VENETO

MORGAN HILL

EST. 2018

LIVE HOMEGROWN

Savor your lifestyle near Santa Clara County Wine Trail vineyards and tasting rooms in Morgan Hill, surrounded by panoramic views of scenic hillsides.

Dine, shop and stroll in quaint downtown Morgan Hill, and enjoy fresh local homegrown produce at the weekly Farmer's Market. Discover hometown Morgan Hill traditions like summer concerts in the park and the annual Fourth of July parade.

Become a part of this family-friendly community at the nearby schools, parks and aquatics center. Get outdoors for fishing, boating, biking and hiking at picturesque Anderson Lake County Park.

Realize a work-life balance with convenience to the Caltrain station and I-101 freeway for commuting to the Silicon Valley.

Your new home is waiting at Veneto, a charming neighborhood of attached townhomes and detached single-family homes in beautiful Morgan Hill.

Discover a homegrown lifestyle at Veneto.

WHY VAN DAELE?

Van Daele Homes is a family-owned company that builds for YOUR street, not Wall Street. Unlike most others, we are not a publicly-owned conglomerate answering to stockholders. YOU are our stockholder. We answer to YOU. This is just one of the many reasons the Building Industry Association of Southern California has honored us as BUILDER OF THE YEAR.

1. OUR SALES PHILOSOPHY

Van Daele Sales Counselors are here to counsel you and to help you in any way they can. They are seasoned professionals who are committed to looking out for your best interests. They will answer all your questions, assist you with all your needs, and they will make sure you'll feel good about your new home. Our Sales Counselors consistently score 93% or higher on customer satisfaction surveys.

2. YOUR LOAN

We include the services of loanDepot as our "preferred lender" because of the proven service and value they bring to our homebuyers. It's no wonder that loanDepot has received the distinguished "Eliant Certified" customer satisfaction designation.

3. YOU'RE INCLUDED

We involve you in your home buying process via regular construction updates along with private 'hard-hat' tours of your new home which includes additional walk through's prior to your home's completion.

4. VAN DAELE VALUE

We offer the best there is in location, design, quality, features, customer satisfaction and price. Generations of smart home shoppers and even our friendly competitors know and respect Van Daele.

THE
TOWNHOMES

Veneto offers charming attached two-story townhomes with a choice of four well-designed plans. Step inside and find an open concept Great Room, Kitchen and Dining Area for entertaining. Select plans also include a first floor Bedroom and Bathroom that is perfect for in-laws or out of town guests.

An elegant Master Suite and additional bedrooms reside on the second floor, and two plans include a Loft space that is a great place for kids and families.

Head outside and discover a low maintenance Courtyard space to enjoy outdoor living.

Be a part of a community where neighbors become friends at The Townhomes at Veneto.

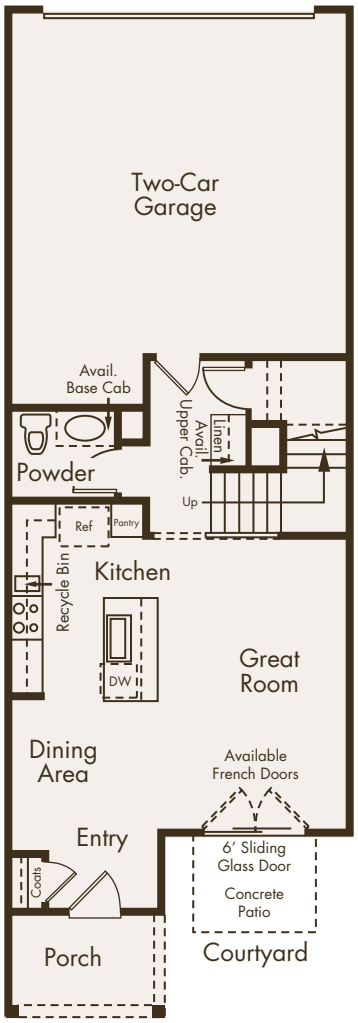
ELEVATION B - CONTEMPORARY FARMHOUSE

ELEVATION C - CONTEMPORARY RANCH

*All Renderings are artist's conception. * Square footages are exterior and approximate.*

PLAN one

Approx. 1,559 Sq. Ft
Two-Story | Three Bedrooms | Two and One-Half Baths
Great Room | Dining Area | Spacious Front Courtyard
Attached Two-Car Garage



