



MANASSERO

The Good Life in Sacramento



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Manasserro is a terrific place to call home and this is the perfect time to buy. In January, 2017, U.S. News voted Sacramento one of the top 100 best places to live in the US. They based their rating on good value, a desirable place to live with a strong job market and high quality of life.

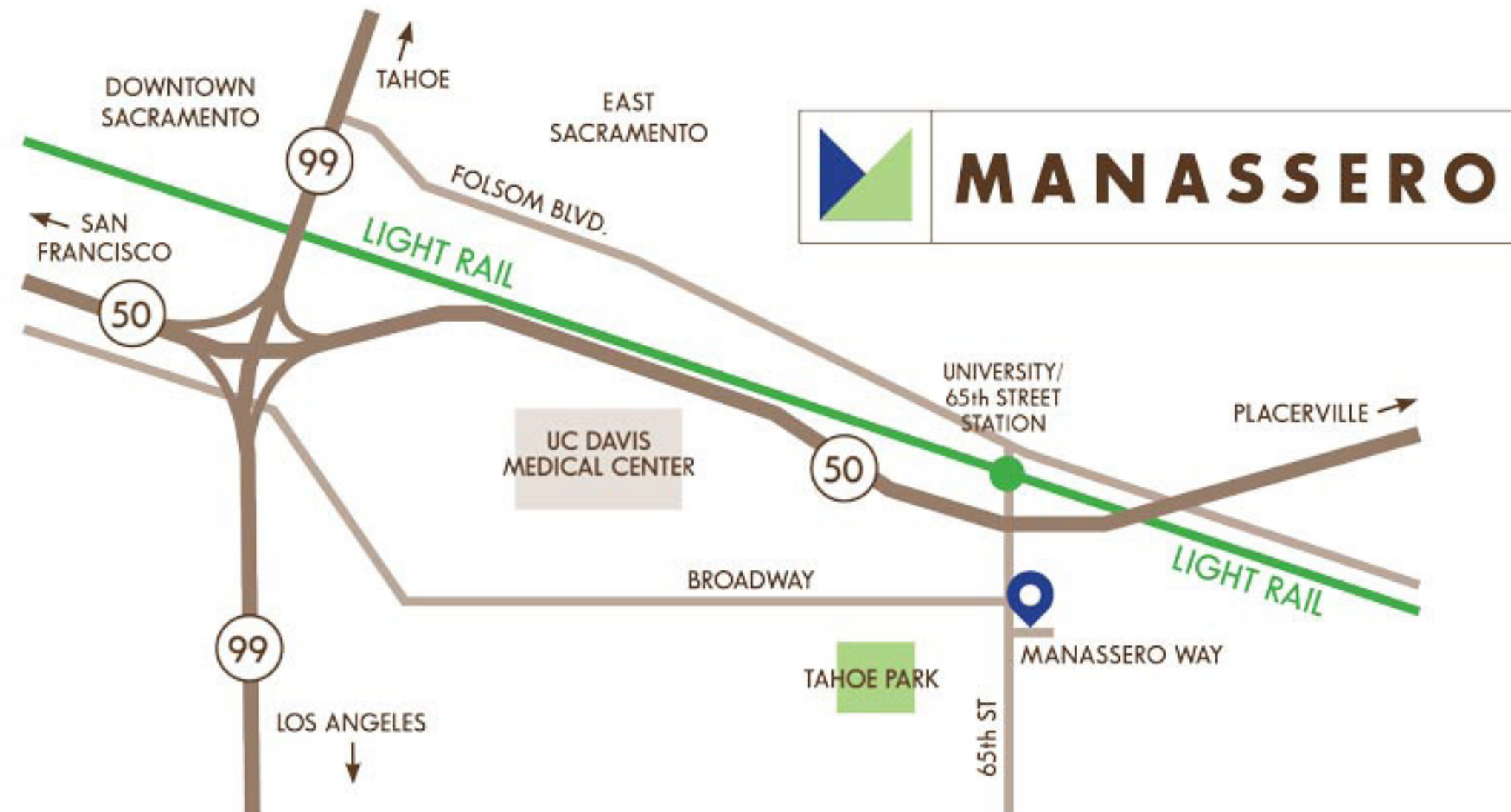
Manasserro is an outstanding collection of family residences distinguished by their aesthetically appealing exterior designs, thoughtful appointments, and meticulous detailing. These homes are intended to provide your family with the ultimate in comfort and convenience.

This ideal location has everything you need just minutes from your door. Located in the desirable neighborhood of Tahoe Park, you will be close to major business hubs like California State University, Sacramento, U.C. Davis Medical Center and downtown Sacramento. You can get to many places via the Light Rail at University/65th Station just a few blocks away. There is also an abundance of shopping and conveniences, plus creature comforts like Starbucks only 5 minutes away.

To help stay fit, outdoor fun can be found at more than 200 public parks in the city and the 32-mile American River Parkway. Tahoe Park is walking distance from Manasserro and offers soccer and baseball fields, a basketball court, swimming pool and picnic areas.

Living here you'll have easy access to excellent dining, culture and entertainment. The area has an abundance of locally sourced restaurants plus a terrific farmers market located nearby. Check out the great music at Concerts in the Park, the 2nd Saturday Art Walk and the 28-acre National Historic Landmark District along the Sacramento River. This District offers museums, attractions, shopping, dining and entertainment. Whatever your pleasure, you'll find it close to home.

What are you waiting for? Manasserro is a perfect choice for the best in family living.



65th Street and Manasserro Way, Sacramento, CA • 949-698-2113 • www.manasserrohomes.com



PLAN A

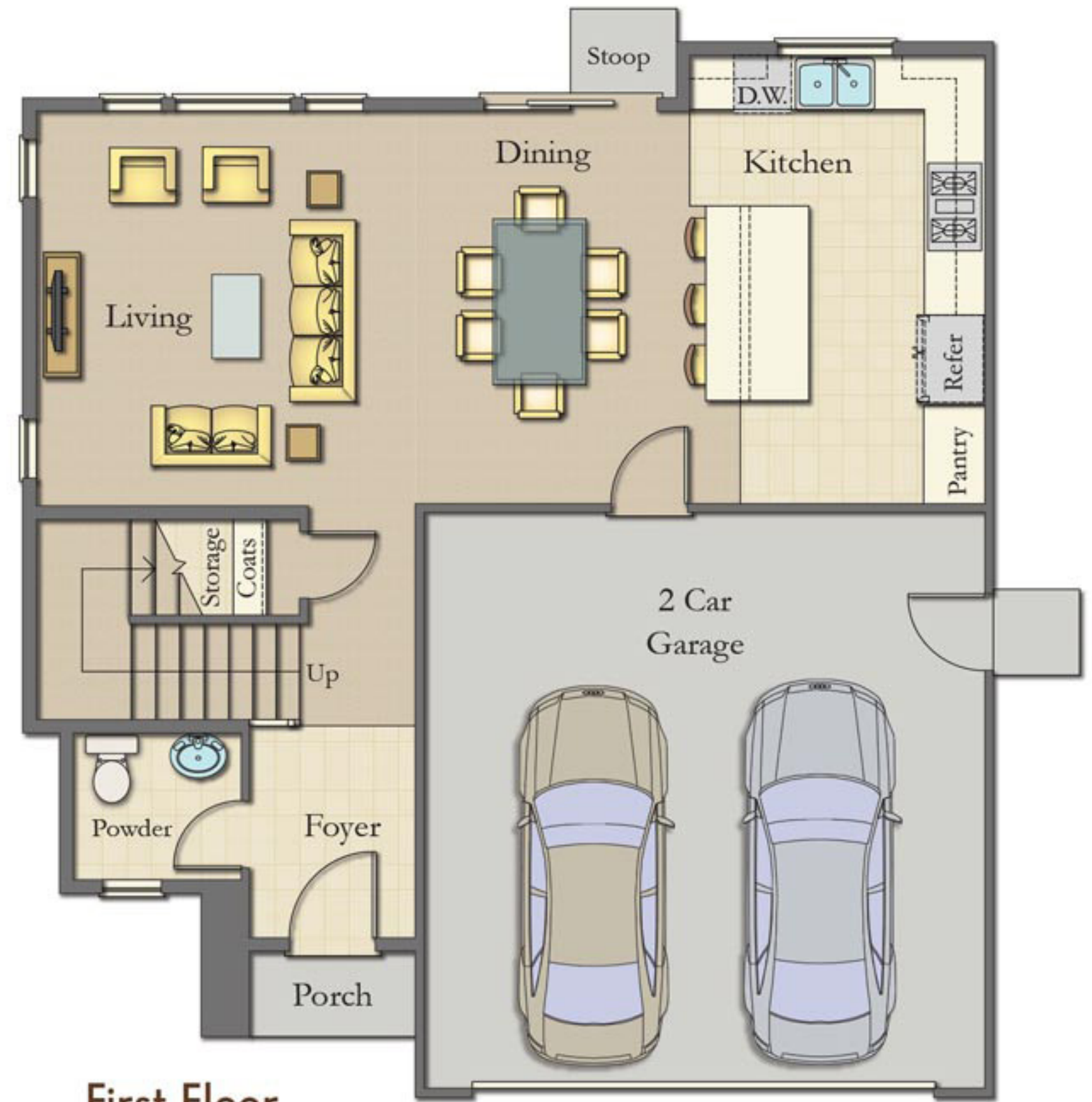


1,641 Sq. Ft.

