



# COURTYARDS

at Cotton Lane

2 KIERLAND PLACE | Sacramento, CA 95758





C O U R T Y A R D S  
at Cotton Lane

## Courtyards at Cotton Lane | Sacramento

Quietly tucked away off Cotton Lane, this best-kept residential secret has just 12 private homesites with available one and two story floorplans. Residents will enjoy all the advantages of being close to Sacramento's area parks, shopping, and dining while situated in a more hidden and serene, suburban setting. 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 minutes from the I-99 / Calvine corridor, and close to 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.

## The best of Elk Grove hidden in plain sight





## COURTYARDS at Cotton Lane

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. The Courtyards at Cotton Lane is located in the Elk Grove school district.

Homes at Courtyards at Cotton Lane will offer 3 bedroom and 2-2.5 bath plans ranging from 1289 to 1546 square feet and include 2-car garages. Choose from either a 1-story plan or 2 two-story plans.



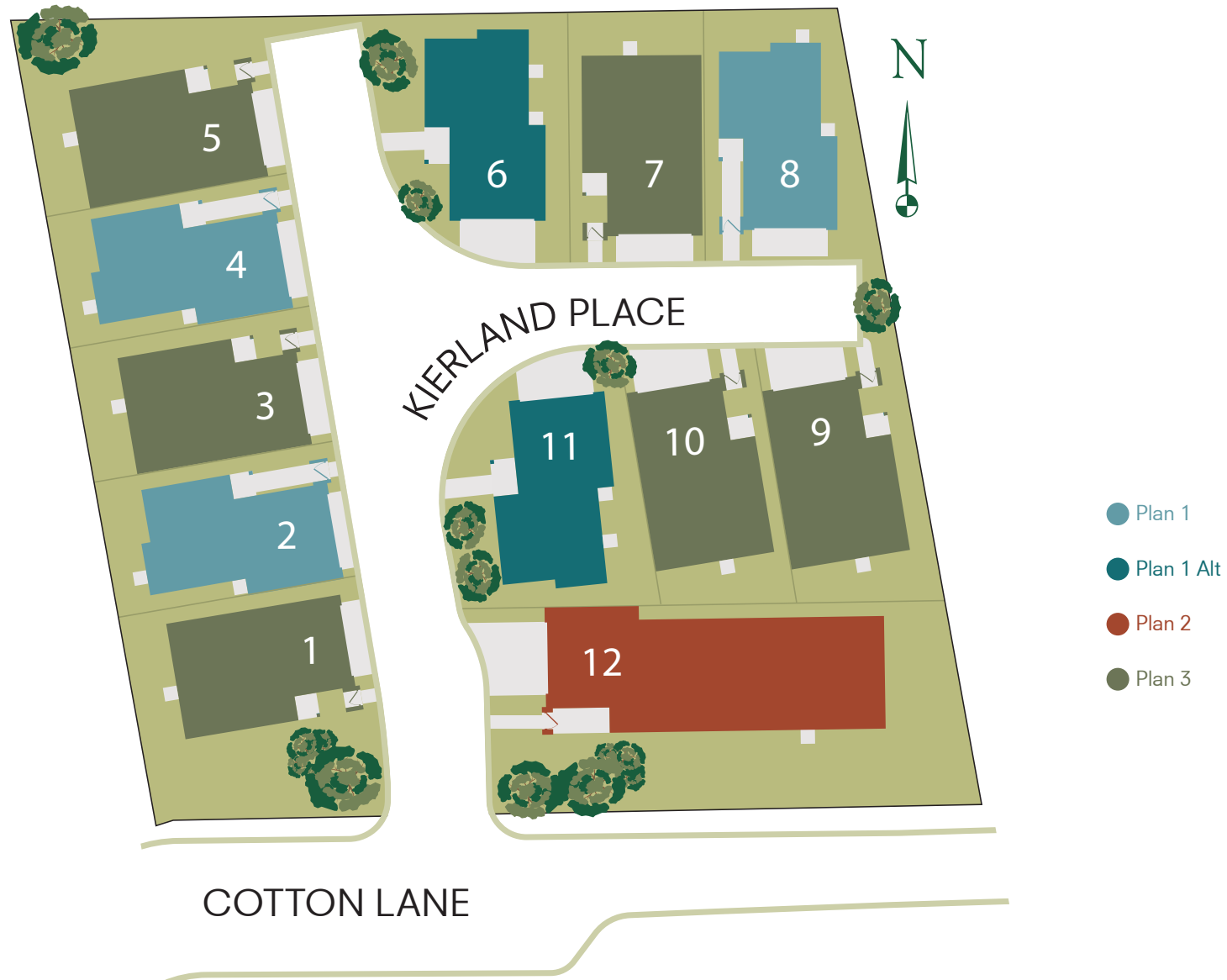
# COURTYARDS at Cotton Lane

## One-Story / Two-Story Homes

3 Bedrooms, 2 - 2.5 Baths

2-Car Garages

1,289 - 1,546 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 11-21

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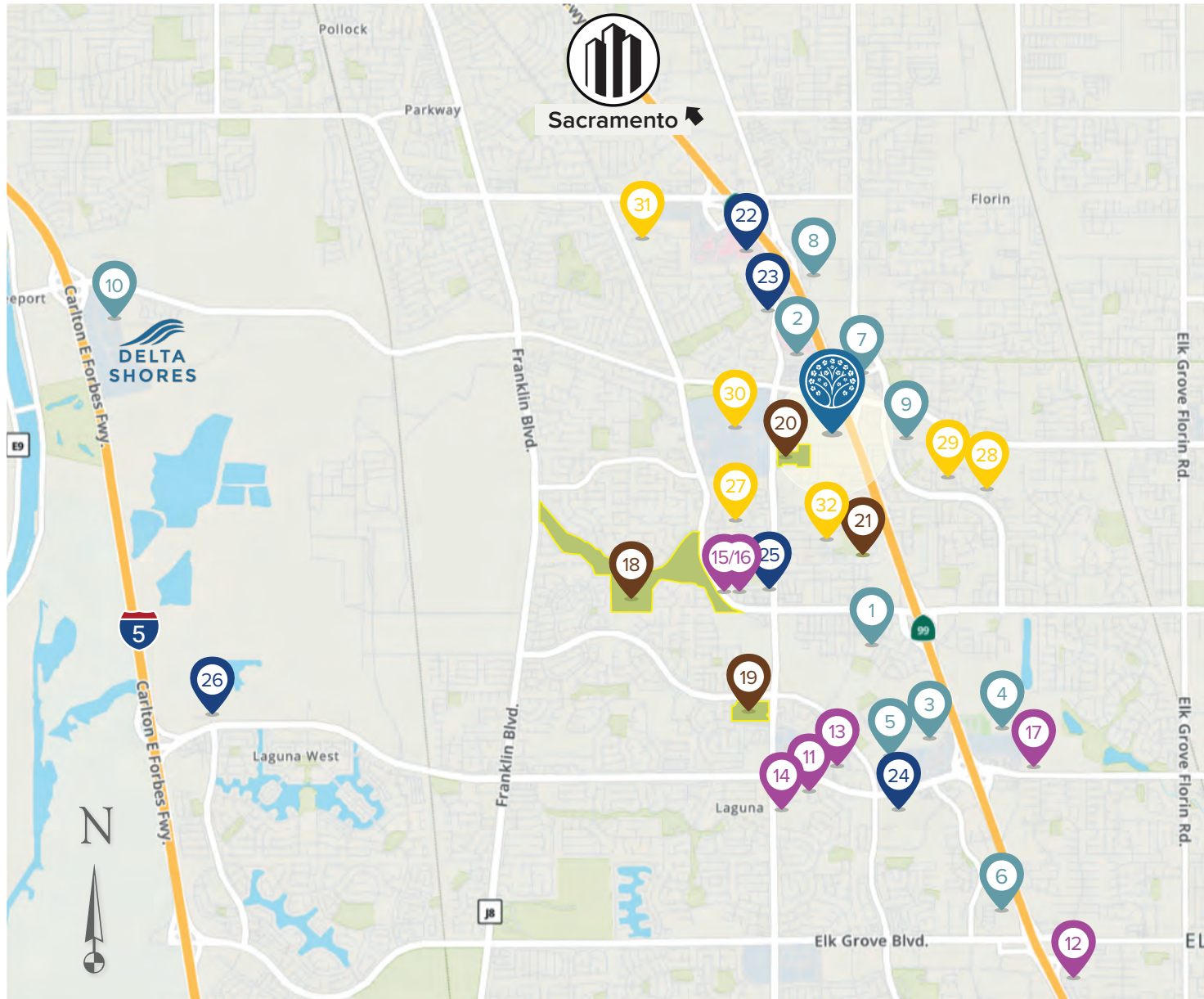
HOME FOR GENERATIONS





