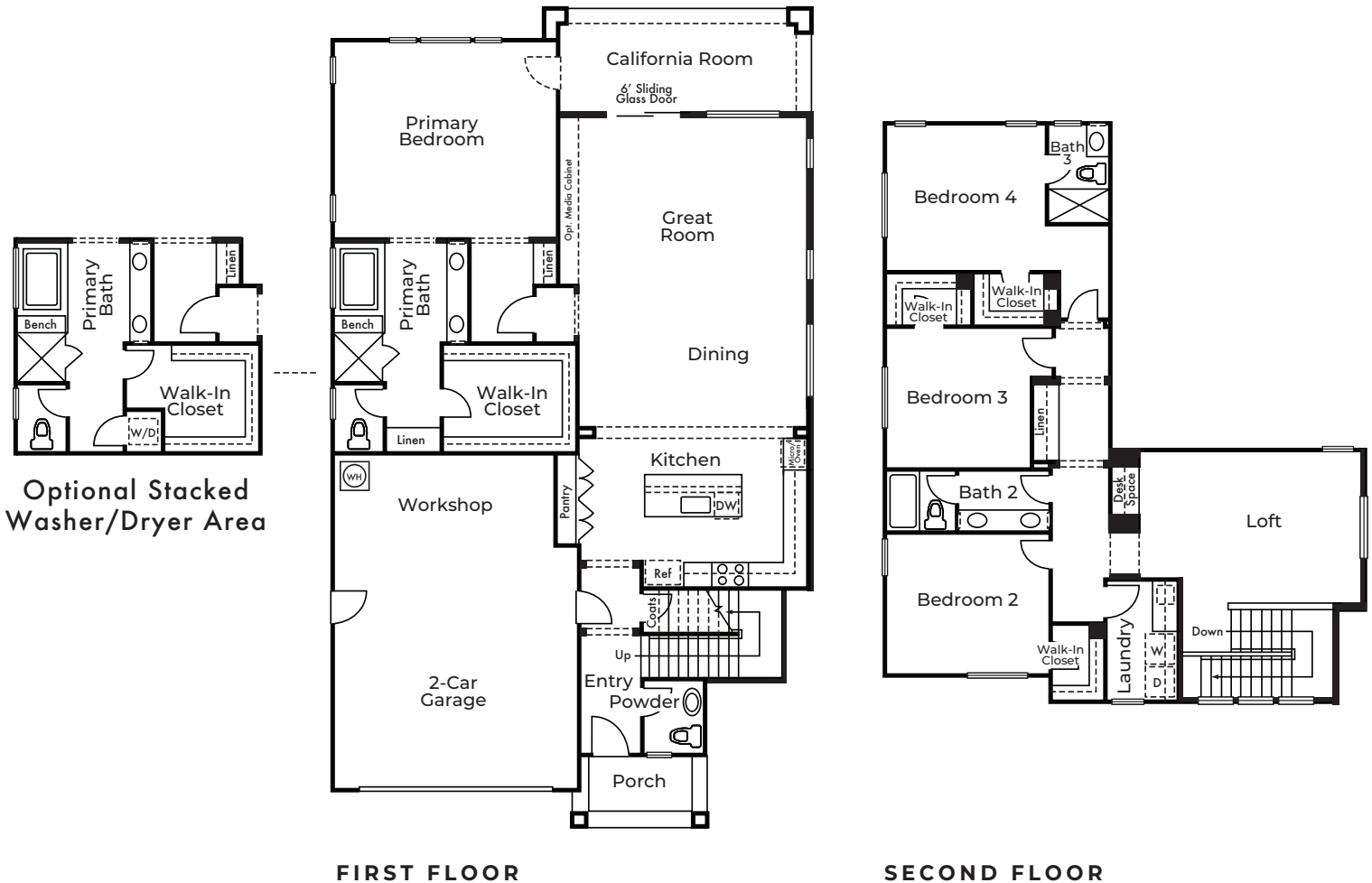
Dashed line denotes optional item in some instances. Floorplan modeled depicts Elevation B. Please refer to plans for other elevations. Floorplans are artist's conception and are not to scale. Window locations, wall sizes and square footage may vary per elevation. In an effort to improve its product, Signature Homes reserves the right to make changes without notice. See sales associate for details. 🏠





