

# LATITUDE

AT RIVER ISLANDS

# FIND YOUR DIRECTION AT LATITUDE

You've arrived...

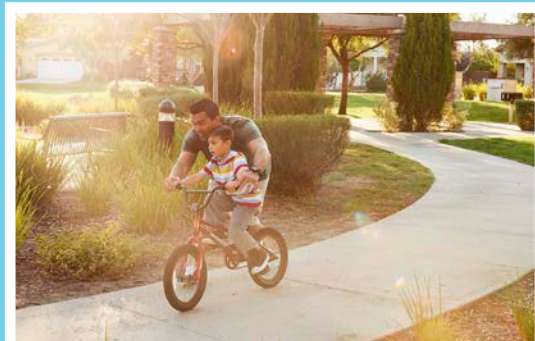
After a long, hectic day at work or running errands for the family, you've made it home to your happy place.

Latitude at River Islands in Lathrop is the perfect neighborhood for those who wish to escape the grind of the day to day and enjoy the little things. Three beautiful home designs capture the feel of relaxed, resort living at its best and there's room for the whole family to find their own personal oasis.

Latitude is located within the master-planned community of River Islands, on the banks of the San Joaquin Delta. River Islands amenities include a tech-specialized charter school, sports fields, parks, a boathouse and bocce courts -- all connected by scenic trails.

Take a short walk to the San Joaquin Delta along the many walking trails, or bike around any of the nine man-made lakes. Glide along the lake in a kayak, fish along the shoreline or enjoy the sunsets from the boathouse. At Latitude at River Islands, your choices for outdoor recreation are endless.

Welcome home to Latitude.



# LATITUDE

AT RIVER ISLANDS

# WHY VAN DAELE?

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Van Daele Homes is a family-owned company that builds for YOUR Street, not Wall Street. Unlike most others, we are not a publically 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

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### OUR SALES PHILOSOPHY

Van Daele Homes Sales Counselors are seasoned professionals who are committed to looking out for your best interests, will answer all your questions, assist you with all your needs and make sure you'll feel good about your new home.

### 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 "Eliaht Certified" customer satisfaction designation.

### 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.

### 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.







**EARLY CALIFORNIA RANCH**



**CRAFTSMAN (MODEL)**



**EUROPEAN COTTAGE**



**RESIDENCES 1 AND 2**

Rendering depicts shared walkway between Residences 1 & 2.

## RESIDENCE 1

Designed for families that prefer the convenience of single-level living, this casual home design is also perfect for working from home with an included Office inside the entry.

### SINGLE-STORY

- Three Bedrooms
- Two Baths
- Great Room
- Dining Area
- Walk-In Pantry
- Office
- Two-Car Garage

### AVAILABLE

- California Room with Available Fireplace
- Bedroom 4 with Bath 3 in lieu of Office
- Fireplace in Great Room

### APPROX. INTERIOR LIVING SPACE

1,813 SQUARE FEET\*

### AVAILABLE OUTDOOR LIVING SPACE

140 SQUARE FEET\*

*All Renderings are artist's conception.*

*\* Square footages are exterior and approximate.*



First Floor (Elevation B - Craftsman)





## RESIDENCE 2

This spacious floorplan will delight your family with special places for everyone to enjoy. The welcoming Great Room and large kitchen island are also ideal for gatherings with family and friends.

### TWO-STORY

- Four Bedrooms
- Three Baths
- Covered Porch Entry
- Great Room
- Dining Area
- Walk-In Pantry
- Bonus Room
- Two-Car Garage

### AVAILABLE:

- California Room with Available Fireplace
- Fireplace in Great Room
- Home Management Center
- Bedroom 5 with Bath 4 in lieu of Bonus Room

