



**CRESLEIGH
LAGUNABROOK**
Sacramento, California

Builder/Developer:
Cresleigh Homes Corporation

Architect:
Omega Architectural Group

Landscape Architect:
HLA Group

Interior Designer:
Interior Profiles

Type of project:
Detached single-family homes

Size of project:
59 units

Size range:
1,200-3,000 sq.ft.

Target market:
*Entry-level to first-time
move-up buyers*

SPECIFICATIONS

Roofing: Pioneer
HVAC: Trane
Exterior Doors: Therma-tru
Locksets: Weslock
Ceramic Tile: Dal-Tile
Wood Flooring: Mannington
Vinyl Flooring: Armstrong
Faucets: Delta
Range/Oven/Microwave Oven:
General Electric
Garage Doors: Wayne Dalton
Fireplaces: Marco



BASEMENTS ARE AMONG INNOVATIONS IN AFFORDABLE CALIFORNIA RESIDENCES

The innovations publicized at this subdivision of detached homes in south Sacramento, California, intrigued home buyers so much that they began lining up at 5:30 a.m., hours before the sales offices were due to open.

Among these innovations is the California BasementSM, a concept created by Cresleigh General

Manager Thomas Wong and designed by Architect Steve Bowker, that offers home buyers more living space economically. For example, with models from 1,250 to 1,576 square feet and priced from \$119,950 to \$134,950, an unfinished and finished basement will cost an additional

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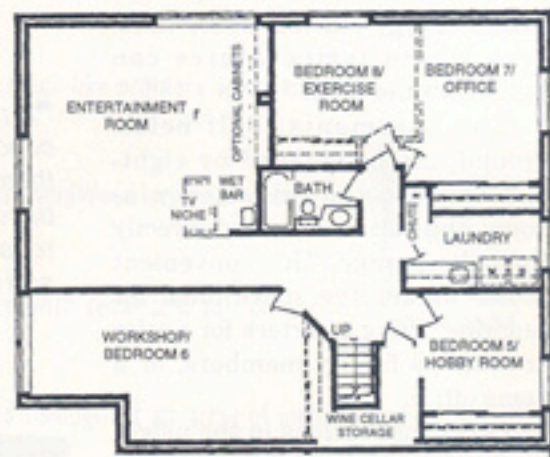
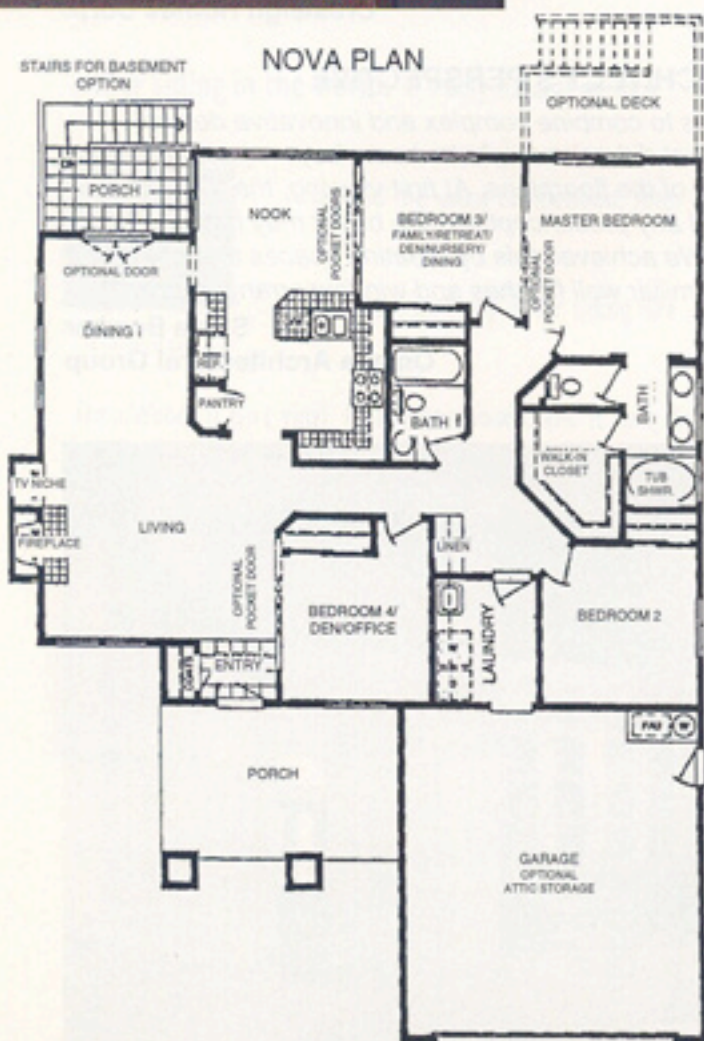
Rear view of Chameleon Plan, below left, shows elevated rear deck with basement option. Right, front view of Nova Plan with basement option.



