



SUMMER HOUSE

AT RIVER ISLANDS

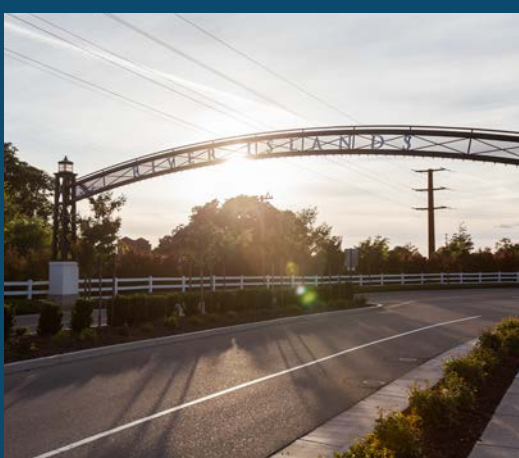
ENJOY EVERY DAY RESORT LIVING AT SUMMER HOUSE

With a dedication to building quality family homes throughout the finest communities in California, Van Daele Homes is pleased to be a premier homebuilder in the impressive master planned community of River Islands.

River Islands is an exciting, innovative master planned community situated along the banks of the San Joaquin Delta. Residents will enjoy access to lakes and over a thousand miles of Delta waterways for boating, fishing and water sports. With 4,900 expansive acres, River Islands plans include varied neighborhoods, nine schools including a now open, tech-specialized charter school, a technology supported business campus, community buildings and recreational areas all connected by a river front and scenic trails.

Van Daele's Summer House at River Islands offers spacious, functional and luxurious single family homes with three stunning floorplans. Creative and flexible home designs include an inviting, available outdoor California Room and a myriad of room configurations to suit every family's needs. Beautiful exteriors of Early California Ranch, European Cottage and Craftsman architectural styling create an enclave of nearly semi-custom homes where there's sure to be one just perfect for your family.

Van Daele Homes is proud to be a part of River Islands, the community of Lathrop and your future. We promise, you'll feel good about your new home®.



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

OUR SALES PHILOSOPHY

Van Daele 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 imortgage as our "preferred lender" because of the proven service and value they bring to our homebuyers. It's no wonder that imortgage has received the distinguished "Eliaant 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.



RESIDENCE 1

Designed for growing families or families desiring a first floor Master Suite, this two-story home has all the benefits and convenience of single-level living.

Two-Story/First Floor Master Suite

- Five Bedrooms
- Four and One-Half Baths
- Great Room
- Dining Room
- Bonus Room
- Three-Car Garage

Available:

- Desk at Kitchen
- Expanded Radius Island
- Coffered Ceiling in Master Bedroom
- Sliding and Stacking Glass Door Selections
- Guest Suite or Extended Guest Suite including a separate Bedroom, Living Room and Kitchenette
(Choice of floorplan location at Bedroom 4 and Compact Garage Space or Bedrooms 3 and 4)
- California Room with Fireplace

