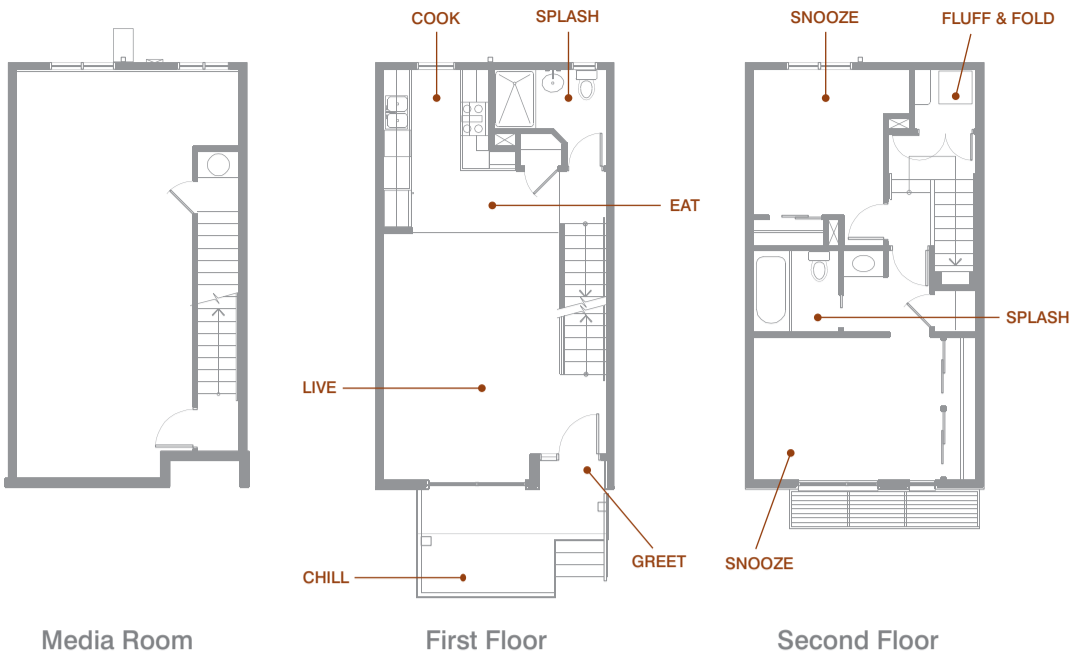


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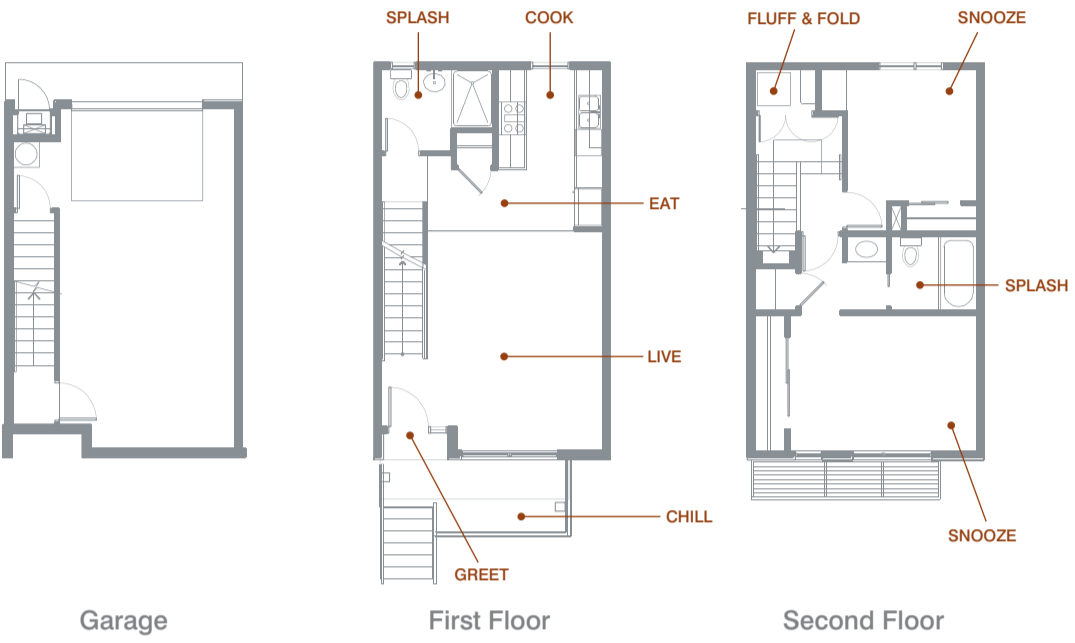




