



# MYSTIQUE

SACRAMENTO



## Home is where everything you love is within reach.

Wherever life takes you, there is one place you can depend on to be there when you need it. Home is in the details.

Mystique is a collection of 57 two and three-story, all electric townhomes located in the North Natomas neighborhood in Sacramento, CA. The spacious open floor plans range from approximately 1,326 to 1,697 square feet and will feature 2-4 bedrooms with 2 to 3.5 baths. Homeowners will benefit from great schools, and unsurpassed access to the best urban and outdoor amenities .

The area is recognized as one of Sacramento's most important suburban centers. Residents will enjoy the convenience of four major shopping centers only a few miles away offering major retail, specialty stores and a variety of restaurants. The area features a number of parks and recreational opportunities close by, such as the Hansen Ranch State Park with hiking and biking trails, the Haggan Oaks Golf Complex and of course the American River and Folsom Lake recreation areas. It is also close to the Eldorado National Forest and beautiful Lake Tahoe for weekend getaways.

Getting where you want to go is effortless. Interstate 5, 99 and 80 are all under a mile and for super commuters the Sacramento International Airport is only 3 miles away.

With the convenience of living in a major center of employment, retail and entertainment, Mystique is the perfect choice for a great quality of life. Welcome home.



*Mystique offers 57 2 and 3-story townhomes with easy access to shopping, recreation and transportation.*

Welcome to Mystique.



Site Plan

Mystique features a collection of 57 two and three-story townhomes with access to great shopping, recreation and transportation. Each townhome is unique and varies slightly. Please consult a Community Sales Manager for details.

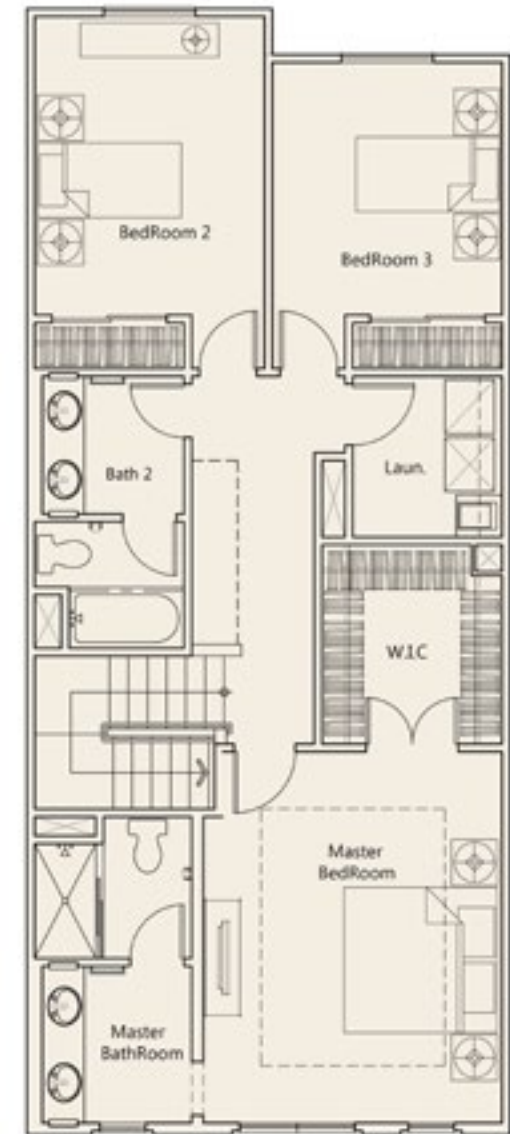
Plan 1

- ◆ Two-Story
- ◆ 1,492 sq. ft.
- ◆ 3 Bedrooms
- ◆ 2.5 Baths
- ◆ Private Patio
- ◆ Two-Car Garage

1st FLOOR



2nd FLOOR



In the continuing effort to improve our product, Watt Communities at Mystique, LLC reserves the right to make changes or modifications to plan specifications, pricing, materials, features, site plans, move-in dates or floor plans without notice. All imagery is representational and does not depict specific buildings, views, or future architectural community or amenity details. Stated dimensions, options and square footage are approximate and should not be used as representative of the home's precise or actual size. Models shown do not represent preference to race, sex, religion, national origin, handicap status or familial status. Brokers must register client upon initial visit. WC Development Services, Inc. DRE #01864558. December 2020.





