



MAGNOLIA  
at Granite Bay



IN A CLASS  
ALL BY ITSELF



MAGNOLIA  
at Granite Bay

Inspired by the elements of nature, light, and your lifestyle, residences at Magnolia bring together masterful architecture and interior design to create a home that's uniquely yours.

Comprised of stately, single-story homes on extraordinary one-acre homesites, Magnolia is quite literally a breath of fresh air. Homes transition effortlessly between inviting indoor and outdoor living spaces with sliding glass walls and volume ceilings that elevate the art of living.

Open space is a way of life in Granite Bay. Endless opportunities to get out and enjoy nature, including boating at Folsom Lake, complement this convenient and coveted location.





# refinement & grace

architectural design emphasizes the grandeur  
of elegant living and one acre homesites





# tailored & tranquil

innovation and creativity are  
designed into each residence -  
a formal invitation to dream big







meet the builder





Magnolia at Granite Bay by Tim Lewis Communities, stands as a testament to the extraordinary rather than the ordinary. Our reputation is forged through the meticulous construction of each new home, one at a time. With a lineage steeped in strength and longevity, Tim Lewis embarked on a journey, founding a humble local construction company. His vision was clear: to craft homes that not only exhibits foundational and structural integrity, but also exudes a sense of comfort, refinement, and pride.

This vision became the cornerstone upon which Tim Lewis, alongside a dedicated team, built a company that has earned unwavering trust over decades. Picture a level of consistency that has stood the test of time, satisfying family after family. In the realm of new home options, the choice is yours. We're delighted that you're here, considering the distinctive quality of a Tim Lewis home. Tim Lewis remains steadfast in his dedication to this craft, personally endorsing each home we construct.

Welcome to Tim Lewis Communities, where we take immense pride in being your chosen homebuilder.







**Spanish Ranch (A)**



**Farmhouse (B)**



**Modern Prairie (C)**



**Modern (D)**



[illegible]

4 bedrooms and 4.5 baths  
3-car garage (4-car garage option)





**Spanish Ranch (A)**



**Farmhouse (B)**



**Modern Prairie (C)**



**French Cottage (E)**





4 bedrooms and 4.5 baths  
3-car garage (4-car garage option)





**Spanish Ranch (A)**



**Modern Prairie (C)**



**Modern (D)**



**French Cottage (E)**

[illegible]

5 bedrooms and 5.5 baths  
3-car garage (4-car garage option)





**Spanish Ranch (A)**



**Farmhouse (B)**



**Modern (D)**



**French Cottage (E)**



5 bedrooms and 5.5 baths  
4-car garage w/ shop





**Farmhouse (B)**



**Modern Prairie (C)**



**Modern (D)**



**French Cottage (E)**

[illegible]

5 bedrooms and 5.5 baths  
5-car garage





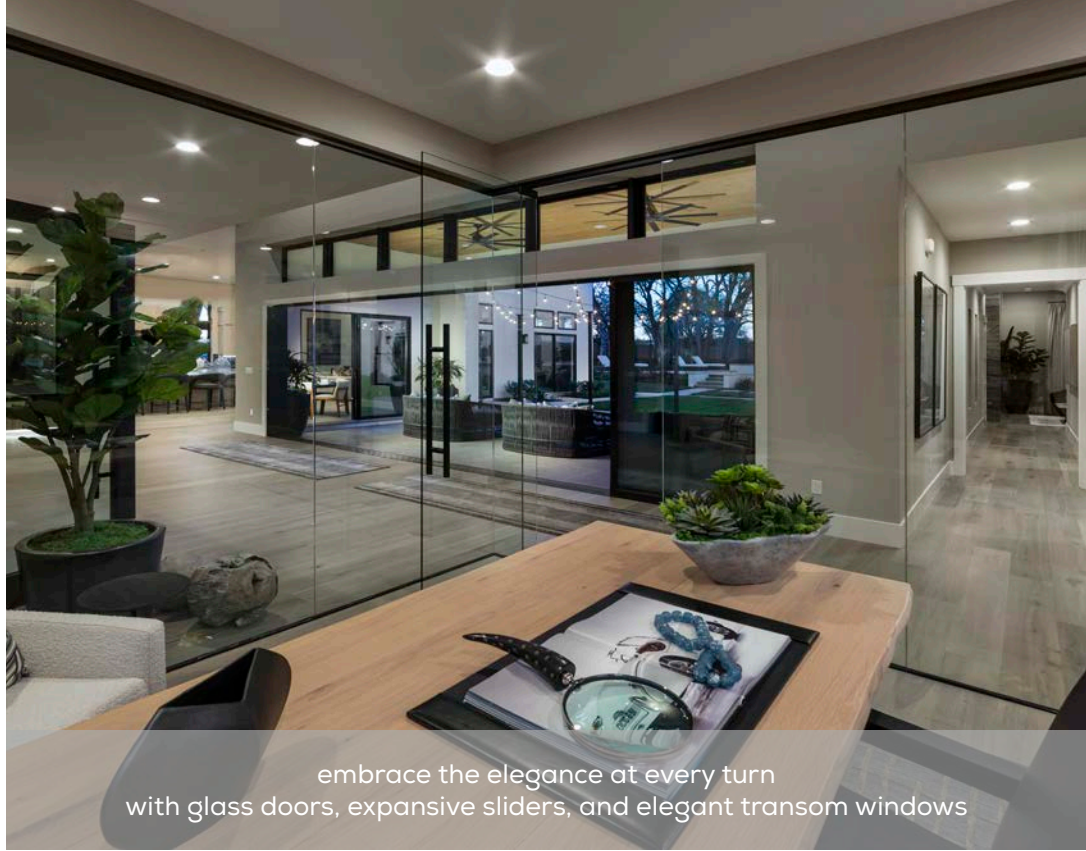
# beyond features

The bar has been raised for the homes at Magnolia. Inspired architectural design creates the canvas for personalization, embellishments, and imagination.

