



PRELIMINARY

*Tim Lewis*  
COMMUNITIES  
Bringing five-star quality home



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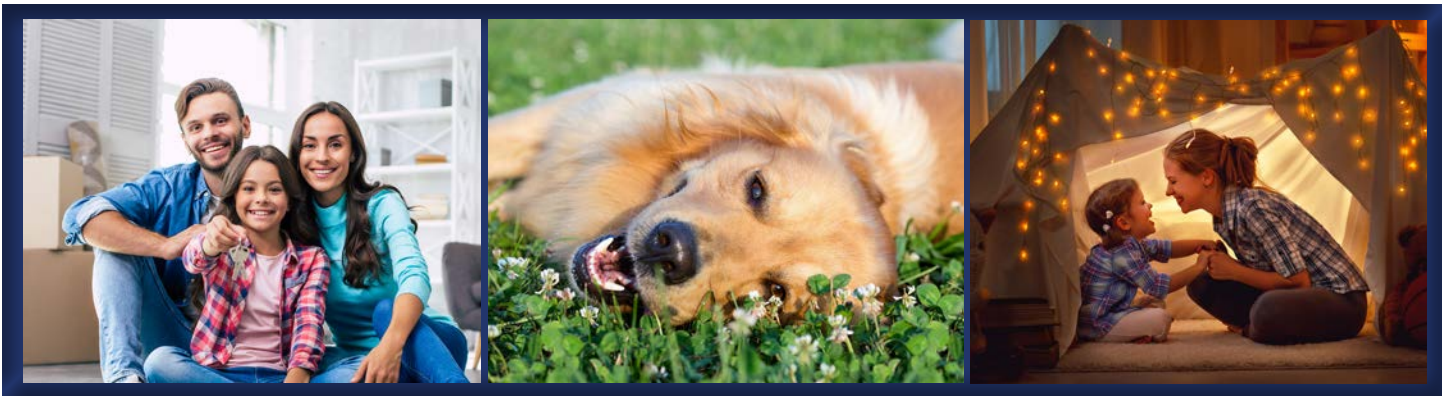


**W**elcome to Cedar Creek; our newest community in the fast growing city of Galt, built by award-winning builder, Tim Lewis Communities.

Cedar Creek residents enjoy beautifully appointed homes, with close proximity to a variety of amenities; the future expansive park adjacent to Poppy Lane, multiple schools and an endless array of shopping and dining experiences.

Cedar Creek is located near California's bustling Capital, parks and outdoor recreation. And, if you feel like exploring, Cedar Creek is a short road-trip away from sightseeing in the Bay Area or skiing in the Sierra Nevadas. Conveniently located near shopping and dining in Galt, as well as I-5.

Cedar Creek...Welcome Home!



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As we transition through these extraordinary times, Tim Lewis Communities remains focused on setting clear expectations to allow for the best home buying experience attainable. Having ranked amongst the Highest in Customer Satisfaction and New Home Design, we understand the importance of communicating regularly with our home buyers and homeowners to prepare them for the many unforeseen delays that may be caused due to product and labor constraints. As a recipient of the Building Industry Association's coveted Builder of the Year Award, Tim Lewis Communities has been committed to building five-star quality homes and bringing five-star living to California and Nevada for more than 30 years.

Tim Lewis Communities is a Certified California Green Builder and builds solar-living home communities throughout the Sacramento and Bay areas. The Company and all our dedicated homebuilding professionals continuously strive for excellence and distinction within the building industry and are focused on helping preserve the environment.

Tim Lewis Communities is committed to providing personalized service throughout every step of the homebuilding process. Due to the economy's current product constraints, Tim Lewis Communities has negotiated several personalized Design packages for you to choose from that will assure your homes' product availability. In addition, you will be able to further personalize your home from many additional choices available at our Design Studio. These personalization touches help you create a home that is uniquely yours and suits your individual style! In order that we confidently manage our home-buyer's selections within our building schedules, we do not allow custom changes outside of our approved offerings. We are dedicated to the highest standards of quality and customer service, and are proud to stay closely involved with our customers, long after they move in.

In addition to being focused on our customers, we are also devoted to the environment and dedicated to exceeding expectations whenever possible in all aspects of homebuilding. Tim Lewis Communities will continue to build upon our tradition of value, quality, and customer satisfaction – the hallmark of five-star building. At Tim Lewis Communities, we are proud to build...

Your Home, Your Way!



## COMMUNITY

- Experience small-town ambiance, away from the hustle and bustle, just the way you like it!
- Solar living homes for today's energy efficient lifestyle.
- Close proximity to so many amenities; quaint downtown eating and shopping, freeway access, Lodi Wine Country, The Delta waterways, Elk Grove shopping, year-round community festivals, Galt's famous flea market and Farmer's market and excellent school district.

