



MILL CREEK

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 dinnertime, 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. Boasting all the amenities you expect from DeNova Homes, Mill Creek at Brody Ranch offers stylish condominiums with one, two and three bedroom plans and up to two bathrooms.

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



FARMHOUSE ELEVATION B



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.



CRAFTSMAN ELEVATION C



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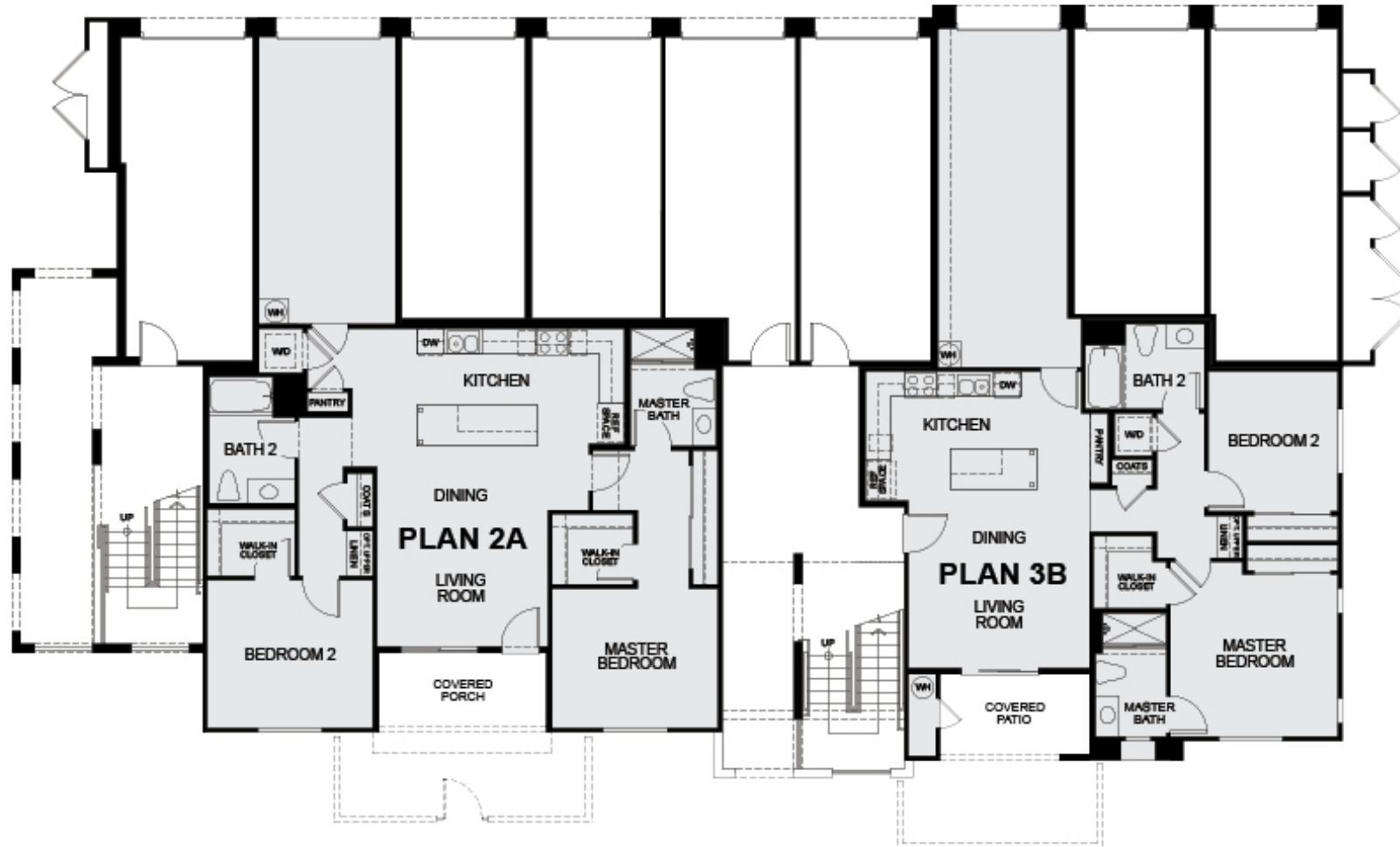
**MEDITERRANEAN
ELEVATION E**



