

tri pointe[®]
HOMES

Juniper at Winding Creek

Life-changing by Design

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. © 2022 Tri Pointe Homes Holdings, Inc. California Contractor's License No. 1018637. California DRE License No. 02025660. All rights reserved. 7/15/2022

Juniper Plan 1

Approx. 2,870 Sq Ft | 4 Bedrooms | 3 Bathrooms | 3 Bay Garage

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Plan 1A



Plan 1B



Plan 1C



FIRST FLOOR



SECOND FLOOR

Juniper Plan 2

Approx. 3,197 Sq Ft | 4 Bedrooms | 3.5 Bathrooms | 3 Bay Garage

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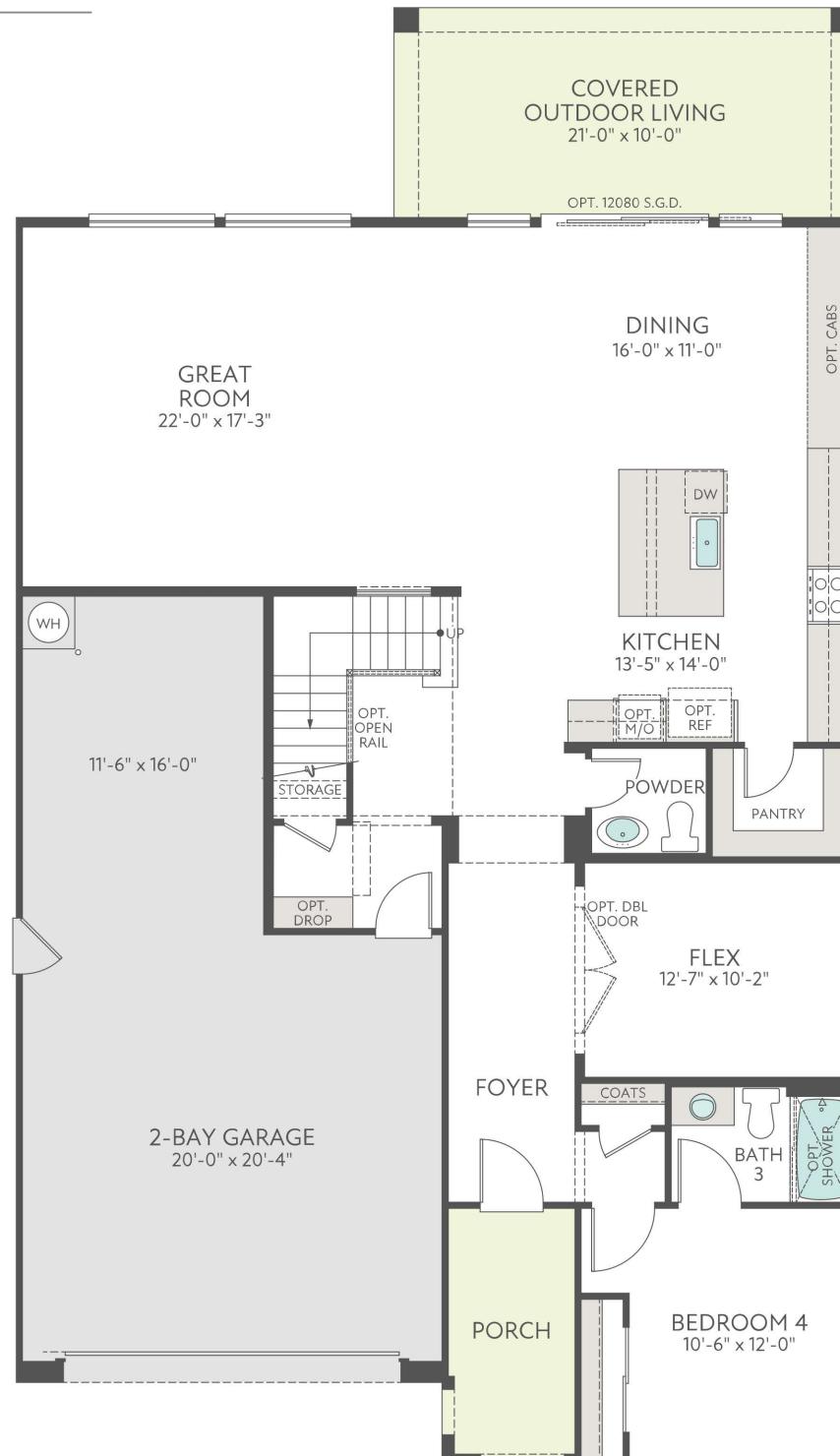
Plan 2A



