



# Ridgepointe

AT DEERLAKE RANCH



# IT ALL COMES TOGETHER NATURALLY

Welcome to a world of possibility at Ridgepointe, where thoughtfully designed single-family homes make way for the life you've been searching for. It's a distinctive neighborhood at Deerlake Ranch, a gated new home community nestled in the rolling hills of Chatsworth—featuring stunning architecture and premium amenities. From breathtaking views of the San Fernando Valley (per plan, per location) to a host of rich amenities at the community clubhouse, the everyday is anything but typical at Ridgepointe. It's a place that sparks an inspired way of life—where you'll find wellness and comfort at the forefront. Plus, it brings you closer to an array of incredible Southern California destinations, whether it's beautiful parks and inviting trails or shopping, dining and entertainment.



# SOCIALIZE & CELEBRATE

With all the right places to mingle, workout and unwind, The Canyon Club at Deerlake Ranch offers an open invitation to live in the moment. It's an inspired amenity center where resort living meets recreation—where your wellness journey can be set into motion. Take a dip in the pool and meditate in the yoga studio. Let a friendly competition in the game room lead to a fire-lit conversation at the outdoor lounge. It's a place that draws you in and welcomes connection.



# 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 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 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 which 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.

## RESIDENCE

# 1

### INTERIOR LIVING SPACE

Approx. 3,687 Sq. Ft.

4 Bedrooms + Office – 5 Bedrooms

4.5 – 5 Baths

California Room

Bonus Room

2-Car Garage

### AVAILABLE

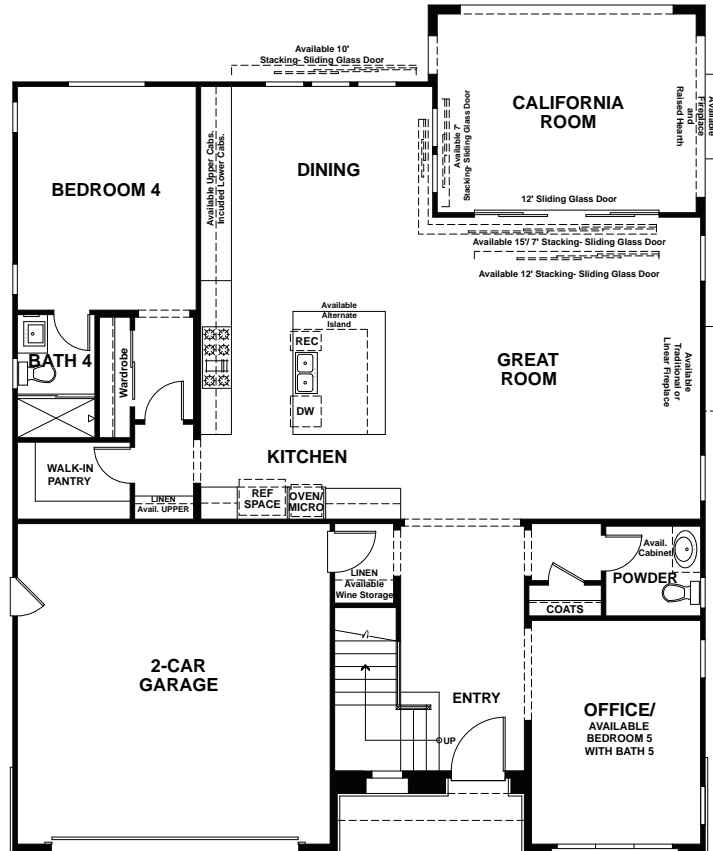
Bedroom 5/Bath 5 in lieu of Office

Alternate Kitchen Island

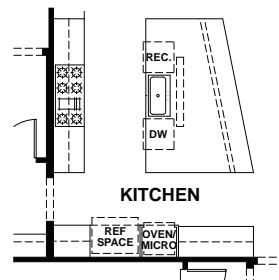
Sliding or Stacking Glass Door  
Selections at Great Room and Dining

