



# *Veranda*

AT RIVER ISLANDS

PRELIMINARY

# RELAXED *Luxury*

Spacious, functional and luxurious, Veranda at River Islands by Van Daele Homes showcases elegant single-family residences in a beautiful lakeside setting. The discerning eye will appreciate the innovation of architectural styles and attention to detail in design and finishes, while families can enjoy open, livable spaces that are an invitation to take your shoes off and relax.

Veranda at River Islands offers creative and flexible home designs with a myriad of room configurations to create the perfect family home — with plenty of rooms for working from home, a Bonus Room for family fun and a generous, included California Room for indoor/outdoor living at its best. Select lakefront homes provide serene water views and lake access for paddle-boarding and kayaking.

Step just outside your door to explore the master-planned community of River Islands, with several lakes and miles of waterways along the banks of the San Joaquin Delta. Enjoy scenic riverfront trails for walking and biking. River Islands includes a multitude of family-friendly amenities including a regulation-size baseball park facility, a community boathouse with bocce and sand volleyball courts, many neighborhood parks and highly-ranked local schools.

Welcome home to Veranda at River Islands!



PRELIMINARY



# 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 a past 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

Designed for growing families or convenient for empty nesters, Residence One features a desirable first floor Primary Suite. This beautiful home has all the benefits and convenience of single-level living, plus the added space of a two-story design.

Two-Story/First Floor Primary Suite  
Five Bedrooms  
Four and One-Half Baths  
Great Room  
Casual Dining Room  
Bonus Room  
California Room  
Three-Car Garage

### AVAILABLE

Guest Suite including Separate Bedroom,  
Living Room and Kitchenette  
Office  
Fitness Room  
Desk at Kitchen  
Expanded Radius Kitchen Island  
Sliding, Stacking Glass and  
French Door Selections  
Coffered Ceiling in Primary Suite  
Freestanding Tub at Primary Bath  
Fireplace at California Room  
Raised Hearth, Wall Window and Veneer  
Options at California Room

### INTERIOR LIVING SPACE

Approx. 2,975 to 3,174 Square Feet\*



Elevation C: Modern Ranch



Elevation D: Modern Farmhouse (Model)



All Renderings are artist's conception.

\* Square footages are exterior and approximate.

PRELIMINARY

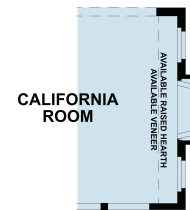




**FIRST FLOOR**



**ALT. CALIFORNIA ROOM  
AT SELECT HOMESITES**



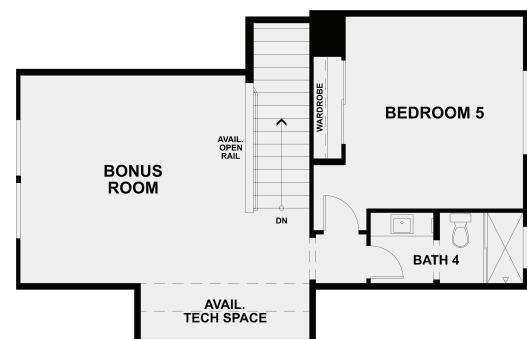
**AVAILABLE  
FIREPLACE  
WITH WINDOWS**



**AVAILABLE  
GUEST SUITE**



**AVAILABLE  
OFFICE OR FITNESS**



**SECOND FLOOR**

— 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.

PRELIMINARY

# RESIDENCE

## Two

Residence Two is what California living at River Islands is all about, offering generous indoor/outdoor entertaining spaces in the Great Room, oversized California Room, Dining Room and Bonus Room spaces, and a convenient included first floor home Office space can easily handle your family's work from home needs.

Two-Story  
Four to Five Bedrooms  
Three and One-Half to Five and  
One-Half Baths  
Great Room  
Dining Room  
Office/Imagination Room  
Bonus Room  
California Room  
Three-Car Tandem Garage

### AVAILABLE

Guest Suite including Separate  
Bedroom, Living Room and Kitchenette  
Bedroom 5 with Bath 4  
Expanded Bonus Room with Deck  
Second Floor Office in lieu of Bonus Room  
Fitness Room in lieu of Tandem  
Garage Space  
Expanded Radius Kitchen Island  
Sliding, Stacking Glass and  
French Door Selections  
Coffered Ceiling at Primary Suite  
Fireplace at California Room  
Raised Hearth, Wall Window and Veneer  
Options at California Room  
Second Floor Deck Above California Room

### INTERIOR LIVING SPACE

Approx. 3,212 to 3,496 Square Feet\*

All Renderings are artist's conception.

\* Square footages are exterior and approximate.



Elevation A: Transitional Spanish (Model)



Elevation B: Modern Prairie



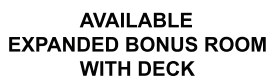
Elevation D: Modern Farmhouse

PRELIMINARY





## AVAILABLE FITNESS



AVAILABLE  
SUPER SHOWER AT  
PRIMARY BATH

PRELIMINARY

# RESIDENCE *Three*

The spacious Residence Three floorplan will delight your family with a special place for everyone. Creative, flexible spaces include an Imagination Room, Storage/Office with privacy options, a generous Bonus Room and a first floor Bedroom with Full Bath for in-laws or guests.

