



# DAYBREAK

AT BRODY RANCH

PRELIMINARY







Proud. Productive. Personal. Those words describe the Brody Farms family that once lived and toiled on this beautiful land. In 1946, Bill and Silvia Brody bought the property, and their legacy of providing quality and service in the poultry farming business began. At Brody Ranch, now you can own a piece of this extraordinary legacy. This farm-to-fork community was thoughtfully crafted to embrace its rich past. A Community Garden, park and abundant open areas invite you outdoors to enjoy fresh air and fresh fun. Kick off your shoes and plant your feet on the cool green grass for an old-fashioned picnic, throw a BBQ for friends or grow some delicious ripe tomatoes in the community garden—pick them that day and have them on your salad by dinner time, it doesn't get fresher than that!

Quality. Variety. Comfort. Brody Ranch brings together all the ingredients to create a happy, healthy home. Meeting a variety of needs and lifestyles, this special community offers both condominium and single-family homes designed with comfort and quality in mind. Daybreak features exceptionally designed two-story homes with up to 2,401 square feet and all the amenities you would expect from DeNova Homes.

Ideal. Charming. Perfect. A location that lives out the promise of having it all. Situated just over 3 miles from quaint downtown Petaluma, this Butter and Egg Capital of World is full of delightful surprises. You'll never be thirsty with neighboring breweries—Lagunitas, Petaluma Tap Room and Beer Sanctuary and 101 North Brewing Company. Take a hike at Helen Putnam Regional Park or grab a bite at The Block featuring events, live music and farm fresh food trucks offering everything from burgers to brioche. It's all here for the taking. Brody Ranch—where the future meets the past and an entire lifestyle meets somewhere in between.

**Brody Ranch—*Simply Home***





## RESIDENCE 1

1,818 sq. ft.  
3 Bedrooms | 3 Baths  
Bonus | 2-Car Garage

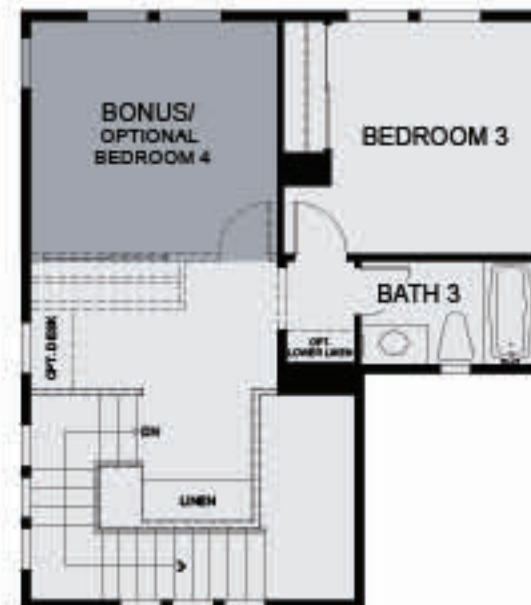
### OPTIONS

Den In Lieu  
of Bedroom 2  
Bedroom 4 In  
Lieu of Bonus



## RESIDENCE 1

1,818 sq. ft. | 3 Bedrooms | 3 Baths | Bonus | 2-Car Garage



### SECOND FLOOR

### FIRST FLOOR

RENDERINGS AND FLOOR PLANS ARE ARTIST'S CONCEPTUAL DRAWINGS. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. WINDOW SIZES, SHAPES AND LOCATIONS VARY PER ELEVATION. DUE TO OUR ONGOING COMMITMENT TO QUALITY, FEATURES, FINISHES, FLOOR PLANS, INFORMATION, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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## RESIDENCE 2 | 2X