Traditional or Linear Fireplace  
at Great Room

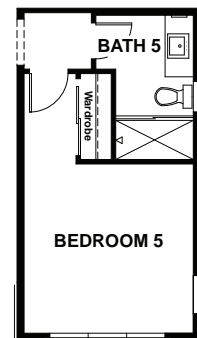
Traditional or Linear Fireplace  
at California Room



FIRST FLOOR  
ELEVATION C



AVAILABLE  
ALTERNATE  
KITCHEN ISLAND

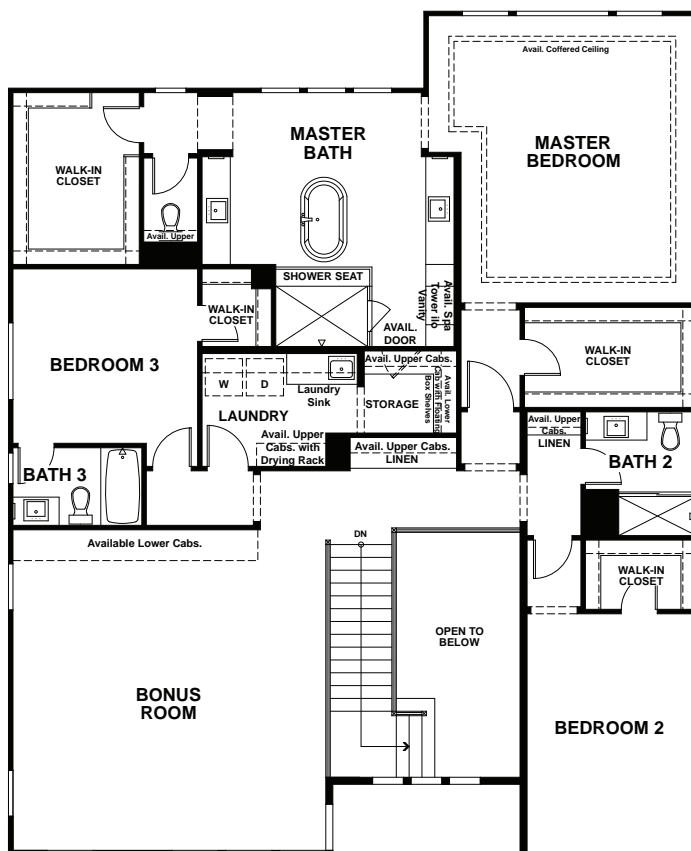


AVAILABLE  
BEDROOM 5 WITH  
BATH 5 IN LIEU  
OF OFFICE

# 1

## 2-Car Garage

## Traditional or Linear Fireplace at California Room



## SECOND FLOOR ELEVATION C



## RESIDENCE

# 1



ELEVATION A – TRANSITIONAL SPANISH



ELEVATION B – TRANSITIONAL ARTS & CRAFTS



ELEVATION C – NEW WEST (MODEL)

## RESIDENCE

# 2

### INTERIOR LIVING SPACE

Approx. 3,994 – 4,199 Sq. Ft.

