











Located in Sonoma, California, Mockingbird Lane is just one mile from Sonoma's picturesque town square, where historic Spanish Colonial buildings coexist with modern establishments. Sonoma plaza is the hub of everyday life consisting of a welcoming green space, world-class eateries, shops, and tasting rooms – truly an artisan's dream! It's all about slowing down here, and knowing that it doesn't get much better than this.

Mockingbird Lane features sixteen exceptionally designed two-story homes with a detached garage ranging from 1,813 to 2,536 square feet, up to 4 bedrooms and 3 baths. In addition, Twelve homes include a two-story 742 sq. ft. cottage, adjacent to the detached garage. Perfect for a family member, office or rental home; the cottage features a bedroom/bath, living area, kitchen, loft, single-car parking space and private entrance. Impressive exteriors reflect the region's unique architectural style with tasteful presentations of Cottage, and Sonoma Craftsman elevations. Each home has a welcoming front porch and beautiful detail elements such as wood post and railings, and trim around the windows adding to the charm of Mockingbird Lane.

This exciting new home community is conveniently close to schools, shopping, parks and recreation, world class golf courses, cultural attractions, and of course, the numerous vineyards and wineries of the renowned Sonoma Valley. Residents will enjoy easy access to all that the San Francisco Bay Area has to offer. Nestled among the rolling hills and picturesque vineyards; Sonoma is listed as one of the "Coolest Small Towns in America 2018", making Mockingbird Lane the perfect place to live, work, play, and simply call home.

