











Come home and relax at Makenna located in picturesque Petaluma. Makenna is the best of both worlds: small-town charm and located just north of San Francisco. DeNova's great attention to detail and distinctive features along with the great North Bay location makes these homes a great fit for any lifestyle.

Makenna is a small community with 36 homes comprised of duets and single-family residences ranging from 1,395 to 2,380 square feet. Featuring two to four bedrooms, a loft (per plan), a den (per plan), and up to three and a half bathrooms. Our Residence 2 single-family home has a 317 sq. ft. apartment/ADU above the garage. Perfect for an adult child, extended family, or separate office space.

Makenna is located in historic Petaluma close to the northern coast and Highway 101, surrounded by wine and farmland and the Petaluma River. An idyllic location with weather to match where one can hike or bike the Helen Putnam Regional Park, explore the family-friendly paved paths alongside the Petaluma River, or take a stroll through picturesque downtown. Explore the many antique shops and galleries, go wine, beer, or cheese tasting, or enjoy a meal at one of the many cafés, pubs, or restaurants. Experience how small-town charm and amenities come together in Petaluma and plan the next chapter of your life here today!

**Small town charm with big lifestyle rewards!**

## RESIDENCE 1

### DUET

Approx. 1,395 sq. ft.

3 Bedrooms

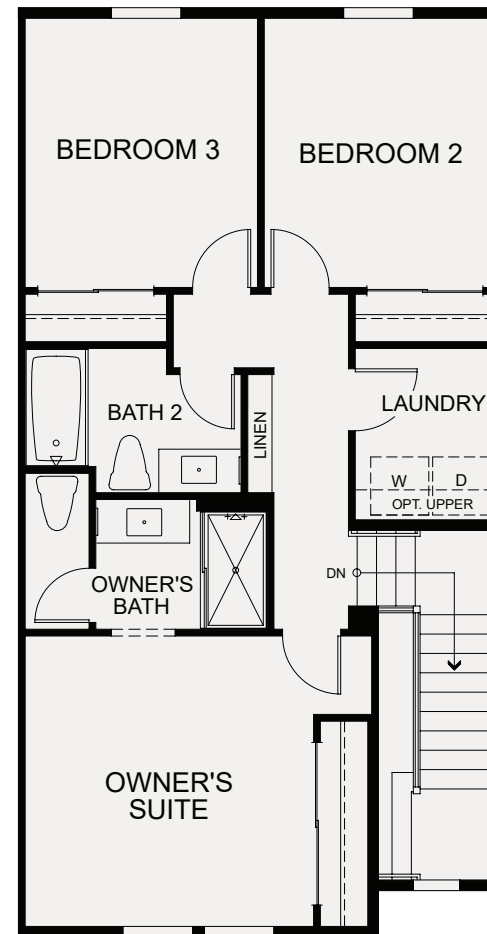
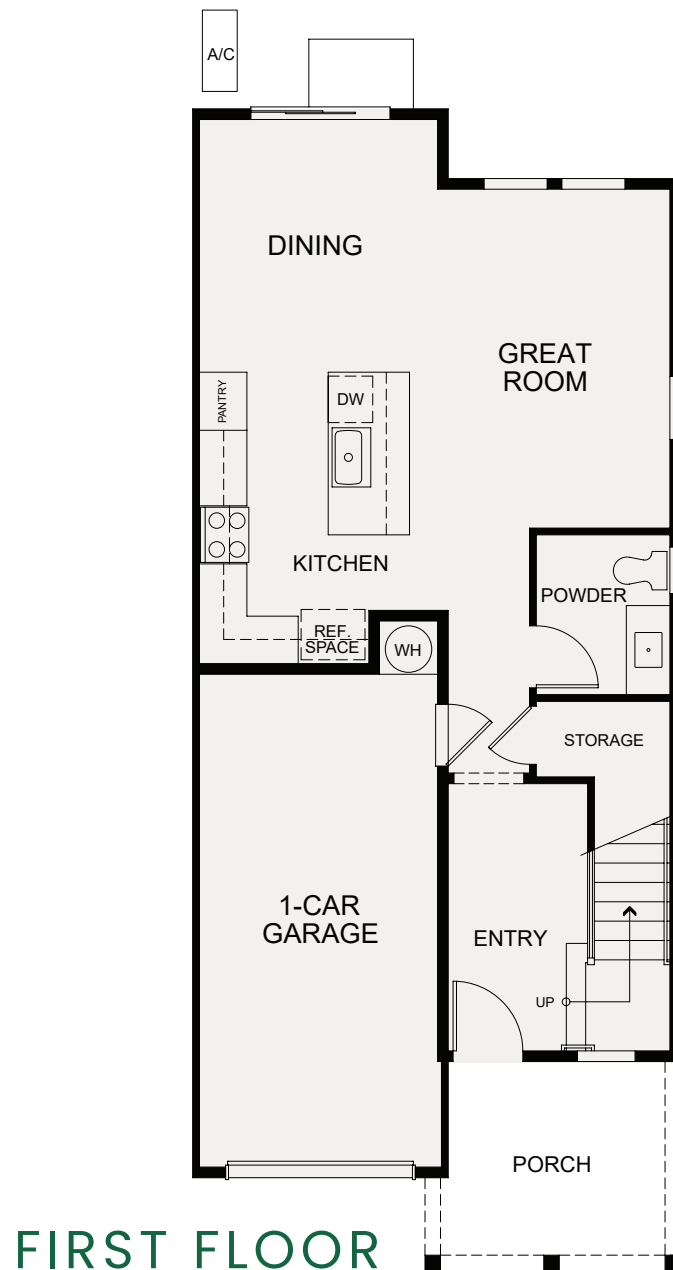
2.5 Baths