5 Bedrooms + Office

5.5 Baths

California Room

Bonus Room

3-Car Tandem Garage

### AVAILABLE

Alternate Kitchen Island

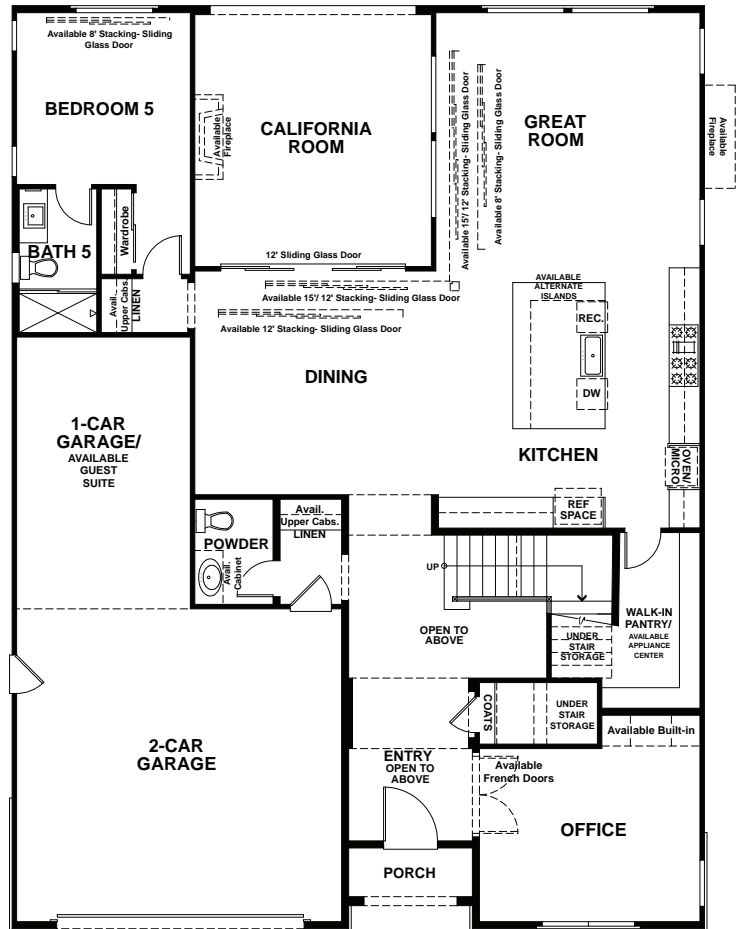
Guest Suite in lieu of Bedroom 5 + Tandem Garage Space

Sliding or Stacking Glass Door Selections at Great Room, Dining and Bedroom 5

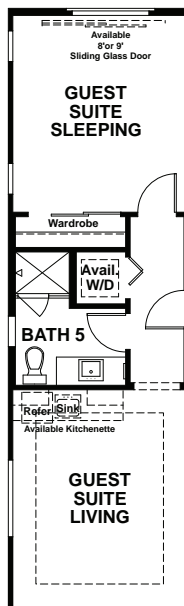
Traditional or Linear Fireplace at Great Room

Traditional or Linear Fireplace at California Room

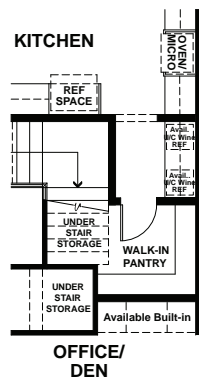
Deck with Stacking Door at Master Bedroom Suite



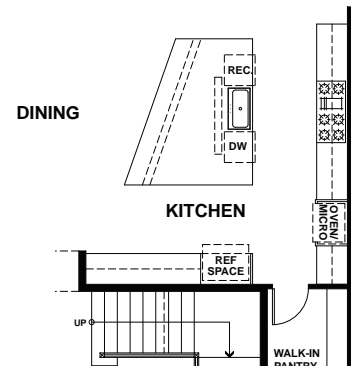
### FIRST FLOOR ELEVATION C



AVAILABLE GUEST SUITE AT BEDROOM 5 AND GARAGE



AVAILABLE APPLIANCE CENTER



AVAILABLE ALTERNATE KITCHEN ISLAND



## RESIDENCE

# 2

### INTERIOR LIVING SPACE

Approx. 3,994 – 4,199 Sq. Ft.