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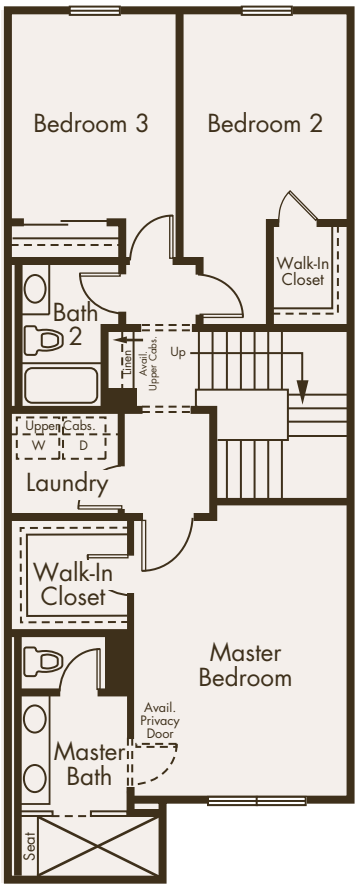

SECOND FLOOR

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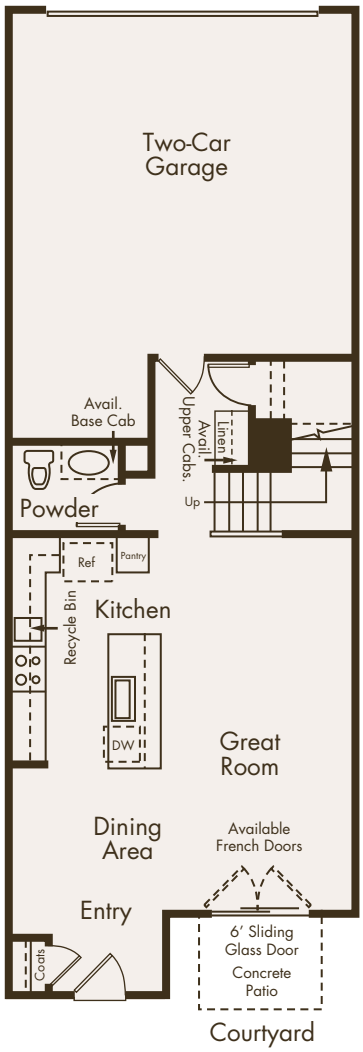
PLAN one-x

Approx. 1,747 Sq. Ft
Two-Story | Three Bedrooms | Two and One-Half Baths
Great Room | Dining Area | Spacious Front Courtyard
Attached Two-Car Garage



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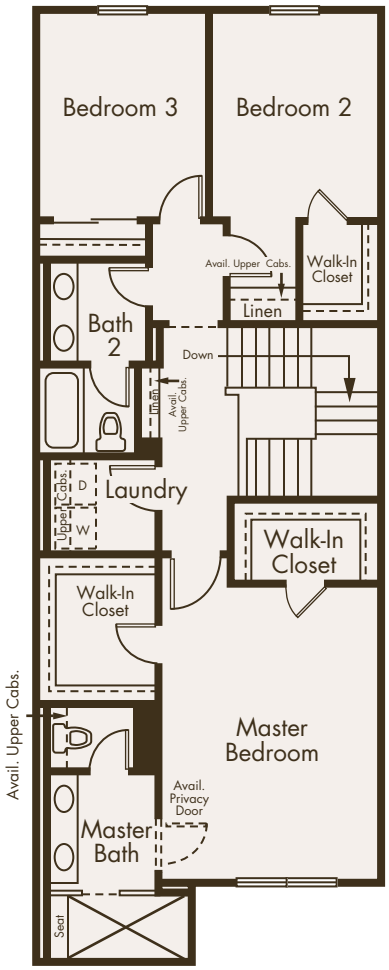

