



HIDEAWAY II

AT RIVER ISLANDS



MAKE A SPLASH!

Dive in to a casual, relaxed lifestyle at Hideaway II at River Islands – a brand new neighborhood of charming bungalows and single-level flats with open, airy spaces and a cool California vibe. The neighborhood swimming pool and spa is the perfect spot to hang with friends and take advantage of sunshine and endless summers, take in the sunset and find your happy place.

At Hideaway, discover a low-maintenance lifestyle where you have time to enjoy all the outdoor amenities available outside your door in the master-planned community of River Islands – whether it's hiking and biking along scenic trails and delta waterways, fishing and kayaking on the many lakes, bocce and volleyball games with family at the River Islands Boathouse, there's always time to play at the abundant sports fields and parks. Come make a splash at Hideaway II at River Islands!



HIDEAWAY II

AT RIVER ISLANDS

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 ONE

The airy and stylish Residence One offers efficient, single-level living in a bright, open concept design. Step into breezy, modern spaces with everything you need all on one floor – a generous Great Room, chef's Kitchen and Dining Area, spacious outdoor Deck, a comfortable Main Bedroom Suite and two additional Bedrooms.

Single-Level Living
Three Bedrooms
Two Baths
Great Room
Dining Area
Deck
Attached Two-Car Garage

AVAILABLE

Main Suite with Full Bath 2 in lieu of Bedrooms 2 and 3

Built-In Banquette in Dining Area

Linen Cabinet in lieu of Coat Closet

LIVING SPACE

Approximately 1,447 Sq. Ft*

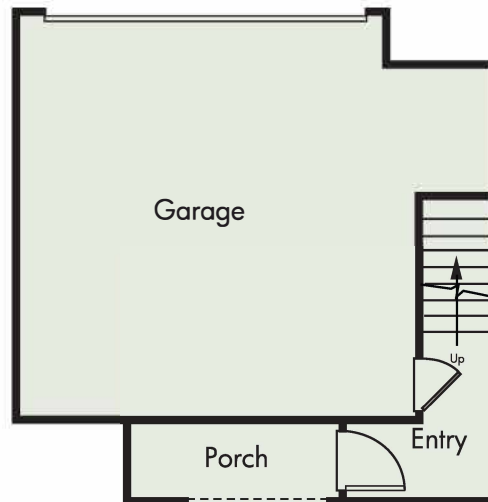


All Renderings are artist's conception.
* Square footages are exterior and approximate.