Interior Living Space

2,939 to 3,131 square feet*

Available Outdoor Living Space

279 square feet*



Early California Ranch



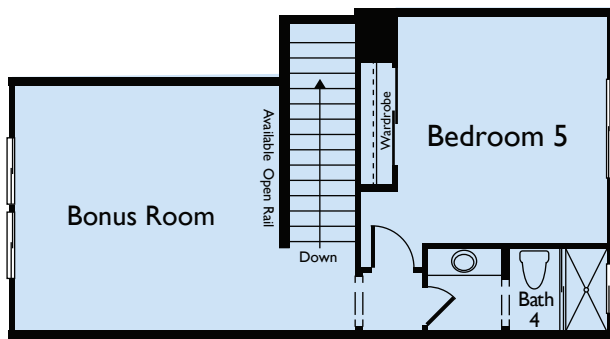
European Cottage+

MODEL

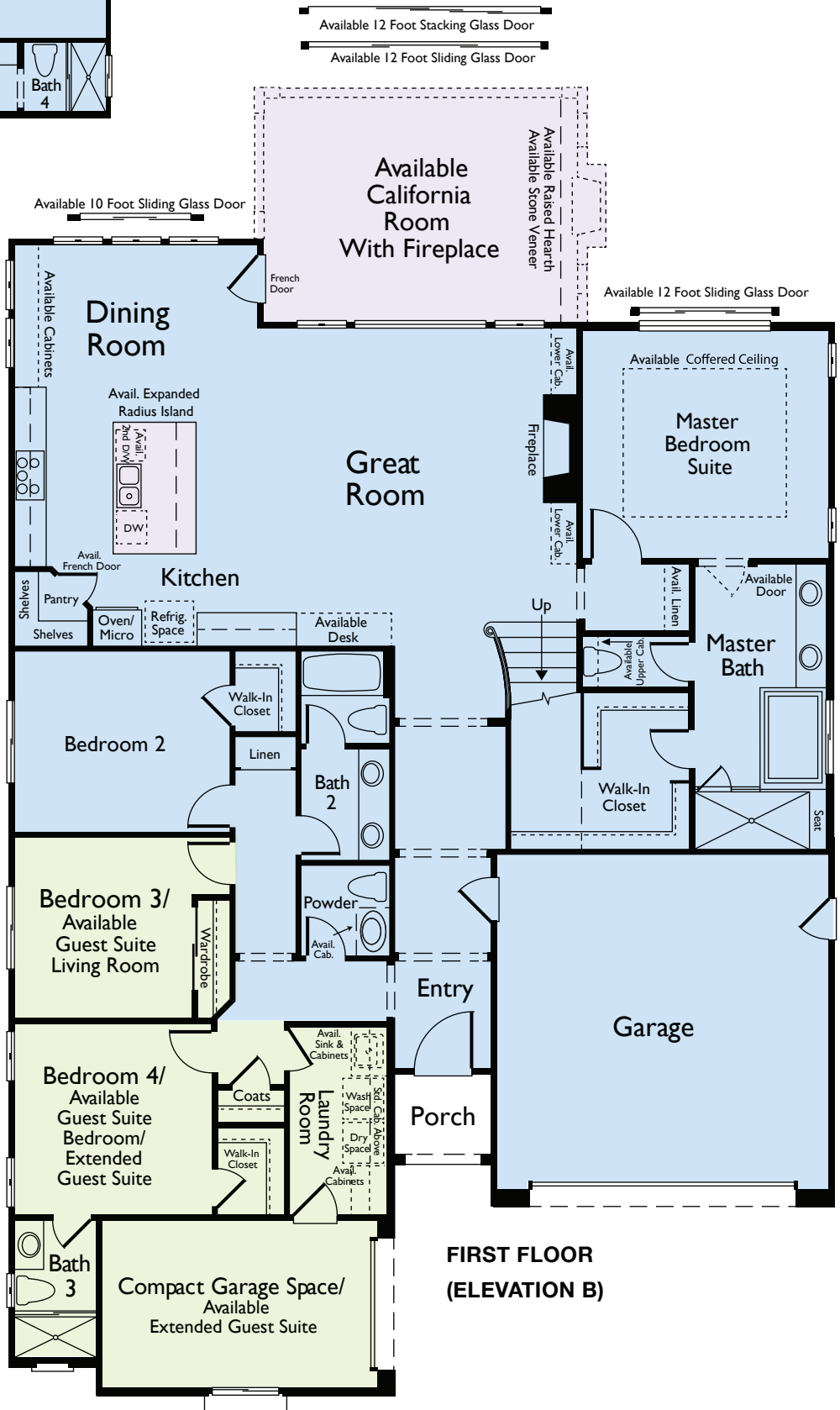
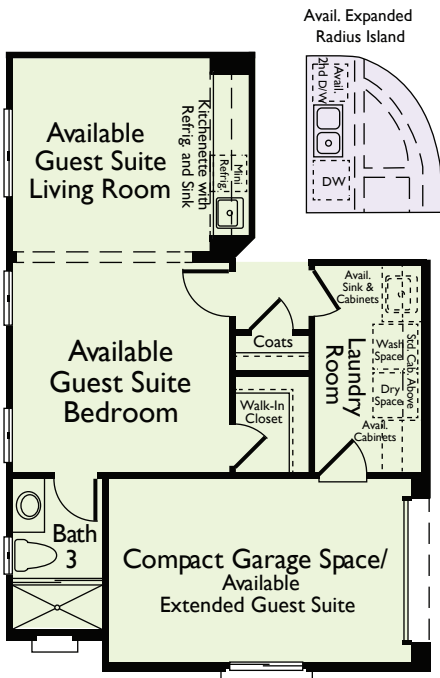


Craftsman

*All Renderings are artist's conception. | + Shown with available veneer | * Square footages are approximate*



**SECOND FLOOR
(ELEVATION B)**



**FIRST FLOOR
(ELEVATION B)**

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.