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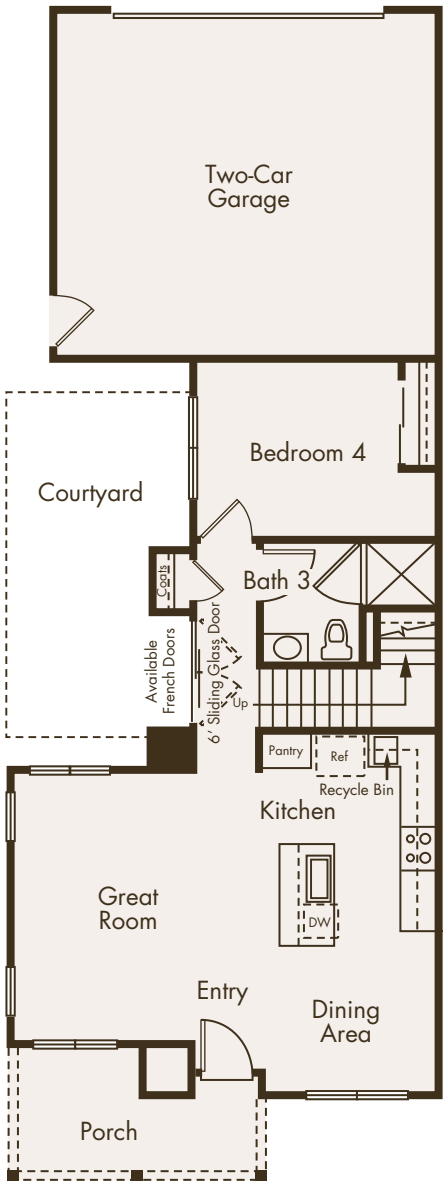
PLAN two

Approx. 1,986 Sq. Ft
Two-Story | Four Bedrooms | Three Baths
Great Room | Dining Area | Tech Space
Spacious Side Courtyard | Attached Two-Car Garage



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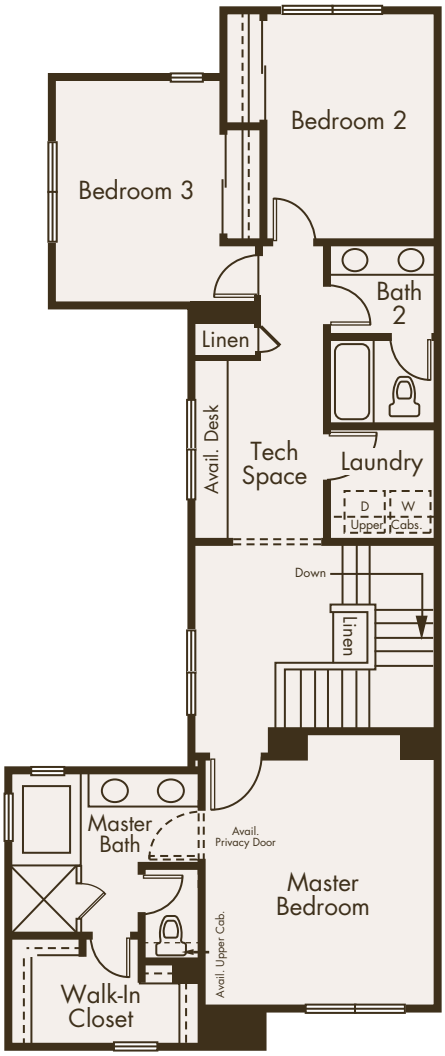

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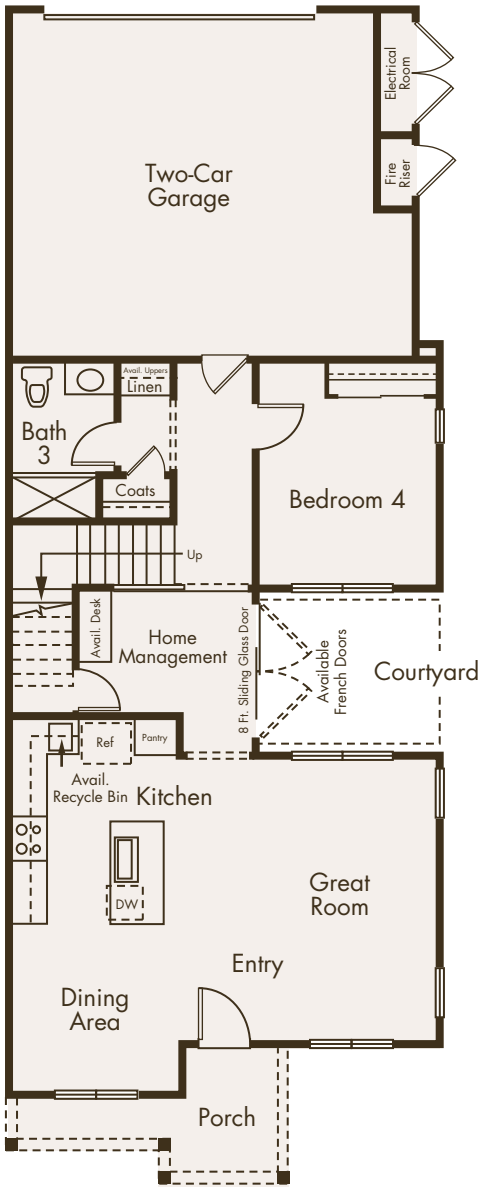
PLAN three