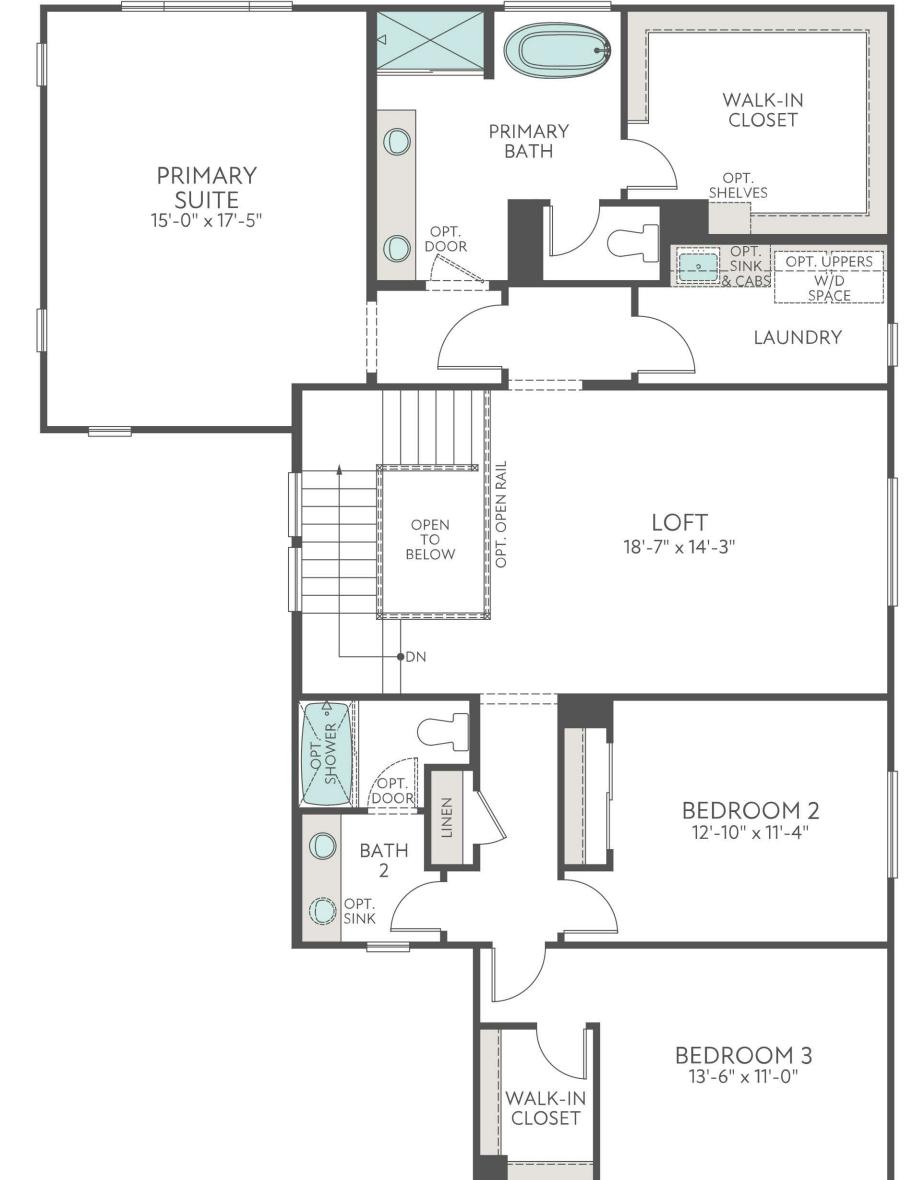
Plan 2B



Plan 2C



FIRST FLOOR



SECOND FLOOR

Juniper Plan 3

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Approx. 3,542 Sq Ft | 5 Bedrooms | 4.5 Bathrooms | 3 Bay Garage



