



INTRODUCING MADRONE

A new kind of lifestyle is coming to Pomona. Introducing Madrone by Van Daele Homes, a brand new gated neighborhood offering single-family homes that inspire with up to five bedrooms, three bathrooms and 2,356 square feet. This charming collection of thoughtfully designed residences welcome generous living spaces, including Van Daele's signature indoor-outdoor California Rooms (per plan), as well as a residents-only pool and spa, outdoor barbecues and a location that's walking distance to retail and parks. This is where life meets convenience and excitement.



WHY VAN DAELE?

We are 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

VAN DAELE 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 make sure you feel good about your new home. Our Sales Counselors consistently score 93% or higher on customer satisfaction surveys.

2

VAN DAELE LENDER PARTNERING

We include the services of loanDepot as our “lender partner” 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

VAN DAELE PERSONAL TOUCH

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

4

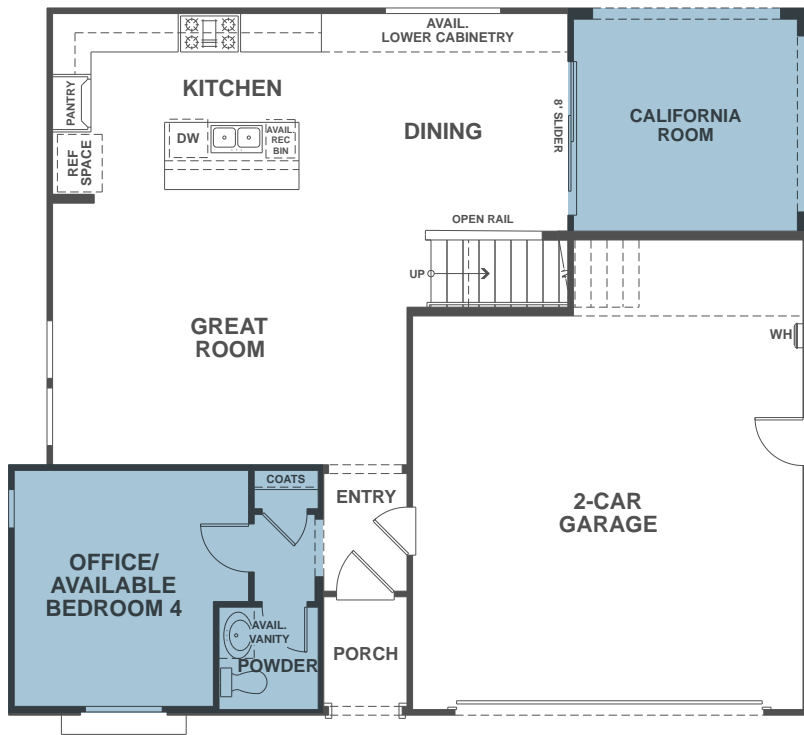
VAN DAELE VALUE

We offer the best in residential real estate construction and construction services, construction management and planned community developments. Our Van Daele locations, features and efforts to achieve customer satisfaction can’t be beat! Generations of smart home shoppers and even our friendly competitors know and respect our Van Daele team of professionals.

LIVING SPACE Approx. 2,020 Sq. Ft. • 3 - 4 Bedrooms • 2.5 - 3 Bathrooms

Attached 2-Car Garage

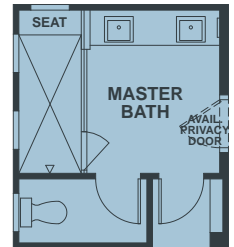
AVAILABLE Bedroom 4 • Spa Shower • Privacy Door at Master Bath



