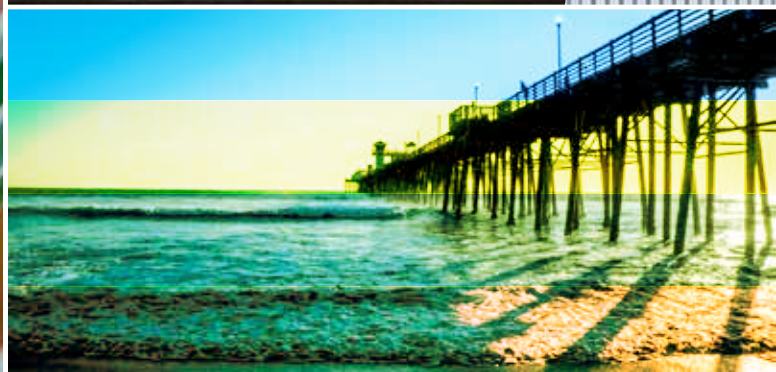




# VISTA DEL MAR







# VISTA DEL MAR

Vista Del Mar is a vibrant new neighborhood of 38 stylish, three-story townhomes located in Oceanside. This limited edition community offers contemporary living, in-town convenience, and an ocean close location. Walk, bike, and meet friendly neighbors along the way to a variety of local Oceanside hot spots including coffee shops, boutiques, and gourmet eateries. These modern 3-5 bedroom townhomes also include spacious rooftop decks and the neighborhood comes complete with a private pool, spa, and outdoor fireplace for resident only use.





## 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.

## OUR FOUR POINT PLEDGE TO YOU

- 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." They are "preferred" because of the proven service and value they bring to our home buyers. It's no wonder that loanDepot® has received the distinguished "Eliaant Certified" customer satisfaction designation.
- 3. YOU'RE INCLUDED:** We get you excited about your new home purchase right from the start. We involve you in the process via regular construction updates from both our sales and construction teams, and also provide you a private 'hard-hat' tour of your new home as well as two additional walk throughs prior to your home's completion. We want you to know your home inside and out, and understand the intricate details of its quality construction, safety, technology and energy efficient features.
- 4. VAN DAELE VALUE:** We offer the best there is in location, design, quality, features, customer satisfaction and price. Generations of smart home shoppers (there are more than 15,000 Van Daele homeowners) and even our friendly competitors know and respect Van Daele.

