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COMMUNITY PROFILE: GRANITE BAY

Carnelian is Granite Bay's first new-home community in years

By Mark Billingsley

oe Klusnick is a Granite Bay resident, so he's happy and proud to represent Blue Mountain Communities as it starts construction and sales at Carnelian, Granite Bay's first new-home community in years.

Ok, Klusnick technically lives on the Roseville side of a street that creates a border between the two popular towns. But we'll give him the benefit of the doubt, and he lives a few miles away from the 28new home, duet-style community that is firmly in Granite Bay, a community that affords new residents that cache of saying they live in one of the area's most prestigious areas.

"Our goal was to offer low-maintenance homes at an attractive price point while achieving the same level of luxury found in larger Granite Bay properties," said Klusnick, the marketing director for Blue Mountain Communities. "I'm confident we have achieved that goal. This kind of opportunity has not been available for a very long time. Homeowners can skip the headaches of maintaining large properties and enjoy modern homes with all the benefits of innovative and energy efficiency features."

Klusnick said that typical buyers wanting a new have to purchase a plot of land for seven figures and then build a custom home that easily runs into the seven figures. All that in-

FAST FACTS

Where: 25 miles east of Sacramento

County: Placer

Size: approximately 25 square

Population: 24,012

Government: Board of Supervisors

vestment to establish themselves in Granite Bay. That's no longer the case, as homes at Carnelian start in the low-\$600,000 range and Carnelian residents are in the school attendance area of some of the highest-rated schools in the state and country.

"I have two children currently attending Granite Bay High School and one who recently graduated," Klusnick said. "The (high school) does a great job of catering to a wide variety of students whether that's sports, drama, robotics, and as far as academics, Granite Bay does better than many of the private schools in the area."

Granite Bay High is the second-rated high school in the Sacramento metropolitan area, according to U.S. News & World Report, which annually ranks the nation's public and private high schools. The school is ranked No. 447 nationally. Willma Cavitt Junior High School is rated 10/10 by greatschools.org.

Elementary and junior home in Granite Bay would high schools are within the Eureka Union School District. Granite Bay High is part of the Roseville Joint Union High School District.

"(Carnelian residents)



TiAmo Images

Homes at Carnelian start in the low-\$600,000 range.

can walk to Folsom Lake and walk to Cavitt, which is literally across the street," Klusnick said. "Granite Bay High School is about three miles away, down Eureka Road."

Carnelian is a gated community. Duet-style, by definition, is two homes under one roof, which allows for larger homes on smaller footprints, Klusnick said. The homes only share a roof, not interior walls, so sound issues have been

The five floor plans offered vary between 2,289 to 2,657 square feet, with as many as four bedrooms and 3½ bathrooms, all with two-car garages.

"There are multi-gener-

ational floor plans offered with a master bedroom downstairs and a master upstairs," Klusnick said. "The rooms are 30 percent larger than most standard

Klusnick said that homes also offer indoor/outdoor living with covered patios, enormous closets and lots of choices in finishes throughout.

new homes."

Carnelian will soon feature a community park with a firepit, covered area, a barbecue area and a community garden.

Granite Bay, which got its official name and own ZIP code in 1987, is bounded on its eastern edge by Folsom Lake. The southern boundary is the PlacerSacramento County line. To the west, the border is Sierra College Boulevard where the road intersects with Rocklin and Loomis. Loomis marks part of the northern boundary and the northern edge of Granite Bay then heads northeast up to Horseshoe Bar Road and then back east to Folsom Lake.

The first subdivision — Granite Bay Vista — was built in the early 1960s.

Granite Bay used to be known as Granite Bar as far back as the Gold Rush, well before Folsom Lake erased much of the early history of the area. Miners settled along the North Fork of the American River. There were 37 recognized mining

settlements along the river, the Granite Bay Community Association website reports. As the river ebbed and flowed each year, the land on either side became rich farmland and almond and olive orchards were planted.