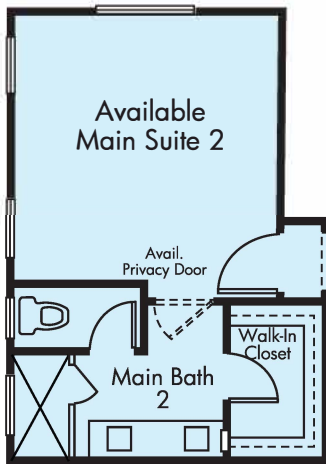


HIDEAWAY II

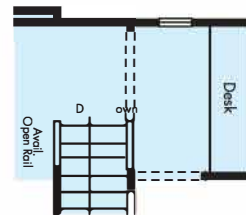
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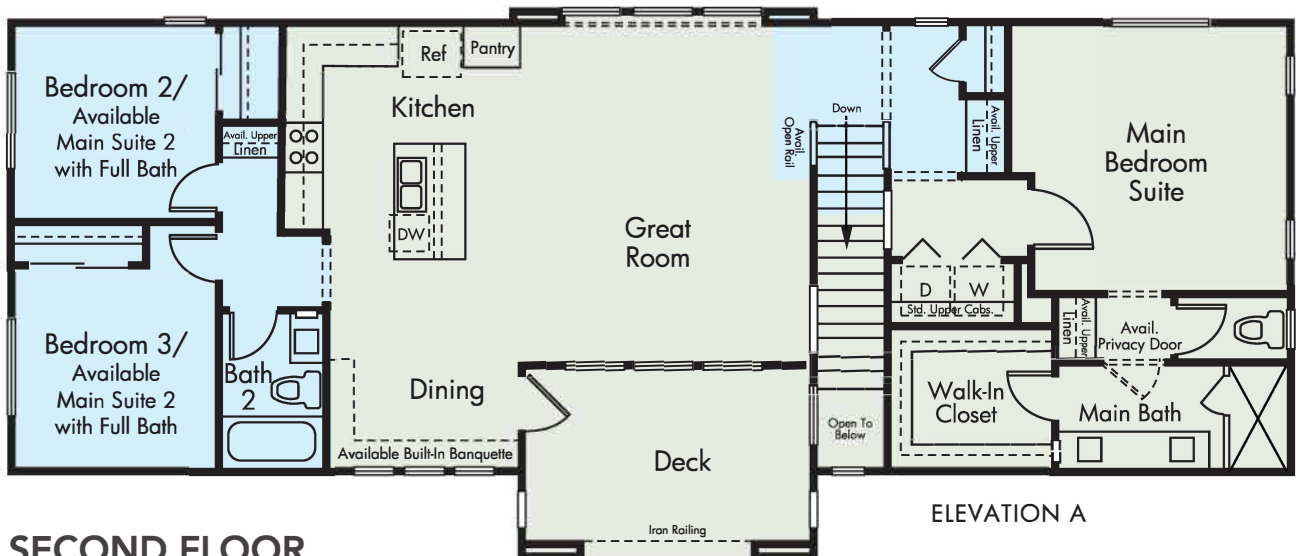
FIRST FLOOR



Available Main Suite 2 in lieu of Bedrooms 2 and 3



Available Home Management Center



SECOND FLOOR

ELEVATION A

--- 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.

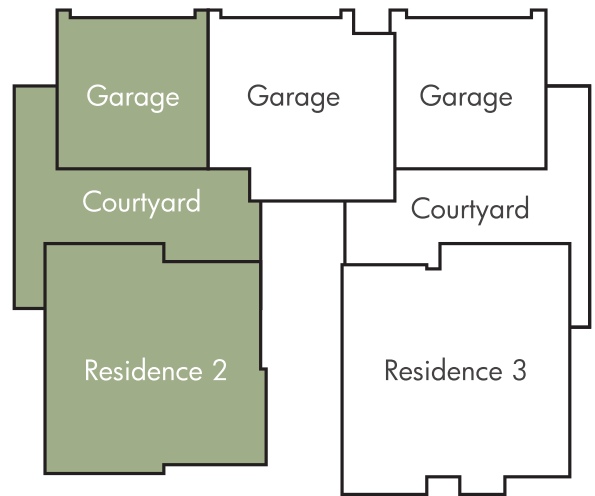
RESIDENCE TWO

This inviting two-story detached bungalow home offers a spacious Great Room, gourmet Kitchen and Dining Area, and a private rear courtyard for indoor/outdoor living. A convenient first floor Bedroom with a full Bath are ideal for a home office or visiting guests, while the cozy Main Bedroom Suite and additional bedrooms offer privacy on the second floor.

Two-Story
Four Bedrooms
Three Baths
Great Room
Dining Area
Private Rear Courtyard
Detached Two-Car Garage

