

New Home

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enjoying each one’s distinct character amenities ranging from shopping, dining and community parks to schools and thriving arts venues.

South of downtown Las Vegas, discover the Sloan Canyon National Conservation Area and Black Mountain for hiking with tremendous mountain valley vistas. And only 40 minutes east, you’ll happen upon Hoover Dam and Lake Mead, both on the Arizona state line. All of this less than an hour’s drive from exquisitely appointed new homes.

And don’t forget the Las Vegas Raiders and the Golden Knights, who have turned Las Vegas into a year-round mecca for pro sports.

Wine, terrain and respite

Back in California, our next road trip brings you through some of Northern California’s most beautiful terrain, including unexpected gems. Come along for the ride. Learn which built-in highlights of each region lend distinct character to new-home communities and the geography around them.

California’s Wine Country is as legendary as its mountains, valleys and oceans. And winemaking itself has created communities that are both famously wide-spanning or quaint and quiet.

We can’t give credit only to generations of winemaking, however. The natural topography of Sonoma County, Sacramento County and Placer County lend themselves to promising lifestyles.

Heading into upper Sonoma County from the Bay Area, you’re bound to relax on discovering the welcoming valleys flanked by state parks with mountains reaching 2,500 feet in elevation.

Residents pride themselves on the smaller-town feel of places such as Santa Rosa and, a bit north, Healdsburg. Both cities trace their roots back through generations of Sonoma County winemaking. And both are welcoming new neighbors into well-planned new-home communities.

Healdsburg’s patio life

Chelsea Hock, who relocated from San Francisco up to Healdsburg seven years ago, has thoroughly embraced the lifestyle.

Year-round, Hock explains, life up here seems to take place outdoors and on patios, whether at people’s homes, at wineries or at restaurants in downtown Healdsburg.

“The central focus here has been building out the downtown,” says Hock, who is the art director for Vanguard Properties. “We have a darling downtown plaza that even has several Michelin star restaurants. It is a beautiful, scenic place.”

Regular events in Healdsburg allow community members to gather safely and get to know one another. The April through December farmers market, the summertime Tuesday Concerts in the Plaza

series, with an arts festival, a Jazz Village and movies in the park round out life in town.

“There’s so much to do right in Healdsburg,” she says. “On any day of the week, you can drive through the redwoods to the coast in minutes or visit the wineries or head down to the Russian River.”

In addition to the state parks and mountains with hundreds of miles of hiking trails, both Santa Rosa and Healdsburg sit a mere half-hour drive from California’s Pacific Coast. A short road trip from your new home can lead you to some of the most tranquil beaches California has to offer.

Because Healdsburg is central to three major American Viticultural Areas — Dry Creek Valley, the Russian River Valley and Alexander Valley — the town holds onto its laid-back, ag-life vibe while at the same time offering beautiful new-construction homes.

Back on the road and on the way east of Sonoma County, notice how close you are to points of interest such as Lake Berryessa in Napa County. Miles and miles of trails bring you to 3,500 feet in elevation overlooking the freshwater lake or down onto the beach for swimming and watercraft activities.

Then, during a two-hour beautiful drive on Highway 128, you’ll reach greater Sacramento. On the way, be sure to notice the wineries east of Davis.

Navigating North Natomas

Our next region of new-home offerings surrounded by opportunities to live life to the fullest, is North Natomas, inside the northern edge of the city of Sacramento. In North Natomas, not only are you less than 10 miles from downtown Sacramento and its thriving arts, dining and cultural scenes, but you’re an easy drive to Folsom Lake and the Eldorado National Forest.

“Natomas itself is a great, family-oriented community within Sacramento,” says Drew Kusnick, a senior vice president of Integral Communities who is overseeing Integral’s development of the Northlake master-planned community.

Here, find a blend of every convenience of suburban amenities with close proximity to the two major rivers and downtown Sacramento.

On top of that, the Sacramento Regional Transit District is in the planning stages to expand the city’s light rail system. At completion, an extension of the Green Line will connect Natomas both to downtown Sacramento just south and to Sacramento International Airport to the north.

Even before the light rail extension, the Natomas area offers much to do for family adventures or outings.

“Within Natomas there is a great, large regional community park just east of the Northlake site with a water-play area, sports fields, playgrounds,” Kusnick says.



Photo courtesy Ron Nabity, Lincoln



Photo courtesy Ron Nabity, Lincoln

Hidden Falls Regional Park is in the gorgeous oak woodlands near Auburn.



Photo courtesy Adam Potts



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Toll Brothers communities in Nevada deliver a less-taxing luxury lifestyle



The Kinsey model home by Toll Brothers in Reno features contemporary architecture. This home is located in the Rancharrah master-planned community.

With lifestyle changes such as people having the flexibility to work from home, more of today's California homebuyers are actively seeking new-home opportunities in smaller states, and Nevada has proven to be a buyer's dream.

Toll Brothers' Las Vegas and Reno communities offer an ideal escape from the city with less traffic, breathtaking views, world-class entertainment and dining, and an abundance of outdoor recreational

opportunities for active lifestyles. Homebuyers learn quickly that there's more to Nevada than its beauty — with no state income tax, it's also easy on the wallet.

For those looking for a change to a more relaxed lifestyle, Nevada offers a rich tapestry that blends the serene with the splendid and the eclectic with the extraordinary. Nevada Toll Brothers communities offer a stunning backdrop of mountains and desert and vibrant skies as far as

the eye can see. For the outdoor enthusiast, Nevada is a recreational paradise with notable locales such as Lake Tahoe and Red Rock Canyon, to name a few. Whether you ski, hike, fish or bike, you will find what you love in the Nevada wilderness. Add to that a culture unlike any other in the country: Reno and Las Vegas offer unrivaled entertainment experiences, and friendly people of all ages who love the state for everything it is, making this a

destination for those who are looking for more than a home.

Nevada is among the most tax-friendly states in the U.S. With no state income tax, this means more of your money stays in your pocket. Nevada also is a business-friendly state, with no inventory tax and low state payroll taxes.

When you combine Toll Brothers' quality construction in exceptional communities, resort-quality amenities and stunning home designs with

luxurious details, you can't help but want to call Nevada home. Toll Brothers homes are designed with flexible living spaces to suit how you live. Whether looking for the perfect home office, fitness room or living space for extended family members, it's no wonder the state is a destination for buyers looking for both a home and a lifestyle that fits every part of their lives.