**MOCKINGBIRD LANE — WHERE THE FUTURE MEETS THE PAST AND AN  
ENTIRE LIFESTYLE MEETS SOMEWHERE IN BETWEEN**

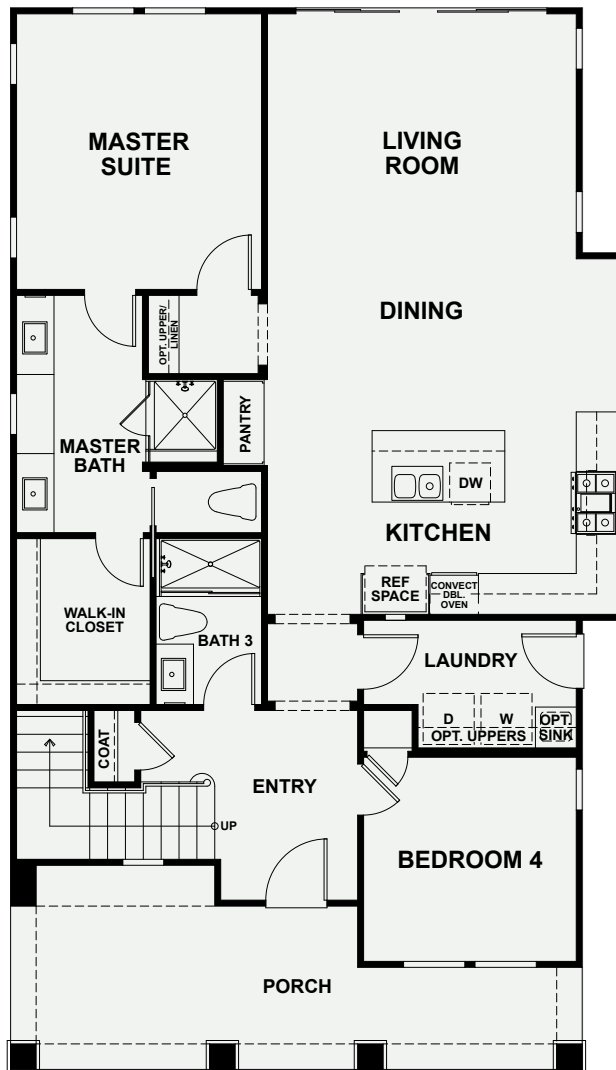


## RESIDENCE 2

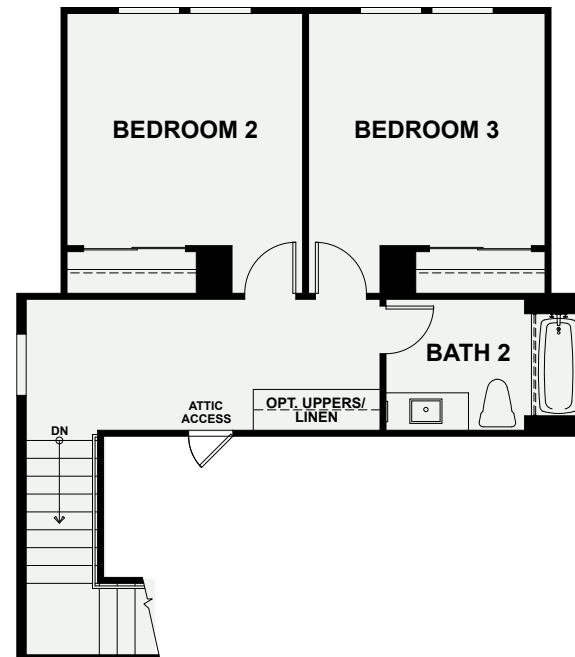
Approx. 1,813 sq. ft.  
4 Bedrooms | 3 Baths  
2-Car Garage



## RESIDENCE 2



FIRST FLOOR



SECOND FLOOR



DETACHED GARAGE





### RESIDENCE 3

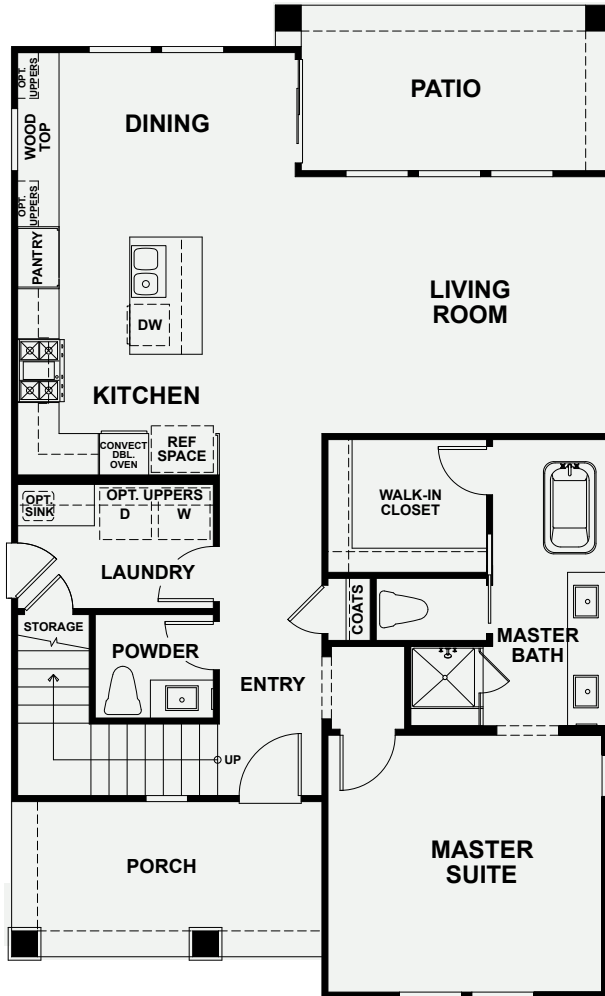
Approx. 1,932 sq. ft.  
4 Bedrooms | Loft  
2.5 Baths  
2-Car Garage

