



**CATALINA**  
AT DELTA SHORES

**SIGNATURE**  
**HOMES**



## HOME

# Grown

Catalina at Delta Shores in Sacramento is the perfect new neighborhood for room to grow, featuring well-designed, family-friendly homes with space to thrive. Discover two-story, single-family home designs with 3 to 5 bedrooms and up to approximately 2,521 square feet of living space.

Live within walking distance to the Delta Shores center offering shopping, a movie theater, and lots of options for casual dining. Enjoy outdoor adventures at the nearby Sacramento River for walks and bike rides, and discover entertainment at old town Sacramento, River Cats baseball games and the Sacramento Zoo. Find your new home at Catalina at Delta Shores.



## 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 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, two-story floor plans with detailed architectural styles of Spanish Colonial, Agrarian Contemporary, Craftsman, and American Traditional
- 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 Rock Mill Tile & Stone® and American Olean® tile, El Dorado Stone®, or H.C. Muddox® 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 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
- Two-panel interior doors with Kwikset® polished chrome hardware add exceptional detail
- Admire hand-laid 12x12 inch Daltile® Arena ceramic tile flooring in four designer colors in the entry, kitchen, laundry and bathrooms
- Quality Mohawk® Top Card II plush carpet in designer colors invites you to take your shoes off and get comfortable
- Exquisite painted stair rails with square, painted balusters and newel posts are the perfect backdrop for family photos
- 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:
  - 36" Electric 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 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® 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 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
- 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 built-in cabinetry and countertops, an electrical 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



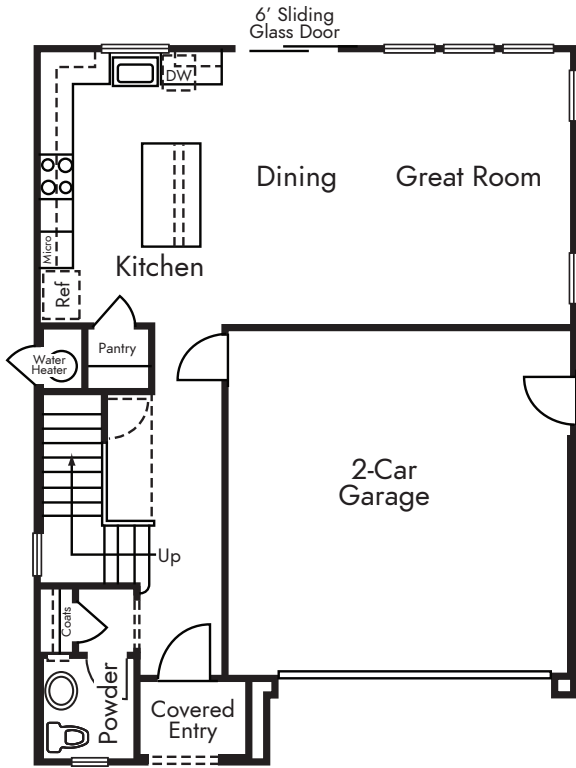
## Your Way

### ENERGY-EFFICIENT & ENVIRONMENTALLY FRIENDLY

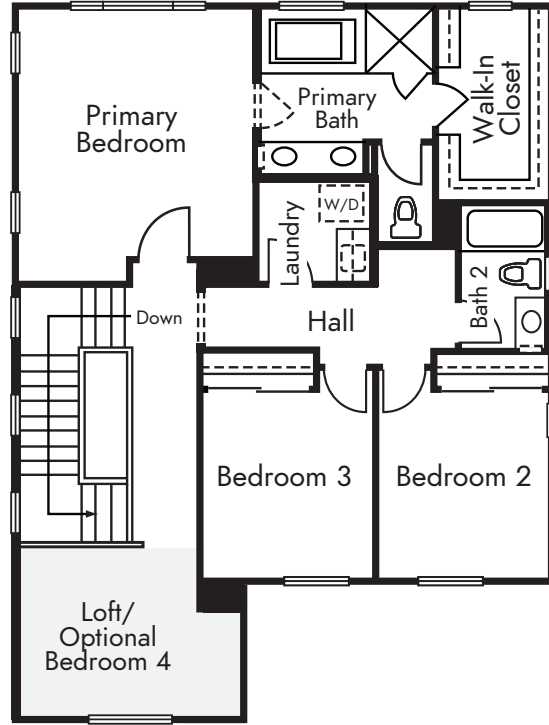
- State-of-the-art Honeywell® T6 PRO Wi-Fi Smart Set Back Thermostat with a zoned system for upstairs and downstairs temperature control (per plan)
- Lennox® furnace and condenser for central heating and air conditioning
- Broan® whole building ventilation system to distribute fresh air into every room
- Energy-efficient Rheem® electric water heater
- Low-E Alpine® windows and sliding glass patio doors save energy with U-Factor .30
- Radiant barrier wrap provides advanced solar protection
- Insulation makes a difference in your utility bills, including R-15-19 insulation for exterior walls, R-30 insulation for floor over garage/ exterior 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