5 Bedrooms + Office

5.5 Baths

California Room

Bonus Room

3-Car Tandem Garage

### AVAILABLE

Alternate Kitchen Island

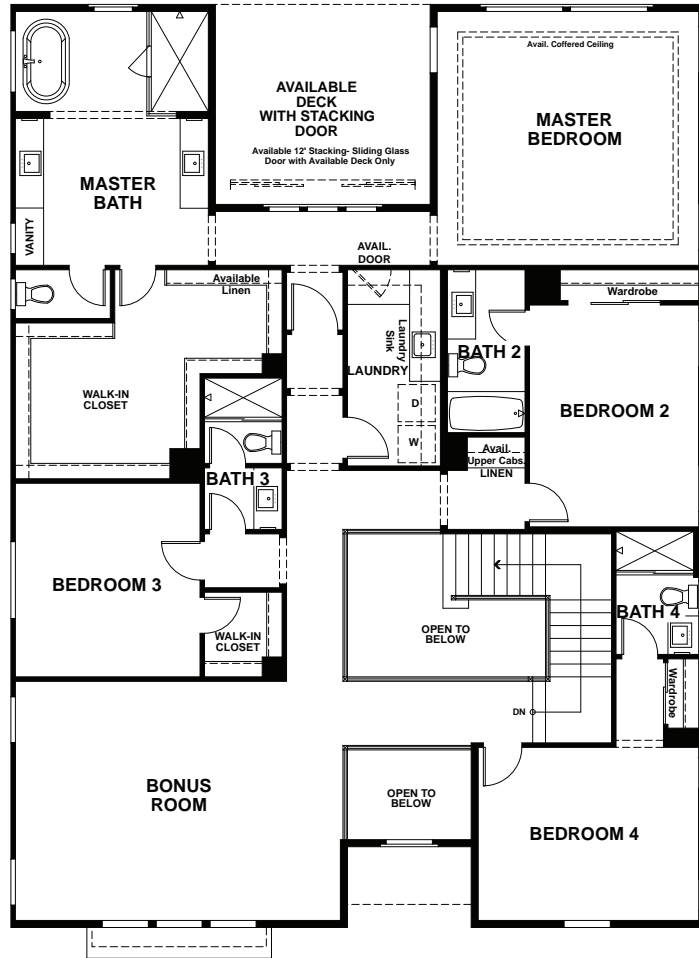
Guest Suite in lieu of Bedroom 5 +  
Tandem Garage Space

Sliding or Stacking Glass Door  
Selections at Great Room,  
Dining and Bedroom 5

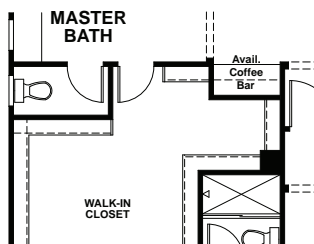
Traditional or Linear Fireplace  
at Great Room

Traditional or Linear Fireplace  
at California Room

Deck with Stacking Door  
at Master Bedroom Suite



### SECOND FLOOR ELEVATION C



AVAILABLE COFFEE  
BAR AT MASTER  
SUITE HALL



AVAILABLE DECK  
AT MASTER  
BEDROOM

RESIDENCE

2



ELEVATION C – NEW WEST



ELEVATION D – SPANISH COLONIAL



ELEVATION E – FARMHOUSE (MODEL)

## RESIDENCE

# 3

### INTERIOR LIVING SPACE

Approx. 4,290 Sq. Ft.