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**12-PLEX
FIRST FLOOR**



Plan 2A - 1,114 sq. ft.
2 Bedrooms | 2 Baths

Plan 3B - 927 sq. ft.
2 Bedrooms | 2 Baths



12-PLEX SECOND FLOOR



Plan 1R - 608 sq. ft.
1 Bedroom | 1 Bath

Plan 1XA - 665 sq. ft.
1 Bedroom | 1 Bath

Plan 4A - 1,102 sq. ft.
3 Bedrooms | 2 Baths

Plan 5 - 1,012 sq. ft.
2 Bedrooms | 2 Baths

Plan 6B - 893 sq. ft.
2 Bedrooms | 2 Baths



**12-PLEX
THIRD FLOOR**



Plan 1X - 637 sq. ft.
1 Bedroom | 1 Bath

Plan 1R - 608 sq. ft.
1 Bedroom | 1 Bath

Plan 4A - 1,102 sq. ft.
3 Bedrooms | 2 Baths

Plan 5B - 1,012 sq. ft.
2 Bedrooms | 2 Baths

Plan 6D - 893 sq. ft.
2 Bedrooms | 2 Baths

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**17-PLEX
FIRST FLOOR**



Plan 3AR - 940 sq. ft.
2 Bedrooms | 2 Baths

Plan 2 - 1,114 sq. ft.
2 Bedrooms | 2 Baths

Plan 3B - 927 sq. ft.