FIRST FLOOR



California Room with Available Wall with Windows



Available Spa Shower at Master Bath



Available Bedroom 4 in Lieu of Office

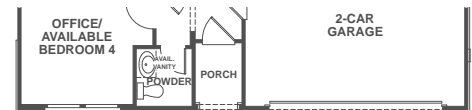


SECOND FLOOR
ELEVATION A

ADDITIONAL ELEVATIONS



SECOND FLOOR

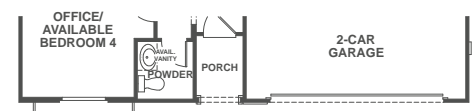


FIRST FLOOR

ELEVATION B



SECOND FLOOR



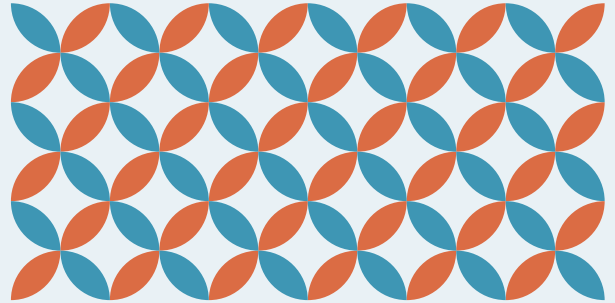
FIRST FLOOR

ELEVATION C

PLAN 1 ELEVATIONS



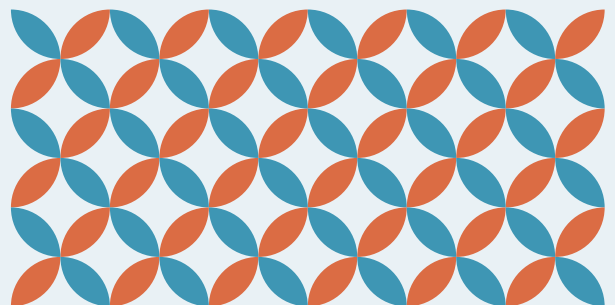
ELEVATION 1A • EARLY CALIFORNIA RANCH



ELEVATION 1B • CRAFTSMAN - MODEL

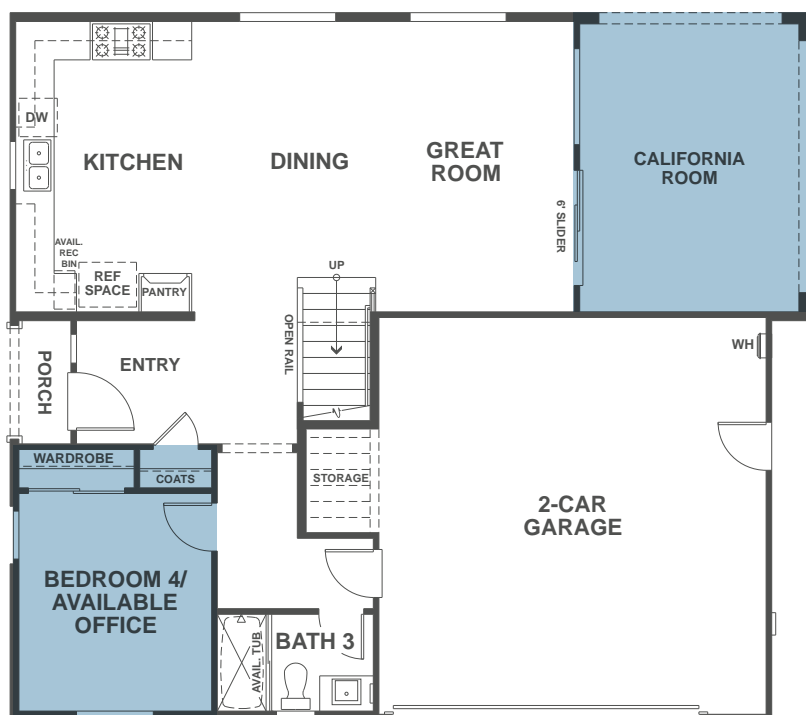


ELEVATION 1C • EUROPEAN COTTAGE



LIVING SPACE Approx. 2,013 Sq. Ft. • 4 Bedrooms • 3 Bathrooms • Attached 2-Car Garage

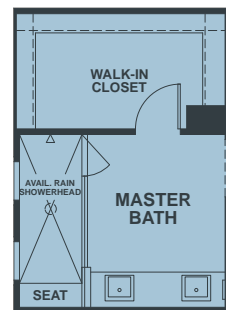
AVAILABLE Office • Spa Shower at Master Bath • Privacy Door at Master Bath