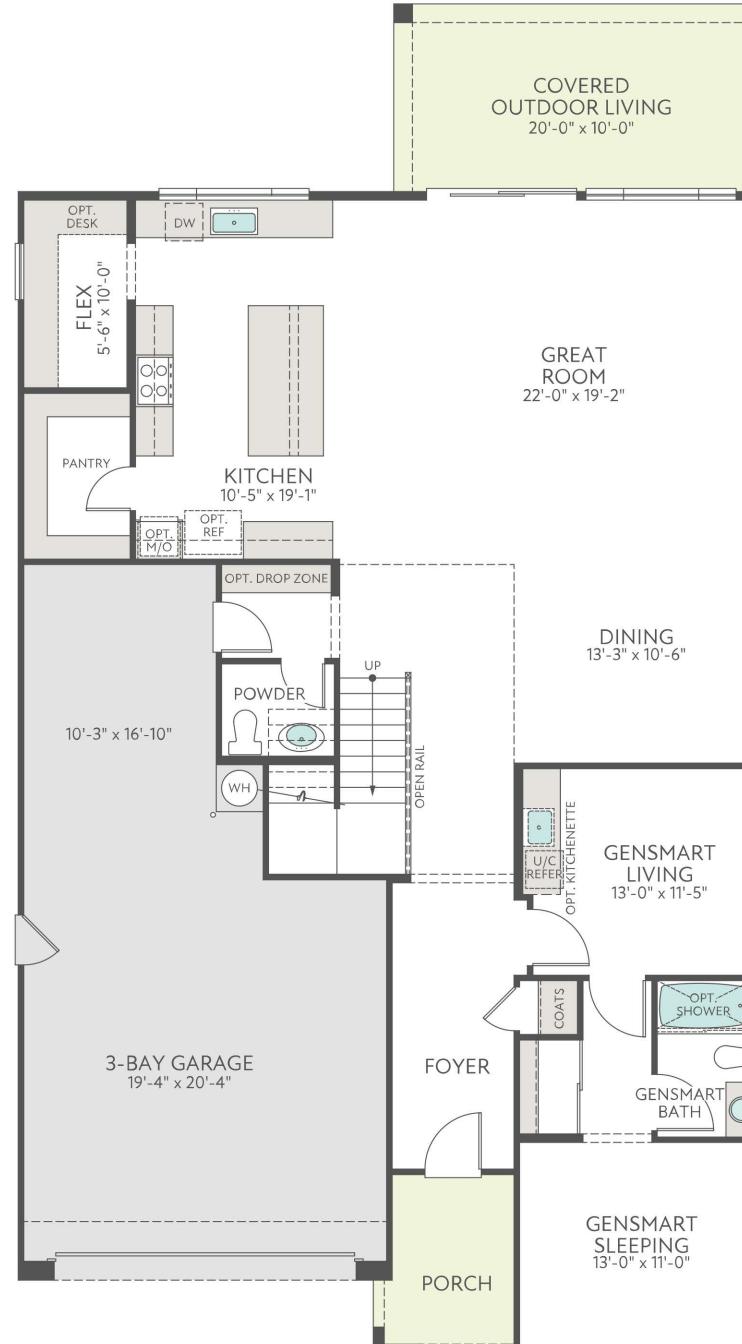
Plan 3A



Plan 3B



Plan 3C



FIRST FLOOR



SECOND FLOOR

Juniper

INCLUDED FEATURES

AUTHENTIC CHARACTER & DETAIL

- ▶ Exquisite architectural detailing with three stunning exterior styles
- ▶ Architecturally inspired 8' entry doors with Schlage® matte black 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 8' garage doors with WiFi enabled door opener
- ▶ Integrated color concrete Eagle® roof tiles made with natural raw materials for a more dynamic appearance