RESIDENCE 2

This home is what California living at River Islands is all about, offering expansive indoor/outdoor entertaining opportunities in the Great Room, Bonus Room and Available California Room.

Two-Story

- Four to Five Bedrooms
- Three and One-Half Baths to Four and One-Half Baths
- Great Room
- Dining Room
- Office
- Bonus Room
- Three-Car Tandem Garage

Available:

- Expanded Radius Island
- Expanded Great Room
- Sliding and Stacking Glass Door Selections
- Guest Suite with Separate Bedroom, Living Room and Kitchenette
- Bedroom 5 with Bath 4
- Extended Bonus Room with Deck
- Coffered Ceiling at Master Bedroom
- Deck Above California Room
- California Room with Fireplace

Interior Living Space

3,264 to 3,637 square feet*

Available Outdoor Living Space

271 to 519 square feet*



Early California Ranch+

MODEL



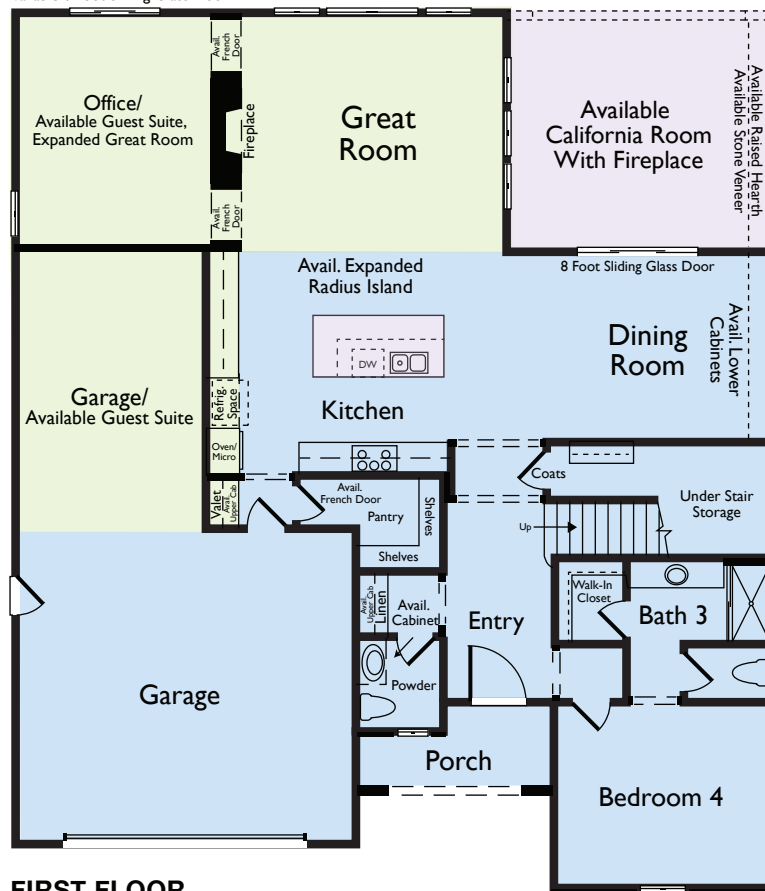
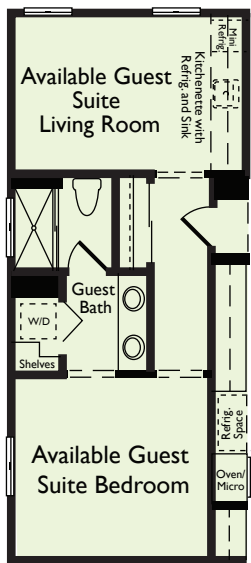
European Cottage



Craftsman

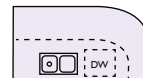
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Avail. 12 Foot Stacking Glass Door
Avail. 12 Foot Sliding Glass Door

Avail. Expanded Radius Island



RESIDENCE 3

This spacious floor plan will delight your family with a special place for everyone. Creative, flexible spaces include an Imagination Room, My Place and a generous Bonus Room.