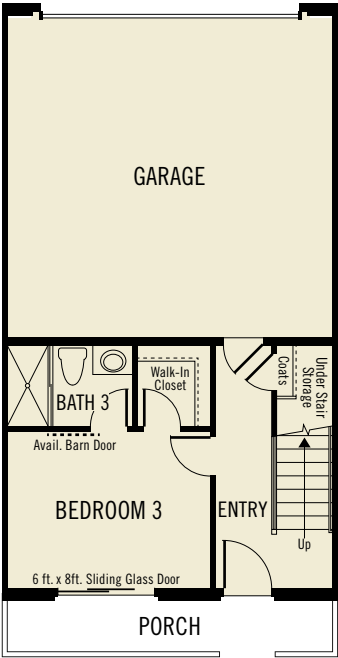




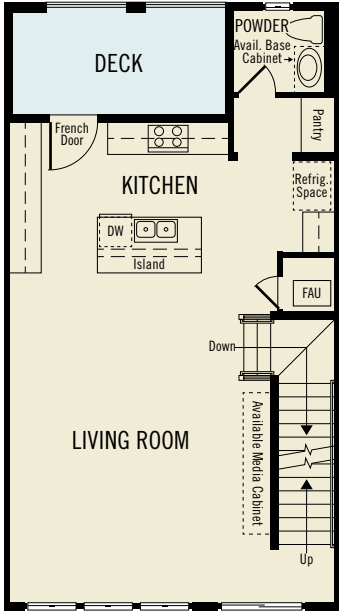


# PLAN 1A

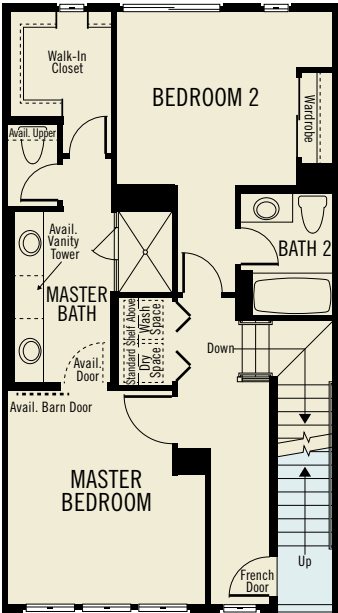
3 Bedrooms | 3 ½ Baths | Rooftop Deck  
 Outdoor Deck at Level 2 | Two-Car Garage  
 Approximately 1,712 Sq. Ft.



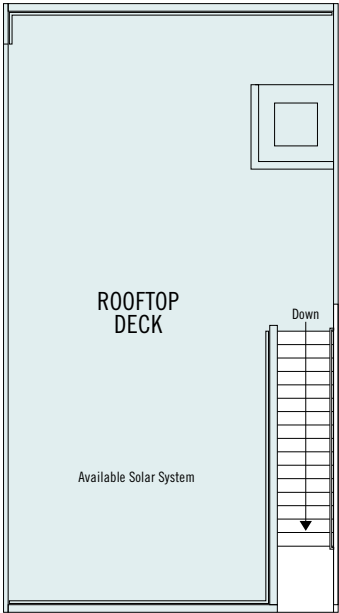
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

Square footages are based on an approximate dimension of the exterior of the home and vary per unit location. Windows, wall sizes and locations may vary per elevation. In the interest of continuing improvement, Van Daele Development Corporation reserves the right to make modifications to floor plans and exterior elevations without notice or obligation. All artwork, renderings and floor plans are artist's conception and are not to scale. See Sales Counselors for details.

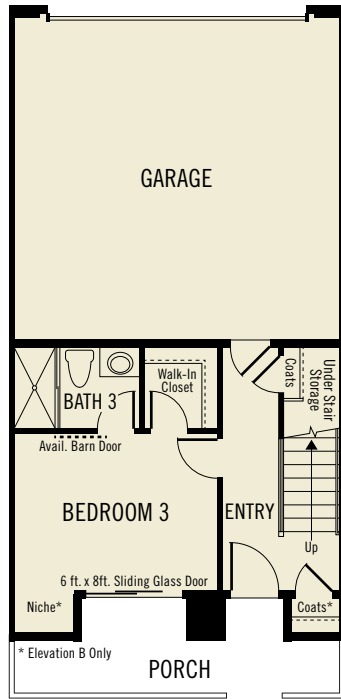


# PLAN 1B – MODEL

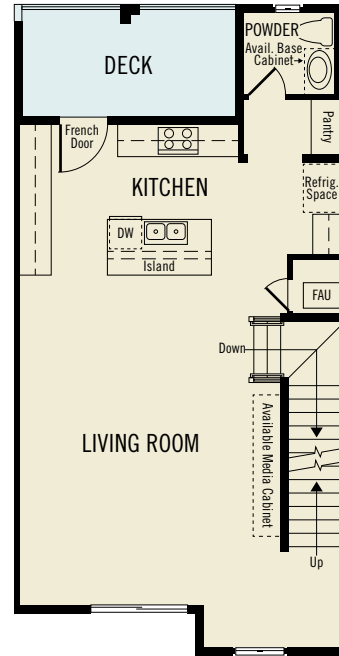
3 Bedrooms | 3 ½ Baths | Rooftop Deck

Outdoor Deck at Level 2 | Two-Car Garage

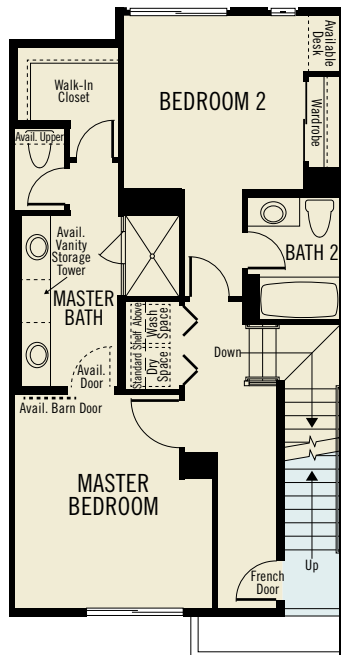
Approximately 1,750 Sq. Ft.



