
QUAIL CREEK
AT COPPER VALLEY

DISTANCES TO KEY DESTINATIONS

San Francisco – 2 hours

Fremont/Silicon Valley – 1.75 hours

Dublin/Pleasanton – 1.5 hours

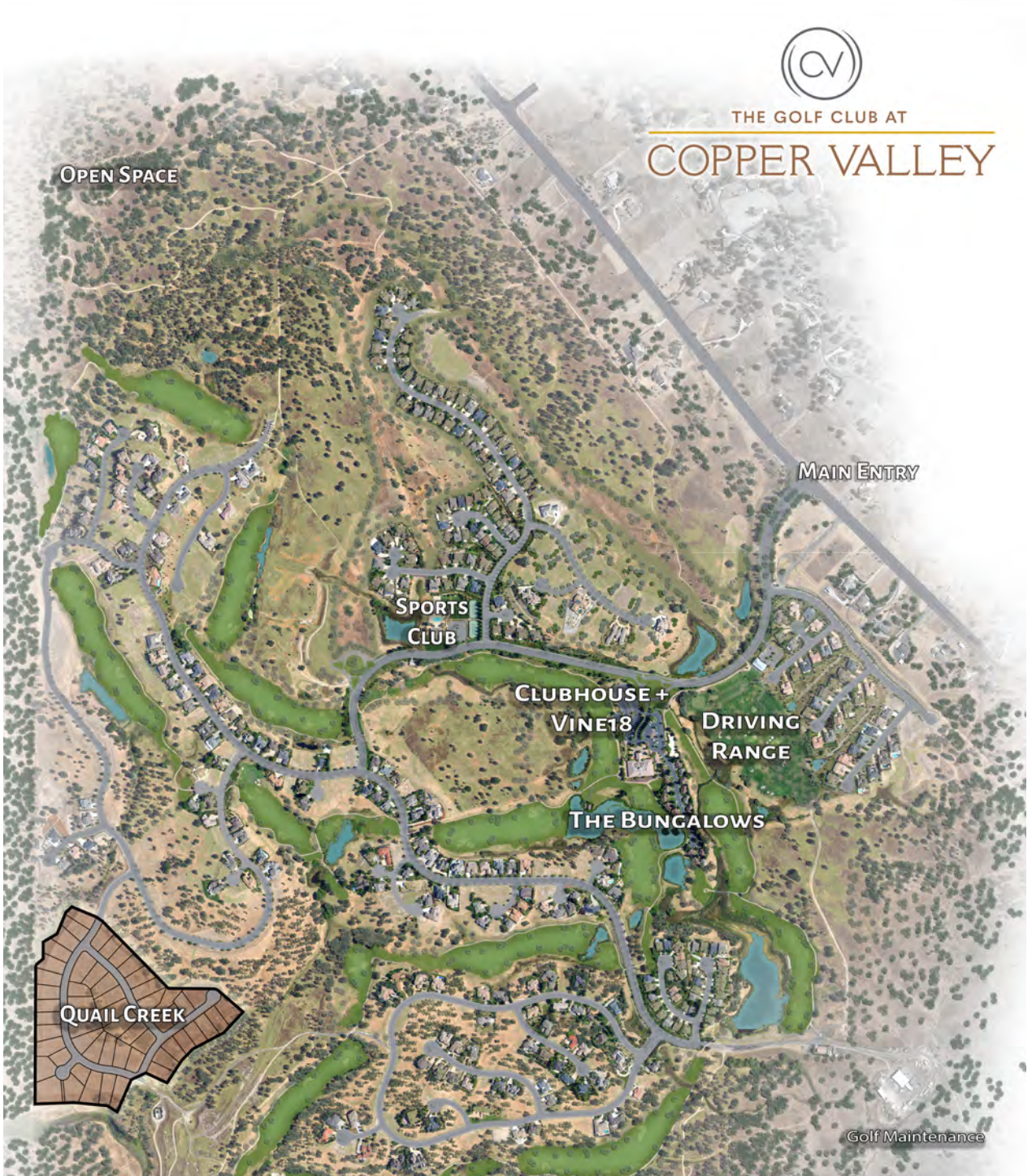
Yosemite Valley – 1.5 hours

Sacramento – 1.5 hours

Bear Valley Ski Resort – 1.25 hours

Angels Camp – 15 minutes

Lake Tulloch – 15 minutes









A COMFORTING RETREAT FROM THE STRESS OF THE UNNATURAL WORLD.