5 Bedrooms + Den

5.5 Baths

California Room

Bonus Room

3-Car Tandem Garage

### AVAILABLE

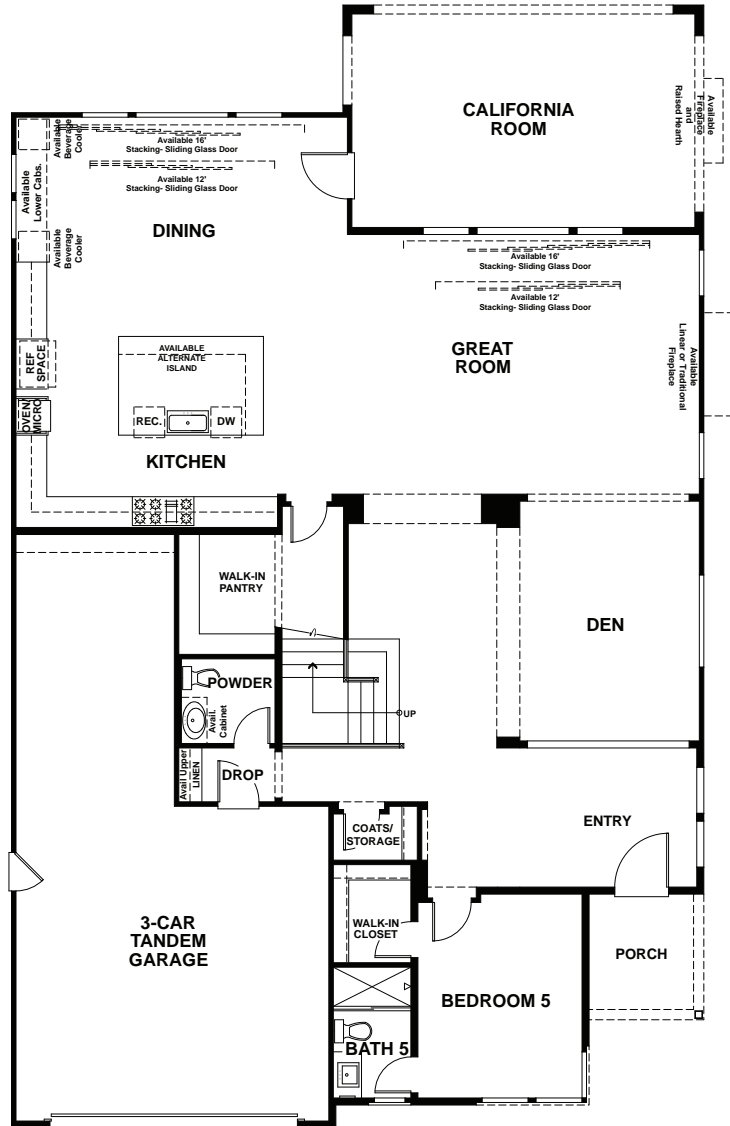
Alternate Kitchen Island

Sliding or Stacking Glass Door  
Selections at Great Room and Dining

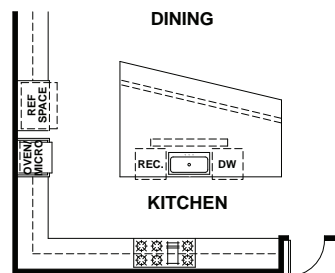
Traditional or Linear Fireplace  
at Great Room

Traditional or Linear Fireplace  
at California Room

Deck with Stacking Door  
at Master Bedroom Suite



FIRST FLOOR  
ELEVATION A



AVAILABLE ALTERNATE  
KITCHEN ISLAND

## RESIDENCE

# 3

### INTERIOR LIVING SPACE

Approx. 4,290 Sq. Ft.