For those in the market for a new home or a second

home, there are many Toll Brothers new-home neighborhoods in Nevada to choose from. These communities are concentrated in and around the vibrant cities of Reno and Las Vegas in highly-sought neighborhoods. Currently, Toll Brothers offers over 30 luxury new-home Nevada communities that include everything from gated resort communities to active adult communities for those 55-plus

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New Home

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That park, the North Natomas Regional Park, sits on 209 acres and also features the farmers market, sports fields, dog parks, walkways, nature paths, a lake and an amphitheater. Shaded cabanas are perfect for picnics in all kinds of weather and shaded playgrounds protect little ones from the elements.

"We're close to the American River and the Sacramento River, with water sports and trails, and we're less than two hours from Lake Tahoe," Kusnick adds. He notes that residents gain all the benefits of a Sacramento address with the bonus of the unique sense of place in Natomas.

While we're speaking of Lake Tahoe and freshwater lakes, let's get back on the road and make a couple of stops before reaching Folsom Lake.

Lincoln's unexpected charm

A mere 35-mile drive from Sacramento



Photo courtesy Adam Potts

Imagine being steps away from Francis Ford Coppola's world famous winery.

up in the hills of north Placer County, you'll want to have your walking shoes ready to enjoy Lincoln. Here, a trail system encompasses hundreds of scenic miles for walking,

hiking, cycling and jogging all within distance of the historic downtown and the Old West history of California.

"We're the gateway to the Placer Wine and

Ale Trail," says Pam Lopez, president of the Downtown Lincoln Association and owner of a downtown restaurant. "There are several wineries and breweries in the Lincoln area

and beyond, into the foothills and clear up to Auburn."

At least 10 destinations of the Placer Wine and Ale Trail are located in Lincoln itself. Meanwhile, new-home

neighborhoods are opening up for people to call this charming region home. Lopez explains that locals as well as wine-and-beer

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loving visitors enjoy spending time in Lincoln to absorb its downtown sights and the surrounding parks and recreation.

“People are surprised to find so much to do here!” says Lopez, adding that downtown features annual festivals and events such as the Rods and Relics custom car show in June, the downtown Lincoln Wine Fest in April and even a high school rodeo.

Lincoln’s arts scene is filled with even more surprises, including art galleries and an archives museum. Lincoln is also the headquarters of Gladding, McBean, known the world over for its clay reserves and its design and large-scale production of terracotta and tile products.

Continue your day in Lincoln with a comfortable picnic by the clock in Beermann Plaza or take a scenic drive just 12 miles east to Hidden Falls Regional Park. There, you’ll find gems, literally hidden in plain sight on 30 miles of paths. The beauty includes waterfalls, bridges, hills dotted with wildflowers and even streams for fishing. Placer County is even considering a proposed expansion of Hidden Falls Regional Park to allow residents



Golden 1 Center hosts sports, concerts and more in downtown Sacramento.

Photo courtesy Maddy Eccles, photographer

even more access to its natural beauty. **To the mountains** Heading to south-east Placer County, remember that Folsom Lake and its state recreational area sit just past several luxury new-home communities. These communities can be found carefully positioned in cities such as Folsom

(Sacramento County), Granite Bay and other towns within El Dorado County. In fact, while we’re discussing Placer County and El Dorado County, let’s not forget that both of these counties extend eastward to different spots on the California-Nevada state line. Nevada living provides many of the

benefits of Northern California living, along with decidedly up-and-coming amenities such as thriving arts and dining scenes along with dynamic terrain for outdoor sports and adventure. Only 40 miles from the eastern edge of Placer County, for instance, you can discover how Reno has been blossoming

into a thriving place to live, work and play. In fact, another exciting road trip, less than seven hours in duration, could let you compare in one day the thriving new-home communities surrounding Reno with those surrounding Las Vegas. Where will your new-home road trip take you?

To be sure, visiting the environs of new-home communities should be an enjoyable road trip several days long or, perhaps, two days at a time over the course of a month. We are certain you will enjoy visiting the communities featured throughout this edition of Beyond the Bay.

Toll Brothers

from page 4

to midrise golf course condominiums and beyond. Toll Brothers, an award-winning Fortune 500 company

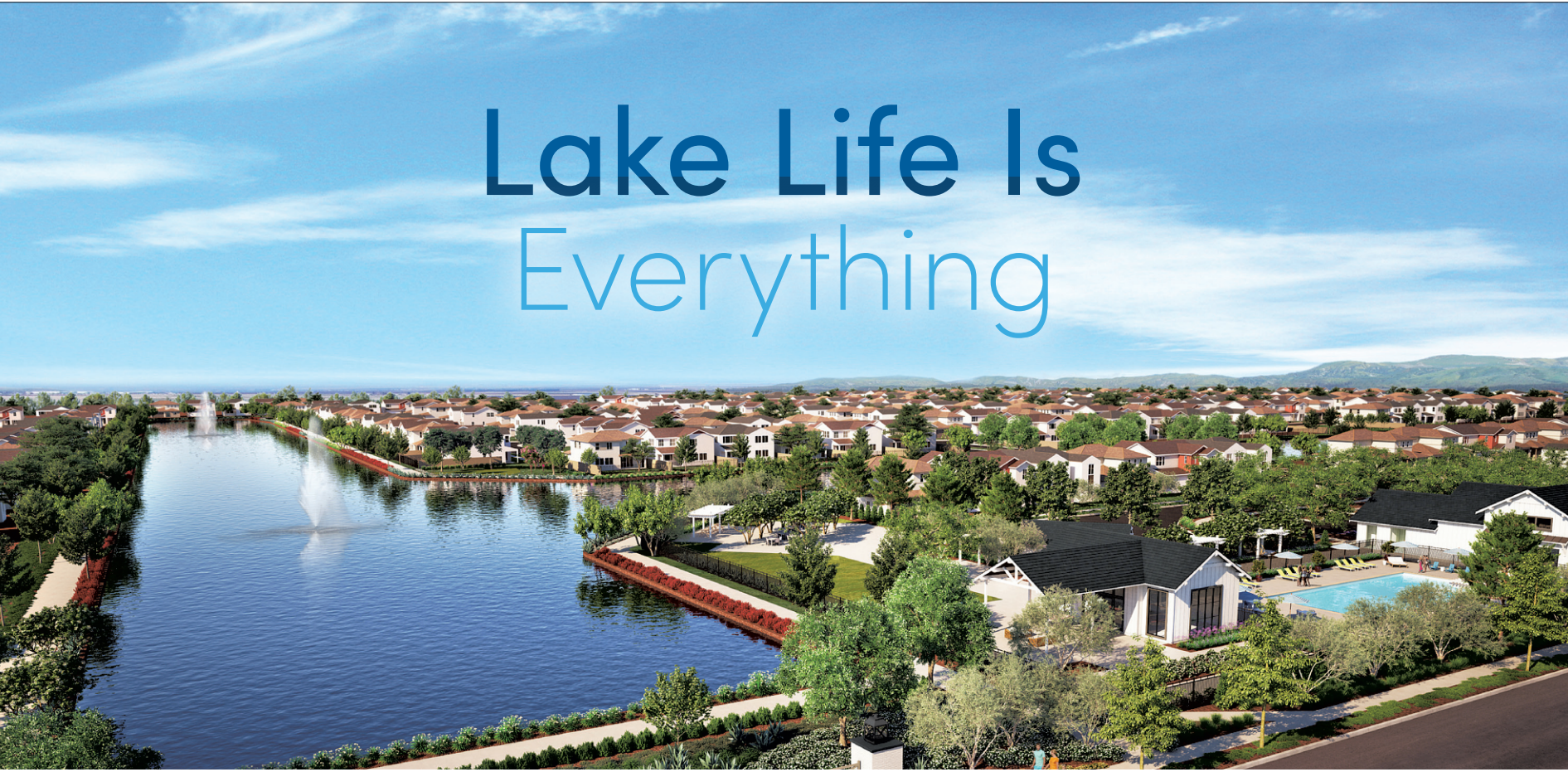
founded in 1967, is the nation’s leading builder of luxury homes. Embracing an unwavering commitment to quality and customer service, Toll Brothers currently operates in 24 states

