



CANYON VIEW
at BICKFORD RANCH

THE HOMESITE GUIDE • LINCOLN, CALIFORNIA

Eleven custom homesites, set above the valley.

ELEVATED ESTATE LIVING

PRESENTED BY

Lisa Paragary & Tiegen Boberg

NICK SADEK

Sotheby's International Realty



Where the land meets the view.

01 — THE LAND

A rare collection, shaped by the land.

Canyon View at Bickford Ranch is a limited collection of eleven custom homesites in Lincoln, California, positioned to embrace the landscape and the valley beyond. Mature oaks, canyon contours and open space set the tone before a single home is designed. Each homesite is a canvas for building on your own terms.

Epic Vistas

Wide valley horizons and distant ridgelines, oriented toward the setting sun.

Mature Oaks

Established canopy and filtered light already shaping the character of the land.

Quiet Privacy

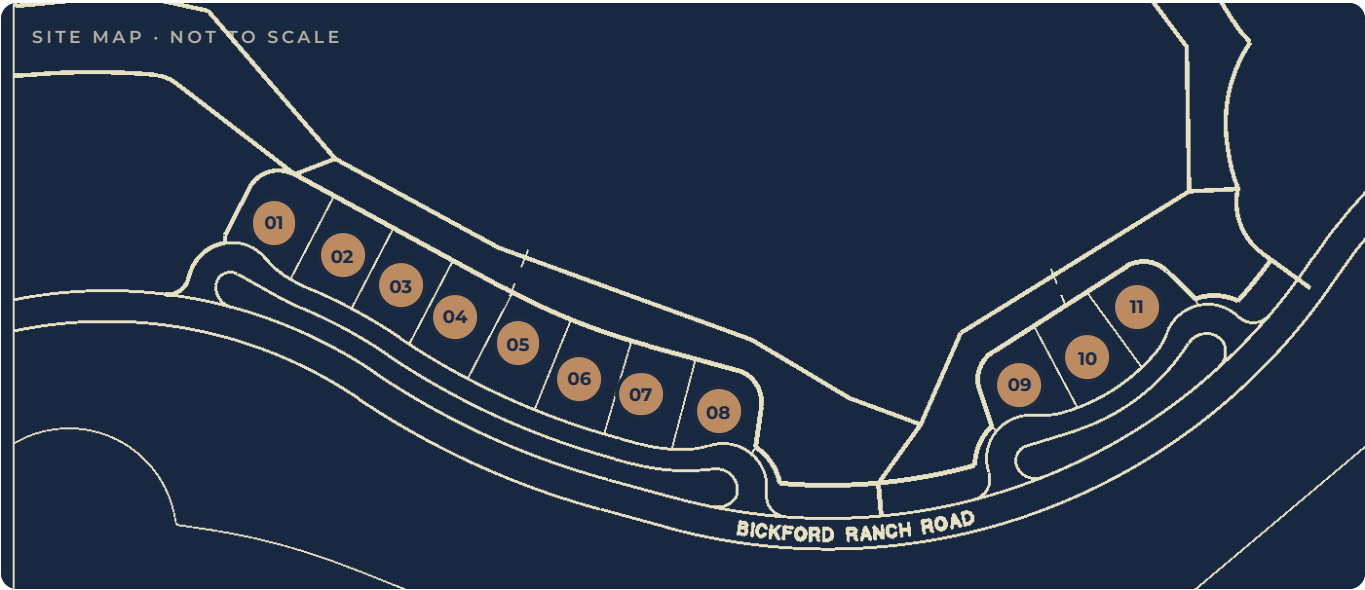
A small, considered collection of eleven homesites, not a subdivision.

COLLECTION 11 Homesites	LOT SIZES 13,565–15,419 SF	COMMUNITY Bickford Ranch	COUNTY Placer
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A limited collection of custom homes, shaped by the land and oriented toward the valley.

Eleven distinct homesites.

Set along the ridge above Bickford Ranch Road, each homesite comes with an engineered building pad ready for a custom home.

