

BY TIM LEWIS COMMUNITIES

*The Antigua. Elevation A.**The Bahamas. Elevation C.**The Monaco. Elevation B.**The Saint Lucia. Elevation C.*

3 – 5 BEDROOMS  
 2,129 TO 2,806 SQ FT  
 2 – 3 ½ CAR GARAGES

For more information  
 please call 916-783-2300

When award winning builder Tim Lewis Communities, commissioned Hall of Fame architect Michael Woodley to envision a second new home neighborhood for the River Islands master planned community, collaboratively they focused on the success already attained at Shoreline and created four all-new innovative home plans—including two single story designs.

Crystal Cove offers its homebuyers a number of unique architectural features throughout the homes, as well as an extensive array of customizing options. Tim Lewis Communities is recognized for its award winning designs, exceptional customer service, outstanding amenities for green living, as well as state-of-the-art technology, security and energy saving features for an improved quality of life.

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

## AMENITIES

### CLASSIC EXTERIORS

- Three distinct elevations per plan in American Lakehouse, Craftsman and European Cottage architectural styles
- 12 unique exterior elevations creating a diverse semi-custom streetscape appearance
- Spacious two car garages (3 car on Plan 4)
- Garages with fluorescent overhead lighting and sheetrocked and taped interiors
- 24 gauge decorative eight foot tall garage doors
- Convenient service door from garage to rear side yard
- Front yard landscaping including weather based irrigation controller, automatic sprinklers and drip irrigation
- Complete side and rear-yard fencing with convenient side access gate

### ELEGANT INTERIOR DESIGN

- 18" x18" tile at entry, kitchen, baths and laundry areas
- Designer-selected wall-to-wall carpeting with upgraded pad for comfort and durability
- Dramatic 10-foot ceilings (Plans 1 and 2) and 9-foot first and second floor ceilings (Plans 3 and 4)
- Custom 5-1/4" baseboards
- Interior laundry room with maple recessed panel base cabinets
- Laundry room pre-wired for electric dryer and pre-plumbed for gas dryer
- LED recessed lighting throughout with convenient 3 and 4-way switches (per plan)
- Overhead ceiling light fixtures in all bedrooms with brushed nickel finish
- Elegant pedestal sinks in powder baths (per plan)

### GOURMET KITCHENS

- Maple recessed cabinetry including 42" upper cabinets with adjustable shelving
- Granite slab kitchen countertops
- Upgraded Moen Eurostyle kitchen faucet with pull-out spray function
- Spacious walk-in pantries
- Energy saving GE appliances in black
- GE 30" free standing, self-clean gas range
- GE dishwasher with front controls
- GE 30" micro-hood
- Sterling stainless steel undermount single bowl sink with 1/3 horsepower garbage disposal
- Abundant LED recessed canister lighting

### LUXURIOUS MASTER SUITES

- Spacious walk-in closets with generous single and double pole hanging space per plan
- Soaking tub with Roman tub faucet
- E-stone solid surface vanities and shower surrounds
- Clear glass shower enclosure with chrome accents
- Separate private toilet compartment with elongated toilet
- 48" tall full width vanity mirrors
- Beveled mirror medicine cabinet

### TECHNOLOGY, SECURITY AND SAFETY

- Category-5 high speed telephone wiring at master suite, family room media area and kitchen
- RG-6 coaxial cable TV wire at master suite and family room
- Pre-wire & bracing for future flat screen TV's
- Security system prewire at exterior doors and operational windows including motion sensor prewire and future keypad locations at master bedroom and garage entry

### ENERGY SAVING FEATURES

- R-38 ceiling/attic insulation verified by third party inspection
- R-19 exterior wall Insulation
- R-6 sealed ducts
- Third-party tested and verified energy-saving home including certified tight-duct system, indoor air quality verification and quality insulation inspections
- Environmentally friendly 14 SEER rated central air conditioning
- 80% efficiency natural gas furnace
- Energy-Star rated appliances
- Water conserving toilets, faucets and shower heads
- Navian Tankless water heater with built-in recirculation pump