1-Car Garage





# RESIDENCE 1





## RESIDENCE 2

Approx. 2,077 sq. ft.

3 Bedrooms

3.5 Baths

2-Car Garage

## J R . A D U

Approx. 317 sq. ft.

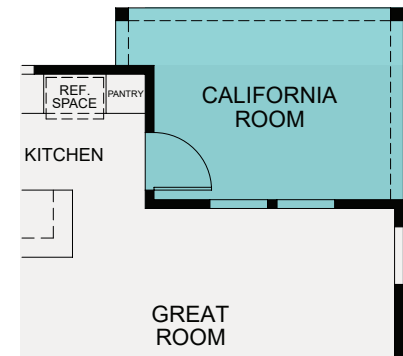
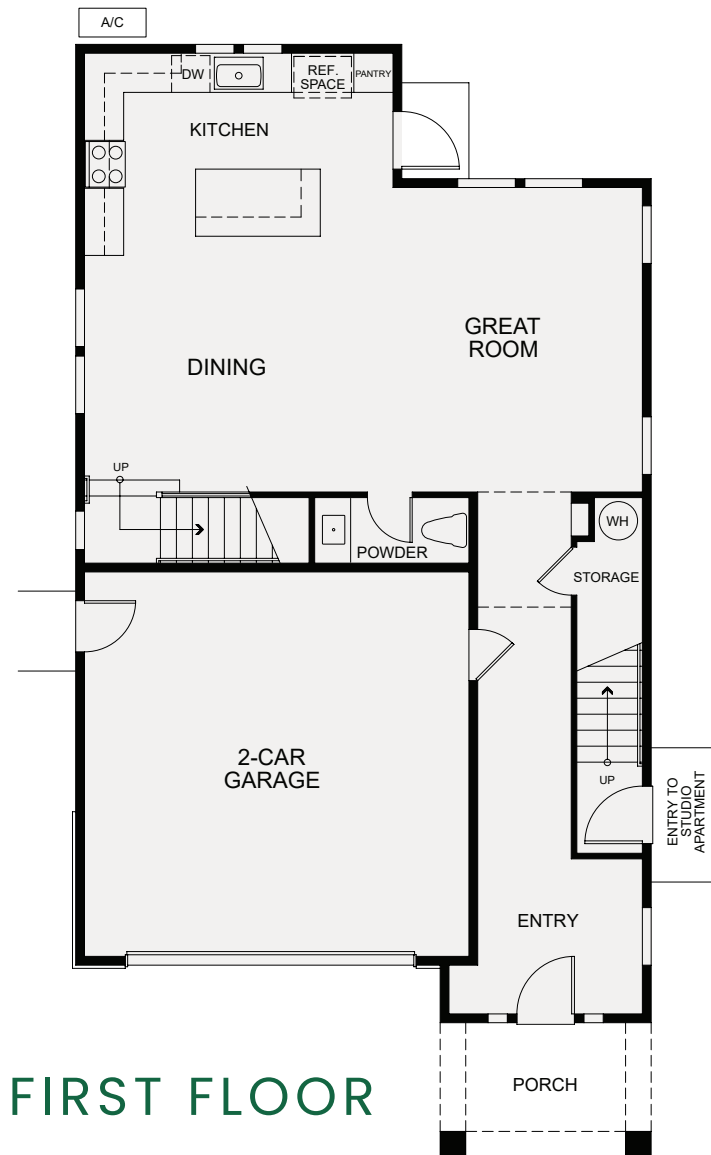
1 Bedroom

