536 SERPA WAY

FOLSOM, CALIFORNIA · TWO-STORY CUSTOM HOME

COMING SOON

EST. DECEMBER 2026



A modern custom home with skyline views.

ARTIST'S RENDERING · FRONT ELEVATION

4	3.5	3,470	3	10'
BEDROOMS	BATHS	APPROX. SQ FT	CAR GARAGE	MAIN LIVING CEILINGS

WHAT'S INSIDE

Office & Loft
A main-floor office plus an upstairs loft for media, play or homework.

Mudroom with Dog Wash
A drop zone with a built-in dog washing station.

Two Laundry Locations
Two laundry locations for everyday convenience.

Sacramento Skyline Views
Views of the Sacramento skyline from the second-story balconies.

Rift White Oak Cabinets
Custom full-overlay rift white oak cabinetry with soft-close hinges.

Main-Floor Guest Suite
A main-floor bedroom with its own full bath for overnight guests.

FROM THE PLAN

- Great room with gas fireplace
- 10′ ceilings in main living areas
- Kitchen with island and walk-in pantry
- Drop zone off the garage entry
- Primary suite with walk-in closet and balcony
- Upstairs loft · attached 3-car garage
- Rear patio · two front balconies

AREAS

First floor living	1,986 SF
Second floor living	1,484 SF
Living area total	**3,470 SF**
Garage	791 SF
Balconies	195 SF
Living + garage + balconies	**4,456 SF**

Victoria Hanly, Broker Associate
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Contact Victoria for pricing, timing, and private showings.

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In a continuous effort to improve the quality of your home, we reserve the right to change features, prices, plans and specifications without notice. Dimensions and square feet are approximations only. Rendering is an artist's conception and may differ from the finished home. See your sales associate for additional information. © 2026 Next Generation Capital, LLC.

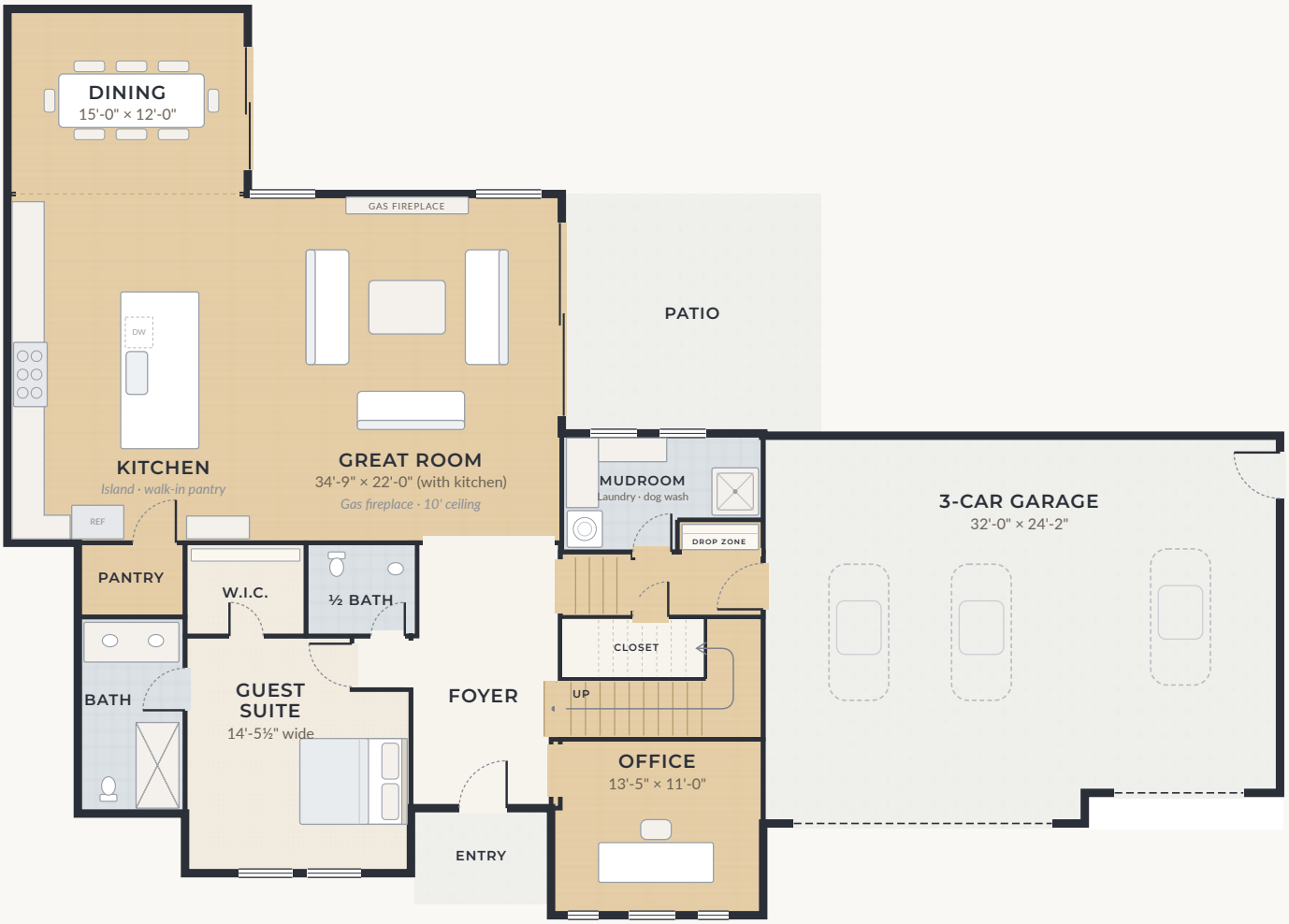
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FLOOR PLAN