### COTTAGE

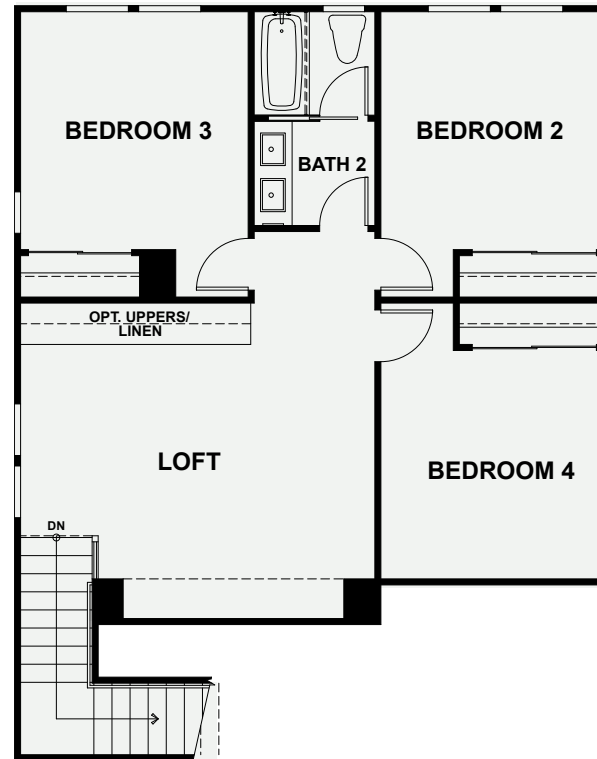
Approx. 742 sq. ft.  
1 Bedroom | 1 Bath  
Parking Stall