nationwide, and is a publicly owned company with its common stock listed on the New York Stock Exchange (NYSE: TOL). For six years in a row, Toll Brothers has

been ranked the No. 1 Home Builder Worldwide on the Fortune Magazine World’s Most Admired Companies list. Toll Brothers also has been honored as national Builder of

the Year by Builder magazine, and was twice named national Builder of the Year by Professional Builder magazine. New homes available in Reno and Las Vegas are priced from the

upper \$300,000 range to over \$1,000,000. Visit TollBrothers.com/Nevada or call (855) 700-TOLL to learn more about these exceptional communities. *Content provided by Toll Brothers*



Refreshing and inspired—welcome to Northlake in Natomas. It’s a new master-planned community with a private Resident’s Club, lap and lounge pool, parks, walking trails, open space and scenic lakes and close to Downtown Sacramento. Join the interest list or schedule an appointment to learn more.

Northlake
NATOMAS

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LENNAR

New 55-plus homes selling in greater Sacramento



New 55-plus homes at Heritage are designed to elevate your everyday living experience, both inside and out. Enjoy smart designs that make home more comfortable and fantastic amenities that will keep you healthy and active.

With people spending more time at home, now is the time to make your move to one of Lennar’s seven Heritage communities. With spacious single-level homes designed for the active adult 55-plus lifestyle as well as incredible amenities in your backyard, you’ll enjoy an elevated living experience

right at home. Model homes are open for all communities with virtual tours, Lennar-guided and self-guided tours available by appointment.

“Live the life you deserve with our new homes in greater Sacramento that pair innovative 55-plus designs with resort-inspired amenities for

a unique lifestyle,” says Michelle Velky, vice president of sales and marketing for Lennar Sacramento. “With seven communities and a variety of new-home designs to choose from, we’re confident you’ll find a home that checks every box on your dream home checklist — and then some!”

Heritage El Dorado Hills offers three collections — Estates, Legends and Mosaic — with floor plans ranging from approximately 1,230 square feet to 2,993 square feet with up to three bedrooms and three bathrooms. Pricing starts from the high \$400,000 range.

Heritage Solaire offers three collections

— Eclipse, Larrisa and Meridian — with floor plans ranging from approximately 1,445 square feet to 2,766 square feet with up to three bedrooms and three bathrooms. Pricing starts from the low \$500,000 range.

Heritage Vineyard Creek offers home designs ranging from approximately 1,743

square feet to 2,071 square feet with up to three bedrooms and three bathrooms. Pricing starts from the mid-\$400,000 range.

Every new Lennar home also features their signature Everything’s Included program and Thoughtful Design

See 55-PLUS HOMES Pg 10

Lake life is everything – 8 new-home neighborhoods now selling in Natomas



Discover lakeside living at your pace in Sacramento at Northlake, featuring beautiful single-family homes, a clubhouse with pool, plus parks, trails and more.

Northlake offers a vast array of quality homes surrounded by an abundance of natural charm. The new master-planned community in the desirable Natomas area of Sacramento is all about connections — from the short drive to shops, restaurants and attractions in the capital city to the many unsurpassed community amenities and the allure of lakeside living. And with eight new-home villages at Northlake

built by Lennar, homebuyers are making the ultimate connection to their perfect dream home.

Organized into distinct residential villages, Northlake offers a wide assortment of housing types to fit a variety of tastes and needs. Home sizes will range from 1,774 square feet to nearly 4,000 square feet with styles from contemporary, modern and progressive to more traditional,

Craftsman and farmhouse. Homebuyers can choose from four of Lennar’s highly-sought-after Next Gen — The Home Within A Home floor plans, and the homebuilder’s signature Everything’s Included program provides high-end features and popular upgrades, such as granite slab countertops, stainless steel appliances and integrated home automation at no additional cost. Patio and deck options go very

well with lake views, and Northlake is one of the only communities in the region offering an opportunity for lakeside living.

With A-plus amenities, Northlake brings resort style to its residents. The crown jewel is the private Residents Club, which includes a lap and lounge pool. Fun times are never far away for homeowners with cabanas, a hospitality bar, a lounge area, barbecues, and a tech

area for entertaining and relaxing within walking distance from residents’ front doors. In addition, the Lakehouse, an exclusive event space, is the perfect spot to host private family events and gatherings with friends.

Northlake’s appeal comes naturally. Beautiful lakes, neighborhood parks, open spaces and biking and walking trails are ideal for recreation, relaxation or any speed in between. Attractive paseos connect

Northlake neighborhoods to the lake-walk paths that encircle the lake. Vibrant street scenes with pedestrian pathways, tree plantings and inspired architecture further elevate the great outdoors.

Northlake is located at 3900 Eventide Ave. in Sacramento. To learn more or make an appointment, please call (916) 304-9822 or visit www.northlakelife.com.

Content provided by Northlake

Be a part of Wine Country's most exciting new community



Six unique and versatile floor plans are available in a variety of styles.

Discover Arden Healdsburg, a brand-new community of 29 single-family homes just five minutes north of downtown Healdsburg — right in the heart of picture-perfect Wine Country.