When Folsom Lake levels are low enough, residents can see the rows of stumps as well as foundations from early settlements. Ranchers also appreciated the green landscape and cattle became a booming part of the local economy. Two major cattle ranches operated in the area until Folsom Lake was filled in the mid-1950s.

SEE **GRANITE BAY, PAGE 3**

HOEKSTRA REAL ESTATE

Empty-nesters: Tips to help with downsizing

every room in your big house was filled. The kids made happy noise playing in their bedrooms, and toys and belongings covered every surface in the family room. The older ones left the milk out on the counter and you lived in

t one point in your life, constant fear of stray Legos underfoot from the younger ones.

Things are different now, much simpler. The echoes of children laughing as they ran around causing havoc have faded. You have more house than you need

Some of the aspects of your

house like having to go upstairs to go to bed are going to eventually be a real problem.

You need to downsize, but how do you get started? Maybe you've been in your house a very long time and are not even sure how to begin when thinking about moving.

Sacramento real estate industry experts have recently put together a report detailing tips to help people who are faced with downsizing that can help you get through the process easily. This report is free to empty-nesters, and packed with information that you need when taking this

To get your free copy of this report, go to www.SacramentoEmptyNester.com or call Hoekstra Real Estate at (916) 201-0841, and get help starting on this journey. Hoekstra Real Estate DRE 01924794



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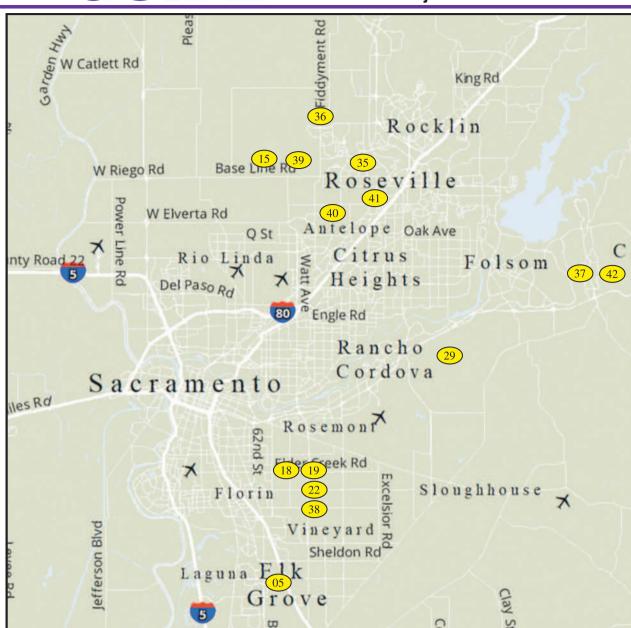
To have your community listed in
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Garnet & Lapis at Barrett Ranch By Lennar From the Mid \$400,000's

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ffering a wide array of distinctive floorplans to choose from this new community provides single and two-story designs to choose from. 1,587 -2,536 Sq. Ft. Located in Rancho Cordova, residents will enjoy living in a great area with easy access to recreation in Folsom and access to the Elk Grove School District. Each home comes complete with our Everything's Included® program for added value and style. It outfits all our new homes with popular upgrades such as granite countertops, stainless steel appliances, solar, integrated home automation and Wi-Fi CERTIFIED™ designs for whole-home coverage, all at no additional cost! 4169 Cypress Drive. Call us at (916) 905-1623 or (916) 666-9829.

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Sausalito Walk is a brand-new community of single-family homes located in the desirable Campus Oak neighborhood of Roseville. Presenting a collection of four single-family floorplans each of which is available in a variety of elevation exterior styles. Sausalito Walk is a great opportunity for families at every stage of life with sizes that range from approximately 1,408 to 1,892 square feet, three bedrooms, two and one-half bathrooms with two-bay garages.