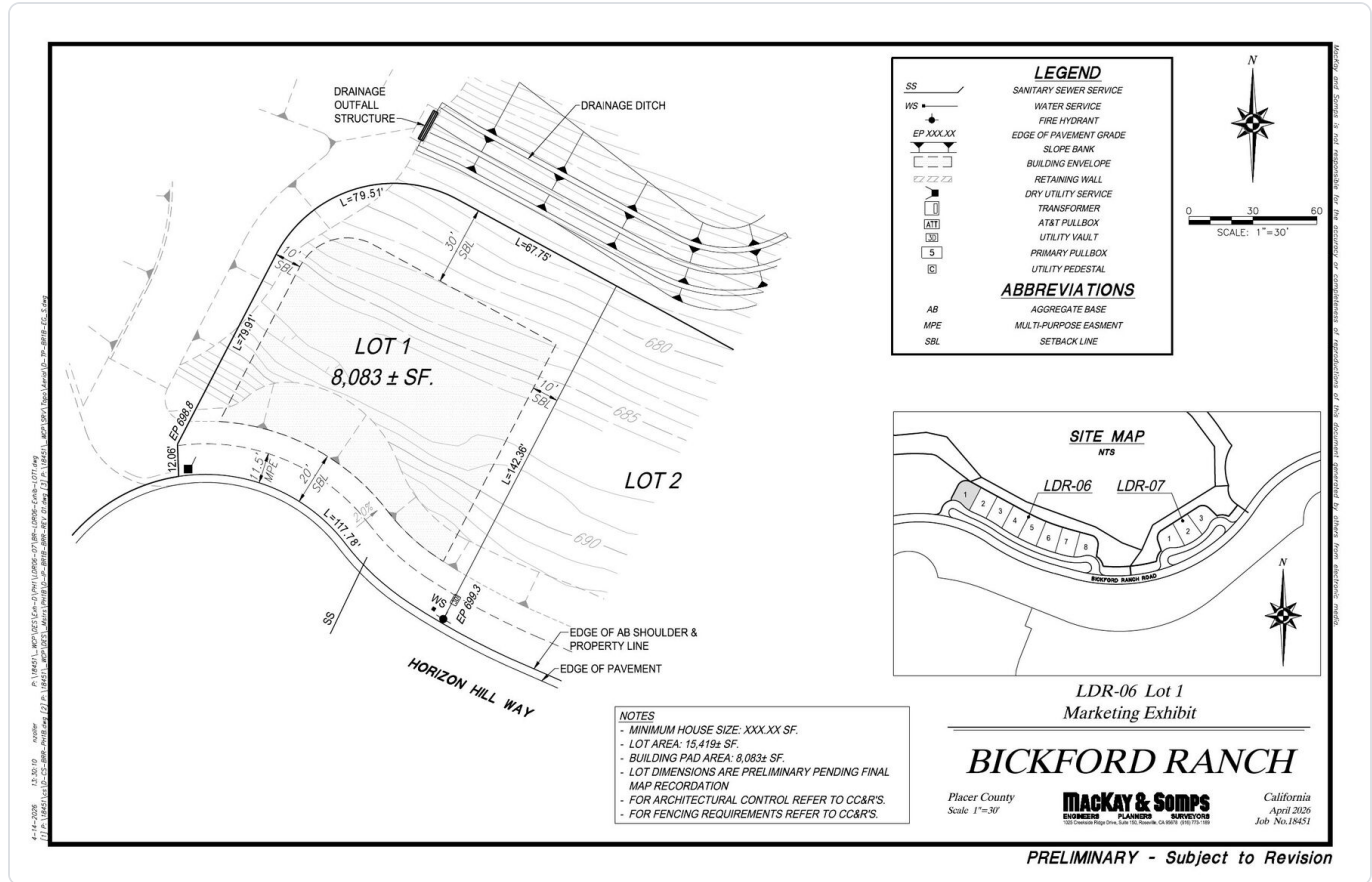


HOMESITE	LOT AREA	ACREAGE	BUILDING PAD	STATUS
01	15,419± SF	0.35	8,083± SF	Coming Soon
02	14,305± SF	0.33	7,395± SF	Coming Soon
03	14,222± SF	0.33	7,310± SF	Coming Soon
04	14,841± SF	0.34	7,840± SF	Coming Soon
05	15,261± SF	0.35	8,166± SF	Coming Soon
06	15,276± SF	0.35	8,178± SF	Coming Soon
07	14,922± SF	0.34	7,915± SF	Coming Soon
08	13,768± SF	0.32	6,691± SF	Coming Soon
09	13,565± SF	0.31	6,434± SF	Coming Soon
10	13,597± SF	0.31	7,113± SF	Coming Soon
11	13,597± SF	0.31	6,661± SF	Coming Soon

Lot and building pad areas are approximate and preliminary, based on April 2026 engineering exhibits, and subject to revision pending final map recordation. Pricing available upon request.

Every homesite, engineered.