Approx. 2,378-2,410 Sq. Ft
Two-Story | Four Bedrooms | Three Baths
Great Room | Dining Area | Loft | Home Management Area
Spacious Side Courtyard | Attached Two-Car Garage



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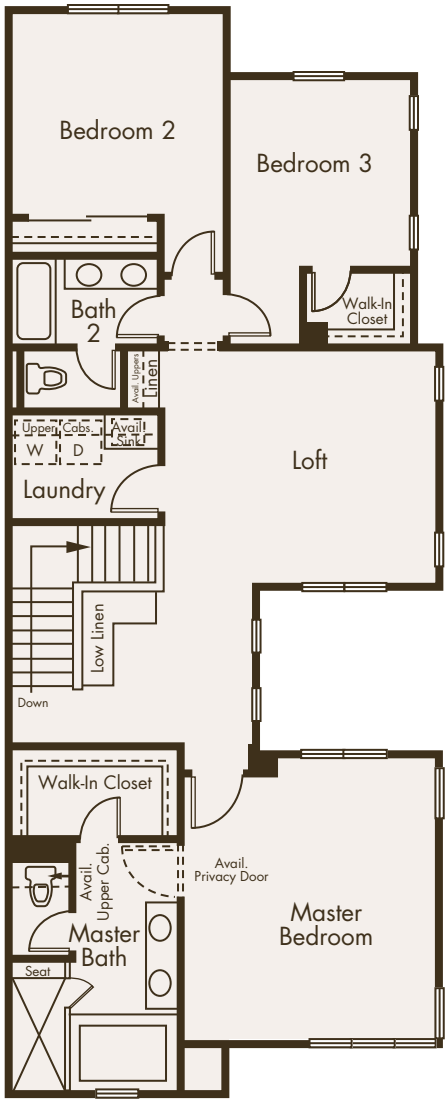

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THE RESIDENCES

Veneto features just 14 inviting two-story, single family homes that are perfect for families of all sizes. Two spacious plans offer open and airy Great Rooms and Dining Areas, and Gourmet Kitchens with large center islands for gatherings with family and friends.

A first floor Office and Bathroom is convenient for working at home or is available as a fourth Bedroom that is ideal for guests.

The second floor features a luxurious Master Suite and two additional bedrooms, plus a Loft or Tech Space (per plan.)

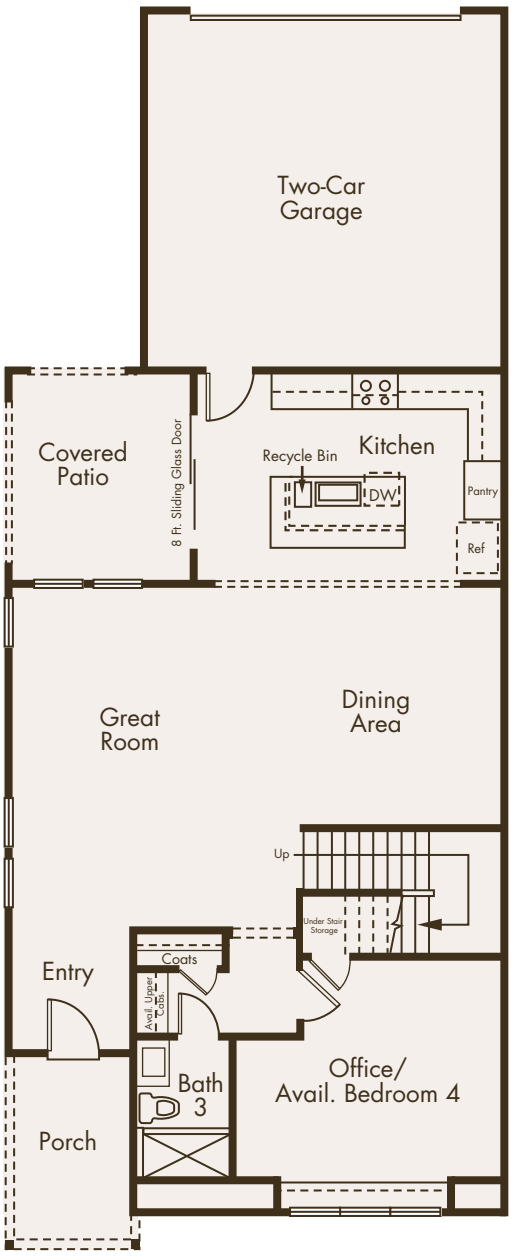
Enjoy indoor/outdoor living year-round with the included Covered Patio. The Residences at Veneto have it all.

