

Placer County 55+ Communities Guide



ACTIVE. CONNECTED. YOUR NEXT CHAPTER STARTS HERE.



1

Sun City Roseville

2

Sun City Lincoln

3

Heritage Placer Vineyards

4

Esplanade at Turkey Creek

5

Springfield At
Whitney Ranch

6

Trilogy Bickford

— THE —
WEBB TEAM
— WE DO MORE. —



ELLINGTON
PROPERTIES



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PLACER COUNTY

LIVE IN THE HEART OF PLACER

Six exceptional 55+ communities in one incredible location.

Placer County offers the perfect blend of natural beauty, modern convenience and easy access. From championship golf and outdoor adventure to shopping, dining and healthcare — everything you need is close to home.

EVERYTHING YOU NEED,
RIGHT WHERE YOU WANT IT.



SHOPPING & DINING

5-15
MIN



HEALTHCARE

5-20
MIN



GOLF COURSES

5-15
MIN



AIRPORT ACCESS

30-40
MIN



LAKE TAHOE

90
MIN



SACRAMENTO

25-35
MIN



NATURAL BEAUTY. ENDLESS OPPORTUNITIES.



OUTDOOR ADVENTURE

Hiking, biking, boating
and miles of trails.



WINE COUNTRY CLOSE

World-class wineries
just a short drive away.



FOUR SEASONS

Enjoy warm summers,
mild winters and
beautiful scenery.



SAFE & WELCOMING

Consistently ranked
among California's
safest counties.



ACTIVE LIFESTYLE

A vibrant 55+ community
with activities, clubs
and friendships.



PARKS & OPEN SPACES

Over 6,000 acres of
parks and recreation
in Placer County.

THE
WEBB TEAM
WE DO MORE.



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SCAN TO VISIT
OUR YOUTUBE
CHANNEL



LOCAL EXPERTISE. EXCEPTIONAL SERVICE. EXTRAORDINARY RESULTS.

1

PLACER COUNTY

SUN CITY ROSEVILLE

*Resort-style living with golf, recreation,
and an active social community in the
heart of Roseville.*



3100 homes



900 – 2700 square feet



\$430,000 to \$995,000



\$587,000 Median Price



Dues \$200 per month



Mello Roos – None



\$4000 fee for new residents



One 18 hole golf course and
One 9 hole golf course



50,000 square foot
recreation center

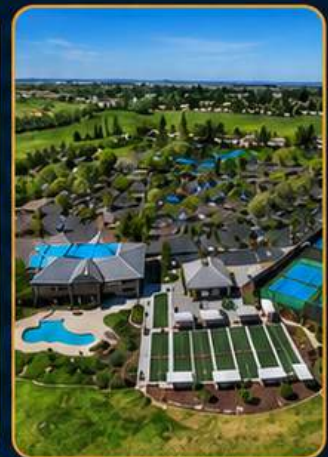


Indoor and outdoor pools

*Experience Sun City Roseville –
watch the full community tour.*



SCAN TO VIEW
THE VIDEO TOUR



SUN CITY LINCOLN HILLS

*Resort-style living with two golf courses,
exceptional amenities, and a vibrant
55+ community.*



HOMES

6700 homes



900 – 3086 square feet



\$420,000 to **\$1,399,000**



\$637,000 Median Price



FINANCIAL

Dues **\$188** per month



Mello Roos – None



GOLF

Two 18 hole golf courses



Two lodges



AMENITIES

Sports plaza with tennis courts,
pickle ball courts & softball stadium



LIFESTYLE

500 Acres of open space &
preserved wetlands



27 miles of walking trails



*Experience the lifestyle
that makes
Lincoln Hills so special.*



SCAN TO WATCH
THE VIDEO TOUR



3

PLACER COUNTY

HERITAGE PLACER VINEYARDS

*A premier new Lennar community
surrounded by vineyards, parks,
and resort-style amenities.*