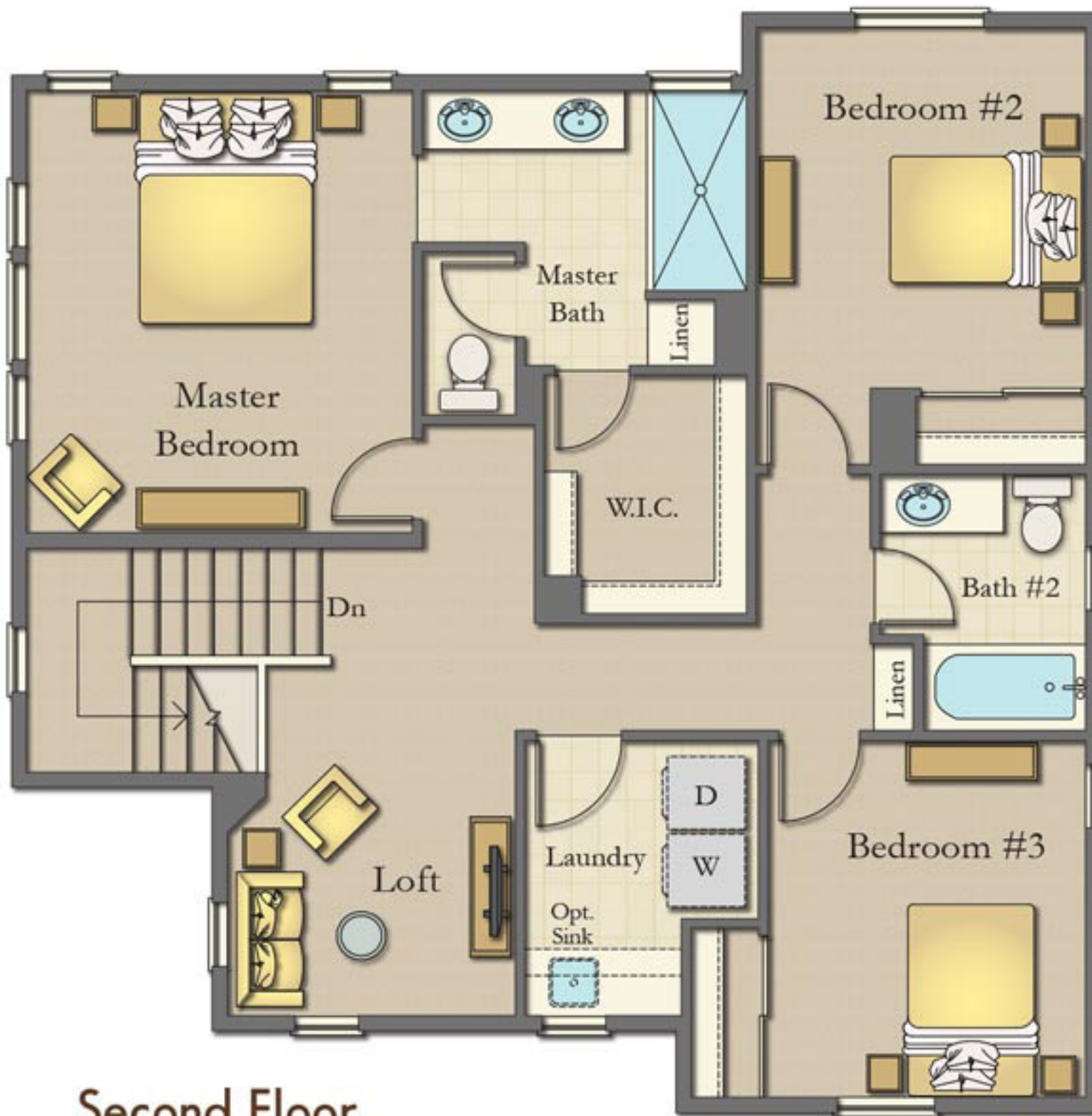
3 Bedrooms

2.5 Baths

Loft



First Floor



Second Floor



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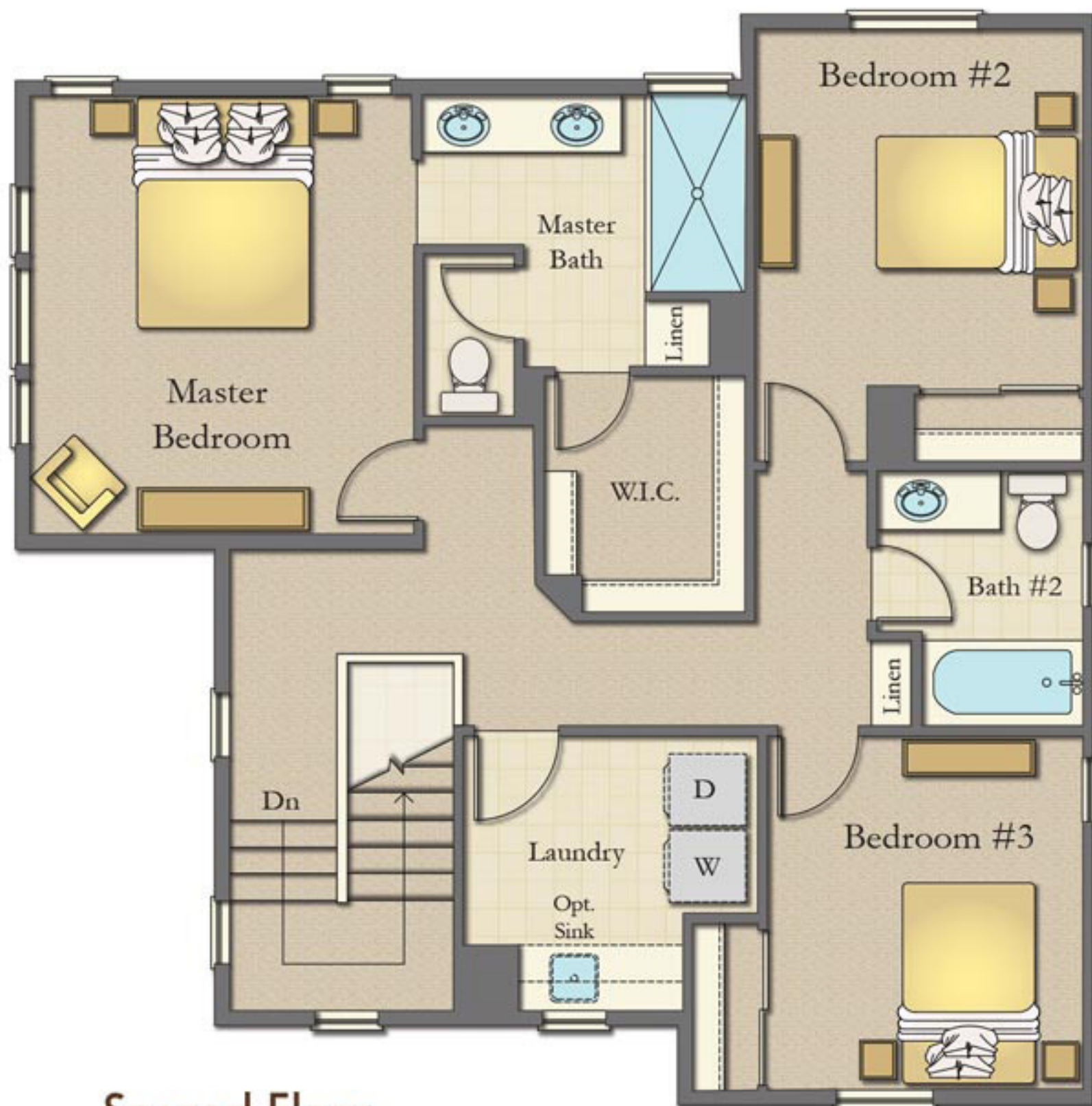
PLAN A2



