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WE'RE HERE TO ANSWER ANY QUESTIONS YOU HAVE. CONTACT US TODAY ABOUT YOUR NEW HOME AT BERRIMAN RANCH.

Located in Grass Valley, CA 95949, Berriman Ranch is a single-family new home community offering 30 homesites with homes ranging in size from 1,579 to 2,491 square feet.

Contact our Sales Office in Grass Valley to learn more about Berriman Ranch.

Developed by HBT of Berriman Ranch LLC

Display Home

103 Berriman Loop
Grass Valley, CA 95949

Hours: Mon-Sat 10am-5pm | Sun 10am-4pm | Tues-
Wed Closed

[Get Directions](#)

Lead Sales Consultant

Christopher Rockey

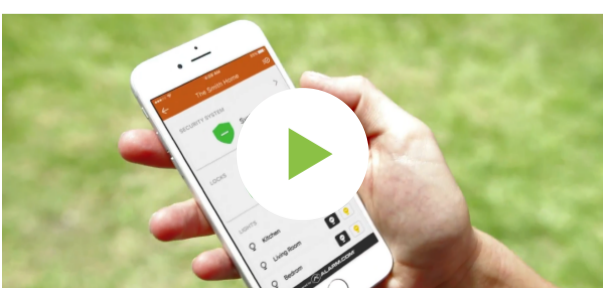
DRE #01499442

(916) 262-8800, Ext. 5

cmrockey@hbtsac.com

[Request Info](#)

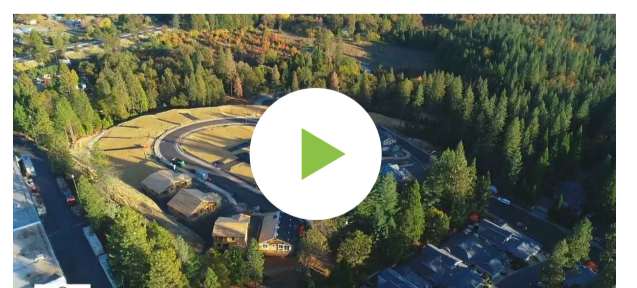
Christopher Michael Rockey
CA DRE Broker #01499442



Smart Home Overview



Smart Security



Berriman Ranch Aerial Video



Floor Plans



Plan One

Base Price: \$532,550 (Elevation A)

sq. ft.: 1,579

 3 Bed

 2 Bath

 1 Level

 2 Car Garage

[Learn More](#)



Plan Two

Base Price: \$538,704 (Elevation B)

sq. ft.: 1,737

 3 Bed

 2 Bath

 1 Level

 2 Car Garage

[Learn More](#)





Plan Three

Base Price: \$583,642 (Elevation A)

sq. ft.: 2,008



3 Bed



2.5 Bath



2 Levels



2 Car Garage

[Learn More](#)



Plan Four - Sold Out

Base Price: \$597,514 (Elevation A)

sq. ft.: 2,491



4 Bed



3.5 Bath



2 Levels



2 Car Garage

[Learn More](#)

The site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property as shown. It is for general informational purposes only and details shown may vary significantly depending upon actual field conditions and other factors.

Features Click to Collapse



Design

- Exceptionally designed homes
- Full-time experienced on-site construction supervision
- Independent third-party quality assurance inspections
- Wildland-Urban Interface Zone fire resistant building

Well Appointed Master and Secondary Baths

- 42" frameless mirrors in baths
- Beveled frameless medicine cabinets in all baths
- Elongated white commodes with wood seats*

Gourmet Kitchens

- Choice of granite or quartz kitchen countertops with 6" backsplash*
- Built-in Whirlpool Energy Star dishwasher, black*
- Whirlpool gas range and microwave hood, black*
- Double compartment stainless steel sink*
- Garbage disposal
- Moen Method chrome kitchen single-lever faucet with pull-out spray*
- Sutter style faceframe beech cabinets with concealed hinges*

Interior Features

- 2-1/4" colonial casings
- 3- 1/4" baseboards throughout*
- Painted stools and aprons at windows
- Choice of 17" x 17" tile or luxury vinyl plank flooring in entry, kitchen, baths, and laundry room per plan*
- Carrera two-panel interior doors with three chrome hinges
- Copper Creek chrome finish door knobs throughout*
- Copper Creek chrome finish thumb latch with dead bolt on entry door*
- Dramatic 9' ceilings, all floors
- Kelly-Moore flat latex interior paint*
- Knockdown textured walls and ceilings throughout
- Quality painted wood shelving in closets and pantry
- Residential fire sprinklers throughout
- Rounded wall corners
- Shaw decorative carpeting with 6 lb. 3/8" foam pad*
- Dedicated interior laundry room*
- Smart & Secure Home Automation & Security package*