LIVING SPACE

Approximately 1,538 Sq. Ft.*



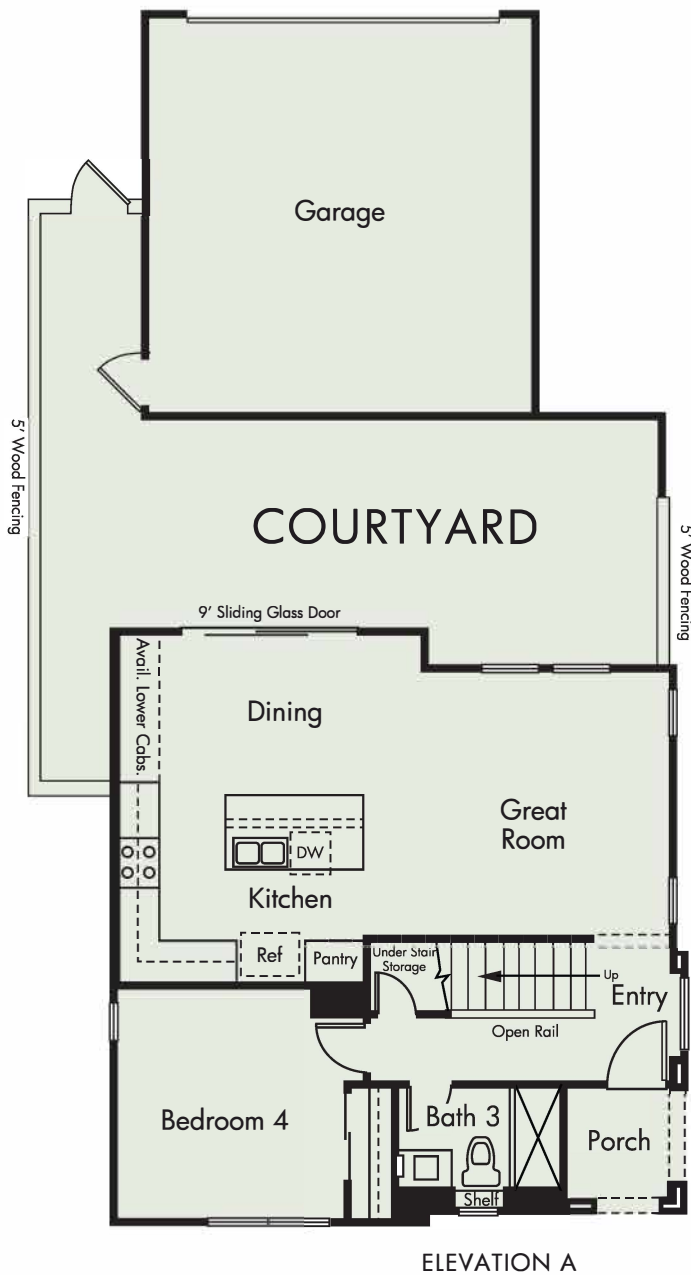
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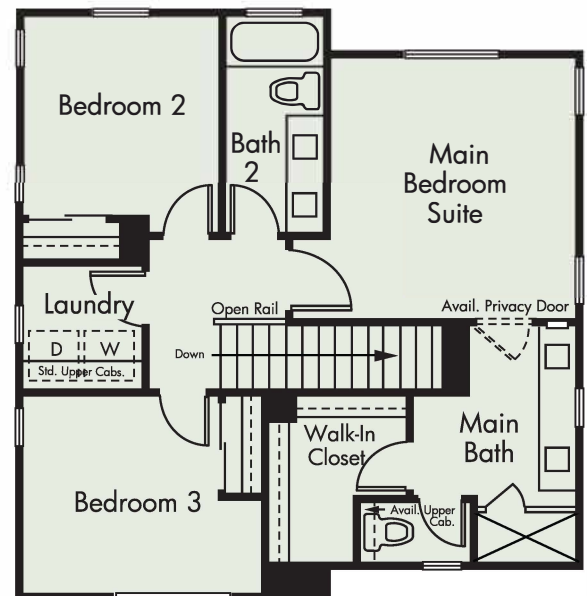


HIDEAWAY II

AT RIVER ISLANDS



FIRST FLOOR



SECOND FLOOR

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RESIDENCE THREE

Step into our most spacious two-story detached bungalow home featuring spaces for the whole family, including a large Great Room and generous Kitchen and Dining Area that open up to a private rear courtyard for entertaining. The first floor also has a Den and Powder Bath, and the second floor includes an open Loft, luxurious Main Bedroom Suite and two additional Bedrooms.

