

WELCOME TO THE NEIGHBORHOOD

SAGEWOOD
at Blackstone

SAGEWOOD

at Blackstone

Sales Center
(916) 939-6729

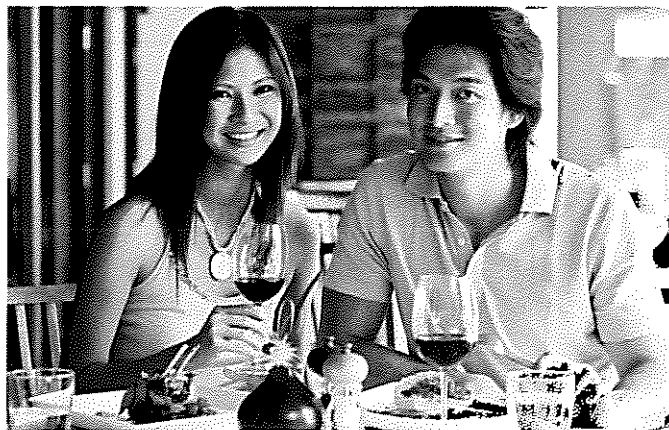
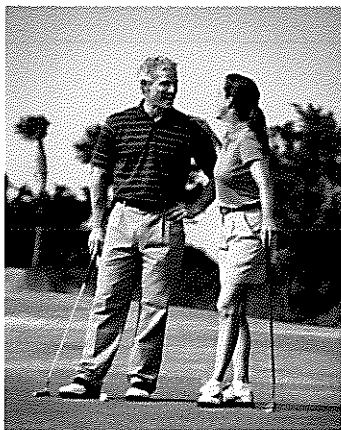
3033 Ferncliff Way
El Dorado Hills, CA 95762

Welcome to the sweet life at Sagewood – Nestled in the picturesque foothills surrounded by trees and open space, Sagewood at Blackstone offers the classic comforts of home with a touch of luxury. This prestigious new community by Standard Pacific Homes was built with you in mind and is situated in one of the area's most desirable locations.

The 990-acre master-planned community of Blackstone features resort-style amenities such as the 10,500 square foot club house, swimming pools, fitness center and intimate gathering areas. The community also offers two parks and an extensive trail system that easily links friends and neighbors with the entire community.

Resort-style living extends beyond Blackstone's community gates. The town of El Dorado Hills features a family-friendly way of life and vibrant local economy with stylish boutiques and fabulous restaurants, making this the ultimate place to call home. Additionally, Sagewood is only minutes away from Folsom Lake, premier shopping destinations, wineries, golf courses and so much more. The area currently offers 14 highly-rated schools, including five private schools.

Sagewood at Blackstone offers an impressive collection of five distinct home designs ranging from 1,951 to 2,607 square feet. The energy efficient and stylish homes offer up to five bedrooms and three bathrooms. Standard Pacific homes are built with the highest quality craftsmanship and provide a variety of options so you can create the home that best suits your needs.



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 **EQUAL HOUSING
OPPORTUNITY**

866-815-2444

 **STANDARD PACIFIC HOMES**

STANDARDPACIFICHOMES.COM

THE DAISY - RESIDENCE ONE

SAGEWOOD
at Blackstone

3-4 Bedrooms, 2 Bathrooms, Den

2-Car Garage

Approximately 1,951 Square Feet

Customizing Room Options:

Bedroom 4, Fireplace



A. Spanish



B. Craftsman



C. Italian

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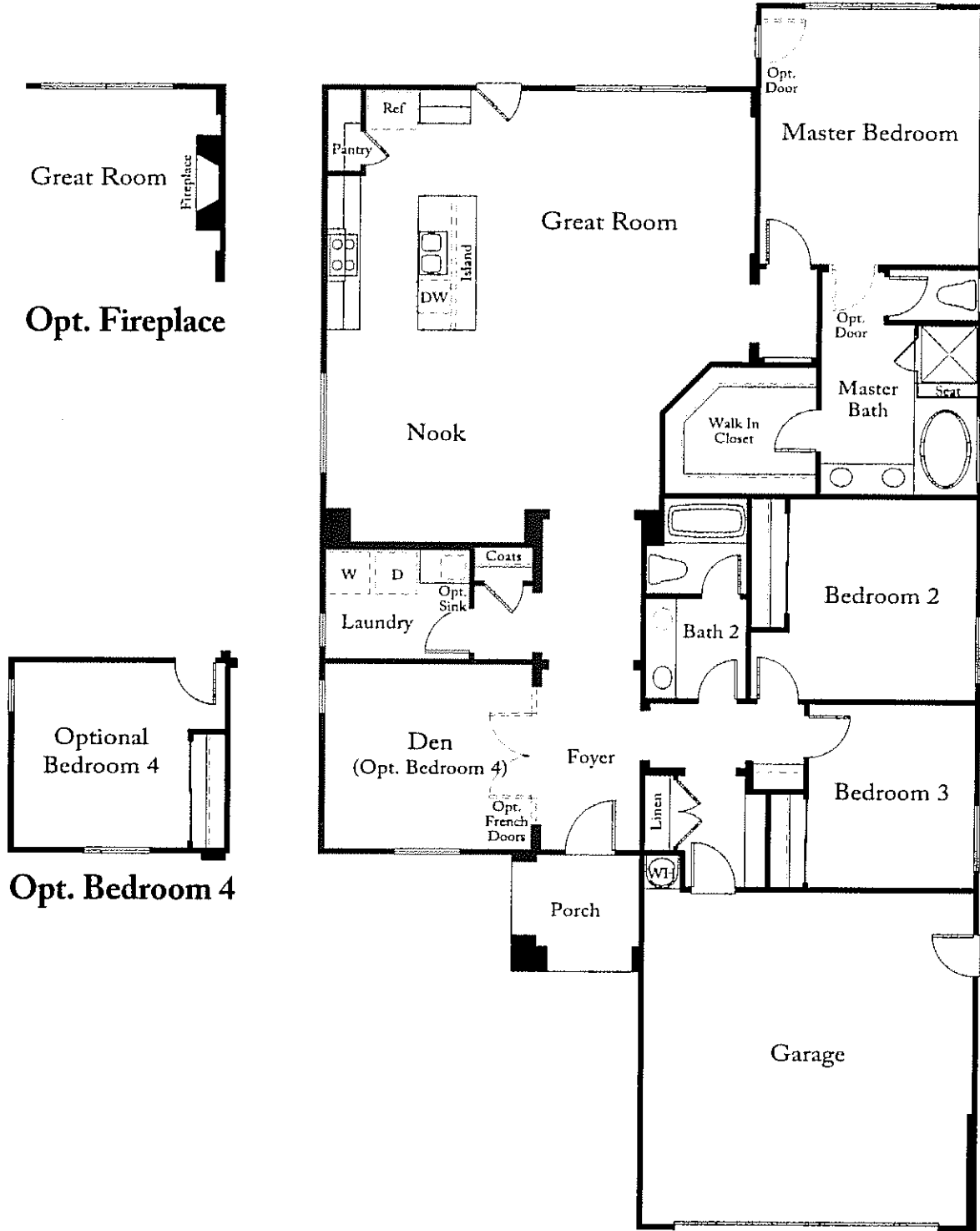
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THE DAISY - RESIDENCE ONE

SAGEWOOD
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Floor Plan and Square Footage Depict Elevation A



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THE LILY - RESIDENCE TWO

SAGEWOOD
at Blackstone

3-5 Bedrooms, 2.5-3 Bathrooms, Den

2-Car Garage

Approximately 2,317 Square Feet

Customizing Room Options:

Bedroom 4, Bedroom 5 with Bath 3,

Fireplace



A. Spanish



B. Craftsman



C. Italian

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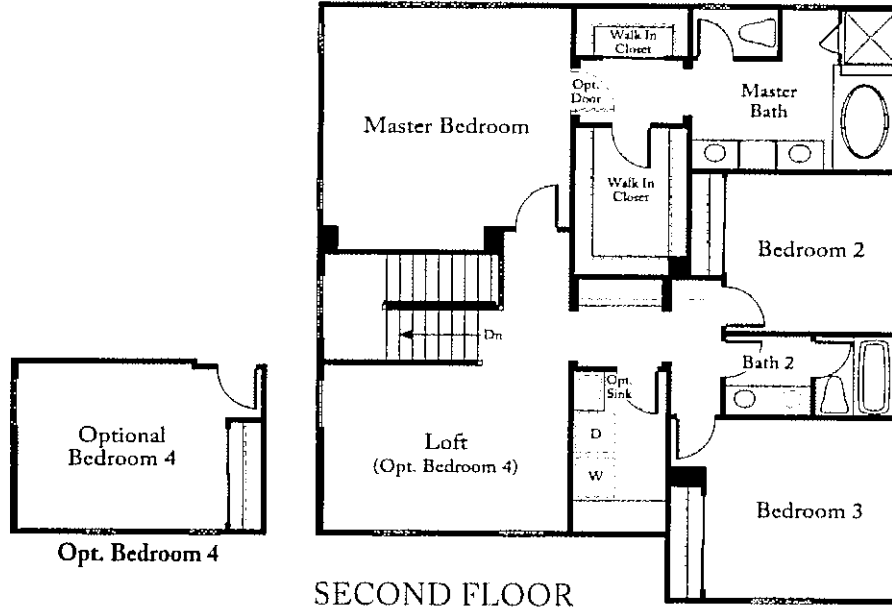
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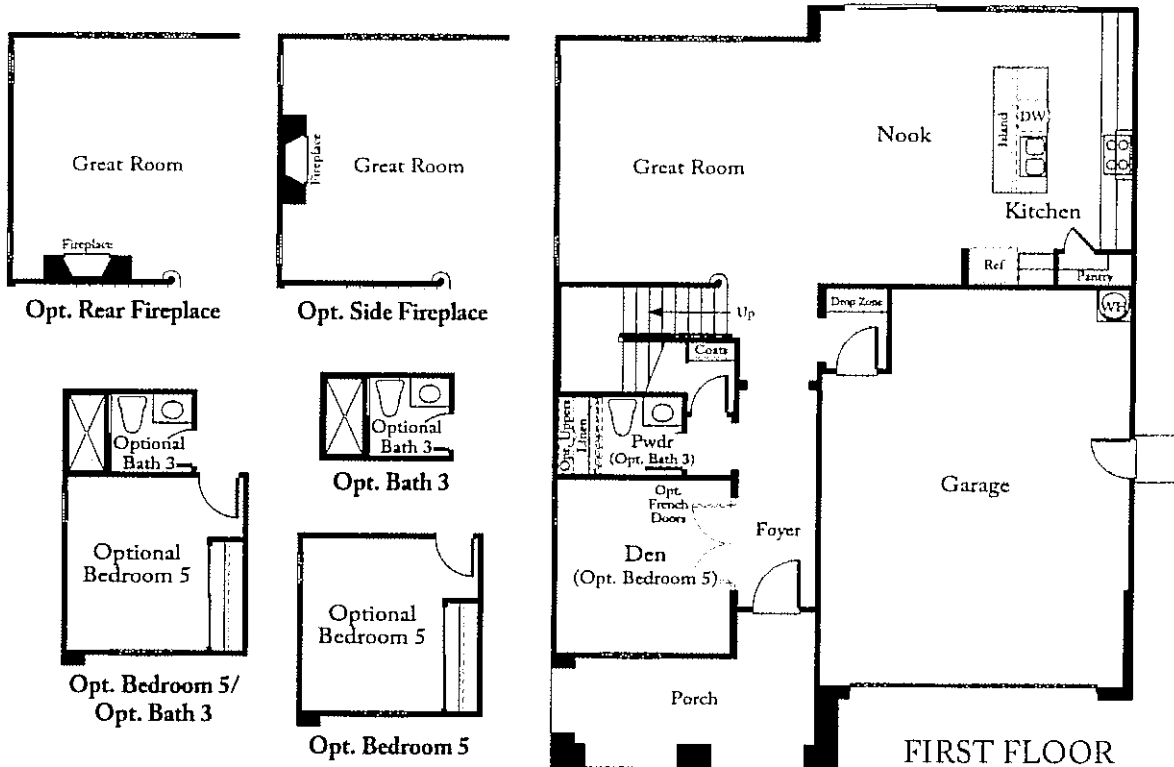
THE LILY - RESIDENCE TWO

SAGEWOOD
at Blackstone

Floor Plan and Square Footage Depict Elevation A



SECOND FLOOR



FIRST FLOOR

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THE POPPY - RESIDENCE THREE

SAGEWOOD
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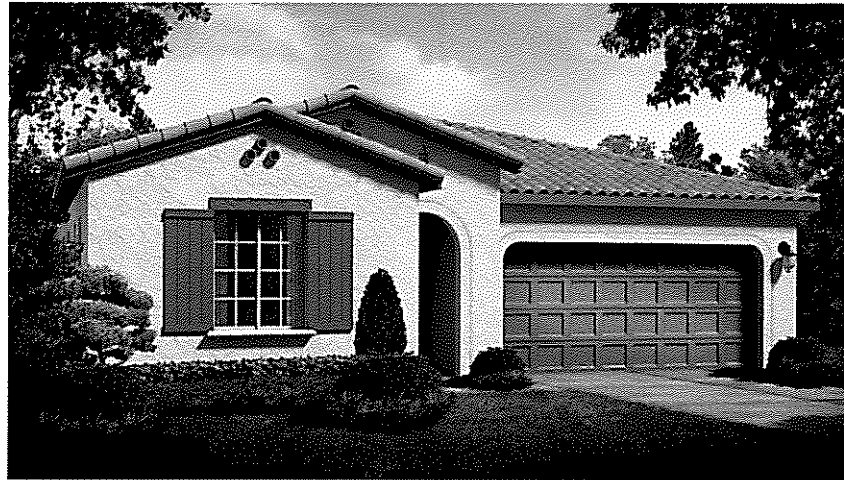
3-4 Bedrooms, 2.5-3 Bathrooms, Den

