



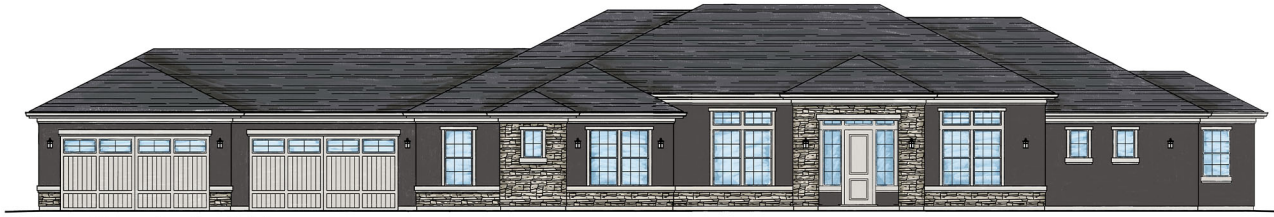
# CABRAL RANCH



Roseville, CA.

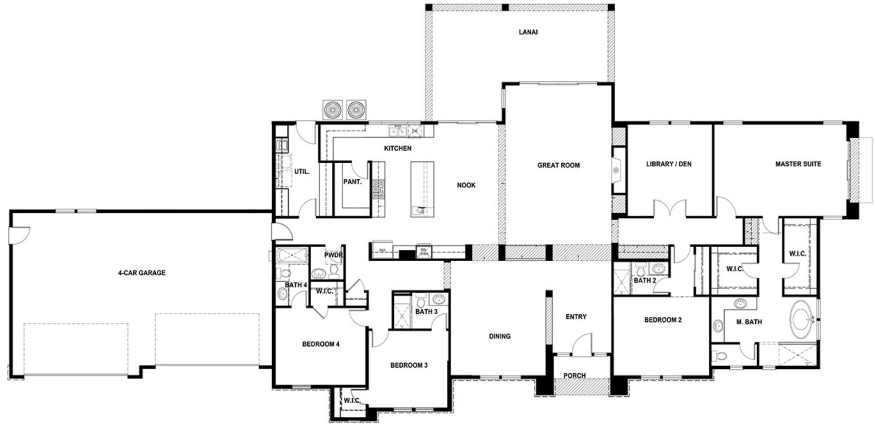


# 3550



Elevation A - Lot 11

**4 bedroom, 4 ½ bath**  
**Formal dining,**  
**Den/office**  
**Great room concept**  
**4 car garage**

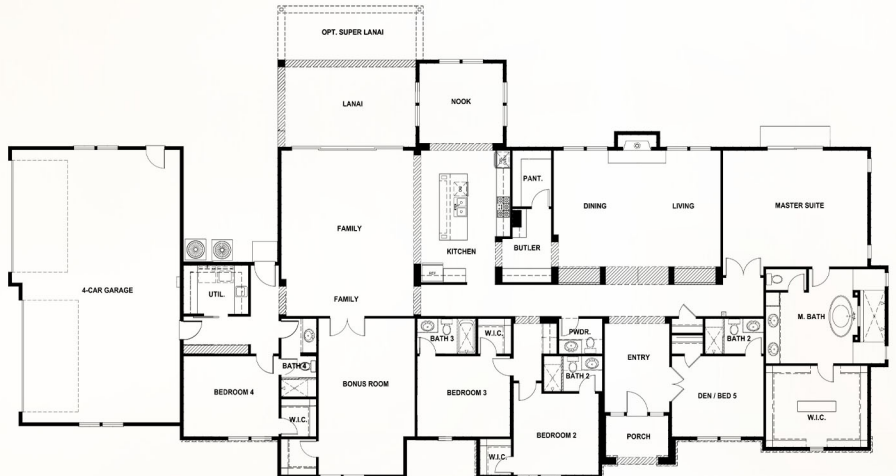


# 3981



Elevation B - Lot 2

**4 bedroom, 5 ½ bath**  
**Den/5th bedroom**  
**Living/dining combo,**  
**Family room**  
**4 car garage**  
**Optional Bonus Room**  
**lot 2,5 and 9**