Each homesite has its own marketing exhibit showing the lot lines, building pad, setbacks and utility connections, so you and your architect can start with clarity. Homesite 01 is shown below; plans for all eleven are available from Lisa and Tiegen.



BUILDING PAD

The graded area inside the dashed envelope where your home is sited.

SETBACK LINES

Minimum distances from property lines, marked "SBL" on each plan.

UTILITIES

Water, sewer and dry utility service locations shown at the frontage.

I Choose

Tour the collection and select the homesite that fits your vision.

2 Reserve

Secure your homesite with guidance from Lisa and Tiegen.

3 Design

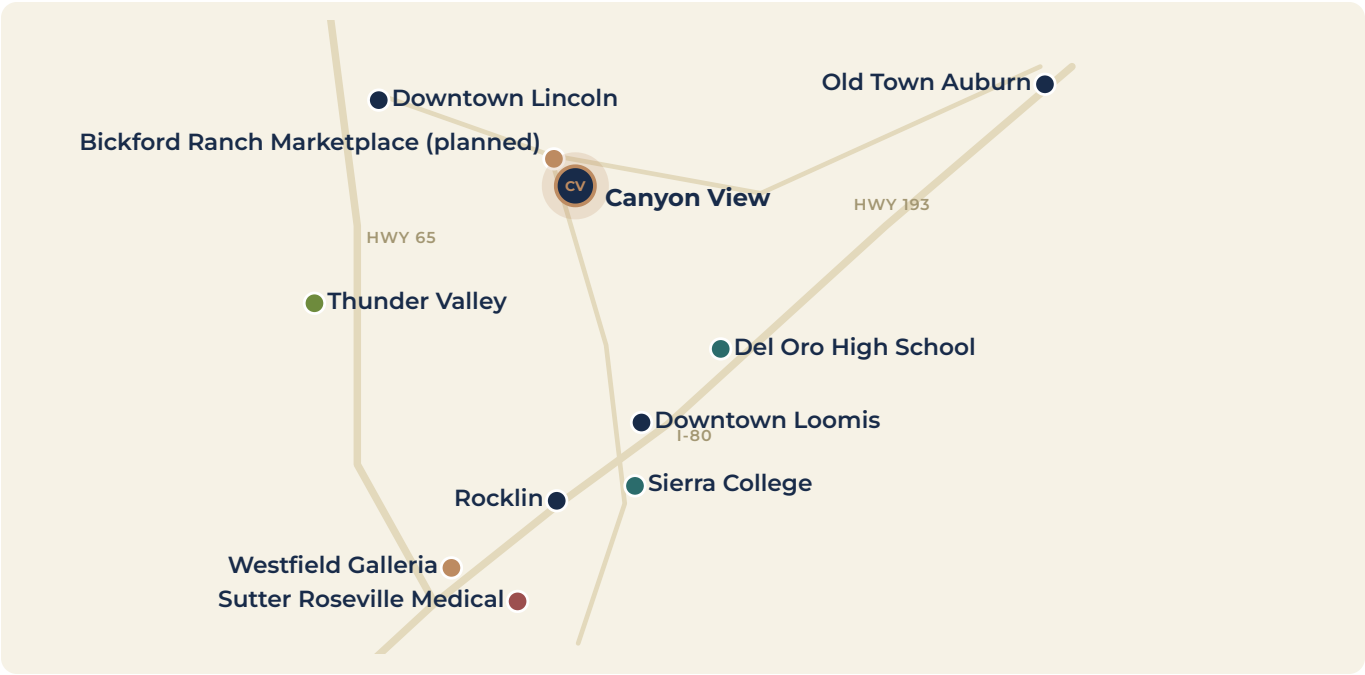
Work with your architect within the community's CC&Rs.

