





*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 better 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*.





AT ONE LAKE

One56, located in Fairfield, California, is in the Master Planned Community of One Lake. Focused on outdoor lakeside living One Lake residents can experience resort style amenities and a 21-acre lakeside park which is the anchor of the community. One Lake has something for everyone to enjoy including: the Lake Trail Park and open space, multi-use areas, the village lawn and amphitheater for social gatherings, The Glass House Café, "The Grove", a community garden perfect for farm to table freshness, and the future Lake Club, dog park and retail shops.

One Lake is unlike any master-planned community with a blend of natural elements, a socially driven community, and gigabit technology in every home. Imagine jogging, paddleboarding, or kayaking steps away from your lakefront home at One56 then grabbing a delicious treat and cup of coffee at The Glass House as you catch up with your friends and neighbors. To further the experience, the future Lake Club will feature a clubhouse, pool and children's splash area, a lounge and fitness center, an event room, firepit, barbecue area, and more. One Lake has something for everyone and their lifestyle.

One56 is conveniently located between San Francisco and Sacramento with easy access to I-80 and the Capitol Corridor Amtrak Station, with 56 spacious homes next to the lake and park featuring 3 single-family floor plans ranging from approximately 2,162 to 2,616 square feet of living space. These luxury homes will include 4 bedrooms, up to 3 ½ baths, a loft (per plan), and an optional wine room (per plan). One56 offers modern, open floor plans with flexible spaces that are ideal for families of any size! Whether you choose a office to make working from home easier or a wine room for the food and wine enthusiast, it is all available at One56.

**Lakeside Living, Make it Your Reality at One56**

## RESIDENCE 1

Approx. 2,162 sq. ft.  
4 Bedrooms | 3 Baths  
2-Car Garage

### OPTIONS

Office in Lieu of Bedroom 4

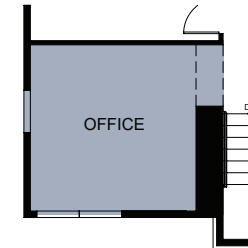




# RESIDENCE 1



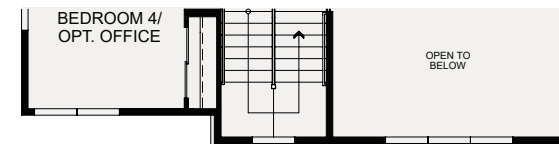
SECOND FLOOR



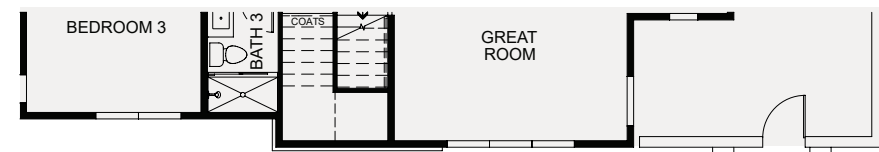
OPTIONAL OFFICE  
IN LIEU OF BEDROOM 4



FIRST FLOOR



ELEVATION B SECOND FLOOR



ELEVATION B FIRST FLOOR

## RESIDENCE 2

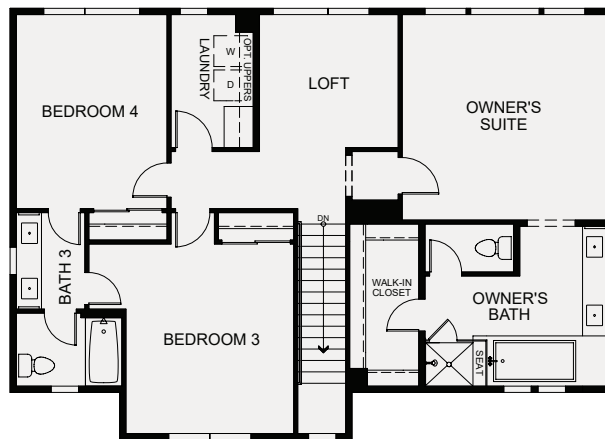
Approx. 2,515 sq. ft.  
4 Bedrooms | 3.5 Baths  
Loft | 2-Car Garage