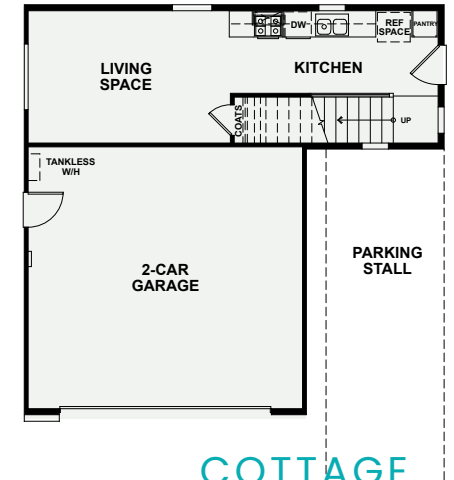
## RESIDENCE 3



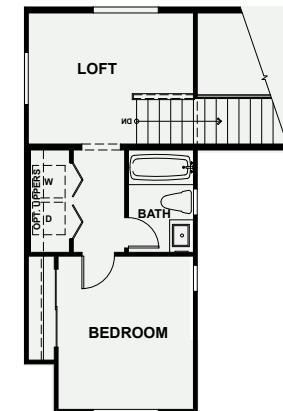
FIRST FLOOR



SECOND FLOOR



COTTAGE  
FIRST FLOOR



COTTAGE  
SECOND FLOOR





#### RESIDENCE 4

Approx. 2,044 sq. ft.  
3 Bedrooms | Den  
2.5 Baths  
2-Car Garage

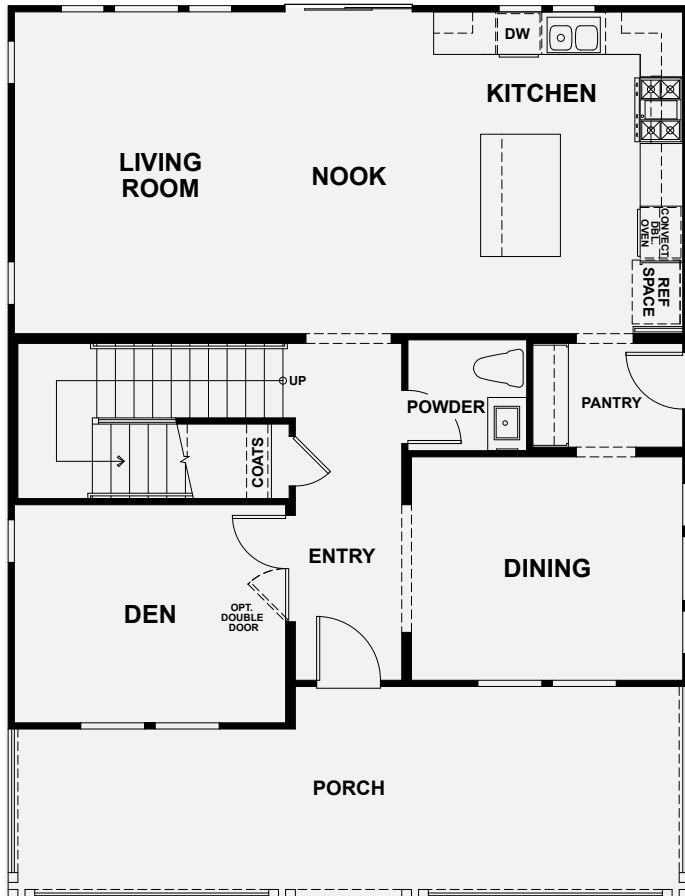
#### COTTAGE

Approx. 742 sq. ft.  
1 Bedroom | 1 Bath  
Parking Stall





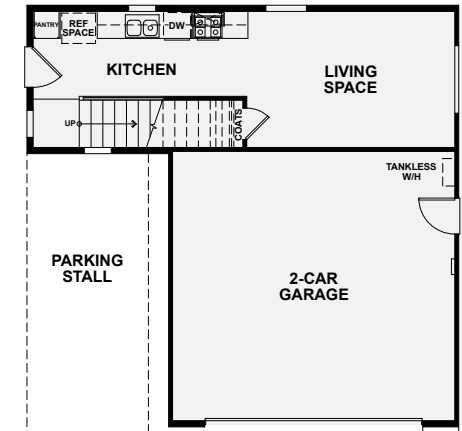
# RESIDENCE 4



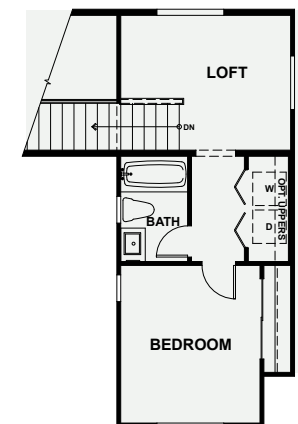
FIRST FLOOR



SECOND FLOOR



COTTAGE  
FIRST FLOOR



COTTAGE  
SECOND FLOOR



## RESIDENCE 5

Approx. 2,536 sq. ft.  
4 Bedrooms | 3 Baths  
2-Car Garage

### OPTIONAL

Den in Lieu of Bed 4

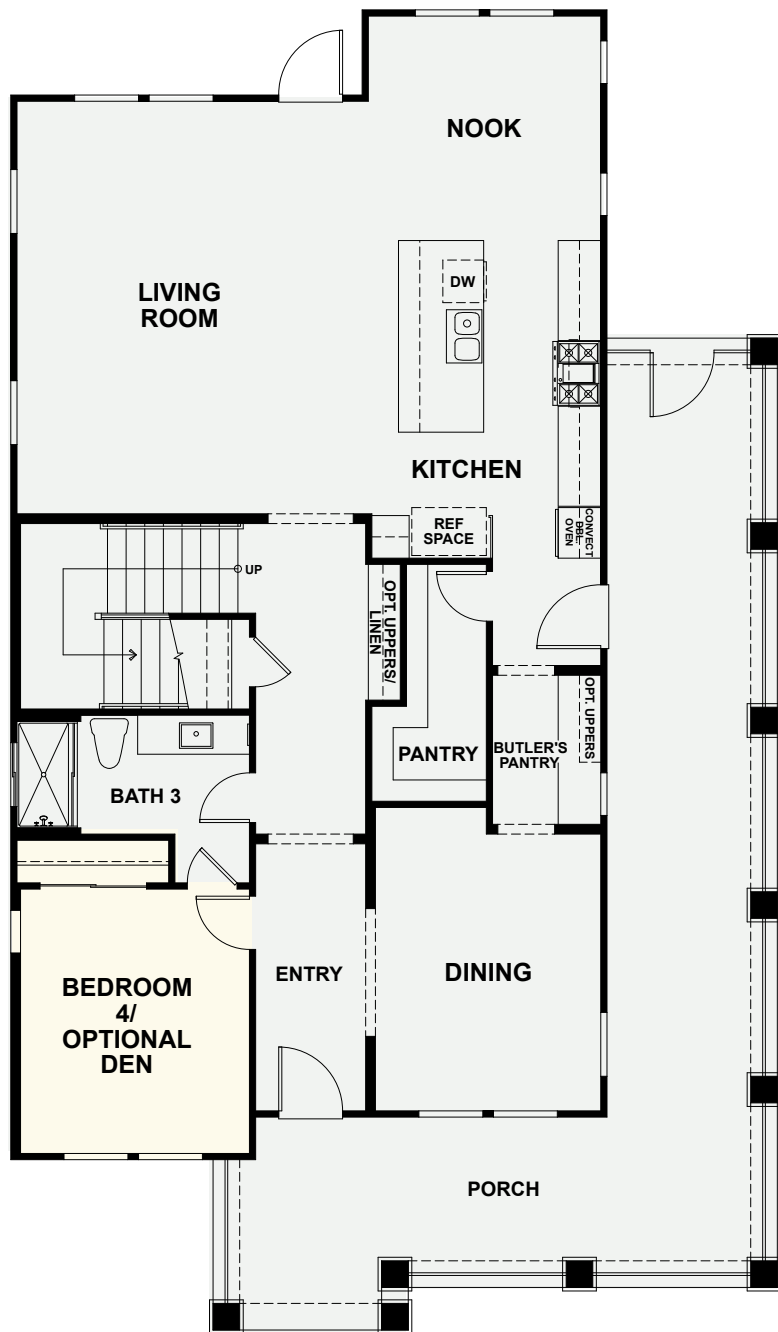
## COTTAGE

Approx. 742 sq. ft.  
1 Bedroom | 1 Bath  
Parking Stall

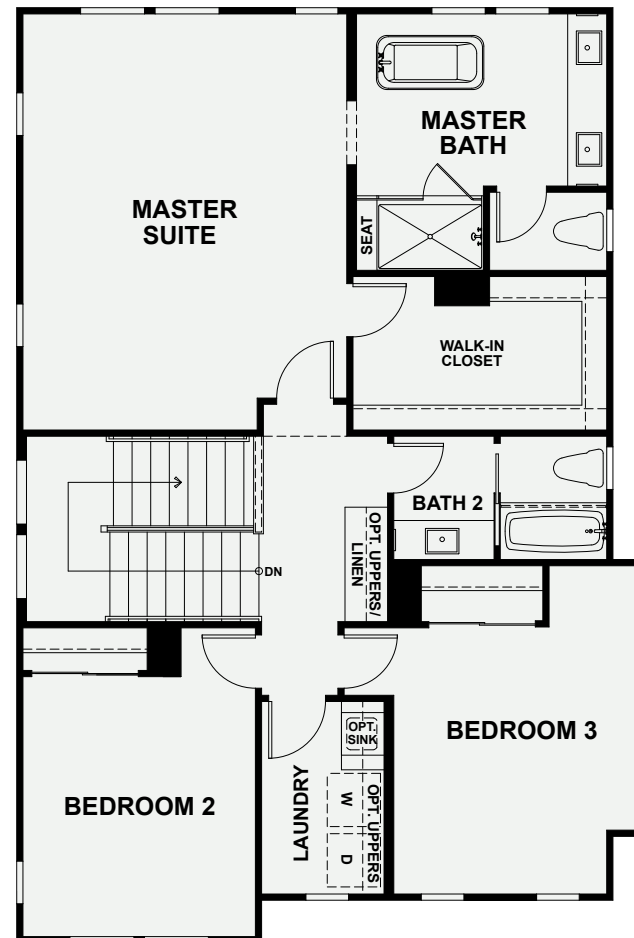




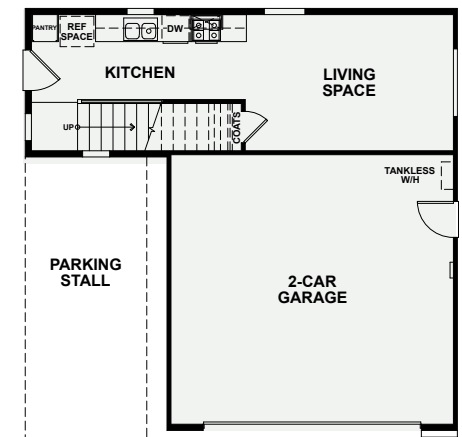
## RESIDENCE 5



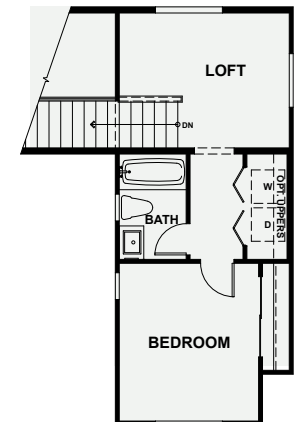
FIRST FLOOR



SECOND FLOOR



COTTAGE  
FIRST FLOOR



COTTAGE  
SECOND FLOOR