4 Build

Bring your custom home to life, set above the valley.

Close to everything. Removed from it all.

Set in the oak-studded foothills where Lincoln, Loomis and Rocklin meet, Canyon View is minutes from everyday conveniences and Roseville's shopping, and within an easy drive of Lake Tahoe, Napa and the Bay Area.



Bickford Ranch Marketplace (planned)	~3 min	Thunder Valley Casino Resort	15 min
Downtown Lincoln	9 min	Westfield Galleria at Roseville	21 min
Downtown Loomis	11 min	Sutter Roseville Medical Center	21 min
Del Oro High School	14 min	Folsom Lake, Beals Point	34 min
Sierra College	14 min	Downtown Sacramento	40 min

Drive times are approximate, without traffic. Map is a simplified illustration, not to scale.

Everyday ease, close to home.

COMING TO BICKFORD RANCH

Bickford Ranch Marketplace

A planned 83,500 sq ft neighborhood center at Sierra College Boulevard and Highway 193, about a mile from Canyon View.

- **56,000 sq ft** grocery store
- Drive-thru restaurant
- **4** retail buildings (22,400 sq ft)
- Fuel station & car wash

Proposed project under environmental review by Placer County (PLN18-00521). Tenants, design and timing are subject to approval and may change.

ALREADY NEARBY

Downtown Lincoln	9 min
Raley's, Lincoln	11 min
Downtown Loomis	11 min
Thunder Valley Casino Resort	15 min
Old Town Auburn	17 min
Westfield Galleria at Roseville	21 min
The Fountains at Roseville	21 min
Kaiser Permanente Roseville	22 min

SCHOOLS

- K-8**

Loomis Union School District

The elementary and middle school district serving Bickford Ranch.
- 9-12 • 14 MIN**

Del Oro High School

Placer Union High School District, in Loomis.
- COLLEGE • 14 MIN**

Sierra College

Rocklin campus of the region's community college.
- UNIVERSITY • 17 MIN**

William Jessup University

Private university in Rocklin.

School assignments are based on published community information. Buyers should confirm boundaries directly with each district.



06 — THE ESTATE

Built for the view. Made for the moment.

Custom architecture, indoor–outdoor living and real materials, designed to sit quietly within the landscape rather than compete with it. Orient your great room to the sunset, frame the oaks from every window, and build a home that feels like it has always belonged here.

STONE

WARM WOOD

GLASS

METAL

“Room to build. Space to breathe.”

Schedule a private preview.

Walk the land, stand on the pads and see the view for yourself. Lisa and Tiegen will share pricing, availability and everything you need to begin.



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Explore the homesites online

Scan to view the interactive site map, every homesite plan and the location guide.



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at **BICKFORD RANCH**

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DRE #02015663

Co-listed by Lisa Paragary, DRE #01196924, and Tiegen Boberg, DRE #01964215, of Nick Sadek Sotheby's International Realty, DRE #02015663. Information deemed reliable but not guaranteed. Homesite information is preliminary and subject to change without notice; lot dimensions pending final map recordation. Imagery is representative. Bickford Ranch Marketplace is a proposed project subject to County approval. Drive times are approximate. Each office is independently owned and operated. Equal Housing Opportunity.