



Welcome to your dream home at
Abby Ranch at Alexander Point.

Abby Ranch features 36 thoughtfully designed homesites in Plumas Lake, showcasing three Single-Story floor plans ranging from 1,500 to 2,082 sq. ft. These homes offer 3 and 4 bedrooms, 2 and 2.5 baths, and a 2-car garage, all situated on generously sized lots averaging 7,000 sq. ft.



Features List

Distinctive Exterior Details

- Engineered roof trusses for strength and durability
- Concrete tile roofing for longevity and style
- Designer-coordinated exterior color schemes
- Water-conserving front yard landscaping with programmable irrigation and rain sensors
- Oversized lots for spacious living
- 8-ft. front entry door with premium hardware (matte black)
- Enhanced full fencing
- Stone veneer (on some elevations)

Interior Craftsmanship & Finishes

- Textured walls and ceilings for a refined look
- Matte black interior door hardware with privacy locks
- 2-panel or 5-panel interior doors for modern aesthetics
- Spacious walk-in closets in primary bedroom
- 3.25"-5.5" baseboards and 3.5" casings for elegant trim
- LED ceiling lights in bedrooms and living areas
- Ceiling fans in primary bedroom and living room
- Luxury vinyl plank flooring in entry, kitchen, bathrooms, and laundry
- Carpeting in bedrooms and living areas
- Low-VOC interior and exterior paints for healthier indoor air

Safety & Services

- Smoke alarms, carbon monoxide detectors, and interior fire sprinklers
- Dedicated customer service team
- 10-Year Limited Warranty

Kitchen Highlights

- Quartz countertops with stylish backsplash
- Spacious kitchen island
- Overhead hanging pendant lights above island
- Shaker hardwood cabinetry with hardware and concealed hinges
- Stainless steel appliances (built-in microwave, ENERGY STAR® dishwasher, electric oven)
- Stainless steel undermount sink with spot-resistant faucet and 1/3 hp disposal
- Refrigerator ice maker pre-plumbing

Bathrooms

- Dual-sink vanities with solid surface quartz countertops (primary bath)
- Fiberglass shower surrounds with glass doors (primary bath)
- Large oval soaking tub (primary bath - per plan)
- Vanities with solid surface quartz countertops
- Fiberglass tub/shower combinations (secondary baths)
- Vanity lights in matte black

Laundry & Utility

- Spacious laundry rooms with convenient shelving

Energy Efficiency & Smart Home

- All-electric homes with high-efficiency heating and cooling
- High-efficiency heat pump water heater
- Integrated solar energy system (purchase or lease options)
- Low-flow water conserving faucets, showerheads, and toilets
- Low-E dual-pane windows with 10-year warranty
- Insulated air ducts and single-coat exterior stucco system



530.641.3040
1663 Hansen Ranch Road, Plumas Lake, CA 95961
Driving Directions: Partridge Pkwy and Arcano Ave
(Google Maps doesn't see our new community yet.)

AbbyRanch.com



Register for Updates!

Scan this QR code or visit AbbyRanch.com/#signup



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Plan 1

3 Bedrooms | 2 Baths | 2 Car Garage | approx 1,500 sq ft



Elevation 1A



Elevation 1B



Plan 2

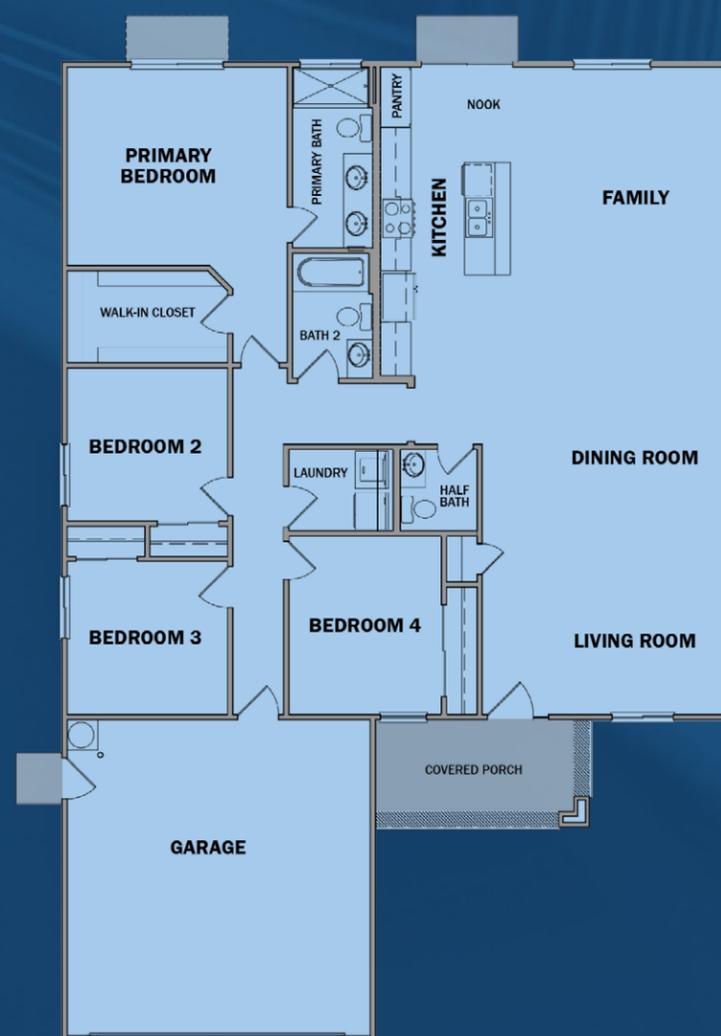
4 Bedrooms | 2.5 Baths | 2 Car Garage | approx 1,892 sq ft



Elevation 2A



Elevation 2B



Plan 3

4 Bedrooms | 2.5 Baths | 2 Car Garage | approx 2,082 sq ft



Elevation 3A



Elevation 3B