Rated one of America's Best Small Towns by Smithsonian Magazine and Fodor's Travel, Healdsburg has quickly become a highly-sought-after community. Sonoma County's diverse wine-growing regions — Alexander Valley, Dry Creek Valley and the Russian River Valley — are literally steps away, and with good wine comes good food. Known for its top-rated restaurants featuring local farm-to-table

cuisine, Healdsburg's downtown plaza is constantly abuzz with popular events and a festive shopping scene. For those looking to experience the true essence of Wine Country, look no further than Arden homes in the quaint town of Healdsburg.

This exclusive community is the perfect location to call home.

The lush green landscape, dotted with beautiful heritage oaks along Foss Creek, will feature several community-park spaces. With 11 unique elevations and six flexible floor plans, this community exudes the casual ease of indoor-outdoor living that Sonoma

County is known for. These homestead, Craftsman and farmhouse-style homes feature approximately 1,955 square feet to 2,402 square feet, a welcoming front porch and private backyards. The homes are flooded with natural light with modern, neutral color schemes.

Interior features include three-paneled interior and wardrobe doors with knobs in a satin nickel finish. Engineered hardwood flooring can be found at each entry, kitchen, dining, great room, master bedroom and stairs. Carpet comes in three color choices in the bedrooms and closets.

The bathrooms and laundry feature 12-by-24-inch tile. Heating and air conditioning with climate control thermostats are in each home as well as a tankless water heater and 120-volt with USB convenience outlet in the den and kitchen. The great rooms are wired for wall-mounted TV with hidden wires. Ceiling-fans are prewired at the great room and master with LED recessed can lighting throughout the 9-foot ceilings.

The exceptional bathrooms include cabinets with shaker panel doors, soft-close doors and drawers, tempered widespread faucets on under-mounted sinks, and solid

surface countertops and shower surrounds.

In the spacious kitchens, you'll find cabinets with shaker panel doors, under-cabinet lighting, and soft close doors and drawers along with solid surface kitchen counters. Stainless steel appliances and a single basin sink finish off the space.

The exterior of each home is finished with shingle siding and wood trim, dual-pane windows and a decorative coach light at the garage. One- and two-car attached garages with roll-up door and Wi-Fi-enabled opener as well as Ring doorbells bring convenience to coming home.

Options abound at Arden with your choice

of stain or paint color, cabinet doors in several styles, designer upgraded flooring, countertops, back splashes and bathroom fixtures and finishes. Designer-selected lighting is also available in a variety of options. You can even upgrade to solar.

Phase 1 is now selling. Pricing ranges from \$850,000 to \$1,120,000. Visit ArdenHealdsburg.com for floor plans and individual pricing.

To find out more, contact Grace Lucero at (707) 888-2649 or Grace@VanguardProperties.com DRE# 01233007

Content provided by Grace Lucero, Vanguard Properties



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New Homes Beyond The BayCounty Highlights

Alameda County

Population 1,682,509
Average Household Income \$149,650
Average Home Value \$1,023,361
Owner/Renter Occupancy 53%/47%
Adults with College Degrees (or higher) 46%
Major Employers: BART, East Bay MUD, Kaiser Permanente, Tesla, UC Berkeley
Attractions: Lake Chabot, Alameda County Fairgrounds

Napa County

Population 139,372
Average Household Income \$131,623
Average Home Value \$856,570
Owner/Renter Occupancy 63%/37%
Adults with College Degrees (or higher) 35%
Major Employers: Napa Valley College, Meritage Resort & Spa, Veterans Home of CA, Syar Industries
Attractions: Lincoln Theater, Silverado Resort, Wineries

Amador County

Population 39,429
Average Household Income \$88,502
Average Home Value \$383,233
Owner/Renter Occupancy 75%/25%
Adults with College Degrees (or higher) 22%
Major Employers: Ampine, Jackson Casino and Resort, Sierra Pacific Industries, Raley's, Walmart
Attractions: Black Chasm Cavern, Gold Rush Sites

Nevada County

Population 99,398
Average Household Income \$107,442
Average Home Value \$579,482
Owner/Renter Occupancy 72%/28%
Adults with College Degrees (or higher) 36%
Major Employers: AmeriGas, Boreal, American Rivers Inc., Clear Capital, Lodge at Tahoe Donner, Raley's
Attractions: Donner Ski Ranch, Empire Mine

Clark County (Nevada)

Population 2,294,527
Median Household Income \$84,682
Median Home Value \$364,375
Owner/Renter Occupancy 58%/42%
Adults with College Degrees (or higher) 24%
Major Employers: MGM Resorts International, Las Vegas Sands, Caesars Entertainment, State of Nevada
Attractions: Las Vegas, Lake Mead, Hoover Dam

Placer County

Population 398,650
Average Household Income \$117,953
Average Home Value \$635,648
Owner/Renter Occupancy 71%/29%
Adults with College Degrees (or higher) 38%
Major Employers: Backyard Bar & BBQ, Hewlett-Packard, Costco, Oracle, Union Pacific, Ritz-Carlton
Attractions: Lake Tahoe, Squaw Valley, Placer Ballet

Contra Costa County

Population 1,159,885
Average Household Income \$149,596
Average Home Value \$906,335
Owner/Renter Occupancy 67%/33%
Adults with College Degrees (or higher) 42%
Major Employers: John Muir Medical Ctr, Chevron Corp, BART, Bay Alarm, Robert Half Int.
Attractions: Six Flags, Concord Pavilion, Blake Garden

Sacramento County

Population 1,555,566
Average Household Income \$95,952
Average Home Value \$472,864
Owner/Renter Occupancy 58%/42%
Adults with College Degrees (or higher) 30%
Major Employers: State Government, Intel Corp, UC Davis Medical Ctr, EDD, EPA, Apple, SMUD
Attractions: Zoo, Railroad Museum, Golden 1 Center

Douglas County (Nevada)

Population 49,053
Median Household Income \$91,272
Median Home Value \$494,223
Owner/Renter Occupancy 72%/28%
Adults with College Degrees (or higher) 27%
Major Employers: Starbucks Roasting Plant, General Electric, Ridge Resorts, Douglas County
Attractions: Heavenly Mountain Resort, Topaz Lake

San Francisco County

Population 893,702
Average Household Income \$178,350
Average Home Value \$1,274,853
Owner/Renter Occupancy 35%/65%
Adults with College Degrees (or higher) 57%
Major Employers: UCSF, Advent Software, Williams-Sonoma, Federal Reserve, Yellow Cap, PG&E
Attractions: Fisherman's Wharf, Golden Gate Park

