

# OAKHAVEN

*El Dorado*

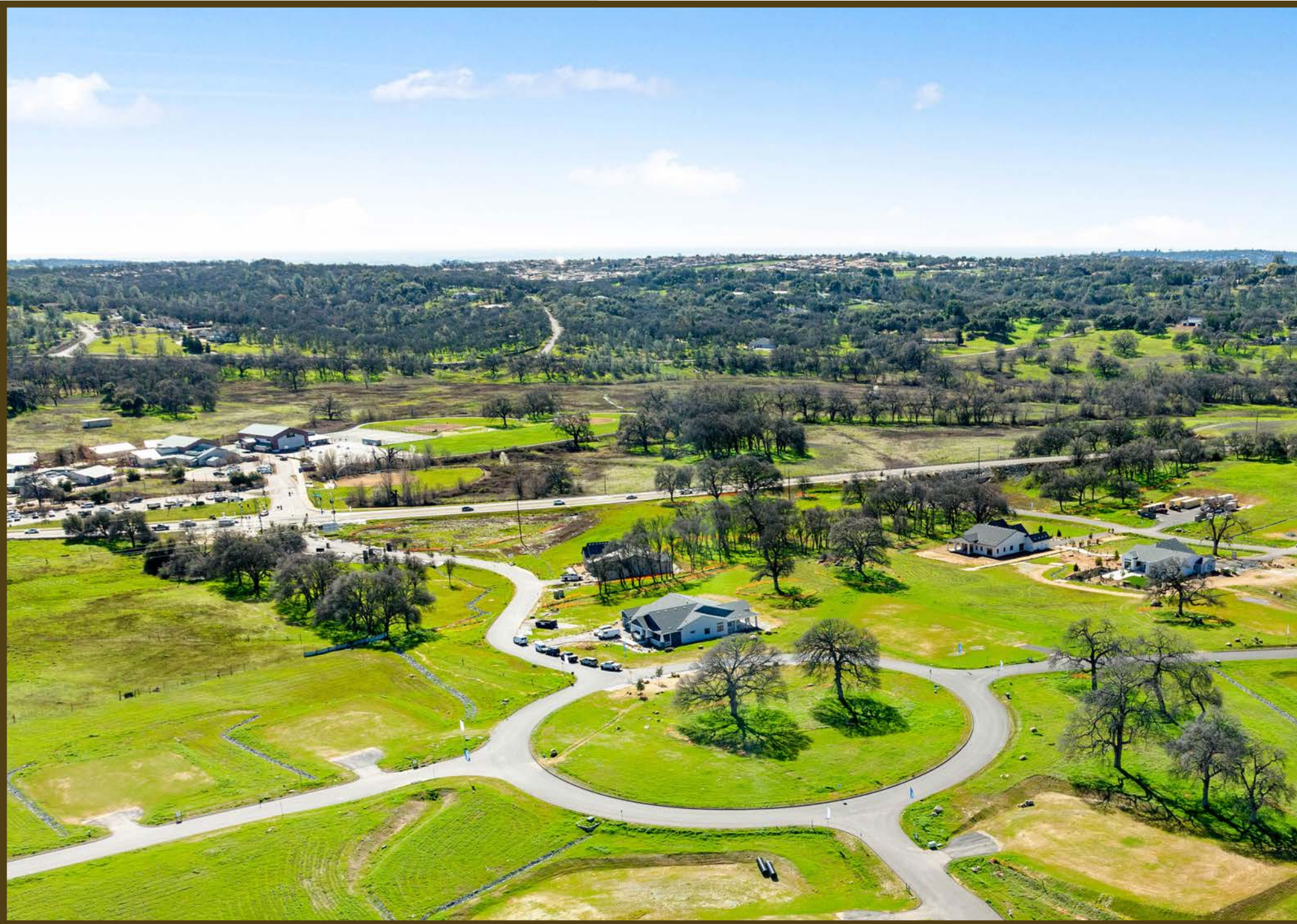
by Blue Mountain Communities

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## Find Your Sanctuary











# Find Your Sanctuary at Oakhaven

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Beyond the wrought-iron gates, a world of opulence unfolds in the foothills of El Dorado County. Oakhaven offers an unparalleled location and lifestyle on homesites spanning one to two acres. This seamlessly curated neighborhood of only 29 residences boasts picturesque views of rolling hills while offering convenience to local shopping, eateries, and employment opportunities. A substantial portion of the community's 90-acres will remain dedicated to the preservation of its natural integrity and heritage oak trees that grace the open landscape.