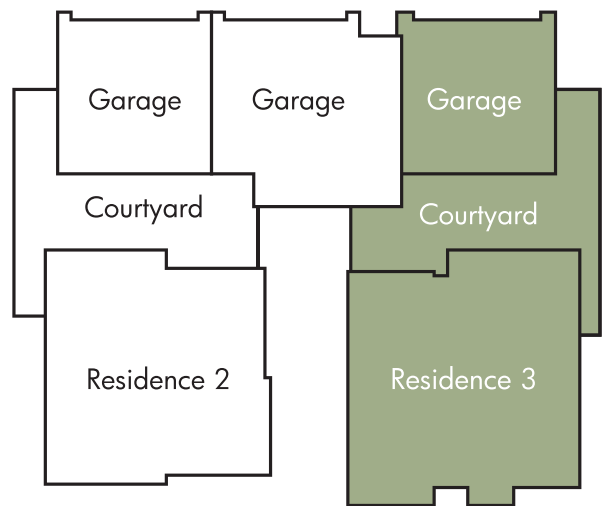
Two-Story
Three Bedrooms
Two and One-Half Baths
Great Room
Dining Area
Den
Loft
Private Rear Courtyard
Detached Two-Car Garage

AVAILABLE

Bedroom 4 with Bath 3 in lieu of
Den & Powder Bath

LIVING SPACE

Approximately
1,826-1,860 Sq. Ft.