# COURTYARDS at Cotton Lane

## THE AREA Outdoors and Popular Activities



### Courtyards at Cotton Lane

#### SHOPPING / GROCERY

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

#### RESTAURANTS / ENTERTAINMENT

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

#### PARKS / SITES

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

#### MEDICAL / FITNESS / EMPLOYMENT

22. Kaiser Permanente South
23. Methodist Hospital
24. Sutter Medical Plaza
25. 24 Hour Fitness
26. Apple Campus

#### SCHOOLS

27. Barbara Comstock Morse Elementary
28. Edward Harris Jr. Middle School
29. Monterey Trail High School
30. Cosumnes River College
31. Las Flores High School
32. Irene B West Elementary



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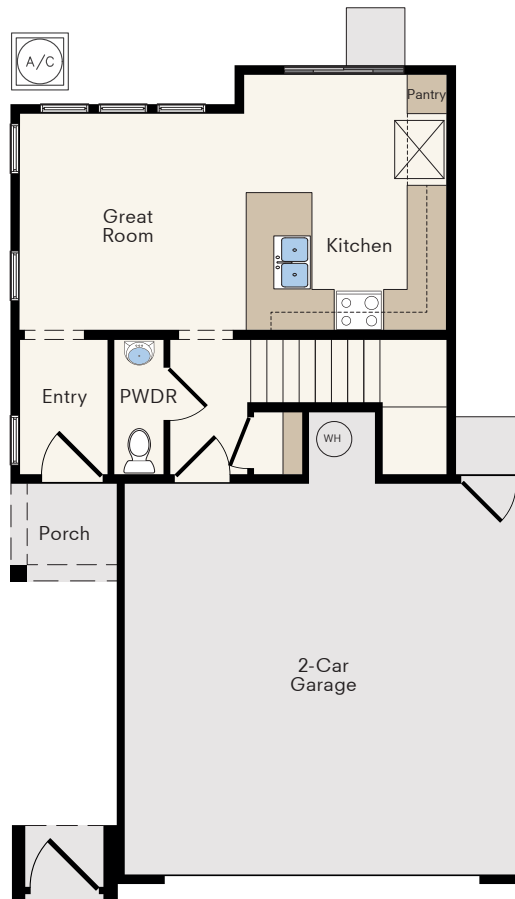