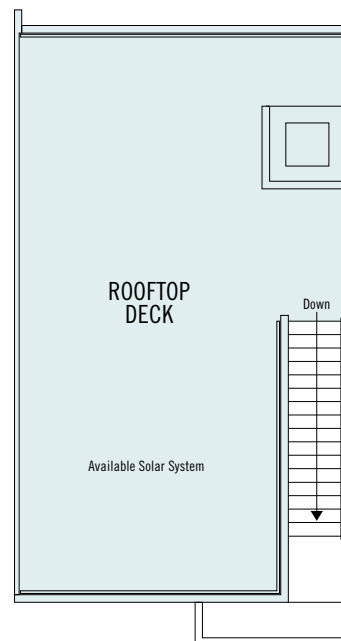
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

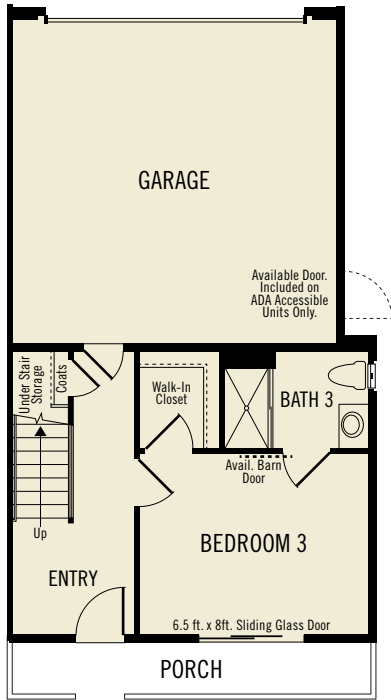
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# PLAN 2 – MODEL

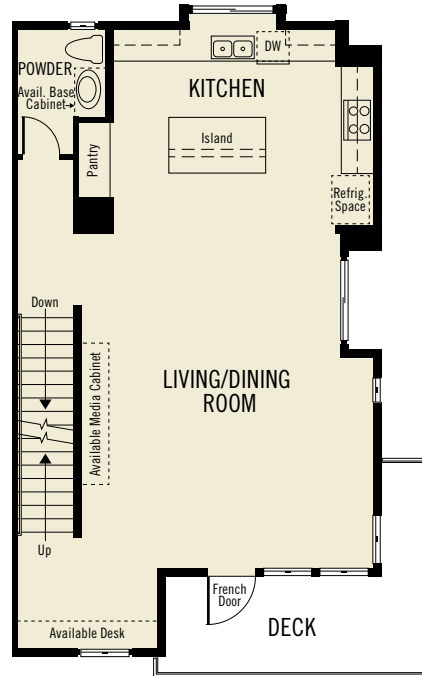
3 Bedrooms | 3 ½ Baths | Rooftop Deck

Outdoor Decks at Levels 2 & 3 | Two-Car Garage

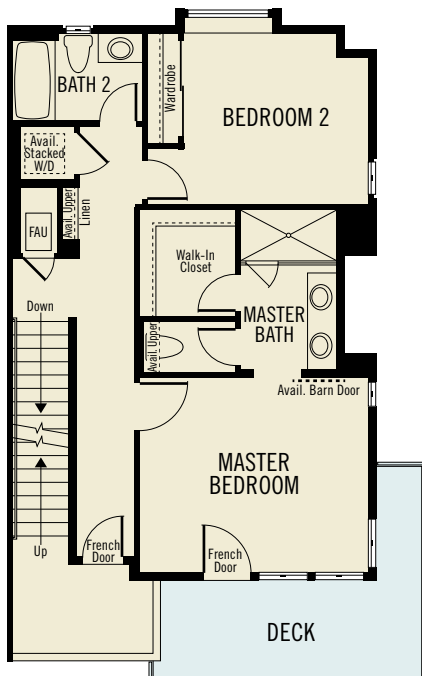
Approximately 1,955 Sq. Ft.