Two-Story

- Five to Six Bedrooms
- Four and One-Half Baths to Five and One-Half Baths
- Great Room
- Nook
- Imagination Room
- My Place
- Bonus Room
- Three-Car Tandem Garage

Available:

- Expanded Kitchen Island Selections
- Formal Dining Room
- Office
- Game Room
- Super Great Room
- Sliding and Stacking Glass Door Selections
- Guest Suite with Separate Bedroom, Living Room and Kitchenette
- My Place with Secondary Pantry
- Bedroom 6 with Bath 5
- Coffered Ceiling at Master Bedroom
- Deck Above California Room
- California Room with Fireplace

Interior Living Space

3,609 to 3,820 square feet*

Available Outdoor Living Space

345 to 695 square feet*



Early California Ranch



European Cottage

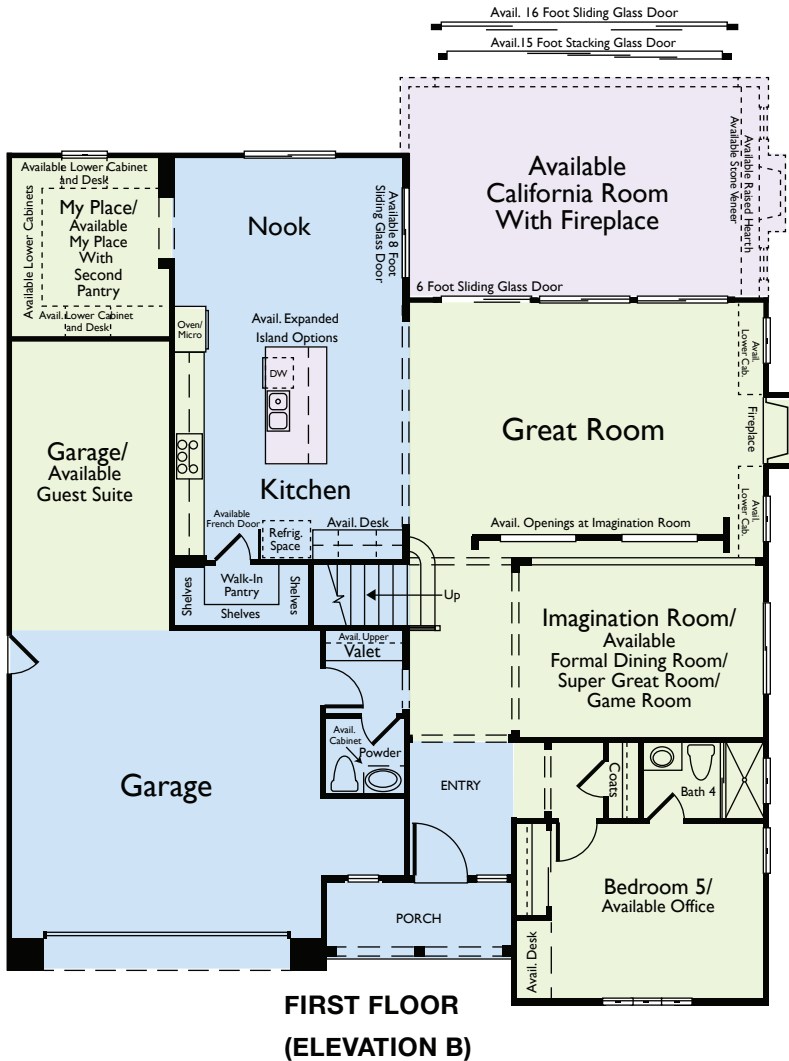
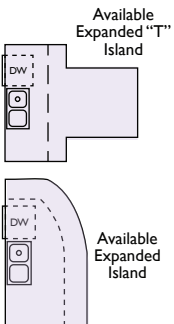
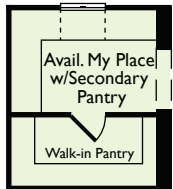
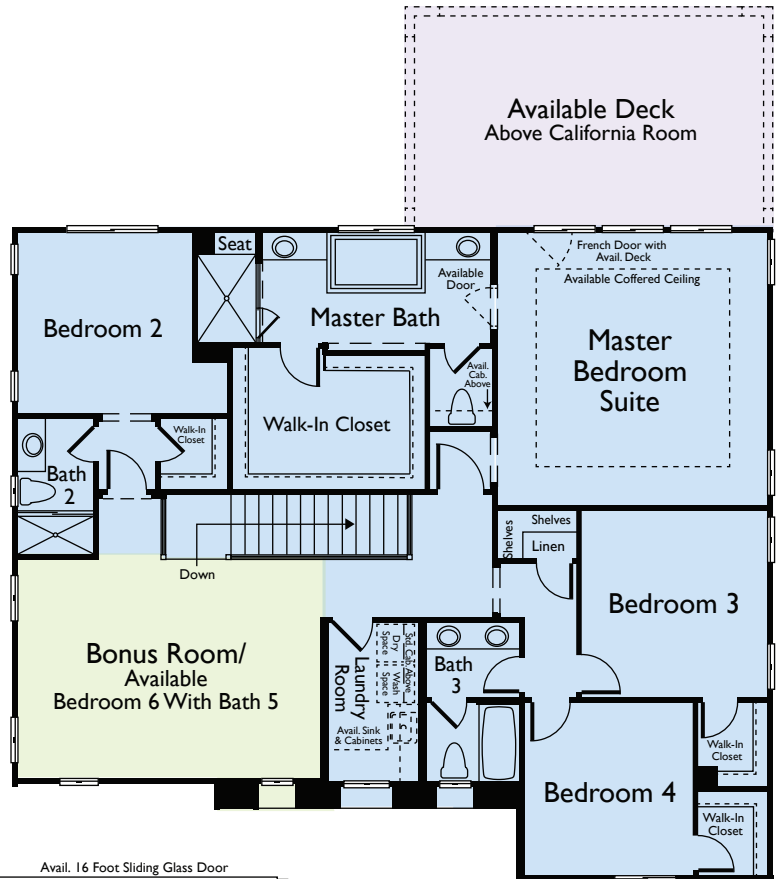
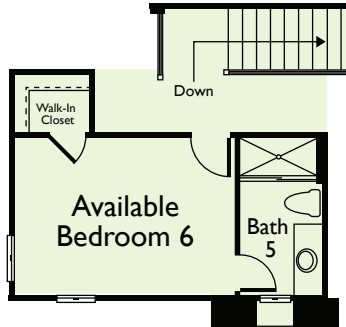
MODEL