**APPROX. INTERIOR LIVING SPACE**  
2,317 SQUARE FEET\*

**AVAILABLE OUTDOOR LIVING SPACE**  
239 SQUARE FEET\*

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



**EARLY CALIFORNIA RANCH**



**CRAFTSMAN**

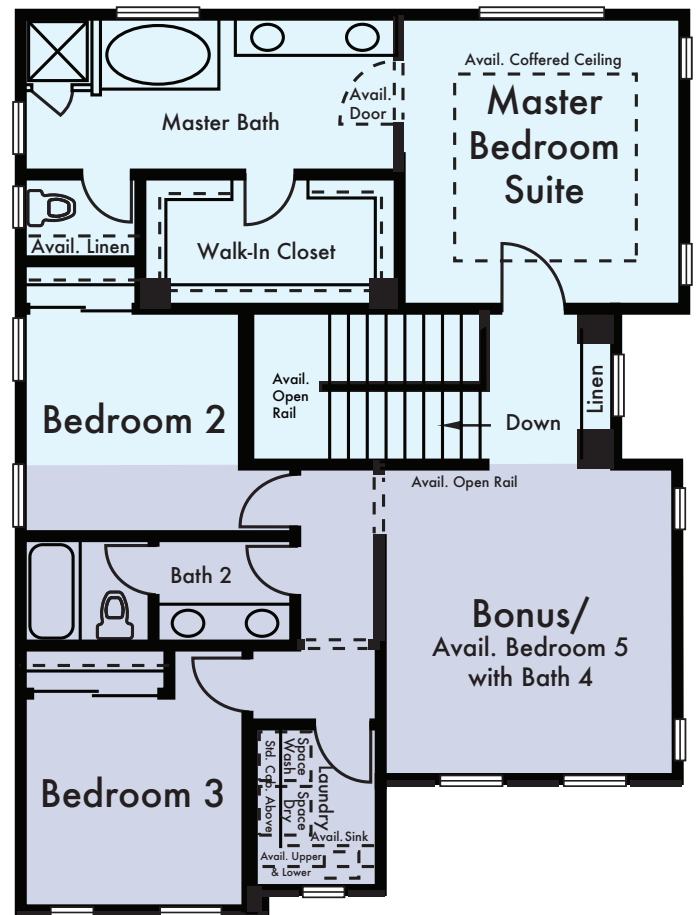


**EUROPEAN COTTAGE (MODEL)**

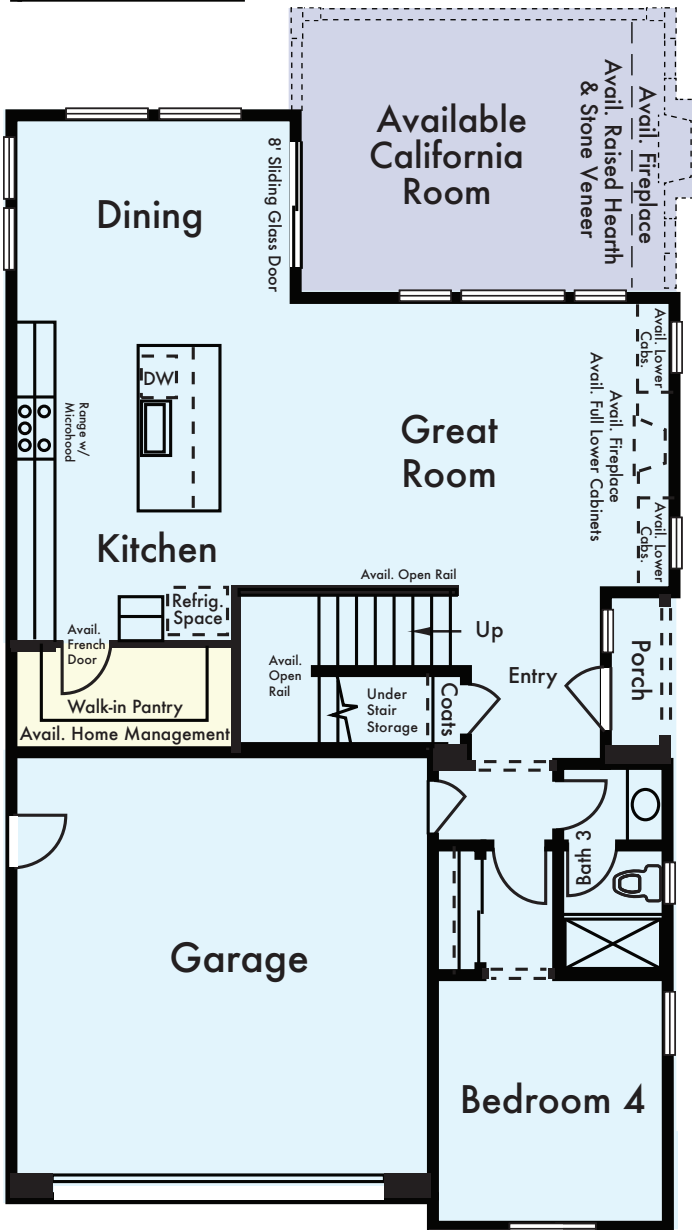
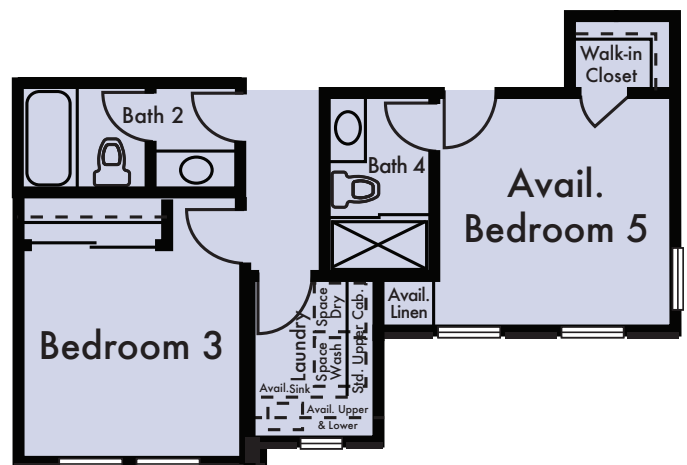