El Dorado County

Population 191,790
Average Household Income \$118,148
Average Home Value \$624,884
Owner/Renter Occupancy 73%/27%
Adults with College Degrees (or higher) 34%
Major Employers: Safeway, Heavenly Sports, El Dorado County, Blue Shield, Child Development Programs
Attractions: Apple Hill, Lake Tahoe, Bassi Falls

San Joaquin County

Population 765,673
Average Household Income \$94,155
Average Home Value \$463,705
Owner/Renter Occupancy 60%/40%
Adults with College Degrees (or higher) 19%
Major Employers: Amazon, Blue Shield, Morada Produce, St Joseph's Cancer Ctr, Foster Care Svc.
Attractions: Stockton Symphony, Fish Hatchery

Marin County

Population 260,473
Average Household Income \$183,694
Average Home Value \$1,243,944
Owner/Renter Occupancy 62%/38%
Adults with College Degrees (or higher) 59%
Major Employers: Autodesk, Inc, Glassdoor Inc, Nordstrom, Macy's, Bradley Real Estate, College of Marin
Attractions: Golden Gate Bridge, Marin Headlands

San Mateo County

Population 774,995
Average Household Income \$184,100
Average Home Value \$1,411,893
Owner/Renter Occupancy 59%/41%
Adults with College Degrees (or higher) 51%
Major Employers: Fisher Investments, Visa Inc, SFO, Electronic Arts Inc, SRI Intl, Oracle, Genentech Inc
Attractions: Allied Arts Guild, Oyster Point Marina/Park

Merced County

Population 279,838
Average Household Income \$74,886
Average Home Value \$374,575
Owner/Renter Occupancy 55%/45%
Adults with College Degrees (or higher) 14%
Major Employers: Foster Farms, Hilmar Cheese Co, Quad/Graphics, Central Valley Trucking, E&J Gallo
Attractions: Merced Theatre, Pea Soup Andersen's

Santa Clara County

Population 1,958,324
Average Household Income \$184,725
Average Home Value \$1,411,893
Owner/Renter Occupancy 57%/43%
Adults with College Degrees (or higher) 51%
Major Employers: Apple, Adobe, Cisco, Microsoft, NASA, Super Micro, SAP Center, eBay, Intel Corp.
Attractions: Great America, Lick Observatory

Solano County

Population 448,353
Average Household Income\$111,840
Average Home Value \$574,881
Owner/Renter Occupancy64%/36%
Adults with College Degrees (or higher) 26%
Major Employers: Six Flags, Genentech, Jelly Belly, USDA, Comcast, Valero, Guittard Chocolate, Walmart
Attractions: Nut Tree, Six Flags Discovery Kingdom

Washoe County (Nevada)

Population 473,156
Median Household Income \$95,443
Median Home Value \$473,824
Owner/Renter Occupancy59%/41%
Adults with College Degrees (or higher) 31%
Major Employers: El Dorado Resorts, Renown Health, Tholl Fence, Altairnano, Ormat Technologies, Hamilton
Attractions: Wild Island, Mount Rose, Outlets at Legends

Sonoma County

Population 500,195
Average Household Income\$118,511
Average Home Value \$838,284
Owner/Renter Occupancy60%/40%
Adults with College Degrees (or higher) 35%
Major Employers: Ghilotti Construction, Korbel, U.S. Coast Guard, Calix Inc, Amy's Kitchen, Flex Products
Attractions: Safari West, Wine Country, Sonoma Plaza

Yolo County

Population 223,718
Average Household Income \$107,458
Average Home Value \$600,224
Owner/Renter Occupancy53%/47%
Adults with College Degrees (or higher) 40%
Major Employers: IKEA, Rite Aid, Mariani Nut Co, D&G Mortgage Group, Bel Air Markets, UPS
Attractions: Mondavi Center, Cache Creek Casino

Stanislaus County

Population 556,764
Average Household Income \$85,737
Average Home Value \$397,786
Owner/Renter Occupancy61%/39%
Adults with College Degrees (or higher) 17%
Major Employers: Foster Farms, Frito-Lay, Del Monte Foods, Bartles & Jaymes, WIC, Macdonald Group
Attractions: Gallo Center for the Arts, Funworks

Yuba County

Population 78,974
Average Household Income \$79,560
Average Home Value \$284,889
Owner/Renter Occupancy60%/40%
Adults with College Degrees (or higher) 17%
Major Employers: Beale Air Force Base, Adventist Health & Rideout, Shoei Foods, Toyota Amphitheatre
Attractions: Lakes, Rivers, Hiking, Motorcross



4 brand-new communities are coming this spring



The Gardens series offers rooftop decks, seen here with views of the central park.

The new-home real estate market continues to be very robust, and as an essential business Tim Lewis Communities has been very busy preparing for four new communities in the greater Sacramento area. From Elk Grove to Plymouth and Woodland to Galt, this spring and summer will be bursting with new-home community openings. Tim Lewis Communities will be introducing 16 new floor plans across four new communities, all designed with the needs of today's new-home buyers. Each new community meets a variety of lifestyle needs, from the first-time buyer starting out

to the move-up buyer looking for that forever home. The communities feature thoughtfully-designed floor plans, energy efficiency, the latest technology, solar living and even a free Tesla EVA charger in every garage.

For those buyers who just cannot wait and are looking for a move sooner, Tim Lewis Communities has several choices available and a few communities with quick move-in-homes beautifully designed and available now. On top of the list is the crown jewel of East Sacramento, Sutter Park, which was recently recognized by the North State Building Industry Association with the prestigious Neighborhood of the Year Award. This iconic community comprises 88 single-family, solar-living detached homes nestled within the historic community of East Sacramento. Sutter Park's uncompromised architecture is being built on the former grounds of Sutter Hospital, where over 350,000 babies were born during the 80 years it serviced this neighborhood before its relocation. The three distinct product lines surround a brand-new community park that embraces the history and heritage of East Sacramento and the Sutter Hospital legacy. The Park, built by Stonebridge Properties, is centered in the community and designed with gathering spots, local artists' sculptures and rose gardens at both ends. Urban Elements is building their project to include some small local eateries to complement the neighborhood's walk-ability.

Just up Highway 80 to the Placer County foothills, you will find The Summit at Whitney Ranch. The Summit, also built by Tim Lewis Communities, offers six innovative single-family, solar-living home plans ranging from 2,351 square feet to 3,447 square feet. The homes are available in single- and two-story options with three-car garages and an abundance of personalization opportunities. Some of those include optional junior/multigen suites, beautifully appointed kitchens and outdoor rooms with optional fireplaces. Many of the homes at The Summit sit on breathtaking view lots and abut the many walking trails of Whitney Ranch. Whitney Ranch offers many amenities for an exciting lifestyle, including The Ranch House, where homebuyers can take a fitness class, swim in the resort-style pool or kick up their heels in the lounge. They will enjoy access to the community's three sprawling parks and 5 miles of winding trails.

