



February 11, 2016

## **KB Home Presents Magnolia at Patterson Ranch in Fremont**

### **Builder unveils charming new community of single-family homes in historic Fremont location with prime proximity to Silicon Valley and Greater Bay Area employers**

FREMONT, Calif.--(BUSINESS WIRE)-- KB Home (NYSE: KBH), one of the nation's largest and most recognized homebuilders, today announced the grand opening of [Magnolia](#), the builder's first village of single-family homes to debut at Patterson Ranch, a highly-anticipated master-planned community situated in Fremont's desirable Ardenwood area. With its superior commuting location, urban farm-inspired amenities and beautiful homes with well-appointed finishes, this idyllic neighborhood presents a unique opportunity for new homeownership in one of the Bay Area's most sought-after cities.

Magnolia at Patterson Ranch is surrounded by vibrant employment centers, and provides excellent access west to the Silicon Valley via the Dumbarton Bridge, south to San Jose and north to Oakland via Interstate 880. The community is also close to Bay Area Rapid Transit (BART) and Altamont Commuter Express (ACE) stations for convenient travel throughout the region. Fremont itself is home to a number of high-tech, life science and clean technology firms, and manufacturing facilities, including Tesla Motor®'s primary production plant.

In paying homage to the site's agrarian heritage, Patterson Ranch is planned to feature more than 15 acres of parks and open space highlighted by an urban farm with a community garden and working orchard. When completed, homeowners with a green thumb will be able to take advantage of an on-site barn with tools for cultivating vegetables, herbs and native plants, as well as the orchard's apple, almond, peach and fig trees. Additional planned amenities include a farmhouse-style community center featuring a chef's kitchen along with private meeting and gathering areas, basketball and tennis courts, as well as walking paths. Magnolia at Patterson Ranch is adjacent to the popular Coyote Hills Regional Park.

The four one- and two-story floor plans available at Magnolia at Patterson Ranch range in size from 1,973 to 3,105 square feet, and can include as many as six bedrooms, four-and-a-half baths, and two-car garages. Priced from the low \$1-millions, the KB homes at Magnolia at Patterson Ranch feature Farmhouse, Victorian and Craftsman exterior architectural designs, and refined interior finishes.

Each new KB home can be personalized at the KB Home Design Studio, where buyers are guided by one of KB Home's design professionals to create the home of their dreams. At the Design Studio, buyers can select everything from flooring and cabinetry to flexible room options, home technology solutions and many décor choices, all based on their lifestyle and preferences.

All KB homes at Magnolia at Patterson Ranch will be both ENERGY STAR® qualified and GreenPoint Rated, meaning they have been designed to operate more efficiently and help save homeowners money on their energy bills, when compared to a typical new or resale home.

The energy-efficient home designs offered at Magnolia at Patterson Ranch include a number of energy- and water-saving features such as the Carrier® Côt<sup>™</sup> smart thermostat, ENERGY STAR certified appliances and WaterSense® labeled fixtures

KB Home's Magnolia at Patterson Ranch is now open in Fremont. For more information, visit [www.kbhome.com](http://www.kbhome.com) or call 888-KB-HOMES.

### **About KB Home**

KB Home is one of the largest and most recognized homebuilders in the United States and an industry leader in sustainability, building innovative and highly energy- and water-efficient new homes. Founded in 1957 and the first NYSE-listed homebuilder (ticker symbol: KBH), the company has built nearly 600,000 homes for families from coast to coast. Distinguished by its personalized homebuilding approach, KB Home lets each buyer choose their lot location, floor plan, décor choices, design features and other special touches that matter most to them. To learn more about KB Home, call 888-KB-HOMES, visit [www.kbhome.com](http://www.kbhome.com) or connect on [Facebook.com/KBHome](https://www.facebook.com/KBHome) or [Twitter.com/KBHome](https://twitter.com/KBHome).

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