

PRELIMINARY



MORGAN PLACE



Tim Lewis
COMMUNITIES
Bringing five-star quality home



MORGAN PLACE

CRAFT YOUR ULTIMATE LIFESTYLE IN ROSEVILLE

Welcome to Morgan Place in Roseville, CA. Discover the epitome of Roseville living, where comfort, convenience, and community blend seamlessly to offer you an exceptional lifestyle.

Explore three distinctive two-story floor plans, each ranging from 1,884 to 2,755 sq. ft., offering space for families of all sizes. Classic exteriors with designer-selected color palettes and masonry accents create a timeless and inviting atmosphere.

The heart of the home, the kitchen, showcases Beech recessed-panel cabinetry, granite or quartz countertops, and energy-saving Frigidaire® appliances, making it a chef's dream. Coupled with oversized primary and secondary bedrooms, everyone in the family is sure to be delighted.

Our community offers direct access to scenic biking trails along Dry Creek and is conveniently close to Golfand Sunsplash, Wake Island Waterpark, and Mahany Park. This means endless entertainment options right at your doorstep.

Families will appreciate the close proximity to Oak Hill Elementary School, Wilson C. Riles Middle School, and Center High School, ensuring an excellent education for your children.

Whether you're drawn to the nearby amenities, the reputable school district, or the inviting community itself, Morgan Place promises a lifestyle filled with comfort, convenience, and the warmth of a close-knit neighborhood.

Start your journey at Morgan Place in Roseville today and discover your dream home. Your new beginning begins here.

TimLewis.com

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.

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PRELIMINARY

FEATURES AT MORGAN PLACE

COMMUNITY

- Spacious community with access to the biking trails along Dry Creek
- Close to Golfand Sunsplash, Wake Island Waterpark and Mahany Park with sports fields, a library, gym, and playground
- Just minutes to multiple local amenities, Wilson C. Riles Middle School, Oak Hill Elementary School, and Center High School, shopping at Roseville Westfield Galleria and The Fountains
- Three two-story floor plans with 1,884 to 2,755 sq. ft. and three distinct architectural exteriors

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 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 accent paint color on all walls and ceilings with second color 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
- Maxim white LED light fixtures (per plan)
- 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 or Quartz kitchen counter tops with 6" back splash and continuous, corner-to-corner grates
- Pfister pull-out kitchen faucet in chrome
- Energy-saving, Frigidaire® appliances
- Stainless-Steel energy-saving, Frigidaire® appliances
 - Stainless-Steel Frigidaire® 30" Gas range with sealed burners and corner-to-corner grates
 - Stainless-Steel Frigidaire® 24" Built-in dishwasher
 - Stainless-Steel 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

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 B.00763932 Rev. 01.23.24



PRELIMINARY

FEATURES AT MORGAN PLACE

CONTINUED

INVITING PRIMARY SUITES

- Walk-in closets with double pole hanging space (per plan)
- Hardwood look, luxury vinyl plank flooring in primary 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)
- Can lighting over vanities
- Top-mount, self-rimming vanity sinks
- Designer coordinating bath accessories
- Distinctive 8' tall interior doors with Zane lever and door hardware in polished stainless finish

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
- LED fixtures over vanities
- Beveled mirror medicine cabinet (per plan)

TECHNOLOGY, SECURITY AND SAFETY

- Category-6 high speed telephone wiring at Kitchen and Primary Bedroom
- RG-6 coaxial cable Arlington box flat screen TV prewire at Primary Bedroom and Great Room
- Smoke detectors with battery back-up in all bedrooms and carbon monoxide detectors in hallways

- Ring doorbell
- Raised-panel solid core fire door from garage
- Solar lease
- Optional USB Port outlet conveniently located at kitchen
- Smart Home Panel
- 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
- Environmentally-friendly low VOC paint
- Hybrid heat pump water heater