1 Bath





## RESIDENCE 2



OPTIONAL  
CALIFORNIA  
ROOM

**OPTIONS**



## RESIDENCE 3

Approx. 2,121 sq. ft.

4 Bedrooms

3 Baths

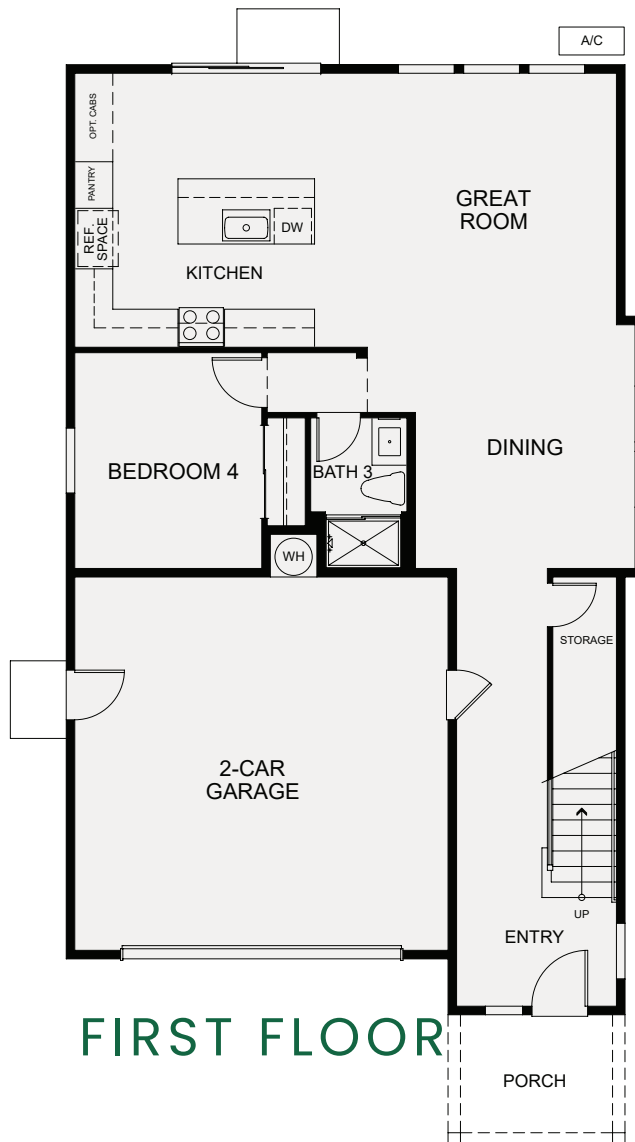
2-Car Garage

### OPTIONS

Great Room



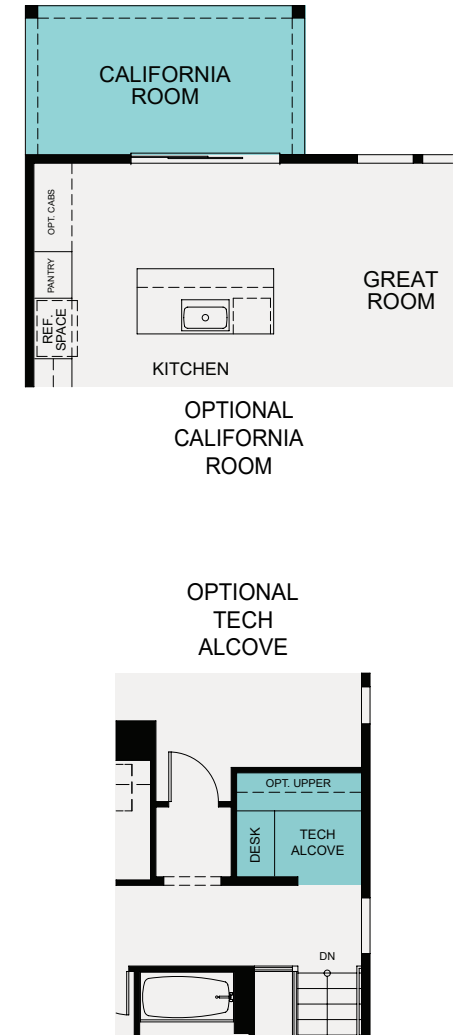
# RESIDENCE 3



FIRST FLOOR



SECOND FLOOR



OPTIONS



## RESIDENCE 4

Approx. 2,380 sq. ft.