# RESIDENCE Three

4 Beds | 3.5 Baths | Loft | California Room  
2-Car Garage with Workshop  
Approx. 2,937 Sq. Ft.



Elevation A



Elevation B



Elevation C

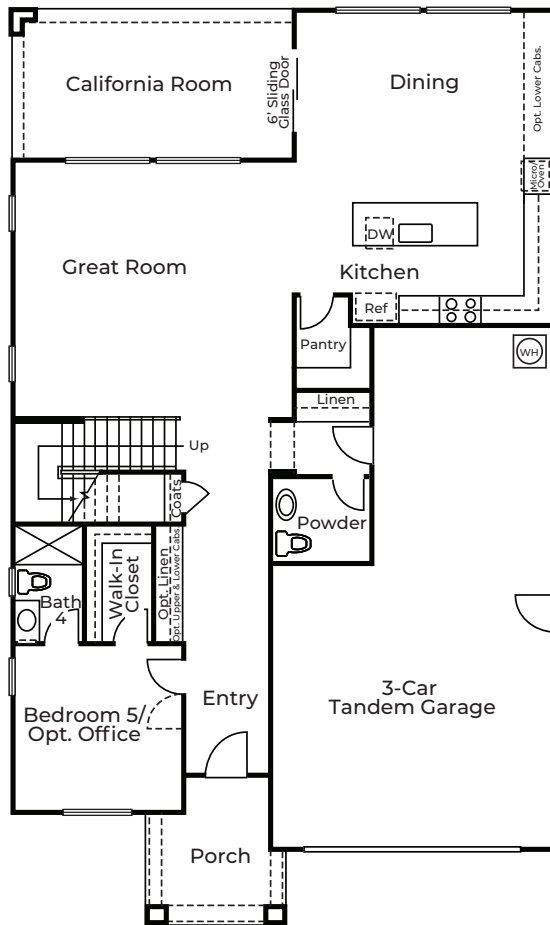




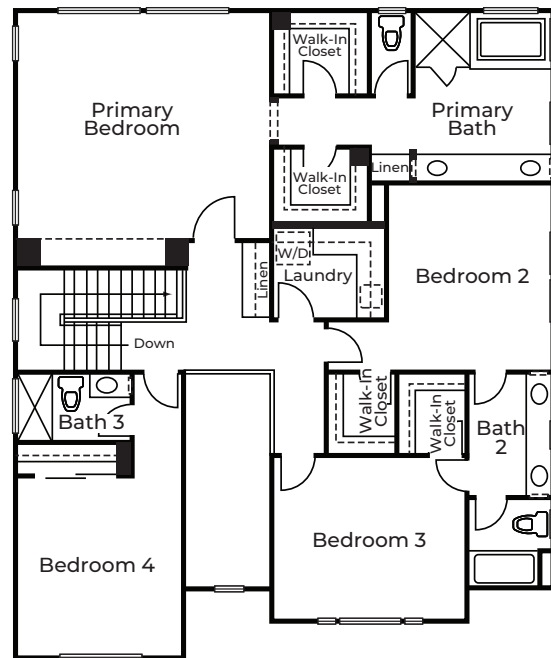


# RESIDENCE Four

5 Beds | 4.5 Baths | California Room  
3-Car Tandem Garage | Optional Office  
Approx. 3,149 Sq. Ft.



FIRST FLOOR



SECOND FLOOR

Elevation A



Elevation B



Elevation C



Dashed line denotes optional item in some instances. Floorplan modeled depicts Elevation C. Please refer to plans for other elevations. Floorplans are artist's conception and are not to scale. Window locations, wall sizes and square footage may vary per elevation. In an effort to improve its product, Signature Homes reserves the right to make changes without notice. See sales associate for details. 🏠



**L O D I**

# California

Discover a fresh, farm to table lifestyle located in Lodi at the heart of Central Valley, where local freshly picked produce is always in season at the farmers market and local fruit stands. Savor Lodi wine country with 85+ boutique wineries and vineyards where you can taste fine wines and enjoy events, live music and dining. Delight in charming downtown Lodi that hosts community events like weekend wine strolls, street festivals, a bustling farmers market, music in the park, and an annual holiday parade tradition.