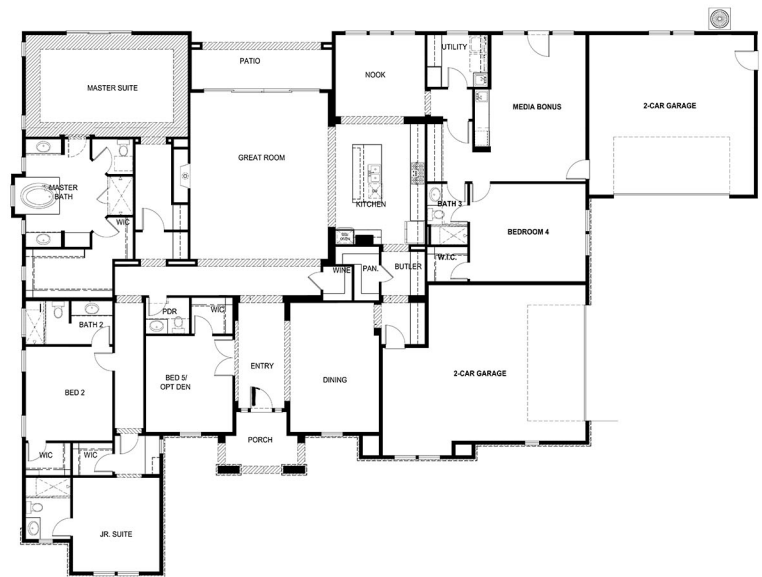


# 3998



Elevation C - Lot 3

**4 bedroom, 4 ½ bath**  
**Den/5th bedroom,**  
**Formal dining**  
**Media room, Great room**  
**concept**  
**4 car garage**



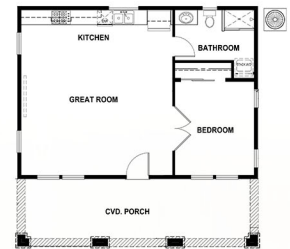
## Optional ADU

*Not available on lots 5, 6 & 7*

**1 bedroom, 1 bath**



Paint/Elevation to match each home.



Welcome to Cabral Ranch, a charming 12-home gated community nestled in the beautiful city of Roseville, just off Cook Riolo Road. Situated on expansive 1-acre lots, Cabral Ranch offers a unique opportunity to experience spacious and serene living in a picturesque setting.



# FEATURES AND AMENITIES

## Architecturally Enhanced Exteriors

Multiple elevations with designer selected color palettes  
Tile roofing  
Front yard landscaping with weather sensing irrigation system  
Designer selected coach lighting  
Illuminated address  
Solar- per plan

## Kitchen

Painted White Shaker style cabinetry  
Large Island  
Stainless steel electric GE Profile appliance package, includes double oven  
Large stainless-steel sink with pull down faucet  
Solid surface quartz counter tops with 6" splash  
Pendant prewire  
Laminated flooring

## Interior Features

Imperfect smooth walls  
Laminate flooring in entry, kitchen, nook, great room, Laundry and most hallways  
10' ceilings or higher- per plan  
8' doors with 3" casing  
5 1/2" baseboards throughout  
Ceiling fan in family room and primary bedroom  
Fan prewire for all secondary bedrooms  
LED lighting  
Light fixtures in all bedrooms  
Electric hybrid 80 gal water heater  
Fire sprinklers per plan  
Fireplace in family room or great room- per plan  
Black door hardware

## Luxurious Primary Bathroom

Dual vanity sinks with quartz counters  
Walk in shower with 12x24 designer wall tile  
12x24 designer tile flooring  
Black plumbing  
Large freestanding tub

## Stylish and Efficient Secondary Baths

12x24 tile floors  
4x16 designer tile tub/shower walls- per plan  
Black plumbing fixtures