## Plan 2

- ◆ Two-Story
- ◆ 1,502 sq. ft.
- ◆ 3 Bedrooms
- ◆ 2.5 Baths
- ◆ Loft
- ◆ Two-Car Garage

1st FLOOR



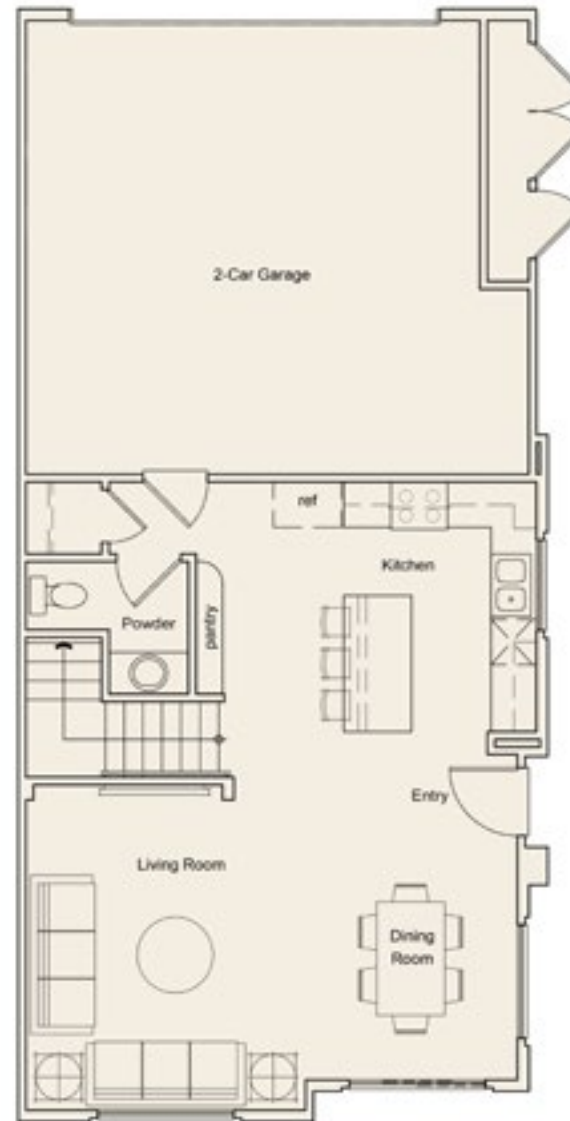
2nd FLOOR



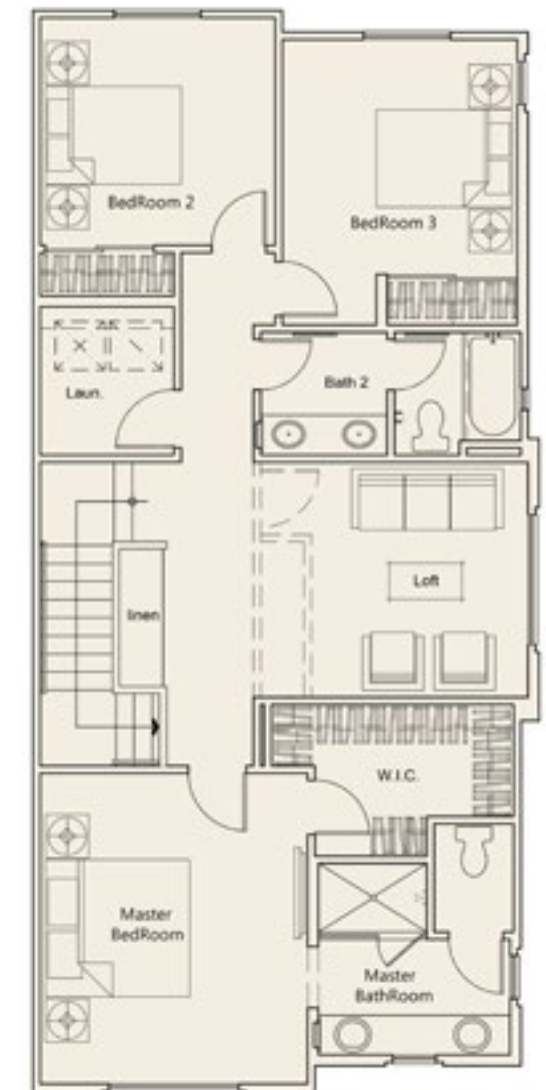
## Plan 3

- ◆ Two-Story
- ◆ 1,697 sq. ft.
- ◆ 3 Bedrooms
- ◆ 2.5 Baths
- ◆ Loft
- ◆ Two-Car Garage