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Granite Bay

CONTINUED, FROM PAGE 1

GRANITE BAY OFFERS RESIDENTS A WIDE RANGE OF OUTDOOR **ACTIVITIES FROM GOLFING, HIKING,** CYCLING, EQUESTRIAN AND BOATING AT **FOLSOM LAKE.**

The area was identified by various names over the years. In the 1800s, it was called Allen's District, named for a family that lived in the area.

Shelborne Estates has enveloped the old Allen home. Shelborne Estates joined Los Lagos and Wexford as early gated communities that better defined Granite Bay living.

Granite Bay was selected by CNN Money as one of the Top 100 places to live in the United

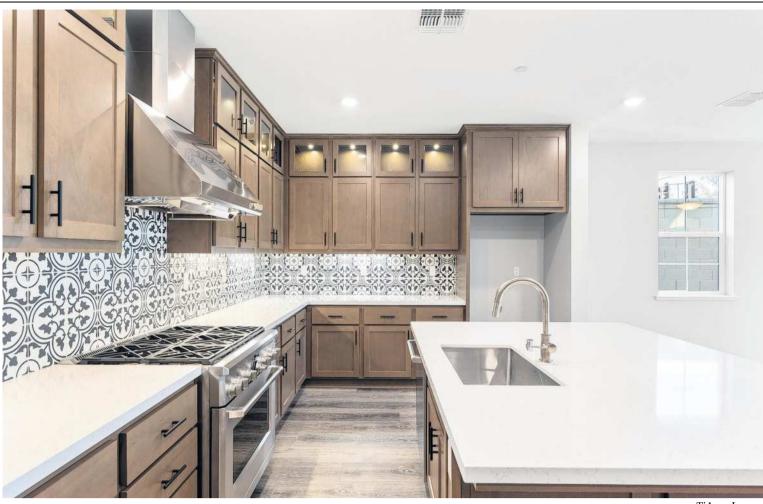
Quality of schools was a big factor in Granite Bay's high rank-

The Quarry Ponds shopping center offers a selection of restaurants, a fish and meat market, Peet's Coffee and upscale specialty shops. Shopping amenities are available along Douglas Boulevard and Auburn-Folsom Road. Two large malls — The Galleria and The Fountains — are minutes away in Roseville.

Granite Bay offers residents a wide range of outdoor activities from golfing, hiking, cycling, equestrian and boating at Folsom Lake.

Wide bicycling and walking trails are abundant throughout Granite Bay. Many of them link to larger trails such as the Jedediah Smith Memorial Bike Trail along the American River Parkway.

The resale market is strong at multiple price points. Granite Bay frequently has the highest priced homes in the tri-county



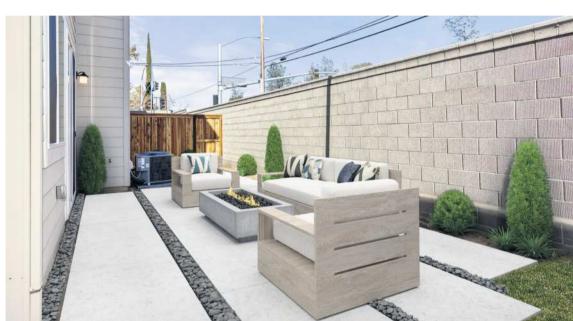
TiAmo Images

The five floor plans offered at Carnelian vary between 2,289 to 2,657 square feet, with as many as four bedrooms and 31/2 bathrooms, all with two-car garages.

area (Sacramento, Placer and El Dorado counties), but there are also opportunities to purchase manufactured homes and con-

"We're pretty much built out and our population cap is 26,000," said Sandy Harris, a longtime Granite Bay resident credited with naming the town. "There looks to be some new construction (Carnelian), but those projects have already been approved long ago. It's a great atmosphere in Granite Bay. I'm a few minutes from the Roseville Galleria (Mall) and a few minutes from (Folsom) Lake. I still love it here."