YOUR HOME FOR GENERATIONS

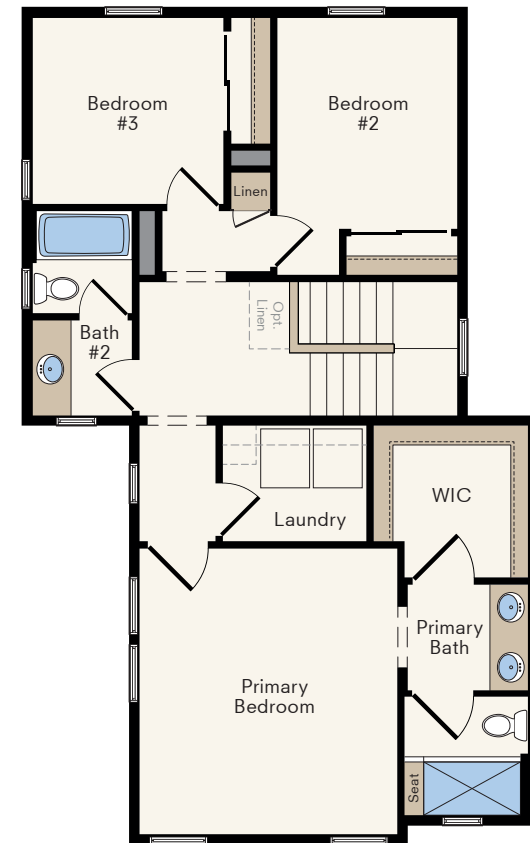
# PLAN 1 Courtyard at Cotton Lane



 3 Bedrooms  2.5 Baths  2 Cars  1303 Sq. Ft.




First Floor



Second Floor


# HOMESITE #6 **PLAN 1 ALT** Courtyard at Cotton Lane

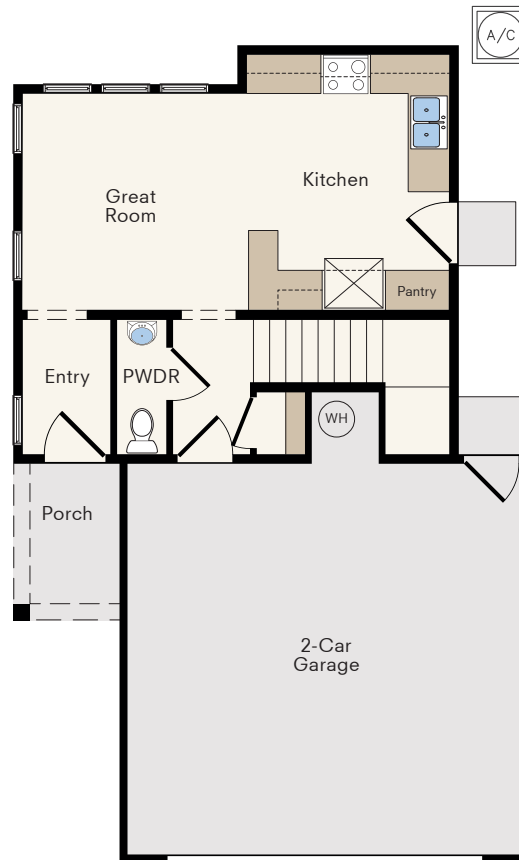


 3 Bedrooms

 2.5 Baths

 2 Cars

 1303 Sq. Ft.



First Floor



Second Floor