Two-Story  
Five to Six Bedrooms  
Four and One-Half to Six and  
One-Half Baths  
Great Room  
Casual Dining Nook  
Imagination Room  
Storage/Office  
Bonus Room  
California Room  
Three-Car Tandem Garage

## AVAILABLE

Guest Suites including Separate Bedroom,  
Living Room and Kitchenette  
Formal Dining Room  
Office and Fitness Room  
Bedroom 6 with Bath 5  
Expanded Kitchen Island Selections  
Sliding, Stacking Glass and  
French Door Selections  
Coffered Ceiling at Primary Suite  
Fireplace at California Room  
Raised Hearth, Wall Window and Veneer  
Options at California Room  
Second Floor Deck Above California Room

## INTERIOR LIVING SPACE

Approx. 3,572 to 3,775 Square Feet\*

All Renderings are artist's conception.

\* Square footages are exterior and approximate.



Elevation B: Modern Prairie (Model)



Elevation D: Modern Farmhouse

PRELIMINARY







# Amenities

## **AUTHENTIC EXTERIOR CHARM AND LONG-LASTING QUALITY**

Inspired architectural designs including Transitional Spanish, Modern Prairie, Modern Ranch, and Modern Farmhouse

Decorative concrete tile roofs

Wood fencing (with side entry gates)

Wrought Iron fencing (with rear gates per plan)

Concrete driveways and walkways

Designer selected coach entry lighting

Sectional steel roll up garage doors with an automatic door opener

Gas BBQ stub in rear yard

## **THOUGHTFULLY DETAILED OVERSIZED PRIMARY SUITES**

Shaker style beech cabinetry with concealed hinges in a choice of four stained finishes with satin nickel bar pull hardware

Generous walk-in closets

Easy-care solid surface countertops

Dual china sinks with Moen® faucets

Large vanity mirrors and decorator selected lighting fixtures

Sumptuous oversized rectangular soaking tubs and spacious separate showers

## **DRAMATIC INTERIOR APPOINTMENTS**

Soaring nine-foot ceilings at both first and second floors

Stunning staircases with wood handrail and balusters

Streamlined baseboards and door casings

Window stool and apron with eased edges throughout

All walls finished with light knockdown drywall texture

Two panel square style interior doors

16" x 16" ceramic tile flooring at entry and all wet areas

Durable carpeting in all living and dining areas, bedrooms, hallways and closets

Shaker style beech cabinetry with concealed hinges in a choice of four stained finishes with satin nickel bar pull hardware

Convenient interior laundry rooms with upper cabinetry

Decora® light switches



## GOURMET KITCHENS

Granite or Quartz countertops with six-inch backsplash

Shaker style beech cabinetry with concealed hinges in a choice of four stained finishes with satin nickel bar pull hardware

Whirlpool® stainless steel appliance package including:

- Thirty-six inch 5-burner built-in gas cook-top
- Thirty-six inch ventilation hood
- Generously proportioned built-in self cleaning oven and microwave oven
- Energy Star® quiet wash dishwasher

Double pressed single-basin stainless steel sink with Moen® pull-out faucet

Refrigerator area pre-plumbed for an icemaker

Recessed lighting

## 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-15 exterior wall insulation at 2x4 walls, R-21 at 2x6 walls and R-48 in attic areas with an additional R-19 on the underside of the roof

High-efficiency central air conditioning with night set back Honeywell WiFi Thermostat

Economic 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® Smart Home Technology Package

Whirlpool®, Energy Star®, Moen® and Elan® 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.

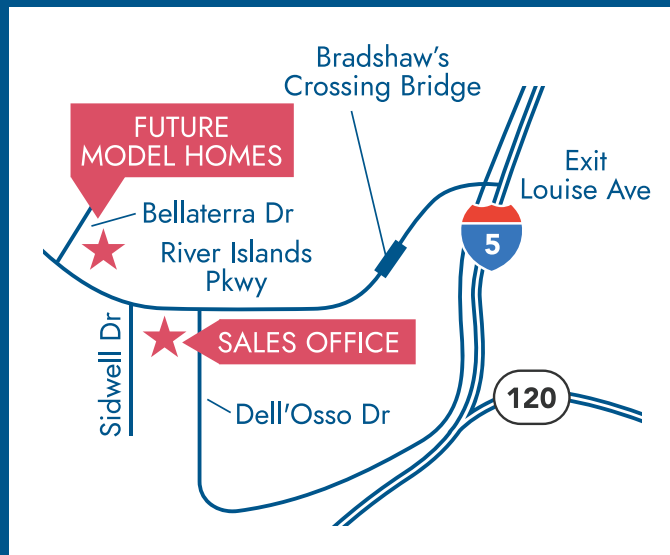


PRELIMINARY



# Veranda

AT RIVER ISLANDS



2572 Middlebury Drive Lathrop, CA 95330  
(209) 932-9862 | vandaele.com

Van Daele and Van Daele Homes are registered trademarks 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. Prices, terms and availability subject to change without notice. See Sales Counselors for details. Real Estate brokerage services provided by Van Daele Realty Corporation, a California Corporation. CA DRE license #01932978. 🏠

PRELIMINARY