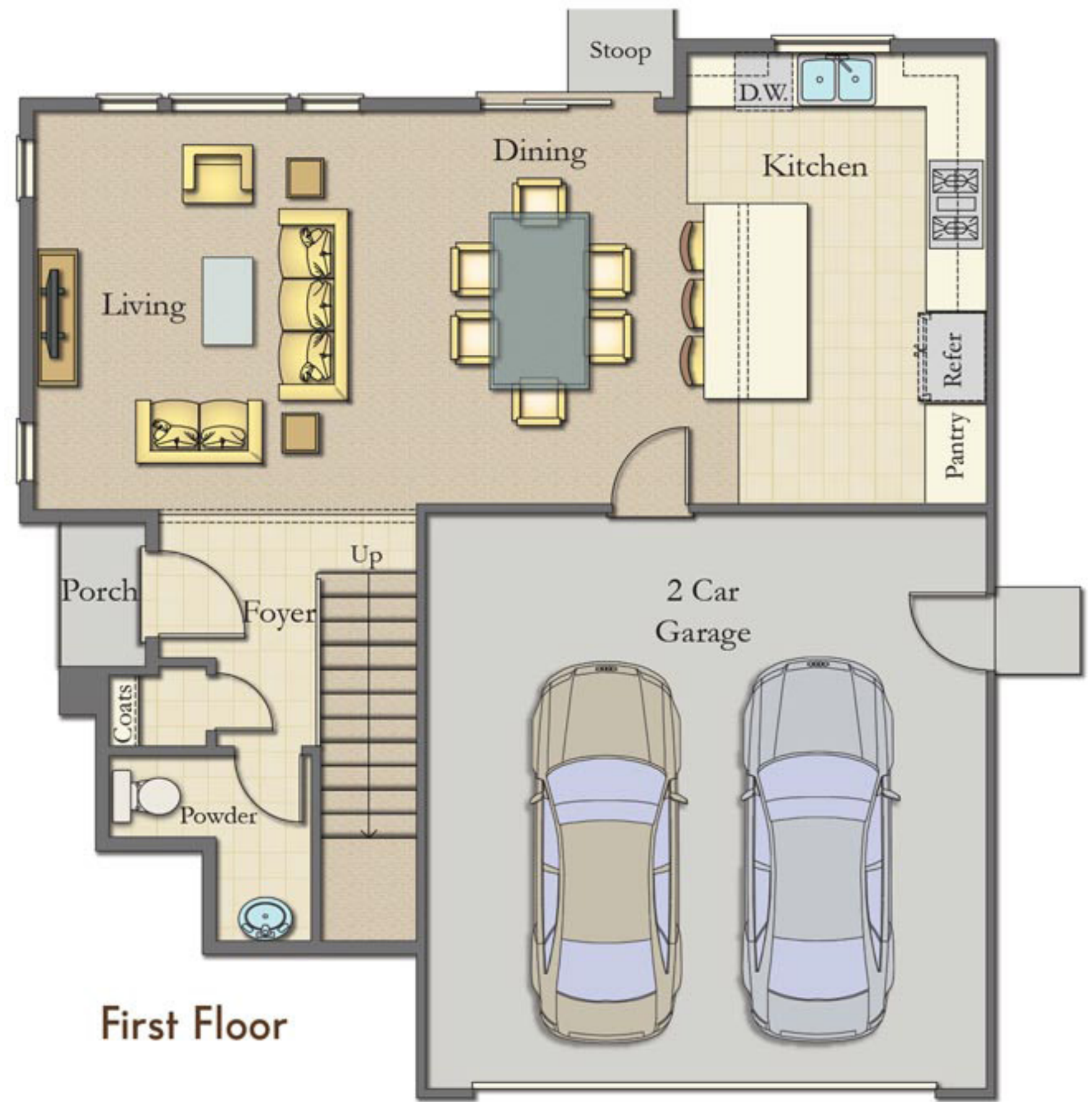
1,555 Sq. Ft.

3 Bedrooms

2.5 Baths



Second Floor



First Floor



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PLAN A3

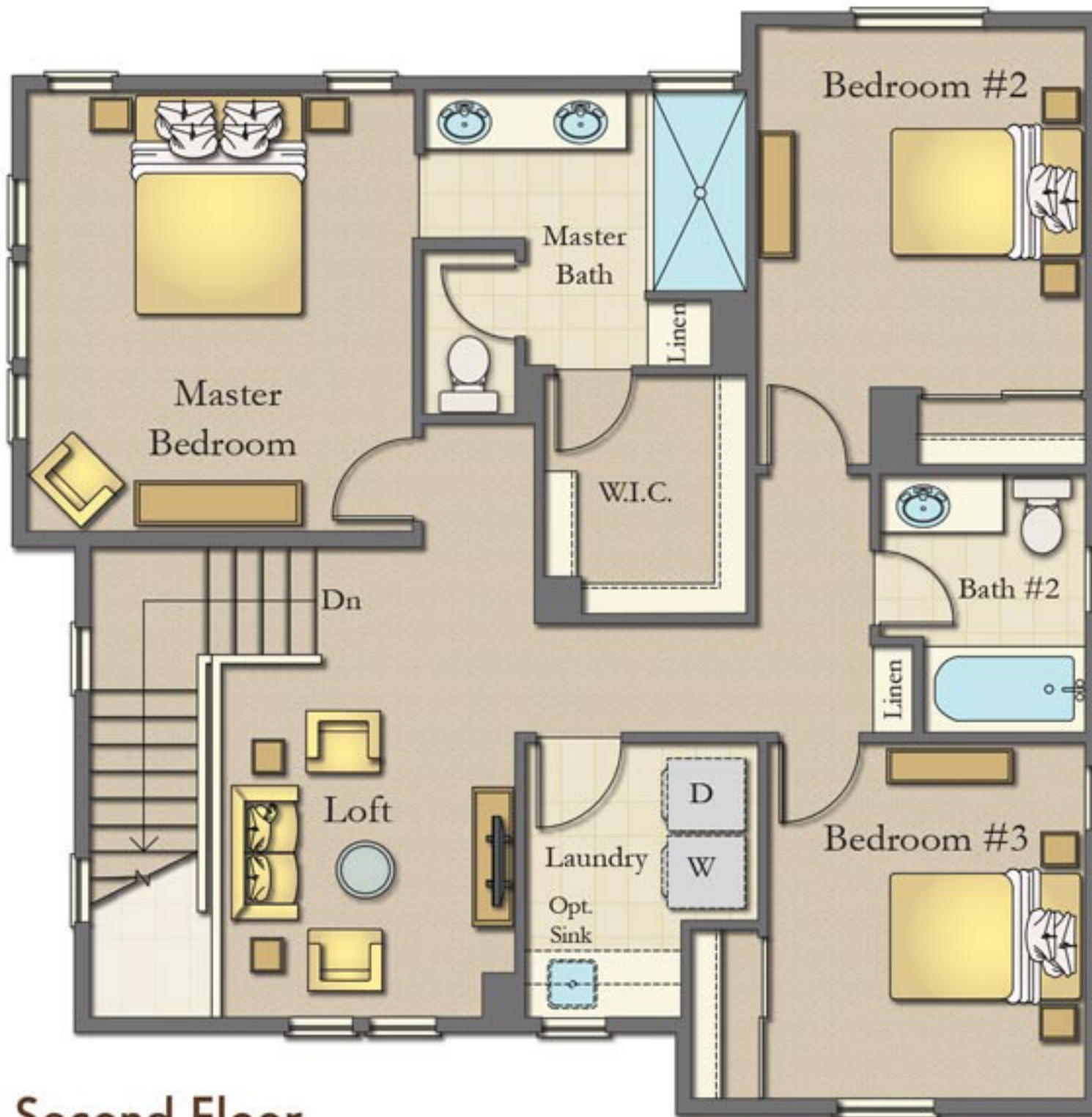
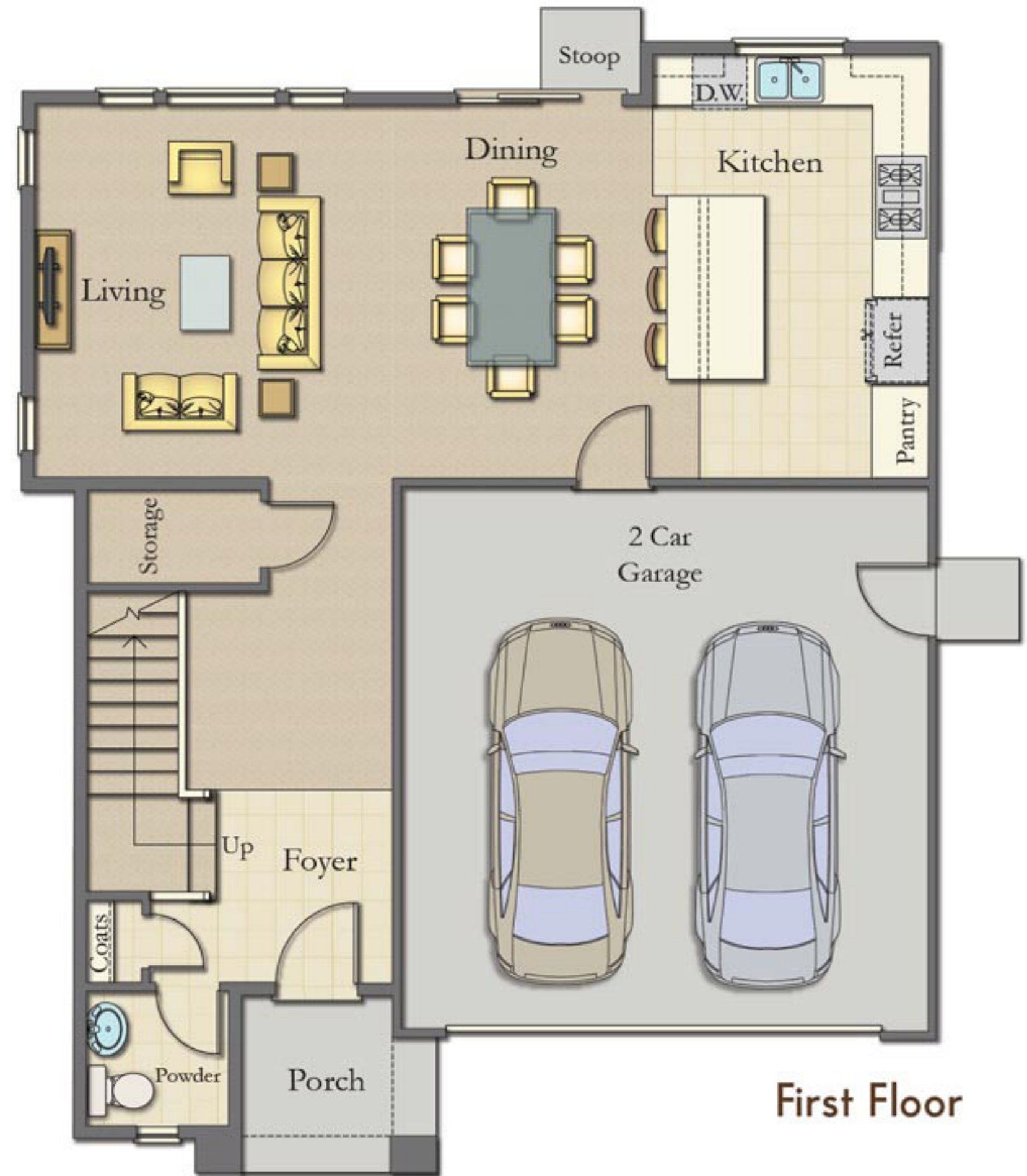


1,717 Sq. Ft.

