



Tim Lewis
COMMUNITIES
Bringing five-star quality home



Welcome Home

In the City of Rocklin, the exclusive neighborhood of The Woods at Crowne Point II is tucked away behind beautiful gates and stands as a testament to modern living, where families thrive in both comfort and style.

Each home has been designed with unique architectural elements creating a distinct aesthetic charm and a lifestyle of elegance and tranquility. The heart of each home features expansive rooms designed for both entertaining and intimate family gatherings. Towering ceilings, expansive windows, and gourmet kitchens created an atmosphere that is inviting and grand.

Beyond the ordinary, homeowners will revel in the luxury of bonus and optional rooms tailored to their unique preferences. Discover the hidden treasures of basements, fitness rooms, home theaters, and wine cellars to home offices and game spaces.

Welcome home to The Woods - a well-designed neighborhood where the boundaries of what is possible are limited only by the imagination of those who called it home.





Meet Your Builder

Tim Lewis Communities focuses on creating an outstanding home buying 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 continuously strives for excellence and distinction within the building industry and is focused on helping preserve the environment. The company, and all of our dedicated homebuilding professionals, is committed to providing personalized service throughout every step of the home building 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 devoted to our home buyers, the environment, and we are 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



Included Features



PRELIMINARY

COMMUNITY FEATURES

- Exclusive, private gated community featuring nine 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, and abundant wildlife
- Private park for the exclusive use of residents
- Located in the City of Rocklin
- 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

- The Woods features a variety of distinctive exterior elevations including Modern Prairie, Farmhouse, and Craftsman to create a diverse custom streetscape
- 15 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
- Natural gas BBQ stub at rear yard for future outdoor use
- Illuminated custom address plaque
- Attractive over-sized exterior coach lights to enhance streetscape (per elevation)
- Weatherproof surface mount lighting at porches and outdoor living spaces
- Textured and 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 garage doors
- Weather-based rain sensitive irrigation system
- Two exterior hose bibs (per plan)

ELEGANT INTERIOR DESIGN

- Handset 12"x24" glazed porcelain tile flooring at baths and laundry area with choice of three colors
- HRC luxury vinyl plank at entry way, kitchen, and nook
- Dramatic 10' ceilings at single story and first floor on two stories; 9' second story ceilings
- 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
- Wood cabinetry: Shaker style, full overlay soft close doors with brushed nickel knobs and 5" pulls on drawers, in choice of two standard finishes (Optional upgraded styles and finishes available)
- 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 Transitional Modern profile
- 7-1/4" custom baseboards in 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



Included Features

PRELIMINARY

GOURMET KITCHENS

- Wood cabinetry: Shaker style, full overlay soft close doors with brushed nickel knobs and 5" pulls on drawers, in choice of two standard finishes (Optional upgraded styles and finishes available)
- 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 backsplash throughout kitchen and full surface from cooktop to range hood
- Energy-saving Bosch Stainless Steel appliances
 - Bosch 36" 5 burner built-in gas cook top with deluxe cast-iron grates
 - Bosch 30" combination oven/microwave built into the cabinetry
 - Bosch Energy Star® 3 cycle dishwasher with enhanced sound deadening system, stainless steel interior and integrated controls
 - Bosch 36" wall-mounted chimney 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
- 48" Built-in refrigerator space pre-plumbed for water and icemaker
- 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
- Oversized 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
- Wood cabinetry: Shaker style, full overlay soft close doors with brushed nickel knobs and 5" pulls on drawers, in choice of two standard finishes (Optional upgraded styles and finishes available)
- Handset 12" x 24" porcelain tile flooring in primary bath
- Magma MarbleStone vanity tops with 6" backsplash
- Maax "sax" 60" freestanding soaking tub
- Showers with 12"x24" choice subway tile and mudset 2"x2" shower floors

- 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 vanity sinks
- Brushed nickel towel bar, towel ring, and paper holder (per plan)
- Full width vanity mirrors
- Designer brushed nickel lighting bars over vanities
- Separate private toilet compartment with elongated toilet

