



[TriPointeHomes.com/Timbercove-at-Sierra-Pine](https://TriPointeHomes.com/Timbercove-at-Sierra-Pine)

# Timbercove Plan 1

Approx. 1,895 Sq Ft | 3 Bedrooms | 2.5 Bathrooms | 2 Bay Garage

Life-changing by Design



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Approx. 1,895 Sq Ft | 3 Bedrooms | 2.5 Bathrooms | 2 Bay Garage



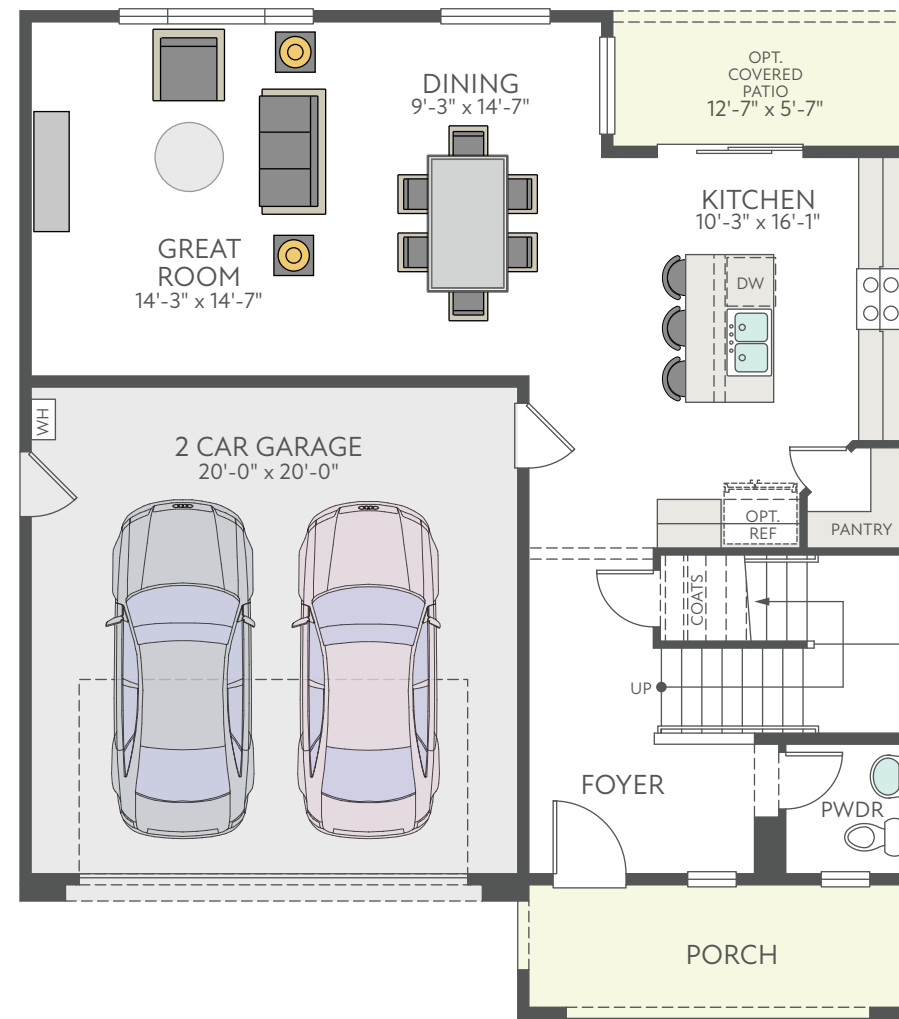
Italian Villa



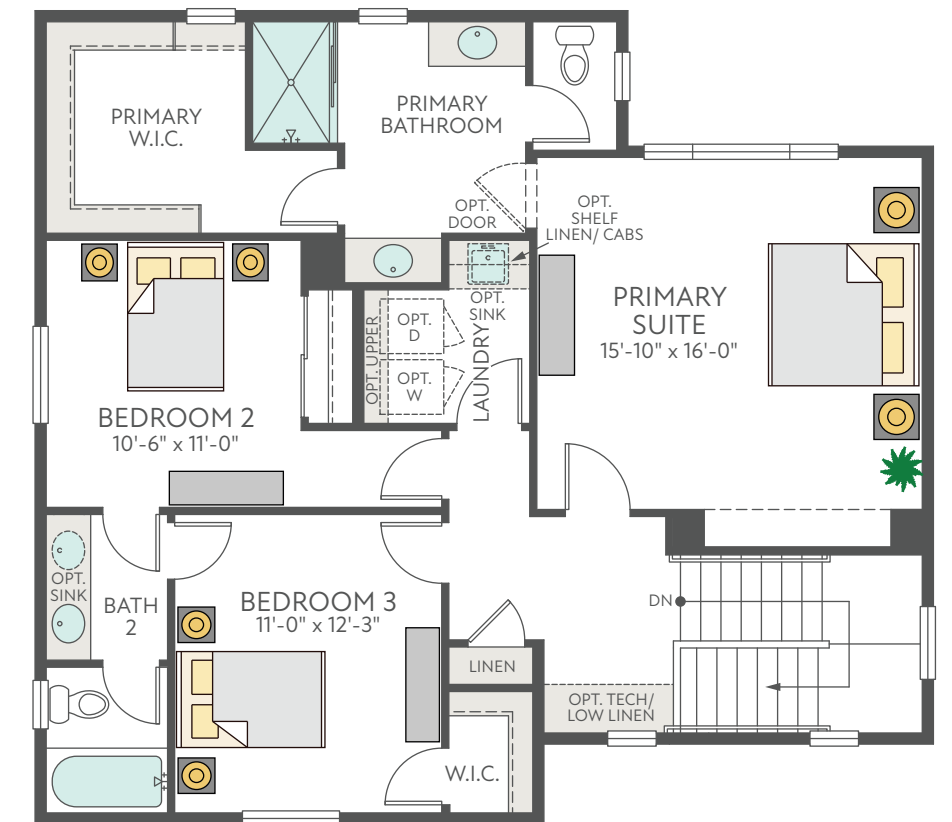
Western Farmhouse



Spanish Colonial



FIRST FLOOR



SECOND FLOOR





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## Timbercove Plan 2

