

STAKE YOUR CLAIM



38.7028° N , 120.0728° W ♦ KIRKWOOD, CALIFORNIA

There are few places left in this busy world where the air is crisp, the snow is dry and nature is bigger than progress. Places that don't have congestion, shopping malls or high rises. Where hiking trumps roads, and outdoor adventure beats man-made resorts. Places that encourage family values that inspire traditions of the past.



TIMBER CREEK
Townhomes

SKI-IN, SKI-OUT. AND CLOSE TO DIVINE.

Timber Creek Townhomes are Kirkwood's premier modern mountain retreat in the heart of Timber Creek Village. Enjoy easy access to high-speed lifts and the renowned Ski & Ride School. These exclusive townhomes showcase sustainable design with built-in smart technology.

In the spring and summer, flowers and trees in a beautifully landscaped environment welcome you. Witness spectacular views of Kirkwood's iconic Glove Rock, Thimble Peak and Red Cliffs. Aesthetically pleasing. Energy efficient. Timber Creek is your natural escape.

ALL THE FUN. WITH ZERO PRETENSE.

Kirkwood boasts the most snow and the lightest, driest powder in the region. It offers big mountain riding with a small town attitude. Our base is at nearly 8,000 feet above sea level, averaging over 500 inches of snow annually.

With 2,000 feet of vertical drop, and over 2,300 acres of terrain, you can take on anything from calm, groomed

beginner runs to hair-raising cornices and cliffs with the most high angle grooming around.

In summertime, Kirkwood turns into a picturesque high alpine playground surrounded by national forests. Hiking, mountain biking and fishing abound.



THIMBLE PEAK ♦ LIFT ACCESS ♦ ADVENTURE



ME TIME. FAMILY TIME. GOOD TIMES.

Kirkwood is a place where you can expand. You can explore. You can think. You can be. With your townhome ownership, you and your family members will rejuvenate while enjoying the benefits of the Kirkwood Community Association. The newly expanded recreation center is a place to get away, play or gather.

- Outdoor pool
- Two outdoor whirlpool spas
- Fitness center
- Bar with light dining options
- Barbecues
- Massage room with expert therapists
- Yoga classes
- Kids play area
- Sitting area
- Board games, movies and foosball
- Fun activities and events year-round

SUSTAINABLE AND SMART.

Timber Creek's design uses materials and systems that reduce maintenance and our impact on the environment. The townhomes are designed to reduce energy, leveraging natural light, shading and passive heating and cooling. Materials are chosen for durability as well as classic design sensibility.

Every Timber Creek home is equipped with a smart technology system that allows you to control and monitor heating, lighting, smoke and fire alarms and alerts, appliances, entry, security and video cameras right from your smart phone or computer. Additional features can be added.



HUNDREDS OF NEARBY TRAILS ♦ LIFT ACCESS





21 EXCLUSIVE, BEAUTIFUL TOWNHOMES

A NATURAL LANDSCAPE.

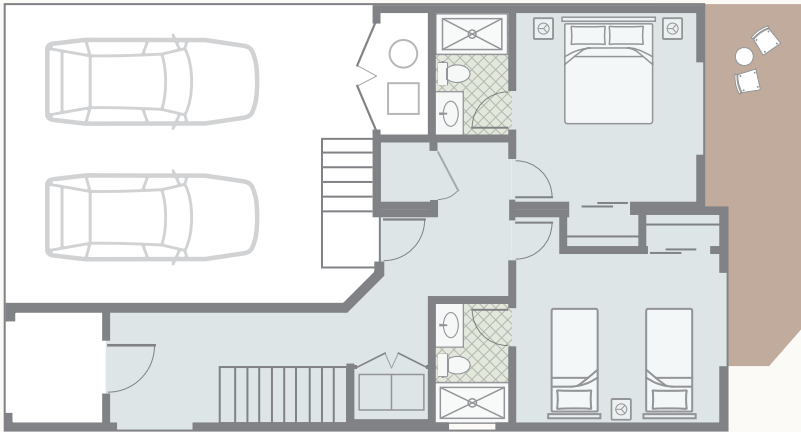
In the summer, the fields of flowers replace the moguls. The landscape surrounding Timber Creek will be a striking mix of trees, shrubs, wildflowers, rocks and rock walls. You'll come for the winter, but stay for the summer.

TIMBER CREEK HOME FEATURES:

- Premier ski-in, ski-out location right in Timber Creek Village
- Sustainable, modern mountain retreat design
- Oversized windows with majestic views
- Low maintenance smart siding exterior with custom finish and stone accents
- Cat6-ready for high speed Internet
- Smart technology for lighting, heating, entry door locking/unlocking and security camera
- NEST system thermostat
- A mix of bamboo, tile and carpet flooring
- Stainless steel, Energy Star kitchen appliances
- Spacious loft (end units only)

FLOOR PLANS

2,020 TO 2,371 SQ. FT.



GROUND LEVEL 794 SQ. FT.

Two Car Garage

- Ski / snowboard storage
- Entry / mud room
- Tile flooring

Two Full Bathrooms

- Tile flooring
- Cultured marble vanities

Washer / Dryer

Two Bedrooms with Private Bathrooms

- Carpet flooring
- Private patios



MAIN LEVEL 1,226 SQ. FT.

Great Room / Dining Room

- Bamboo flooring
- Vaulted ceilings
- Gas fireplaces with LED backlighting
- Deck overlooking Timber Creek

Master Bedroom

- 2-way gas fireplace
- Carpet flooring
- View windows

Master Bathroom

- Cultured marble double vanity
- Shower
- Bathtub with 2-way fireplace
- Toilet room
- Walk-in closet
- Tile flooring

Kitchen

- Bamboo wood flooring
- Quartzite countertops
- Alder wood cabinets
- Walk-in pantry
- Stainless steel appliances



UPPER LOFT 351 SQ. FT.

[END UNITS ONLY]

- Separate living, office, game room or sleep area
- Carpet flooring

Full Bathroom

- Shower tub
- Tile flooring

AN AUTHENTIC SIERRA COMMUNITY.

The Kirkwood area is the ideal environment to lift your spirits, and decelerate your life. Boarding. Biking. Paddling. Snowshoeing. Cross-country skiing. Maybe just walking.

There are more than 60 rivers, streams and lakes in the surrounding area. Make your own fun. You'll actually find plenty to do, even if it's nothing.


Kirkwood Mountain Realty is the area's only real estate office with a combined 100 years experience in Kirkwood real estate. Visit us at our two office locations in the Village Plaza in the Lodge at Kirkwood and across from the General Store.

[888] 593-7767 • TimberCreekTownhomes.com



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