DISTINCTIVE SECONDARY BATHS

- Wood cabinetry: Shaker style, full overlay soft close doors with brushed nickel knobs and 5" pulls on drawers, in choice of two standard finishes (Optional upgraded styles and finishes available)
- 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 32" width allows for additional comfort and space
- Brushed nickel towel bars, towel rings and paper holders
- Designer lighting bars over vanities
- Hand-set 12" x 24" glazed porcelain tile flooring
- Elongated toilets



Included Features

PRELIMINARY

TECHNOLOGY, SECURITY, AND SAFETY

- Category-6 high speed telephone wiring at primary suite, family room media area, kitchen, and study/office
- RG-6 coaxial cable TV wire at primary suite, family room, office, and bonus room (per plan)
- 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 doorbell
- 8' tall sliding glass doors with tempered safety glass
- 225AMP electrical panel

ENERGY SAVING FEATURES

- Solar Ready Homes
- 92% annual fuel utilization efficiency furnace
- 80 Gallon Voltex AL Smart Hybrid/Electric Heat Pump Water Heater
- 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 15 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

EXCEEDING MINIMUM STANDARDS FOR MAXIMUM COMFORT AND SAVINGS

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.

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 UTILITY BILLS

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

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.

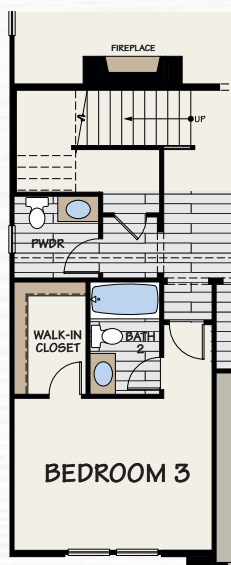
INDEPENDENT VERIFICATION

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.



Residence One

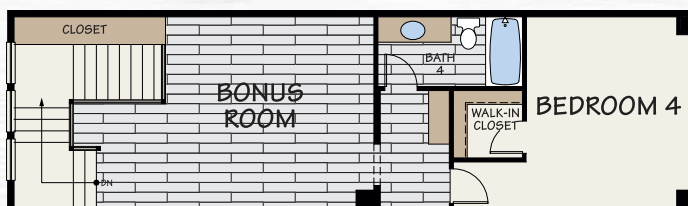
2,459 square feet • single story
4 bedroom • 3 - 4 bath • 2 car garage
opt. bonus room



FIRST FLOOR
W/ OPT. STAIRS



FIRST FLOOR



RESIDENCE ONE X
adds 616 square feet

Residence One



A



B



C



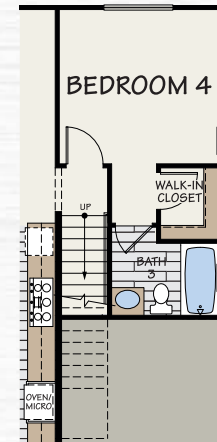
PRELIMINARY Renderings are artists conception and certain elevations may be shown with builder upgrades. In the interest of continuous improvements, Tim Lewis Communities reserves the right to modify or change floorplans, architectural features, materials, lot configurations, prices, terms and availability without prior notice or obligation. DRE # 01462003 Rev. 06.05.24

Residence Two

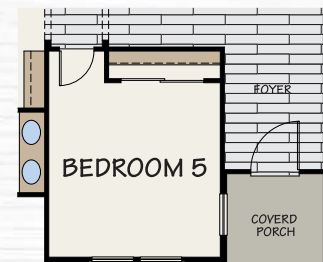
2,716 square feet • single story
4 - 6 bedroom • office • 3 - 4 bath • 3 car tandem garage
opt. bonus room



