



BALBOA

AT DELTA SHORES

Comfort &
CONNECTION

SIGNATURE
HOMES

Comfort & CONNECTION



Welcome to Balboa at Delta Shores by Signature Homes, where spacious design meets family-friendly living in the heart of Sacramento. Our thoughtfully crafted townhomes and duets offer the perfect blend of amenities and comfortable living spaces, designed to grow with your family. Discover a new standard of living where comfort, connection, and community come together.



Your Home

EXCEPTIONAL EXTERIOR DETAILS

- Discover three well-designed, two-story townhome floor plans with detailed architectural styles of Spanish, Modern Farmhouse, and Craftsman.
- Designer selected color coordinated exteriors with quality Sherwin-Williams® paints welcome you home every day
- Rely on the durability of long-lasting Eagle® concrete flat tile 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® 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 garage provides enough space for family vehicles and more
- Insulated steel Overhead Door® 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
- Two-panel interior doors with Kwikset® polished chrome hardware add exceptional detail
- Luxury vinyl plank flooring on first floor main areas offers durability and style
- Admire hand-laid 12×12 inch Daltile® Choice ceramic tile flooring in designer colors in the bathrooms and laundry
- Quality Shaw® Finley plush carpet in designer colors invites you to take your shoes off and get comfortable
- Enjoy the refinement of 5 ½ 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 natural finish, 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 color choices, 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" electric range
 - Built-in microwave/ hood combo with trim kit
 - Energy Star® dishwasher
- Delight in the superior quality of a McAllister® 18-gauge stainless steel, single basin, under counter mounted sink
- Moen® Genta 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 spacious shower with frameless glass door and polished chrome railing
- Sleek E-Stone® solid surface countertops and surrounds with polished edges in 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® Rizon 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 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 & Primary Bedroom
- A convenient laundry closet with built-in cabinetry and countertops, and an electrical hookup for dryer
- Easy-care and beautiful E-Stone® solid surface countertop surrounds and backsplash in all secondary baths and laundry, with two designer colors to choose from
- Quality polished chrome Moen® Rizon 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



