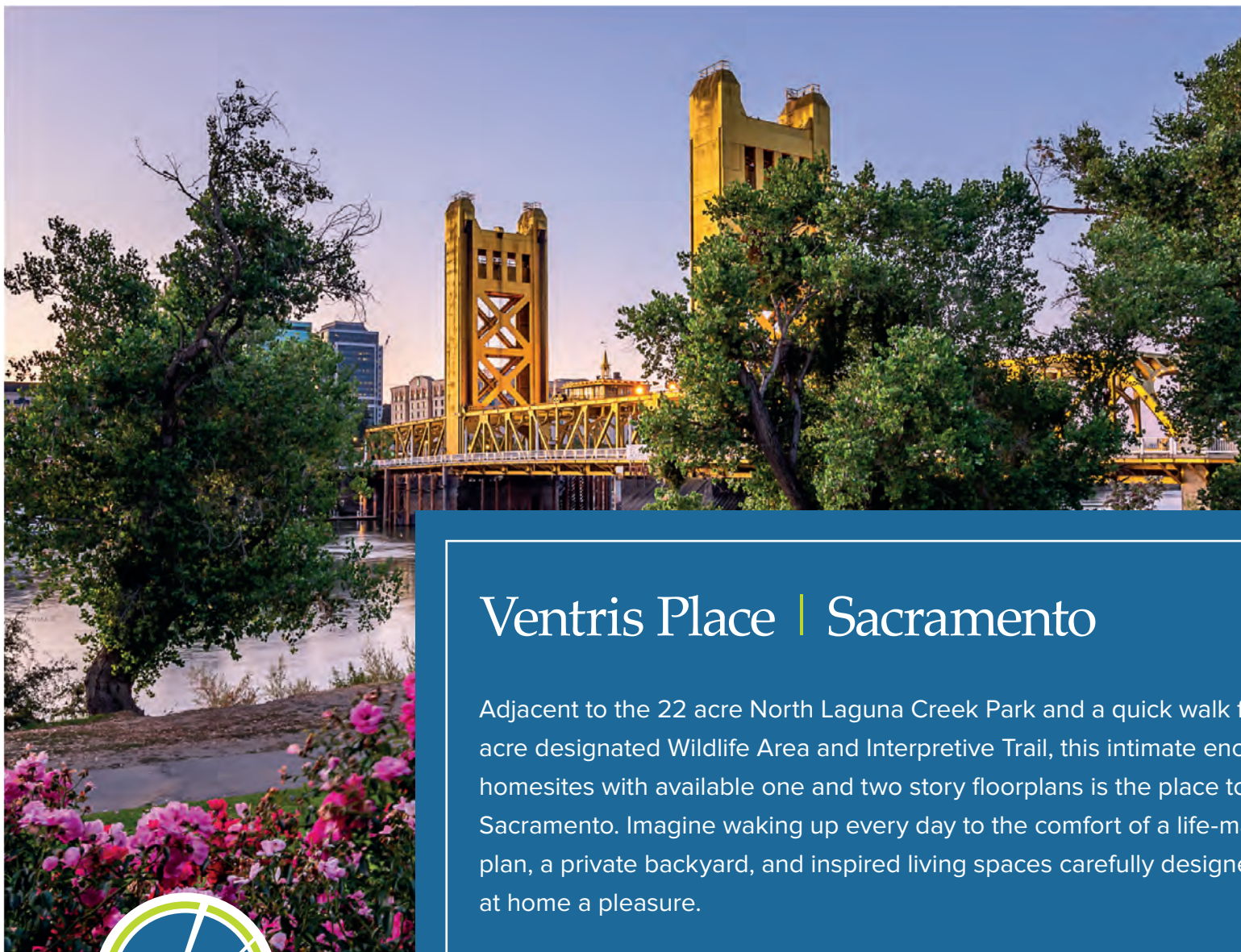




Ventris
PLACE

8655 Starburst Way | Sacramento, CA 95823



Ventris Place | Sacramento

Adjacent to the 22 acre North Laguna Creek Park and a quick walk from the 119 acre designated Wildlife Area and Interpretive Trail, this intimate enclave of 37 homesites with available one and two story floorplans is the place to be in Sacramento. Imagine waking up every day to the comfort of a life-made-easy home plan, a private backyard, and inspired living spaces carefully designed to make life at home a pleasure.

Just a few steps from your door, enjoy all the amazing features of North Laguna Creek Park including paved paths, tennis courts, a basket ball court, playgrounds, picnic areas, ball fields and a wildlife area.

Where you belong.