2 Bedrooms | 2 Baths

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**17-PLEX
SECOND FLOOR**



Plan 4R & 4A - 1,102 sq. ft.
3 Bedrooms | 2 Baths

Plan 1A & 1R - 608 sq. ft.
1 Bedroom | 1 Bath

Plan 5 - 1,012 sq. ft.
2 Bedrooms | 2 Baths

Plan 6AR & 6B - 880-893 sq. ft.
2 Bedrooms | 2 Baths

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17-PLEX
THIRD FLOOR



Plan 4R & 4A - 1,102 sq. ft.
3 Bedrooms | 2 Baths

Plan 1A & 1R - 608 sq. ft.
1 Bedroom | 1 Bath

Plan 5 - 1,012 sq. ft.
2 Bedrooms | 2 Baths

Plan 6CR & 6D - 893 sq. ft.
2 Bedrooms | 2 Baths

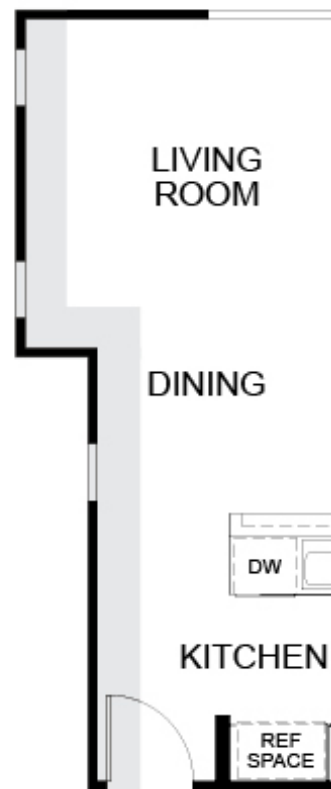


PLAN 1

PLAN 1X



PLAN 1XA



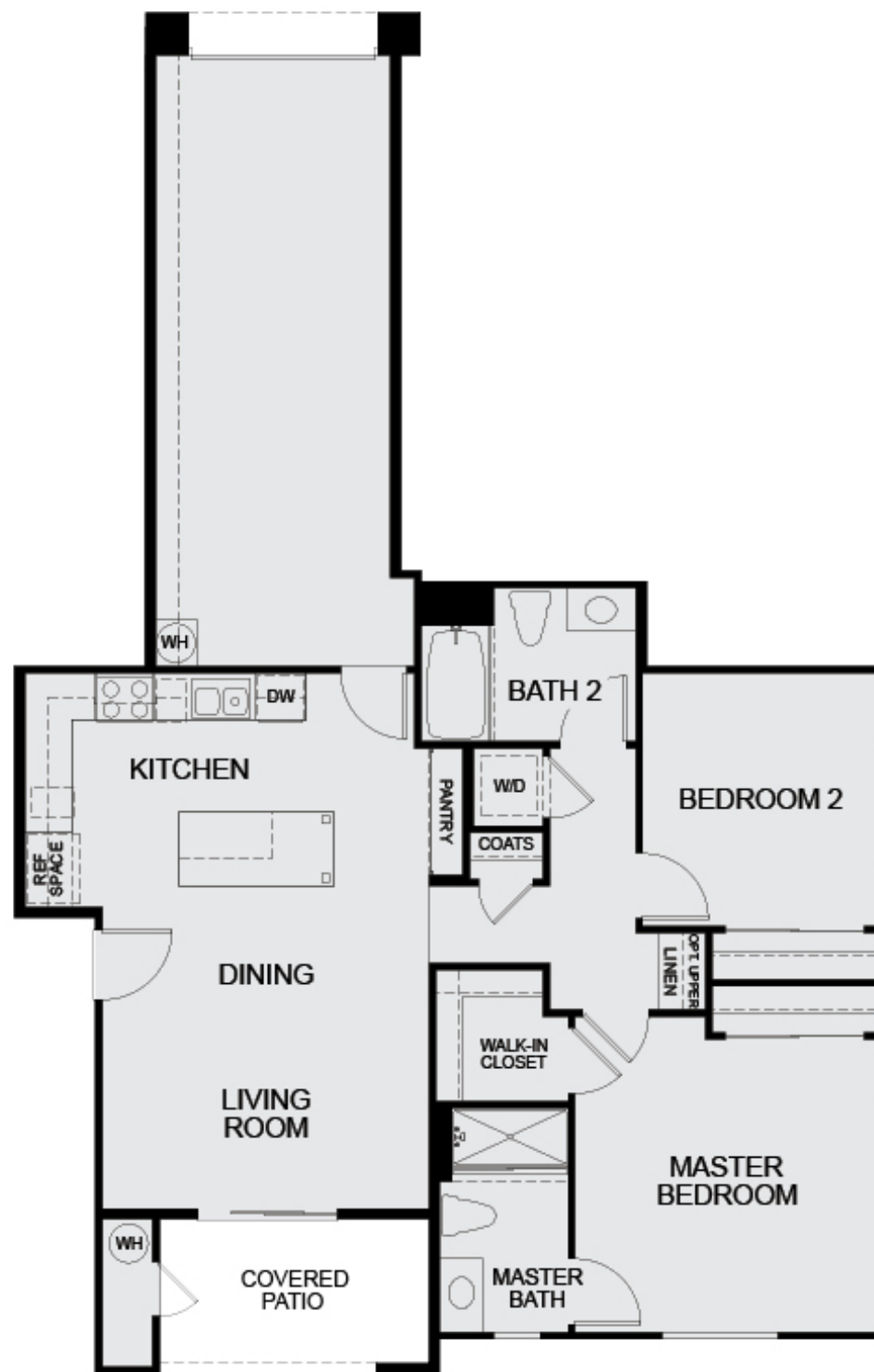
608-637 sq. ft. | 1 Bedroom | 1 Bath | Deck



Covered Patio



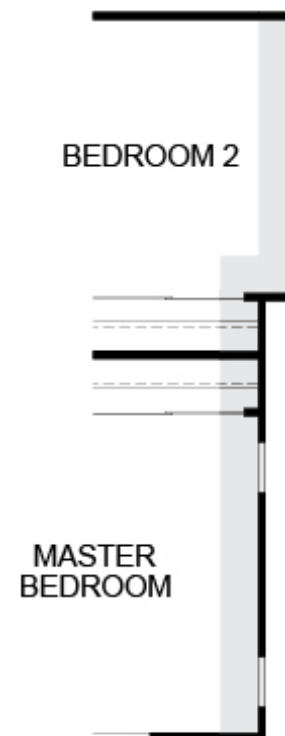
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PLAN 3