2-Car Garage

Approximately 2,384 Square Feet

Customizing Room Options:

Bedroom 4 with Bath 3, Fireplace



A. Spanish



B. Craftsman



C. Italian

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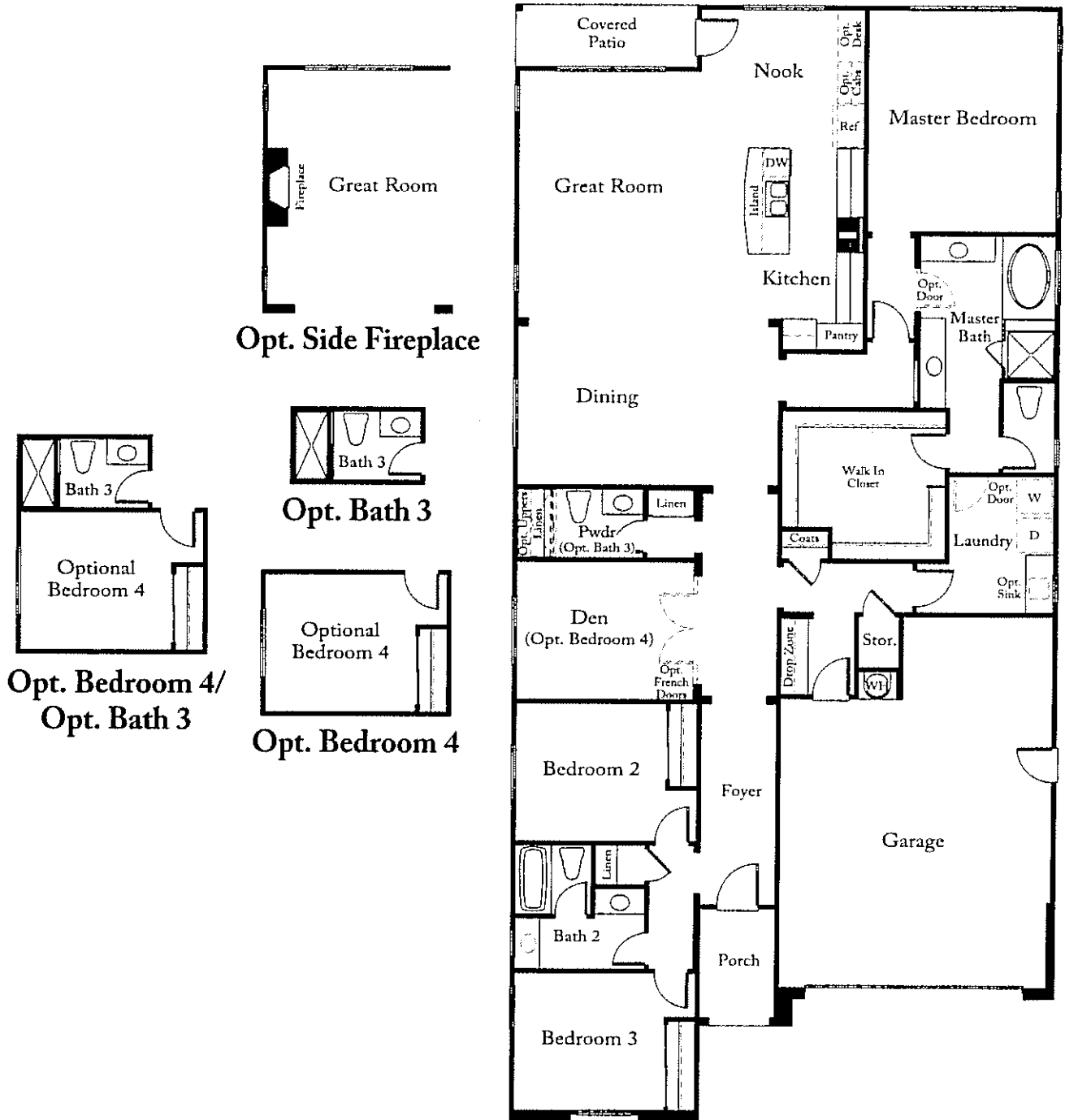
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THE POPPY - RESIDENCE THREE