Ventris
PLACE



Ventriss PLACE

Walk or ride to an abundance of Sacramento area parks, attractions, shopping, dining, and destinations just minutes from your home. Or enjoy an impromptu outing to Old Sacramento, downtown, or the historic riverfront district. Ventriss Place is located in the Elk Grove school district.

Homes at Ventriss Place will offer 3-4 bedroom and 2-3 bath plans ranging from 1196 to 1846 square feet and include rear-entry 2-car garages. Choose from a single-story plan or several two-story plans.



Ventris PLACE

One-Story / Two-Story Homes

3-4 Bedrooms, 2-3 Baths

2-Car Garages

1,196 - 1,846 sq. ft.



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. All renderings are artist's conception and are for marketing purposes only. See your onsite sales associate for additional information. © 2025 Next Generation Capital, LLC. Revised 2025 10-23

www.VentrisSac.com

NGC
Next Generation Capital

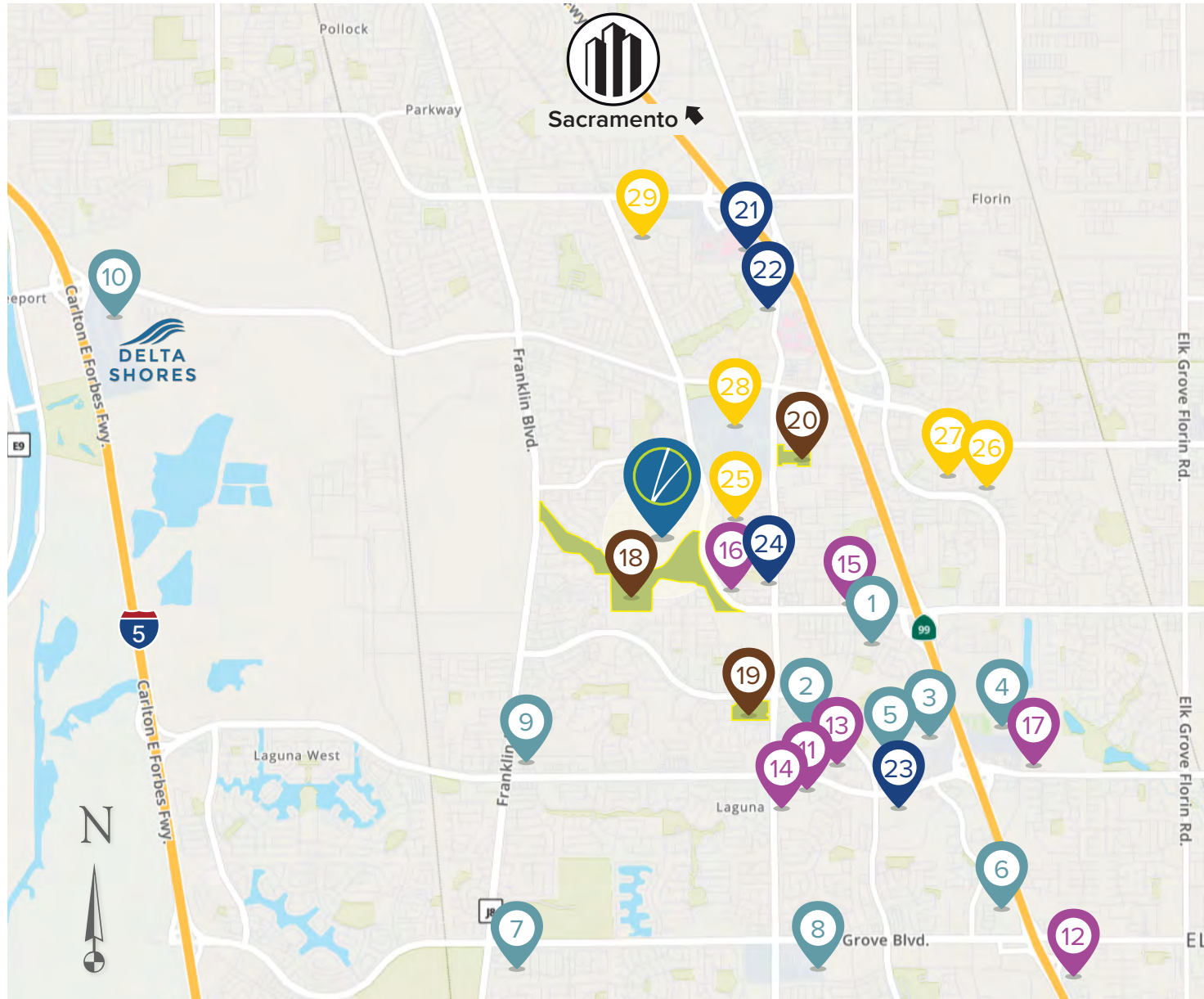
YOUR HOME FOR GENERATIONS



Ventriss
PLACE

THE AREA

Outdoors and
Popular Activities



Ventriss Place

SHOPPING / GROCERY

1. WinCo Foods
2. Target
3. The Home Depot
4. Hobby Lobby
5. Sprouts Farmers Market
6. Walmart
7. Raley's
8. Costco
9. Safeway
10. Delta Shores Shopping Center