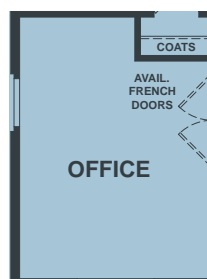
FIRST FLOOR



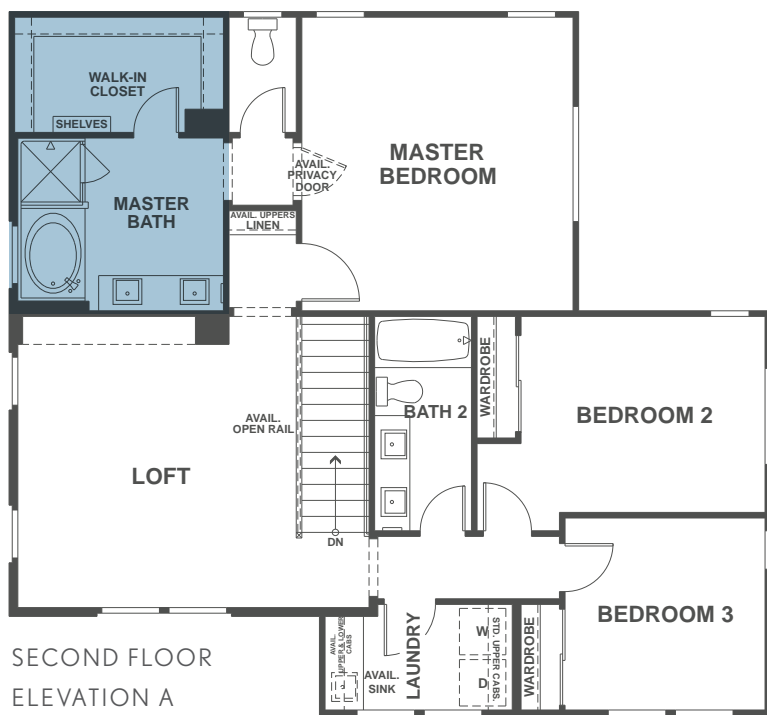
California Room with Available Wall with Windows