Explore all that Tim Lewis Communities has to offer and sign up for this spring and summer's new-home communities under coming soon at timlewis.com.

Content provided by Tim Lewis Communities



Turkey Creek Estates

LINCOLN, CA





INTEREST LIST NOW FORMING!

Discover luxury living in Lincoln at Turkey Creek Estates. This exclusive neighborhood is situated between Hwy 193 and the Turkey Creek Golf course and will be nestled among parks, trails, and open space. Turkey Creek Estates will offer a spacious collection of high-end single and two-story homes ranging in size from 2,360 to 4,137 square feet with three to five bedrooms, two and one-half to four and one-half bathrooms, three to four-car garages, and an RV garage.

APPROX. 2,360- 4,137 SQ. FT.
3 - 5 Bedrooms | 2.5 - 4.5 Bathrooms
3 - 4 Car Garages | 1 - 2 Stories

Elliott Homes
A Tradition of Quality since 1914

(916) 245-7980

55-Plus Homes from page 6

details — all at no extra cost. Thoughtful Design details include features such as wider doors and hallways, lower appliance design, extra lighting, walk-in showers with hand-held accessories, reinforced backing in the bathroom for future handrail placement and more.

Additionally, you'll find incredible amenities at every community.

Heritage El Dorado Hills offers two lifestyle community centers, The Retreat and The Resort. The two expansive recreation centers provide 5,000 square feet (The Retreat) and 10,000 square feet (The Resort) of recreational facilities. All at your fingertips, enjoy a fitness center, aerobics studio, enclosed pool for year-round swimming, lighted tennis and pickleball courts, locker rooms, outdoor spa, pool deck with lounge chairs, barbecue area, The Green community event lawn, and outdoor courtyard.

Residents of Heritage Solaire have exclusive access to The Sol Centre, a state-of-the-art community clubhouse. For rest, recreation and everything in between, enjoy amenities including a fitness center, gathering rooms, massage room, Junior Olympic-size pool, tennis court, three pickleball courts, bocce ball court with lighting, and more.

The Resort at Heritage Vineyard Creek features a high-end luxury clubhouse with incredible amenities that include a large gathering and event room, a private theater, game room, card room, lounge, outdoor pool and spa, and more.

To learn more about any of these communities or to schedule a tour, email LennarSacramento@Lennar.com, call (877) 368-8464 or visit www.lennar.com/sacramento.

Content provided by Lennar Sacramento

Blue Mountain Communities offers 3 unique neighborhoods in the Sacramento region



Home shoppers rejoice when they find Blue Mountain Communities. This one builder offers three communities featuring a great mix of value, luxury and space.

Over the past several years, Northern California has seen a residential shift. While the Bay Area attracted people to its abundance of high-end tech jobs and all-around cultural interest, today's homebuyers are looking for more space and affordability in Sacramento.

The Golden State's capital has quickly become a homebuyer's dream. Value, luxury, starter homes and multigenerational spaces — it is all available in Sacramento, specifically with Blue Mountain Communities.

Many beautiful Blue Mountain

Communities homes are springing up around the greater Sacramento area right now, and each offers potential homeowners a wealth of unique benefits — all only two hours from the Bay Area.

Provence in Natomas is just 10 minutes from downtown Sacramento,

the center for not only government in California, but business (companies such as Kaiser Permanente and Intel Corp.), culture and entertainment. In fact, the new Centene Campus is within walking distance of the community, making Provence the perfect place to call home.

These three- to five-bedroom townhomes are fully appointed with modern design and two-car garages. Two plans offer a bedroom/bathroom on the first floor. The exciting new neighborhood features an on-site pool and tons of space for walking and biking.

Additionally, residents will enjoy excellent schools, nearby North Natomas Regional Water Park and farm-to-fork dining options. This community is accessible, beautiful and priced from the mid-\$300,000 range,

See BLUE MOUNTAIN Pg 12



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Artisan at The Cove
Sacramento, CA
916-426-7530
2,330-3,024 sq. ft.
From the Mid \$500s

Westward at The Cove
Sacramento, CA
916-426-7509
2,238-2,764 sq. ft.
From the Low \$500s

Greyson at Twelve Bridges
Lincoln, CA
916-472-9522
1,876-2,768 sq. ft.
From the Low \$500s

Edgeview at The Cove
Sacramento, CA
916-426-7508
1,656-2,001 sq. ft.
From the Low \$400s

Windrow at The Cove
Sacramento, CA
916-426-7540
1,567-1,960 sq. ft.
From the Mid \$400s

Verrado at Solaire
Roseville, CA
1,907-2,477 sq. ft.
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*Square footage shown is only an estimate and actual square footage may differ. Buyer should rely on his or her own evaluation of useable area. Prices, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are artist conceptions. Hardscape, landscape, and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. See New Home Counselor for complete details. ©2021 Beazer Homes. DRE License # 01503061. 163082 BH SAC FEB_1



Only the best at Stonefield Home's The Villas in Los Banos



The Caledonia is a 1,969-square-foot plan with four bedrooms and two to three bathrooms. You can find the beautiful Caledonia with a casita option at The Villas, our newest community in Los Banos.

Since 1984, Stonefield Home has built a legacy for itself as the Central Valley's No. 1 community builder, bringing quality homes

to Merced County and providing exceptional value to all buyers without compromising quality. With three beautiful communities

currently building in Los Banos and three new ones on the way, Stonefield Home is offering buyers a variety of gorgeous homes

to choose from, helping you to find your dream home today. Make the drive to Los Banos and discover what Stonefield Home has in store for you!

architecture, offering top-of-the-line features and options such as granite countertops, hand-set tile backsplashes, tile floors and luxury vinyl plank flooring, energy-saving appliances, and beautiful California-style open floor plan concepts. At The Villas, you are given the option to choose from various upgraded finishes, allowing you the flexibility to create the home of your dreams. The enduring quality of these homes and unparalleled customer service that Stonefield Home provides is evidenced by our many wonderful local neighborhoods that have stood the test of time.

how Merced County is right for you. Sales counselors will be standing by to give you a personal or virtual tour of our beautiful model homes and guide you seamlessly through the purchase process. Interest rates are low and there has never been a better time to own a Stonefield home. We invite you to visit The Villas in Los Banos or any of our other conveniently located sales offices, and learn more about the country living lifestyle. We look forward to welcoming you to the Stonefield Home family.