residence one

PRELIMINARY



FIRST FLOOR

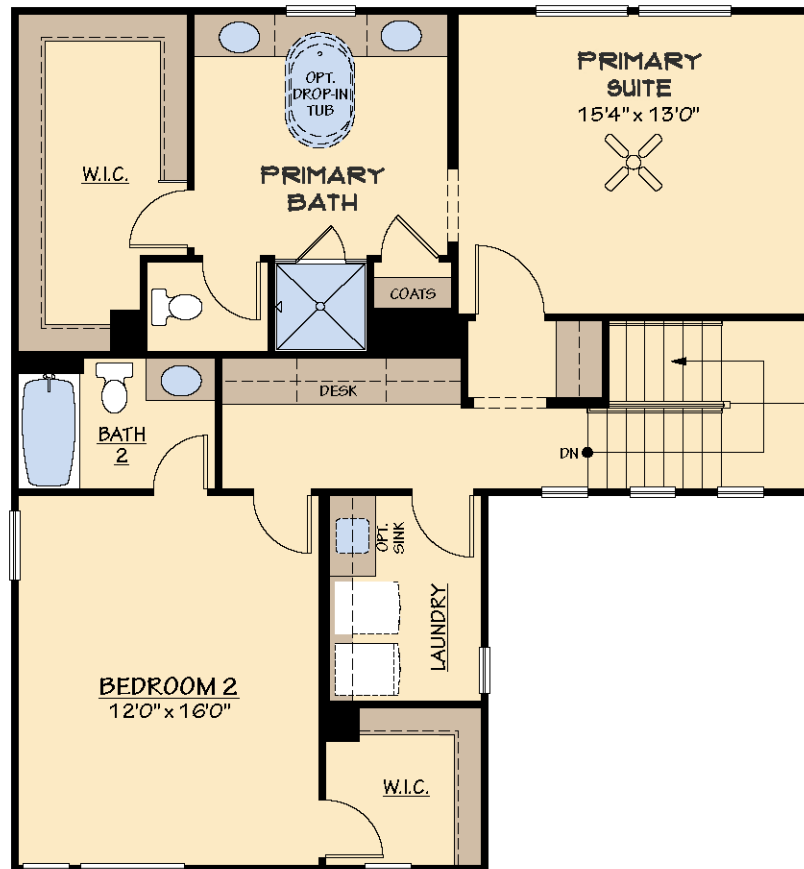
Approx. 1,884 sq. ft. ■ 3 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room



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residence one

P R E L I M I N A R Y



SECOND FLOOR

Approx. 1,884 sq. ft. ■ 3 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room