Approx. 2,049 Sq Ft | 4 Bedrooms | 3 Bathrooms | 2 Bay Garage

Life-changing by Design



# Timbercove Plan 2

Approx. 2,049 Sq Ft | 4 Bedrooms | 3 Bathrooms | 2 Bay Garage



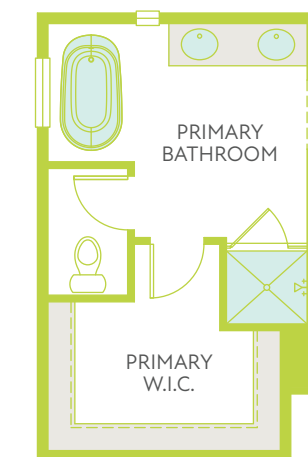
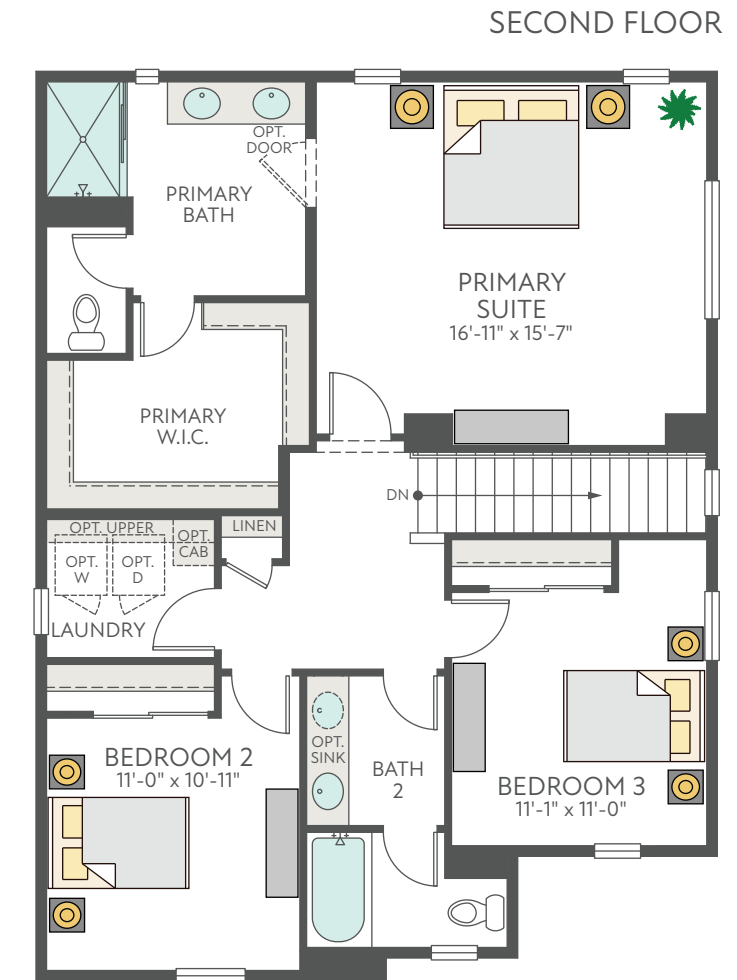
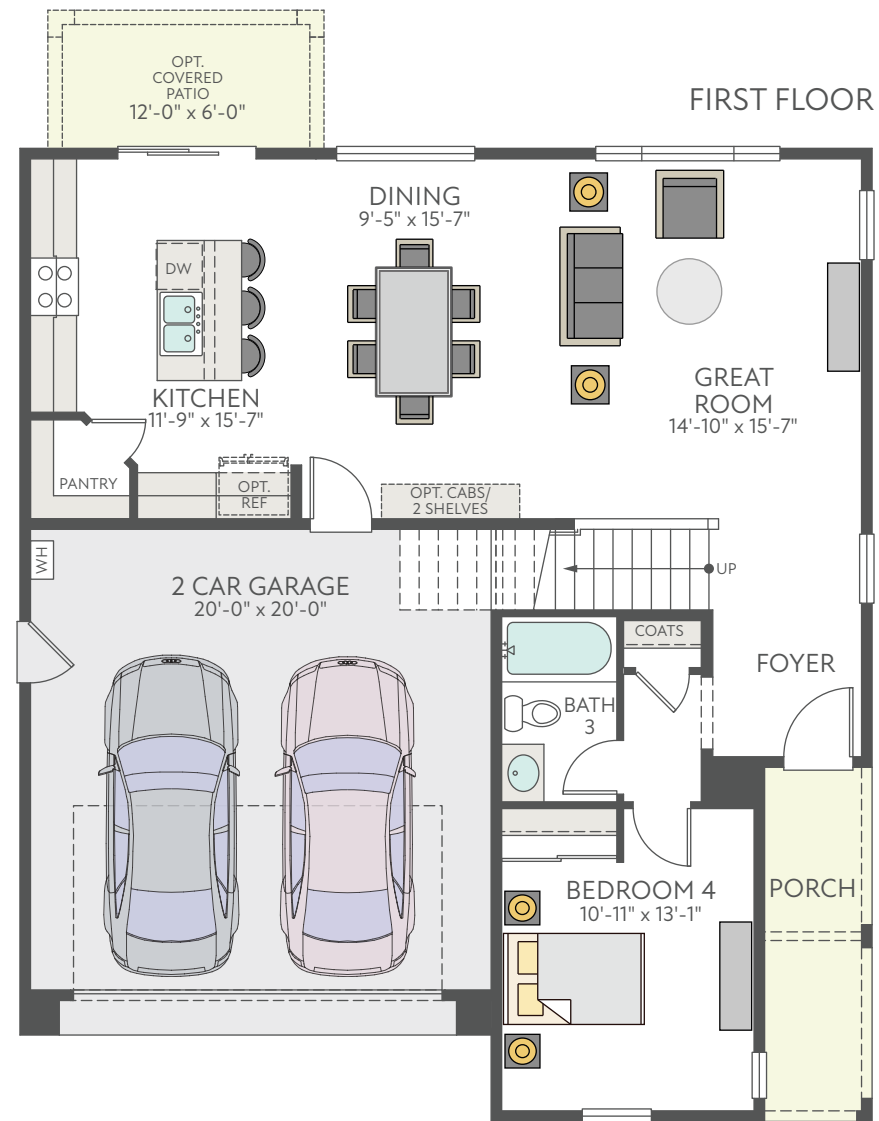
Italian Villa