3 Bedrooms

2.5 Baths

Loft



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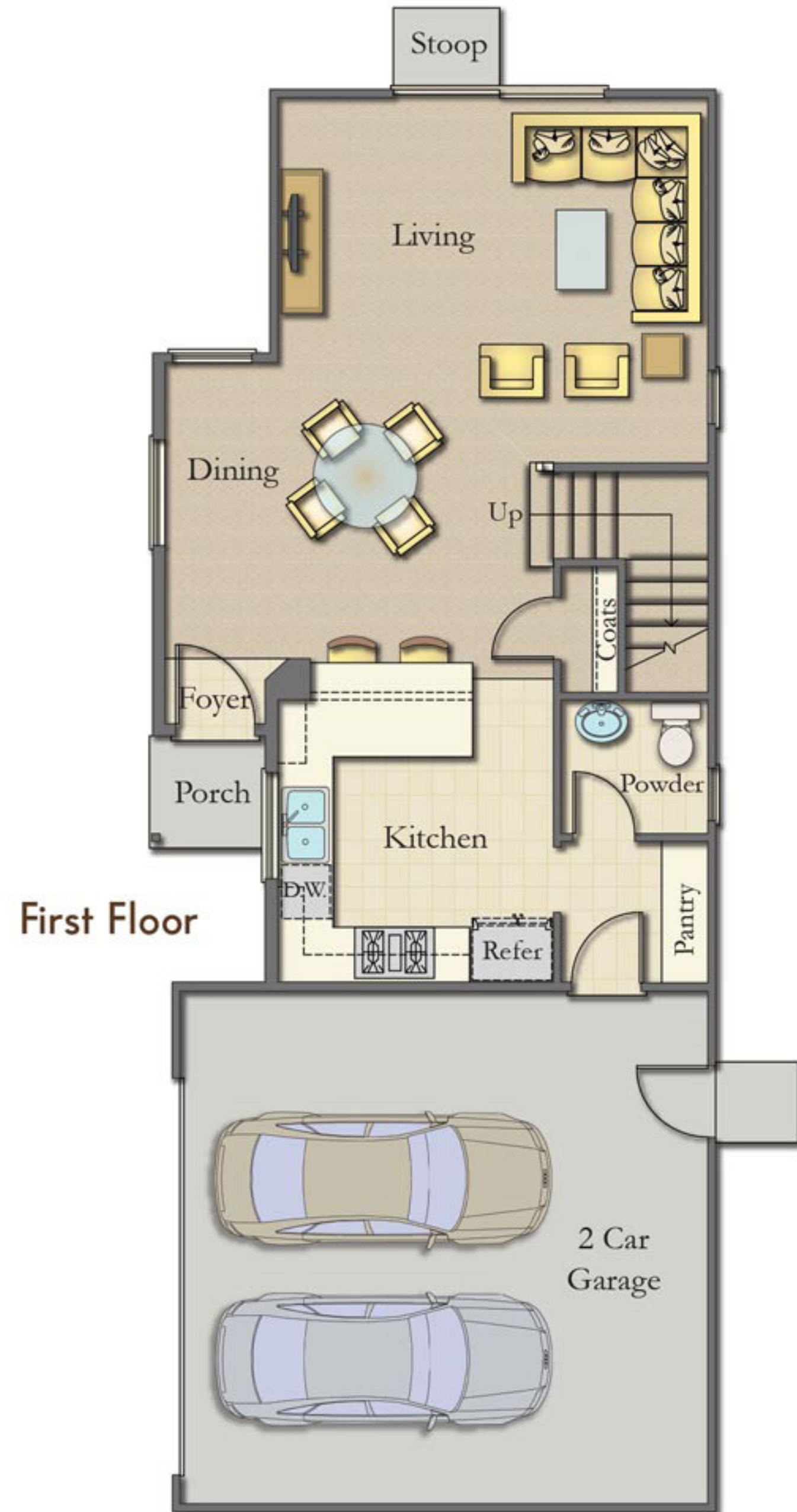
PLAN B



1,553 Sq. Ft.

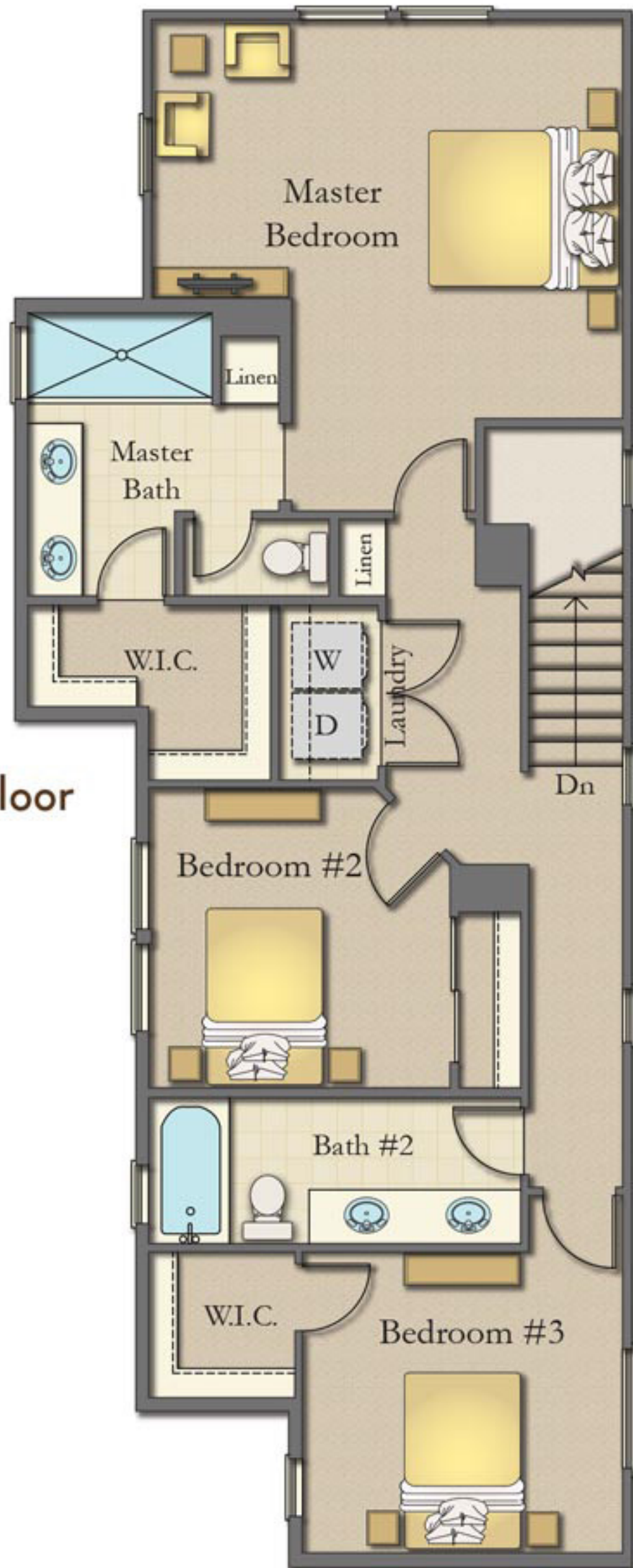
3 Bedrooms

2.5 Baths



First Floor

Second Floor



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BUILDER'S STORY



Quality. Experience. Foresight.

These are just three of the characteristics clients have come to expect from Keusder Homes and John Mansfield Construction. These two well-respected developers and home builders have joined forces to offer Manassero, a community of 30 single family homes located in the Tahoe Park area of Sacramento.

Keusder Homes is a third generation family owned and operated residential development company located in Costa Mesa, California. John Mansfield Construction is a second generation residential builder located in Sacramento. Over the years, Keusder Homes and John Mansfield Construction have partnered to build several communities in and around Sacramento.

Today, Keusder Homes and John Mansfield Construction continue their spirit and commitment to a long-standing tradition of construction excellence. The management team approaches each new community with an enlightened concern for both the environment and aesthetics. Architectural detailing, innovative design, and overall livability all reflect the high standards that are the company's trademark.