RESTURANTS / ENTERTAINMENT

11. Chipotle Mexican Grill
12. Popeyes Louisiana Kitchen
13. Jack's Urban Eats
14. The Habit Burger Grill
15. Blue Agave Taqueria
16. Regal UA Laguna Village
17. Mikuni

PARKS / SITES

18. North Laguna Creek Park
19. Laguna Community Park
20. Shasta Community Park / Library

MEDICAL / FITNESS

21. Kaiser Permanente South
22. Methodist Hospital
23. Sutter Medical Plaza
24. 24 Hour Fitness

SCHOOLS

25. Barbara Comstock Morse Elementary
26. Edward Harris Jr. Middle School
27. Monterey Trail High School
28. Cosumnes River College
29. Las Flores High School



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. All renderings are artist's conception and are for marketing purposes only. See your onsite sales associate for additional information. © 2025 Next Generation Capital, LLC. Revised 2025 10-23

www.VentrissSac.com

NGC
Next Generation Capital

YOUR HOME FOR GENERATIONS

RESIDENCE 1 (plan 1196) **THE ASTORIA** at VENTRIS PLACE



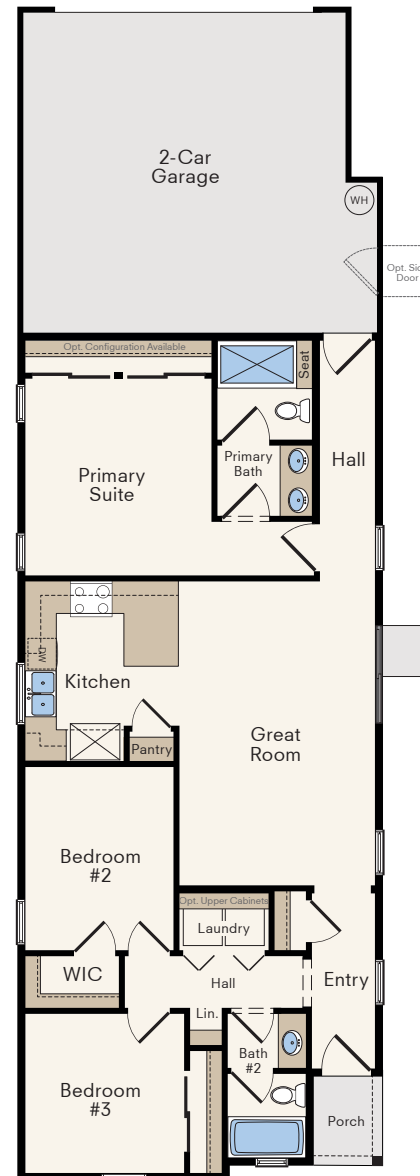
Farmhouse | Scheme 8

 3 Bedrooms

 2 Baths