ELEVATION B - CONTEMPORARY FARMHOUSE

*All Renderings are artist's conception. * Square footages are exterior and approximate.*

PLAN one

Approx. 2,820-2,841 Sq. Ft
Two-Story | Three Bedrooms | Three Baths | Great Room
Dining Area | Office or Available Bedroom 4 | Loft
Covered Patio | Attached Two-Car Garage



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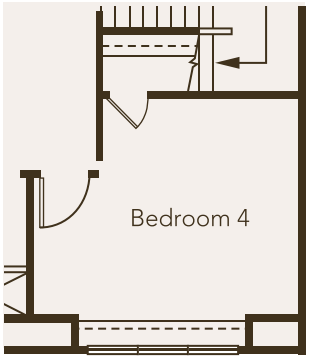
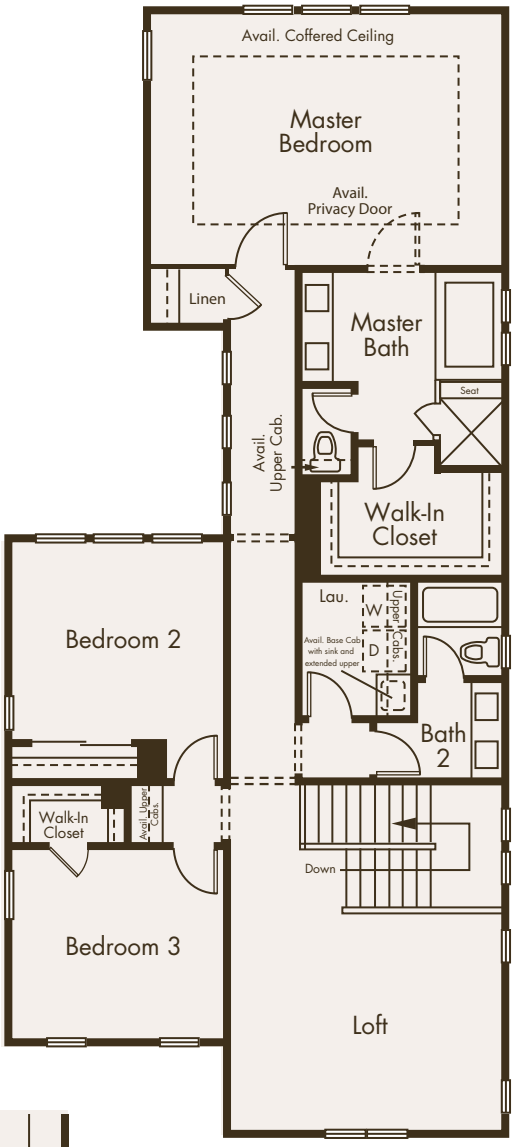