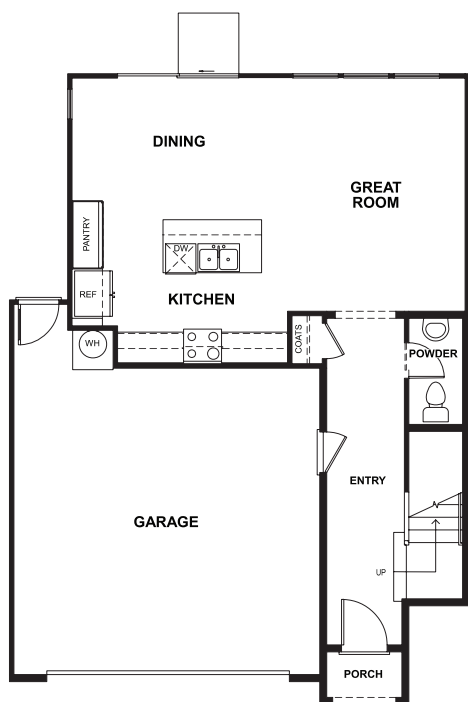
Your
Way

ENERGY-EFFICIENT & ENVIRONMENTALLY FRIENDLY

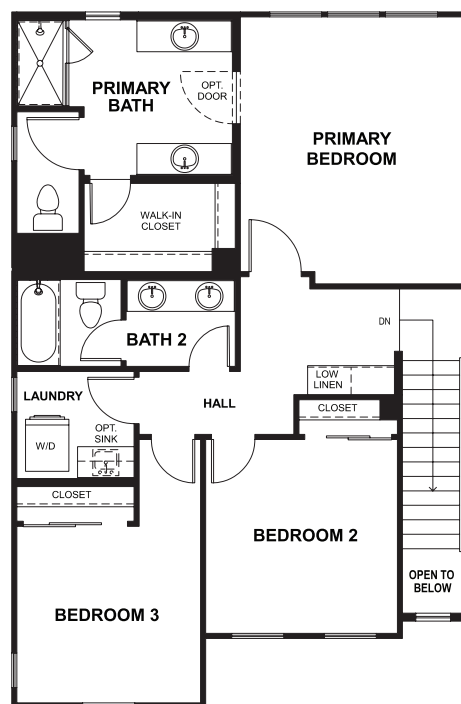
- State-of-the-art Honeywell® T6 Lyric Pro Wi-Fi Smart Set Back Thermostat with a zoned system for upstairs and downstairs temperature control
- Carrier® heat pump and air handler for central heating and air conditioning
- Air King® whole building ventilation system to distribute fresh air into every room
- Energy-efficient Rheem® electric water heater
- Low-E PlyGem® windows and sliding glass patio doors save energy with U-Value .28 to .30
- Radiant barrier wrap provides advanced solar protection
- Insulation makes a difference in your utility bills, including R-15 insulation for exterior walls, R-19 insulation for floor over garage/ exterior, and R-30-38 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 surface mount lighting to brighten your home cost effectively
- Energy storage system ready
- Solar panel system to reduce energy costs

Residence ONE

Approx. 1,627 Sq. Ft.
3 Bedrooms | 2.5 Baths
2-Car Garage



FIRST FLOOR



SECOND FLOOR

Elevation A



Elevation B



Elevation C

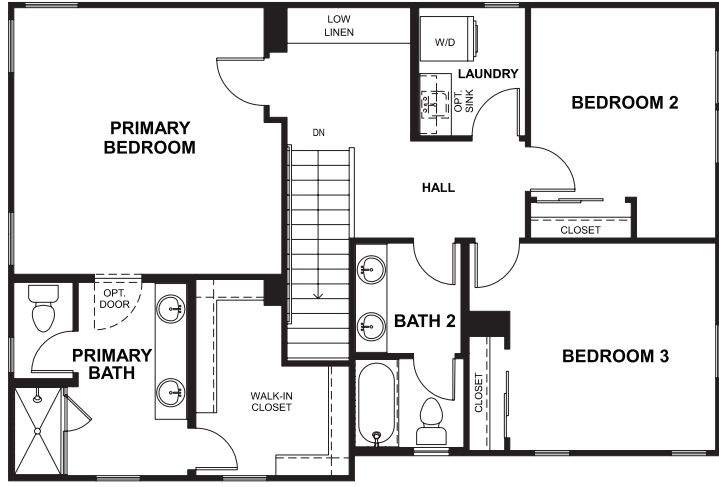


Window placement subject to change based on elevation. In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. 🏠