SAGEWOOD
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Floor Plan and Square Footage Depict Elevation A



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THE PRIMROSE - RESIDENCE FOUR

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4-5 Bedrooms, 3 Bathrooms

3-Bay Garage

Approximately 2,607 Square Feet

Customizing Room Options:

Bedroom 5, Fireplace



A. Spanish



B. Craftsman



C. Italian

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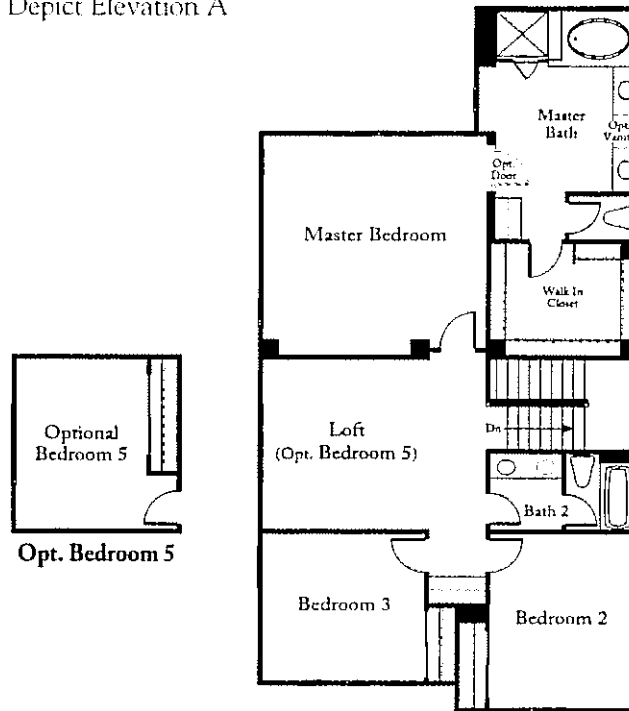
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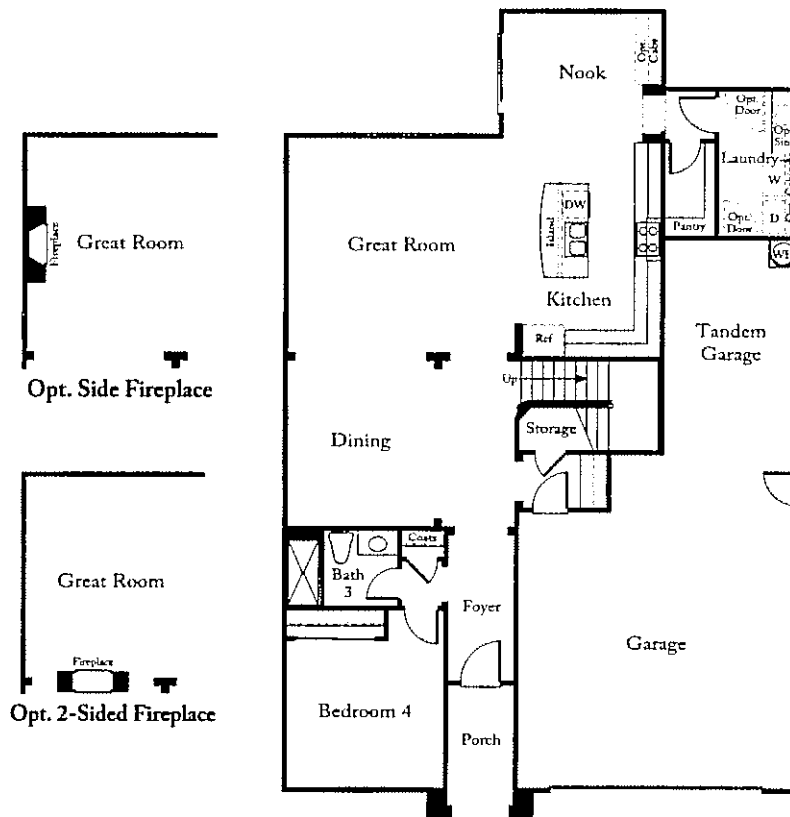
THE PRIMROSE - RESIDENCE FOUR