# FEATURES

## INCLUDED

### EXTERIOR FEATURES

- Charming Cottage and Sonoma Craftsman exterior elevation with a welcoming porch
- Decorative trim detailing and stone accents
- Designer-selected exterior color scheme for enhanced community appearance
- 8' Therma Tru Entry door with Kwikset® satin nickel hardware
- Decorative panel garage door with two openers and garage door battery back-up
- Eagle® ceramic tile roof
- Exterior wall mounted fixtures (per plan)

### DRAMATIC INTERIORS

- Open-concept living spaces
- Convenient linen cabinets (per plan)
- Hand laid 18" x 18" ceramic tile flooring at Entry, Kitchen, Living and Dining Rooms, Bathrooms and Laundry
- Designer-selected carpet in all other rooms including stairs
- Square three-panel 8'0" interior doors with Kwikset® bright chrome hardware
- 5 ½" flat baseboard

### DESIGNER KITCHENS

- Bertazzoni stainless appliances including 36" range with double oven and dishwasher
- Quartz countertops with 6" splash with full height at cooktop in 2 color choices
- Beech cabinets with shaker trim and several stain choices
- Delta® Trinsic single hand pull down stainless faucet
- Stainless steel AmeriSink® single basin
- Refrigerator area pre-plumbed for ice/water

### LUXURIOUS MASTER SUITES

- Master Suite with private bath and expansive walk-in closet
- Free standing soaking tub (per plan)
- Dual vanities with a rectangular vessel sinks, cultured marble counters and coordinating shower surrounds
- Polished chrome hardware and bath accessories
- Designer-selected overhead chrome lighting
- Spacious shower with glass and chrome enclosure
- Framed vanity mirrors

### QUALITY FEATURES

- Polished chrome plumbing fixtures and accessories
- Designer-selected polished chrome lighting in all Baths
- Ceiling lights in all Bedrooms
- Brushed nickel ceiling fan at Living Room
- Universal data outlet with Cat5E Internet in the Kitchen
- Dual Jack Data and RG6 cable wiring in Living Room and Bedrooms
- Interior fire sprinkler system

### SMART HOME FEATURES

- Smart thermostats
- Qolsos® Hub
- Video doorbell
- Smart garage door opener and smart interior entry light

### GREEN LIVING

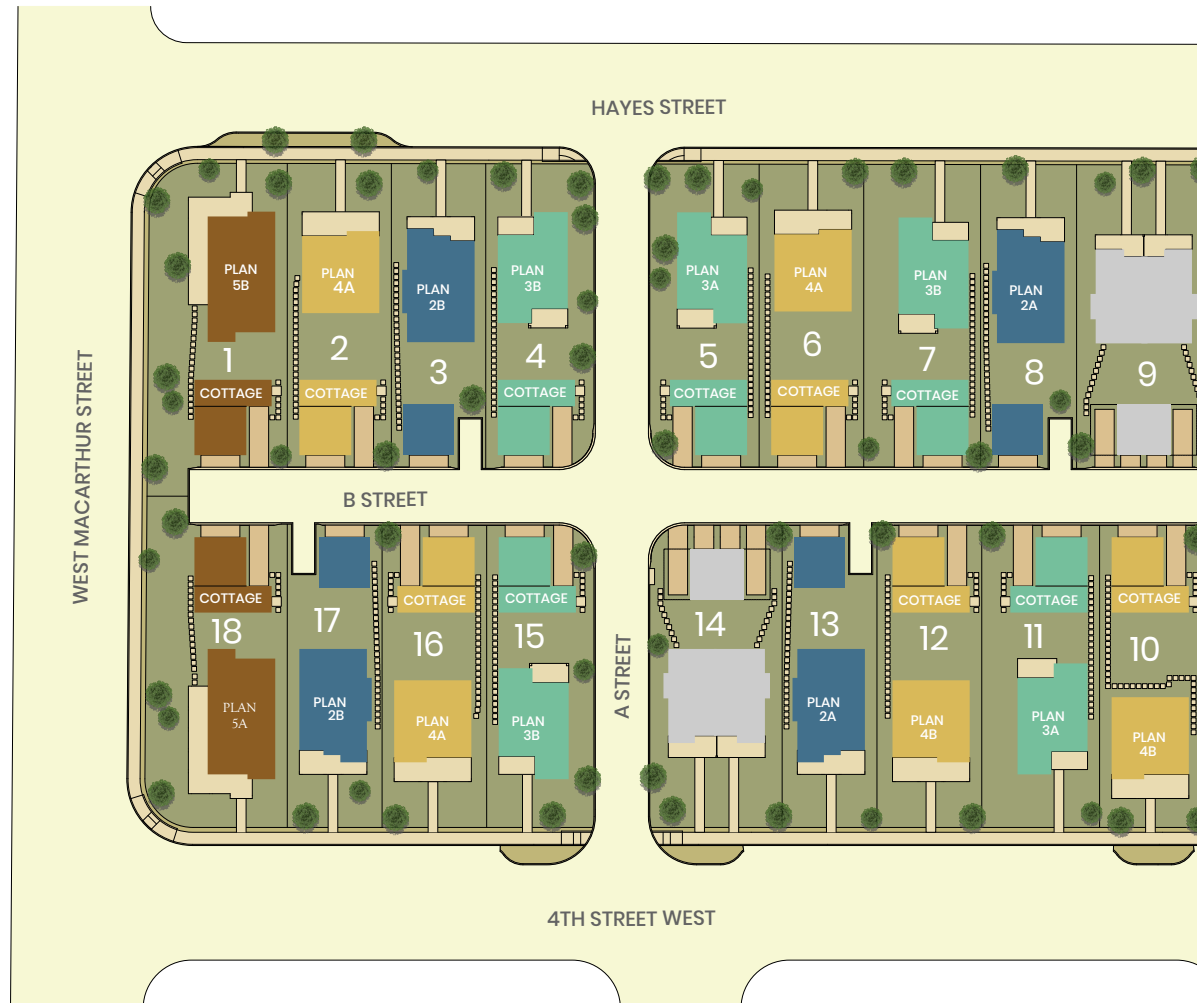
- Solar provided through Power Purchase Agreement with a variety of sizes. Choose to purchase or lease from Sunrun Solar.
- Pre-wire for electric car charger
- LED recessed lights
- Energy-efficient tankless water heater
- Low flow bathroom faucets
- Low-E windows, dual-glazed
- Dual-zone air conditioning in all two-story plans
- Water-based zero VOC paint

### AVAILABLE OPTIONS

- Bertazzoni and Thermador appliance packages
- Bertazzoni and Thermador refrigerator options
- Electrolux and LG washer and dryer options
- Quartz, granite, and natural stone counters
- Designer-appointed backsplash options
- Tile, natural stone and hardwood flooring
- Rich finish door style and hardware selections
- Built-in cabinetry
- Variety of plumbing fixtures in different finishes
- Two-tone interior paint options
- Closet organizers
- Framed mirror selections at all bathrooms
- Chandelier, pendant lights and ceiling fan options



# SITE MAP



- RESIDENCE 2
- RESIDENCE 3
- RESIDENCE 4
- RESIDENCE 5









*Building a Better Community®*

For over 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 a community is what we do, whether it is creating the ultimate environment for your dream lifestyle, building affordable housing for families and individuals at risk for homelessness with Yellow Roof Foundation, 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*.



814 Fourth Street • Sonoma • CA • 95476  
(707) 366-6899 • [MockingbirdLane@DeNovaHomes.com](mailto:MockingbirdLane@DeNovaHomes.com) • [DeNovaHomes.com](http://DeNovaHomes.com)