# THE Belvedere

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



FIRST FLOOR



SECOND FLOOR



Elevation A - Spanish Colonial



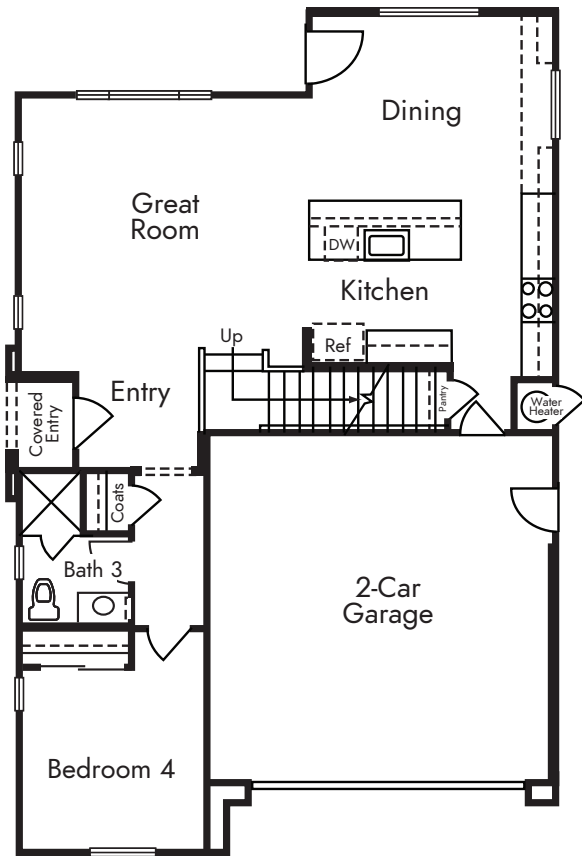
Elevation B - Agrarian Contemporary



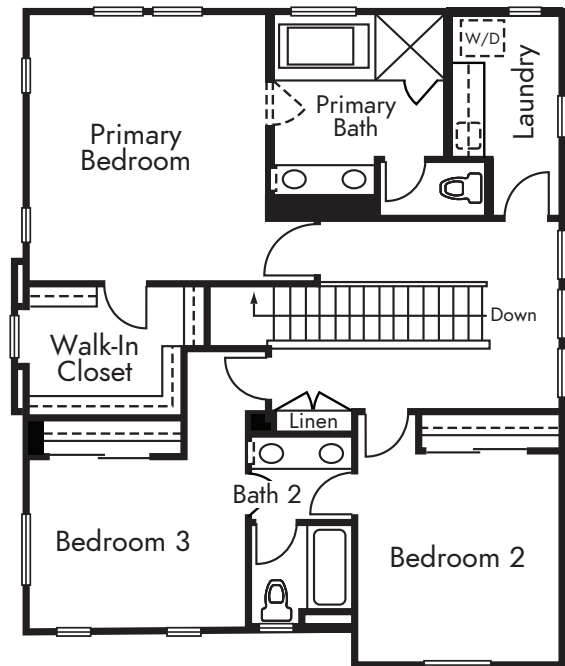
Elevation C - Craftsman

THE   
Tiburon

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



FIRST FLOOR



SECOND FLOOR