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residence one

P R E L I M I N A R Y



Contemporary



Farmhouse



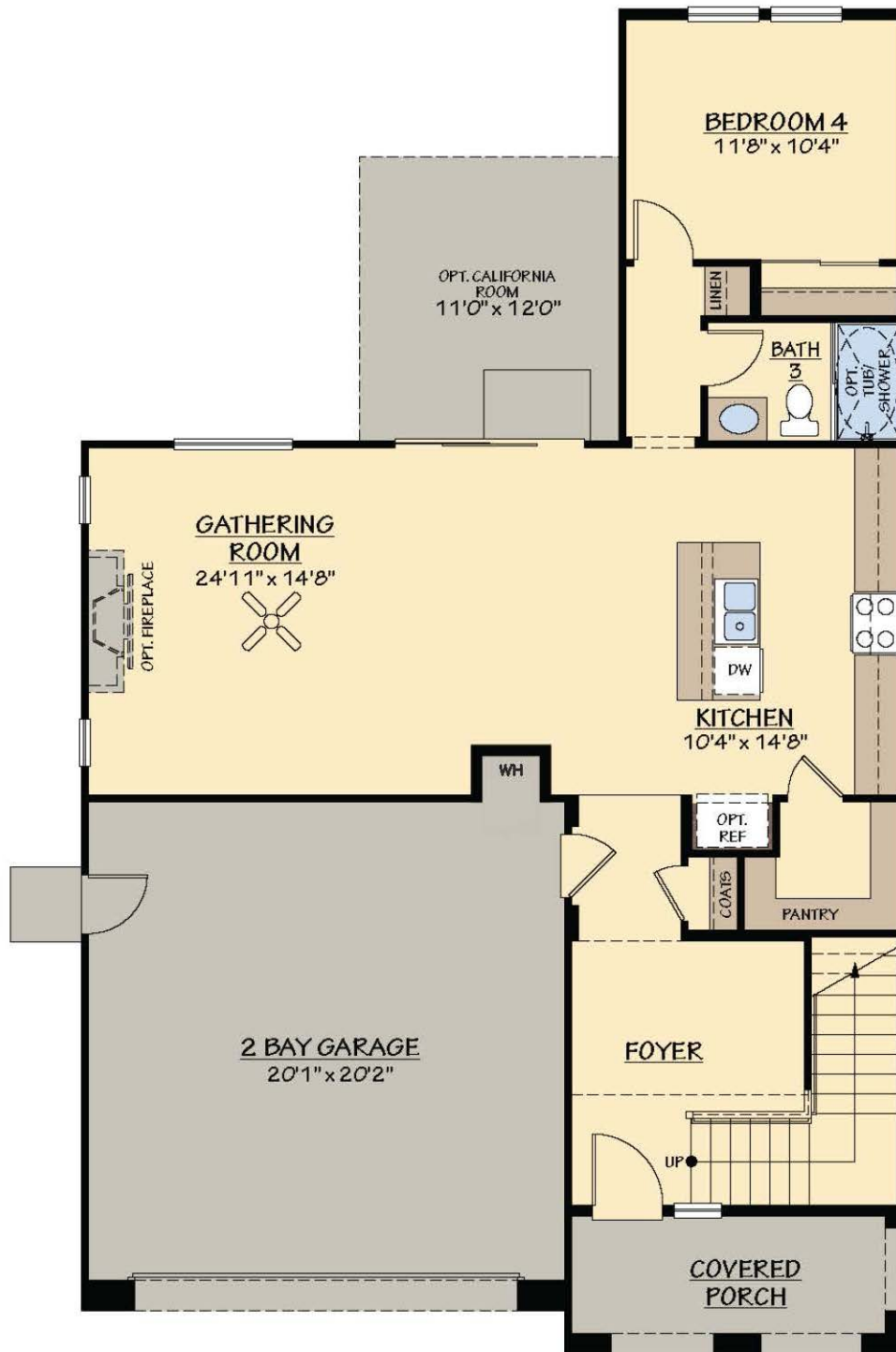
Prairie



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residence two

PRELIMINARY



FIRST FLOOR

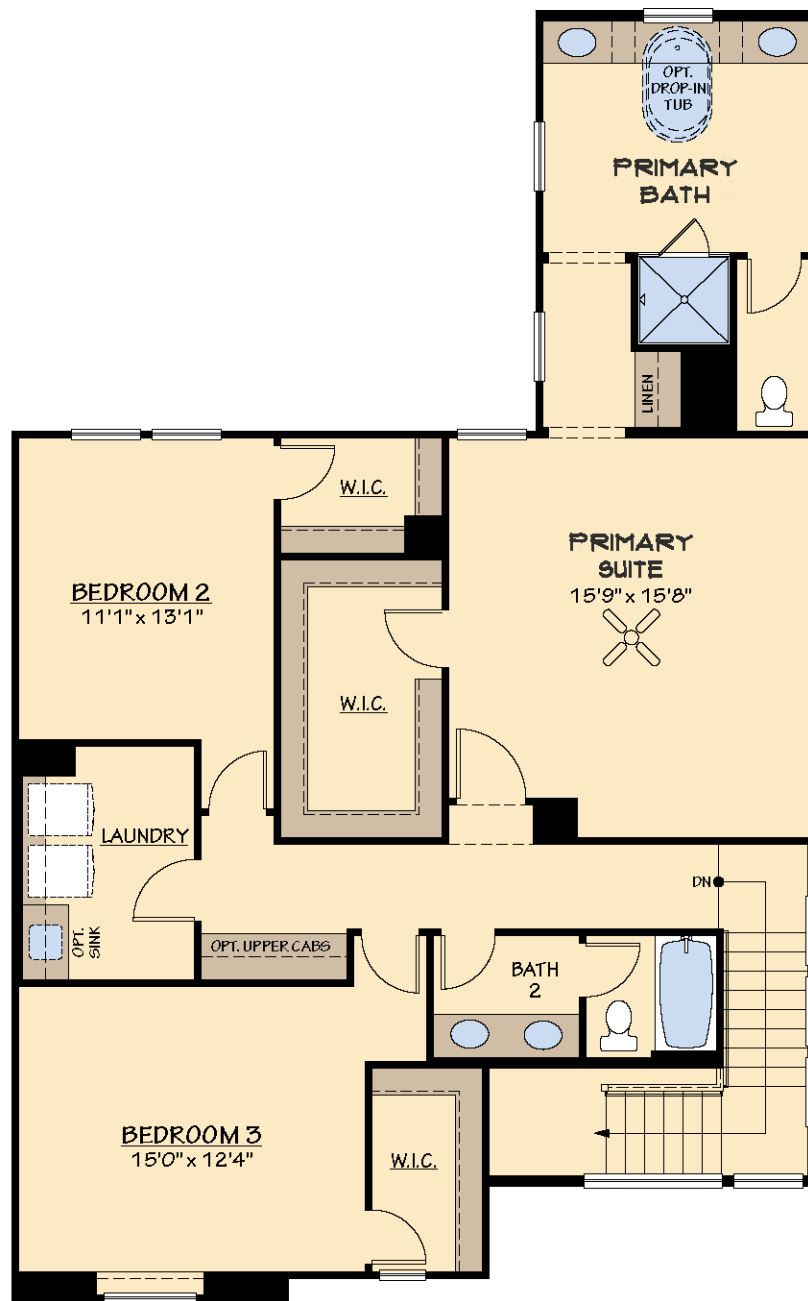
Approx. 2,352 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room