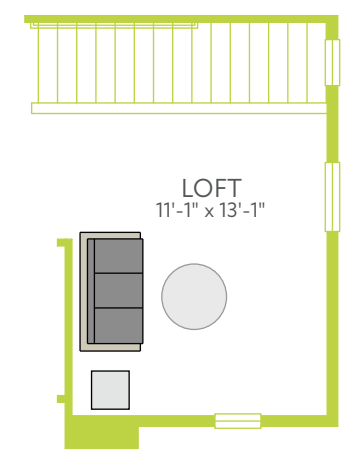
Western Farmhouse



Spanish Colonial



▶ OPT. LUXURY BATH



▶ OPT. LOFT





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## Timbercove Plan 3

Approx. 2,300 Sq Ft | 4 Bedrooms | 3 Bathrooms | Loft | 2 Bay Garage

Life-changing by Design



# Timbercove Plan 3

Approx. 2,300 Sq Ft | 4 Bedrooms | 3 Bathrooms | Loft | 2 Bay Garage



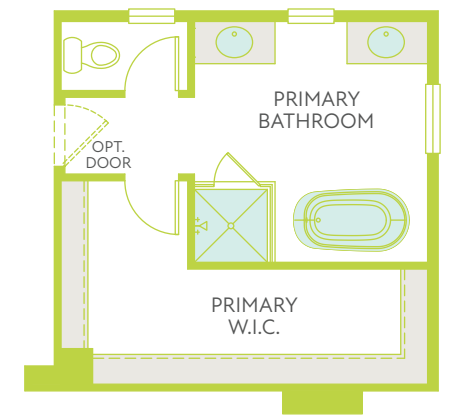
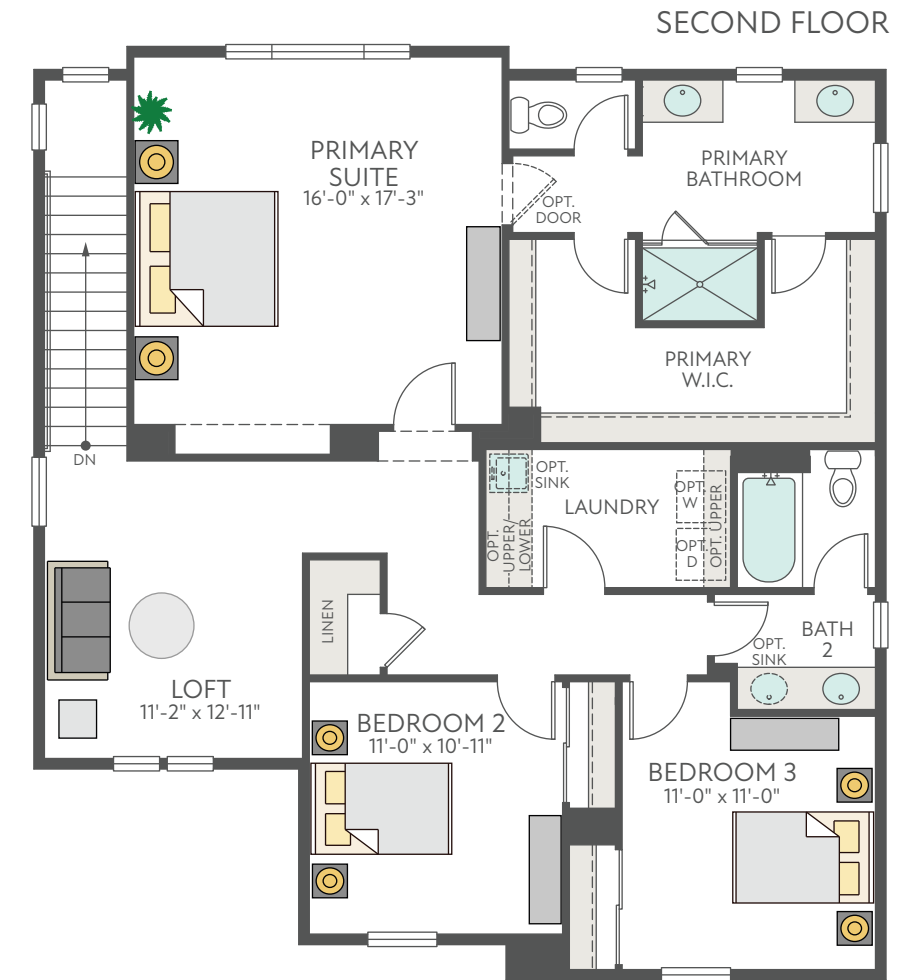
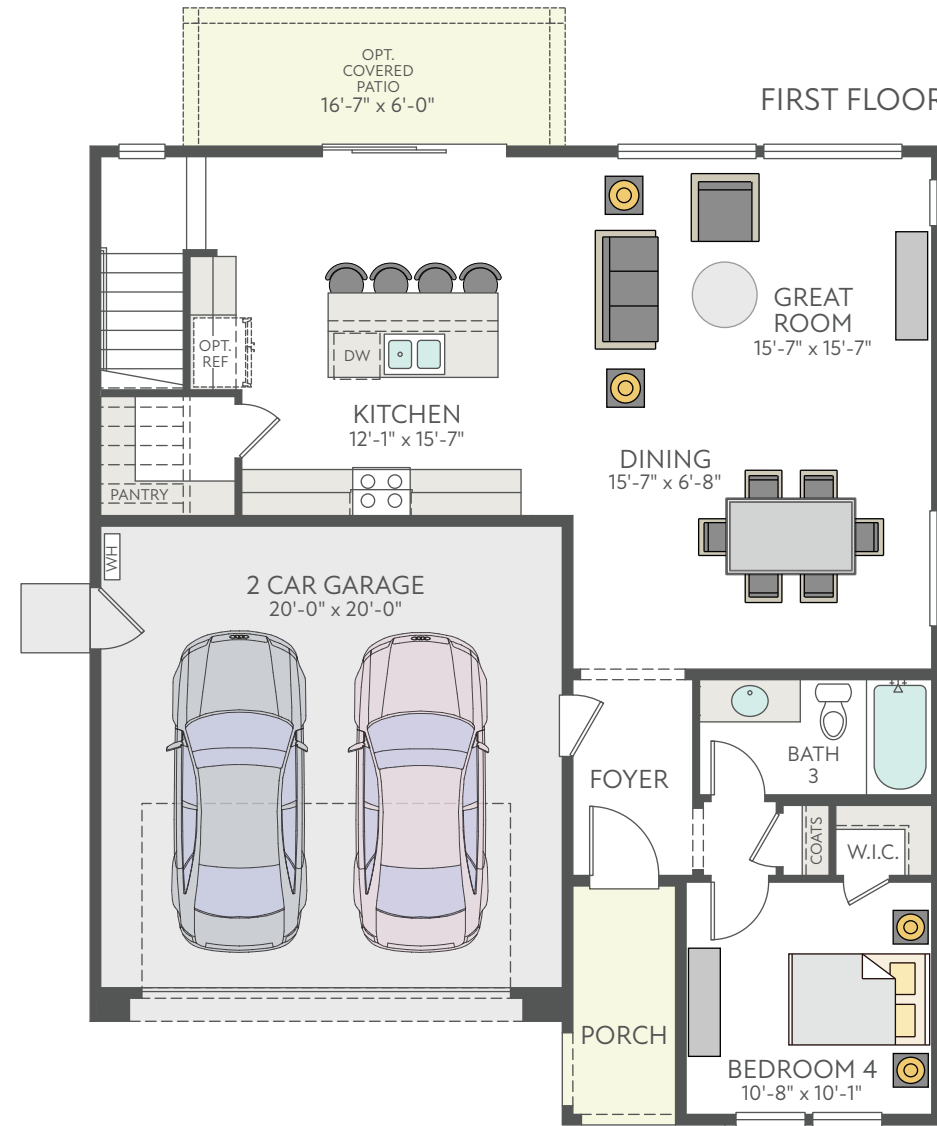
Italian Villa