1st FLOOR



2nd FLOOR



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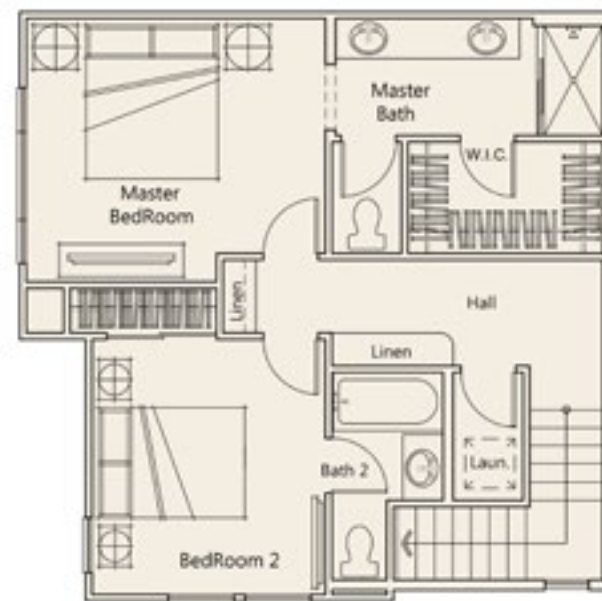


## Plan 4A

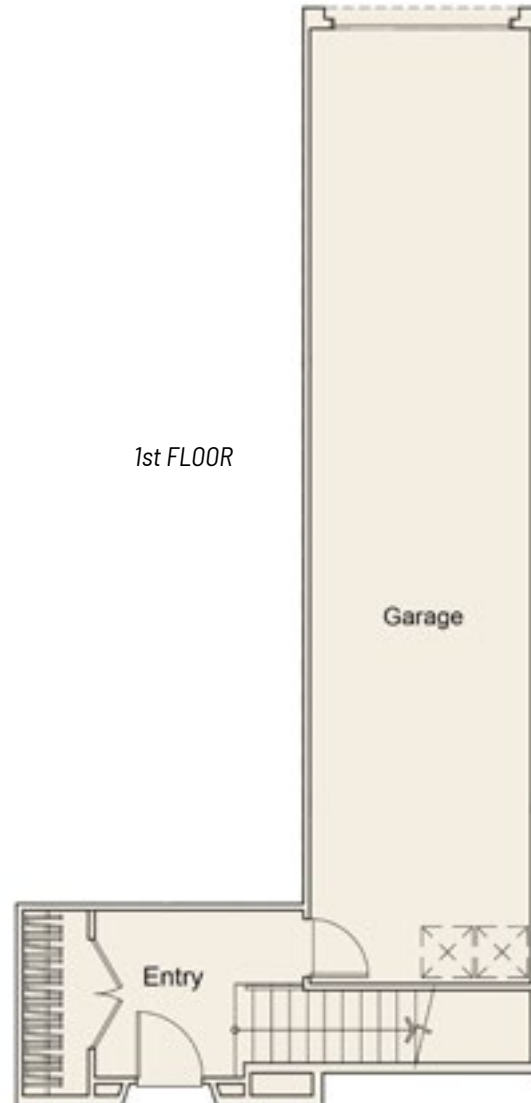
- ◆ Three-Story
- ◆ 1,410 sq. ft.
- ◆ 2 Bedrooms
- ◆ 2.5 Baths
- ◆ Balcony
- ◆ Two-Car Garage