The abundance of land provides you with endless options. Relax by the fireplace under the covered loggia in the cooler months, entertain family and friends on a spacious deck, or create the perfect playscape for children or grandchildren. Large single-story homes are architecturally enhanced for superior living. Impressive floorplans feature exquisite touches and sought-after room designs, including formal dining rooms, walk-in pantries, lounges, retreats, flex space, guesthouses, and RV garages on select homesites.

Truly a "haven," this is the perfect place  
to call home.



# The El Dorado

(Plan 1)

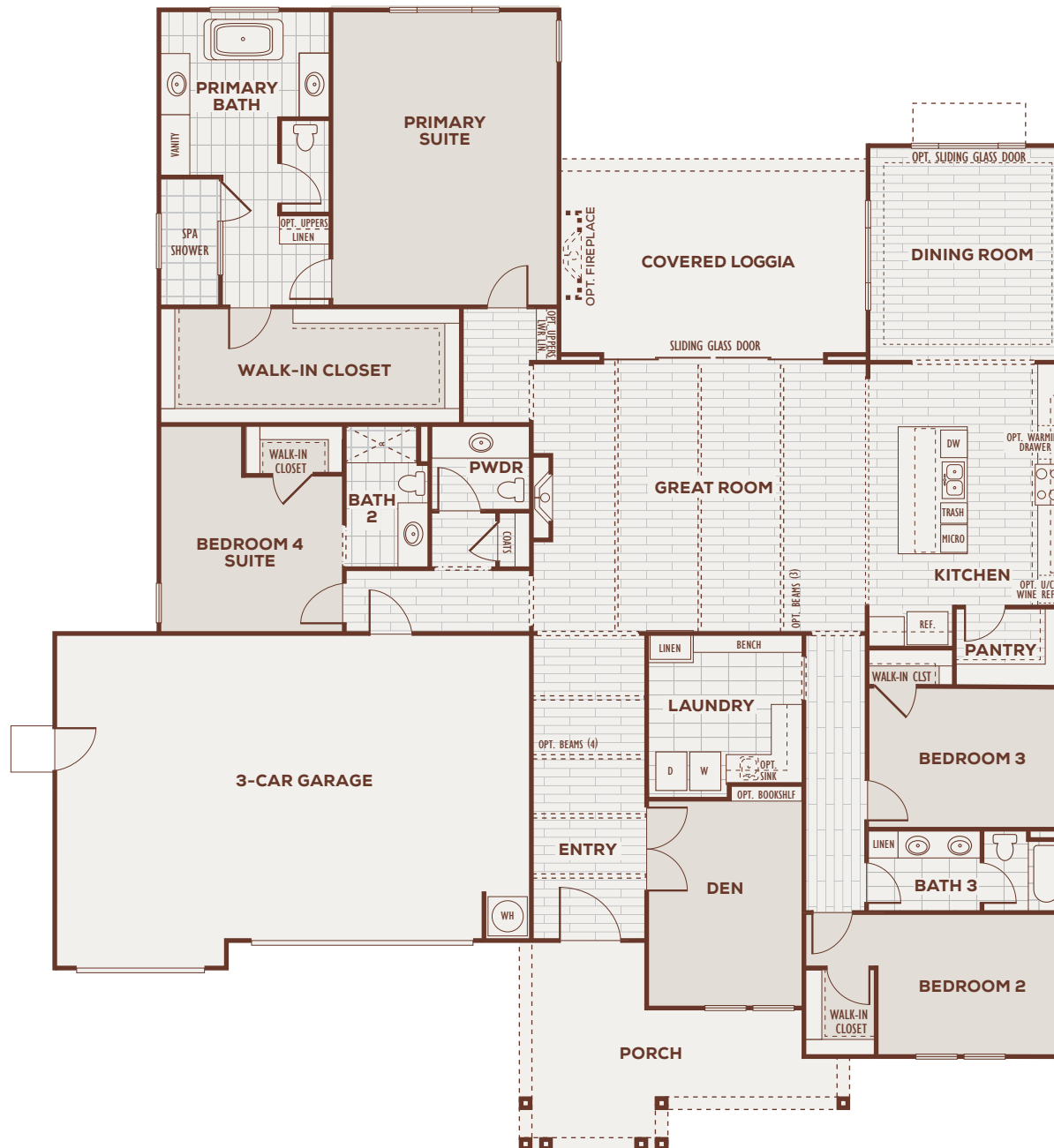
FARMHOUSE (A) *modeled*

PRELIMINARY





**THE EL DORADO** Single Story | 3,442 square feet | 4 Bedrooms | Den | 3.5 Baths | 3 Car Garage



**PRELIMINARY**



# The El Dorado

CRAFTSMAN (B)

PRELIMINARY





The embodiment of a lifestyle  
curated for those with an  
appreciation for the finer things.











