



Northpointe Reserve

2030 Odin Walk | Sacramento, CA 95835



Natomas | Regency Park

Nestled in the northwest corner of 42 Acre Regency Park in Natomas, this intimate enclave of 48 homes is Sacramento's place to be. Awake each day to the comfort of life-made-easy home plans and inspired living spaces, carefully designed to make life at home a pleasure every day.

Just a few steps from your door, enjoy three different Northpointe community park areas including a Trail Park, Bark Park and Northpointe's Central Area Park with Clubhouse, Outdoor Table Tennis, Cornhole, Grills and Picnic Tables.

Where you want to be.



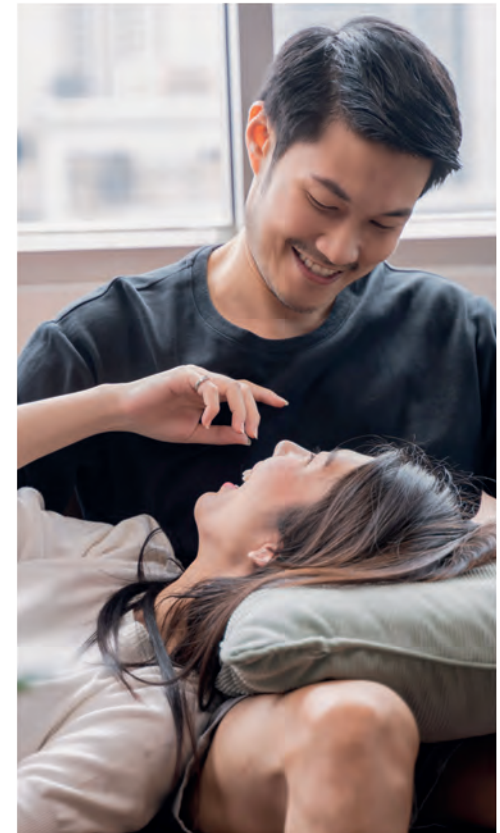
Northpointe
Reserve



Northpointe Reserve

Walk or ride to an abundance of Natomas area parks, schools, attractions, shopping, dining, and destinations just minutes from your home. Or enjoy an impromptu outing to Old Sacramento, downtown, or the historic riverfront district.

Homes at Northpointe Reserve will offer 3 bedroom and 2.5 bath two-story plans ranging from 1409 to 1427 square feet and include Pet-friendly maintenance free yards and 2-car garages.





Northpointe Reserve

Elegant Two-Story Homes

3 Bedrooms, 2.5 Baths

2-Car Garages

1,400+ sq. ft.



● Plan 1 Bentley ● Plan 1X Columbia ● Plan 1Y Chelsea ● Plan 2 Bridgecross



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. © 2023 Next Generation Capital, LLC. Revised 2023 11-01

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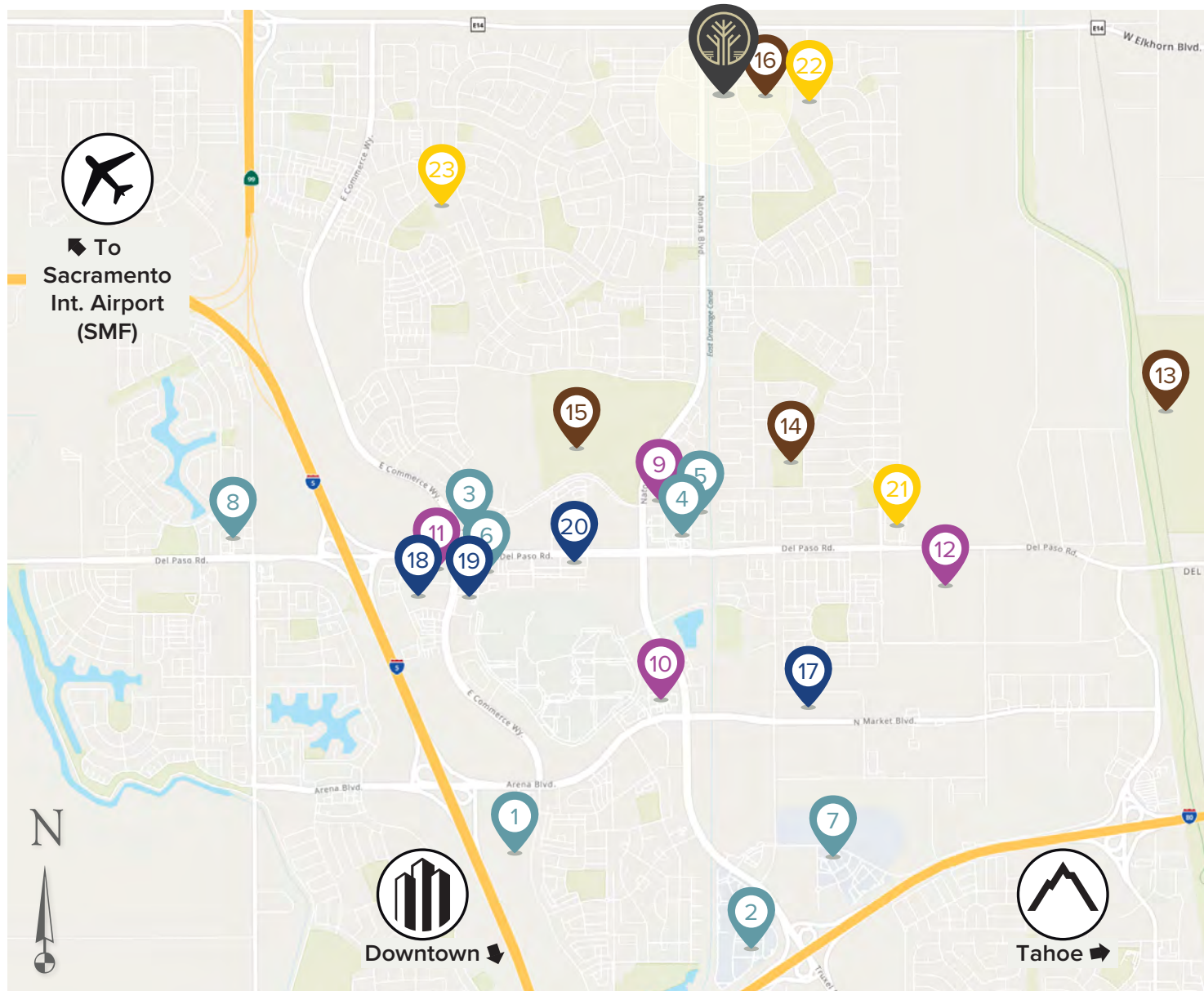
YOUR HOME FOR GENERATIONS