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residence two

PRELIMINARY



SECOND FLOOR

Approx. 2,352 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room



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residence two

P R E L I M I N A R Y



Contemporary



Farmhouse



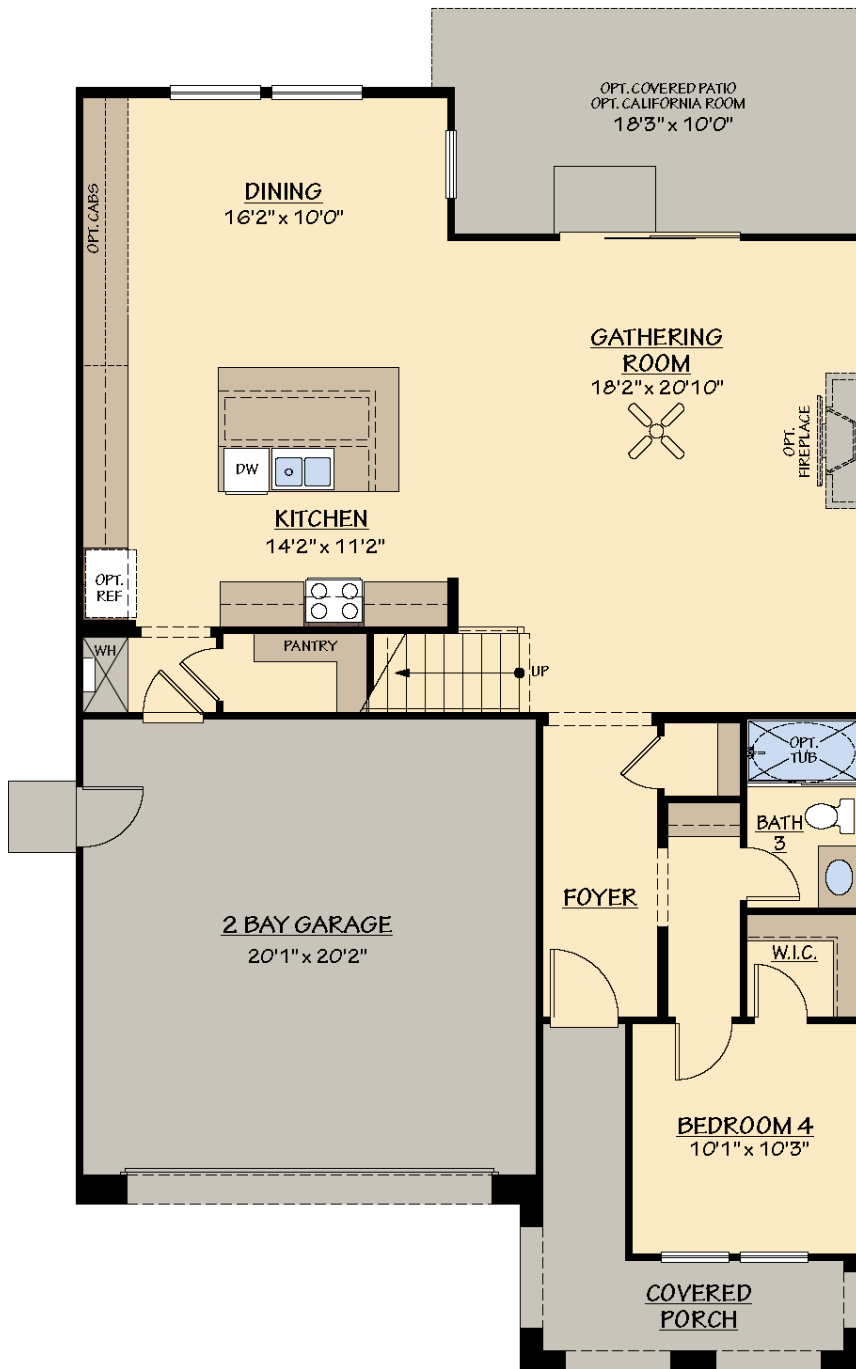
Prairie



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residence three

PRELIMINARY



FIRST FLOOR

Approx. 2,755 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage

Opt. California Room ■ Opt. Fireplace at Gathering Room

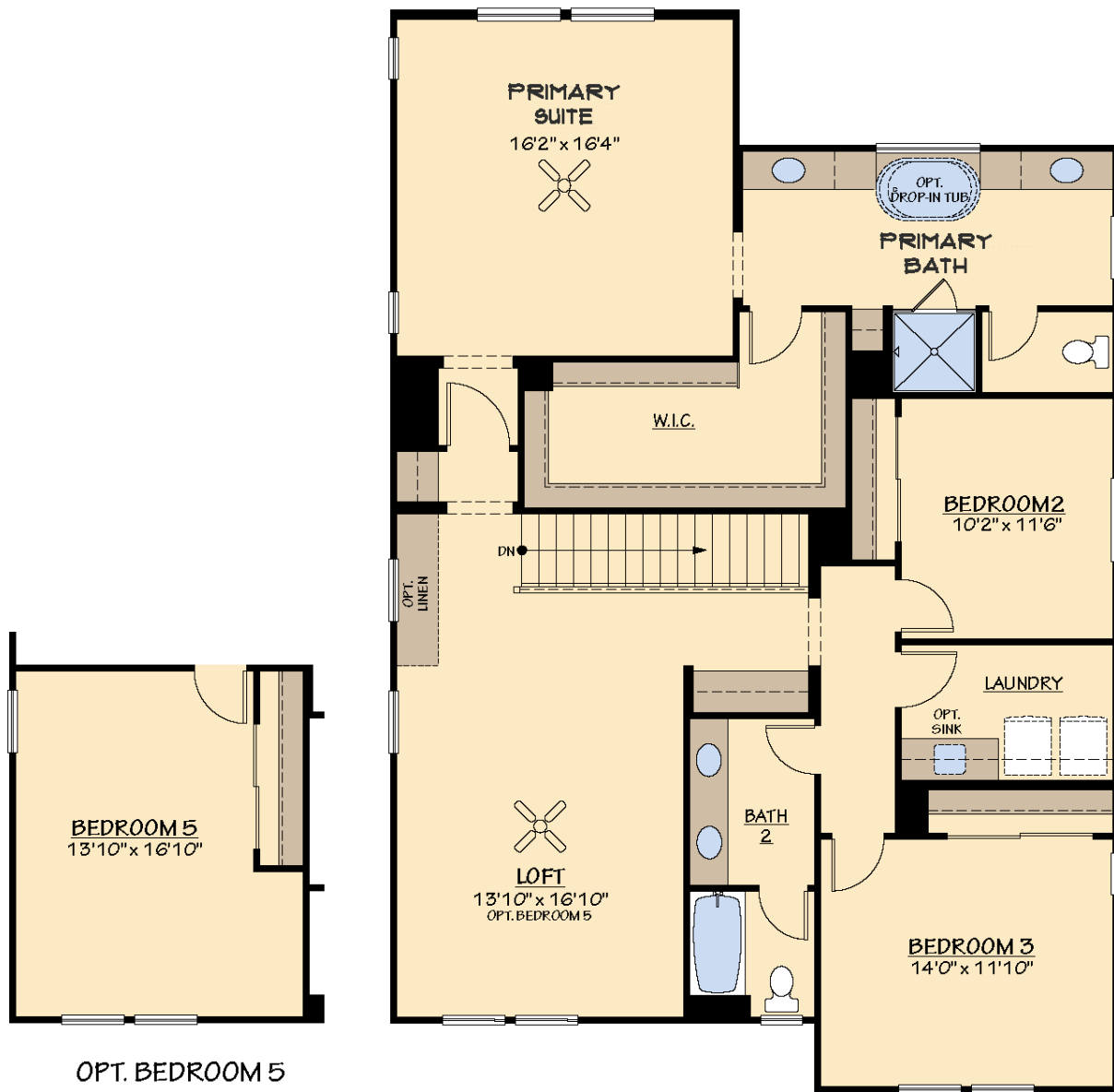
Opt. Bed 5 ILO Loft



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residence three

P R E L I M I N A R Y



OPT. BEDROOM 5

SECOND FLOOR

Approx. 2,755 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage

Opt. California Room ■ Opt. Fireplace at Gathering Room

Opt. Bed 5 ILO Loft



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residence three

P R E L I M I N A R Y



Contemporary



Farmhouse



Prairie



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FIND YOUR HOME AT MORGAN PLACE



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