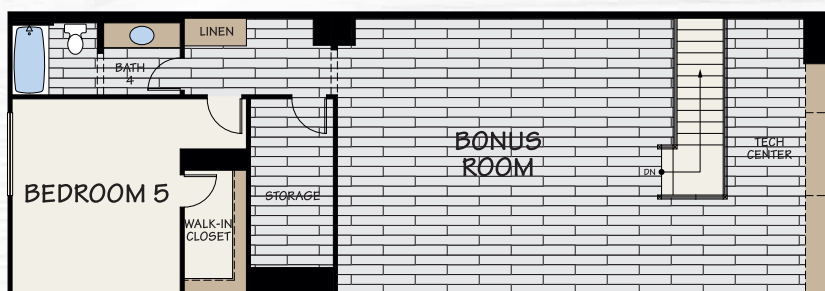
FIRST FLOOR



FIRST FLOOR
W/ OPT. STAIRS



OPT. BEDROOM 5
IN LIEU OF OFFICE



RESIDENCE TWO X
adds 1,187 square feet

Residence Two



A



B



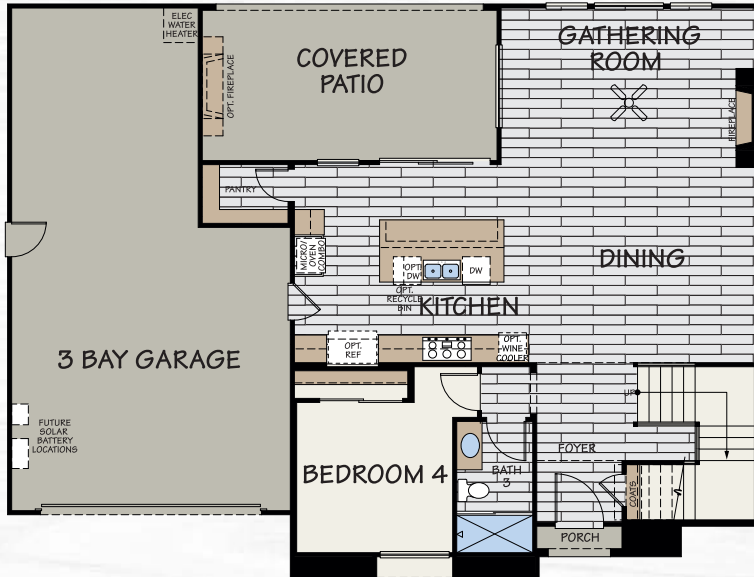
C



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Residence Three

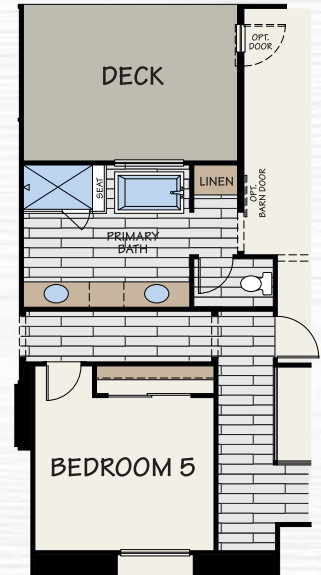
2,843 square feet • two story
4 - 5 bedroom • 3 bath • bonus room • 3 car tandem garage