## Laundry room

Laundry cabinets -per plan  
Laundry sink with pull down faucet

## Technology

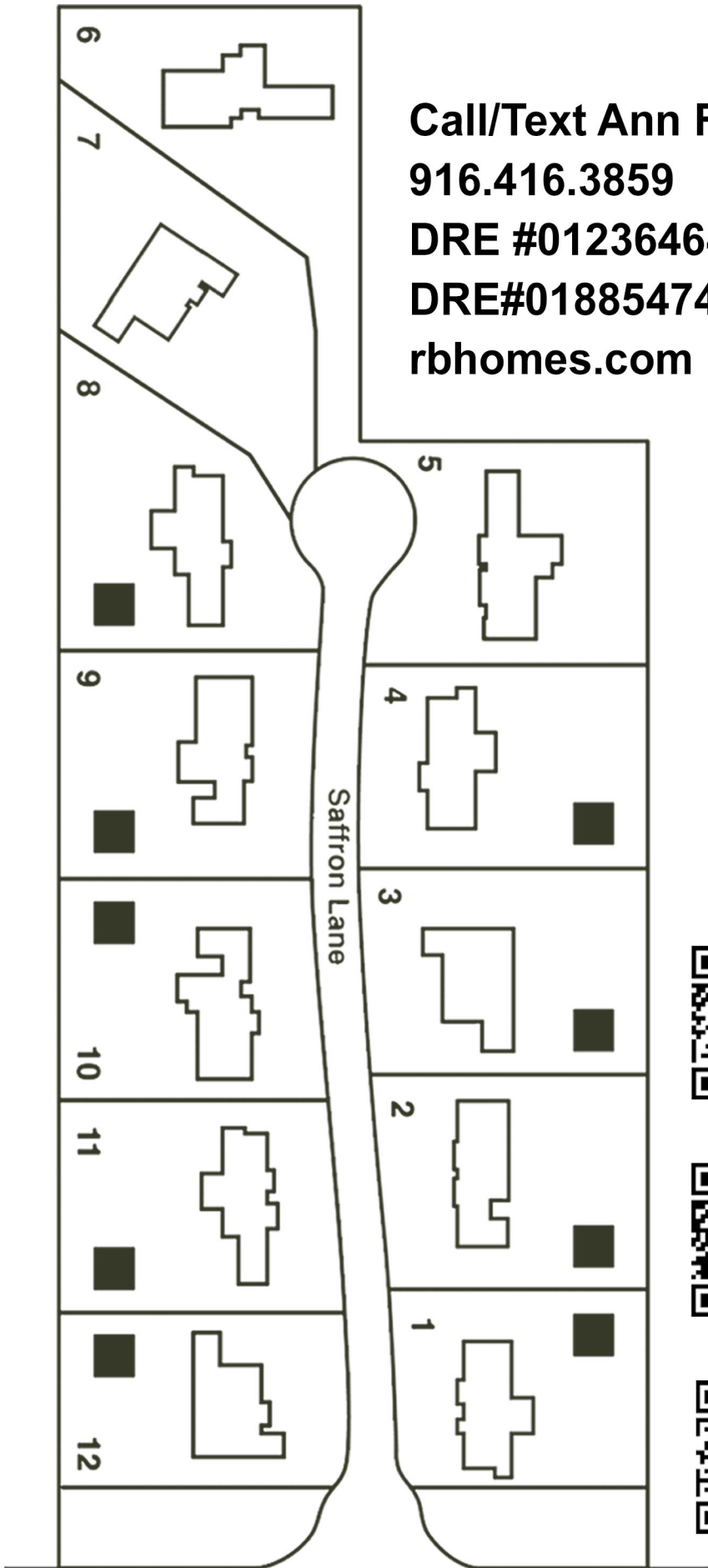
Keyless entry  
Video doorbell  
Basic resideo wireless security package  
Central vac spot clean system- per plan  
Home theater 7.1 prewire – per plan  
Flat screen future pipe at family room- per plan  
Cat -6 and RG-6 cable to family/great room, primary and all secondary bedroom  
1 Wireless access point  
And so much more.....

RB Homes reserves the right to change or modify pricing, floor plans, elevations, specifications, features, product, options, dimensions, and materials without notice or obligation. Square footage varies by elevation. Renderings are an artist's conception.





**Call/Text Ann Fraire**  
**916.416.3859**  
**DRE #01236464**  
**DRE#01885474**  
**rbhomes.com**



3550



3981



3998



Cook Riolo Road