927-940 sq. ft.
2 Bedrooms
2 Baths
Covered Patio

PLAN 3 A



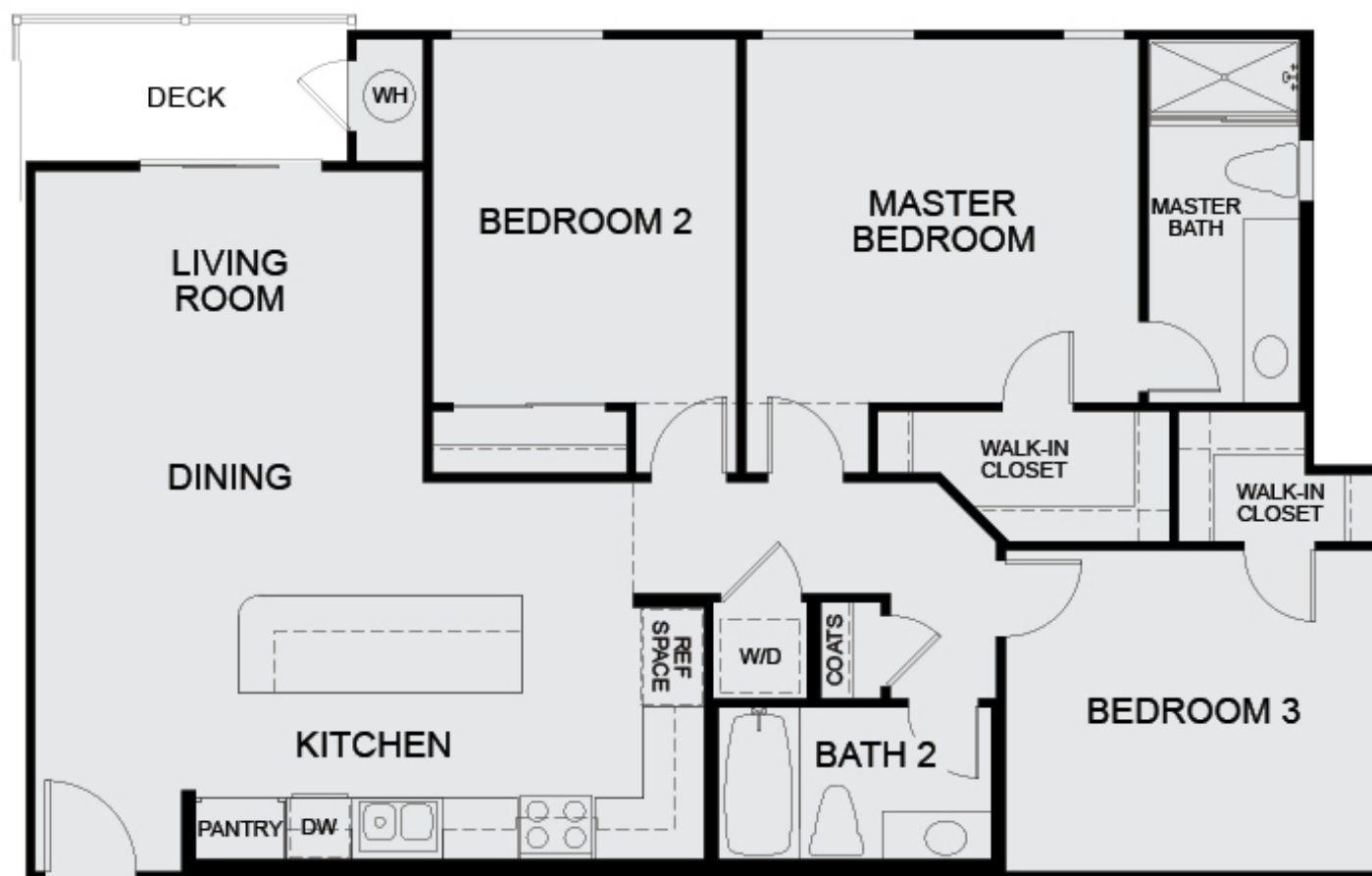
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PLAN 4