INSPIRING KITCHEN DESIGNS

- ▶ Attractive granite slab countertops with 6" backsplash
- ▶ Hand-set 12" x 12" DalTile® ceramic tile flooring at the Kitchen
- ▶ GE® stainless steel appliance package, including:
 - Multi-cycle built-in dishwasher
 - Gourmet 30" cooktop range with built-in oven
 - Over the range microwave
- ▶ InSinkErator® heavy duty garbage disposal
- ▶ Durable, easy-care Amerisink® stainless steel sink
- ▶ Delta® chrome pullout kitchen faucet with touch technology
- ▶ Convenient recycling cabinet

GRACIOUS INTERIOR APPOINTMENTS

- ▶ Premium Beech recessed door cabinetry in an elegant finish with adjustable shelving, and easy-clean interiors throughout
- ▶ Homes feature an abundance of windows throughout to increase connectivity to the outdoors
- ▶ Luxurious 9' ceiling heights at first and second floors
- ▶ 3 1/4" baseboard and 2 1/4" door casing in Craftsman style throughout

- ▶ Distinctive raised panel doors with Schlage® satin nickel interior door hardware
- ▶ Hand-set 12" x 12" DalTile® ceramic tile flooring at entry, bathrooms and laundry
- ▶ Low-maintenance solid surface countertops and designer chrome fixtures and accessories at secondary baths
- ▶ Dual combination USB receptacle at Kitchen and Primary Bedroom
- ▶ 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
- ▶ Bullnose drywall corners
- ▶ Whole home surge protection
- ▶ Dedicated prewire/outlet for electric car charger
- ▶ Ceiling fan pre-wire at Great Room

BEAUTIFULLY DETAILED PRIMARY SUITES

- ▶ Spacious Primary bath with low-maintenance solid surface vanity countertops
- ▶ Gerber® topmount sinks
- ▶ Delta® single-handle faucets with coordinating chrome fixtures at shower
- ▶ Shower includes solid surface surround with semi-frameless enclosure
- ▶ Hand-set 12" x 12" DalTile® ceramic tile flooring at Primary bath
- ▶ Coordinating chrome towel bars and paper holder
- ▶ Full width mirrors
- ▶ Elongated, modern toilet at separate private toilet compartment
- ▶ Spacious walk-in closets
- ▶ Luxurious free-standing tub
- ▶ Ceiling fan pre-wiring in Primary Bedroom

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Juniper at Winding Creek

Community Information & FAQs

What are the community amenities?

Winding Creek in Roseville offers a variety of amenities, including 140 acres of protected land, 3.5 miles of trails, community parks, and a future elementary school. Residents also enjoy nearby shopping, restaurants, and entertainment options.

What school will my children be attending?

Roseville Joint Union HS District**

- West Park High School

Roseville City School District**

- Westbrook Elementary School
- Robert C. Cooley Middle School

**Please check with the school district. No warranty or guarantee is made regarding any area of public school/school district or whether any public school/school district will service any given community. Schools/school districts may change over time.

Is there an HOA at Juniper?

There is no Homeowners Association.

What is the tax rate and the community assessments?

The ad valorem property tax is approximately 1.0684%, and community assessments are approximately \$367.35 per month.

How do I finance my new Tri Pointe home purchase?

Selecting a mortgage company is completely your choice. However, you may be eligible for an affiliate incentive if you finance the purchase of your new home through our affiliated mortgage company, Tri Pointe Connect®.

Does Tri Pointe Homes cooperate with Brokers?

Yes, licensed real estate brokers/agents are eligible for a referral fee providing they register their clients on their first visit.*

What are the steps to purchasing a Juniper home?

1. Identify which floor plan and homesite fits your needs and lifestyle.
2. Submit your Earnest Money Deposit (EMD) and complete the Purchase Agreement.
3. Apply with our affiliated mortgage company, Tri Pointe Connect®.

What are the deposit requirements?

- The Escrow Money Deposit (EMD) is \$20,000.
- Design Studio options require a 25% deposit on selections up to \$75,000, and a 100% deposit on any amount exceeding \$75,000.

For more information call (916) 844-9247.

Effective as of 12/16/25, subject to change without notice.

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