OPTIONS  
Laundry in Lieu of Storage

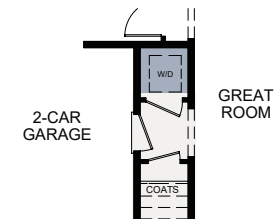




## RESIDENCE 2



SECOND FLOOR



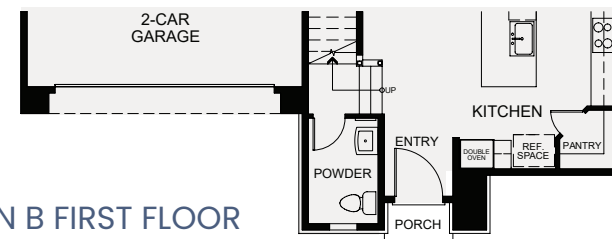
OPTIONAL LAUNDRY



FIRST FLOOR



ELEVATION B SECOND FLOOR



ELEVATION B FIRST FLOOR

## RESIDENCE 3

Approx. 2,616 sq. ft.  
4 Bedrooms | 3 Baths  
Loft | Wine Room  
2-Car Garage

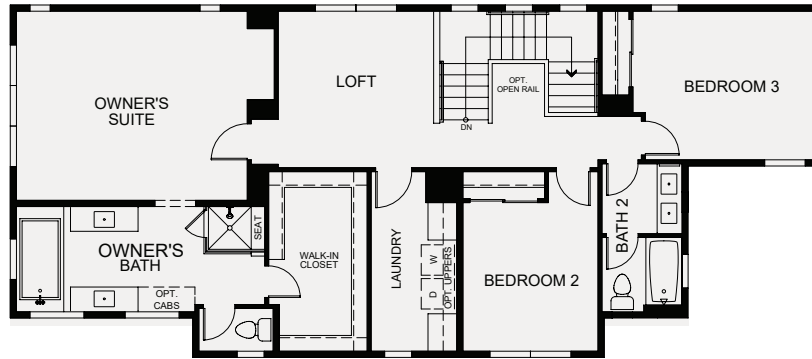
### OPTIONS

Office in Lieu of Bedroom 4  
Wine Room in Lieu of Closet

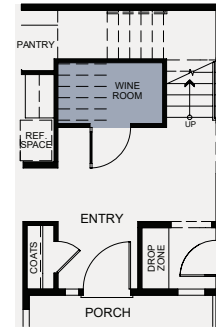




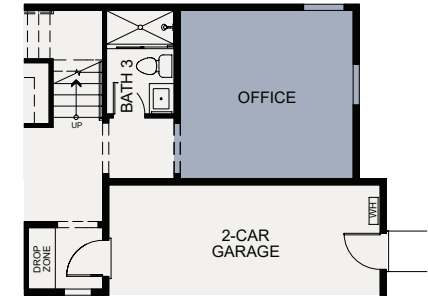
## RESIDENCE 3



SECOND FLOOR



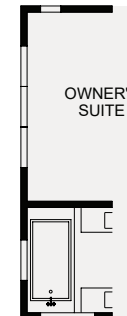
OPTIONAL WINE ROOM  
IN LIEU OF CLOSET



OPTIONAL OFFICE  
IN LIEU OF BEDROOM 3



FIRST FLOOR



ELEVATION B SECOND FLOOR



ELEVATION B FIRST FLOOR

# FEATURES

## INCLUDED

### EXTERIOR FEATURES

- Two charming exterior elevations with a welcoming entry
- Decorative trim detailing and stone accents (per plan)
- Designer-selected exterior color scheme for enhanced community appearance
- 8' Therma Tru Pulse Entry door with Kwikset® satin nickel hardware
- Decorative panel garage door with two remote controls and garage door battery back-up
- Concrete tile roof
- Exterior wall mounted fixture (per plan)

### DRAMATIC INTERIORS

- Open concept living spaces ideal for entertaining
- Birch/Beech cabinets with recessed panel and three stain choices
- Convenient linen cabinets (per plan)
- Hand laid large format ceramic tile flooring at Entry, Kitchen, Dining Room, Owners Bathroom, Junior Primary Bath and Powder Bath
- Hand laid ceramic tile flooring at Secondary Bathrooms and Laundry
- Designer-selected carpet in all other rooms including stairs
- Square two-panel 8'0" interior doors with Kwikset® bright chrome hardware
- 5 ½ " flat baseboard

### DESIGNER KITCHENS

- GE stainless steel appliances including: 36" cooktop and hood, built-in smart self-clean oven, microwave and dishwasher
- Granite countertops with 6" splash with full height at cooktop in three color choices
- Delta® Foundations single hand pull out stainless faucet
- Stainless steel AmeriSink® single basin
- Refrigerator area pre-plumbed for ice/water