The newest community within the gates of Copper Valley, Quail Creek has limitless ways to enjoy the great outdoors, just beyond the great indoors. The spectacular single-story homes, on large lots, have three bedrooms in the main residence, with optional separate one-bedroom casita or studio. The living is easy with expansive great rooms, epicurean kitchens, lavish master suites and indoor/outdoor California rooms – the perfect space for entertaining or just getting away from it all. Bordering preserved open space, Quail Creek is just minutes from the Clubhouse and Vine18, the 18-hole championship golf course and the Sports Club with Jr. Olympic pool, spa, tennis courts and fitness center. Then, just beyond the gates, discover all the natural world has to offer: hike the trails; explore the local wines from Calaveras Wine Country; enjoy fishing on local lakes, like Lake Tulloch, New Melones, and Don Pedro; relish the awe of Half Dome in majestic Yosemite or hit the slopes of Bear Valley. The natural beauty of Northern California is all yours, at Quail Creek.





YEAR-ROUND ACTIVITIES AT BEAR VALLEY





YOSEMITE NATIONAL PARK


THE NEIGHBORS ARE ANIMALS.

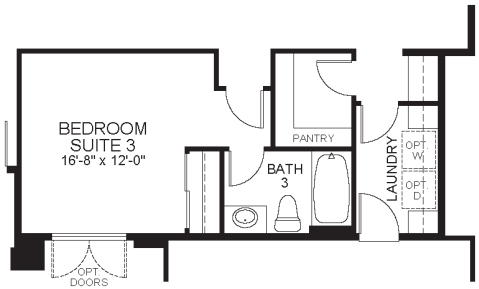
RESIDENCE ONE	2 - 3 BEDROOMS
2,268 SQUARE FEET	2.5 - 3.5 BATHS
	3 CAR GARAGE



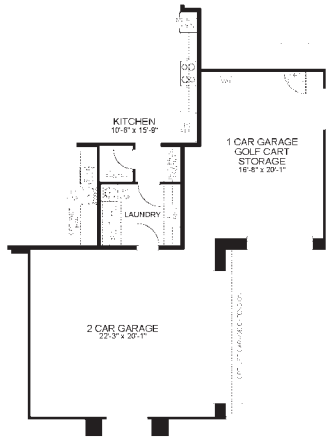








OPT. BEDROOM SUITE 3



OPT. 2 CAR GARAGE W/ 1 CAR/ GOLF STORAGE SIDE LOAD

OPTIONAL FEATURES

- Courtyard with or without gate
- Fireplace at Courtyard or Great Room
- French Doors at Dining, Master, and Rec Room
- Bedroom 3 Suite with full bath
- Side Load, Golf Cart, or 2 ft. extenstion at Garage

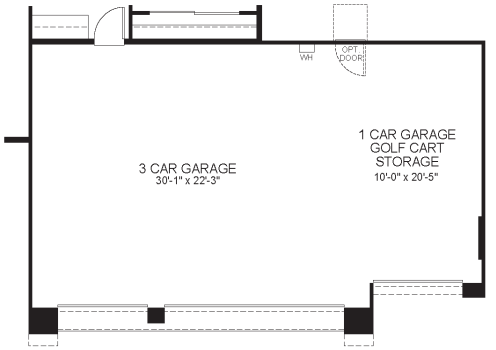
RESIDENCE TWO	3 BEDROOMS
2,454 SQUARE FEET	2.5 BATHS
	3 - 4 CAR GARAGE