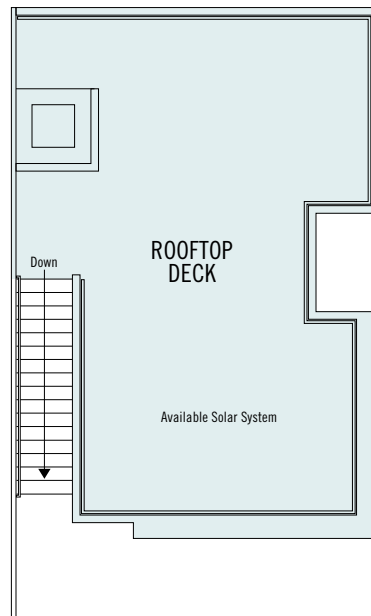
LEVEL 1



LEVEL 2



LEVEL 3

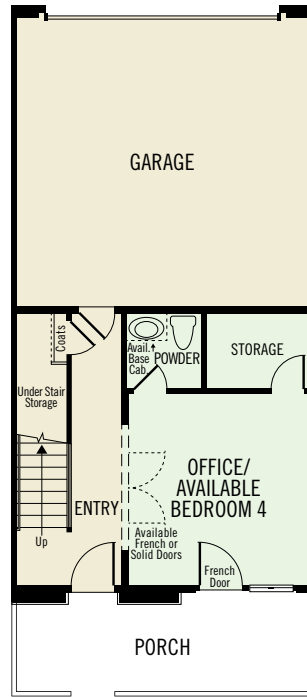
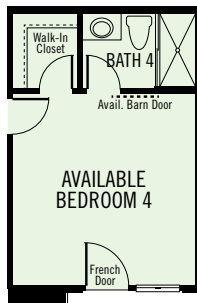


LEVEL 4

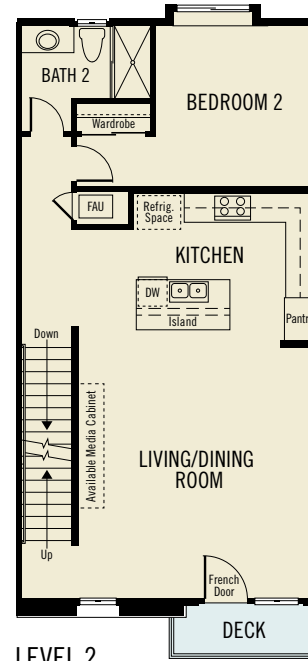
Square footages are based on an approximate dimension of the exterior of the home and vary per unit location. Windows, wall sizes and locations may vary per elevation. In the interest of continuing improvement, Van Daele Development Corporation reserves the right to make modifications to floor plans and exterior elevations without notice or obligation. All artwork, renderings and floor plans are artist's conception and are not to scale. See Sales Counselors for details.

# PLAN 3

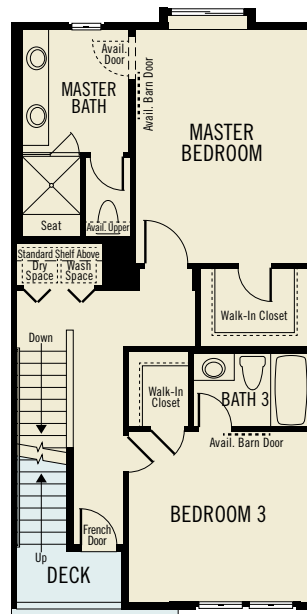
3 to 4 Bedrooms | 3 ½ to 4 Baths | Rooftop Deck  
Outdoor Deck at Level 2 | Two-Car Garage  
Approximately 2,016 Sq. Ft.