Available Bedroom 4 in lieu of Office



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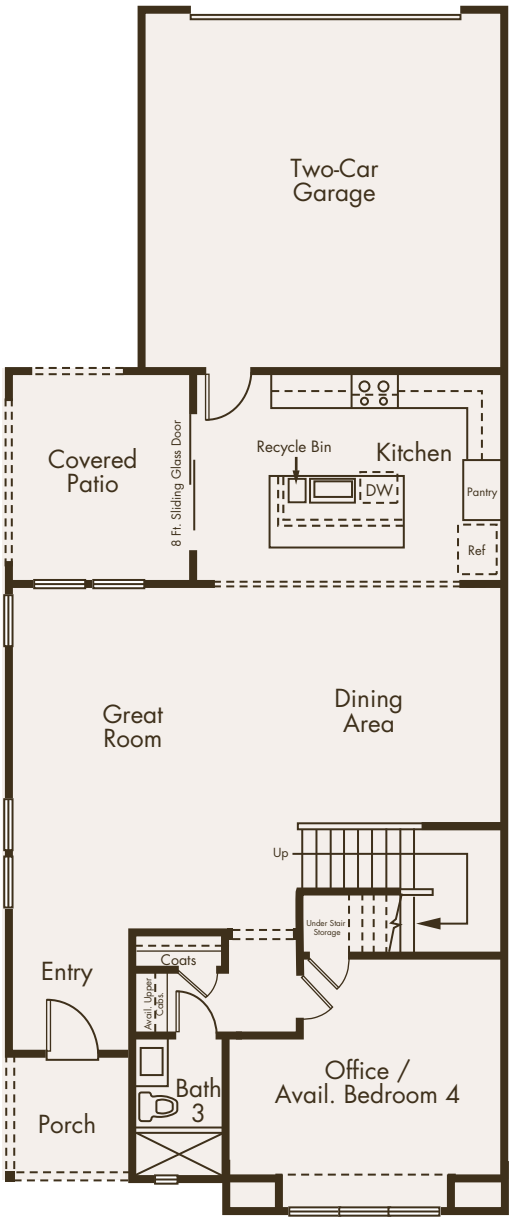
PLAN

one-x

Approx. 2,720-2,742 Sq. Ft
Two-Story | Three Bedrooms | Three Baths | Great Room
Dining Area | Office or Available Bedroom 4 | Tech Space
Covered Patio | Attached Two-Car Garage



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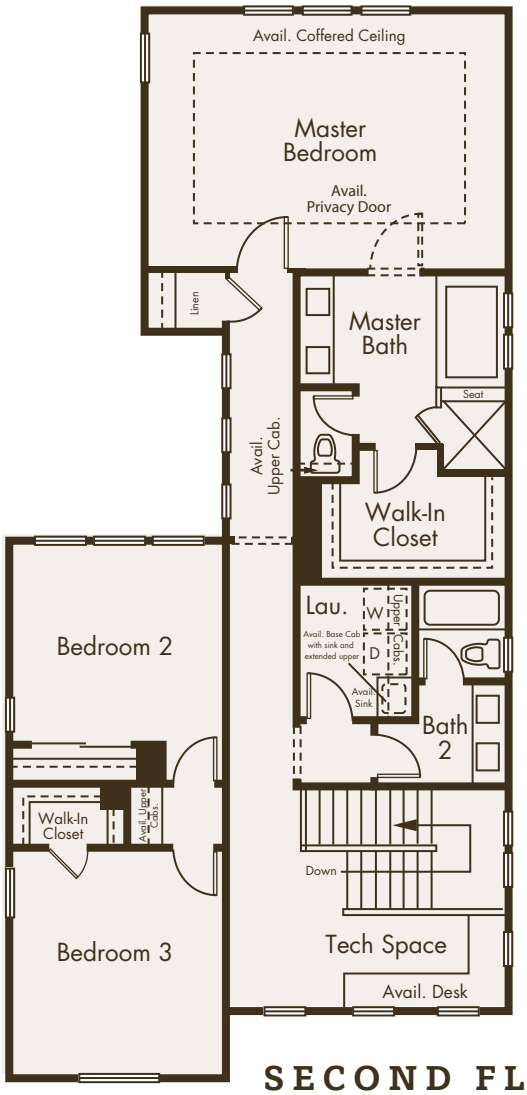

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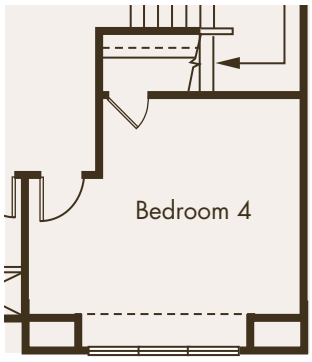