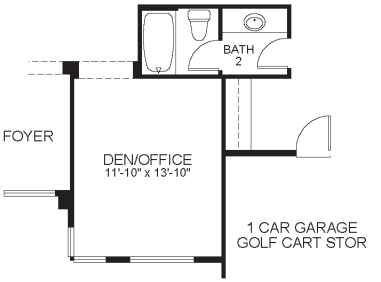








OPT. 3 CAR GARAGE W/ 1 CAR/GOLF STORAGE - SIDE LOAD



OPT. DEN/OFFICE

OPTIONAL FEATURES

- Courtyard gate
- Fireplace at Courtyard or Great Room
- Bedroom 3 Suite or Snore Room
- 3 or 4 car garage with 2 ft. extenstion
- French Doors at Dining, Master

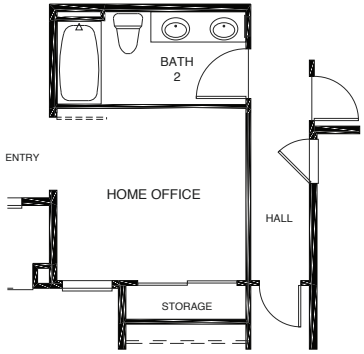
RESIDENCE FOUR	3 BEDROOMS
1,884 SQUARE FEET	2 BATHS
	3 CAR GARAGE



OPTIONAL FEATURES

- Vaulted Ceiling in Great Room
- Kitchen Island with Built-In Sink
- Quartz Kitchen Countertops and Pantry Cabinet
- Primary Suite with Walk-In Closet
- Primary Bath with Dual Sinks