Nestled within the serene embrace of rolling foothills, the exclusive gated neighborhood stands as a testament to refined living. This hidden enclave, veiled from the outside world, offers the luxury of space.

YOUR  
DESTINATION  
OF GRANDEUR



# The Reserve

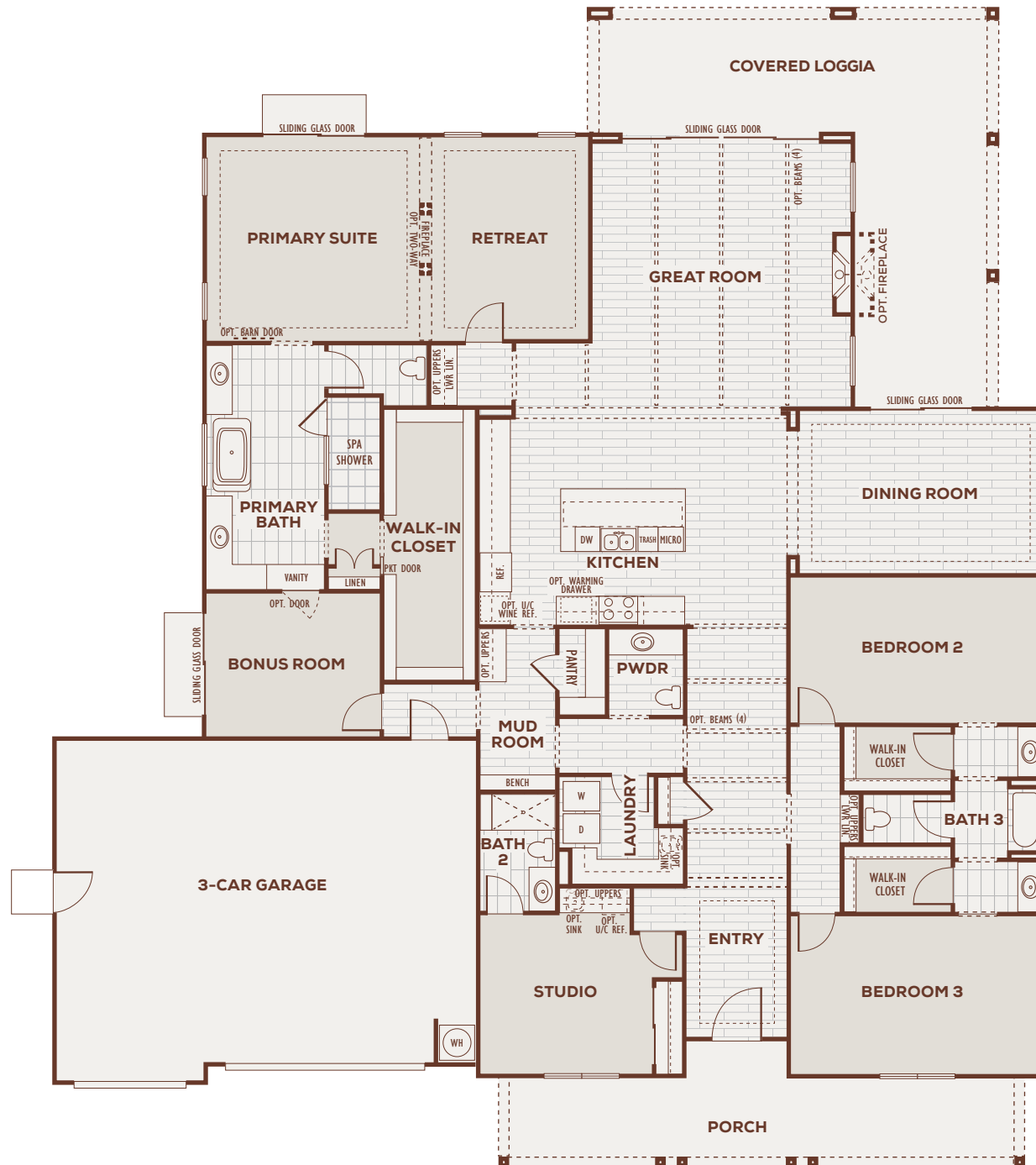
(Plan 2)