SAGEWOOD
at Blackstone

Floor Plan and Square Footage Depict Elevation A



SECOND FLOOR



FIRST FLOOR

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THE DAHLIA - RESIDENCE FIVE

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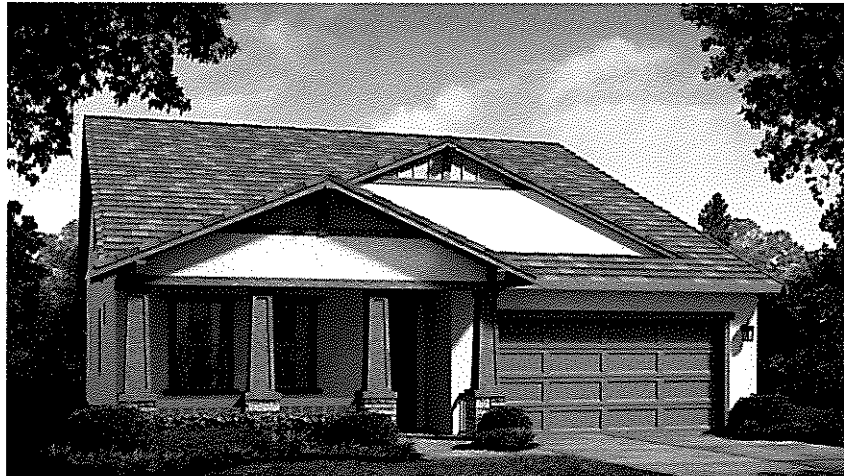
3-4 Bedrooms, 3 Bathrooms

2-Car Garage

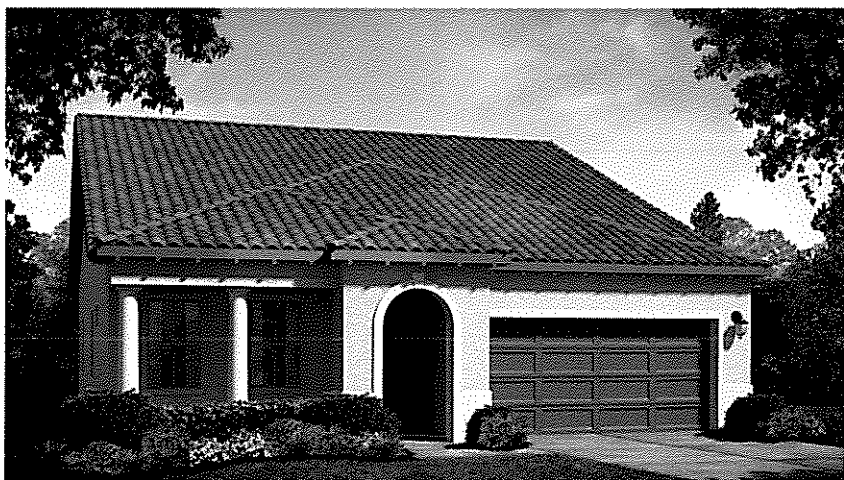
Approximately 2,404 Square Feet



A. Spanish



B. Craftsman



C. Italian

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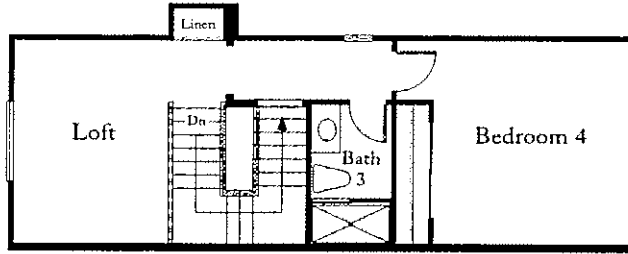
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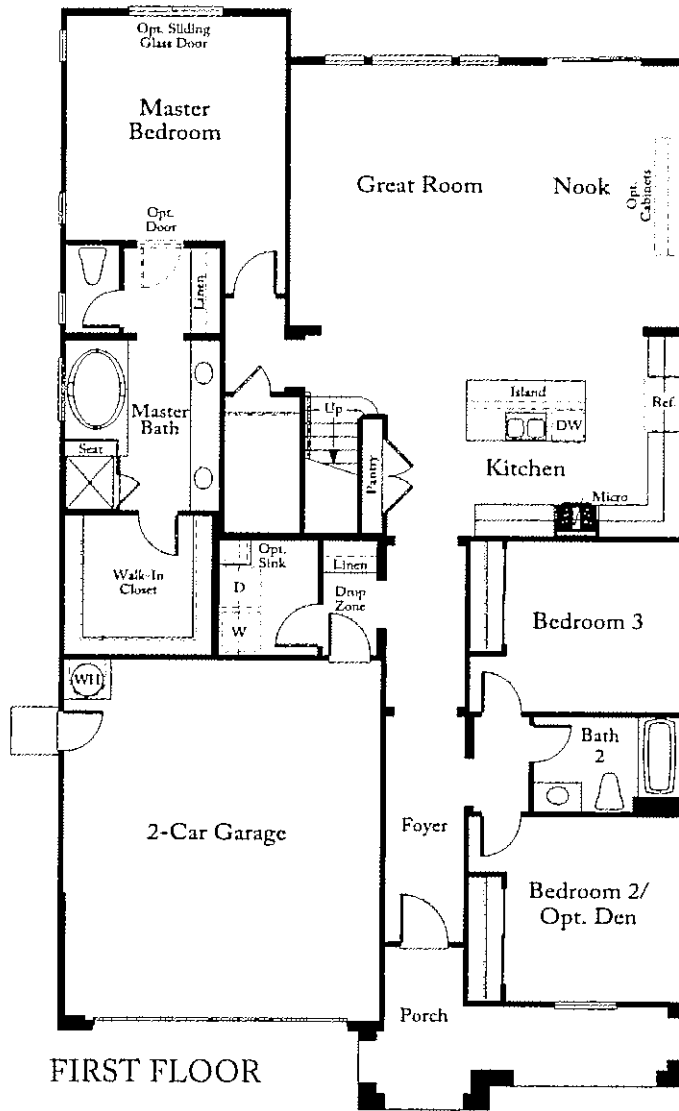
THE DAHLIA - RESIDENCE FIVE