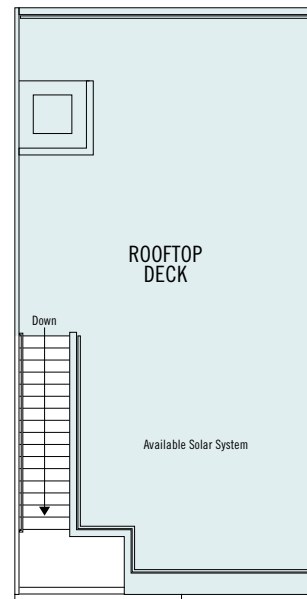
LEVEL 1



LEVEL 2



LEVEL 3



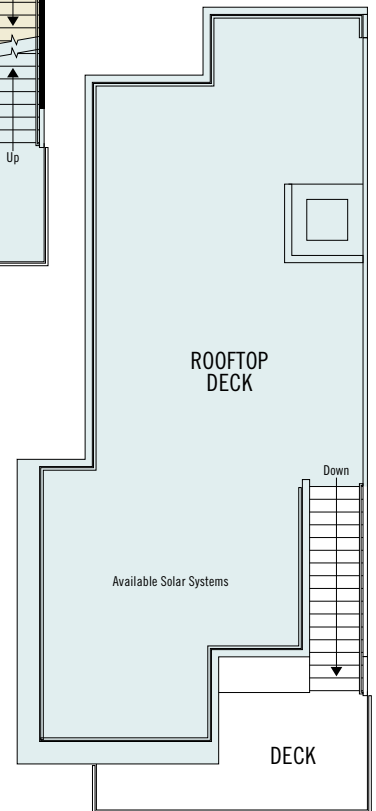
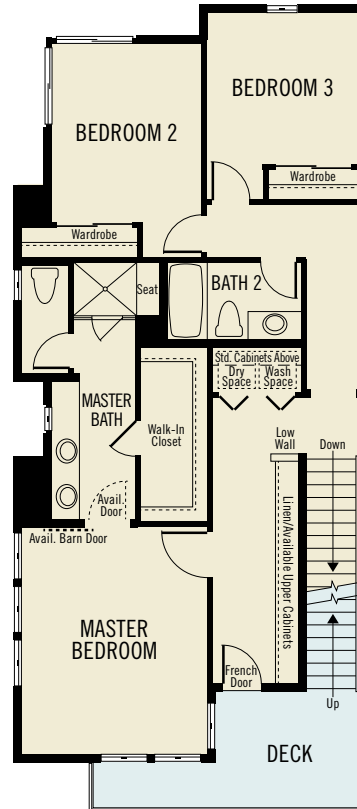
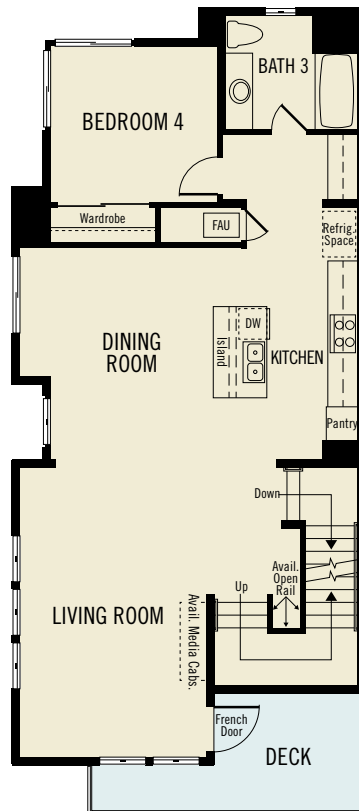
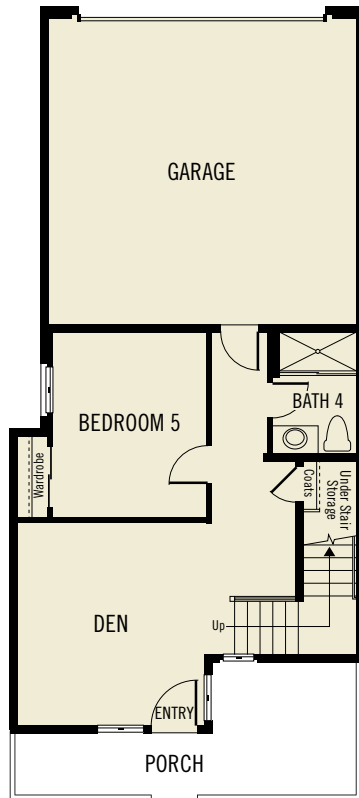
LEVEL 4