Western Farmhouse



Spanish Colonial



▶ OPT. LUXURY BATH



# Timbercove

## INCLUDED FEATURES

### AUTHENTIC CHARACTER & DETAIL

- ▶ Exquisite architectural detailing with three stunning elevations in Spanish Colonial, Western Farmhouse and Italian Villa styles in nine designer selected exterior color palettes
- ▶ Architecturally inspired 8' entry doors with satin nickel handle set
- ▶ Elegant exterior coach light fixture that complements the architectural style and LED surface mount overhead lighting at porches
- ▶ Illuminated custom address plaque to coordinate with neighborhood
- ▶ Stylish 7' garage doors with WiFi enabled door opener
- ▶ Integrated color concrete Eagle<sup>®</sup> roof tiles made with natural raw materials for a more dynamic appearance
- ▶ Distinctive raised panel doors with satin chrome interior door hardware
- ▶ Hand-set 12" x 12" DalTile<sup>®</sup> ceramic tile flooring at entry, bathrooms and laundry
- ▶ Low-maintenance solid surface countertops and designer chrome fixtures and accessories at secondary baths
- ▶ Ceiling fan pre-wire at Great Room
- ▶ Dual combination USB receptacle at kitchen
- ▶ Technology pre-wiring with enhanced Category 6e data and RG-6 coaxial cable TV in Great Room and Primary bedroom
- ▶ Flat screen pre-wire in Great Room
- ▶ Optional Outdoor Patio with LED surface mount lights
- ▶ Bull-nosed drywall corners
- ▶ Interior door hardware in Satin Nickel