Available Bedroom 4 in lieu of Office

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VENETO FEATURES & AMENITIES

AUTHENTIC EXTERIOR CHARM

Inspired architectural designs including Progressive Craftsman, Contemporary Ranch and Contemporary Farmhouse style exteriors

Architecturally designed, color coordinated street scenes

Decorative concrete tile roofs

Concrete driveways and walkways

Designer selected coach entry lighting in oil rubbed bronze finish

Stylish Wayne-Dalton wood-look roll up garage doors with automatic opener and transmitter

Distinctive 8 foot paneled entry doors with Schlage® keyless aged bronze hardware

THOUGHTFULLY DETAILED MASTER SUITES

Quartz countertops, tubs (per plan) and shower surrounds

Generous walk-in closets

Dual china sinks with Delta® faucets

Large beveled vanity mirrors

Luxurious soaking tub (per plan)

Walk-in glass shower enclosure

ADVANCED HOME TECHNOLOGY

Schlage® keyless entry

Ecobee3® thermostat on first floor

Alarm system with 1-year monitoring included

Outdoor light with motion detector

Standing .08 cubic foot safe

Pre-wired with Cat 5 and cable outlets in all Bedrooms

Pre-wired for flat panel television at Great Room

Pre-wired for electric car charging capability and solar

Amazon Home Technology Package

EFFICIENT BY DESIGN

Van Daele Homes' Effcient By Design™ is included in your new energy efficient home because of the benefits it brings to the you and the environment.

Tankless Water Heater

Ventilation fan for improved indoor air quality

Dual glazed Low-E glass windows

R-15 insulation per plan, wall insulation at 2x4 walls, R-19+R-4 (stucco walls only) at 2x6 walls with R-38 in attic areas for efficient temperature control (per plan)

High efficiency central air conditioning with night set back thermostat

Gas forced air heating

ENERGY STAR® multi-cycle dishwasher

Environmentally friendly engineered lumber products

Low VOC interior wall and ceiling paint

Ultra-high efficiency water conserving commodes

Van Daele Homes reserves the right to make changes in features, designs and/or prices without notice. Specifics may be different from home to home. Please verify features in your favorite plan with your Sales Counselors.

VENETO INTERIOR APPOINTMENTS

Soaring 9 foot ceilings at both first and second floors

Stool and apron with eased edges throughout

Walls finished with light texture and rounded bullnose corners

Paneled smooth style interior doors with Schlage® chrome hardware

Designer selected light fixtures

Decora® light switches

Pre-wired for ceiling fan in Great Room and Master Bedroom

Convenient interior laundry rooms with included upper cabinetry above the Washer/Dryer area

Luxurious Mohawk® Camry carpeting in all living and dining areas, bedrooms, office, loft, hallways and closets (per plan)

VENETO GOURMET KITCHENS

Elegant Shaker style Beech cabinetry with concealed hinges

Quartz countertops in a choice of 3 colors, with a 6" backsplash and eased edge detail

Large stainless steel single-basin, under-mount sink with pull-down faucet

Convenient 2-bin trash/recycling center

Recessed LED lighting

Refrigerator area pre-plumbed for an ice maker

INDIVIDUAL HOME STYLE AMENITIES

THE TOWNHOMES INTERIOR DETAILS

Stunning staircases with Pony wall with cap and wall mount handrail

12" x 12" Ceramic tile flooring in the entry, kitchen, bathrooms and laundry

3 ½" elegant streamlined baseboards

THE TOWNHOMES CHEF'S DELIGHT

Shaker style cabinets in choice of 3 stained finishes

Modern cabinet hardware, with polished chrome knobs

Whirlpool® stainless steel appliances including:

30" slide-in double oven range, built-in microwave/hood and Energy Star® dishwasher

THE RESIDENCES REFINED INTERIORS

Stunning staircases with painted newel posts and balusters with stained beech handrail