Northpointe
Reserve

THE AREA

Outdoors and
Popular Activities



 Northpointe Reserve

SHOPPING / GROCERY

1. Costco (Future)
2. Natomas Marketplace
3. Natomas Town Center
4. Park Place II Shopping Center
5. Raley's
6. Sprouts Farmers Market
7. The Promenade
8. Westlake Shopping Center

RESTURANTS

9. Bella Bru Café
10. Maestro Coffee Shop
11. Malabar American Cooking
12. Track 7 Brewing Company

PARKS / SITES

13. Hansen Ranch Park
14. North Natomas Community Park
15. North Natomas Regional Park
16. Regency Community Park

MEDICAL

17. CNU Teaching Hospital (Future)
18. Sutter Medical Plaza Natomas
19. Sutter Walk-In Care – Natomas
20. UC Davis Medical Group - Natomas

SCHOOLS

21. Natomas Charter School
22. Regency Park Elementary School
23. Westlake Charter School



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YOUR HOME FOR GENERATIONS

THE BENTLEY at NORTHPOINTE RESERVE



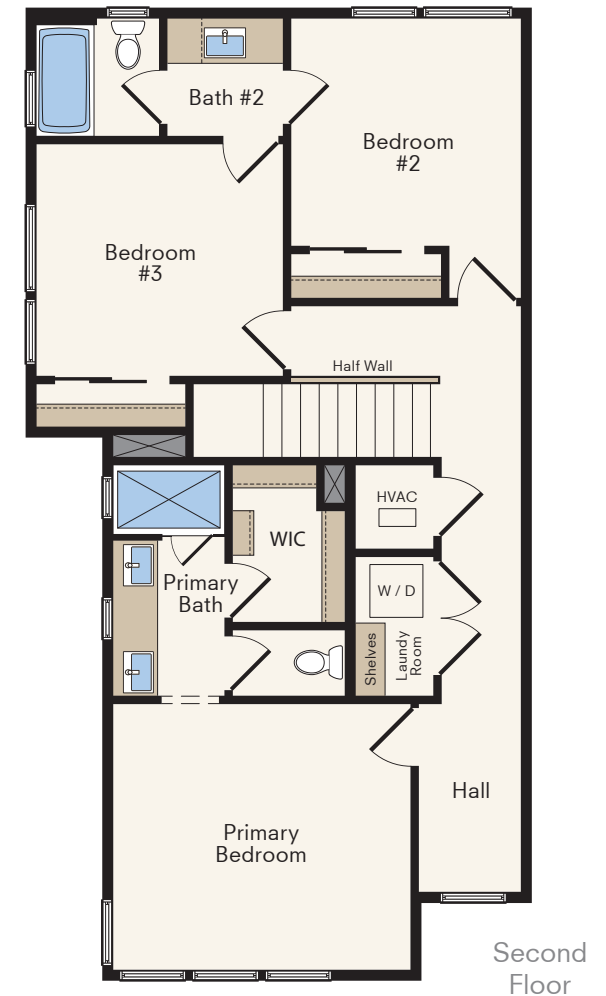
Showing Elevation B Color Scheme #3

 3 Bedrooms

 2.5 Baths

 2 Cars

 1409 Sq. Ft.



THE BRIDGECROSS at NORTHPOINTE RESERVE

 3 Bedrooms

 2.5 Baths

 2 Cars

 1414 Sq. Ft.



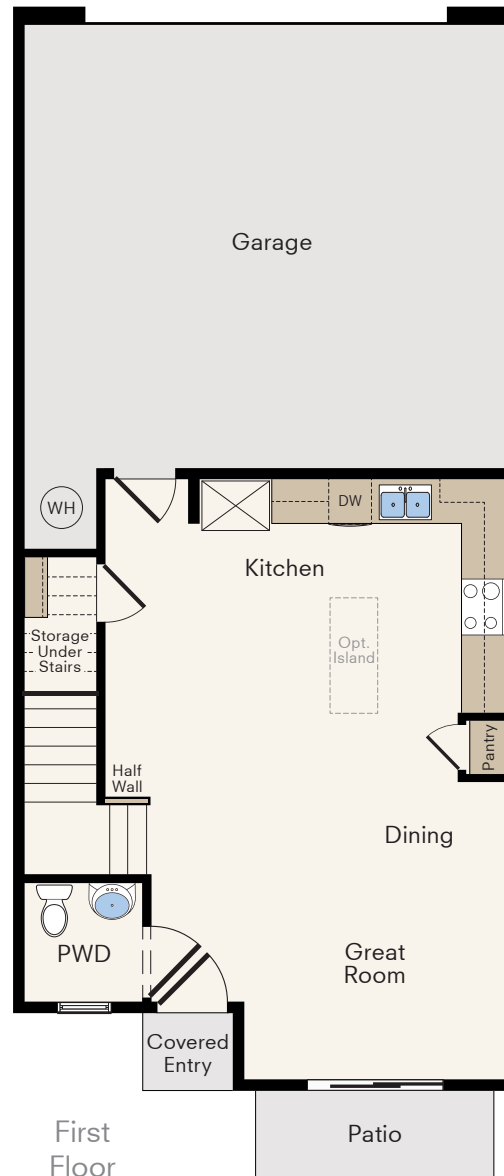
Elevation A Color Scheme #1



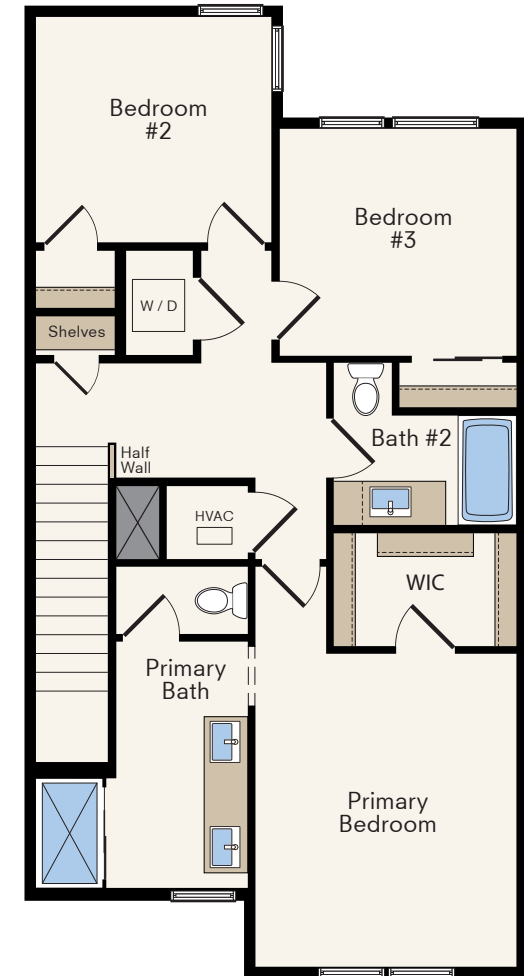
Elevation B Color Scheme #2



Elevation A Color Scheme #3



First
Floor



Second
Floor

THE CHELSEA at NORTHPOINTE RESERVE



 3 Bedrooms

 2.5 Baths

 2 Cars

 1427 Sq. Ft.



THE COLUMBIA at NORTHPOINTE RESERVE



 3 Bedrooms

 2.5 Baths

 2 Cars

 1409 Sq. Ft.



INCLUDED FEATURES

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
- Modern Clopay® flush panel garage doors
- Pet-friendly maintenance free 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
- **Samsung® Stainless Steel Appliance Package:**
 - Samsung Smart Induction Range with Anti Scratch Cooktop
 - Samsung Fingerprint Resistant Dishwasher
 - Samsung over the Range Microhood with Auto Cook
- 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
- 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

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
- Kwikset® Z -wave controlled front door lock
- Smartphone home control app
- USB charging plugs at kitchen



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)



Northpointe Reserve

www.NorthpointeReserve.com
(916) 822-3220
2030 Odin Walk, Sacramento, CA 95835

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.

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