### INSPIRING KITCHEN DESIGNS

- ▶ Attractive granite slab or quartz blend countertops with 6" backsplash
- ▶ Spacious walk-in pantry (per plan)
- ▶ Hand-set 12" x 12" DalTile<sup>®</sup> ceramic tile flooring at the kitchen
- ▶ GE<sup>®</sup> stainless steel appliance package, including:
  - Multi-cycle built-in dishwasher
  - Gourmet 30" cooktop range with built-in oven
  - Over the range microwave
- ▶ InSinkErator<sup>®</sup> heavy duty garbage disposal
- ▶ Durable, easy-care Amerisink<sup>®</sup> stainless steel sink
- ▶ Delta<sup>®</sup> chrome pullout kitchen faucet

### GRACIOUS INTERIOR APPOINTMENTS

- ▶ Premium Birch recessed door cabinetry in a variety of elegant finishes with adjustable shelving, full extension concealed hinges and easy-clean interiors throughout
- ▶ Homes feature an abundance of windows throughout to increase connectivity to the outdoors
- ▶ Luxurious 9' ceiling heights at 1st and 2nd floors
- ▶ 3 1/4" baseboard and 2 1/4" door casing in Craftsman style throughout

### BEAUTIFULLY DETAILED PRIMARY SUITES

- ▶ Ceiling fan pre-wiring in Primary bedroom
- ▶ Spacious Primary bath with low-maintenance solid surface vanity countertops
- ▶ Gerber<sup>®</sup> topmount sinks
- ▶ Delta<sup>®</sup> single-handle faucets with matching chrome fixtures at shower
- ▶ Shower includes stylish fiberglass surrounded with semi-frameless enclosure
- ▶ Hand-set 12" x 12" DalTile<sup>®</sup> ceramic tile flooring at Primary bath
- ▶ Coordinating chrome towel bars and paper holder
- ▶ Full width mirrors
- ▶ Elongated, ergo-height modern toilet at separate private toilet compartment
- ▶ Spacious walk-in closets

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tri pointe<sup>®</sup>  
HOMES

\*The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2021 Tri Pointe Homes Holdings, Inc. California Contractor's License No. 1018637, California DRE License No. 02025660. All rights reserved. 1.15.2021



# Timbercove

## FREQUENTLY ASKED QUESTIONS

Elevate your idea of home and give yourself plenty of room to grow. **Timbercove** at Sierra Pine is a place where you can establish your roots and thrive beyond the everyday. Located in an ideal neighborhood in Rocklin, **Timbercove** is close to desirable shopping and dining, while a community park, walking trails, and hiking trails beckon you to the outdoors. Inside and out, **Timbercove** is perfectly suited for a balanced life full of opportunities.

### Is there an HOA or other fees for the homeowners?

- ▶ Yes, the HOA fees are approximately \$62/month.

### How many homes will be built at Timbercove?

- ▶ A total of 71 homes will be built within Timbercove.

### Will homeowners have the opportunity to personalize their home?

- ▶ Yes - upon signing the Purchase Agreement, the homeowner receives a personal link to their home's virtual Design Studio and depending on the specific homesite and stage of construction will meet with our professional Design Team to customize their home.

### What are the base property taxes?

- ▶ The ad valorem property taxes are estimated at 1.118%, plus the CFD Bonds which are approximately \$254/month.

## Jenny Antolin & Andrew Stewart

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### Is Timbercove a solar community?

- ▶ Yes, every home will have solar. The homeowner has the choice to either lease or purchase the solar program.

### What community amenities are available to Timbercove homeowners?

- ▶ Timbercove is located within the ideal city of Rocklin and is:
  - Minutes away from Studio Move Grill and the Rocklin Shopping Centers
  - Near beautiful golf courses, a community park, and bustling breweries and wineries

### Does the home come with a warranty?

- ▶ Tri Pointe Homes believes that the service and support we provide our customers starts on day one when they visit our models and extends years after as their new house becomes a home. As a homeowner, you will receive a one-year "fit and finish" warranty covering certain elements of your home. Each home is covered by a limited structural warranty that lasts up to 10 years. Specifics regarding the warranty will be described in the homeowner's warranty provided as part of your purchase experience.

### Neighborhood schools:

- ▶ Please contact the Rocklin Unified School District at (916) 624-2428 or visit [rocklinusd.org](http://rocklinusd.org) for more information on schools in Rocklin.