BLUE MOUNTAIN
COMMUNITIES

Explore More...

VALUE

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NEW HOMES

ON 1/4 - 3/4 ACRE HOMESITES

2,526 to 3,457 sq. ft.

3 - 6 bedroom | 2.5 - 3.5 bath

Multi-Generational Plans

3 car garages

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2,289 to 2,657 sq. ft.

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10/10 Rated Schools

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In a continuous effort to improve our product, Blue Mountain reserves the right to make changes or modifications to pricing, standard features, options & other building specifications & dimensions without prior notice. Product availability is subject to change. Square footage is approximate based upon design. Marketed by The Ryness Company CADRE# 01996804

Blue Mountain from page 11

making it a perfect location for anyone just starting their career or their family.

Carnelian in Granite Bay was designed for those looking to benefit from a gated small-community atmosphere and comfortable low-maintenance homes. Granite Bay is just a half-hour from the heart of Sacramento and known for top-ranked schools. This highly-sought-after community is ideal for families, complete with lovely views, short commutes and ample opportunities for shopping, dining, and entertainment.

Perfect for a variety of families, the bedrooms are 30% larger than industry

standard and some have additional multi-generational living spaces for parents and grandparents to enjoy. These homes are incredibly stylish and beautiful — and with prices starting in the low \$600,000 range, you'll have room for all the toys (think kayaks, boats, bikes) you will want to enjoy on nearby trails, rivers, and Folsom Lake.

Purchasing a new home with a real backyard seems like a stretch these days. Revere at Silver Springs, located in the foothill setting of Rescue (El Dorado County), offers new architecturally enhanced, spacious single-story or two-story homes on generous one-quarter-acre to three-quarter-acre lots. Blue Mountain Communities embraces

today's lifestyle with a depth of flexible room options such as home offices, lofts, media rooms and multigenerational suites.

This community marries the serenity of rural living with the amenities of city life, giving residents the best of both worlds. Residents at Revere will enjoy access to the area's excellent schools, endless hiking, biking, skiing, wine tasting, golfing and all the conveniences of El Dorado Hills.

In these communities, families can truly thrive and live that California dream. Learn more about these homes by calling or texting (707) 580-9111 or visiting BlueMountainCommunities.com today.

Content provided by Blue Mountain Communities

Elliott Homes' luxury golf course community in Lincoln opens this spring



Plan 2776 at Turkey Creek Estates by Elliott Homes features the first built-in RV garage available in Lincoln.

Turkey Creek Estates is one of the highly anticipated Elliott Homes communities coming soon to Lincoln.

Located about 30 miles northeast of Sacramento, Lincoln is one of the fastest-growing cities in the greater Sacramento region yet still retains its small-town appeal.

Combining Mid-western friendliness with California chic, Lincoln maintains a

great quality of life with excellent schools, more than 30 miles of bike trails, and 60 community and neighborhood parks.

Discover privacy and luxury living in this exclusive neighborhood, situated between Highway 193 and the Turkey Creek Golf Club, and nestled among parks, trails, and open space. This pedestrian-friendly gated community will offer over 350 single-

family homes and 80 custom lots for purchase. Sales for the single-family floor plans are expected to begin early this spring.

Our five newly designed upscale plans range from 2,360 square feet to 4,137 square feet and include both one- and two-story new construction homes. These new homes will offer three to five bedrooms and two-and-a-half to four-and-a-half bath-

rooms depending on your choice of plan. All homes have three garages and our Plan 2776 features a built-in RV garage perfect for storing your recreational vehicles.

Turkey Creek Estates will be an Elliott Homes high-end community offering state-of-the-art green building features including a solar package with battery backup. These five plans offer open floor plan layouts that feature high ceil-

ings, gourmet kitchens with built-in refrigerators, waterfall islands, walk-in pantries, expansive great rooms and luxurious master suites.

Join our interest list today at ElliottHomes.com.

The Elliott Homes family's long history in the building business began in the early 1900s with Harry C. Elliott Sr. The legacy continues with the fourth generation now actively involved in the

family-owned business.

Over the past 45 years Elliott Homes has built more than 40,000 homes, over 2.5 million square feet of commercial space, over 2 million square feet of office space and thousands of acres of master-planned communities in multiple markets throughout California, Arizona, and Texas.

Content provided by Elliott Homes

Sutter Park in East Sacramento

The Legacy Lives On

Quick Move-In Homes Available!

Gardens Roof Top Deck

Sutter Park celebrates East Sacramento's timeless charm with distinctive new homes set on tree-lined streets around a beautiful new community park. Three neighborhoods boast modern luxury, innovative architecture and thoughtful designer touches and a FREE Tesla EV charger!

The Traditionals at Sutter Park
From \$1M | 2,028-3,114 sq. ft. | 916.787.3490

The Classics at Sutter Park
From \$1M | 1,801-2,707 sq.ft. | 916.787.3490

The Gardens at Sutter Park
From the high \$800s
1,546-2,151 sq. ft. | 916.787.3490

Coming Soon Communities

Elk Grove
Reflections at Poppy Lane
Opening Spring 2021
3 new two-story floorplans
1,891-2,755 sf.

Galt
Cedar Creek
Opening Spring 2021
5 new floorplans
1,645-2,570 sf.

Plymouth
Zinfandel Ridge II
Opening Spring 2021
4 single-story floorplans
2,286-3,298 sf.

Woodland
Revival
Opening Spring 2021
4 two-story floorplans
1,447-1,908 sf.

The Legacy Lives On
Call for model tour
(916) 787-3490
508 Old Burns Way, Sac 95819

TimLewis.com
DRE #00763932

The Cove is an affordable alternative to Bay Area living



The Cove offers affordability and amenities from the low \$400,000 range.

The Cove, a master-planned community by Beazer Homes, is earning a reputation as the best-kept secret for Bay Area homebuyers. Just 3 miles from downtown Sacramento, residents are just a short walk, ride or drive away from thriving employment hubs, outdoor adventure, entertainment and cultural amenities.

The Cove is composed of four neighborhoods, each with distinct architectural highlights creating unique moods throughout Artisan, Edgeview, Westward and Windrow. Enjoy thoughtfully designed townhomes or single-family detached homes starting from the low \$400,000 range featuring 1,567 square

feet to 3,024 square feet, with up to five bedrooms and four bathrooms, plus two-car garages.