# HOMESITE #11 **PLAN 1 ALT** Courtyard at Cotton Lane

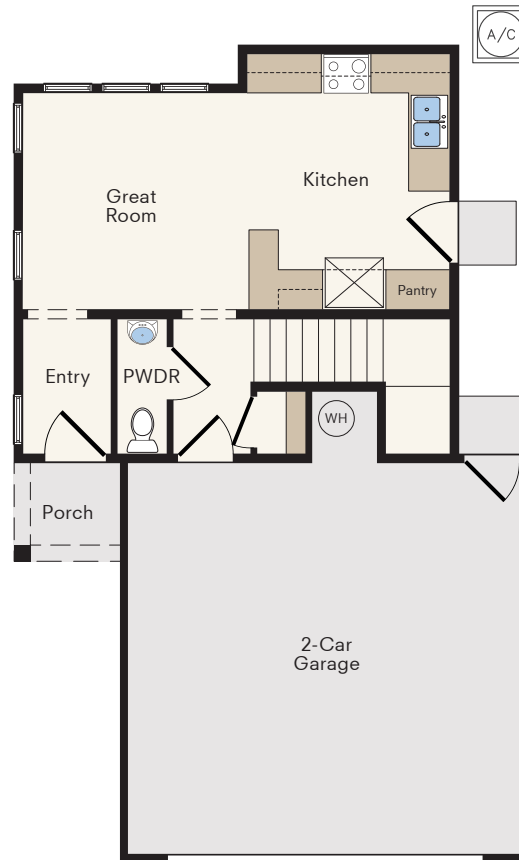


 3 Bedrooms

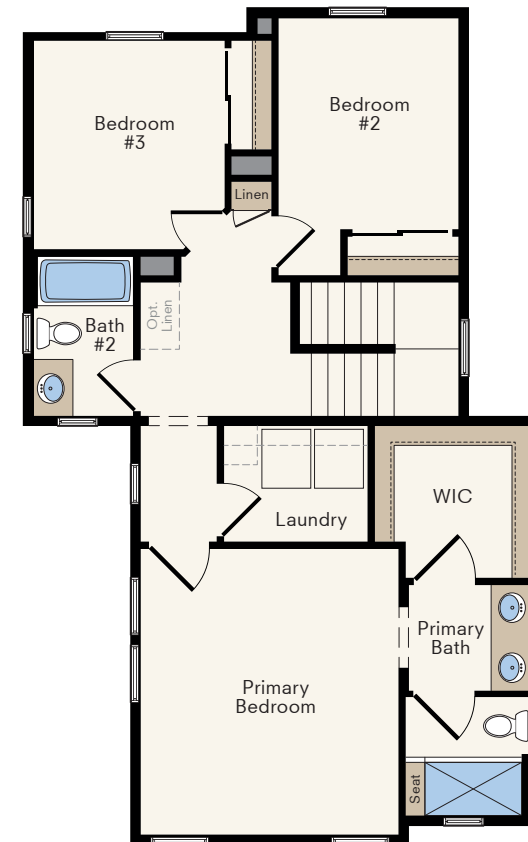
 2.5 Baths

 2 Cars

 1289 Sq. Ft.



First Floor



Second Floor




# PLAN 2 Courtyard at Cotton Lane

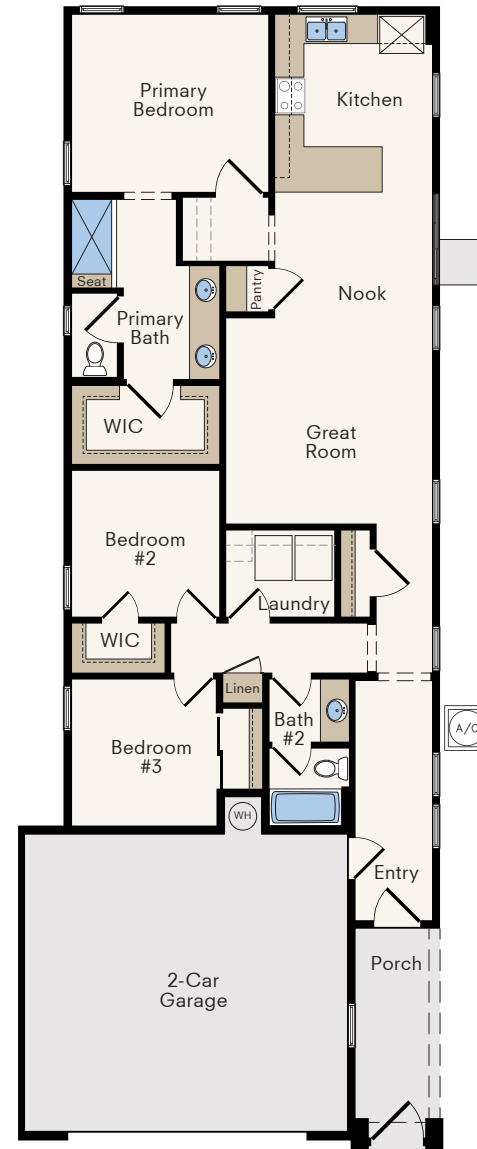


 3 Bedrooms

 2 Baths


 2 Cars

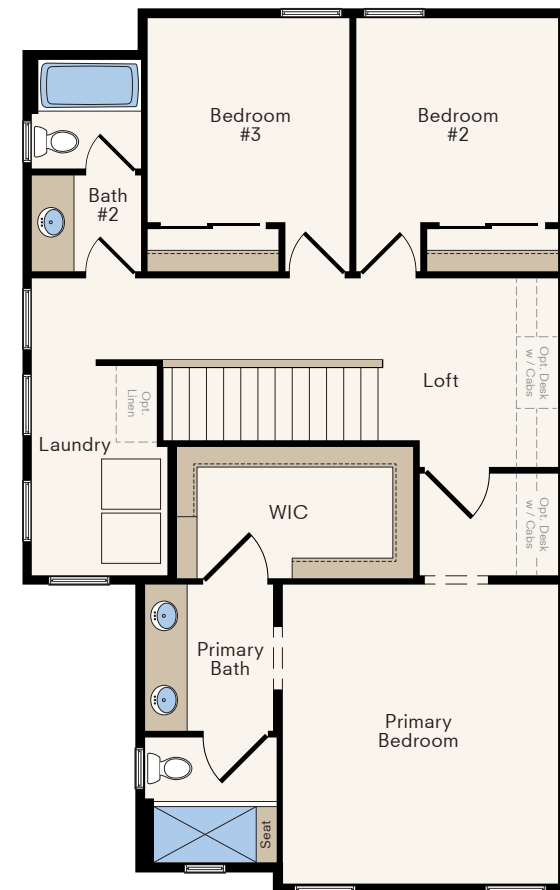
 1438 Sq. Ft.