**RESIDENCES 1 AND 2**

Rendering depicts shared walkway between Residences 1 & 2.



Second Floor (Elevation C - European Cottage)



First Floor (Elevation C - European Cottage)





**EARLY CALIFORNIA RANCH (MODEL)**



**CRAFTSMAN**



**EUROPEAN COTTAGE**

## RESIDENCE 3

This home is what California living at River Islands is all about, offering a charming porch to welcome you and your guests, along with expansive indoor/outdoor entertaining opportunities in the gourmet Kitchen, Great Room and Available California Room.

### TWO-STORY

- Five Bedrooms
- Four and One-Half Baths
- Great Room
- Dining Area
- Walk-In Pantry
- Bonus Room
- Covered Porch Entry
- Two-Car Garage

### AVAILABLE:

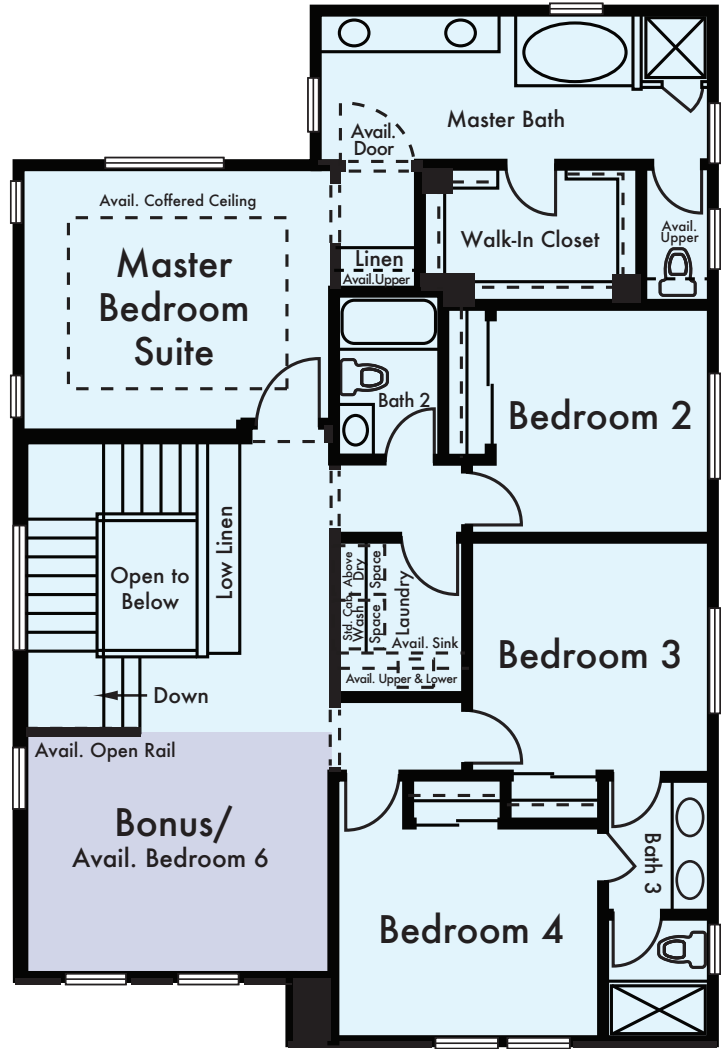
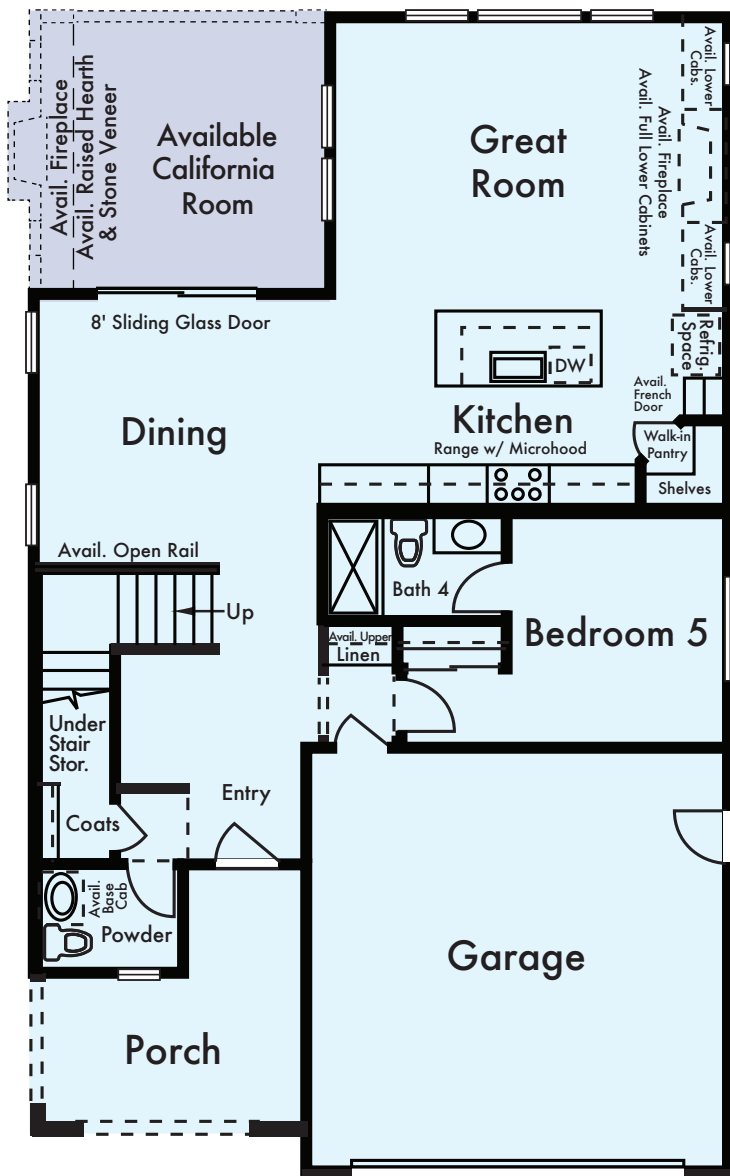
- California Room with Available Fireplace
- Fireplace in Great Room
- Bedroom 6 in lieu of Bonus Room

**APPROX. INTERIOR LIVING SPACE  
2,584 SQUARE FEET\***

**AVAILABLE OUTDOOR LIVING SPACE  
186 SQUARE FEET\***

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





Second Floor (Elevation A - Early California Ranch)

First Floor (Elevation A - Early California Ranch)

--- Denotes available item in most instances. Windows, wall sizes and locations may vary per elevation. In the interest of continuing improvement, Van Daele Homes reserves the right to make modifications to floorplans and exterior elevations without notice or obligation. Square footages are exterior, approximate and vary by elevation. All artwork, renderings and floorplans are artist's conception and are not to scale. See Sales Counselors for details.

# AMENITIES

## AUTHENTIC EXTERIOR CHARM AND LONG-LASTING QUALITY

- Inspired architectural designs including Early California Ranch, European Cottage and Craftsman style exteriors
- Extensive use of exterior brick, stone and wood accents
- Architecturally designed, color coordinated street scenes
- Decorative concrete tile roofs
- Wood fencing at side and rear yards with side entry gate
- Concrete driveways and walkways
- Designer selected coach entry lighting
- Sectional steel roll up garage doors with an automatic door opener at the two-car door
- Gas BBQ stub in rear yard

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.