A 1,707 Square Feet • 2 Bedrooms • 2 Baths • Media Room



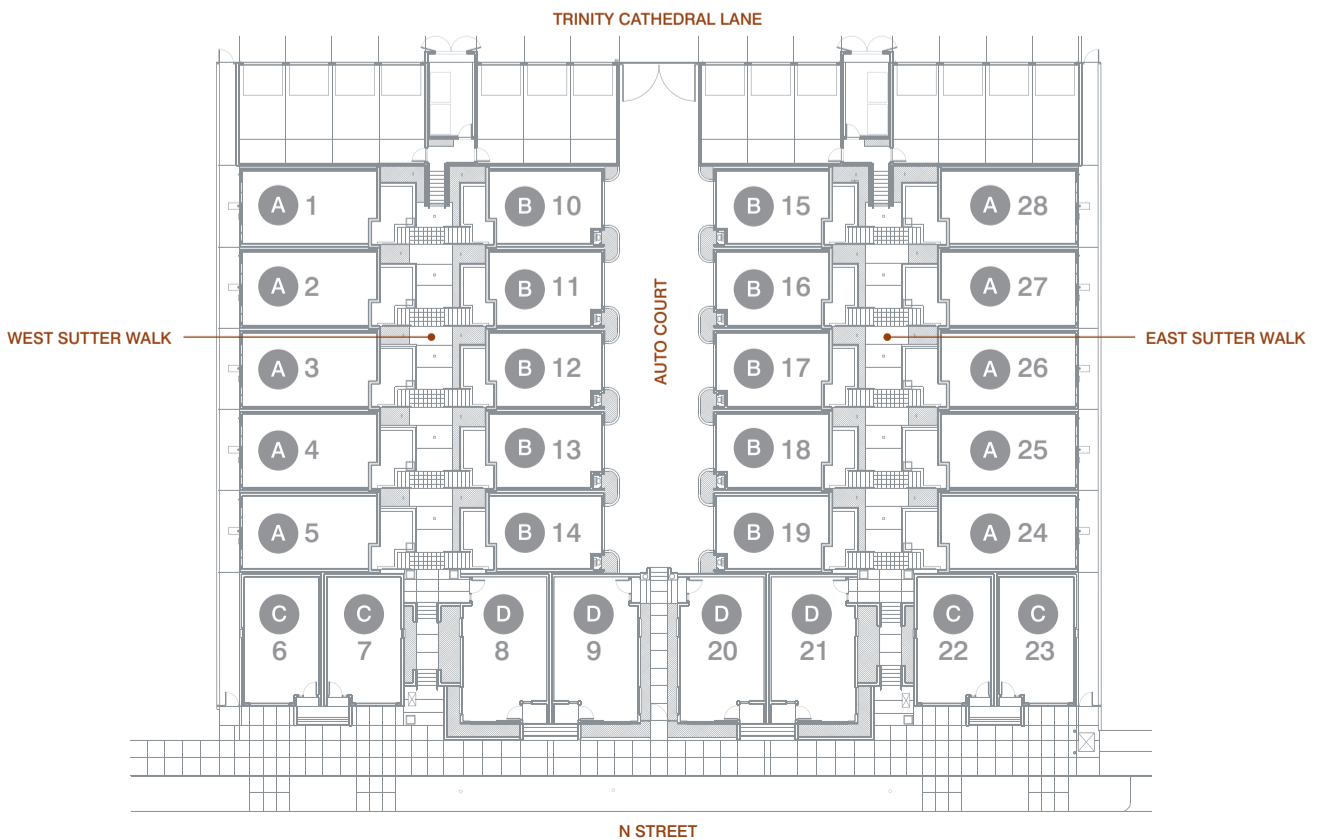
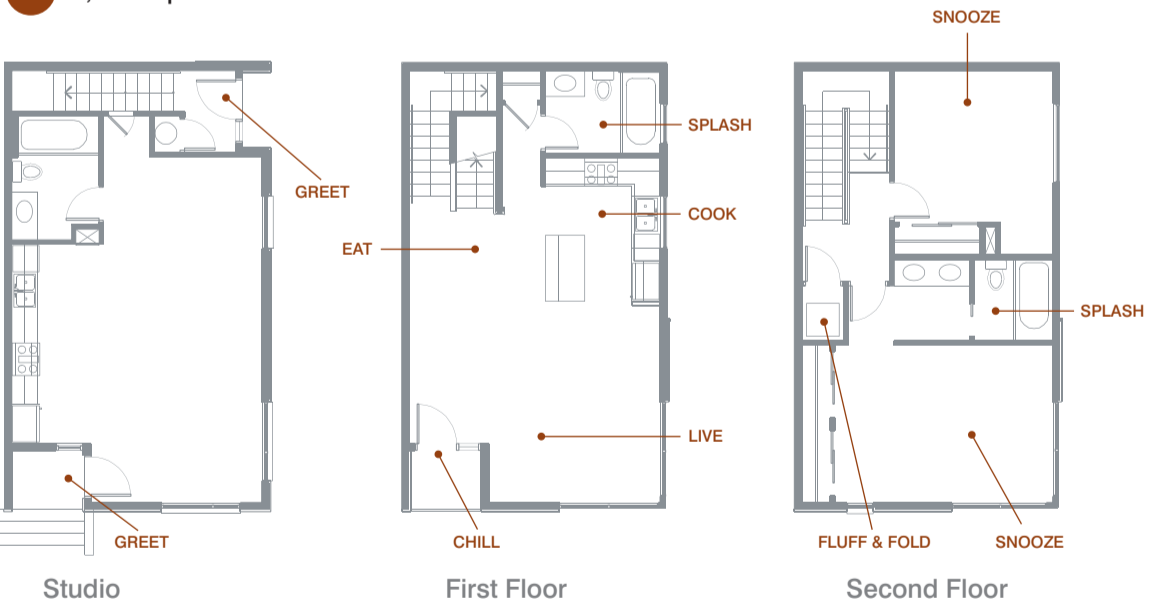
B 1,119 Square Feet • 2 Bedrooms • 2 Baths • 1 Car Garage