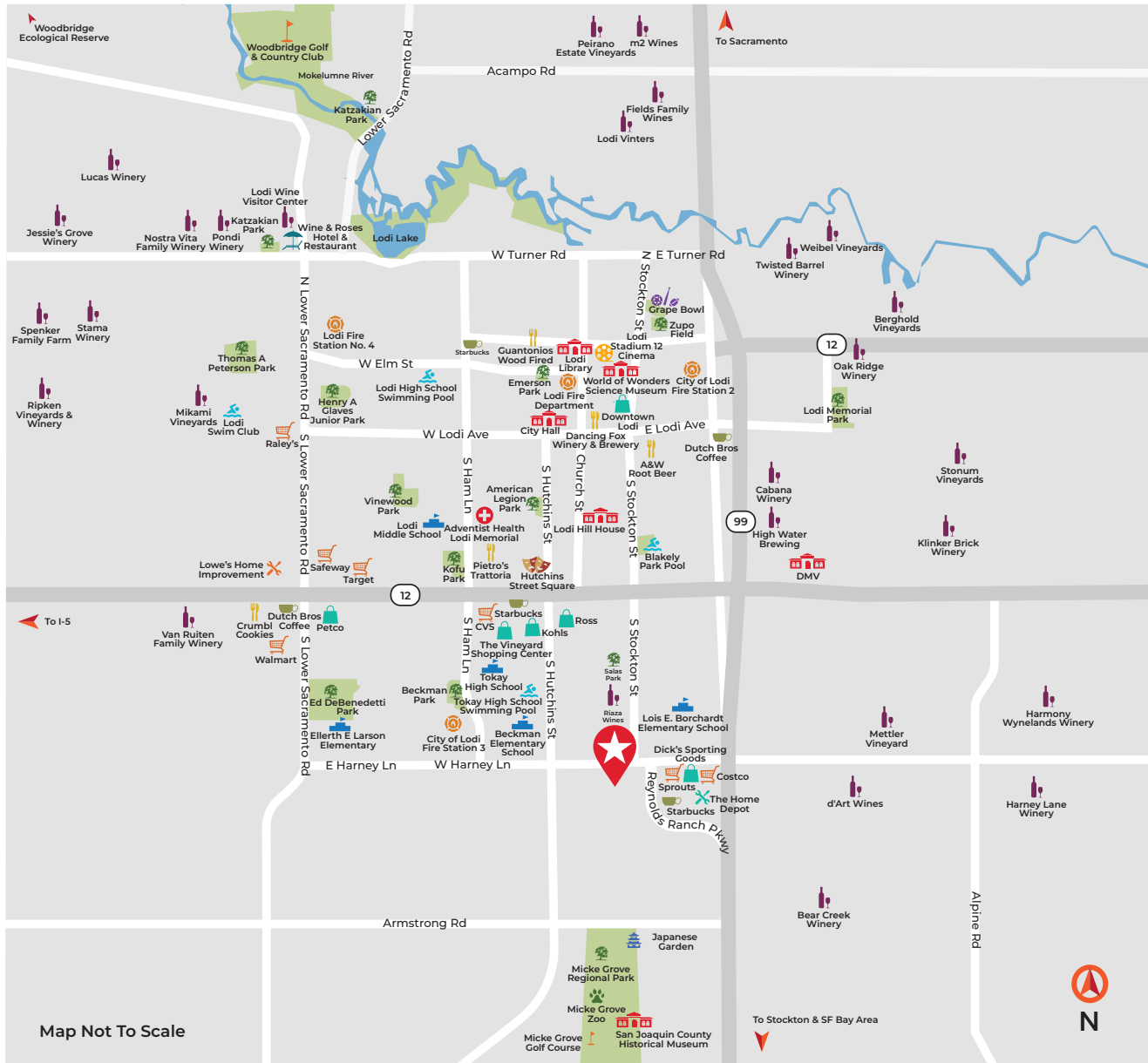
Explore outdoor adventures cycling through scenic Lodi wine country back roads, or swimming, kayaking and paddle-boarding at Lodi Lake and the Mokelumne River. The Lodi Lake Wilderness Area includes walking trails through the nature preserve wetlands that attract millions of birds each year.

Lumina at Reynolds Ranch is conveniently located walking distance from shops and local eateries at Reynolds Ranch Center in Lodi. Commuting is easy with access to Highway 99 and I-5 whether you're going to Stockton, Sacramento or the Bay Area. Lumina is also close to family-friendly Micke Grove Regional Park including a zoo, golf course and a Japanese garden.

Lodi offers something for everyone, so it's easy to see why the city motto is "Livable, Lovable Lodi". Visit today!



# YOUR NEW Community



Map Not To Scale



# LUMINA

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