Mark Billingsley is an El Dorado Hillsbased freelance writer.



TiAmo Images

Homes at Carnelian offer indoor/outdoor living with covered patios.

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Hawk View at Bass Lake Hills By Lennar

From the Low \$700,000's

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is a special advertising section of The Sacramento Bee. Articles about new homes are press releases from builders. Submissions are subject to editing, and publication is not

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UPCOMING COVER FEATURES

REAL ESTATE spotlights Sacramento-area cities and neighborhoods weekly. This schedule is subject to change:

Natomas, Feb. 19

Folsom, Feb. 26

Rancho Murieta, March 5 Roseville, March 12

Elk Grove, March 19

Galt, March 26

Fair Oaks, April 2 Penryn, April 9

Foresthill, April 16

Freeport, April 23

Loomis, April 30 Lincoln, May 7

Rocklin, May 21

West Sacramento, May 14

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PLUMBER

Tips for choosing a water-saving showerhead

TRIBUNE NEWS SERVICE (TNS)

PAID ADVERTISING SUPPLEMENT

Q: Hi Ed: I have an older shower, and now it's time to install a new head. Keeping up with wanting to save water, I plan to install a new water-saving model. Do you have any plumber tips for what to look for when choosing a new high-efficiency head?

— Tim, Utah

A: I've worked at a lot of building shows talking about showerheads, and I also educate homeowners on the importance of saving water. Even though most people want to save water, many still ask me about high-efficiency showerhead performance, so I do have a few tips to share.

First, look for a quality showerhead with a larger spray face so it feels like water is covering more body area.

Next, see if the nozzles are easy to clean. Some flexible rubber-type spray nozzles can be cleaned easily with a flip of your thumb or fingernail.

Finally, many high-efficiency heads may even use air-induction technology. Airinduction basically mixes air into the water spray to heighten the shower's sensory experience.

Bottom line: Showering with a new highly efficient showerhead can also be highly enjoyable.

REFRESH SHOWER IN PLACE OF REMODEL

Q: Dear Ed: I have a shower stall with good plumbing and nice tiles but the



Kohler/TNS

Look for a quality showerhead with a larger spray face so it feels like water is covering more body

shower pipe and head is boring, worn out and outdated. Without getting into a remodeling job, what can I do to add some nice features and improve my shower?

— Ted, Maine

A: Sounds like you could use a refresh job on your tile shower stall.

"Refresh" means to improve your present shower setup without remodeling the tile walls or the in-wall plumbing. Basically, you can work off the shower arm connection and install a new interior shower

SEE **PLUMBER**, PAGE 5

Roseville



Andorra, Lumiere, Meribel, St. Moritz at Sierra West By Lennar From the High \$400,000's

his new community of single-family homes brings four beautiful collections of home designs to choose from in a prime location in desirable Roseville. Sizes range from approximately 1,772 to 3,569 square feet offering homes for families at every stage of life. Each home will also come equipped with today's hottest features and upgrades at no additional cost thanks to our signature. Everything's Included® program. All 4 collections are now selling at pre-model pricing.

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Roseville



Belle Maison By Lennar From the High \$400,000's

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Sacramento 22

Silveroak at Vineyard Creek By Lennar From the Mid \$400,000's

ilveroak offers a collection of four Odistinctive floorplans that range in size from 1,438 to 2,185 square feet and three to four bedrooms. These new singlefamily homes showcase two-story layouts and innovative Wi-Fi CERTIFIED™ home designs for strong internet coverage in every room. Access to the great schools in the Elk Grove school district, every home also comes complete with high-end features and upgrades at no additional cost. 9366 Sugar Bush Circle off Genber between Elk Grove Florin Rd & Bradshaw. Call or visit us today! (916) 469-0966. Lennar.com/Sacramento.