5 Bedrooms + Den

5.5 Baths

California Room

Bonus Room

3-Car Tandem Garage

### AVAILABLE

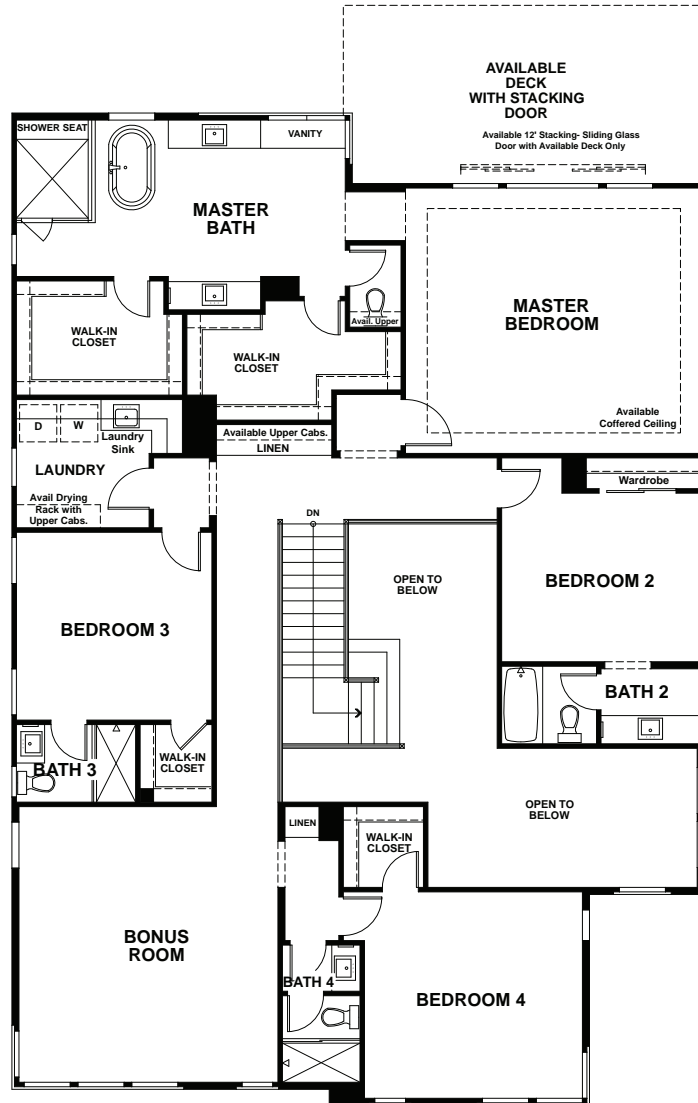
Alternate Kitchen Island

Sliding or Stacking Glass Door  
Selections at Great Room and Dining

Traditional or Linear Fireplace  
at Great Room

Traditional or Linear Fireplace  
at California Room

Deck with Stacking Door  
at Master Bedroom Suite



SECOND FLOOR  
ELEVATION A



AVAILABLE DECK AT  
MASTER BEDROOM



RESIDENCE

3



ELEVATION A – TRANSITIONAL SPANISH (MODEL)



ELEVATION B – TRANSITIONAL ARTS & CRAFTS



ELEVATION E – FARMHOUSE

# FEATURES & AMENITIES

## AUTHENTIC EXTERIOR CHARM

Inspired architectural designs include Transitional Spanish, Transitional Arts & Crafts, New West, Spanish Colonial & Farmhouse

Stone, brick and metal siding exterior accents

Covered front porches (per plan and elevation)

Architecturally designed, color-coordinated street scenes

Decorative concrete tile roofs

Concrete driveways and walkways

Durable insulated and sectional steel roll-up garage doors with an automatic door opener, Wi-Fi connection and built-in battery backup

Distinctive 8' entry doors with Schlage® hardware

Gas BBQ stub in rear yard

Generous included indoor-outdoor California Rooms

## DRAMATIC INTERIOR APPOINTMENTS

Soaring 10' ceilings on first floors and 9' on second floors

Stunning staircases with open treads and painted wood handrails, steel square post and horizontal balusters

All walls finished with orange-peel-textured drywall and baby bullnose corners

Raised-panel Carrara doors with upgraded matte black hardware

18" x 18" ceramic tile flooring in all wet areas

Convenient interior laundry rooms with utility sink, overhead and base cabinetry

Easy-care quartz countertops

Elegant Shaker-style cabinetry with concealed hinges, soft-close doors & drawers and modern satin nickel bar-pull hardware

Decora® light switches

Pre-wired for Cat6 and cable

Interior painted garages

ELAN smart home technology package

## THOUGHTFULLY DETAILED MASTER SUITES

Oversized walk-in closets

Elegant Shaker-style cabinetry with concealed hinges

Easy-care quartz countertops

Dual china sinks with Kohler® Purist® faucets

6' freestanding bathtub

Large vanity framed mirrors

Spa-style showers with 6" x 6" ceramic tile surrounds to ceiling

## GOURMET KITCHENS

Quartz or granite countertops with 6" backsplash and full backsplash at range

Elegant Shaker-style cabinetry with concealed hinges, soft-close doors & drawers and modern satin nickel bar-pull hardware

KitchenAid stainless steel appliances including:

- 48" six-burner with griddle dual-fuel freestanding range
- 48" wall-mount range hood
- 30" built-in single wall oven and 24" microwave
- Dishwasher with clean water wash system

Kohler® single-basin apron sink with Kohler® pulldown faucet

Recessed LED lighting and under-cabinet lighting

Refrigerator area pre-plumbed for an ice maker

## 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

Hot water system

Dual-glazed low-E windows

R-19 exterior wall insulation and R-38 in attic areas for efficient temperature control

High-efficiency central air conditioning with set-back Wi-Fi thermostat

QuietCool® whole house fan

Economic gas forced-air heating

ENERGY STAR® multi-cycle dishwasher

Environmentally friendly engineered lumber products

Low-VOC interior wall and ceiling paint

Solar ready

Water-efficient irrigation and drought-tolerant landscape

*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.*

# A CONNECTION TO NATURE



Inspired by the beauty of the surrounding San Fernando Valley, outdoor adventures are a natural part of the everyday at Ridgepointe. The stunning hillscape calls you to the outdoors, where nearby expansive parks and open spaces are waiting to be explored. Take to the miles of winding paths within Deerlake Ranch and make your way out to the connecting regional trails with breathtaking views and discovery around every turn. Whether you're hitting the trails on foot, bike or horseback, you'll never have trouble finding a path that leads to a vibrant experience.