With an abundance of amenities in and around the community, residents will have no problem finding ways to enjoy staying home. Residents will have access to Cornerstone, an exclusive clubhouse with state-of-the-art fitness, lounge, an outside living area with fireplace and Junior Olympic-size pool. The clubhouse is connected by walking and bike trails weaving through The Cove. Adjacent to Cornerstone will be a public neighborhood park with play area, covered seating and a half-court basketball court.

“We’re pleased to provide much-needed housing in the greater Sacramento area, which has limited inventory in the market and strong demand for homes,” says Tom Burrill, Northern California area president for Beazer Homes. “With four great neighborhoods at varying price points, The Cove really checks all the boxes. A vibrant lifestyle, relaxed living environment and convenient amenities are what people really love about the community.”

Like all Beazer developments, the homes in each neighborhood at The Cove are designed to provide more quality, more comfort and more savings from the

moment homeowners move in. Beazer calls it Surprising Performance — the result of experienced people, industry-leading processes and high-caliber materials coming together to build high-performing, energy-efficient homes that save homeowners money every month.

In addition, Beazer offers Mortgage Choice, with new technology for buyers to easily compare multiple lenders and loan offers. Lenders compete for business, each offering outstanding customer service, diverse home loan programs and competitive rates. Customers save thousands and enjoy great service when lenders compete, and customers compare and choose

the right mortgage for their needs.

The Cove is located at West El Camino and North Cove Drive just north of downtown Sacramento. For more information, visit beazer.com.

Headquartered in Atlanta, Beazer Homes (NYSE: BZH) is one of the country’s largest homebuilders. Every Beazer home is designed and built to provide Surprising Performance, giving you more quality and more comfort from the moment you move in — saving you money every month. With Beazer’s Choice Plans, you can personalize your primary living areas — giving you a choice of how you want to live in the

home, at no additional cost. And unlike most national homebuilders, we empower our customers to shop and compare loan options. Our Mortgage Choice program gives you the resources to easily compare multiple loan offers and choose the best lender and loan offer for you, saving you thousands over the life of your loan. We build our homes in Arizona, California, Delaware, Florida, Georgia, Indiana, Maryland, Nevada, North Carolina, South Carolina, Tennessee, Texas and Virginia. For more information, visit beazer.com, or check out beazer.com on Facebook, Instagram and Twitter.

Content provided by Beazer Homes

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*Source: 2020 R1 Scarborough Research

+

3 unique communities with an incredible Santa Rosa locale are now open



Homes in the Santa Rosa Collection include classic design with the indoor-outdoor lifestyle people crave, with sanctuary spaces perfect for entertaining, relaxing and rejuvenating.

Open spaces, rolling hills, vineyards, a thriving art scene and a charming town filled with great restaurants and boutiques has homebuyers looking to plant roots in Santa Rosa. Not long ago, this bucolic setting just 45 minutes from San Francisco was a getaway destination for harried city dwellers seeking a respite from the crowds, noise and stress. Today, Santa Rosa is turning into a home base versus a weekend escape. Helping to achieve this transformation is the emergence of new-home neighborhoods, with homebuilder City Ventures and their eco-conscious green homes leading the way.

“Homebuyers are coming here from the East Bay, Silicon Valley and San Francisco,” comments Natasha Zabaneh, vice president at City Ventures. “We offer something for everyone at our Santa Rosa Collection — from luxury single-family homes to farmhouse-style three-story townhomes. Classic design with modern amenities make this a perfect place to live, especially for remote workplace professionals.”

The innovative homebuilder offers three different new-home communities: Round Barn, Fox Hollow and Reserve. The unique neighborhoods reduce

the impact on the environment while delivering optimal technologies for in-home convenience and a planet-friendly home that is plug-in ready. Learn more at www.SantaRosaCollection.com.

The three-story townhomes at Round Barn are the first solar-included new-home neighborhood in the highly regarded community of Fountaingrove. Priced from the low \$600,000 range, homes range from 1,746 square feet to 1,884 square feet with up to four bedrooms, three-and-a-half bathrooms and two-car garages. Residents enjoy high-tech features such as keyless

entries, Nest programmable thermostats, Energy Star appliances and pre-plumbing for electric cars. The community rounds out the homes nicely with exclusive amenities such as parks, a playground, pool, cabanas and a community garden.

For those preferring a single-family home, Fox Hollow delivers with City Ventures’ signature homes featuring 1,742 square feet to 2,485 square feet of thoughtful living space priced from the high \$600,000 range. With up to five bedrooms, three bathrooms and two-car garages, stylish Fox Hollow is next to the nature preserve, with

nearby trails, parks, and close to the downtown area, providing young and growing families with ample access to amenities as well as recreation.

Reserve is City Ventures’ luxury collection of residences, beautifully situated on large homesites that provide a distinguished address without Mello-Roos or HOA fees. Square footage ranges from 2,570 to 3,210 with up to six bedrooms, four bathrooms and two- or three-car garages. Prices start in the high \$700,000 range for these stunning homes that exemplify the indoor-outdoor lifestyle for which California is

famous. Private backyards are perfect for entertaining, and customizing options cater to unique styles.

With its fantastic location at the gateway of the Russian River Valley, Santa Rosa allures with its charming shops, restaurants and abundant recreation. Add in the fact that there are so many things to do locally, from hiking and biking to music and art festivals, farmers markets, farm-to-table dining and the region’s most celebrated activity — wine tasting — it’s no wonder that Santa Rosa has become the “it” place to call home.

Content provided by City Ventures

ATTENTION

\$25 gas card to the first 20 visitors to mention this advertisement

A photograph of a two-story house with a light-colored exterior, a dark brown roof, and a large two-car garage. The house has stone accents around the windows and entrance. The landscaping includes green bushes and trees.

NEW HOMES available from \$200,000 to \$500,000 in the country. Leave the BIG City that’s overpopulated and Move to the affordable and peaceful serenity of the Country lifestyle of Los Banos. There are plenty of hiking and biking trails around town, with plenty to see and do: enjoyable lake areas minutes away, and Yosemite National Park a little over an hour away. Come experience and enjoy many local events, like our County Fair, the 4-H Projects, Farmers Markets, and Farms growing Almonds, Cotton, and more. And get away from the hustle and bustle of the Bay Area traffic, noise, and crime. Go to StonefieldHome.com. Do it NOW! Immediate Occupancy!

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ROUND BARN

Solar Townhomes in Fountaingrove
1,746-1,884 Sq. Ft. | 3-4 Bedrooms | 2.5-3.5 Baths
From the Low \$600,000s



City Ventures

707-657-3353 | 3500 Round Barn Blvd., Santa Rosa, CA 95403
RoundBarnNewHomes.com



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