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at Blackstone

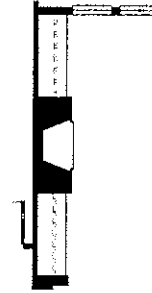
Floor Plan and Square Footage Depict Elevation A



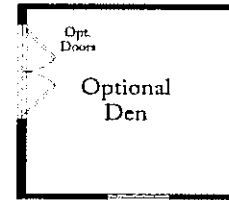
SECOND FLOOR



FIRST FLOOR



Optional Fireplace



Optional Den

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FEATURES & AMENITIES

SAGEWOOD
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Your Sagewood at Blackstone Home Includes:

Gracious Interior Appointments

Sagewood at Blackstone offers open and versatile floorplans designed to accommodate today's lifestyles. Interior appointments include:

- Beech cabinetry with a variety of elegant finishes
- Designer selected granite countertops
- Upgraded Whirlpool® 30" gas range in black
- Upgraded Whirlpool® space saver microwave
- Upgraded Whirlpool® 30" self-cleaning oven
- ENERGY STAR® multi-cycle, built-in Whirlpool® dishwasher
- Master baths include soaking tub and separate shower with E-stone surround walls
- Sterling tub and showers at secondary bath
- Multi-purpose Valet or Drop Zone area (per plan)
- 3 1/4" Coronado-style baseboards throughout
- Insulated 50-gallon water heater
- Two-tone custom paint in decorator colors
- Oversized secondary bedrooms (per plan)
- Elegant front doors (per plan)
- Hand-set 12"x12" ceramic tile flooring at entry, kitchen and downstairs bathroom

Authentic Exterior Character

- Three stunning elevations with designer color palette
- Professionally designed front yard landscaping and irrigation system
- Decorative garage doors and elegant coach lighting
- Color-coordinated, energy-efficient and fire-retardant roofs

High Tech Home

Your Sagewood home is on the cutting-edge of today's technology, simplifying your life. Features include:

- Technology pre-wiring with multiple enhanced CAT 5 wiring
- Whole house network and media distribution center
- Dual media and CAT 5 at master bedroom and family room
- Safety carbon monoxide detection system
- Interior fire sprinkler system
- TAEXX Built-in Pest Control System

Energy & Resource Efficient Features of Your Home

- High performance windows with Low-E insulated dual-glazed glass
- Durable energy-efficient heating and air conditioning system with programmable thermostat that is specifically selected for the size of your home
- Fully insulated and inspected exterior walls
- Third party-inspected and tested sealed duct system
- Radiant Barrier to reduce the amount of heat in the attic and enhance the efficiency of your HVAC system
- Drought-tolerant and resource-efficient landscapes plus high-efficiency irrigation systems
- Recycling of jobsite materials
- Durable and non-combustible siding and roof materials

Optional Upgrades

Imprint your personal style in your new home with the help of our Design Consultants. Among the many custom options available are:

- Upgraded beech, maple and cherry cabinets with multiple stains and door styles available
- Upgraded elegant interior stair rails and balusters (per plan)
- Variety of designer-selected tile and granite countertops
- Extensive flooring upgrades available in carpet, hardwood, tile, stone, or laminate
- Upgraded appliances from KitchenAid® and more
- Upgraded jetted master bathroom tubs
- Upgraded Moen® plumbing fixtures
- Anderson sliding glass doors or french doors (per plan)
- Upgraded designer-selected entry doors
- Upgraded casings and windowsills
- Dual zone heating and air comfort system (per plan)
- Elegant window coverings, including shutters and blinds in a variety of materials
- Gas dryer hookups
- Solar electric system
- In-home security system
- I-Pod docking station
- Plasma TV prewire
- Upgraded hardware finishes
- Upgraded lighting in 6 decorative styles and finishes
- And much more...