1,102 sq. ft.
3 Bedrooms
2 Baths
Deck

PLAN 4A





PLAN 5

1,012 sq. ft.
2 Bedrooms
2 Baths
Deck



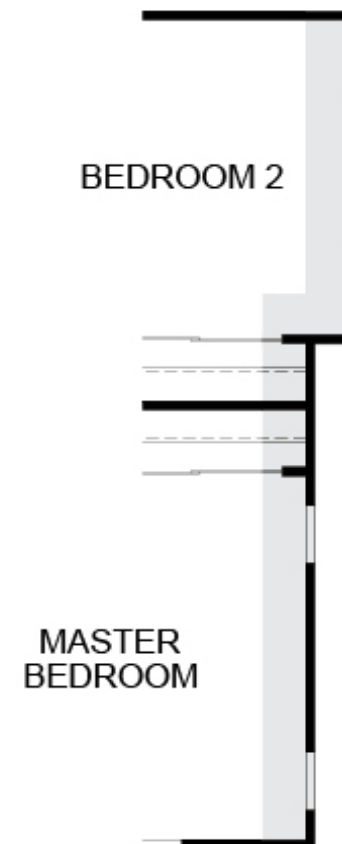


PLAN 6

880-893 sq. ft.
2 Bedrooms
2 Baths
Covered Patio



PLAN 6A







FEATURES

INCLUDED

KITCHEN

- ♦ Stainless GE appliance package with 30" range, microwave, and dishwasher
- ♦ Stainless GE counter depth side-by-side refrigerator with water and ice in the door
- ♦ Slab granite countertops with 6" splash with full height at cooktop in two color choices
- ♦ Thermofoil slab doors in two color choices with brush nickel bar pulls
- ♦ Delta Foundation single handle pull out faucet in chrome
- ♦ Stainless steel single basin undermounted sink

BATHS

- ♦ Thermofoil slab doors in two color choices with brush nickel bar pulls
- ♦ Glacier white Estone countertops with 4" splash and undermount rectangle sinks
- ♦ Elongated toilets in the master
- ♦ Interior designer selected chrome plumbing and light fixtures

LAUNDRY

- ♦ GE stacked white washer and dryer (gas hook-up)

INTERIORS

- ♦ Interior 2-panel smooth finish door with Schlage Accent lever in chrome
- ♦ Luxury vinyl plank at entry, living and dining rooms, kitchen and hallways
- ♦ Schlage mechanical interconnect entry door hardware in satin nickel
- ♦ Hand laid 12" x 12" ceramic tile at all baths and laundry
- ♦ Shaw fastball carpet in all bedrooms
- ♦ 3 1/4" base molding with eased edge
- ♦ Walk-in closets in master bedrooms
- ♦ Cat5 phone wiring to bedrooms and kitchen
- ♦ RG6 cable wiring to family room and bedrooms
- ♦ LED recessed can lights
- ♦ Interior low-VOC paint

OTHER FEATURES

- ♦ Private patios and balconies
- ♦ Picnic areas with barbeque grills
- ♦ Community gardens and walking trails
- ♦ Tankless water heater
- ♦ Solar