NAPA (C) modeled

PRELIMINARY



**THE RESERVE** Single Story | 4,208 square feet | 3 Bedrooms | Bonus Room | Studio | 3.5 Baths | 3 Car Garage



**PRELIMINARY**



# The Reserve

FARMHOUSE (A)

PRELIMINARY





Where every detail  
is a testament to the  
art of living well.

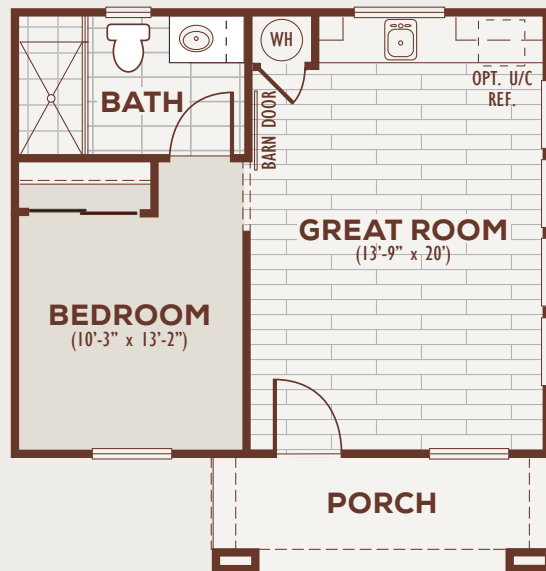
CRAFTSMAN (B)

PRELIMINARY





# Casita



480 square feet

Bedroom | Bath | Great Room

10' Ceiling Height

FARMHOUSE (A)



CRAFTSMAN (B)



NAPA (C)





# Exclusive Property Enhancement

FARMHOUSE (A)



CRAFTSMAN (B)



NAPA (C)



*RV Garage*



**RV GARAGE**

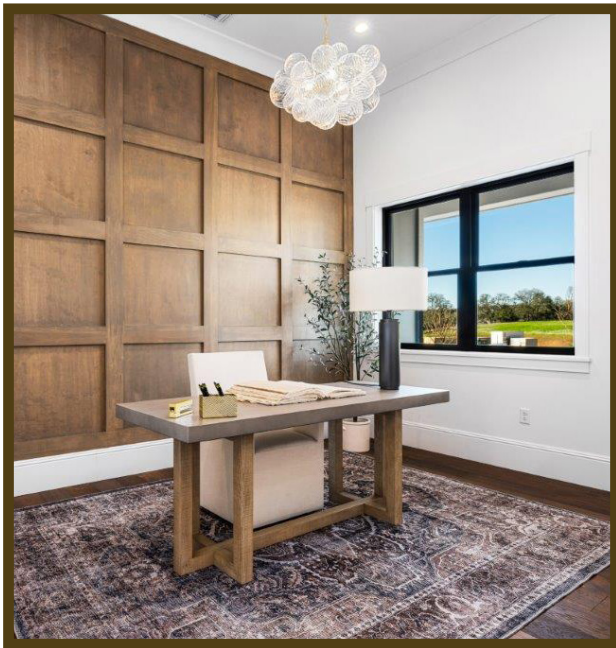
16'-6" x 48'

12'-3"

792 square feet

18'-1" Ceiling Height





A symphony of passion, quality, and unmatched innovation.





A personal haven in the heart of nature.





# Explore the Finer Details

## PRELIMINARY

### DISTINCTIVE EXTERIORS

Inspired exterior architecture aims to elevate the residents' living experience while enhancing the overall aesthetic appeal of the community. A harmonious yet individualistic character is represented through varying roof heights, a palette of colors with professional paint by Sherwin Williams, and a selection of design materials.