18" x 18" Ceramic tile flooring in the entry, kitchen, bathrooms and laundry

5 ¼" elegant streamlined baseboards

THE RESIDENCES MASTERFUL KITCHEN

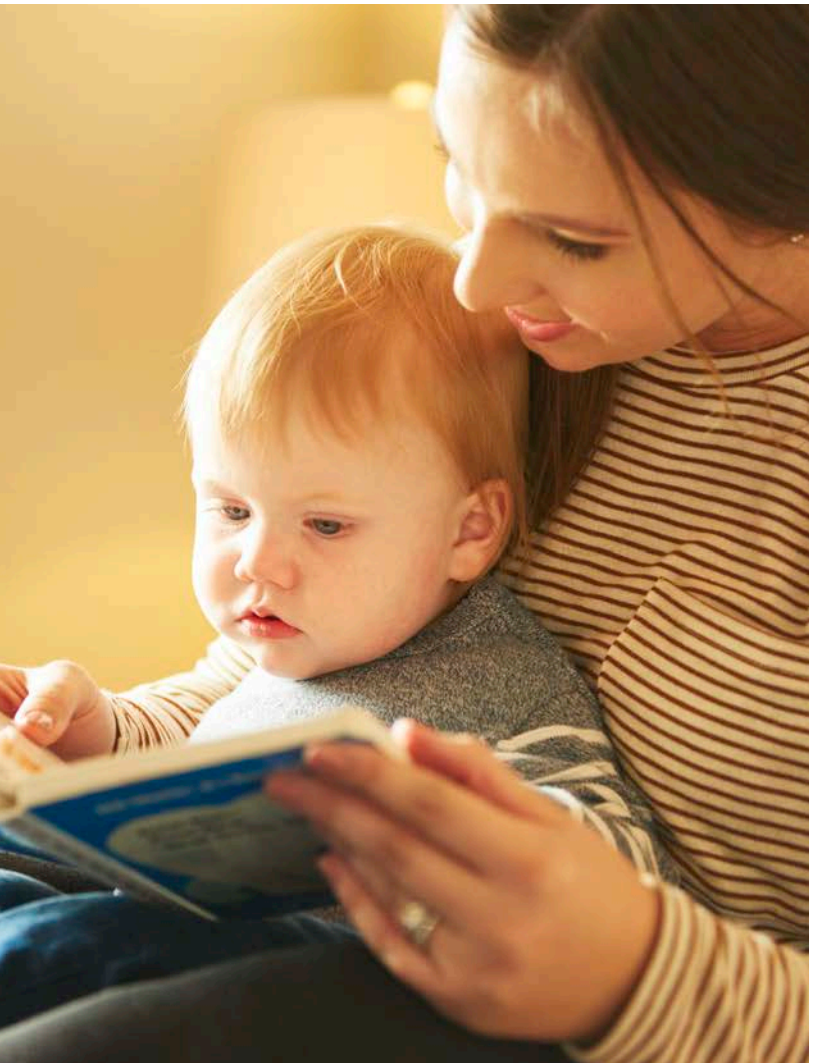
Shaker style cabinets painted white

Modern cabinet hardware, with 6" bar pulls

Whirlpool® stainless steel appliances including:

36" 5-burner gas cooktop, ventilation hood, built-in single oven, built-in microwave with trim kit and Energy Star® dishwasher

OUR STORY



Home is where memories are created, lives shared and moments celebrated, and where the honor of crafting your home is something we value and don't take for granted. At Van Daele Homes, our experienced team of employees, artisans and consultants take building quality, handcrafted homes very seriously, and we are intimately involved in your home's design and construction every step of the way.

At Van Daele Homes, we don't just build homes, we build relationships. Building homes for us isn't pulling a design off the shelf and assuming it works for you and your family – it's designing and constructing homes with heart, with a meticulous attention to detail, and with the personal care and touches you and today's homebuyers need and deserve. We also offer you a high level of customization and participation in the construction process so we can help build you a home that works with the way you live, not the way we think you want to live.

We are certain you will find our homebuyer experience unparalleled – from the moment we meet until many years beyond your move-in, our Van Daele Homes team is by your side – communicating, updating and educating you on the home buying, construction and home warranty processes.

We promise you'll feel the Van Daele difference. It's a feeling of comfort – like coming home.

Welcome to the family of Van Daele Homes.

VAN DAELE
HOMES

MORGAN HILL

Veneto by Van Daele Homes is perfectly located in hometown Morgan Hill, California. Enjoy a charming downtown, nearby parks and sports fields, quality schools, and ready access to Caltrain and I-101 for convenient commuting.

VENETO

MORGAN HILL

EST. 2018

1346 Bloom Lane, Morgan Hill, CA 95037

(669) 888-3444 | vandaele.com

Activated and Supported by amazon

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