Available Spa Shower at Master Bath

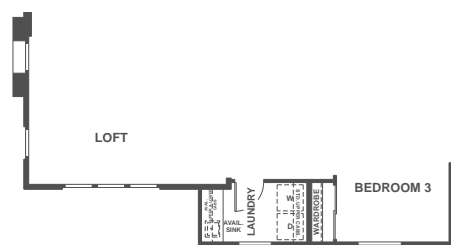


Available Office in Lieu of Bedroom 4



SECOND FLOOR
ELEVATION A

ADDITIONAL ELEVATIONS

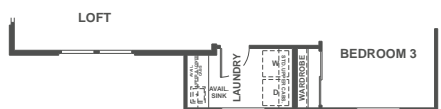


SECOND FLOOR

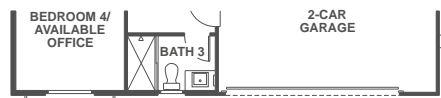


FIRST FLOOR

ELEVATION B



SECOND FLOOR



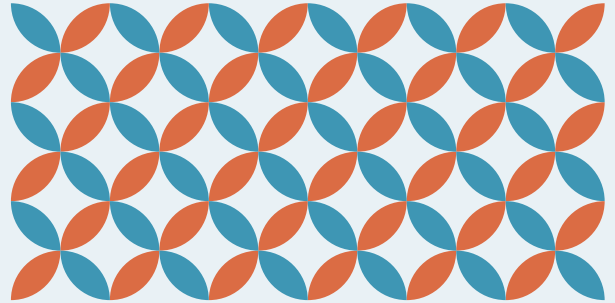
FIRST FLOOR

ELEVATION C

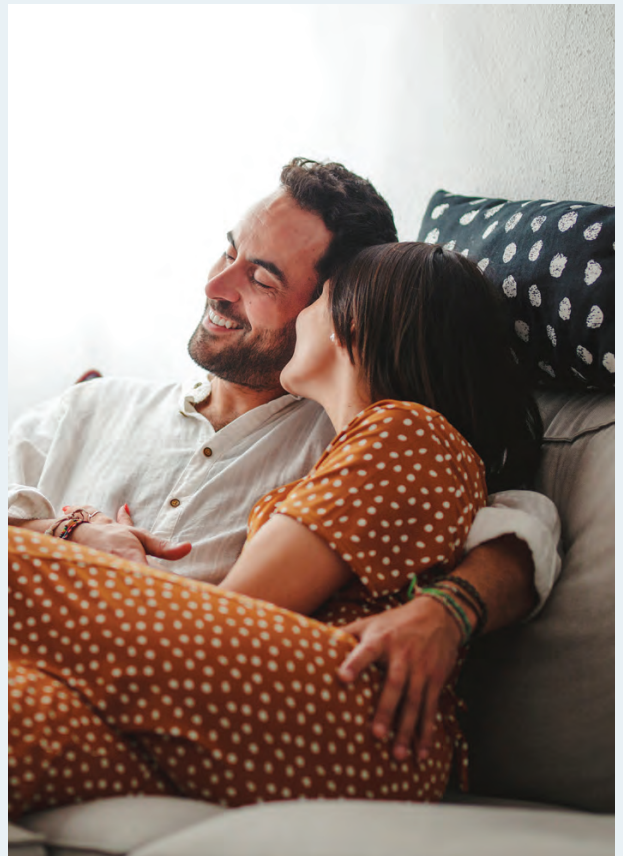
PLAN 2 ELEVATIONS



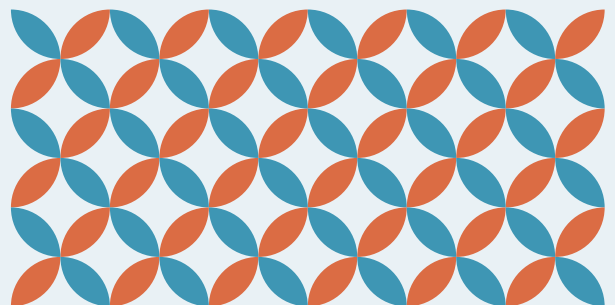
ELEVATION 2A • EARLY CALIFORNIA RANCH



ELEVATION 2B • CRAFTSMAN - MODEL

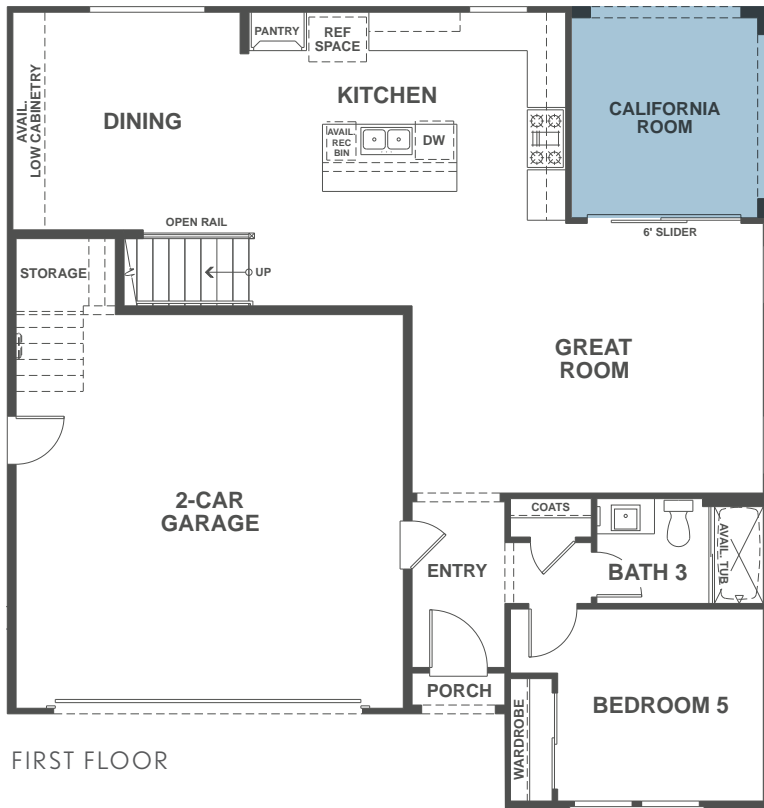


ELEVATION 2C • EUROPEAN COTTAGE

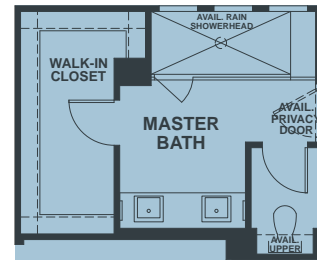


LIVING SPACE Approx. 2,356 Sq. Ft. • 5 Bedrooms • 3 Bathrooms • Attached 2-Car Garage