- CertainTeed PRO Solaris cool roof with lifetime warranty
- Full sheer wrap
- Post-tension slab foundation with 10mil vapor barrier stabilizes your home and helps to prevent moisture intrusion
- Continuous eave vents
- Rain chain downspouts
- 6" Ogee gutters
- Three-coat stucco with integral acrylic paint and smooth finish
- Ring video doorbell
- Fully textured and painted garage interiors
- Insulated garage doors with Lift Master opener (WiFi with battery back up)



## THOUGHTFUL INTERIORS

- Stylish, single-panel, solid-core 8 foot interior doors
- Black finish door hardware with lever handles
- Upgraded LVP, tile, and carpeting throughout
- Convenient interior laundry room with electric dryer hook ups and space to upgrade to double stacked units
- Lower & upper cabinets in Laundry Room
- Built-in bench in Laundry Room
- 5/8" drywall
- 9 to 14 foot ceilings (per plan)
- 9 inch high baseboards with designer detailing
- Upgraded door casing
- Crown moulding in designer selected areas
- Full jamb and case around all windows
- Designer selected light fixtures
- Fireplace in Great Room with pre-cast surround
- Flat screen pre-wire and conduit in Living Room and Primary Bedroom
- USB outlets in Kitchen (2) and Primary Bedroom (2)
- Wired for data and cable in Great Room, Primary Bedroom, and Office
- Schluter shower systems

## GOURMET KITCHENS

- Kohler pull-down faucet with soap dispenser
- Stainless steel single basin sink with Insinkerator ½ hp disposal
- Stainless steel Bosch appliance package including 36" induction range, wood hood with insert, microwave drawer, and three-rack stainless tub dishwasher with Home Connect® remote control
- Luxury Hestan ranges on select homes
- Large 48" refrigerator cabinet, plumbed for ice maker, allows for customization
- Quartz countertops with full slab backsplash
- Beautiful cabinets with hardware and soft close doors and drawers

## ENERGY CONSERVATION & TECHNOLOGY

- SPAN smart electrical panel with app-based power monitoring (per lot)
- Dual-zone heat pump system with smart thermostats
- Energy efficient Premier Hybrid Electric Heat Pump water heater
- Andersen dual pane windows with low-e glass and black frames
- Kohler water conserving shower heads, faucets and toilets
- All LED lighting throughout
- Solar installed on every home (option to purchase or lease)
- Septic systems

Distinguished residences illustrate architectural brilliance and timeless elegance.

## PRIVATE PRIMARY SUITES

- Kohler faucets and plumbing fixtures
- Frameless shower enclosures
- Framed vanity mirrors
- Oversized spa shower with tile floor and ceiling height solid surface surround
- Beautiful freestanding Kohler tub with deck mounted faucet
- Designer selected vanity lighting above each sink
- Outlet in Primary Bath for future bidet
- Enormous walk-in closets with shelves and dual hanging sections

## SECONDARY BATHROOMS

- Beautiful vanities with solid surface countertops and 6" backsplash
- Kohler faucets and plumbing fixtures
- Framed vanity mirrors
- Kohler tub with ceiling height solid surface surround (Bath 2)
- Showers with ceiling height solid surface surround and frameless shower enclosures (Bath 3)
- Designer selected vanity lighting above each sink

## PERSONALIZING OPPORTUNITIES

- Optional solar system upgrades
- Designer selected cabinetry upgrades
- Appliance package upgrades and metal range hoods
- Numerous electrical and low voltage upgrades
- Innovative security system package available
- Upgraded interior doors, hardware, and trim options
- Opportunity to select upgraded designer collections which include plumbing fixtures, tile flooring, fully tiled showers and upgraded carpet
- Opportunity to select upgraded light fixture collections
- Opportunity to select upgraded hardwood flooring materials, and additional locations
- Optional Great Room stacking door unit
- Optional faux beams in designer selected areas
- Optional loggia fireplaces and heaters
- Optional dog wash station in Laundry Room



# OAKHAVEN

*El Dorado*

by Blue Mountain Communities

## Breathtaking

Gated location surrounded by  
rolling foothills and studded heritage oaks







Homesites Available for  
Property Enhancement Options

- Casita
- ▲ RV Garage

updated 06.25.25



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**BLUE MOUNTAIN**  
COMMUNITIES

[BlueMountainCommunities.com](http://BlueMountainCommunities.com)

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(Bass Lake Road to Silver Springs Pkwy)



Plans are built with left or right hand garages on all plans. In a continuous effort to improve our product, Blue Mountain reserves the right to make changes or modifications to pricing, standard features, options & other building specifications & dimensions without prior notice. Please see sales representative for details. Square footage is approximate based upon design. 07.11.25