HOMES

1100 Homes at Completion



1437 to 2988 square feet



Construction started 2020



Build out projected 2029



Built by Lennar



Price range \$504,000 to \$749,000

+

FINANCIAL



Dues \$260



Mello Roos. \$320-\$408

+

AMENITIES



Clubhouse



Indoor pool



Fitness Center



Community Park



Picnic Area



Sports Court with Tennis and
pickle ball courts



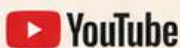
Bocce Ball Courts



Gated Entry



*Experience the lifestyle
that makes Heritage
Placer Vineyards
so special.*



SCAN TO WATCH
THE VIDEO TOUR

COMMUNITY

+ CONNECTION

+ WELLNESS

+ LIFESTYLE

4

PLACER COUNTY

ESPLANADE AT TURKEY CREEK

*Resort-style living with exceptional amenities,
an active lifestyle, and a premier
golf course right next door.*

HOMES

-  850 homes
-  1408 to 2985 square feet
-  Builder: Taylor Morrison
-  Construction started 2021 and continuing
-  350 New Construction Homes to completion
-  Starting at \$504,999
-  Some resale homes also available

LIFESTYLE

-  Gated Entry
-  Lodge
-  Indoor & Outdoor Pools and Hot Tubs
-  Pickle ball & tennis courts
-  Private spa & wellness center

AMENITIES

-  Restaurant & bar
-  Turkey Creek Golf Course adjacent to community

FINANCIAL

-  Dues \$349 per month
-  Mello Roos \$3300 per year (\$275 per month)



*See the lifestyle
that awaits.*

SCAN TO VIEW
THE VIDEO TOUR



RESORT LIVING ♦ WELLNESS ♦ CONNECTION ♦ ACTIVE LIFESTYLE

SPRINGFIELD AT WHITNEY RANCH

A private gated community with resort-style amenities, an active lifestyle, and everything you need to live well.



HOMES

860 homes



1100 to 3435 square feet



Built 1990's



Built by Pulte Homes



Price range \$455,000 to \$924,000



Median Price - \$595,000



COMMUNITY

HOA covers front yard landscaping



Gated community



Two Clubhouses



Walking and biking trails



Dues \$305 per month



No Mello Roos

RESORT AMENITIES



Fitness center, swimming pools, spa, tennis & bocce courts

*See the lifestyle
that awaits.*



SCAN TO VIEW
THE VIDEO TOUR



6

PLACER COUNTY

TRILOGY BICKFORD

Luxury resort living with a vibrant social scene, exceptional amenities, and beautifully crafted Shea Homes.



635 Homes



1448 to 2906 square feet



Built by Shea Homes



Price range \$477,999 to \$971,999



Dues \$500 upon completion of Clubhouse



Mello Roos \$7800 per year (\$650 per month)

- Mello Roos is dependent on size of home



Planned Social Wellness Club

AMENITIES



Restaurant



Pickleball, sports courts, fitness lawn



Resort Pool

*See the lifestyle
that awaits.*



SCAN TO VIEW
THE VIDEO TOUR



WEBB TEAM COMMUNITY GUIDE



COMMUNITY ♦ CONNECTION ♦ WELLNESS ♦ LIFESTYLE

FIND YOUR PERFECT FIT

Which lifestyle fits you best?

Discover where your next chapter begins.

Six exceptional communities.

Each with its own personality, amenities, and lifestyle advantages.

1

SUN CITY ROSEVILLE

Classic Golf Living



2

SUN CITY LINCOLN HILLS

Largest Active Adult Community



3

HERITAGE PLACER VINEYARDS

Modern New Construction



4

ESPLANADE AT TURKEY CREEK

Luxury Resort Feel



5

SPRINGFIELD AT WHITNEY RANCH

Wellness & Nature



6

TRILOGY BICKFORD

Upscale Boutique Living



HOMES

1,900+
Homes

6,700+
Homes

1,100+
Homes
at completion

850+
Homes

860+
Homes

635+
Homes



PRICE RANGE

\$569K – \$1.6M+

\$420K – \$1.399M

\$504K – \$749K

Starting at
\$504,999

\$455K – \$924K

\$477,999 – \$971,999



HOA DUES
(PER MONTH)

\$235 – \$420

\$188

\$260

\$349

\$305

\$500
(upon completion
of clubhouse)