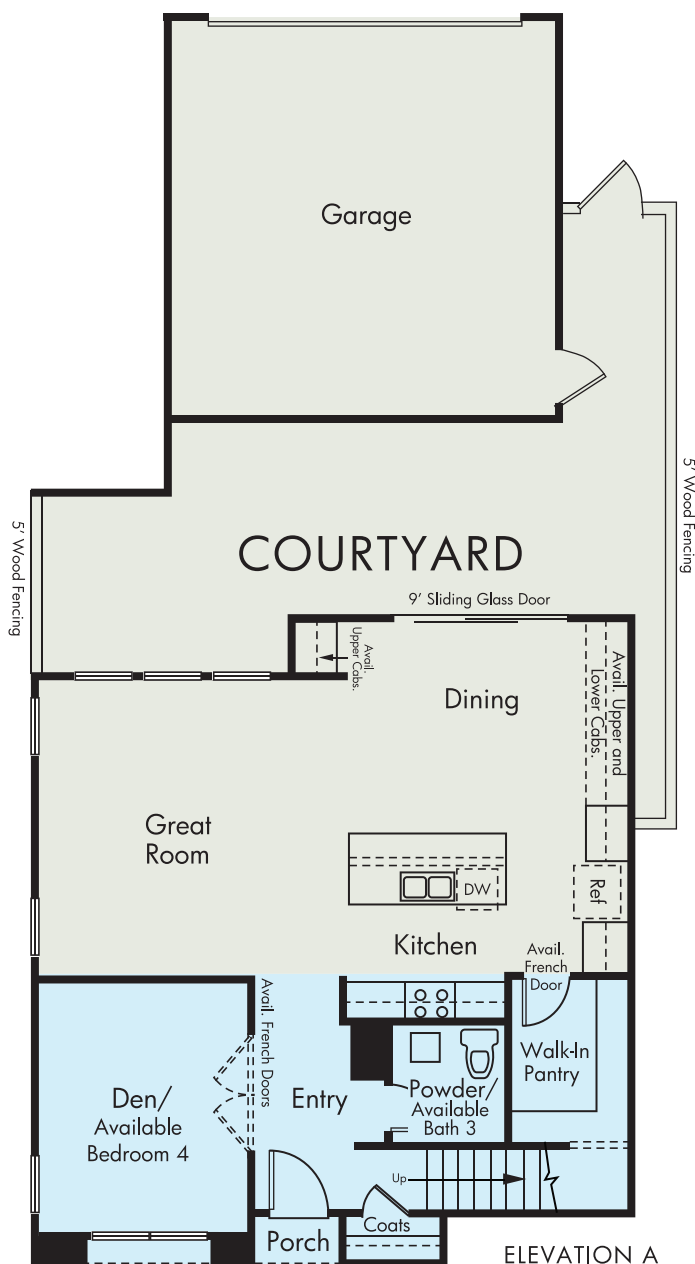


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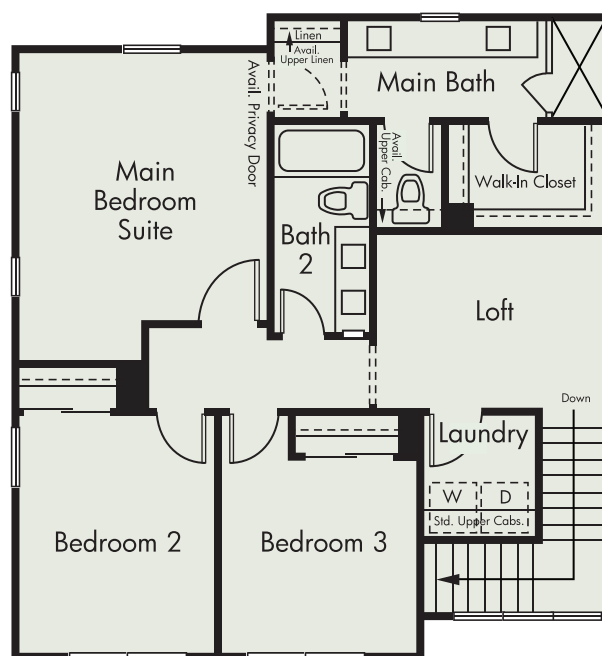


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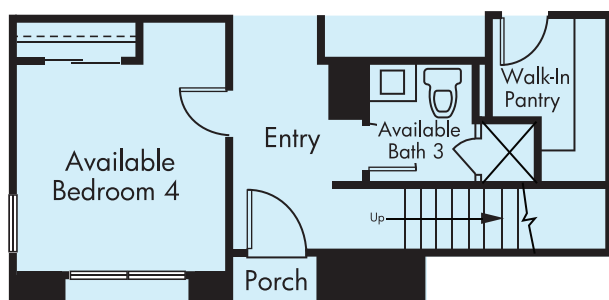
AT RIVER ISLANDS



FIRST FLOOR



SECOND FLOOR



Available Bedroom 4
with Bath 3 in lieu of
Den & Powder Bath

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AMENITIES

AUTHENTIC EXTERIOR CHARM

Inspired architectural designs including Farmhouse and California Cottage style exteriors

Architecturally designed, color coordinated street scenes

Decorative concrete tile roofs

Concrete driveways and walkways

Designer selected coach entry lighting in bronze finish

Sectional steel roll up garage doors with an automatic door opener mounted on garage side wall

Distinctive 8-foot entry doors with Schlage® aged bronze hardware

Gas BBQ stub in rear courtyard (per plan)

DRAMATIC INTERIOR APPOINTMENTS

Soaring nine-foot ceilings at both first and second floors

Stool and apron on all windows with eased edges throughout

All walls finished with medium knockdown texture and rounded bullnose corners

Classic 3 ¼ baseboard molding

Two-panel Cambridge smooth style interior doors with Schlage® chrome hardware

Designer selected light fixtures

Decora® light switches

Convenient interior laundry rooms with included upper cabinetry

12" x 12" ceramic tile flooring in the Entry, Kitchen, Bathrooms and Laundry

Luxurious Mohawk® Camry carpeting in all living and Dining Areas, Bedrooms, hallways and closets

GOURMET KITCHENS

Modern Shaker style Beech cabinetry with concealed hinges (in a choice of four stained finishes)

Granite or quartz slab countertops with 6" backsplash

Whirlpool® stainless steel appliances including:

- 30" four-burner self-cleaning gas range
- Quiet wash dishwasher
- Built-in microwave vented hood combination

Stainless steel single-basin sink with Pfister® pull-out faucet

Recessed LED lighting

Refrigerator area pre-plumbed for an ice maker

THOUGHTFULLY DETAILED MASTER SUITES

Spacious walk-in closets
Easy-care solid surface countertops
Dual rectangular china sinks with Pfister® faucets
Large beveled vanity mirrors
Decorator selected lighting fixtures
Modern polished chrome hardware

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.