1,815-1,973 sq. ft.  
3-4 Bedrooms | 3 Baths  
Loft | 2-Car Garage

### OPTIONS

Den in Lieu of  
Downstairs Bedroom



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## RESIDENCE 2

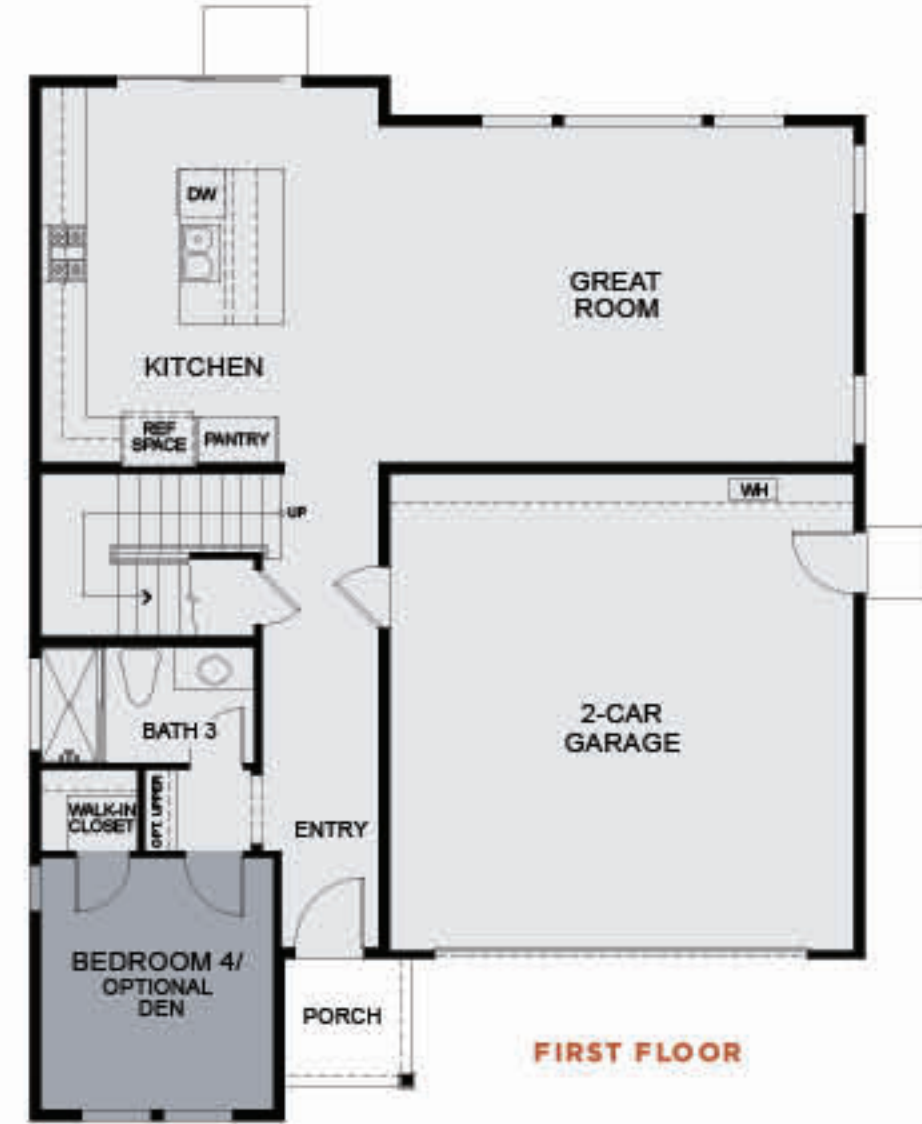
1,815 sq. ft. | 3 Bedrooms | 3 Baths | Loft | 2-Car Garage



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## RESIDENCE 2X

1,973 sq. ft. | 4 Bedrooms | 3 Baths | Loft | 2-Car Garage



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## RESIDENCE 3

2,402 sq. ft.  
4 Bedrooms | 3 Baths  
Loft | 2-Car Garage

### OPTIONS

Bedroom 5 In  
Lieu of Loft



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## RESIDENCE 3

2,402 sq. ft. | 4 Bedrooms | 3 Baths | Loft | 2-Car Garage



FIRST FLOOR



SECOND FLOOR

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## FEATURES

### INCLUDED

#### KITCHEN

- Stainless GE appliance package with 30" range, microwave and dishwasher
- Slab granite countertops with 6" splash with full height at cooktop in three color choices
- Leland Delta pullout faucet
- Beech Sierra cabinets in your choice of three colors

#### BATHS

- Beech Sierra cabinets in your choice of three colors
- Glacier white Estone with 4" splash with integral bowl sink
- Elongated toilets in the master, secondary and powder baths