 2 Cars

 1196 Sq. Ft.



RESIDENCE 2 (plan 1482) **THE BILTMORE** at VENTRIS PLACE



Traditional | Scheme 1



Cottage | Scheme 4



Farmhouse | Scheme 7

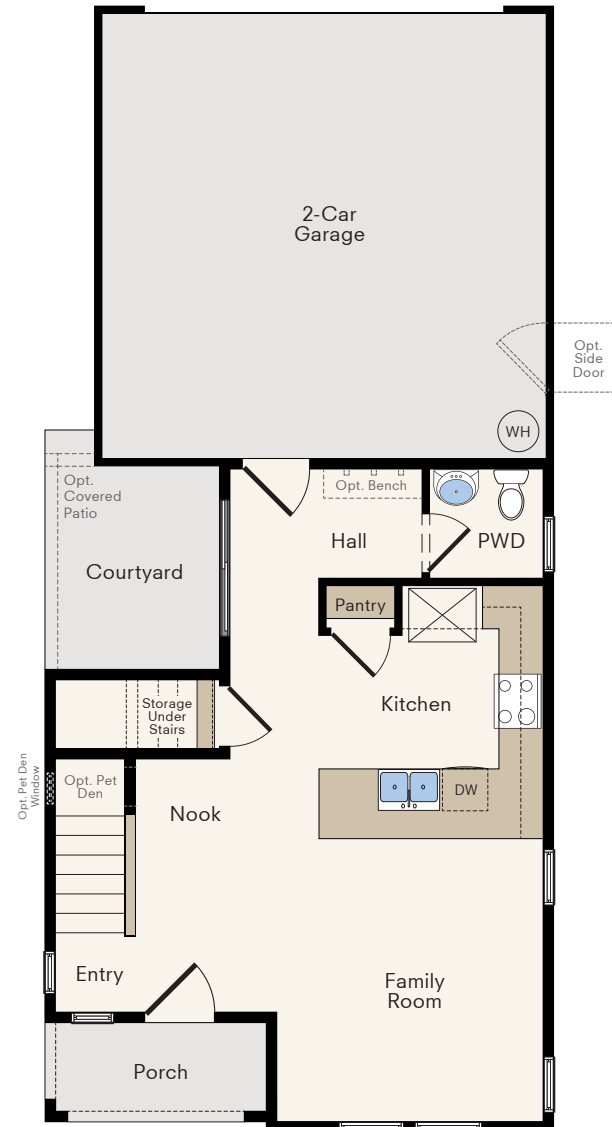
 3 Bedrooms

 2.5 Baths

 2 Cars

 1482 Sq. Ft.

First
Floor



Second
Floor



RESIDENCE 3 (plan 1660) **THE CAREFREE** at VENTRIS PLACE



Traditional | Scheme 2



Cottage | Scheme 5



Farmhouse | Scheme 8

 4 Bedrooms

 2.5 Baths

 2 Cars

 1660 Sq. Ft.



RESIDENCE 4 (plan 1846) **THE DANVILLE** at VENTRIS PLACE



Traditional | Scheme 3



Cottage | Scheme 6



Farmhouse | Scheme 9

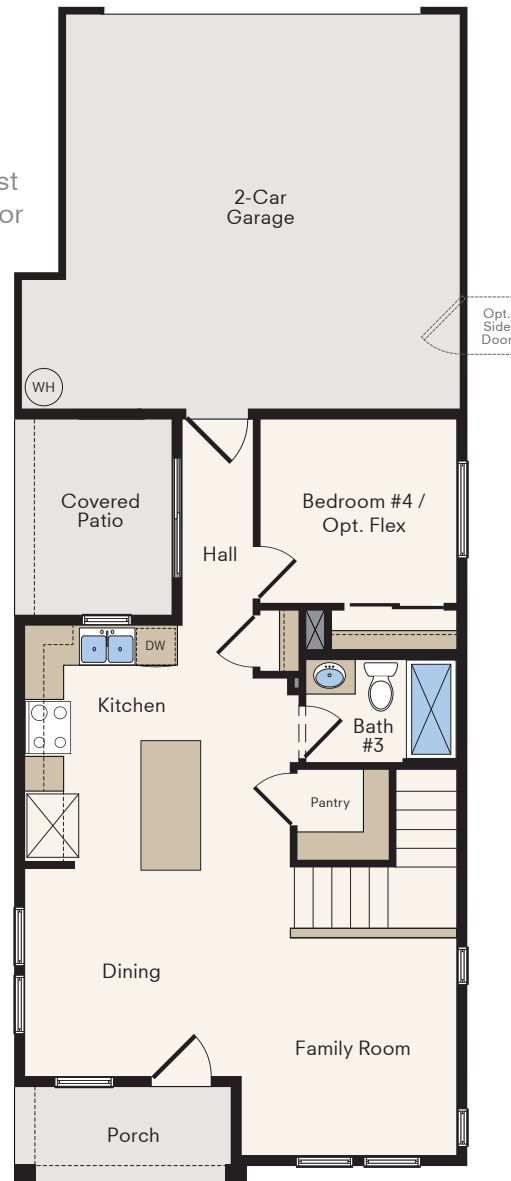
 3-4 Bedrooms

 3 Baths

 2 Cars

 1846 Sq. Ft.

First Floor



Second Floor

INCLUDED FEATURES

PRELIMINARY

EXTERIOR

- Professionally designed single-family homes
- Exteriors with a varied mix of paint colors, stucco and composite siding (per plan)
- Thermatru® Pulse entry doors with a vertical satin etched window and Kwikset® Amador Entry handles (per plan)
- Modern Clopay® flush panel garage doors
- Pet-friendly private yards