Solar Included! (lease or purchase program)
Tankless Water Heater
Ventilation fan for improved indoor air quality
Dual glazed Low-E glass windows
R-15 HD insulation at 2 x 4 exterior walls, R-19 insulation at 2 x 6 exterior wall, R-30 in attic
High efficiency central air conditioning with night set back thermostat
Gas forced air heating
ENERGY STAR® multi-cycle dishwasher
Environmentally friendly engineered lumber products
Low VOC interior wall and ceiling paint
Ultra-high efficiency water conserving commodes
ELAN® Home Automation Package



Schlage®, Mohawk®, Whirlpool® and Energy Star® are registered trademarks of third parties. Neither Van Daele Development Corporation nor any of its affiliates claim any rights in and to those trademarks. Many home customization 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.

In the interest of continuing improvement, 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.

ABOUT US

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.

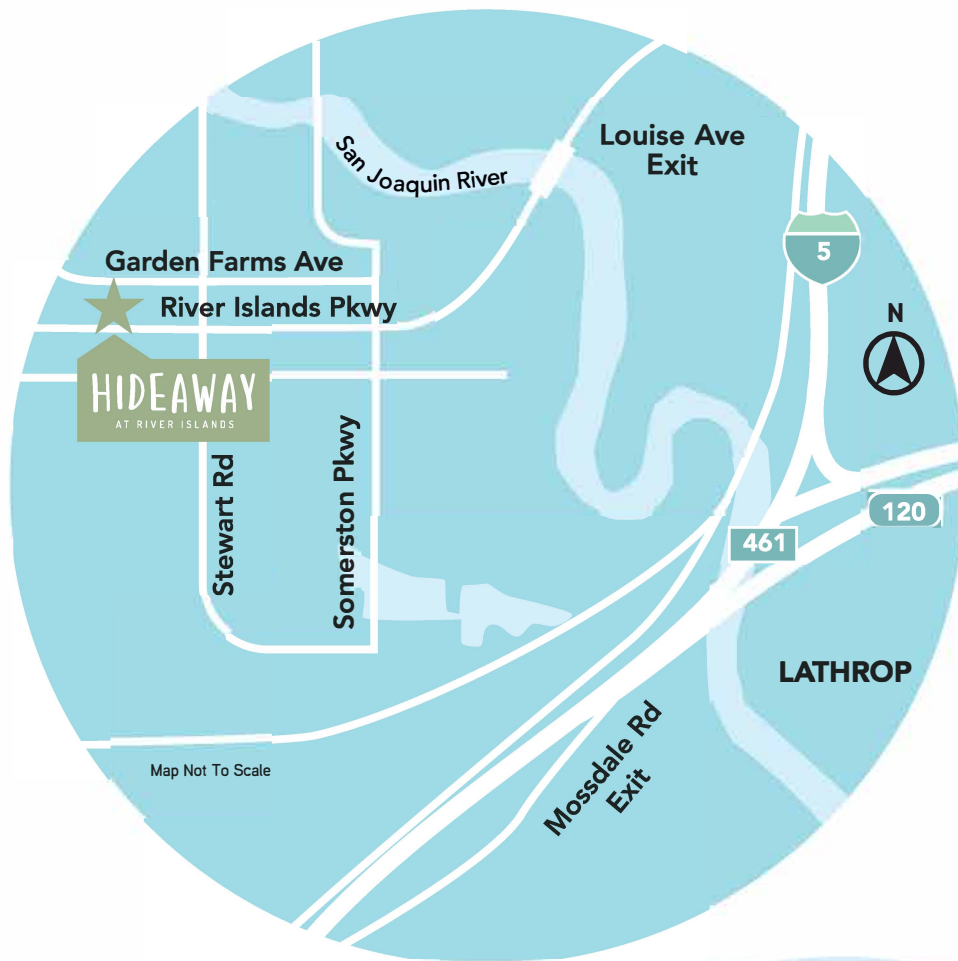
At Van Daele Homes, we don't just build homes, we build relationships. Building homes for us isn't pulling a design off the shelf and assuming it works for you and your family – it's designing and constructing homes with heart, with a meticulous attention to detail, and with the personal care and touches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





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2408 Garden Farms Avenue, Lathrop, CA 95330
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