## CLASSIC EXTERIORS

- Designer-selected exterior color palette (per plan and elevation)
- Designer-selected masonry at key impact areas per elevation
- Illuminated custom address plaques
- Attractive coach lights with color scheme-coordinated finishes per elevation
- Weatherproof LED lighting at porches for extra light (per plan)
- 7' tall roll-up garage doors insulated in elevation-designed styles
- 1/2 hp Automatic garage door opener with 2 transmitters
- Front yard landscaping including automatic sprinklers and drip irrigation per community requirements
- Two exterior hose bibs
- 200 AMP electrical service panel
- One coat stucco system
- Upgraded Entry Door with polished steel hardware

- 5" Fascia Gutters and Round Downspouts

## CLASSIC INTERIOR DESIGN

- Hardwood look, luxury vinyl plank flooring at entry, kitchen, baths, and laundry areas (per plan)
- Carpeting with pad for comfort and durability in bedrooms, hallways, gathering room and closets
- Designer-selected paint color on all walls and ceilings with coordinating semi-gloss paint on all doors and trim work
- Beech recessed-panel cabinetry with concealed hinges and easy-clean finish interiors
- Rounded drywall corners (per plan)
- An abundance of Low-e energy efficient windows
- Distinctive 6'8" tall interior doors with Zane lever and door hardware in polished-stainless finish
- 5-1/4" round-edge baseboards
- Laundry room pre-wired with 220v circuit for electric dryer and pre-plumbed for gas dryer
- Finished window sills and aprons at all low windows
- LED lighting throughout for high-efficacy lighting
- Overhead ceiling fan in Gathering Room
- Rocker style light switches
- Interior GFCI circuits
- Exterior WP GFCI circuits conveniently located at front and rear

## EFFICIENT KITCHENS

- Beech recessed-panel cabinetry with concealed hinges and easy-clean finish interiors
- 42" upper cabinets

- Granite kitchen counter tops with 6" back splash
- Pfister pull-out kitchen faucet in chrome
- Energy-saving, Frigidaire® appliances
- Stainless steel Frigidaire® 30" Gas range with sealed burners and corner-to-corner grates
- Frigidaire® 24" Built-in dishwasher
- Frigidaire® 1.6 cu ft Over-the-Range Microwave/Hood
- Stainless-Steel, undermount sink
- Pre-plumbed for water and ice maker at refrigerator space
- Abundant LED lighting
- Plentiful GFCI wall outlets at counter for easy appliance use
- 1/3 hp garbage disposal

## INVITING OWNER'S SUITES

- Walk-in closets with double pole hanging space (per plan)
- Hardwood look, luxury Vinyl Plank in owner's bath
- Solid-surface owner's bath vanities and shower surround
- Bi-pass shower enclosure with chrome hardware
- Chrome faucets with coordinating fixtures at tub and shower
- Separate, private toilet compartment with elongated toilet
- Full-width vanity mirrors (per plan)
- Beveled mirror medicine cabinet (per plan)
- High-efficiency can lighting over vanities
- Top-mount, self-rimming vanity sinks
- Designer coordinating bath accessories
- 8 ft. door at owner's suite



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## DISTINCTIVE SECONDARY BATHS

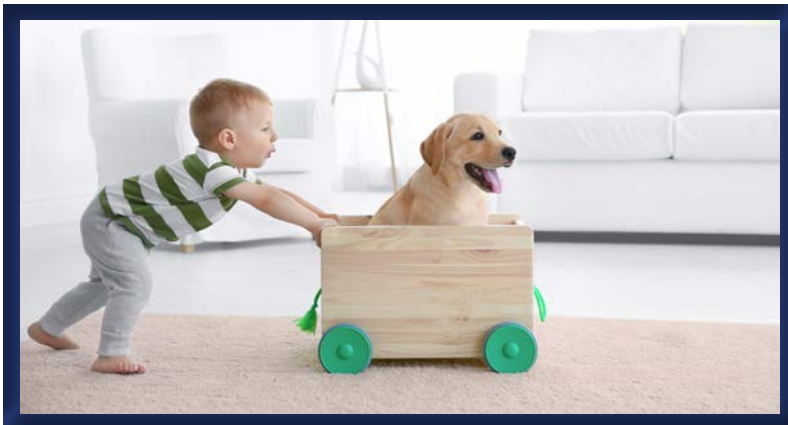
- Beech recessed-panel cabinetry with concealed hinges and easy-clean finish interiors
- Full width vanity mirrors
- Solid surface vanity tops
- Top-mount, self-rimming vanity sinks with dual-handle, chrome faucets with coordinating fixtures at tub and shower
- Hardwood look, luxury Vinyl plank flooring
- High-efficiency can lighting over vanities

## TECHNOLOGY, SECURITY AND SAFETY

- Category-6 high speed telephone wiring at Kitchen, Gathering Room, Loft, and Primary Bedroom
- RG-6 coaxial cable TV wire at Owner's Suite, Loft and Gathering Room
- Smoke detectors with battery back-up in all bedrooms and carbon monoxide detectors in hallways
- Solid core fire door from garage
- Solar lease
- USB Port outlet conveniently located at kitchen
- EV charging system

## ENERGY SAVING FEATURES

- Energy-saving insulation
- Third-party tested and verified energy-saving home
- Energy-Star rated, Low E2 white vinyl windows with grids at key impact areas (per plan and elevation), Per Title 24
- Environmentally friendly 16 SEER rated central air conditioning with dual zones at two stories
- Per Title 24, AFUE , 0.95 Furnace (per plan)
- Energy-Star rated appliances
- Water conserving toilets faucets and shower heads
- Programmable thermostat to conserve energy and maintain a comfortable home temperature
- Environmentally-friendly low VOC paint
- Weatherproof protection around all windows and polyseal protection around exterior doors
- Full exterior weather stripping
- Water-saving landscape design and irrigation controls per community



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Modern Prairie



Farmhouse



Craftsman



FLOOR PLAN

OPT. CALIFORNIA ROOM

Approx. 1,645 sq. ft. ■ 3 Bedrooms ■ 2 Baths ■ 2-Car Garage  
Opt. California Room





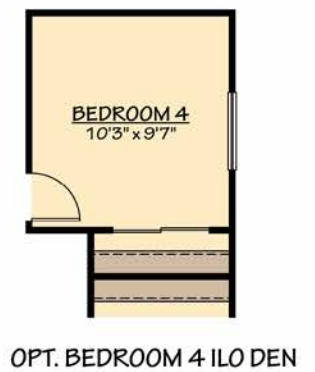
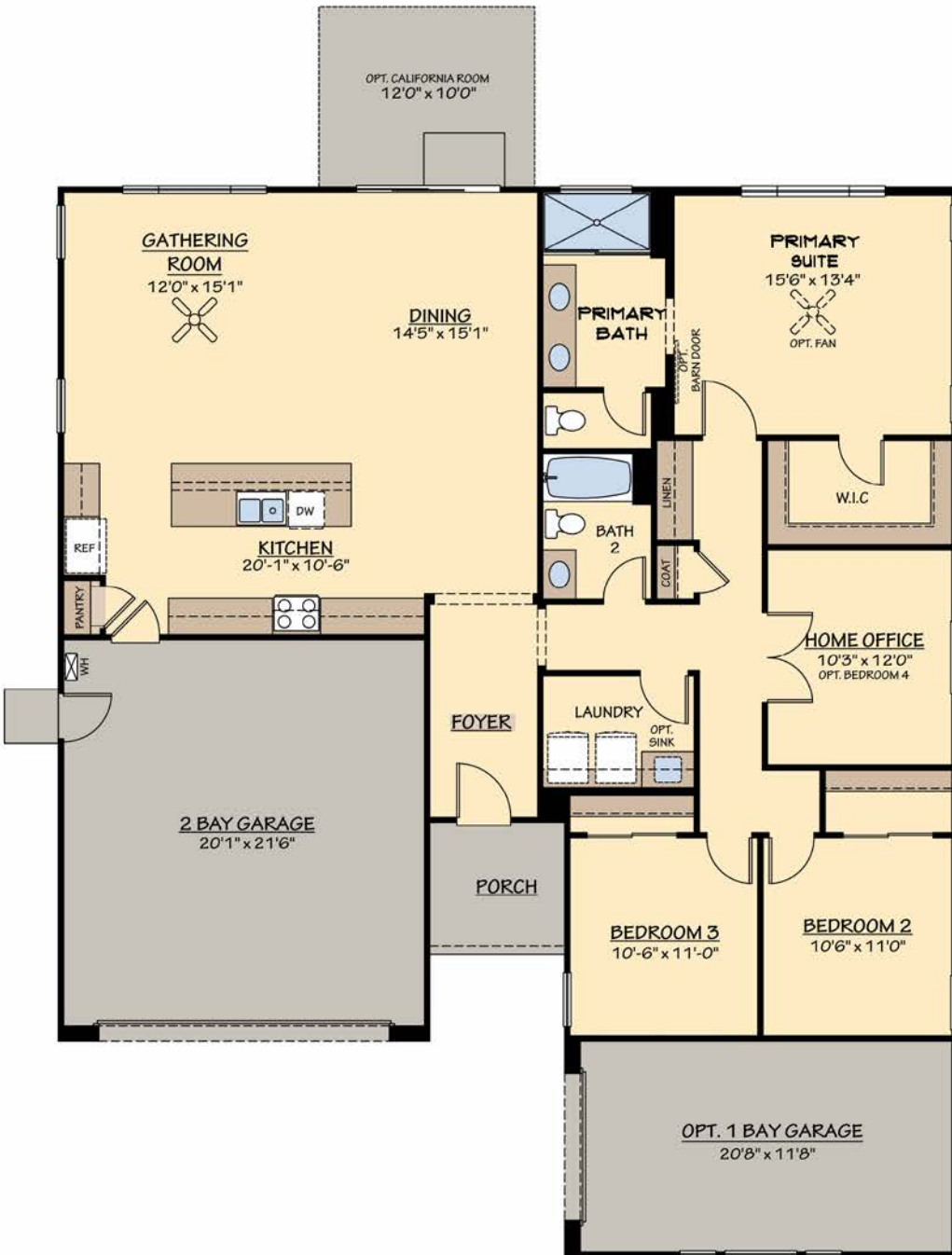
Modern Prairie



Farmhouse



Craftsman



FLOOR PLAN

Approx. 1,825 sq. ft. ■ 3 Bedrooms ■ 2 Baths ■ 2-Car Garage  
 Opt. 1-Bay Garage ■ Opt. California Room ■ Opt. Bedroom 4 ILO Den



Modern Prairie



Farmhouse



Craftsman



FLOOR PLAN

Approx. 2,022 sq. ft. ■ 3 Bedrooms ■ 2.5 Baths ■ 3-Car Split Garage  
 Opt. California Room ■ Opt. Bedroom 4 ILO Den



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Farmhouse



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FIRST FLOOR

Approx. 2,244 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 3-Car Garage

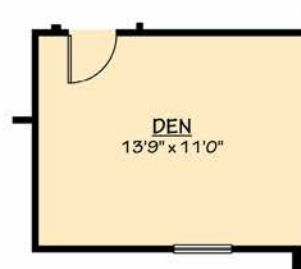




SECOND FLOOR



OPT. CALIFORNIA ROOM



OPT. DEN ILO BEDROOM 4

Approx. 2,244 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 3-Car Garage

Opt. California Room ■ Opt. Den ILO Bedroom 4



Modern Prairie

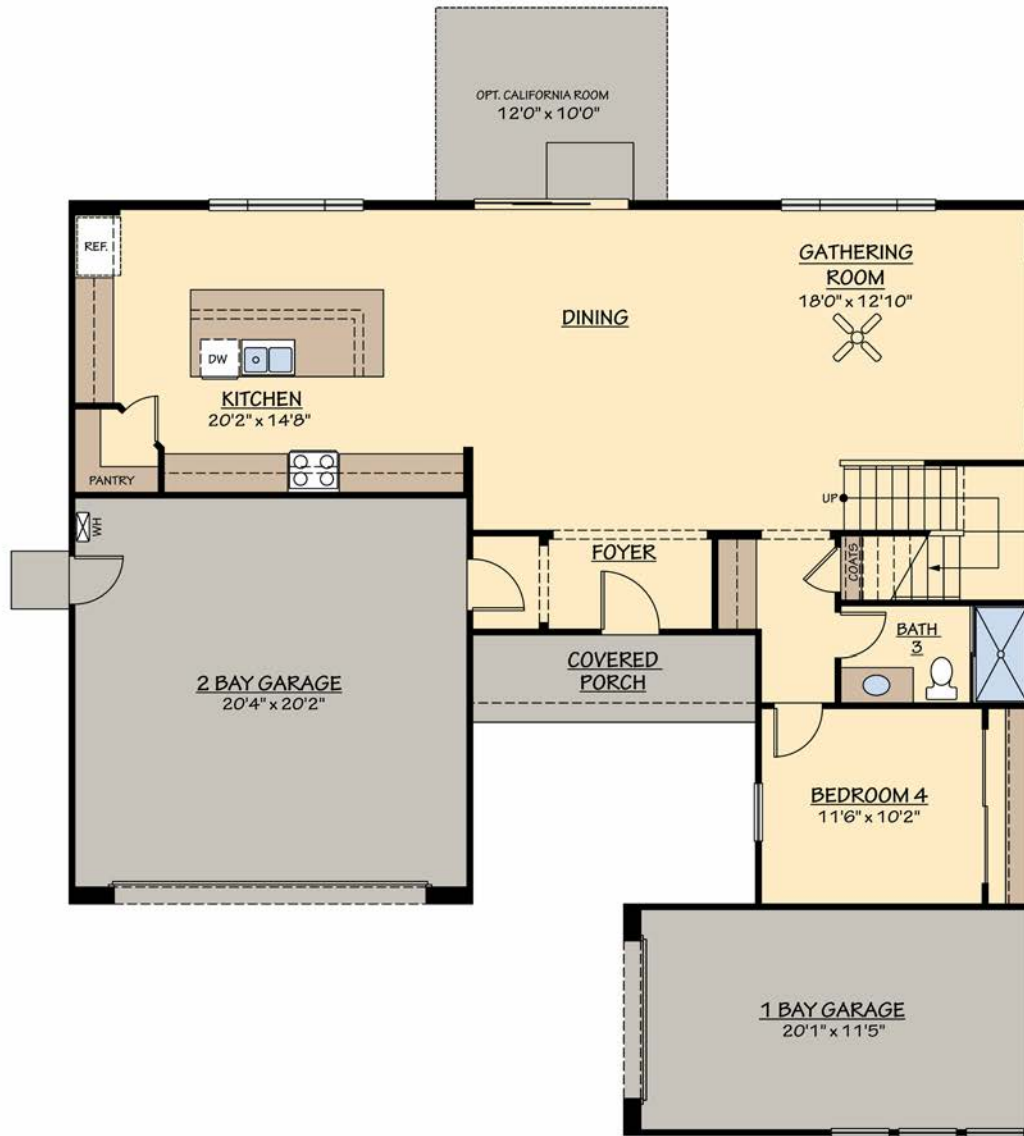


Farmhouse



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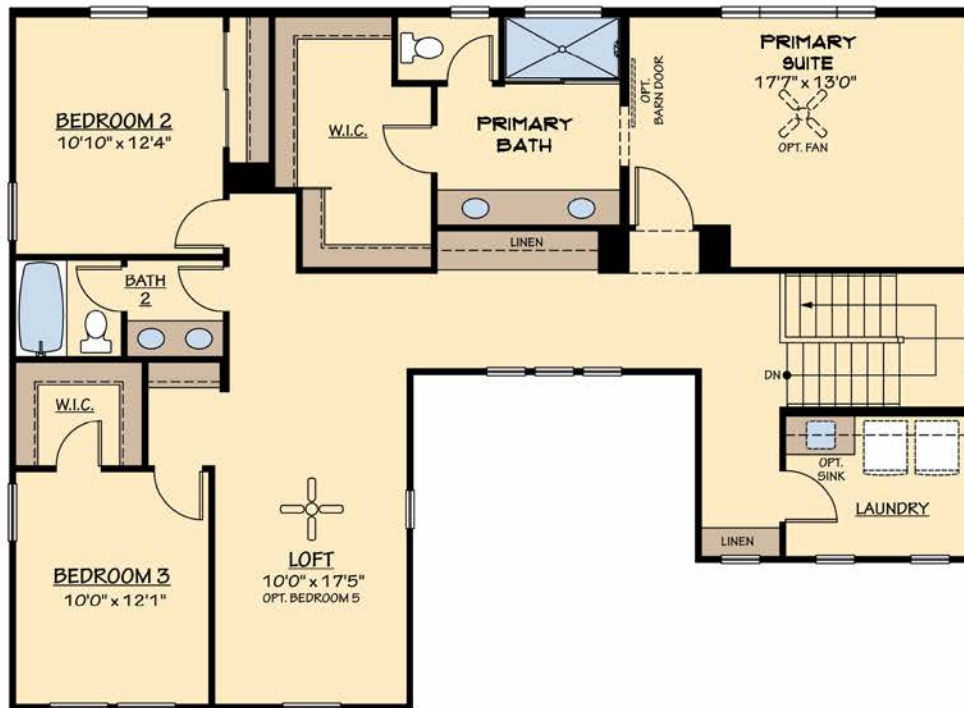




FIRST FLOOR

Approx. 2,570 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 3-Car Split Garage





SECOND FLOOR

Approx. 2,570 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 3-Car Split Garage





OPT. BEDROOM 5



OPT. CALIFORNIA ROOM



OPT. MULTI-GEN SUITE

Approx. 2,570 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 3-Car Split Garage  
 Opt. Multi-Gen Suite ■ Opt. Bedroom 5 ■ Opt. California Room



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