### LUXURIOUS OWNER SUITES

- Owner Suite with private bath and expansive walk-in closet
- Dual vanities with E-Stone counter tops, 4" splash and undermount rectangular sinks
- Polished chrome hardware and bath accessories
- Designer-selected overhead chrome lighting
- Spacious Estone shower with glass and chrome enclosure and a soaking tub (per plan)
- Square cut frameless vanity mirrors
- Polished edge, frameless medicine cabinet

### QUALITY FEATURES

- Polished chrome plumbing fixtures and accessories
- Designer-selected polished chrome lighting in all Baths
- Polished edge, frameless medicine cabinet in all baths
- Chrome ceiling lights in all bedrooms
- Dual Jack Data and RG6 cable wiring in Living Room and Bedrooms
- One phone outlet in kitchen with USB charging outlets in Kitchen and Owner's Bedroom
- Interior fire sprinkler system
- Smoke detectors with carbon monoxide alarm

### SMART HOME FEATURES

- Smart Home Touch Panel with a Unified Mobile App
- Video doorbell
- Smart thermostats
- Linear Z-wave Smart Garage Module
- Flat Screen pre-wire at Great Room and Owner's Bedroom

### GREEN LIVING

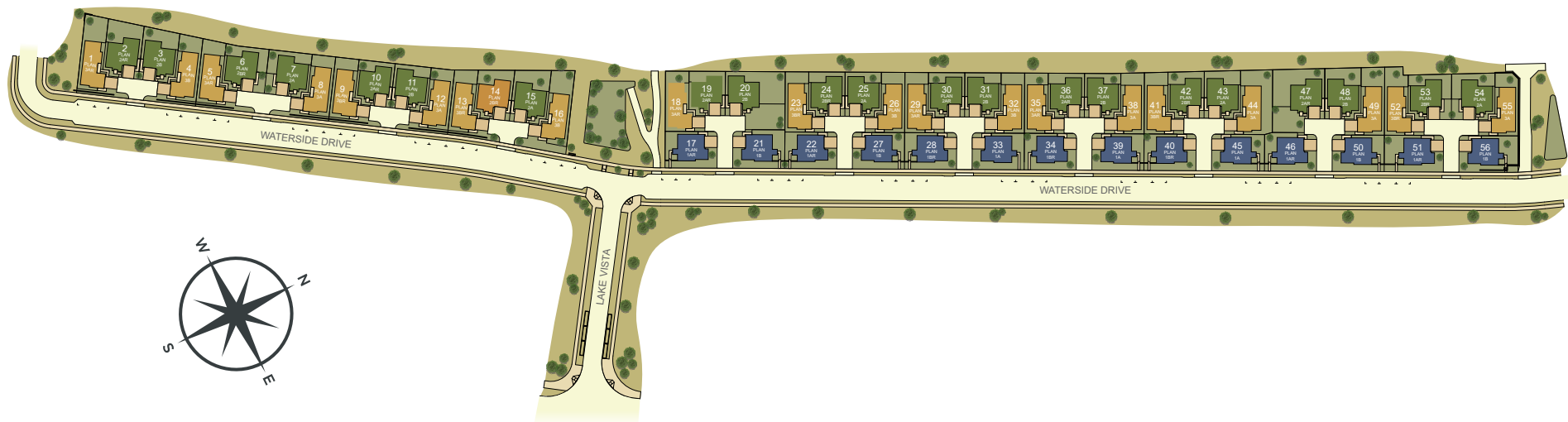
- Future car charger installation possible due to the provided conduit sleeve located in the designated garage area.
- Solar provided through Power Purchase Agreement. Choose to purchase or lease from SunRun Solar.
- LED recessed lights
- Energy-efficient tankless water heater
- Low flow bathroom faucets
- Low-E windows, dual-glazed
- Dual-zone air conditioning and heating
- Low VOC flat paint

### AVAILABLE OPTIONS & UPGRADES

- Upgrade GE appliance packages
- GE refrigerator options
- GE washer and dryer options
- Quartz, granite, and natural stone counters with decorative edge choices
- 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 Sherwin Williams interior paint options
- Closet organizers
- Framed mirror selections at all bathrooms
- Pendant lights, vanity lights and ceiling fan options
- Complete home security



# ONE56 SITE MAP



One56  
AT ONE LAKE

-  Residence 1
-  Residence 2
-  Residence 3



# One56

AT ONE LAKE

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