2nd FLOOR



3rd FLOOR

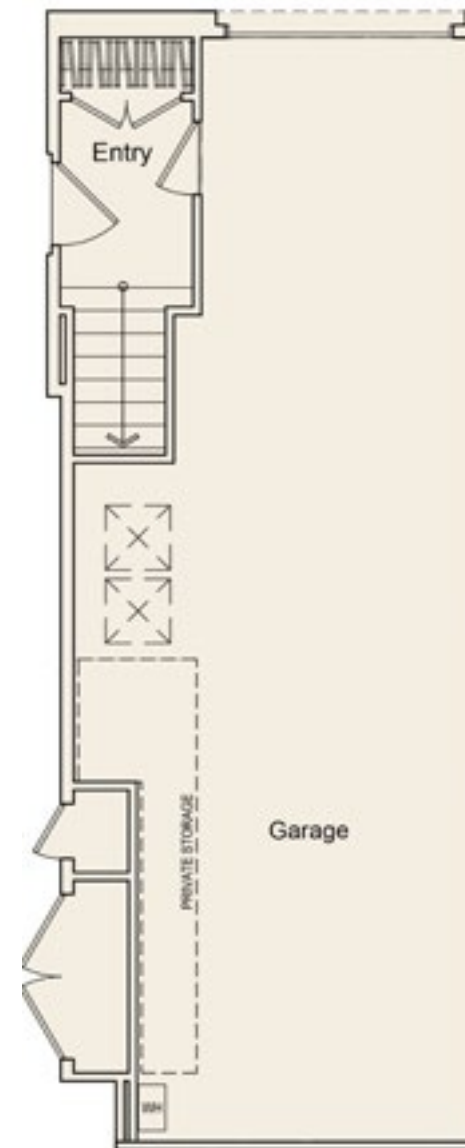


1st FLOOR

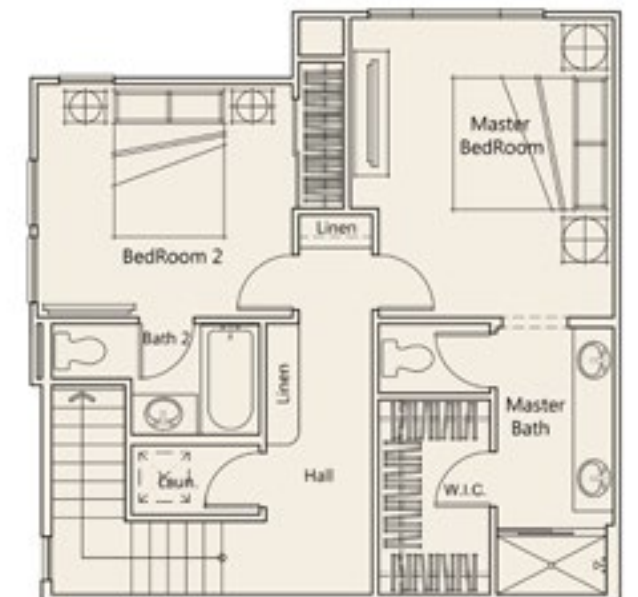
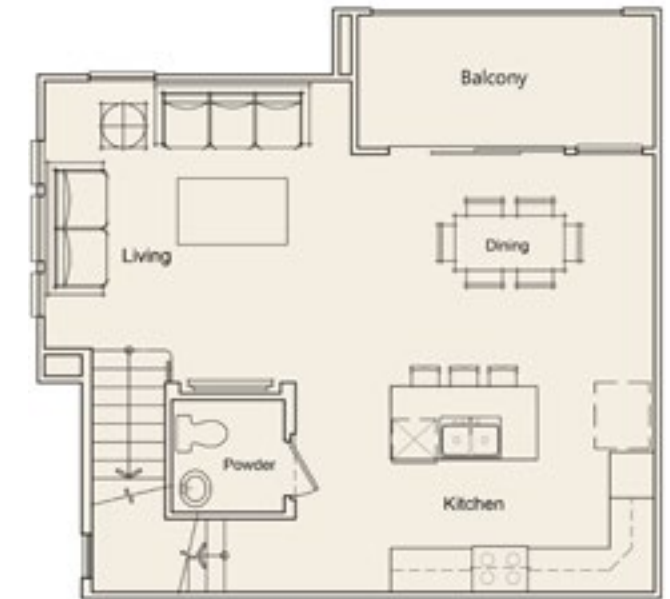
## Plan 4B

- ◆ Three-Story
- ◆ 1,326 sq. ft.
- ◆ 2 Bedrooms
- ◆ 2.5 Baths
- ◆ Balcony
- ◆ Two-Car Garage

1st FLOOR



2nd FLOOR



3rd FLOOR

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Home is in the details.



Watt Communities. An American story.