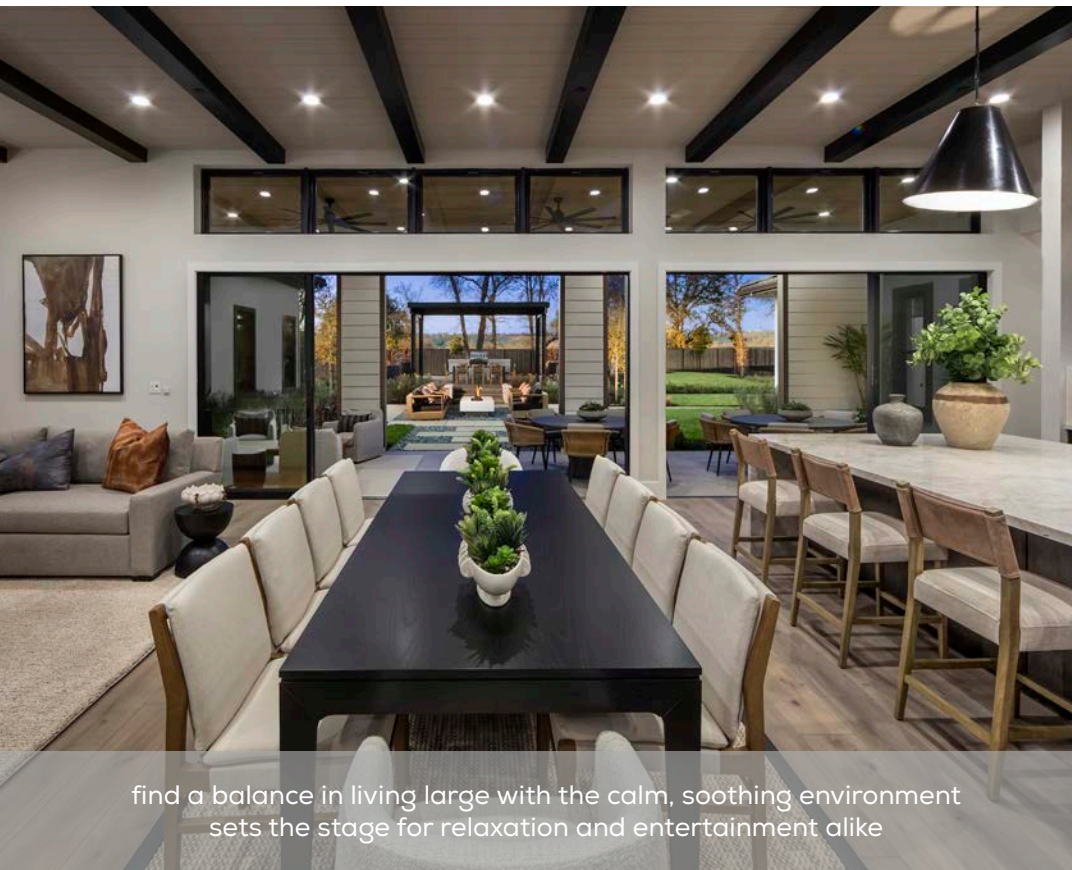




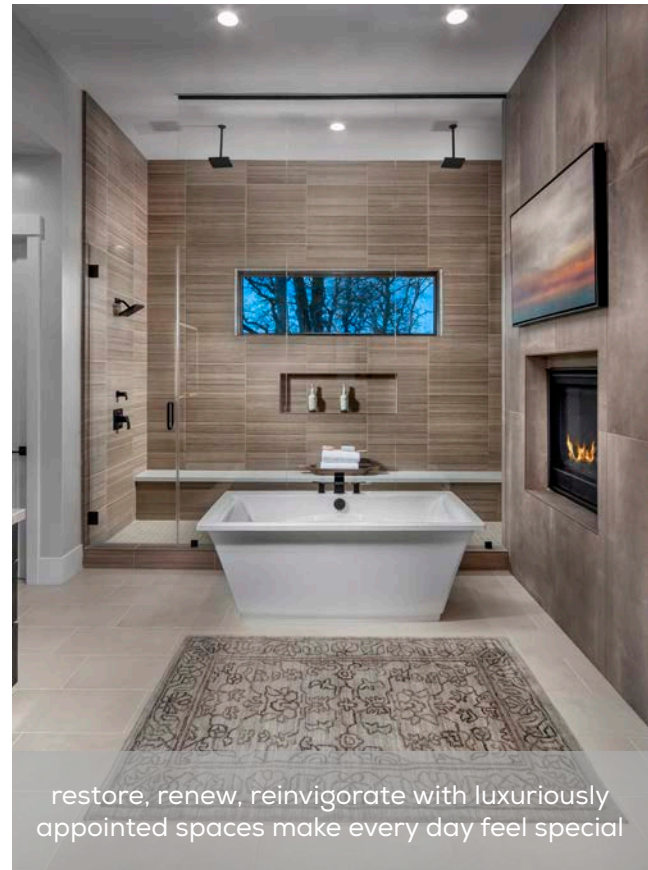
make a statement  
with personalization options including stylized  
countertops and designer lighting fixtures



embrace the elegance at every turn  
with glass doors, expansive sliders, and elegant transom windows



find a balance in living large with the calm, soothing environment  
sets the stage for relaxation and entertainment alike



restore, renew, reinvigorate with luxuriously  
appointed spaces make every day feel special





Floor plans are preliminary and subject to change. Renderings are artist's 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 floor plans, architectural features, materials, lot configurations, prices, terms and availability without prior notice or obligation. DRE#01462003