Quality. Experience. Foresight.

Visit Manassero today to select your future residence.



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PLAN C



1,579 Sq. Ft.

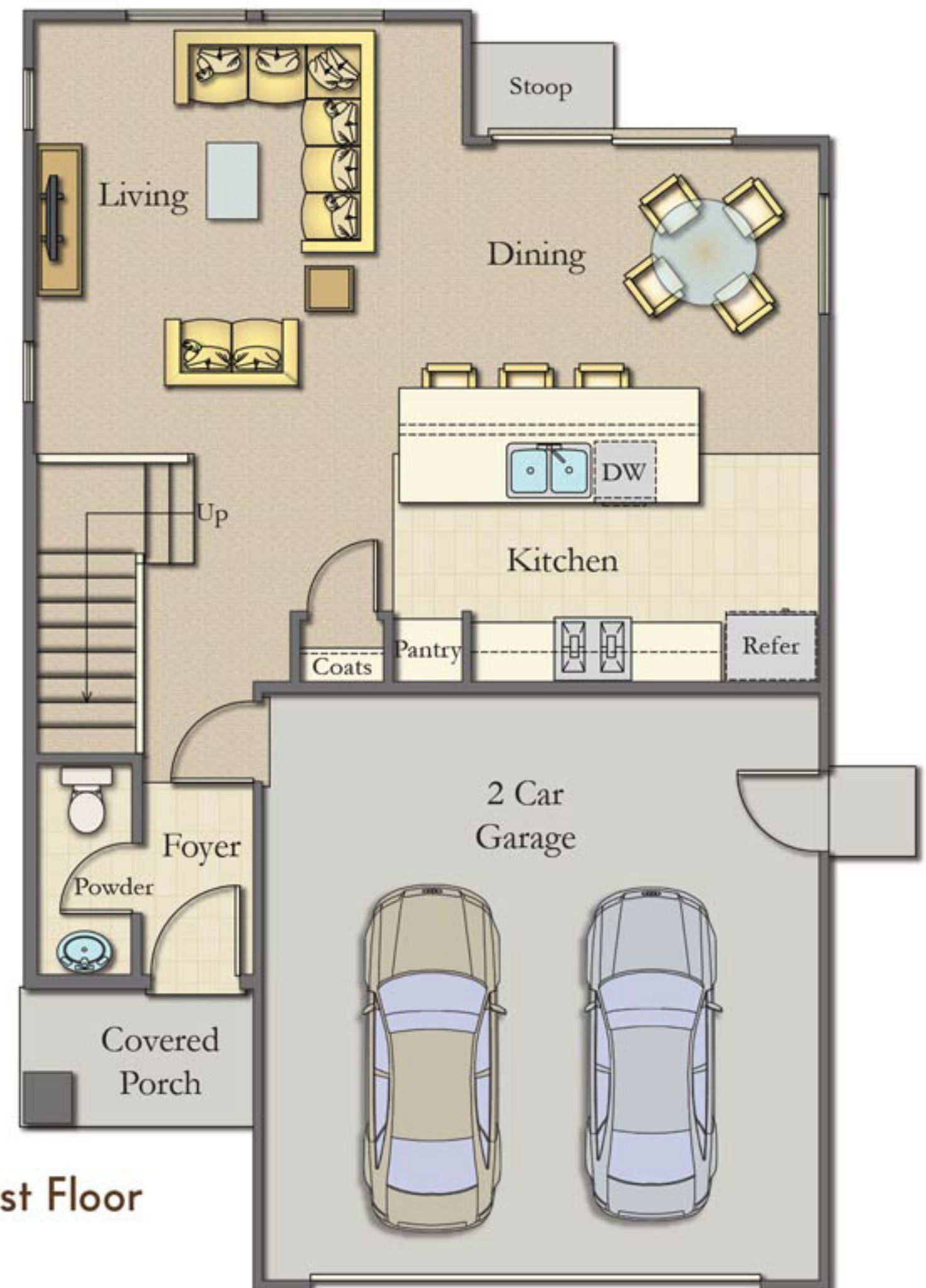
3 Bedrooms

2.5 Baths

Loft



Second Floor



First Floor



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PLAN D



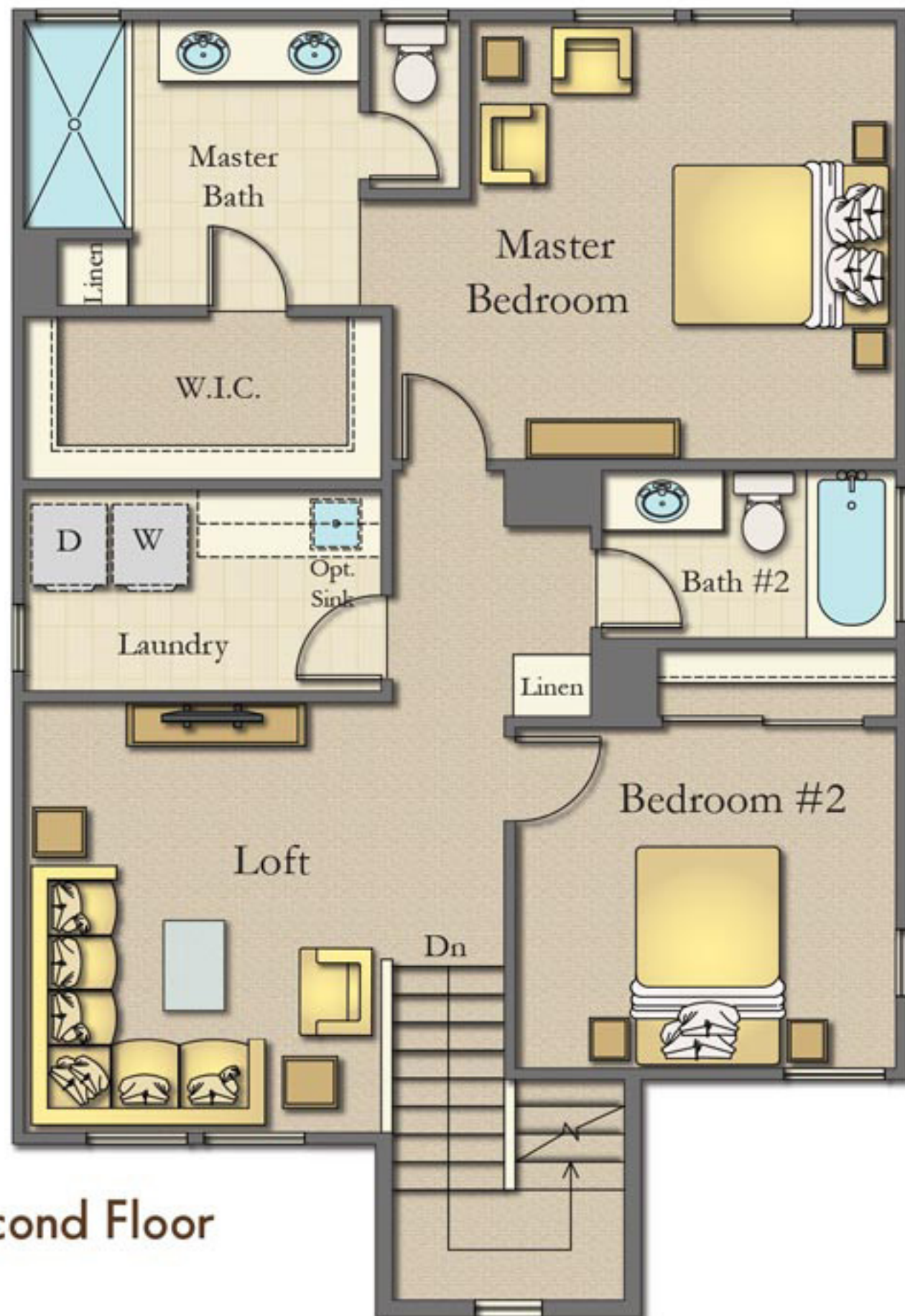
1,450 Sq. Ft.