Energy Efficiency

- Energy efficient 16-seer Carrier central heat and air conditioning with digital, Honeywell programmable WiFi Smart thermostat
- Milgard dual pane, high performance Low E white vinyl windows
- R-21 exterior wall insulation
- R-49 ceiling insulation
- Rinnai tankless natural gas water heater
- Radiant barrier roof sheathing
- Energy efficient LED recessed lighting throughout*

Electrical

- seat
- LED can lights at all baths with fixture upgrade*
- Moen Genta chrome bathroom faucets and coordinating accessories*
- Polished chrome shower doors with clear glass in master shower*
- Sterling low maintenance acrylic fiberglass tub/shower with simulated tile pattern in hall bath*
- Designer undermount rectangular bath sinks*
- Piedrafina solid surface vanity countertops with 4" splash and undermount white china sink
- Decora white, rocker style switches throughout
- Ceiling fan with LED lighting in great room and master bedroom*
- Overhead lighting in secondary bedrooms*
- Pre-wired for electric vehicle charging capability*
- Exterior weatherproof outlets per plan*
- Hardwired window and door security contacts
- Smoke and carbon monoxide detectors with battery backup
- Lighted address sign
- Recessed lighting and coach light at front porch per plan
- TV and data ready in great room and master bedroom*

Exterior Features

- 4" thick broom finish concrete for walkways, driveway, door and slider stoops
- 5" gutters and downspouts with leaf guard system
- 6' good neighbor wood fence at backyard with gate
- Energy efficient 2" x 6" full exterior framing with one coat lace finish stucco and 1" foam insulation, per plan
- Decorative steel-panel, overhead roll up garage door and WiFi Smart opener with battery backup*
- Fiberglass 3-panel exterior door and sidelights per plan*
- Kelly-Moore Acry Shield paint for exterior finishes
- Two conveniently located hose bibs
- Water conscience front landscape with drip irrigation and WiFi smart controller

Structural

- 2" x 4" studs on all interior framed walls
- Below-slab termite pre-treatment
- Fire-rated drywall and tape at garage walls and ceiling*
- IKO Cambridge composition shingles with limited lifetime warranty
- Steel reinforced foundation using 2,500 PSI concrete

Warranty

- One year all inclusive warranty with ten year PWC structural warranty

**Optional Upgrades Available*

Quick Move-Ins



Lot 14

Floor plan: Plan One

Available Now

Price: \$594,571

sq. ft.: 1,579



3 Bed



2 Bath



1 Level



2 Car Garage



Lot 13

Floor plan: Plan One

Available Now

Price: \$597,540

sq. ft.: 1,579



3 Bed



2 Bath



1 Level



2 Car Garage



Lot 16

Floor plan: Plan Two

Available Now

Price: \$613,264

sq. ft.: 1,737



3 Bed



2 Bath



1 Level



2 Car Garage



Lot 20

Floor plan: Plan Two

Available Now

Price: \$622,103

sq. ft.: 1,737



3 Bed



2 Bath



1 Level



2 Car Garage



Preferred Lender

For mortgage financing information, please contact our preferred lender:





Heidi Seavers
Movement Mortgage
Loan Officer

NMLS #724359
Direct: (530) 798-6200
Fax: (530) 419-1171

heidi.seavers@movement.com
www.movement.com/heidi.seavers

Request Information

Developer reserves the right to modify floor plans, elevations, specifications, features and prices without prior notice. Square footage and room sizes are approximate. Exterior treatments, window locations and room configurations may vary with elevation. Exterior elevation colors may vary. Some decorating treatments in and around the model homes may not be included in the list price and are for display purposes only. All renderings, floor plans, and rooms are artistic conceptions, in some cases virtually staged, and are not intended to be an actual depiction of the rooms, buildings, fencing, driveways or landscaping being represented. ©2022 Homes by Towne

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Mortgage Calculator

Purchase Price (\$)

200,000

Down Payment

20%

Rate (%)

5.0

Term

30

Calculate

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