QUALITY CONSTRUCTION

- Structural engineer inspections during the construction of every home
- Third party quality inspections on every home prior to drywall installation
- Quality checks performed at various stages of construction by experienced construction personnel
- Third party home energy raters verify energy efficiency measures, equipment performance, duct performance and air tightness on every home

KITCHEN

- Daltile® Quartz slab countertops with a 6" splash
- **Frigidaire® Stainless Steel Appliance Package:**
 - 30-inch freestanding electric range with self-cleaning oven Air Fry Convection and 4 burner Induction cooktop
 - Quiet operation dishwasher with concealed controls, Dual Orbit Cleaning and Energy Star certification
 - Modern stainless steel microwave/hood combo above the electric range
- Amerisink® stainless steel single-basin sink
- Price Pfister® chrome pull-down faucet with sprayer hose
- Refrigerator area plumbed for icemaker
- Round LED ceiling lighting
- Large dedicated pantry (per plan)
- Quality Cabinets® Woodstar White Laminate shaker style cabinetry with overlay doors



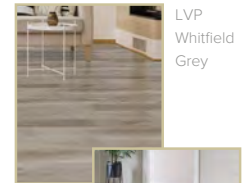
Price Pfister Faucet



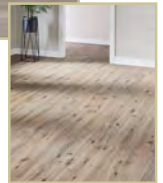
Shaker Cabinets

LIVING AREAS

- MSI® Luxury Vinyl Plank flooring at entry, kitchen, bathrooms and laundry
- Mohawk® Reactivate carpeting
- Square drywall corners
- Masonite® smooth panel interior doors with 2 ¼" door casing
- Enhanced 3 ¼" baseboards
- Painted wall mount stair hand railing
- Energy efficient round LED lighting throughout the homes
- Sherwin Williams® paint
- Convenient Stacked Laundry locations on the second floor adjacent to bedrooms with included shelving (per plan)
- Modern White Leviton® Decora outlets and switches
- Kwikset® "Casey" chrome lever door hardware
- Chrome ceiling fan standard at Family Room
- Under stair storage
- Main floor sliding glass doors with glass with Tempered Glass for safety



LVP
Whitfield
Grey



LVP Fauna



Casey lever

PRIMARY SUITE

- Enclosed shower stall with glass door
- Dual vanities with Piedrafina® Estone countertops
- Price Pfister® chrome vanity faucets
- Amerisink® rectangular-style porcelain undermount sinks
- Walk-in closets
- Designer-selected wall mounted sconce light fixtures
- Optional Barn Door available for bathroom entry
- Gerber® Dual Flush, elongated water saving toilet

INCLUDED FEATURES

PRELIMINARY

SECONDARY BEDROOMS

- Designer-selected ceiling mounted light fixtures in all bedrooms

SECONDARY BATHROOMS

- Piedrafina® Estone vanity countertops
- Sterling® bathtub with durable and easily maintained wall panels
- Price Pfister® chrome vanity faucets, tub spout and shower head
- Amerisink® rectangular style porcelain undermount sink
- Full width vanity mirrors
- Gerber® Dual Flush, elongated water saving toilet
- Exhaust fan
- Designer-selected wall mounted vanity light fixture



Price Pfister Faucet

NEXT GENERATION SMART HOME

- Honeywell® Z Wave Wi-Fi controlled thermostat
- Video DoorBell
- Kwikset® Z-wave controlled front door lock
- Smartphone home control app
- USB charging plugs at kitchen



Video DoorBell

ENERGY & GREEN LIVING

- SMUD® Smart Home all-electric community including enrollment in the SMUD Solar Shares Program
- IWC® Brand Vinyl dual-pane low-E windows and sliding glass doors
- Lennox® air conditioning and heating systems
- Rheem® 50 Gallon Electric water heater

CUSTOM “MAKE IT YOURS” OPTIONS

- Complimentary Design Service to complete selections
- Complimentary appointment with our home automation experts for personalization
- Cabinet options including multiple paints and stains and hardware selections
- Gourmet kitchen faucet options
- Interior paint options
- Finish selections for lighting, door hardware, and plumbing fixtures
- Multiple appliance options including refrigerators, washers and dryers, in different finishes
- Upgraded wood and metal stair rail options (per plan)



Ventriss
PLACE

www.VentrissSac.com
(916) 822-3220
8655 Starburst Way, Sacramento, CA 95823

Equal Housing Opportunity Statement: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, national origin, religion, gender, sexual orientation, familial status, or disability. Prices, square footages, features, availability, terms and incentives are subject to change without notice.

Sales provided by Pacific Capital Brokers, Inc DRE lic: 01291111 EQUAL HOUSING OPPORTUNITY