3 Bedrooms | Den

Loft | 3 Baths

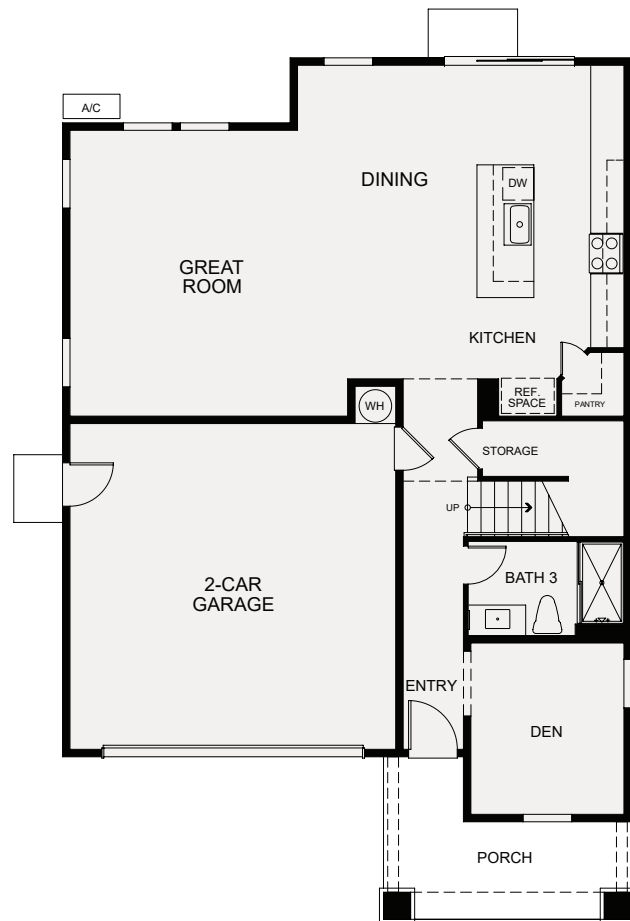
2-Car Garage

### OPTIONS

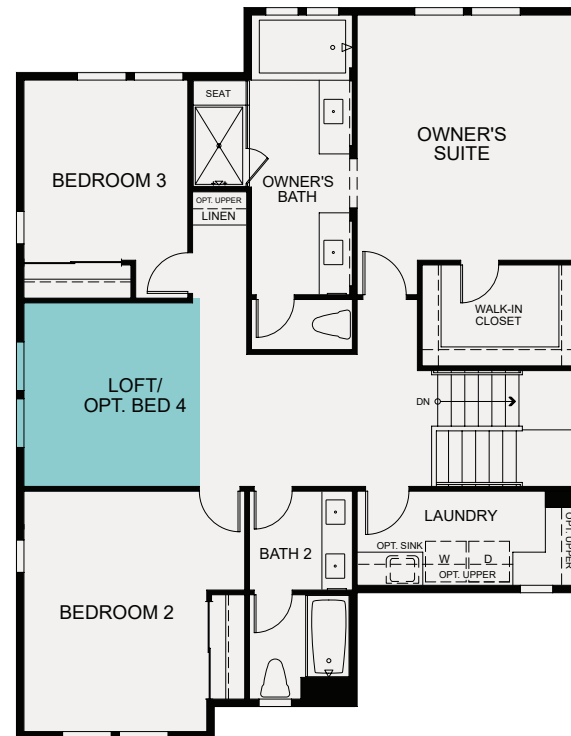
Bedroom 4 in Lieu of Den



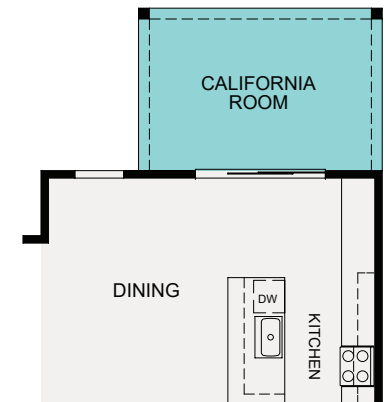
# RESIDENCE 4



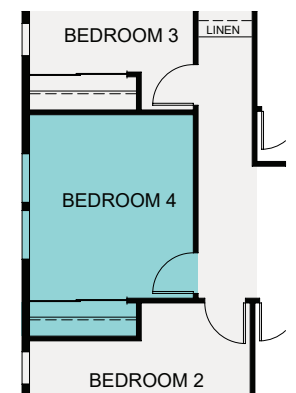
FIRST FLOOR



SECOND FLOOR



OPTIONAL CALIFORNIA ROOM



OPTIONAL BEDROOM 4 ILO LOFT

OPTIONS



# FEATURES

## INCLUDED

### EXTERIOR FEATURES

- Four 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 Entry door with Kwikset® satin nickel hardware
- 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 17" x 17" ceramic tile flooring at Entry, Apt. Entry, Kitchen, Apt. Kitchen, Dining Room, Greta Room, Den, Owners and Powder Bathrooms and Bath 3
- Hand laid 13" x 13" ceramic tile flooring at Bathroom 2 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

- LG stainless steel appliances including: 5 burner smart wi-fi enabled 30" self-cleaning gas range with a microhood and dishwasher
- Granite countertops with 6" splash with full height at cooktop in two color choices

### DESIGNER KITCHENS CONT.

- 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 (per plan)
- 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 full Baths
- Polished edge, frameless medicine cabinet in all baths
- Chrome ceiling lights in bedrooms (per plan)
- Dual Jack Data and RG6 cable wiring in Great 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 front door lock with a Unified Mobile App
- Video doorbell
- Smart thermostats
- Linear Z-wave Smart Garage Module

### SMART HOME FEATURES CONT.

- Flat Screen pre-wire at great room, Owner's Bedroom and Apartment Studio

### 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 with a variety of sizes. Choose to purchase or lease from SunPower.
- LED recessed lights
- Energy-efficient tankless water heater
- Low flow bathroom faucets
- Low-E windows, dual-glazed
- Dual-zone air conditioning and heating in all two-story plans
- Low VOC flat paint

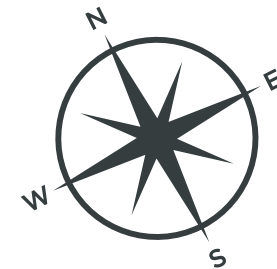
### AVAILABLE OPTIONS

- Upgrade LG appliance packages
- LG refrigerator options
- LG 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

# SITE MAP

## MAKENNA

PETALUMA CALIFORNIA









*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*.





# MAKENNA

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