# AREA HIGHLIGHTS



CLOSE TO GREAT  
SCHOOLS, SHOPPING  
AND RESTAURANTS

When you live at Ridgepointe at Deerlake Ranch, you're close to it all. Browse the shops at Westfield Topanga & The Village in Canoga Park before getting your foodie fix at one of Northridge's favorite local dining spots. Plus, with award-winning schools in Chatsworth and acclaimed colleges just minutes away, the future of every student who lives at Deerlake Ranch always comes first. This is the Southern California location you desire with the inspiration and convenience to live your lifestyle to its fullest.





## OUR STORY

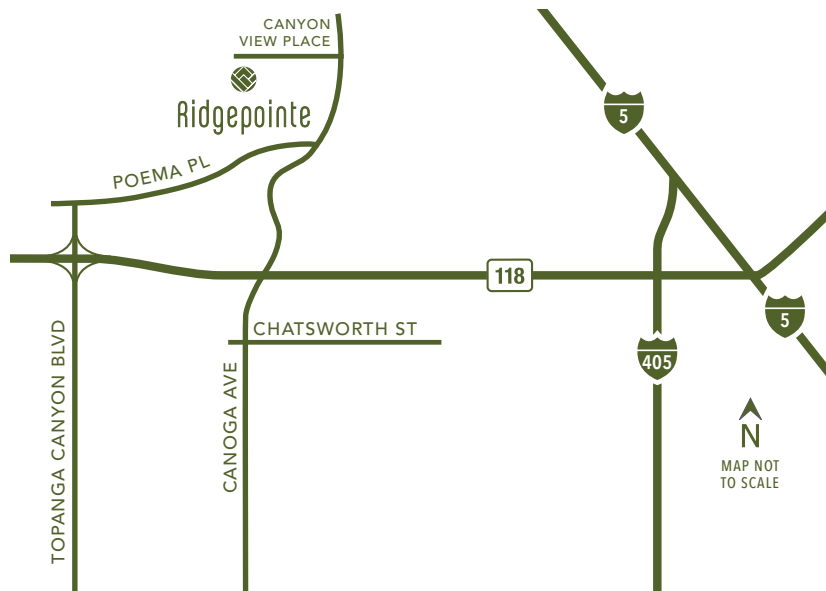
Home is where memories are created, lives shared and moments celebrated, and where the honor of crafting your home is something we value and don't take for granted. Our experienced Van Daele® team of employees, artisans and consultants takes building quality, handcrafted homes very seriously and is intimately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

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 Van Daele homes with heart, with a meticulous attention to detail, and with the personal care and touches today's homebuyers need and deserve. We also offer you a high level of customization and participation in the Van Daele construction process to ensure you receive a home that works with the way you live, not the way we think you want to live.

We are certain you will find the Van Daele homebuying experience unparalleled. From the moment we meet until many years beyond your move-in, our Van Daele team will be 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.**



## FROM LOS ANGELES

Take the 5 north to the 118 west  
Exit Topanga Canyon Boulevard  
and turn right Turn right on Poema  
Place Follow the signs to Ridgepoint

## FROM VENTURA

Take the 101 south to the 23 north  
Take the 23 north to the 118 east  
Exit Topanga Canyon Boulevard and  
turn left Turn right on Poema Place  
Follow the signs to Ridgepoint

21160 Canyon View Place  
Chatsworth, CA 91311  
(818) 230-4628

**VanDaele.com**



### WINTER HOURS:

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

### SUMMER HOURS:

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



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AT DEERLAKE RANCH



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