This partial list is representational. Please see Sales Counselor for complete list.



Our ENERGY STAR® Certified homes meet rigorous energy standards developed by a joint program of the Department of Energy and the U.S. Environmental Protection Agency. These are quality standards that will deliver benefits for you and the environment for years to come.

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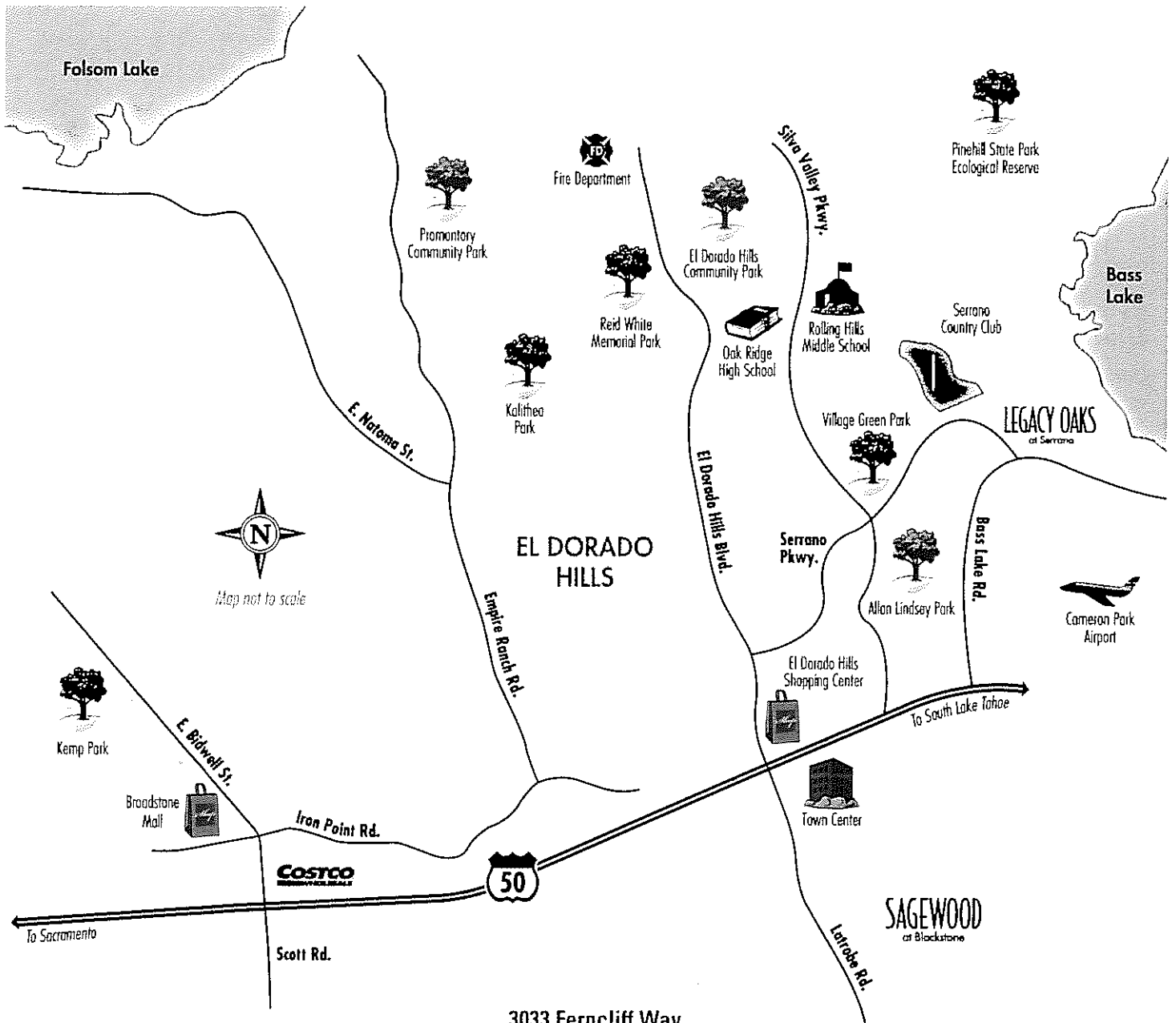
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EXPLORE EL DORADO HILLS

SAGEWOOD

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