Craftsman+

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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 (with side entry gates) in rear and side yards
- Concrete driveways and walkways
- Designer selected coach entry lighting
- Durable 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
- Stunning staircases (per plan) with wood handrail and balusters
- Classic baseboards and door casings
- Wood window sills throughout
- All walls finished with light knockdown drywall texture
- Two panel Craftsman Caiman style interior doors
- Ceramic tile flooring in the entry
- Durable carpeting in all living and dining areas, bedrooms, hallways and closets
- Maple bath and linen cabinetry in a choice of three stained finishes with concealed hinges
- Extra spacious Great Rooms warmed with gas fireplaces
- Designer selected light fixtures (per plan-per location)
- Convenient interior laundry rooms with upper cabinetry
- Decora® light switches

GOURMET KITCHENS

- Granite counter tops with six inch backsplash
- Maple cabinetry with concealed hinges
- Whirlpool® stainless steel appliances including:
 - Thirty-six inch 5-burner gas cook-top
 - Thirty-six inch ventilation hood
 - Generously proportioned built-in self cleaning oven
 - Energy Star® quiet wash dishwasher
 - Built-in Microwave Oven
- Double pressed stainless steel sink with Pfister pull-out faucet
- Refrigerator area pre-plumbed for an icemaker
- Recessed lighting



THOUGHTFULLY DETAILED OVERSIZED MASTER BEDROOM SUITES

- Generous walk-in Closets
- Maple cabinetry with concealed hinges
- Easy-care solid surface counter tops
- Dual china sinks with Pfister® faucets
- Large vanity mirrors and decorator selected lighting fixtures
- Sumptuous oversized rectangular soaking tubs and spacious 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 exterior wall insulation at 2×4 walls, R-19 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 needs. Please see your Sales Counselors for more details.