### STYLISH EXTERIOR DETAILS

- ◆ Designer selected exterior color palette
- ◆ Composition shingle roof
- ◆ Attached 2-car garage with two remotes
- ◆ Illuminated street address
- ◆ Broom finished natural concrete walkways
- ◆ Designer selected light fixture

### EXQUISITE INTERIOR DETAILING

- ◆ 8' & 9' ceilings throughout
- ◆ Designer selected chrome door hardware with interior levers
- ◆ Luxury vinyl plank flooring
- ◆ Carpet in upstairs hallway, stairs and bedrooms with 3/8" 5lb pad
- ◆ Designer selected paint throughout
- ◆ Paint grade stair systems
- ◆ Stylish interior doors
- ◆ CAT 6 wiring at master bedrooms & living rooms
- ◆ Cable TV outlets at bedrooms & Living rooms
- ◆ Separate laundry room with recessed washer valve box and electric dryer hookup
- ◆ 3-1/2" baseboards and 2-1/4" eased edge case

### SPACIOUS KITCHENS IDEAL FOR ENTERTAINING

- ◆ White or dark thermafoil cabinet doors with chrome hardware, concealed hinges and side guides on kitchen drawers
- ◆ Samsung® Stainless Steel Energy Efficient appliances:
  - Large capacity free standing range with cooktop and induction oven
  - Over-the-range microwave +24" Energy star® rated multi-cycle dishwasher
  - InSinkErator® waste disposal
- ◆ Refrigerator area plumbed for water and ice
- ◆ Spacious pantry with shelving
- ◆ Quartz counter tops with 1-1/2" square edge
- ◆ Self rimming sink
- ◆ 4" Backsplash
- ◆ Delta® single handle pull out faucet in chrome

### SPACIOUS MASTER RETREATS

- ◆ Spacious walk-in closet with single shelf and pole
- ◆ E-stone countertop with integrated sinks and 4" backsplash
- ◆ Delta® bath collection in chrome
- ◆ Cabinets to match the home throughout
- ◆ Full-width vanity mirror
- ◆ Separate water closet area with exhaust fan
- ◆ 3-1/2" baseboards and 2-1/4" eased edge case

### INCLUDED ADVANCED TECHNOLOGY & GREEN LIVING FEATURES

- ◆ Solar panels
- ◆ Energy efficient stainless steel appliances
- ◆ Water wise plumbing fixtures
- ◆ LED lighting
- ◆ Duct testing verified by a 3rd party to maximize efficiency
- ◆ Energy efficient forced air heating and cooling system
- ◆ Wi-Fi thermostat
- ◆ Energy efficient dual glazed vinyl windows with Low-E glass
- ◆ Direct wired smoke detectors with battery backup
- ◆ Quiet continuous ventilation fan
- ◆ Polycell sealant at all exterior openings
- ◆ Hybrid electric heat pump & water heater
- ◆ Weather-stripping around all exterior doors
- ◆ Garage door with battery back-up opener
- ◆ Pre-wiring for electric vehicle in garage

**Watt Communities** has earned a well-deserved reputation as one of the Western United States' premier home builders. It all started with its founder Ray Watt, a prolific builder who did much to define the look of modern Los Angeles.

Ray Watt entered the real estate business in 1947 to build homes for veterans returning from the war who faced a housing shortage. Working with a small crew and a battered pickup truck, they called their company "Night and Day Construction" to match the schedule they were keeping to meet demand.

Ray Watt continued to build for more than six decades, during which time he also served as Assistant Secretary of Housing and Urban Development. He has been honored by numerous civic and business organizations for his commitment to the community and for his leadership in the industry. He was named "Builder of the Year" by numerous industry trade organizations and is a member of the Housing Hall of Fame of the National Association of Home Builders, among many other awards. He became a trustee of USC in 1969 and contributed to the school throughout his life where Watt Hall of Architecture and Fine Arts is named after him.

Over the years, the company successfully grew from a small building business to a large real estate development organization, credited with more than \$6 billion in developed communities and over 100,000 homes built. Watt Communities proudly continues on as a third-generation, family-owned business that is forward-looking yet still maintains the integrity, accountability, and fairness that is at the core of the time tested Watt Communities legacy that originated with its founder.

Watt Communities differentiates itself from other builders because of our close attention to the details. We uphold higher standards in building homes. The quality goes in before our name goes on. This commitment results in outstanding value for home buyers.

Our mission is "proudly and passionately working together to build a better quality of life." We believe home is in the details. Just as it has been since its founding, Watt Communities continues as a premium homebuilder focused on creating quality homes and communities for a changing world.

# MYSTIQUE

www.wattcommunities.co,  
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916-779-7999

## OFFICE HOURS

Fall and Winter: 10 AM - 5 PM  
Spring and Summer: 10 AM - 6 PM



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