3 Bedrooms

2.5 Baths

Loft

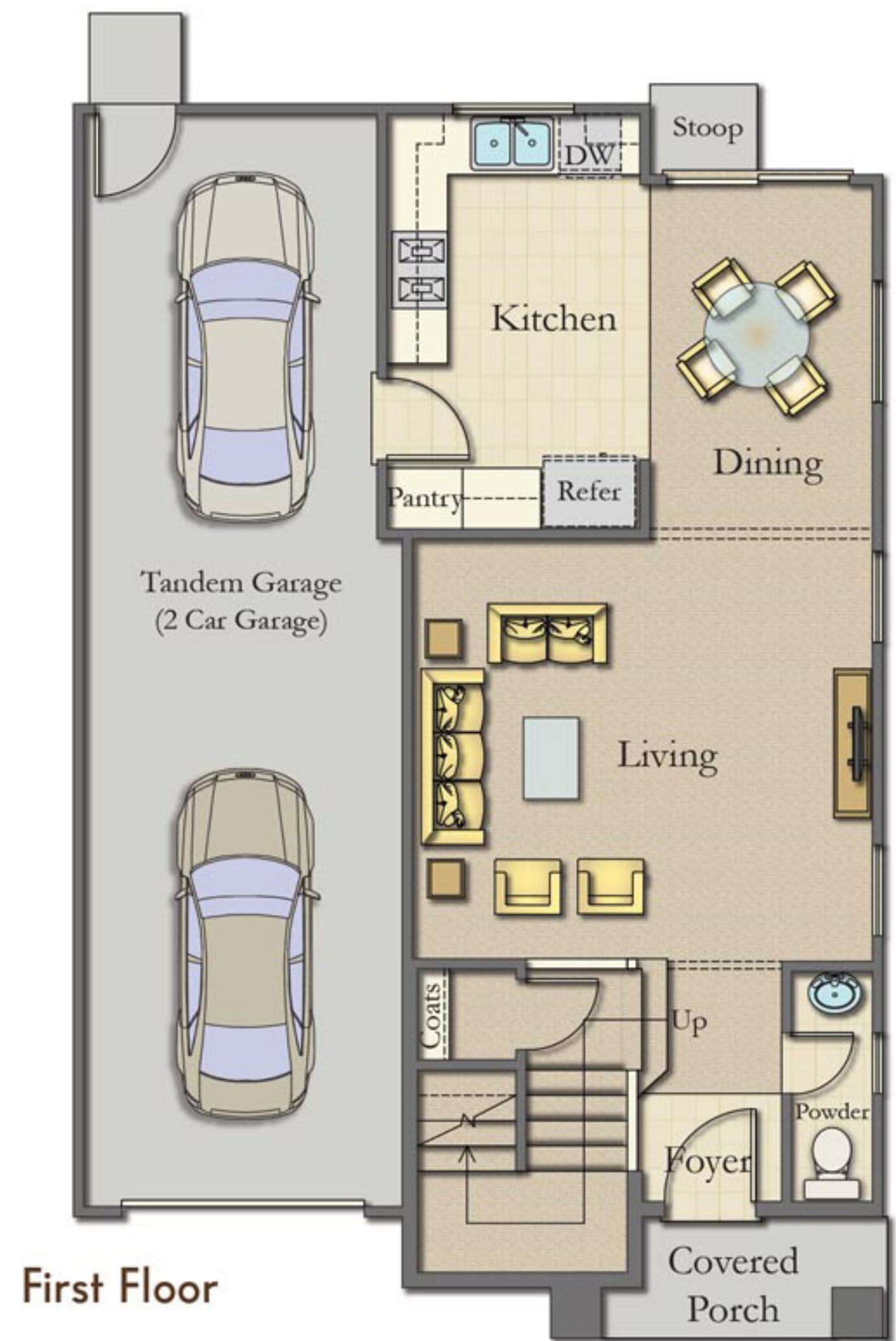
Optional Bedroom 3 at Loft



Second Floor



Opt. Bedroom 3



First Floor



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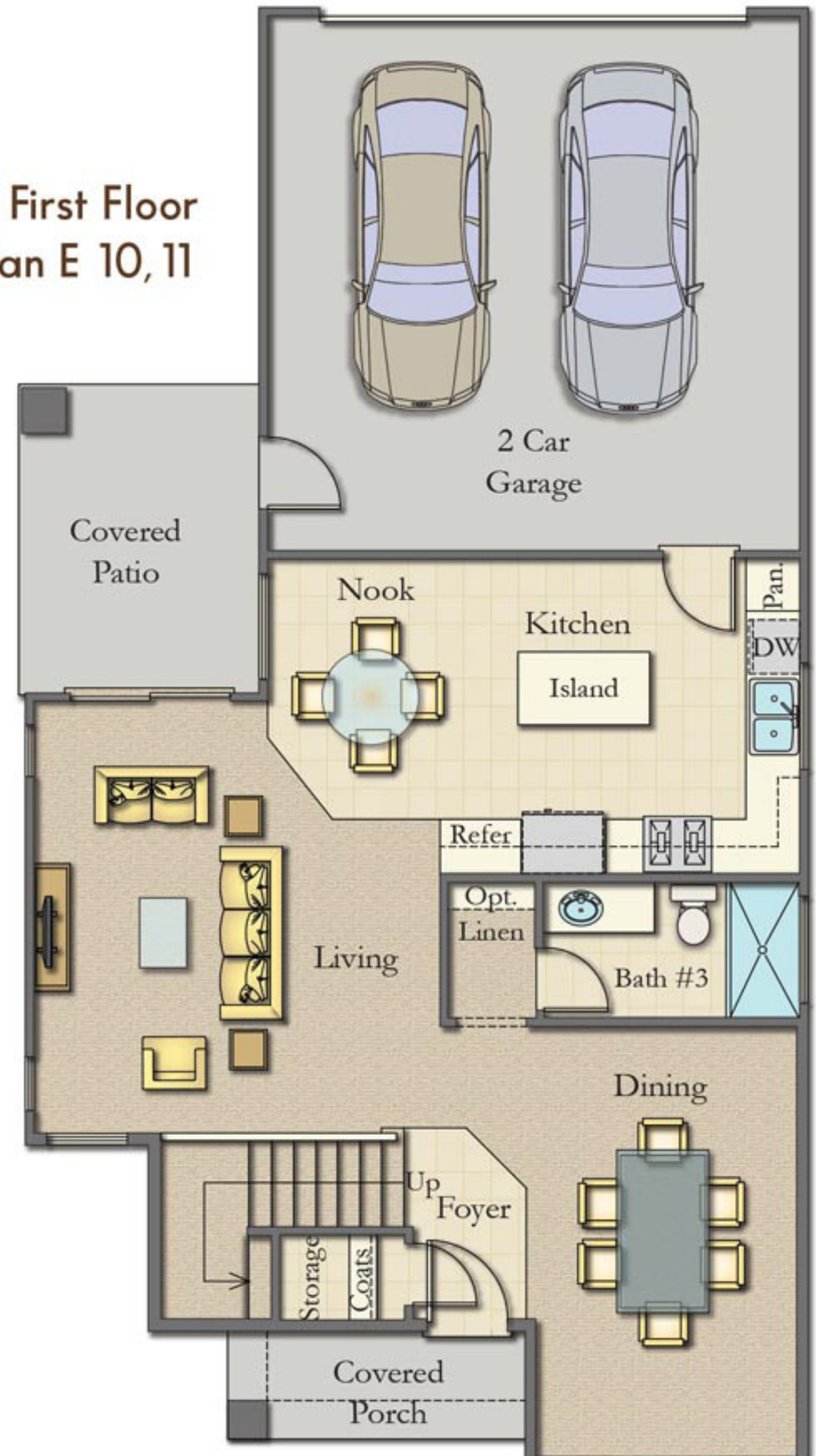


PLAN E 10,11

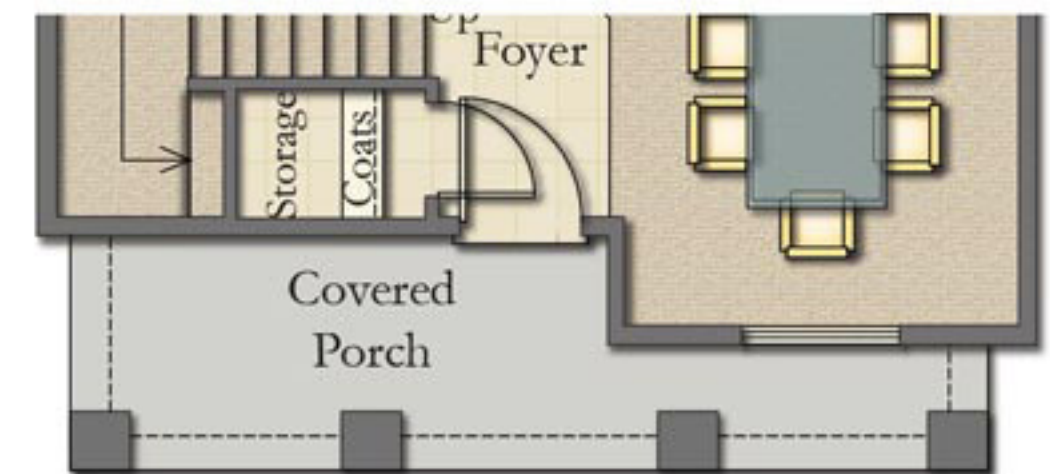


- 1,788 Sq. Ft.
- 3 Bedrooms
- 3 Baths
- Covered Patio
- Optional Den/Bedroom #4 at Dining