#### INTERIORS

- Hand laid 18" x 18" ceramic tile at entry, kitchen and nook
- Hand laid 12" x 12" ceramic tile at all baths and laundry
- 3 1/4" base molding with eased edge
- Cat5 phone wiring to bedrooms and kitchen
- RG6 cable wiring to family room and bedrooms
- Paint grade handrail
- Semi-insulated carriage style garage doors
- Ceiling lights in all bedrooms

#### SMART HOME FEATURES

- LED recessed can lights
- Interior low-VOC paint
- Tankless water heater with Recirc pump
- Smart thermostat
- Whole house fan
- Dual zoned air conditioning in all two story
- True divided light windows
- Solar – Please see sales agent for more information on our Power Purchas Agreement

### LAUNDRY

- Beech Sierra cabinets in your choice of three colors
- Glacier white Estone top
- Plumbed for washer and gas dryer

### AVAILABLE OPTIONS

#### APPLIANCES

- Upgrade Bertazzoni, Thermador option packages
- GE or Samsung Family Hub refrigerator options
- LG or Samsung washer and dryers

#### CABINETRY

- Rich finish door style and hardware selections
- Built-in cabinetry

#### COUNTERTOPS

- Selections of natural granite slab or quartz countertops at kitchen with decorative edge choices
- Natural stone or quartz available at bath and laundry

#### FINISH TRIM

- Upgraded 5 1/4" base board
- Interior two-tone paint upgraded colors
- Closet organizers
- Framed mirror sections at all bathrooms

#### PLUMBING

- Selection of kitchen faucets
- Upgraded Amerisink apron front sink
- Selections of plumbing fixture packages

#### ELECTRICAL

- Security, audio and home automation systems
- Schlage Smart Door Lock
- Upgraded lighting packages available
- Ceiling fan

