



CITYWALK
LIVE.REAL.GREEN

www.9onF.com

Core Realty is a locally-owned Real Estate Brokerage that specializes in the sales and marketing of new residential properties. We offer our clients solutions that go beyond the traditional approach. With innovative financing solutions, lease-options, and contingency management, we help move future buyers towards their dream of owning a new home.

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9onF

Nine contemporary and eco-friendly homes stitched into the fabric of the historic Mansion Flats Neighborhood. Located on the 1400 block of F Street, these new homes are just six blocks from the California State Capitol.

- Leave your car at home and walk or bike to work
- Enjoy an evening's stroll to the many downtown restaurants
- Visit Second-Saturday Art Openings at more than 50 galleries
- See a play at one of the downtown's many theaters
- Hang out at Friday Night Concerts in the Park
- Buy fresh produce at the nearby Farmer's markets

Green Building

9onF homes feature state of the art energy-performance combined with environmental responsibility - green building for a healthy indoor and outdoor environment.

9onF homes with three models: the Street, the Courtyard, and the Alley units. These flexible floor plans offer three bedrooms and range in size from approximately 1300 to 1550 square feet.

9onF - possibly the most eco-friendly and energy-efficient new homes in Sacramento! Some of the features:

- The first LEED-certified units in Downtown Sacramento
- Each model is EnergyStar Rated for High-Performance
- Alley Units Built with SMUD's SolarSmart Program
- Courtyard Units Wired for Solar Panels – ask us about this upgrade!
- High-Performance Geo-Thermal Heating and Cooling Systems
- Energy-Efficient Tankless "On-Demand" Hot Water
- WindsorONE Products for Indoor Air Quality and Durability
- Forest Stewardship Council (FSC) Certified Floors
- Low-VOC Paints and for Improved Indoor Air Quality
- And so many more features and finishes...

Location





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9onF was developed by:
49Mile Inc. specializes in the design and development of urban infill residential and mixed-use projects. Our background in architecture and land-use planning complements our goal to develop socially thoughtful, ecologically sustainable, and critically designed communities. **49Mile Inc.** has a long history of collaboration with great local architects, builders, neighborhood groups, and "green building" professionals.

Design:

The 9onF project offers the best of contemporary living in a historic and vibrant downtown neighborhood. The **9onF** Team worked closely with local neighborhood groups, city planning, and preservation boards to implement a new model for sustainable housing in our urban core. The unique site design balances the needs for privacy and community interaction with an exciting urban in-fill location.

Street Units:

A striking blend of traditional "Victorian" and contemporary styling - the two Street Units have the following features:

- Silver LEED-H Certification
- Energy Performance of 54% above Title-24
- 3 Floors with approximately 1550 ft²
- 3+ Bedrooms and 2-1/2 Bathrooms
- Generous 3rd Floor Master-Suite
- One-Car Garage and Home Office
- Geo-Thermal Heating and Cooling System
- Landscaped Front Yard and Private Back Yard
- Stainless and Granite Chef's Kitchen



Courtyard Units:

A "loft style" open-plan complete with modern finishes - the four Courtyard Units have the following features:

- Silver LEED-H Certification
- Wired for Solar Installation Upgrade
- Energy Performance of 39% above Title-24
- 3 Floors with approximately 1400 ft²
- 3 Bedrooms and 2 Bathrooms
- Aluminum Blomberg Window System
- One-Car Garage and Courtyard Entry
- Geo-Thermal Heating and Cooling System
- Kitchen BBQ Deck and Private Back Yard
- Stainless and Granite Chef's Kitchen



Alley Units:

A "loft style" open-plan complete with modern finishes - the three Alley Units have the following features:

- Gold LEED-H Certification
- 1.5KW SolarSmart system installed
- Energy Performance of 42% above Title-24
- 3 Floors with approximately 1300 ft²
- 3 Bedrooms and 2 Bathrooms
- Aluminum Blomberg Window System
- One-Car Garage and Entry Garden
- Geo-Thermal Heating and Cooling System
- Stainless and Granite Chef's Kitchen



Site Plan:

