



Welcome to Crowne Point! Rocklin's premiere new home address for luxury living built by Tim Lewis Communities. Behind the inviting privacy gates you will find large executive home sites ranging from one-quarter acre to

one-third acre in size with a private neighborhood park. Crowne Point is surrounded by acres of open space and a 7-acre natural water preservation habitat area. Showcasing 4 spacious floor plans ranging from 3,042 sq. ft to over 4,194 sq. ft. complemented by twenty eight innovative architectural exterior styles creating a virtually custom street scape. Imagine the convenience of nearby

shopping, dining, boating, biking and hiking trails and easy freeway access within minutes of your hidden sanctuary. Crowne Point is located just minutes to Folsom Lake, Roseville Galleria, the Fountains Shopping Center, Downtown Sacramento and the Sacramento International Airport. Its location allows for an easy day trip to Reno, Lake Tahoe, San Francisco and both Amador or Napa Wine Country. It is located within the desirable Loomis School District and Placer Union High School district, home of the highly acclaimed Del Oro High School. Every home is built for energy efficiency and energy savings that only a Tim Lewis Communities Home can bring you. Come visit us today and see what Five Star Quality living looks and lives like at Tim Lewis Communities' Crowne Point!



Artist's Conception



**T**im Lewis Communities focuses on creating an outstanding homebuying experience. Ranked “Highest in Customer Satisfaction” and “New Home Design” with New Home Builders in Sacramento, Two Years in a Row by J.D. Power and Associates, Tim Lewis Communities has also been honored multiple times as the #1 homebuilder for Customer Satisfaction by Eliant Homebuilding Surveys. 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 Ready homes throughout the Sacramento area. The Company and all of 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. 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.

We are also devoted to the environment, to our homebuyers and dedicated to exceeding expectations 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.

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



Spanish



French

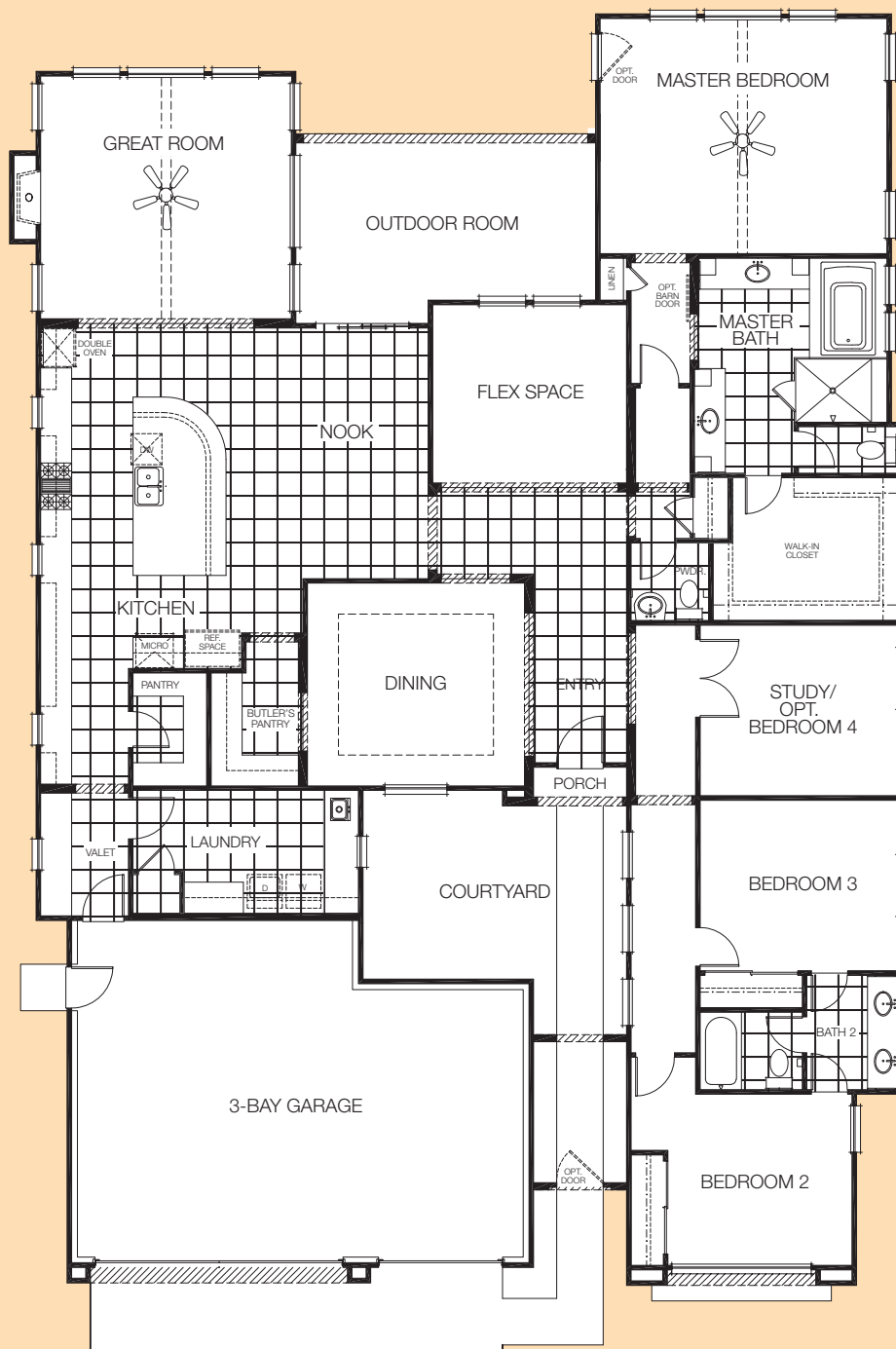


Modern Prairie



Sierra Ranch

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Approx. 3,042 sq. ft. ■ 3 Bedrooms plus Study & Outdoor Room ■ 2.5 Baths  
3-Car Garage ■ Optional Bedroom 4

Artist's Conception



Spanish



French



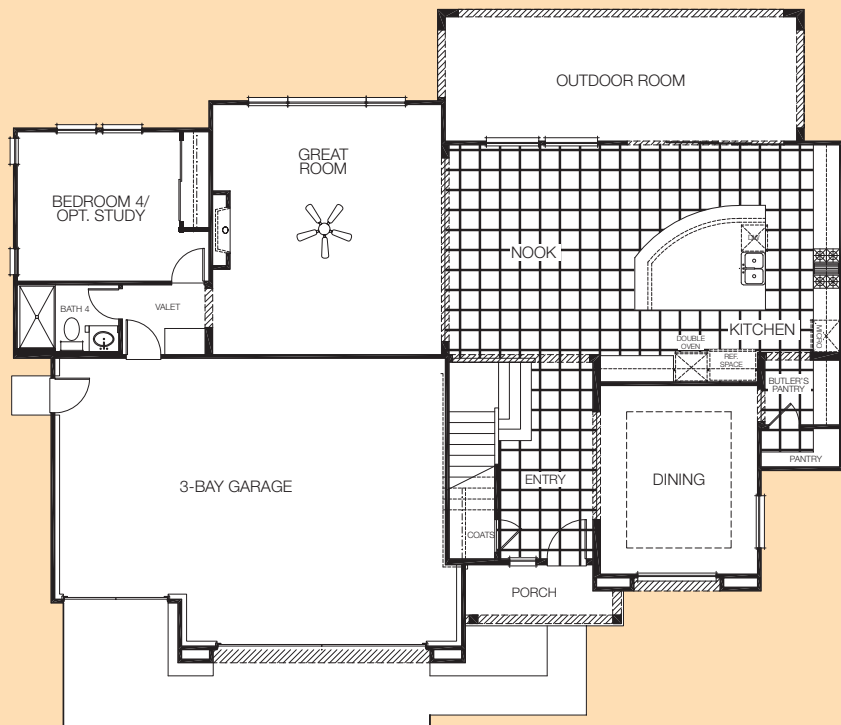
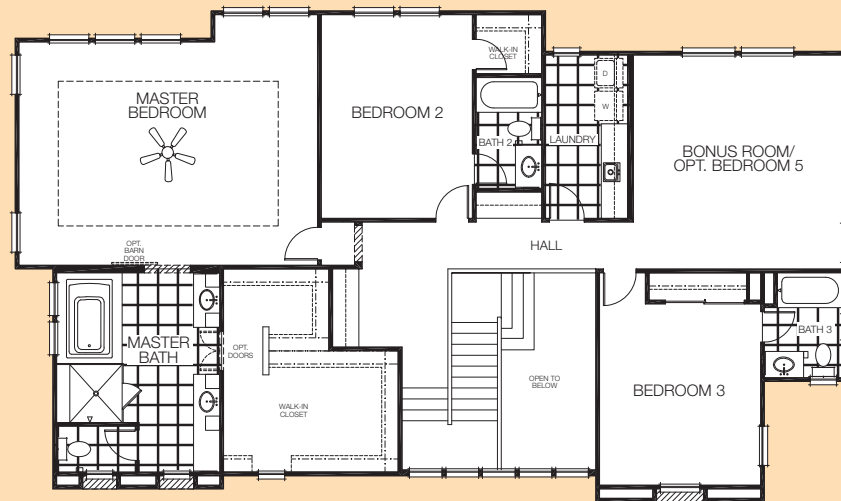
Modern Prairie



Lakehouse

Artist's Conception





Approx. 3,453 sq. ft. ■ 4 Bedrooms plus Bonus Room & Outdoor Room ■ 4 Baths  
 3-Car Garage ■ Optional Bedroom 5 ■ Optional Study ■ Optional Balcony

Artist's Conception



Monterey



French



Wine Country



Lakehouse

Artist's Conception



Approx. 3,872 sq. ft. ■ 5 Bedrooms plus Kids Common & Outdoor Room ■ 4.5 Baths  
Opt. Study ■ 3-Car Split Garage ■ Optional Balcony

Artist's Conception



Santa Barbara Spanish



French Cottage

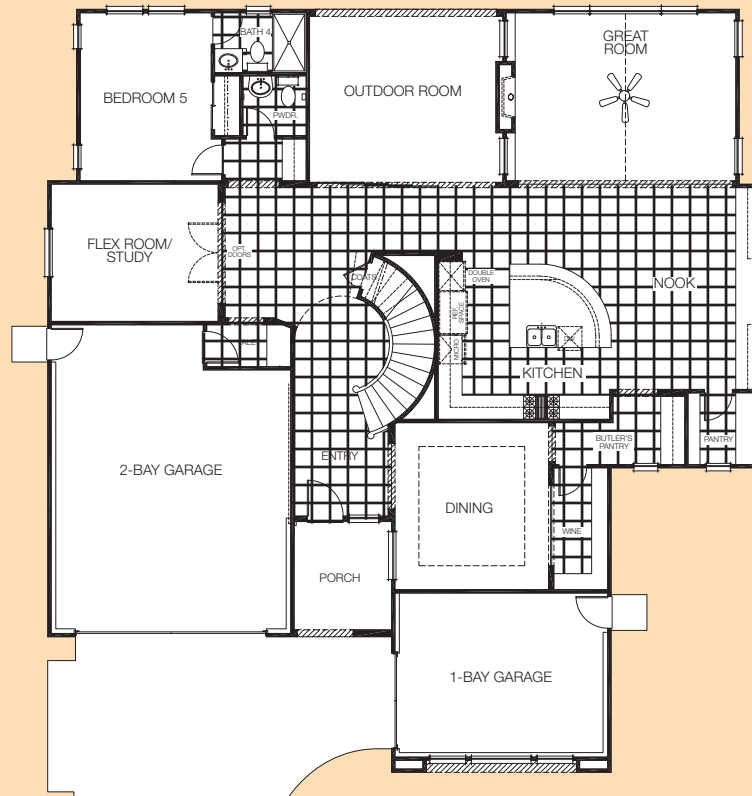
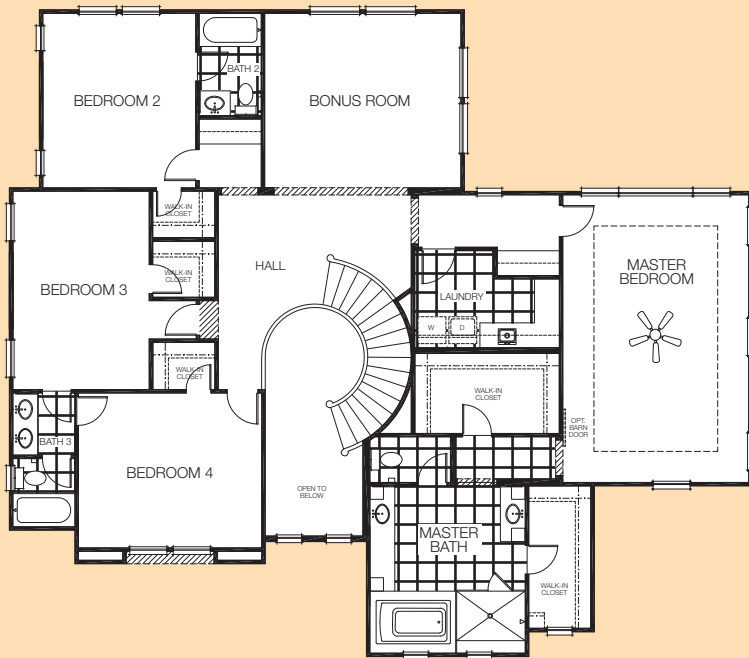


Wine Country



Modern Prairie

Artist's Conception



Approx. 4,194 sq. ft. ■ 5 Bedrooms plus Bonus Room & Outdoor Room ■ 4.5 Baths  
Flex Room ■ 3-Car Split Garage

Artist's Conception

## COMMUNITY FEATURES

- Exclusive, private gated community featuring four semi-custom innovative floor plans with a variety of architectural renderings for a virtually custom streetscape
- Large 1/4 to 1/3 acre home sites surrounded by a natural habitat preserve including oak trees, Secret Ravine creek, a seven-acre lake and abundant wildlife
- Private park for the exclusive use of residents
- Located in the City of Rocklin and the highly acclaimed Loomis School District and Placer County High School District, home of Del Oro High School
- Convenient access to HWY I-80, nearby shopping, dining, hiking, biking, Folsom Lake, Downtown Sacramento, Sacramento International Airport, and the scenic Sierra Nevada Foothills

## CLASSIC EXTERIORS

- Crowne Point features a variety of distinctive exterior elevations including Spanish, Wine Country, Lakehouse, French, Modern Prairie, Sierra Ranch, Santa Barbara Spanish, French Cottage, Craftsman and Monterey to create a diverse custom streetscape
- Seventeen designer-selected exterior color palettes (per plan and elevation)
- Exterior masonry and brick accents (per plan and elevation)
- James Hardie siding and ornamental iron exterior accents (per plan and elevation)
- Color-through concrete roof tile with standing seam metal roof accents (per plan)
- Ribbed Fascia gutters with 2" round downspouts connected to drain lines
- Covered outdoor living space with wood finished ceilings and prewire for outdoor ceiling fans
- Front courtyards on single story plans (per plan)

- Natural gas BBQ stub at rear yard for future outdoor use
- Custom stained eight-foot entry door designer selected per plan and elevation and featuring extra-large 42" width
- Enhanced entry doors feature clavos and arch tops per plan and elevation
- Illuminated custom address plaque
- Attractive over-sized exterior Coach lights custom selected per home to enhance streetscape
- Weatherproof surface mount lighting at porches and outdoor living spaces
- Spacious three-car over-sized garages in traditional or split configuration (per plan)
- Textured & painted garage interiors with LED flushmount overhead lighting
- Automatic garage door opener with two remotes at two car bay
- Pre-wire for garage door opener at third car garage bay
- Steel-backed, fully-insulated, carriage style garage doors with decorative hardware customized per elevation
- Salt-Finish concrete with steel trowel banding at front walks, driveways, porches and patios
- Weather-based rain sensitive irrigation system
- Two exterior hose bibs (per plan)

## ELEGANT INTERIOR DESIGN

- Handset 12" x 24" glazed porcelain tile flooring at entry, kitchen, baths, mud rooms and laundry area with choice of three colors
- Gemcore luxury vinyl tile at entry way, kitchen and nook
- Dramatic ten-foot ceilings at single story and first floor on two stories. Nine foot second story ceilings

- Vaulted ceilings with sheet rocked beams, volume ceilings or tray ceilings in key impact areas (per plan and elevation)
- Downstairs bedroom/full bath combinations included on all two story plans for multi-generational living opportunities
- Quality Designer-selected Shaw carpeting with upgraded pad for comfort and durability
- Designer selected two tone accent paint color on all walls and ceilings with second color paint on trim work
- Custom-built Shaker-Style cabinetry features full overlay Beech wood door in choice of five unique finishes, full extension, concealed hinges and easy clean interiors throughout
- Square drywall corners at all wall corners and windows
- An abundance of Energy Star rated windows carefully placed for drama and light
- Distinctive Logan 8' interior doors in choice of style for additional custom design opportunities
- 2-1/4" custom door casings in choice of 3-1/4" Transitional Modern profile

Modern profile

- 7-1/4" custom baseboards in choice of Transitional Modern profile
- Schlage keypad entry deadbolt with Century trim, Wifi enabled.

- 42" Linear sealed gas fireplace with decorative flush trim. Contemporary glass media with options for fan kit inserts.
- Five-blade reversible Minka-aire ceiling fans with light kits at family room and primary suite
- Interior laundry room with shaker-style wood cabinetry and Magma MarbleStone
- Pre-plumb Laundry Sink
- Laundry room prepped for both electric and gas dryer
- Custom Valet or "Drop-Zone" cabinetry with storage and coat hooks to keep all the essentials in one place.
- Finished window sills with aprons
- Surface mount flush recessed lighting throughout
- Overhead lighting in all bedrooms with brushed nickel finish (per plan)
- Rocker style light switches
- Interior GFI circuits in kitchen, baths, laundry room and garage
- Two exterior GFI circuits

## GOURMET KITCHENS

- Shaker style cabinets doors in choice of two unique finishes, full extension, concealed hinges and easy-clean full overlay interiors
- Soft close doors and dove-tail drawers
- 42" upper cabinets with shaker-style panel doors, adjustable shelving and increased height and depth cabinets at key impact areas
- Attractive solid surface Quartz slab kitchen counters with 4cm eased edge and under mount kitchen sink 6" Quartz throughout kitchen and bottom of cooktop to range hood
- Family sized breakfast nook for casual eating (per plan)
- Pfister "Lita" stainless steel pull-down, high arch kitchen faucet with coordinating soap dispenser
- Spacious walk-in pantry

- Butler's pantry with full upper and lower cabinetry with quartz top
- 48" Built-in refrigerator space pre-plumbed for water and icemaker
- Energy-saving Bosch Stainless Steel appliances
- Bosch 36" 5 burner built-in gas cook top with deluxe cast-iron grates
- Bosch 30" double self-cleaning ovens with upper oven convection technology built into cabinetry
- Bosch Energy Star® 3 cycle dishwasher with enhanced sound deadening system, stainless steel interior and integrated controls
- Bosch 36" wall-mounted chimney hood
- Bosch 1.6 Cu. Ft Capacity - 950 Watt built-in microwave featuring sensor cooking cycles
- Single-basin stainless steel under mount sink
- Under-cabinet task lighting optional
- Plentiful GFI wall outlets for easy small appliance use
- Dual USB/Electrical outlet at Kitchen for portable device charging
- Over-sized island with bar seating areas

## LUXURIOUS PRIMARY SUITES

- Spacious walk-in closets with generous single and double shelving systems
- Designer selected ceiling fan with light kit
- Beech wood cabinetry; "Revere" Style Raised Panel Doors in choice of five unique finishes, with vanity top corio cabinets, full extension, concealed hinges and easy-clean interiors
- Hand-set 12" x 24" porcelain tile flooring in primary bath
- Magma MarbleStone vanity tops with 6" backsplash
- Maax "sax" 60" free-standing soaking tub

- Showers with 12"x24" choice subway tile with mud-set 2"x2" shower floor
- Optional Spa baths in multiple configurations available
- 3/8" heavy glass clear shower enclosure with brushed nickel hinges and door handle
- Designer-selected Pfister Bronson widespread dual-handle brushed nickel faucets with matching fixtures at tub and shower
- Distinctive oversized Gerber Wicker Park rectangular under mount sinks.
- Brushed nickel towel bars, towel rings and paper holders (per plan)
- Full width vanity mirrors
- Designer brushed nickel lighting bars over vanities
- Separate private toilet compartment with elongated toilet

## DISTINCTIVE SECONDARY BATHS

- Beech wood cabinetry; "Revere" Style Raised Panel Doors in choice of five unique finishes, full extension, concealed hinges and easy-clean interiors
- Full width vanity mirrors
- Beveled mirror medicine cabinet per plan
- Gerber Wicker Park rectangular under mount sink with upgraded dual handle brushed nickel faucets (per plan)
- Magma MarbleStone on tub/shower surrounds with matching brushed nickel fixtures
- Soaking tub with extended 36" width allows for additional comfort and space

- Brushed nickel towel bars, towel rings and paper holders
- Designer lighting bars over vanities
- Hand-set 18" x 24" glazed porcelain tile flooring
- Elongated toilets

## TECHNOLOGY, SECURITY AND SAFETY

- Category-6 high speed telephone wiring at primary suite, family room media area, kitchen, study/office
- RG-6 coaxial cable TV wire at primary suite, family room and studies
- Structured wiring throughout for future networking capacity
- Includes 1 wireless access point with options for additional security, home office and home automation available
- Smoke detectors with battery back-up in bedrooms and hallways
- Dual Smoke/Carbon monoxide detectors
- Fire resistant Eagle tile roofing
- Ring 2 Camera Pro wifi-enabled door bell

- Raised panel solid core fire door from garage
- Eight-foot tall sliding glass doors with tempered safety glass
- 200 AMP electrical panel

## ENERGY SAVING FEATURES

- Solar Ready Homes:
- 96% annual fuel utilization efficiency furnace
- MERV 13 return air filters for improved air quality
- Navien Tankless Water Heater with built-in hot water recirculation pump

- Third-party tested and verified energy-saving home meets required outside testing of insulation installation, tight duct system and blower door testing
- Energy-Star rated Alpine SolarTherm Ultra Low E3 energy efficient white vinyl Dual Pane windows with grids at key impact areas
- Environmentally friendly 16 SEER rated central air conditioning
- Energy-Star rated appliances
- Water conserving toilets, faucets and shower heads
- Energy conserving ceiling fans
- Setback thermostat to conserve energy and maintain a comfortable home temperature
- Dual zone heating and air on single story homes over 3,000 sq. ft. and all two story homes
- Environmentally-friendly Sherwin Williams low VOC paint
- Weatherproof protection around all windows and polyseal protection around exterior doors

## WHY IT PAYS TO EXCEED MINIMAL

### Energy Efficiency

Energy-efficient appliances, equipment and building materials help our homeowners save on utility bills while enjoying a comfortable and healthier, energy-efficient home. Tim Lewis Communities offers our homeowners an energy advantage over standard-built homes. The energy-saving components within our homes work together to provide a comfortable living environment with superior energy efficiency and, ultimately, lower energy bills. These energy-efficient homes provide many benefits including:

### Increased Comfort

Ventilation and air conditioning systems at Tim Lewis Communities are engineered for proper size and air distribution. The result is better humidity control, even temperatures and reduced hot and cold drafts.

### Lower Utility Bills

The energy-efficient features of TLC qualified homes will save you money every month as compared to the average home.

### Comfort and Quiet

Your family will love the relaxing comfort of our homes. Tight construction, better windows, and improved insulation not only ensure consistent temperatures between and across rooms, but keep out excessive heat, cold, and noise.

### Lower Maintenance

Enjoy the peace of mind that comes with a low-maintenance home. Tight construction and long-lasting, efficient equipment make our homes more durable, helping to minimize many of the maintenance problems found in typical homes.

### Helps Protect the Environment

Energy-efficiency not only saves you money, it helps the environment by reducing pollution you can be proud of. Our homes reduce our nation's energy needs and prevent air pollution by consuming less energy.

### Independent Verification

Any builder can claim they build energy-efficient homes, but TLC homes are verified by a third-party inspection and testing process to ensure that your home meets strict guidelines for energy efficiency.

# THE LAKE AT CROWNE POINT II



5756 Golden Pond Drive ■ Rocklin, CA 95677

Phone (916)787-3495



TimLewis.com