OPTIONAL HOME OFFICE

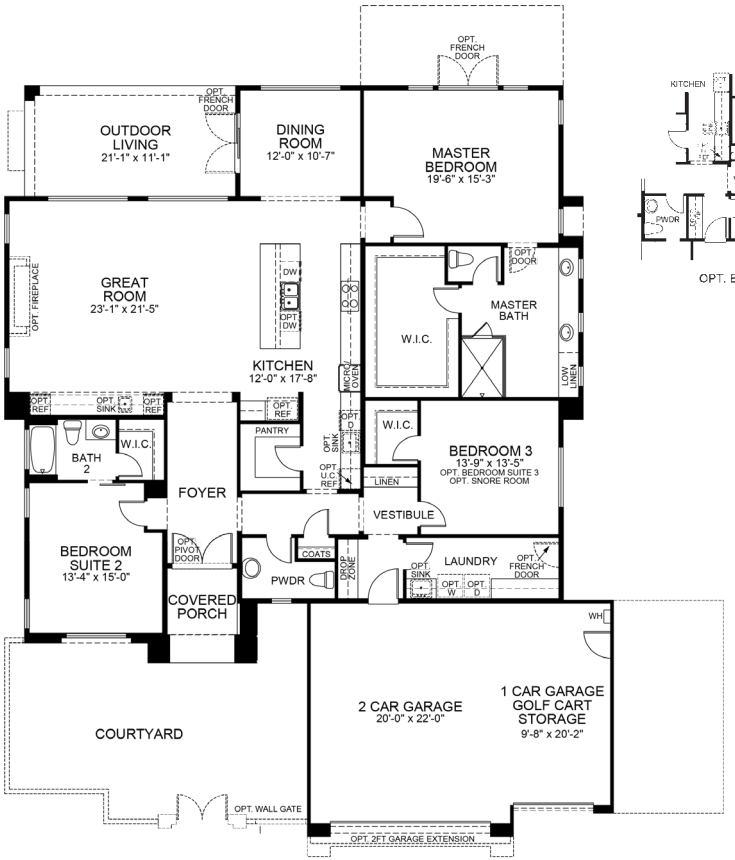
IN PLACE OF BEDROOM 3

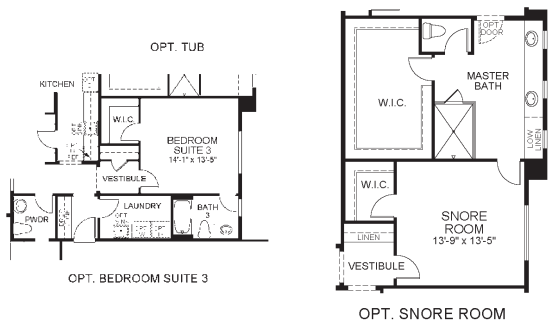
RESIDENCE THREE	3 BEDROOMS
2,650 SQUARE FEET	2.5 - 3.5 BATHS
	3 - 4 CAR GARAGE

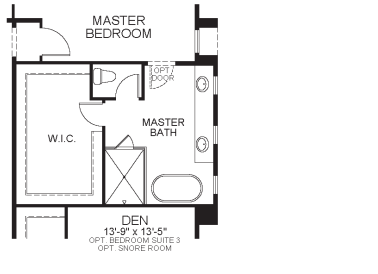


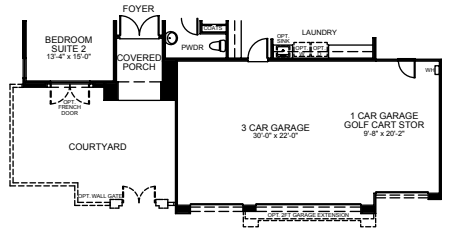












OPTIONAL FEATURES

- Courtyard with or without gate
- Fireplace in Courtyard or Great Room
- French Door at Dining or Master Bedroom Den
- 3 or 4 Car Garage, 2-Foot Extension at Garage



CV DEVELOPMENT PARTNERS, LLC

The managing partners of CV Development Partners, Thomas Hix and Mike Fletcher, bring a wealth of experience and knowledge for a hands-on approach. Their combined 70 years of experience with a value of previous developments in excess of $1.9 billion. Their objective is to provide home buyers with diversified neighborhoods that provide opportunities for intergenerational connections and blend with the tranquil natural setting of Copper Valley. With a unique sensitivity to open space, and protecting valuable resources, their mission is to accomplish this and more in Copper Valley.

Tom Hix has been involved with all aspects of real estate for over 40 years. His experience includes, acquisition, structuring finance, entitlements, land development, sales and marketing. Tom is the master behind creating one of the most highly-rated resort communities in America, Pronghorn in Bend, Oregon. The 640-acre project features iconic Nicklaus and Fazio courses that remain on national golf magazine's 'must play' lists. A successful CA Real Estate Broker, many of Tom's previous projects also focused on land acquisitions and commercial ventures. Tom began visiting the Copperopolis area in the mid 1990s with his family and quickly became involved in city planning and work with the current development company at the time.

Michael Fletcher has over 35 years of experience in the Real Estate Development, construction and Real Estate Sales. As a fourth generation home builder, he has completed and/or managed projects with a combined worth in excess of $980 million. Mike was already a savvy general contractor and engineer by the age of 26 with construction projects in Rancho San Diego, Temecula, Escondido, and Downtown San Diego. Recently developed and built Las Palmas Ranch in Monterey which included completion of 1,031 new homes and a major saltwater reclamation project, all while creating stronger habitats for wildlife.

Both individuals bring a unique set of skills to the collaboration of the two companies making the team uniquely qualified to develop Copper Valley. They quickly saw this masterplan's potential, providing outdoor pursuits to commune with nature, build closer personal relationships, and provide healthier lifestyles while protecting, managing, and enjoying the rural character. CV Development Partners is on mission to walk alongside the community in creating generational experiences that enhance the lives of the residents. The principals find it vital to give their utmost support to both new and current residents, focusing on creating a first-class multifaceted lifestyle for all.



Mike Fletcher



Tom Hix


TOWN HALL
GATEWAY HOTEL



QUAIL CREEK
AT COPPER VALLEY

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999 Saddle Creek Drive
Copperopolis, Ca 95228

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