C 1,163 Square Feet • 2 Bedrooms • 2 Baths • 1 Car Garage



D 1,986 Square Feet • 2 Bedrooms • 2 Baths • Plus Studio



Its All Good in the Neighborhood

So you want to live in the grid. Oh, are your friends going to be envious. LoftWorks has a reputation for bringing an element of cool to all that they do and Sutter Brownstones is just another example of that. Located in Midtown's Winn Park neighborhood, you are close enough to the freeway for those times when you must leave the grid, but you won't want to. You'd much rather sip a latte at a local coffeehouse, splurge at nearby boutiques and galleries; dine, drink, and dance at the hottest restaurants and nightspots then walk home. Couple the great location with LoftWorks' distinctive design and what's not to love?

More Than a Pretty Face

Brick façade with metal and stucco accents
Industrial steel stair railing and metal canopies
Insulated sectional garage door with automatic opener plus two remotes
Milgard aluminum windows featuring low-E glass

Chill

Tranquil pedestrian walkway with soothing water features and lush Zen-like landscaping
Front balcony or patio

Greet

Signo stainless steel house numbers designed by Blomus
spOre de-light illuminated doorbell button designed by Gordon and Pierson
Contemporary flat panel solid wood entry door
Satin chrome entry hardware

Cook

European cabinets with stainless steel or custom teak doors and sleek metal pulls with self-closing drawers
Open shelving and select frosted glass front cabinets with aluminum trim and interior puck lighting
Undercabinet task lighting
Honed black granite slab countertops with 6" backsplash and waterfall to finished floor
Heath tile full backsplash behind range and hood
Bertazzoni Professional Series stainless steel hood
Bertazzoni Professional Series stainless steel 30" gas range
Bosch stainless steel refrigerator
Bosch dishwasher in stainless steel or with custom teak facing
Blanco stainless steel single bowl kitchen sink
1/3 HP garbage disposal with deck mounted switch
Banner chrome wall faucet with Grohe soap dispenser
16x16" Brazil black slate flooring, staggered and sealed, in plan A & D kitchen
Oak hardwood flooring in plan B & C kitchen

Eat

George Nelson Bubble Lamp
Oak hardwood flooring

Rock & Roll, Baby

iPod docking station by iPort
iPod by Apple

Live

Oak hardwood flooring
Pre-wire for overhead lighting/ceiling fan

Splash

Stillness by Kohler shower and bath trim set in polished chrome
Purist and Stillness by Kohler bath accessories in polished chrome
Aquia toilet by Toto
16x16" Brazil black slate flooring, base and tub/shower surround, staggered and sealed
Semplice round above counter sink by Porcher in master bath with Grohe wall faucet in polished chrome
Full height mirror in master bath
Custom teak cabinets with honed black granite slab countertop in master bath
Kohler 6 foot acrylic bath tub in master bath
Architec wall sink by Duravit in guest bath with Danze Parma single handle faucet in polished chrome
Robern medicine cabinet in guest bath
Swanstone shower floor in guest bath

Snooze

Upgraded carpet
Mirrored wardrobe bi-pass doors
Pre-wired for overhead lighting/ceiling fan

Fluff and Fold

16x16" Brazil black slate flooring, staggered and sealed
Woven wire shelving for convenience

Wait, There's More

Flat panel interior doors
Satin chrome interior levers throughout
Smooth finish walls
Custom interior paint including accent wall
1" white Hunter Douglas window coverings
Industrial steel interior stair railing system
Recessed lighting in select areas
Skylight at top of stairs
10' ceiling height in living and dining areas, 9' in kitchens and bedrooms
Gas water heater
High-efficiency central heating and air system by Carrier
Pre-wired for cable and telephone in master, guest and living rooms
Pre-wired for security
Media room (plan A) with upgraded carpet
Finished garages
Low homeowner association fees

All interior finishes thoughtfully selected by interior designer, Curtis Popp of blankblank's space. blankblank is a Sacramento-based design firm specializing in custom interiors and furnishings. Their work has been featured in The New York Times, Elle, Dwell and Interior Design. For proof that we got the one of the best local talents around, check out their website at www.blankblank.net



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