First Floor
Plan E 10,11

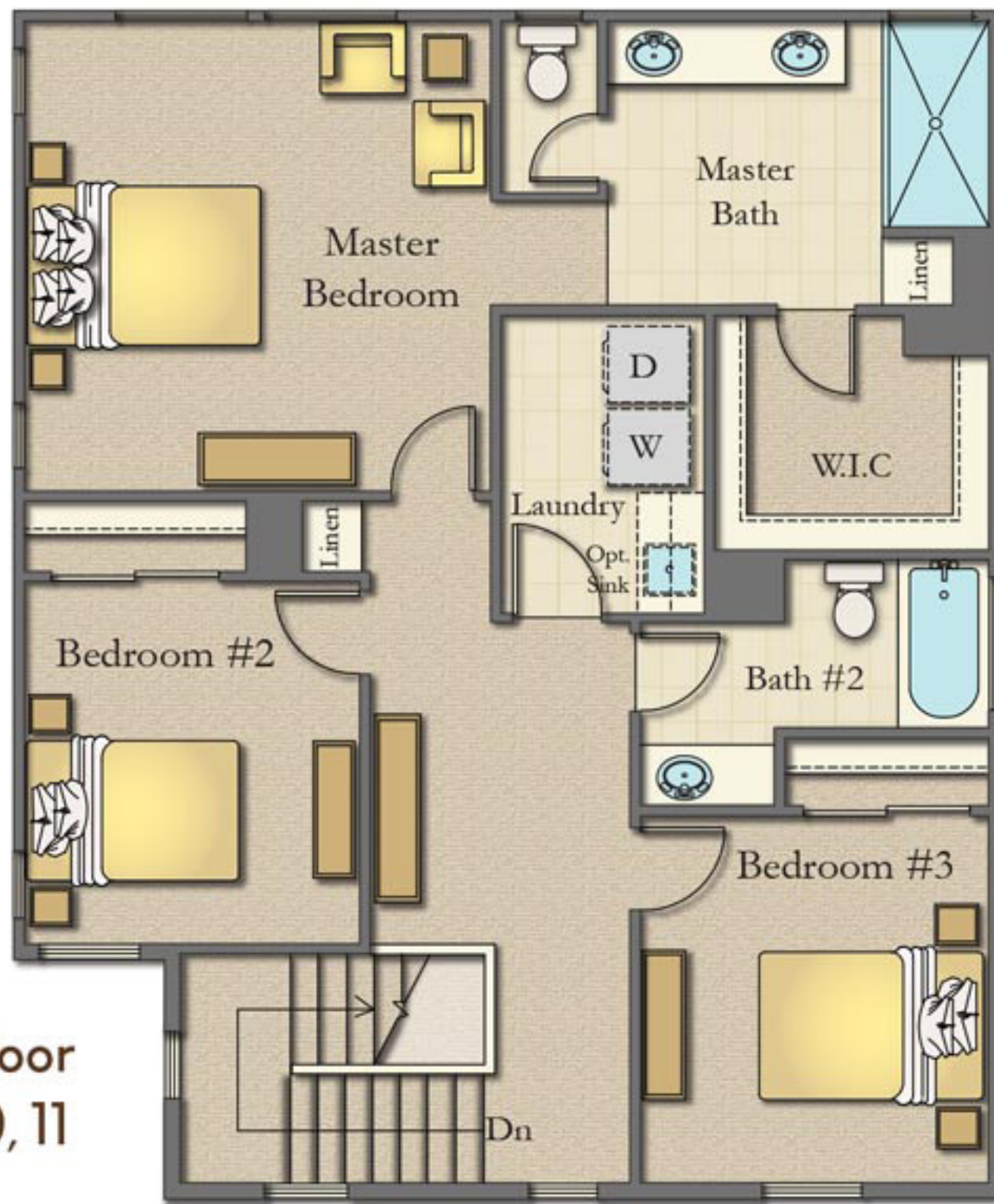


Plan E 10



Plan E 11

Second Floor
Plan E 10,11



Optional
Den/
Bedroom #4
Plan E 10,11

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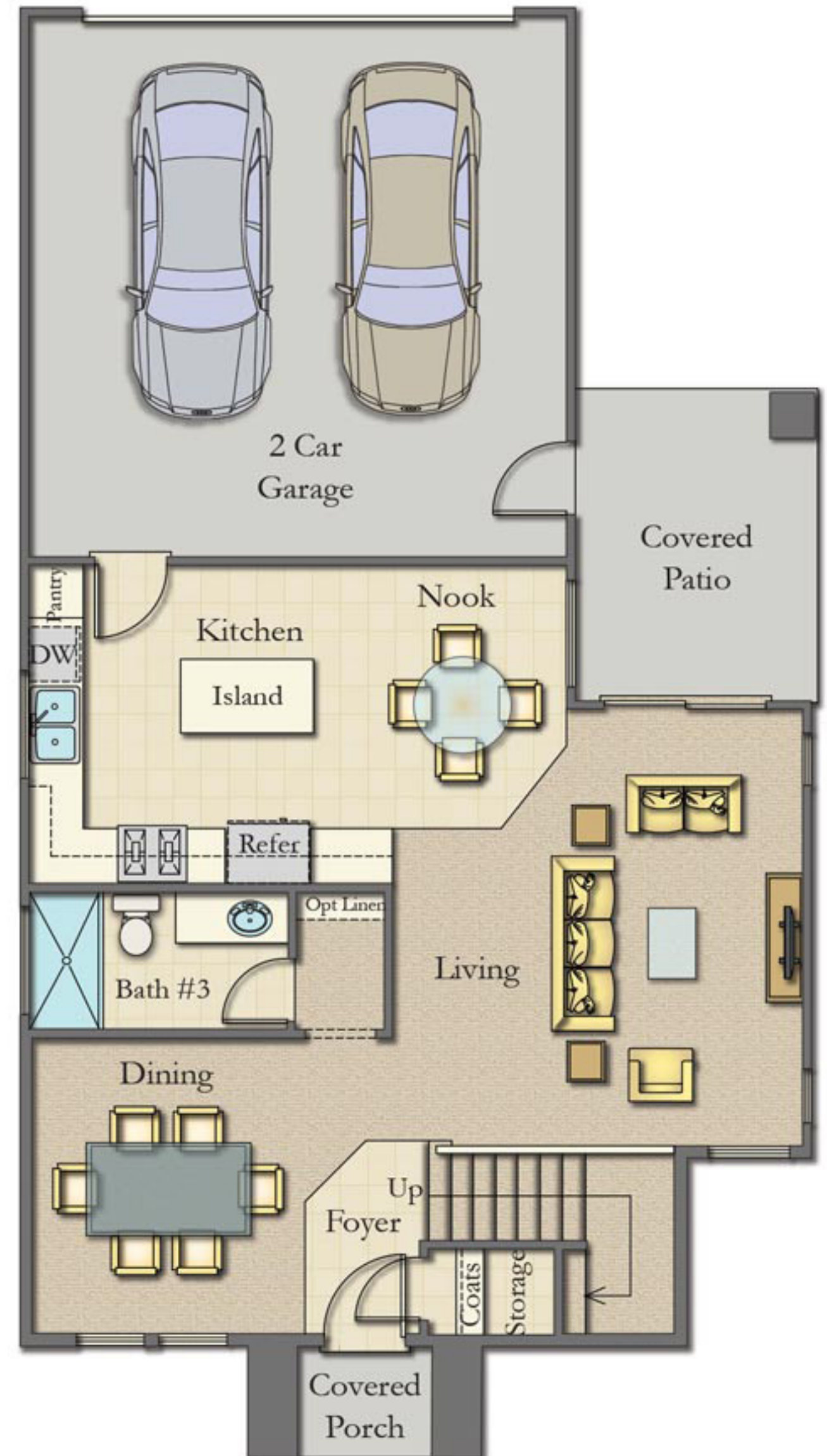