AVAILABLE Spa Shower at Master Bath • Privacy Door at Master Bath



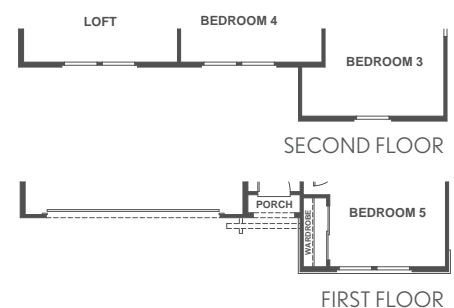
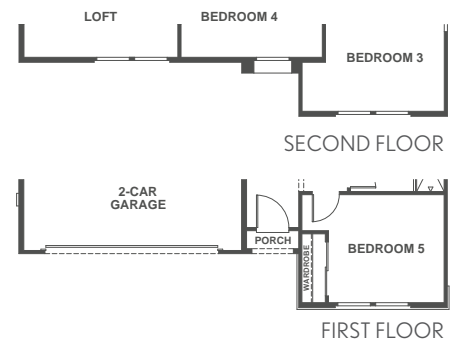
California Room with Available Wall with Windows



Available Spa Shower at Master Bath



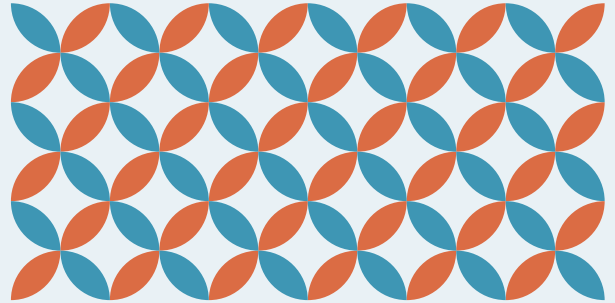
ADDITIONAL ELEVATIONS



PLAN 3 ELEVATIONS



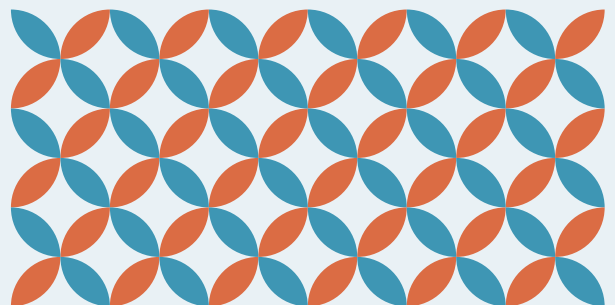
ELEVATION 3A • EARLY CALIFORNIA RANCH



ELEVATION 3B • CRAFTSMAN



ELEVATION 3C • EUROPEAN COTTAGE - MODEL



FEATURES AND AMENITIES

AUTHENTIC EXTERIOR CHARM

Reflective, cooling TPO roofs

Stylish vinyl roll-up garage doors with R-value 6.85 semi-insulation and automatic door opener

Distinctive 8' entry doors with satin nickel Schlage® hardware

DRAMATIC INTERIOR APPOINTMENTS

Soaring 9' ceilings

All walls finished with orange peel texture on drywall and bullnose corners

Two-panel square doors with upgraded satin nickel hardware

12" x 12" ceramic tile flooring at entry and all wet areas

White thermofoil Shaker-style cabinetry with satin nickel knobs throughout

Easy-care solid-surface countertops

Decora® light switches

Pre-wired for Cat5 and cable

GOURMET KITCHENS

Modern quartz countertops in two color options with 6" backsplash

Whirlpool® stainless steel appliance package, including the following:

- Built-in five-burner gas cooktop, built-in microwave and oven
- Heavy-duty dishwasher with one-hour wash cycle

Stainless steel undermount sink with Moen® pull-down faucet and disposal

Refrigerator area pre-plumbed for an ice maker

THOUGHTFULLY DETAILED MASTER SUITES

Generous walk-in closet

Undermount vanity sinks with Moen® faucets

Stylish maple white quartz countertops with mitered edge

Frameless shower with fiberglass subway tiles or ceramic tile surround (per plan)

Large vanity mirrors and decorator-selected lighting fixtures

Frameless medicine cabinet

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.

Solar panel conduit included

Tankless water heater

High-efficiency toilets

Electric vehicle conduit included

Dual-glazed Low-E windows

Insulation in exterior walls and attic areas and radiant barrier for efficient temperature control

GoControl™ Z-Wave® battery-powered smart thermostat

ELAN smart home technology package

Many home customization options are available through the Design Center; please refer to floor plan descriptions and illustrations. 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 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 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.



1902 Arenas Drive
Pomona, CA 91768
(909) 245-2364

Summer Hours:

10am – 6pm Daily | 12pm – 6pm, Wed. & Sun.

Winter Hours:

10am – 5pm Daily | 12pm – 5pm, Wed. & Sun.

VANDAELE.COM



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