FIRST FLOOR



SECOND FLOOR



OPT. BEDROOM 5
IN LIEU OF BONUS ROOM

Residence Three



A



B



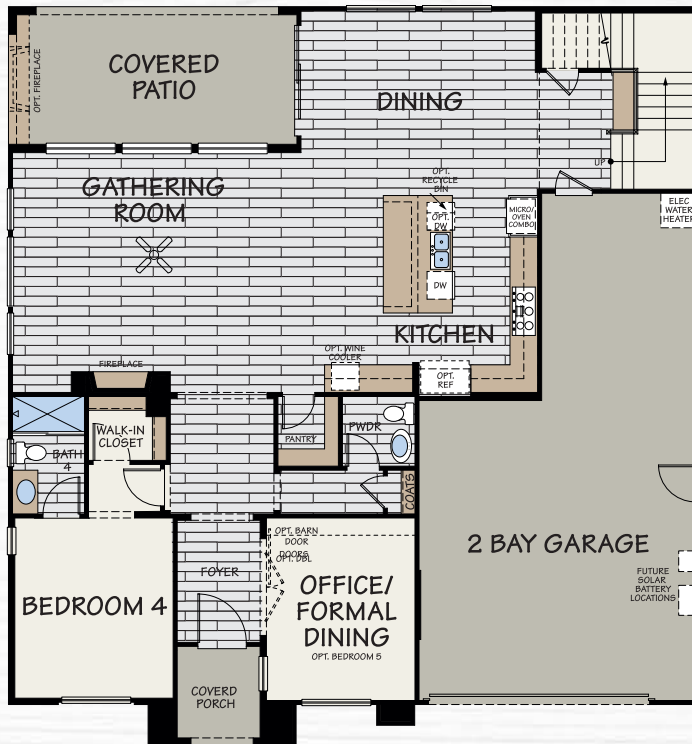
C



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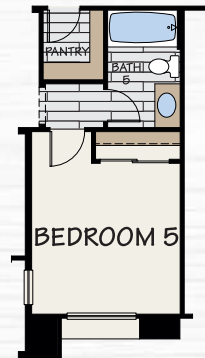
Residence Four

3,486 square feet
4 - 6 bedroom • office • 4.5 bath • bonus room • 3 car tandem garage

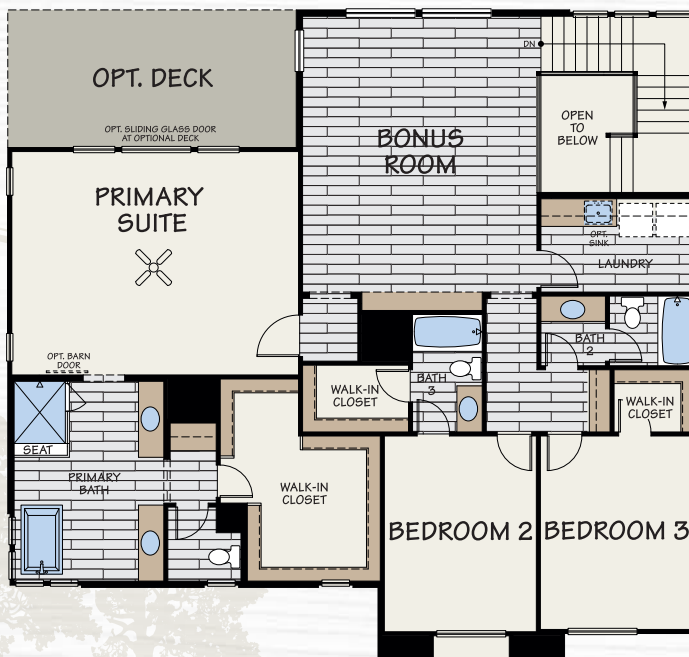


FIRST FLOOR

OPT. GLASS WINE
IN LIEU OF STORAGE



OPT. BEDROOM 5
IN LIEU OF OFFICE



SECOND FLOOR



OPT. BEDROOM 6
IN LIEU OF BONUS ROOM

Residence Four



A



B



C



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Residence Five

4,080 square feet
5 bedroom • 5.5 bath • office • bonus room • 3 car garage
opt. fitness room



FIRST FLOOR



SECOND FLOOR

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Residence Five



A



B

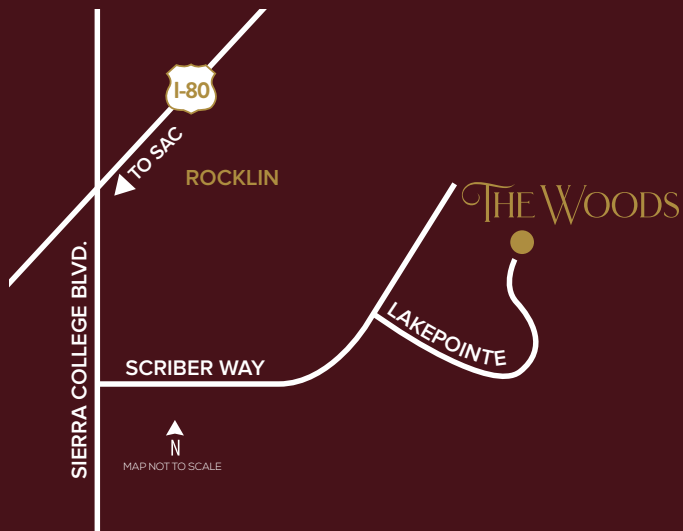


C



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