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.

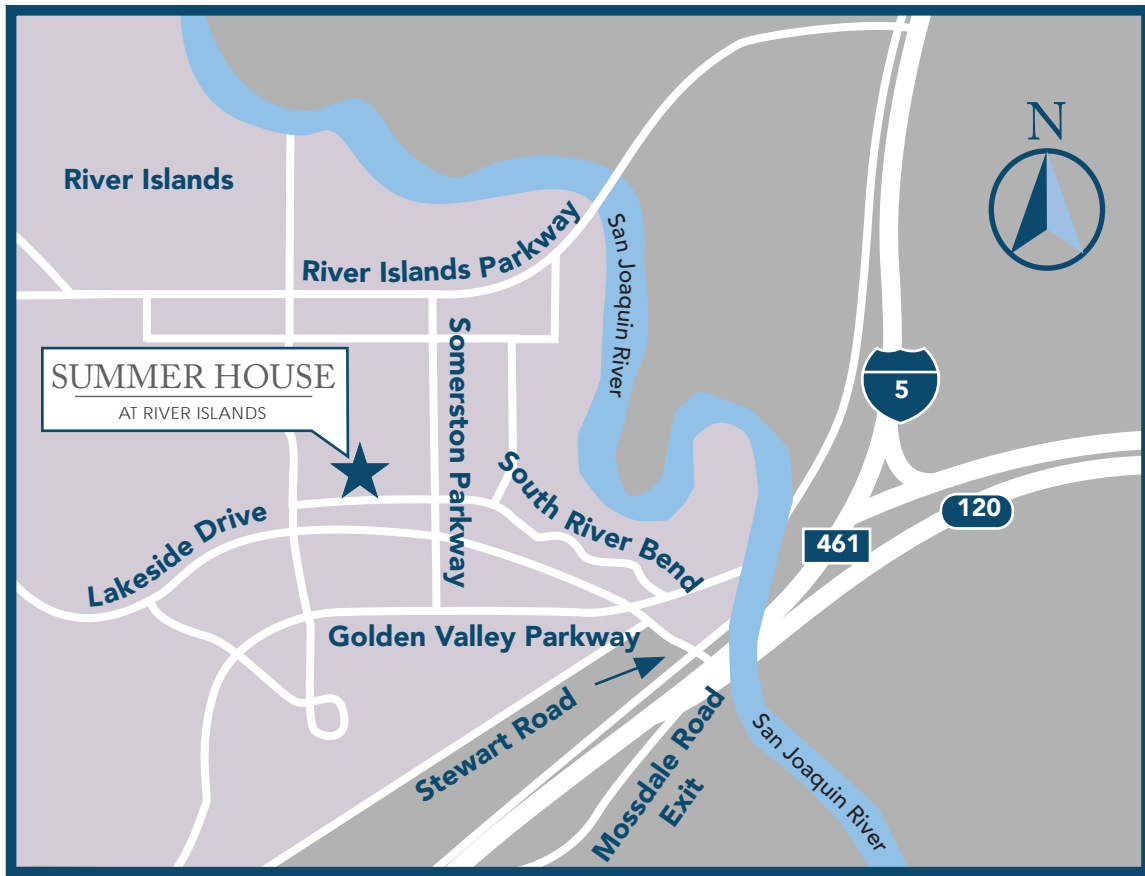
At Van Daele Homes, we don't just build homes, we build relationships. Building homes for us isn't pulling a design off the shelf and assuming it works for you and your family – it's designing and constructing homes with heart, with a meticulous attention to detail, and with the personal care and touches 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

SUMMER HOUSE

AT RIVER ISLANDS

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Lathrop, California 95330
209.597.8259
www.vandaele.com

Van Daele is a registered trademark of Van Daele Development Corporation. Square footages are based on an approximate dimension of the exterior of the home. Models used do not reflect any racial preference. Homes pictured do not represent actual homesites. CA DRE license #01932978 