GOLF



18 Hole Course
Golf Academy



Two 18 Hole
Courses



No



Turkey Creek
Golf Course



No



No



AMENITIES
HIGHLIGHTS

Lodges & Pools
Sports & Fitness
500+ Acres of
Open Space

Lodges & Pools
Sports & Fitness
27 Miles of
Walking Trails

Clubhouse & Pool
Fitness Center
Parks & Sports
Gated Community

Resort Pool & Spa
Pickleball & Tennis
Restaurant +
Wellness Center

Clubhouses & Pools
Tennis & Bocce
Fitness & Trails
Parks & Greenbelts

Resort Pool
Sports Courts
Fitness Lawn
Social Wellness Club



WHO IT'S FOR

Avid Golfers
Active Lifestyle
Social & Clubs

Active Adults
Social & Engaged
Nature Lovers

New Home Buyers
Modern Living
Low Maintenance

Resort Lovers
Entertainers
Wellness Seekers

Wellness Focused
Nature Lovers
Quiet Lifestyle

Travelers
Luxury Seekers
Lock & Leave



DISTANCE TO

Roseville Galleria
8 min
Downtown Sac
25 min
Sac Airport (SMF)
35 min

Roseville Galleria
12 min
Downtown Sac
30 min
Sac Airport (SMF)
40 min

Roseville Galleria
15 min
Downtown Sac
30 min
Sac Airport (SMF)
40 min

Roseville Galleria
10 min
Downtown Sac
28 min
Sac Airport (SMF)
38 min

Roseville Galleria
14 min
Downtown Sac
30 min
Sac Airport (SMF)
42 min

Roseville Galleria
20 min
Downtown Sac
35 min
Sac Airport (SMF)
45 min

ERA BUILT

2003+

2001+

2024+

2016+

2018+

2021+

PET FRIENDLY

✓ Yes

✓ Yes

✓ Yes

✓ Yes

✓ Yes

✓ Yes

*No matter which community you choose,
you'll enjoy the best of Placer County living.*



ACTIVE
Live fully.



CONNECTED
Build relationships.



WELL
Live well every day.



LIFESTYLE
Enjoy life your way.

ABOUT US

EXPERIENCE. GUIDANCE.
RELATIONSHIPS THAT LAST.

Welcome —

We are Melanie and Chris Webb, and we believe real estate is about much more than buying and selling homes. It's about helping people through important life transitions with honesty, guidance, and genuine care.

As longtime real estate professionals serving the greater Sacramento and Placer County areas, we are committed to making the process feel less overwhelming and more personal. Whether you're buying your first home, selling a longtime family property, downsizing, relocating, or investing, we want you to feel informed, supported, and confident every step of the way.

LOCAL EXPERTISE.
PERSONAL SERVICE.
EXCEPTIONAL RESULTS.



MELANIE WEBB

- 35+ YEARS EXPERIENCE
- AGENT & APPRAISER
- PRICING EXPERTISE
- TRUSTED GUIDANCE

Melanie brings more than 35 years of experience as both a real estate agent and appraiser, giving our clients valuable insight into pricing, market trends, and property value. She's known for her attention to detail, strong communication, and dedication to helping clients make smart, informed decisions without pressure.



CHRIS WEBB

- INVESTMENT SPECIALIST
- AIRBNB & SHORT-TERM EXPERTISE
- LONG-TERM VALUE FOCUS
- STRATEGIC APPROACH

Chris brings a strong background in investment and income-producing properties, including Airbnb and short-term rental opportunities. He enjoys helping clients look beyond the surface of a property to understand its long-term potential, whether as a primary residence, vacation home, or investment.



OUR APPROACH

- LOCAL MARKET KNOWLEDGE
- HANDS-ON SUPPORT
- CLEAR COMMUNICATION
- RELATIONSHIPS THAT LAST

Together, we combine experience, local market knowledge, and a hands-on approach to help make every transaction as smooth as possible. We truly enjoy getting to know our clients and building relationships that often continue long after the sale is complete.

“

No matter where you are in your real estate journey, our goal is simple: to provide the kind of service, communication, and support we would want for our own family. ”



— THE —
WEBB TEAM
— WE DO MORE. —

ELLINGTON
PROPERTIES

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