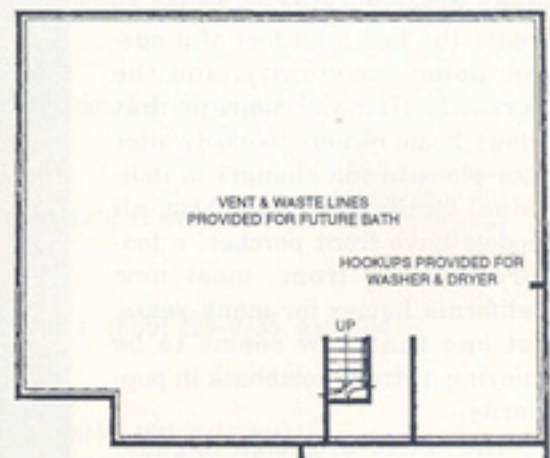
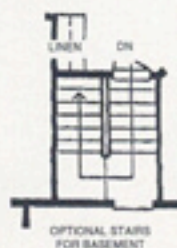


Craig Coxart photos

BUYERS' OPTION—At *Cresleigh Lagunabrook* in Sacramento, buyers can opt for a fully finished basement with large windows and wet bar, like the one in the *Chameleon Plan*, at left. Or, they can leave it unfinished for future expansion, like the one in the *Nova Plan*, above.



FINISHED BASEMENT OPTION



UNFINISHED BASEMENT OPTION

BASEMENTS ARE BIG ATTRACTION IN CALIFORNIA

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\$25,000 and \$50,000 respectively; however, home buyers get almost twice as much living space. A large majority of the home buyers have opted for the basements.

Mass-produced California homes, traditionally built on slab foundation, typically have not had basements because of a belief that there was no need to expand for the extra space. However, a tougher home selling market and the observation that buyers wanted a home that can be expanded and modified to conform with changing lifestyles, prompted the idea of the basement option. An additional benefit stems from the "warm air rises" principle: The below-ground living space provides cool comfort, something that makes energy-efficient sense in an area where temperatures can reach into the 100s.

The basements, half below ground, are brightened by eight-foot ceilings and full-sized windows, and can be accessed directly from the garage. This convenient access makes the space ideal for separate living quarters for senior or teenage family members, or a home office.

Other innovations in the neighborhood include the Distinctive NeighborhoodSM concept offering many diverse exterior styles to create the look and feel of a custom home community; and the Versatile HomeSM concept that allows home owners to easily alter floor plans to suit changes in individual family lifestyles. Also, all models have front porches, a feature missing from most new California homes for many years, but one that now seems to be enjoying a strong comeback in popularity.

The entire Cresleigh Laguna-brook subdivision is sold out; additional similar projects are planned. ☺



BUILDER'S PERSPECTIVE

"This is truly a revolutionary project with three innovative concepts to meet the diverse housing needs of today's home buyers. The California Basement ConceptSM, the Versatile Home ConceptSM and the Distinctive NeighborhoodSM Concept add new dimensions to the housing industry."

Thomas J. Wong, GM
Cresleigh Homes Corp.

ARCHITECT'S PERSPECTIVE

"A primary concern was to combine complex and innovative design concepts into a home that did not overwhelm home buyers but intrigued them with the versatility of the floorplans. At first viewing, the 'California basement' had to dispel any preconceptions the buyer may have had regarding basements. We achieved this by creating spaces that are bright and comfortable with familiar wall finishes and window arrangements."

Steve Bowker
Omega Architectural Group