Square footages are based on an approximate dimension of the exterior of the home and vary per unit location. Windows, wall sizes and locations may vary per elevation. In the interest of continuing improvement, Van Daele Development Corporation reserves the right to make modifications to floor plans and exterior elevations without notice or obligation. All artwork, renderings and floor plans are artist's conception and are not to scale. See Sales Counselors for details.



# PLAN 4

5 Bedrooms + Den | 4 Baths | Rooftop Deck  
Outdoor Decks at Levels 2 & 3 | Two-Car Garage  
Approximately 2,559 Sq. Ft.



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## AMENITIES

### INSPIRING CONTEMPORARY EXTERIORS AND LONG-LASTING QUALITY

- Spacious rooftop decks for entertaining (per plan)
- Architecturally designed, color coordinated street scenes
- Durable steel sectional roll up garage doors with an automatic door opener
- Designer selected coach entry lighting
- Distinctive classroom style front doors with modern hardware
- Interior fire sprinklers for your safety
- Second and third floor decks (per plan)
- Conduit for future electric vehicle charging station
- Sound rated windows (per plan)

### DRAMATIC INTERIOR APPOINTMENTS

- Staircases with wood handrails and modern brushed steel railings
- Luxury Vinyl Plank wood look flooring at entry, main living areas, wet areas and powder bath
- Contemporary baseboards and door casings
- Walls finished with orange peel texture and square corners
- Stylish interior doors with modern hardware
- Contemporary thermofoil cabinetry with modern stainless steel hardware and concealed hinges
- Recessed lighting in select locations
- Spacious secondary bedrooms with en suite baths (per plan)
- Low-maintenance solid surface counter tops with Moen chrome faucets in master and secondary bathrooms
- Decora light switches throughout
- Pre-wired for Category 5 and cable in living area and all bedrooms

### ADVANCED HOME TECHNOLOGY

- Home Automation System complete with iPad Mini and command center wall dock
- Video Aiphone at front door providing two-way voice and video communication
- Home Security System

### EPICUREAN KITCHENS

- Dal One Quartz® countertops with a 6-inch backsplash and modern square edge
- Contemporary thermofoil cabinetry with modern stainless steel hardware and concealed hinges
- Bertazzoni stainless steel appliance package including:
  - Freestanding slide-in range
  - Quiet wash dishwasher
  - Microwave oven
- Stainless steel double basin sink with Moen faucet
- Spacious kitchen island
- Refrigerator area pre-plumbed for an ice-maker

### ELEGANTLY DETAILED MASTER BEDROOM SUITES

- 12" x 24" textured ceramic tile shower surrounds
- Easy care solid surface counter tops
- Dual china sinks with Moen chrome faucets