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Sacramento



Antinori at Vineyard Creek By Lennar From the Mid \$400,000's

iscover new homes for sale in Sacramento with Lennar's Antinori at Vineyard Creek. This fantastic new community offers a collection of four distinctive floorplans ranging from 1,454 to 2,018 square feet, each with open-concept living spaces, enviable owner's suites with spa-inspired bathrooms and walk-in closets, chef-caliber kitchens and a fantastic level of Everything's Included® upgrades, at no additional cost. These residences boast Lennar's new Wi-Fi CERTIFIED™ home designs with built-in wireless access points for internet coverage in every room, and integrated home automation products and technology from today's most trusted brands. Schedule an appointment today! (916) 312-2675

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Plumber

CONTINUED, FROM PAGE 4



Kohler/TNS Updated shower column kits anchor to the existing tile walls.

setup.

This is possible because of updated shower column kits that anchor to the existing tile walls. A shower column kit usually includes a showerhead, hand shower and a specially finished vertical pipe column. The column can also include a diverter, sliding hand shower bracket and rain head-style setup as well.

Bottom line: For a refreshing shower option that may not wash away your budget, look into a shower stall refresh job.

DO A LITTLE SINK THINKING WHEN ADDING GARBAGE DISPOSAL

Q: Hi Ed: I'm planning to start construction later this year on my first home. Also, for the first time in my life I plan to have a garbage disposal in my kitchen.



A large/medium double-bowl sink gives one oversized bowl for dishes and one smaller bowl dedicated to the disposal.

Kohler/TNS

Can you recommend a kitchen sink style that works well with a disposal?

— Kim, Ohio

A: A garbage disposal is all about prepping dirty dishes to be washed. However, it's tough to use the disposal if you have a single-bowl kitchen sink full of dirty dishes.

So first I recommend looking into a double-bowl kitchen sink

where dirty dishes go on one side and the disposal goes on the other side. This way the disposal bowl can be kept clear.

But let's take this thinking away from installing a standard doublebowl sink up to a whole new

There is a kitchen sink style called a large/medium doublebowl, which gives you one oversized bowl for dishes and one

A GARBAGE DISPOSAL IS ALL ABOUT PREPPING DIRTY DISHES TO BE WASHED.

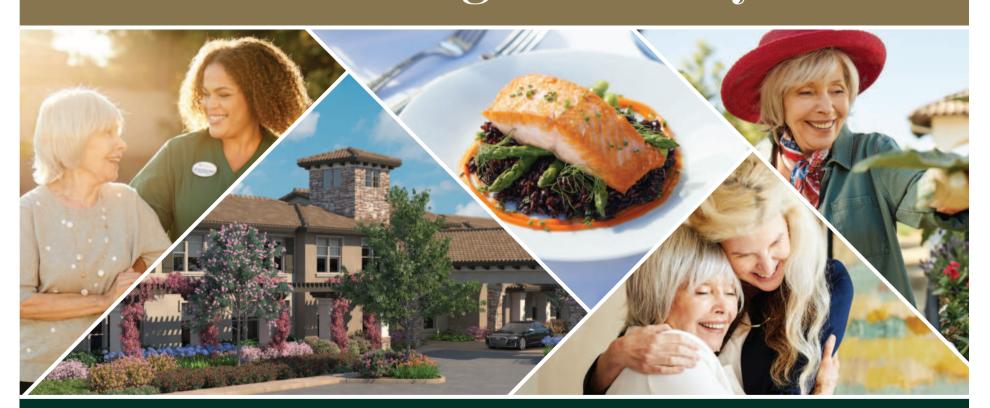
smaller bowl dedicated to the disposal.

Bottom line: When adding a garbage disposal, you might want to throw away your traditional kitchen sink thinking and go with a specialized large/medium double-bowl sink.

Master Contractor/Plumber Ed Del Grande is known internationally as the author of the book "Ed Del Grande's House Call," the host of TV and Internet shows, and a LEED green associate. Visit eddelgrande.com or write eadelg@cs.com. Always consult local contractors and codes.