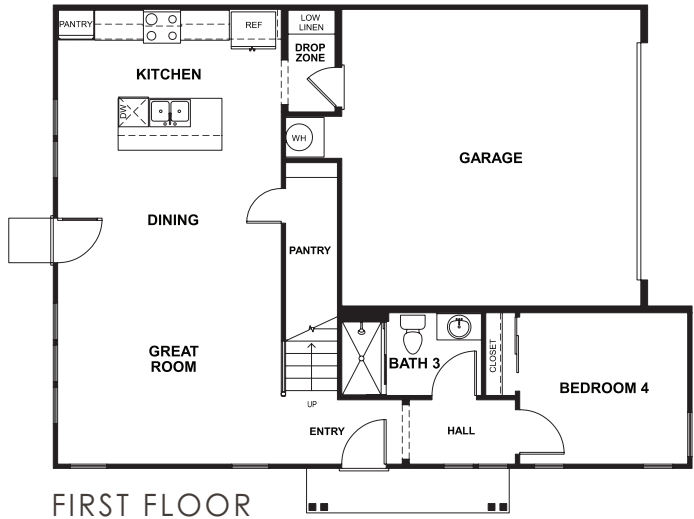


Approx. 1,882 Sq. Ft.
 4 Bedrooms | 3 Baths
 2-Car Garage

Residence TWO



SECOND FLOOR



FIRST FLOOR

Elevation A



Elevation B



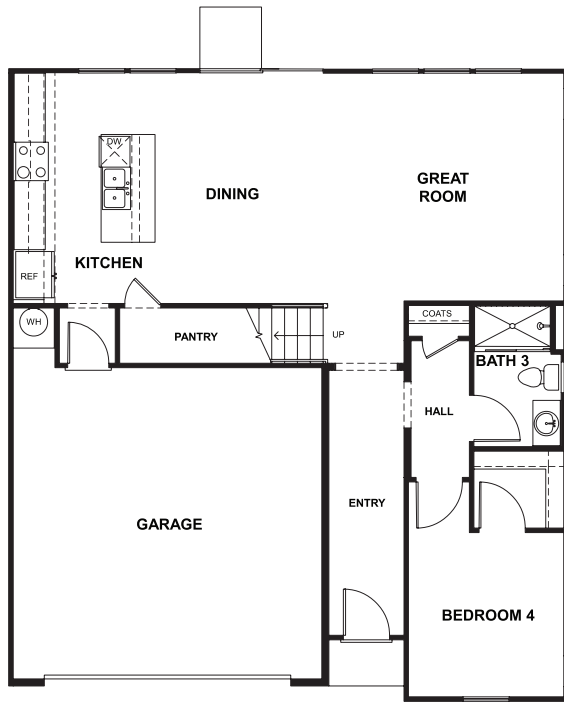
Elevation C



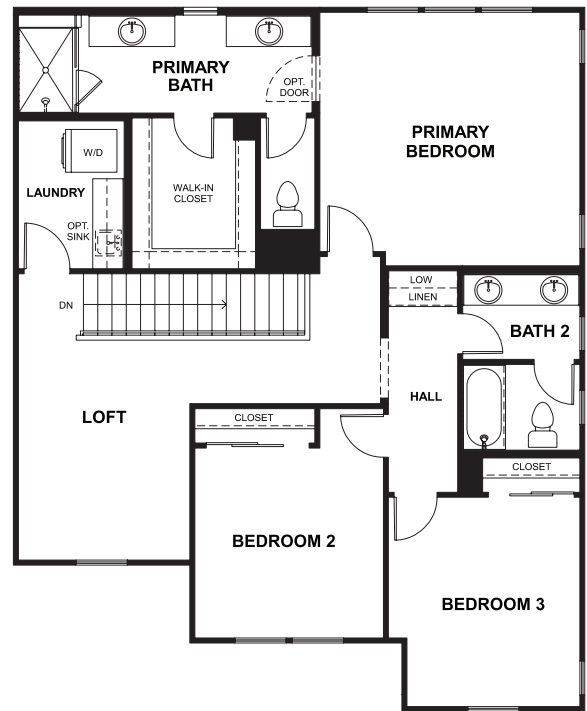
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Residence THREE

Approx. 2,222 sq. ft.
4 Bedrooms | Loft | 3 Baths
2-Car Garage



FIRST FLOOR



SECOND FLOOR

Elevation A



Elevation B



Elevation C



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Sacramento CALIFORNIA

Family-Friendly Living

OUTDOOR ADVENTURES

- Riverside trails are ideal for bike rides and walking
- Water adventures along the American River include fishing and kayaking
- Lush green spaces and scenic parks abound in the "City of Trees"
- Take a short drive to Lake Tahoe for year-round outdoor fun

CULTURE & ENTERTAINMENT

- Farmers' markets and festivals providing a taste of Sacramento's farm-to-fork culture
- Thriving arts scene with festivals, events, and local art galleries to explore
- Historic Old Sacramento Waterfront, offering unique heritage and a fun day out
- Family-friendly entertainment including River Cats baseball & Sacramento Kings basketball games

CONVENIENCE & OPPORTUNITY

- California's state capital with a vibrant and growing economy
- Convenient access to major highways, connecting to the San Francisco Bay Area
- Family-friendly neighborhoods with parks, playgrounds, and community centers





Balboa

AT DELTA SHORES



Map not to scale. This site plan is not intended as a legal description of property. The depiction of property boundaries is meant to serve as a general guide. Lot descriptions are available for your inspection in Sales Office. North directional arrow refers to map homesite placement.

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 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

James C. Ghielmetti
Founder & Chief Executive Officer





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