Elevation A - Spanish Colonial



Elevation B - Agrarian Contemporary



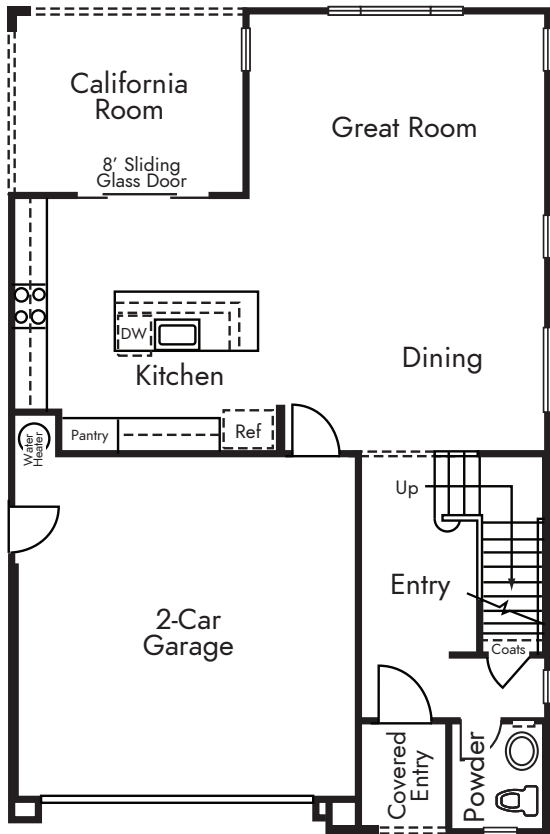
Elevation C - Craftsman

Dashed line denotes optional item in most instances. Floorplan depicts modeled Elevation D. 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. Window placement subject to change based on elevation.

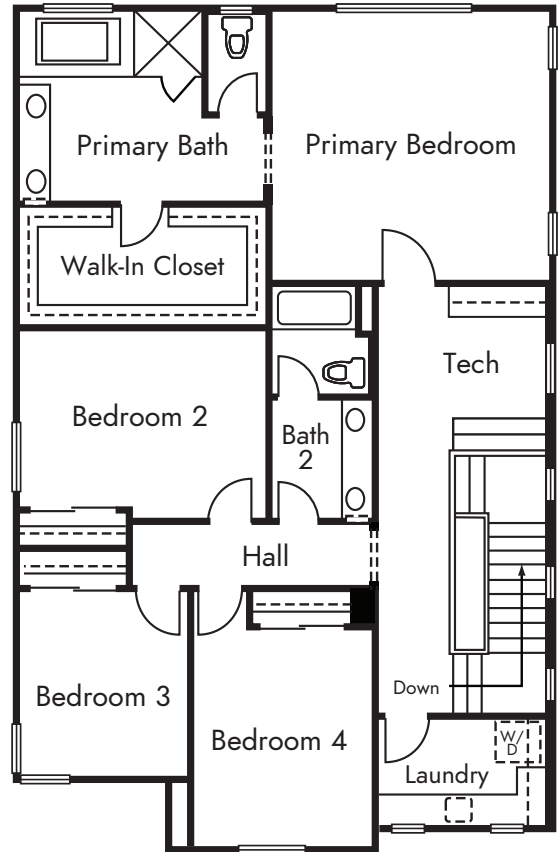
# THE Victoria

Approx. 2,367 Sq. Ft.