## DRAMATIC INTERIOR APPOINTMENTS

- Soaring nine foot ceilings at both first and second floors
- Staircases (per plan) with wood capped pony wall and handrail
- Stool and apron throughout
- All walls finished with light knockdown drywall style and bullnose corners
- Two Panel "Continental - Smooth" style interior doors
- Ceramic tile flooring in the entry
- Luxurious carpeting in all living and dining areas, bedrooms, hallways and closets
- Elegant Shaker style Beech cabinetry with concealed hinges (in a choice of three stained finishes)
- Extra spacious Great Rooms
- Decora® light switches

## GOURMET KITCHENS

- Granite countertops with six inch backsplash and full splash at cooktop
- Elegant Shaker style Beech cabinetry with concealed hinges (in a choice of three stained finishes)
- Whirlpool® stainless steel appliances including:
  - Free standing, self cleaning Gas Range
  - Energy Star® quiet wash dishwasher
  - Microwave/Hood Combo
- Large single bowl stainless steel sink with Pfister pull-out faucet
- Refrigerator area pre-plumbed for an icemaker
- Recessed lighting



## THOUGHTFULLY DETAILED GENEROUS MASTER BEDROOM SUITES

- Spacious walk-in closets
- Elegant Shaker style Beech cabinetry with concealed hinges (in a choice of three stained finishes)
- Easy-care solid surface countertops
- Dual china sinks with Pfister® faucets
- Large vanity mirrors and decorator selected lighting fixtures
- Soaking tubs and separate showers

## EFFICIENT BY DESIGN

**Van Daele Homes' Efficient 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-13 + R-4 exterior wall insulation at 2×4 walls, R-19 + R-4 at 2×6 walls and R-38 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 paint
- Ultra water conserving commodes

Many customizing room options are available; please refer to floor plan descriptions and illustrations. Upgrades and options are available through the design center for a variety of finishes, appliances, kitchen countertops, cabinetry and staircase, security and audio/video, fireplace surround, lighting, plumbing, and electrical. Please see your Sales Counselors for more details.

## 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.

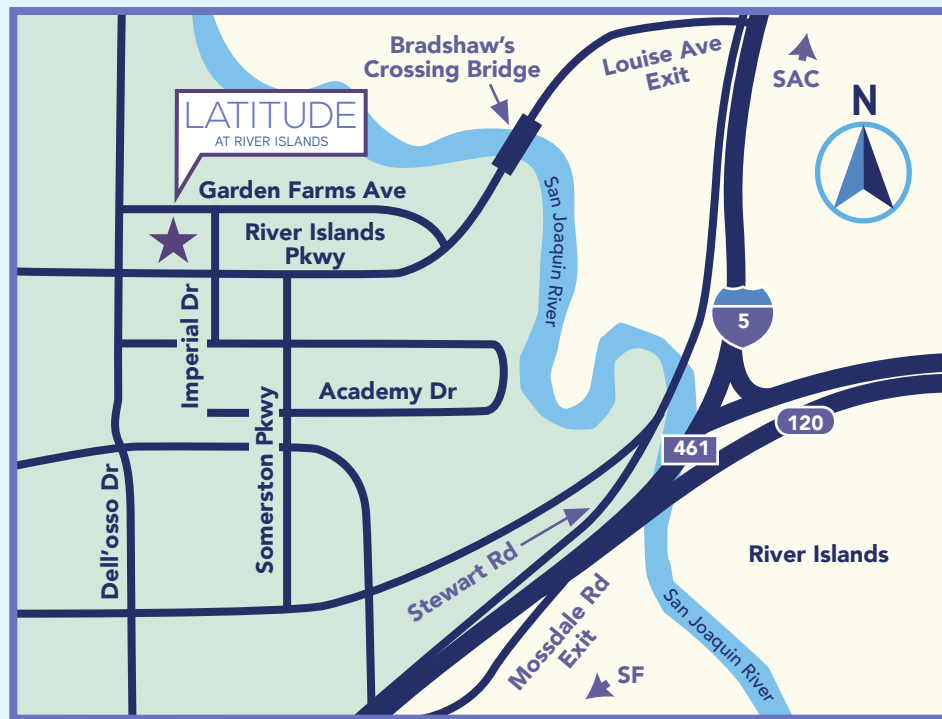
We are certain you will find our homebuyer experience unparalleled – from the moment we meet until many years beyond your move-in, our Van Daele Homes team is by your side – communicating, updating and educating you on the home buying, construction and home warranty processes.

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.







Map Not To Scale



# LATITUDE

AT RIVER ISLANDS

1740 Garden Farms Avenue  
Lathrop, CA 95330  
209-627-0293

**vandaele.com**

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