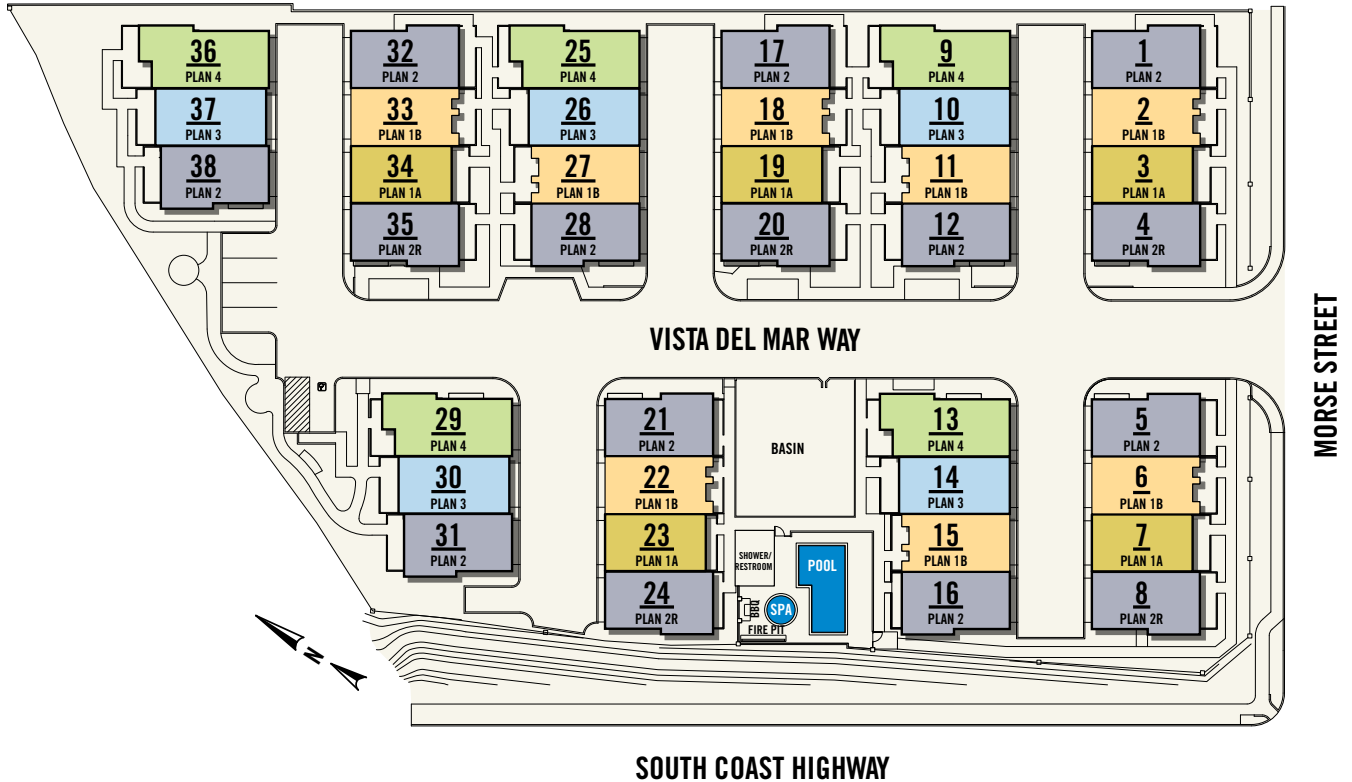
### EFFICIENT BY DESIGN®

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

- Tankless water heater
- Indoor air quality ventilation fan
- Dual glazed Low-E glass windows
- R-19 exterior wall insulation and R-30 in attic areas for efficient temperature control
- High efficiency central air conditioning with night set back thermostat
- Economic gas forced air heating
- ENERGY STAR® multi-cycle dishwasher
- Environmentally friendly engineered lumber products
- Low VOC interior wall and ceiling paints
- Ultra water conserving commodes
- Solar access ready



## SITE PLAN



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## OUR STORY, OUR PROMISE... UNLIKE ANY OTHER

Home is where memories are created, lives lived 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 takes 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 also with the personal care and touch you and today's homebuyers need and deserve. We also offer you a high level of customization and participation in the purchase 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.

You will find our homebuyer experience unparalleled – from the moment we meet until the day we provide you your keys, we are by your side – communicating, updating and educating you on the home buying and construction processes. Our Van Daele Homes team is always here for you – and not only when you purchase or move in, but for you many years beyond.

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

Welcome to the family of Van Daele Homes.

Sincerely,

The Van Daele Family



# VISTA DEL MAR



1569 Vista Del Mar Way, #3  
Oceanside, CA 92054  
**760.309.3889**  
**vandaele.com**



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