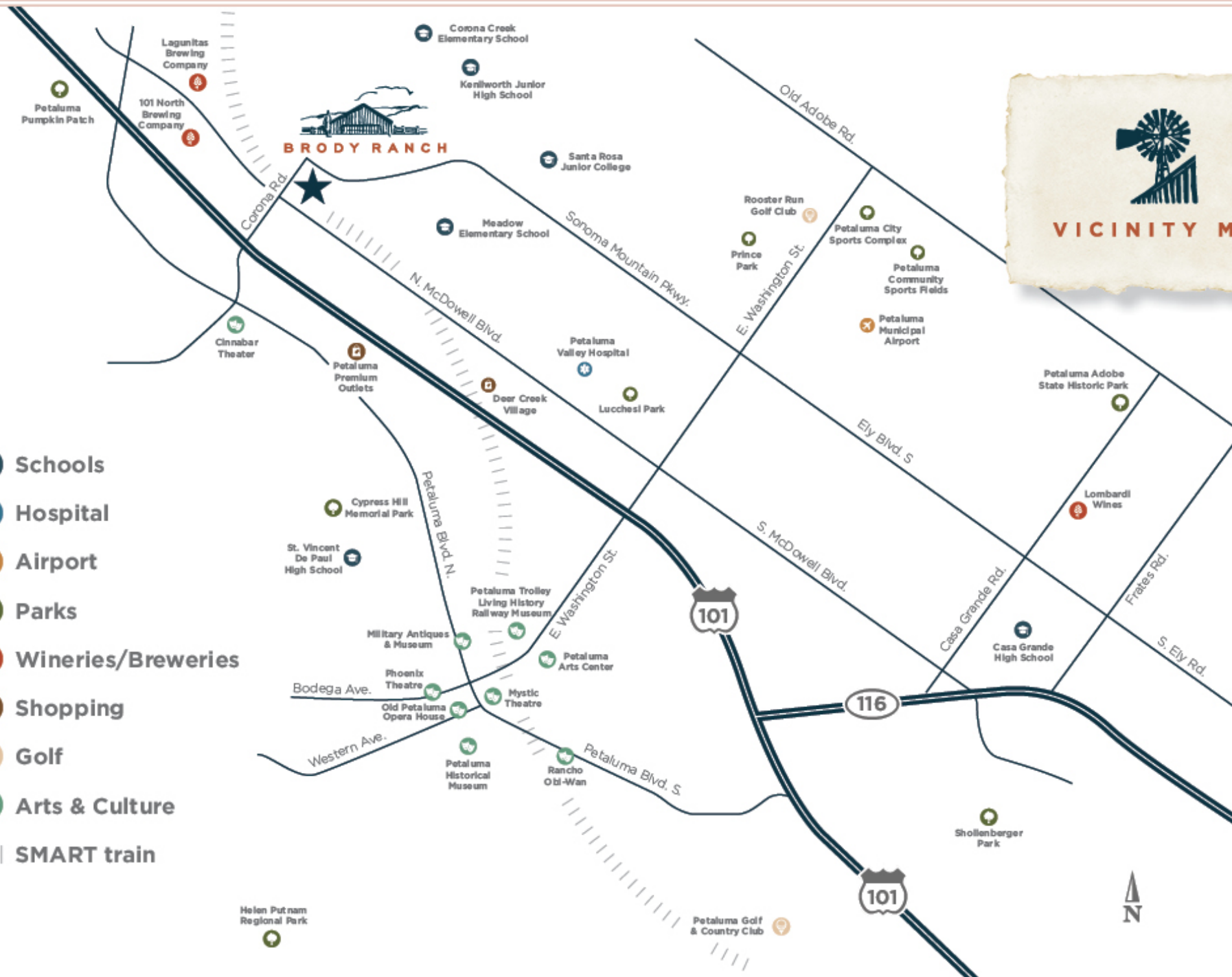
- FARMHOUSE
- CRAFTSMAN
- MEDITERRANEAN



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.



- Schools
- Hospital
- Airport
- Parks
- Wineries/Breweries
- Shopping
- Golf
- Arts & Culture
- SMART train



The DeNova Homes Story

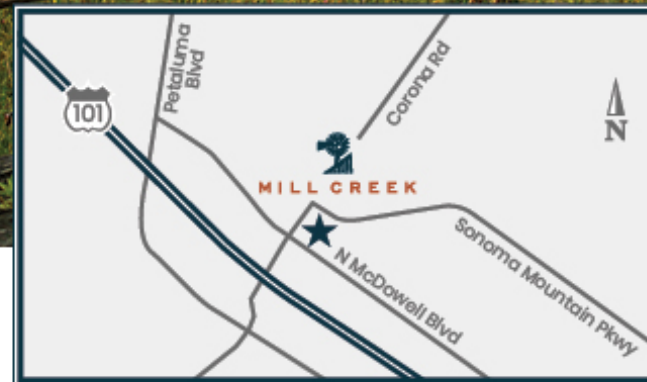
For 30 years, DeNova Homes has earned a reputation as one of the most respected homebuilders in California. Our approach is simple—as a private, family-owned builder, we address each community individually, incorporate the unique characteristics of the surrounding area and commit to build only the very best. These guiding principles have been recognized numerous times by the Building Industry Association through various awards, including the prestigious Builder of the Year award. Perhaps most rewarding of all though are the hundreds of satisfied homeowners who have confirmed DeNova Homes' standard of quality, lifestyle, and value.

While we focus on innovative design and superior craftsmanship, our primary commitment is to the lifestyle our homeowners enjoy when they move into a DeNova home. Building community is what we do, whether it is creating the ultimate environment for your dream lifestyle, building homeless shelters with HomeAid Northern California, or supporting the American Red Cross, Volunteers of America, the American Cancer Society, and many other local organizations. DeNova Homes is there for the neighborhoods in which we build. It is our defining goal. It is what makes us proud. It's what creates *Home*.





MILL CREEK
AT BRODY RANCH



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 **DeNova Homes**
Building a Better Community™