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BLUE MOUNTAIN COMMUNITIES

Vibrant living for every generation in Granite Bay

lue Mountain Communities proudly embarks on offering new homes in Granite Bay. Carnelian, a new gated neighborhood of only 28 residences, is perfect for families of all size. These attractive new home designs combine modern living with a carefree, California lifestyle to create a place that residents can call home forever.

"For years, the only option to own a new home in Granite Bay has been custom," commented Joe Klusnick, marketing director for Blue Mountain Communities. "We are excited to offer a new home alternative with floorplans specifically designed for how we live today with plenty of space — even in a large family."

Priced from the low-\$600,000 range, the homes at Carnelian have a notable amount of space. The open concept living areas provide opportunities to adapt each room for its true purpose. Ranging from 2,289 to 2,657 square feet, the three- to four-bedroom homes offer flexible and spacious layouts with the option of a downstairs bedroom suites with a private bath or den/office

Moreover, the secondary bedrooms are 30 percent larger than industry standards. This makes a Carnelian home ideal for multigenerational living or for the work-from-home professional who needs their



Only 28 residences tucked into this luxurious new community, Carnelian at Granite Bay has the amenities, lifestyle, and attractive pricing to live vibrantly.

own space.

Blue Mountain Communities knows that you need a house that works for you. The top-of-the-line finishes, appliances, flooring, and more are easier to maintain than other homes, so you don't have to spend your weekends doing handyman work. Buyers can fully personalize their new home with gourmet kitchens, modern technology, and much more. The Blue Mountainteam will make sure that you get the ideal home for your family's unique needs.

Living in Granite Bay means living well in every way. The community is only a short drive away from Roseville, Folsom, and El Dorado Hills which means you are only minutes away from incredible shopping, dining, and entertainment. Residents can soak in culture at a local art gallery, relax at a day spa, or chase some adrenaline on a zip line course, all while making it home for dinner.

Of course, Granite Bay

isn't just fun and games. This community also boasts some incredibly high-ranking schools (two of which are minutes away). Residents with young children will appreciate living in a convenient neighborhood — and with only 28 homes in this gated community, Carnelian is one of the most intimate communities in the area.

Behind the gates, Carnelian features a community park (with plenty of shade) , barbecue space, community firepit, and community garden, so neighbors can truly connect and build a bond with one another.

To learn more about the beautiful Carnelian at Granite Bay neighborhood, visit or contact Blue Mountain Communities to schedule a tour. Located at the corner of Auburn Folsom Road and Eureka Road; open (under COVID protocols) 10 a.m. to 5 p.m. daily; by appointment on Tuesdays and Wednesdays; call (916) 597-7684 or visit www.bluemountaincommunities.com.

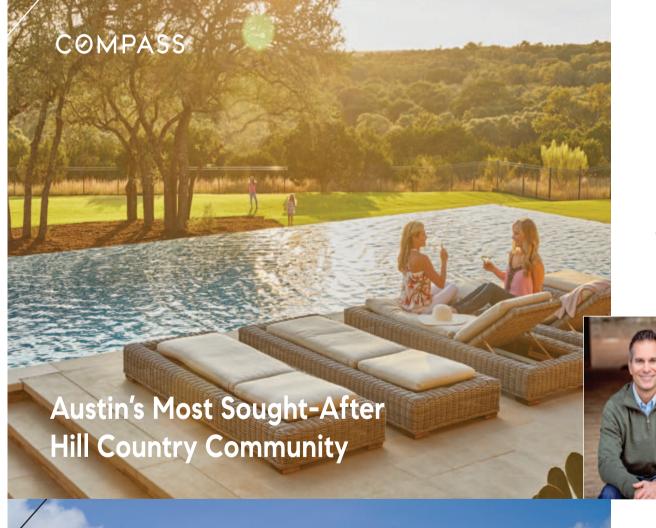


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