PLAN E 7,8,9

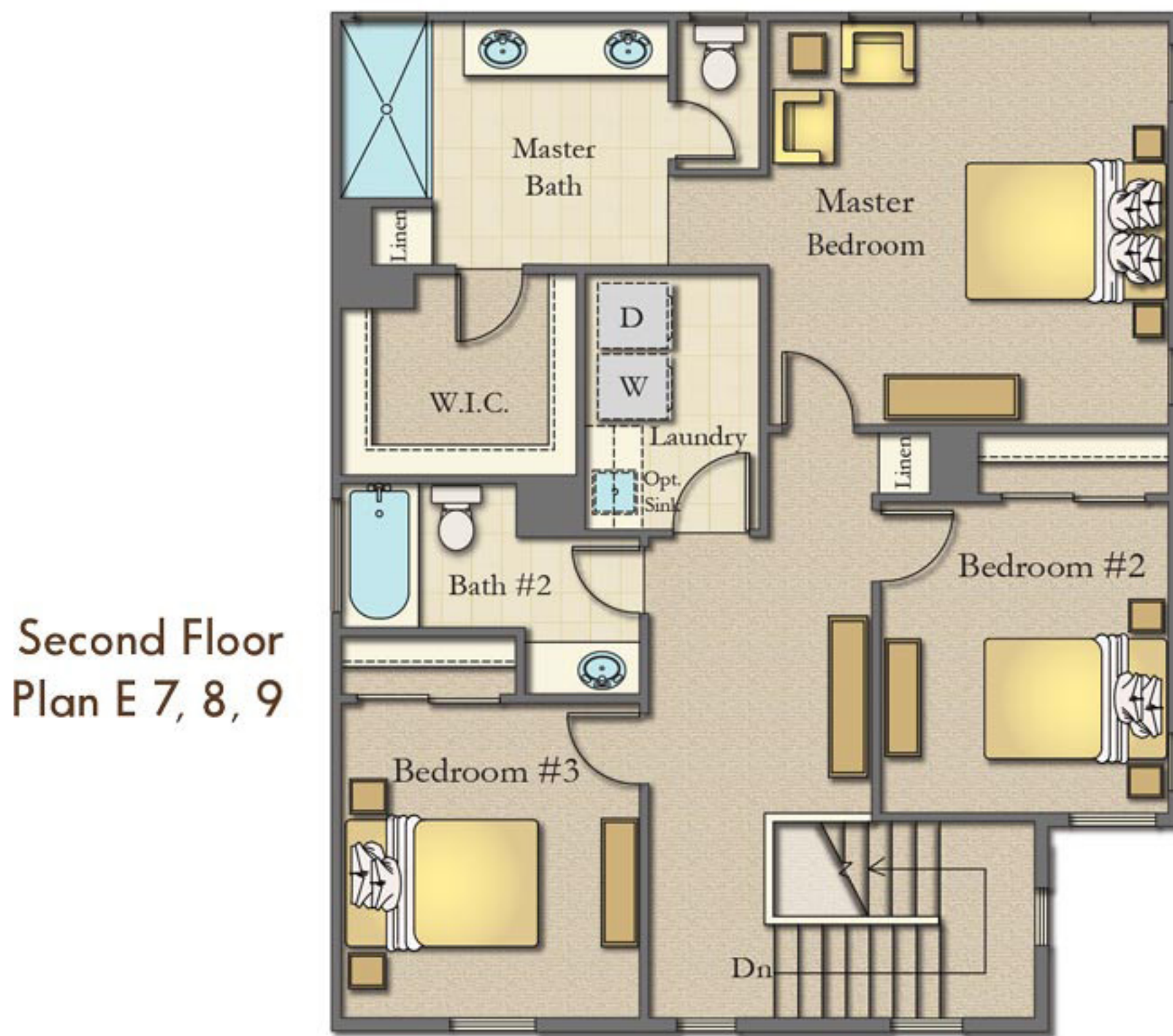


- 1,735 Sq. Ft.
- 3 Bedrooms
- 3 Baths
- Covered Patio
- Optional Den/Bedroom #4 at Dining

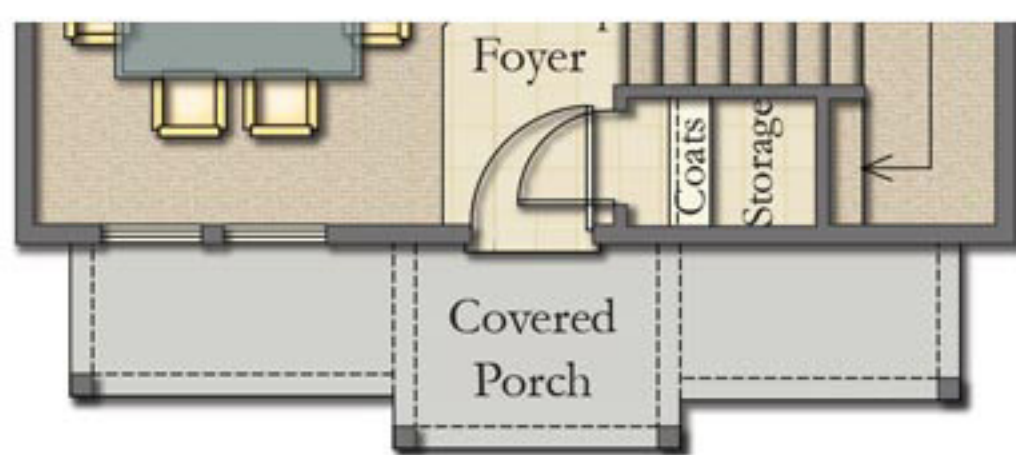
First Floor
Plan E 7, 8, 9



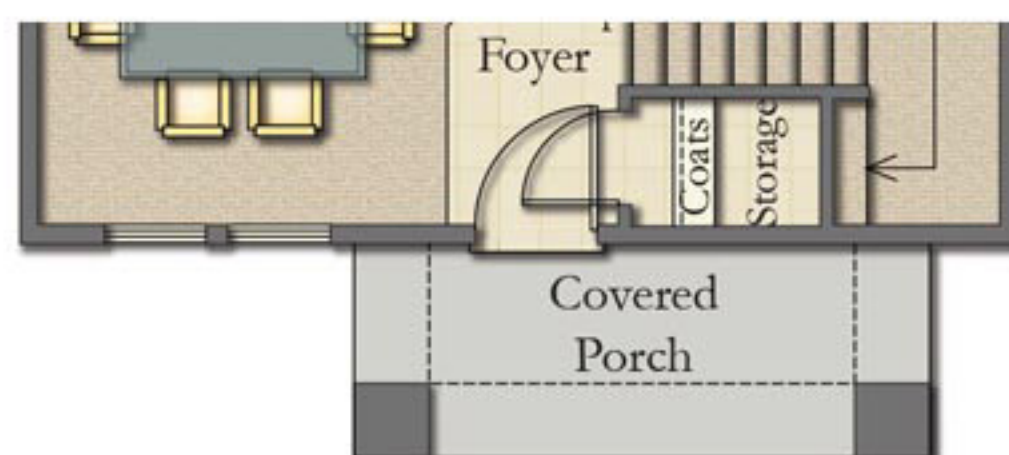
Plan E 7



Second Floor
Plan E 7, 8, 9



Plan E 8



Plan E 9



Optional
Den/
Bedroom #4
Plan E 7, 8, 9

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**How many homes will be built at Manassero?**

A total of 30 homes will be built.

Is there a HOA Fee for the homeowners at Manassero?

Yes, the HOA fees are estimated to be approximately \$197 per month. The Association shall be responsible for the maintenance, repair and replacement of the Association Maintenance Area including without limitation – all centrally metered utilities, Association mechanical and electrical equipment, and sewer and other utility connections. The Association is also responsible for payment of utilities which are subject to a common area meter and are sub-metered and billed to individual homeowners by a third party or the Association.

Does the Manassero property tax bill include Mello-Roos or special assessments?

Currently there is a Mello Roos charge of \$64.82 per year per home, and special assessments that currently total \$102.66 per year per home.

What is the property tax rate at Manassero?

The property tax rate is 1.14%

What schools will Manassero residents attend?

Elementary School – Peter Burnett Elementary School, 6032 36th Ave, Sacramento, CA 95824

Phone: (916) 277-6685

Middle School – Kit Carson Middle School, 5301 N St, Sacramento, CA 95819

Phone: (916) 277-6750

High School – Hiram Johnson High School, 6879 14th Ave, Sacramento, CA 95820

Phone: (916) 395-5070



FEATURES



COMMUNITY HIGHLIGHTS

- Located in the Tahoe Park area and close to downtown Sacramento

EXTERIORS

- Two-story floor plans
- Three distinguished architectural designs – Traditional, Craftsman, and Italian
- A variety of rich, custom, exterior color schemes with siding, stucco and masonry details with coordinating durable roofs, rain gutters and downspouts
- Drought tolerant front yard landscaping
- Fiberglass painted entry door with oil rubbed bronze hardware
- Gas stub for BBQ
- Steel-panel, roll-up garage doors with 2 openers
- Two-car garage fully drywalled
- Direct access from garage
- Rain gutters and downspouts (select locations)
- Covered patio (Plan E)

INTERIORS

- Open concept main living area includes kitchen/dining/living
- Shaker-style cabinets with concealed hinges, soft close doors and drawers, in 3 color selections
- Dual pane energy efficient windows with Low-E glass
- Plush, wall-to-wall carpeting in a choice of designer colors
- Wood look vinyl plank flooring in entry, baths, kitchen, laundry
- 9' ceilings
- Interior laundry room
- Smoke detectors
- Fire sprinkler system
- Category 5 and RG6 wiring for cable, television, phone and data
- Raised panel interior doors

CONTEMPORARY KITCHENS

- Quartz kitchen counter with 6" backsplash, full backsplash at range, in 3 color selections
- Shaker-style cabinets with concealed hinges, soft close doors and drawers, in 3 color selections
- Refrigerator area plumbed for automatic ice maker

- Whirlpool stainless steel appliances
- Many optional appliance packages available
- Stainless steel undermount sink with disposal
- Moen Arbor high arc pullout faucet

MASTER SUITES

- Spacious walk-in closets
- Quartz countertops with 4" backsplash
- Double vanities with wide-spread chrome faucets
- Large shower with Quartz surround and clear glass enclosure
- Built-in linen storage
- Compartmentalized water closet

SECONDARY BATHS

- Quartz countertops with 4" backsplash
- Fiberglass tub/shower combination with chrome plumbing fixtures

ENERGY SAVING ADVANTAGES

- High efficient tankless water heater
- High efficiency 16 SEER/92% efficient HVAC unit
- Water-saving features on toilets and showerheads to save a precious resource
- Rocker style white wall switches with dimmers at bedrooms
- Energy efficient Low-E glass, dual glazed, vinyl windows throughout
- Laundry room gas stub for dryer
- Low VOC interior wall paint, carpet and pad
- Smoke and carbon monoxide detectors
- Water saving bathroom faucets and showerheads
- Water efficient landscaping

PERSONALIZED OPTION UPGRADES

- Upgraded floor coverings
- Large selection of countertop and accent materials
- Appliance upgrades and options including refrigerator, washer & dryer
- Additional electrical outlets and lighting
- Secondary tub/shower enclosure
- Nest thermostat
- Garage windows
- 2-tone interior paint color (whole house only)
- Stair rail systems

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SITE MAP



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