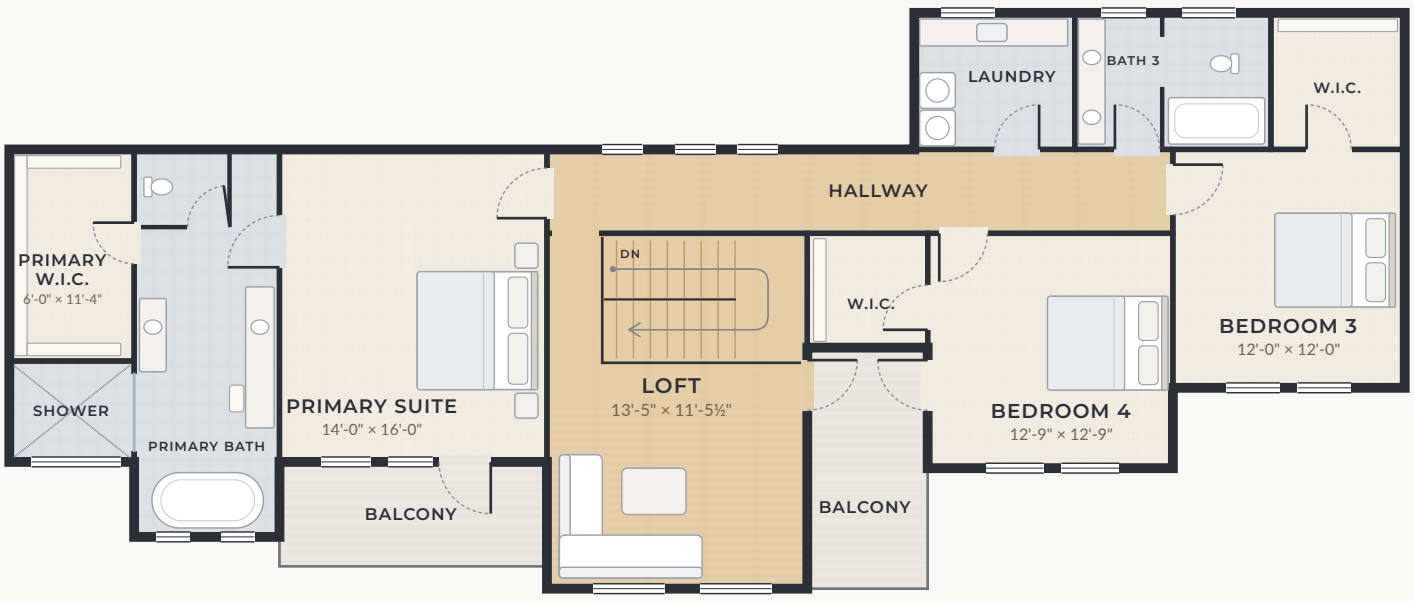
FIRST FLOOR

1,986 SF LIVING · 791 SF GARAGE · GUEST SUITE, OFFICE & MUDROOM



SECOND FLOOR

1,484 SF LIVING · PRIMARY SUITE, LOFT & 2 BALCONIES



HARDWOOD · TILE · CARPET · GARAGE / OUTDOOR

Finishes as designed · Not to scale · Furniture for illustration

Plans, dimensions and specifications are subject to change without notice. Square footages are approximate. Contact Victoria Hanly · (916) 847-2758 · vhanly@paccapbrokers.com · DRE# 01432721 · Pacific Capital Brokers. © 2026 Next Generation Capital, LLC.

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