- RESIDENCE 1
- RESIDENCE 2
- RESIDENCE 2X
- RESIDENCE 3

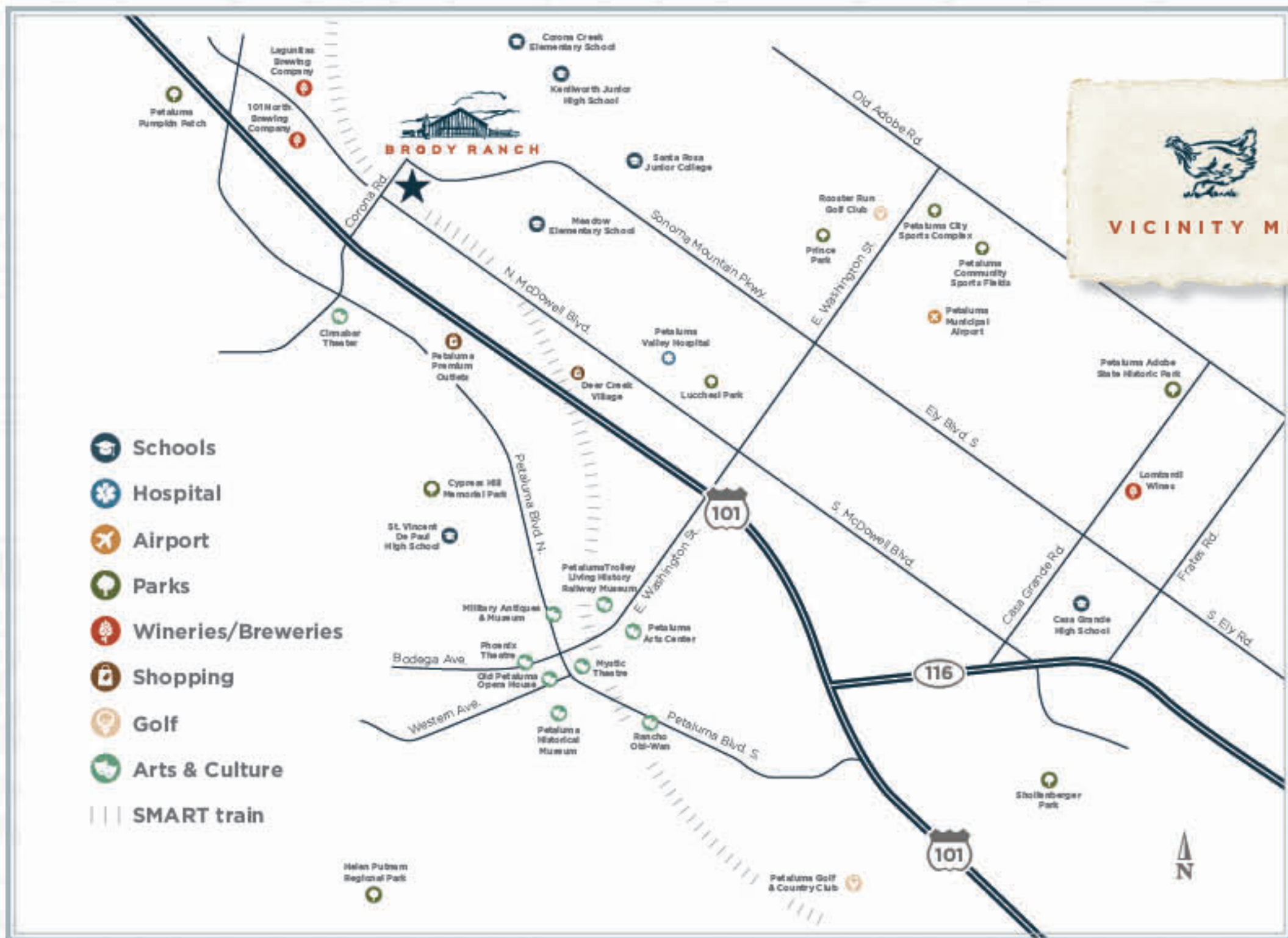


## SITE MAP



THIS SITE PLAN IS NOT INTENDED AS A LEGAL DESCRIPTION. THE DEPICTION OF THE PROPERTY BOUNDARIES AND BUILDING LOCATIONS IS MEANT TO SERVE ONLY AS A GENERAL GUIDE. THE ACTUAL BOUNDARIES AND BUILDING LOCATIONS WILL DIFFER TO SOME EXTENT FROM THE ABOVE DEPICTION. ASK SALES REPRESENTATIVE FOR DETAILS.





## The DeNova Homes Story

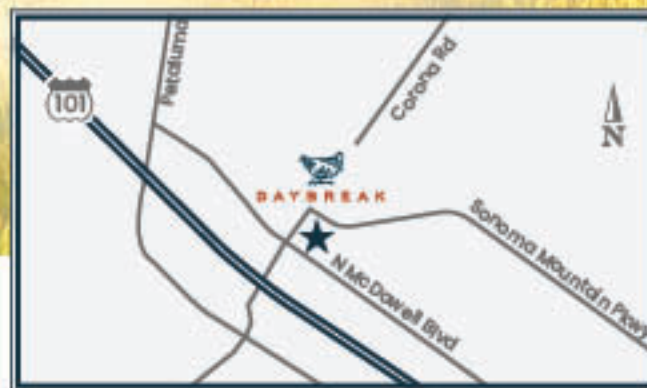
Over the years, DeNova Homes has earned a reputation as one of the most respected homebuilders in the Bay Area. Our approach is simple—because we are a private family-owned builder, we can address each community individually, incorporate the unique characteristics of the surrounding area and commit to build only the very best, a sentiment that the Building Industry Association has reaffirmed with numerous awards, including Builder of the Year.

And while we focus on this innovative design and superior craftsmanship, our ultimate commitment is to the lifestyle our homeowners enjoy when they move into a DeNova home. In addition, DeNova builds and maintains homeless shelters with HomeAid Northern California and continually supports the American Red Cross, the Volunteers of America, the American Cancer Society and many other local organizations.

But perhaps most rewarding of all are the hundreds of satisfied homeowners who, over the years, have confirmed DeNova Homes' standard of quality, lifestyle and value.







Corona Road • Petaluma • CA • 94954  
(707) 757-8829 • [daybreak@DeNovaHomes.com](mailto:daybreak@DeNovaHomes.com) • [DeNovaHomes.com](http://DeNovaHomes.com)