4 Bedrooms | 2.5 Baths | Tech | California Room  
2-Car Garage



FIRST FLOOR



SECOND FLOOR



Elevation A - Spanish Colonial



Elevation B - Agrarian Contemporary

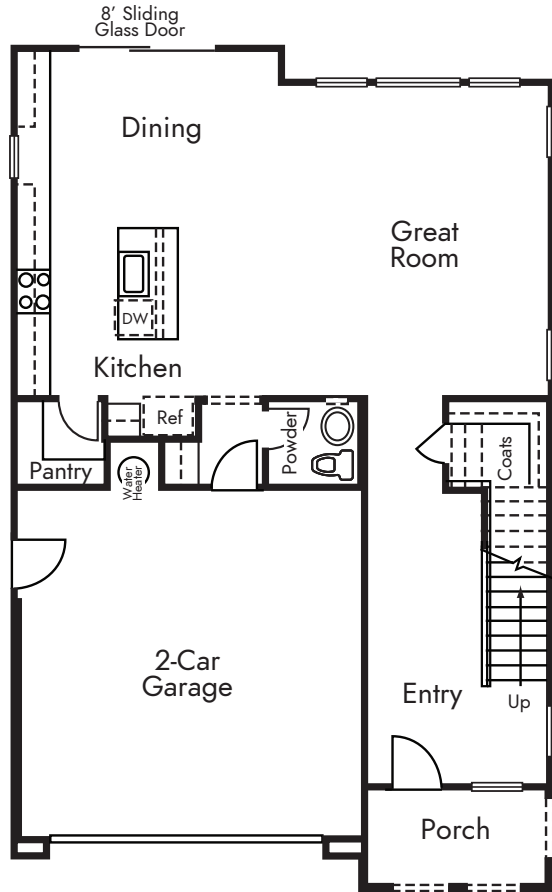


Elevation C - Craftsman

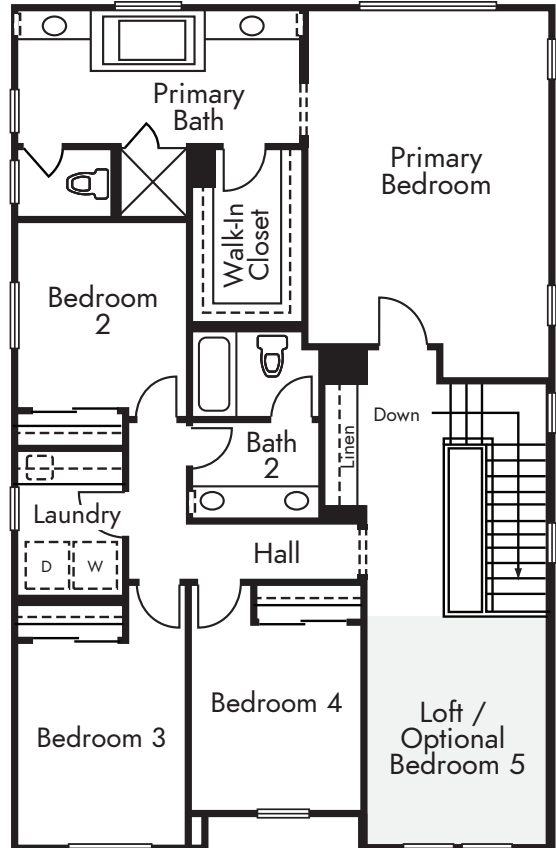


THE   
*Yerba Buena*

Approx. 2,521 Sq. Ft.  
 4 Bedrooms | 2.5 Baths | Loft  
 2-Car Garage | Optional Bedroom 5



FIRST FLOOR



SECOND FLOOR



Elevation A - Spanish Colonial



Elevation B - Agrarian Contemporary



Elevation C - Craftsman

# SACRAMENTO

## California

Known as the "City of Trees" with more trees per capita than anywhere else in the world, Sacramento is the ideal city to enjoy all the conveniences of city life, while still close to outdoor adventures like hiking and biking along the Sacramento River and American River.

Sacramento is also centrally located within two hours of San Francisco, Lake Tahoe, and Yosemite National Park for more outdoor adventures. Convenient access to downtown Sacramento via the Regional Transit Light Rail Station, I-5 or Highway 99 makes commuting easy.

Sports fans can enjoy Sacramento Kings NBA basketball games, and baseball lovers can take in a game at the downtown riverside ball park of Sacramento River Cats, a San Francisco Giants affiliate team.



California's capital city of Sacramento is the fastest-growing major city in the state. With museums, art centers, and parks, the city provides plentiful entertainment and activities. The district of Old Sacramento harkens back to the city's Gold Rush era, with wooden sidewalk, wagon rides, and the iconic Tower Bridge over the Sacramento River.

As America's Farm-to-Fork Capital, Sacramento offers diverse restaurant and dining options, and farmers markets with the freshest year-round local produce. Sacramento is a great city to call home.

# CATALINA

## At Delta Shores

CATALINA





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