# PLAN 3 Courtyard at Cotton Lane



 3 Bedrooms  2.5 Baths  2 Cars  1546 Sq. Ft.





# INCLUDED FEATURES

## EXTERIOR

- Professionally designed single-family homes
- Exteriors with a varied mix of paint colors, masonry veneers, stucco and composite siding (per plan)
- Thermatru® Pulse entry doors with a vertical satin etched window and Kwikset® San Clemente handles (per plan)
- C.H.I.® brand paneled garage doors with windows

## KITCHEN

- MSI Frost White Quartz slab countertops with laminated edges, and 6" splash
- **Samsung® Stainless Steel Appliance Package:**

Energy Star®, WiFi-Enabled 30" Freestanding Electric Range with 4-Burner Induction Cooktop

Energy Star®, Extra Quiet, fingerprint resistant Dishwasher with Concealed Controls

Modern stainless steel 1000W Microwave / Hood Combo above the electric range



Price Pfister Faucet



Shaker Cabinets

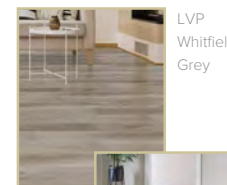
- Amerisink® stainless steel single-basin sink
- Price Pfister® chrome pull-down faucet with sprayer hose
- Refrigerator area plumbed for icemaker
- Round LED ceiling lighting
- Large, dedicated pantry (per plan)
- Timberlake® White Laminate shaker style cabinetry with overlay doors

## 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

## LIVING AREAS

- MSI® Cyrus Luxury Vinyl Plank flooring at entry, kitchen, bathrooms and laundry
- Mohawk® brand Foreman carpeting
- Square drywall corners
- Masonite® Hollow Core 2 Panel Doors with 2 ¼" door casing
- Enhanced 3 ¼" baseboards
- Kwikset® "Halifax" chrome lever door hardware
- Painted wall mount stair hand railing (per plan)
- Energy efficient round LED lighting throughout the homes
- Sherwin Williams® paint
- Convenient Laundry locations with included shelving (per plan)
- Modern White Leviton® Decora outlets and switches
- Under stair storage (per plan)
- Main floor sliding glass doors with Tempered Glass for safety (per plan)



LVP  
Whitfield  
Grey



LVP Fauna



Halifax lever







# INCLUDED FEATURES

## PRIMARY SUITE

- Enclosed shower stall with glass door
- Dual vanities with Magma Marblestone® Engineered Marble countertops
- Price Pfister® chrome vanity faucets
- Proflo® round-style porcelain undermount sinks  
Walk-in closets
- Designer-selected wall mounted sconce light fixtures
- Proflo® Dual Flush, elongated water saving toilet  
Exhaust fan

## SECONDARY BEDROOMS

- Designer-selected ceiling mounted light fixtures in all bedrooms

## SECONDARY BATHROOMS

- Magma Marblestone® Engineered Marble vanity countertops
- Sterling® bathtub with durable and easily maintained wall panels
- Price Pfister® chrome vanity faucets, tub spout and shower head
- Proflo® round-style porcelain undermount sinks
- Full width vanity mirrors
- Proflo® Dual Flush, elongated water saving toilet
- Exhaust fan
- Designer-selected wall mounted vanity light fixture



Price Pfister Faucet

## NEXT GENERATION SMART HOME

- Ecobee® Wi-Fi controlled thermostat
- Kwikset® Z -wave controlled front door lock
- USB charging plugs at kitchen



Ecobee Thermostat

## ENERGY & GREEN LIVING

- CalEHP® recognized all-electric community
- Avanti® Brand Vinyl dual-pane low-E windows and sliding glass doors
- Carrier® air conditioning and heating systems
- AO Smith® 66 Gallon Electric hybrid Water Heater

## CUSTOM “MAKE IT YOURS” OPTIONS

- Complimentary Design Service to complete selections
- Complimentary appointment with KPS - home automation, audio and security 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





## COURTYARDS at Cotton Lane

[www.NextGenerationCapital.us](http://www.NextGenerationCapital.us)  
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2 Kierland Place, Sacramento, CA 95758

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