



THE LUMBERYARD



# Your Next Adventure Starts Here

Discover urban living at its finest at The Lumberyard – a brand new community in downtown Morgan Hill. Nestled conveniently at Depot Street and East Dunne Avenue, this vibrant enclave of 49 modern flats and townhomes redefines the concept of walkability. Formerly the historic site of Hale Lumber, The Lumberyard boasts a central location that embraces the convenience of a lock-and-leave lifestyle. Step out of your front door and find the heart of Morgan Hill right at your fingertips – from the community Farmers' Market down Depot Street to the charming cafes, restaurants and shops lining Monterey Street. Plus, the community has easy access to Highway 101 and is steps from the Caltrain station, making commuting a breeze. Welcome home to The Lumberyard – where convenience meets modern living.



Nearby Coyote Lake

  
THE LUMBERYARD



## 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

### 1 OUR SALES PHILOSOPHY

Van Daele Sales Counselors are here to counsel you and 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'll feel good about your new home. Our Sales Counselors consistently score 93% or higher on customer satisfaction surveys.

### 2 YOUR LOAN

We include the services of Bank of America and loanDepot as our lender partners. They are our lender partners 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 YOU'RE INCLUDED

We get you excited about your new home purchase right from the start. We involve you in the process via regular construction updates from both our sales and construction teams and provide you a private hard hat tour of your new home plus two additional walk-throughs prior to your home's completion. We want you to know your home inside and out and understand the intricate details of its quality construction, safety, technology and energy-efficient features.

### 4 VAN DAELE VALUE

We offer the best there is in location, design, quality, features, customer satisfaction and price. Generations of smart home shoppers (with more than 15,000 Van Daele homeowners to show) and even our friendly competitors know and respect Van Daele.





Building 1 - 4-Plex

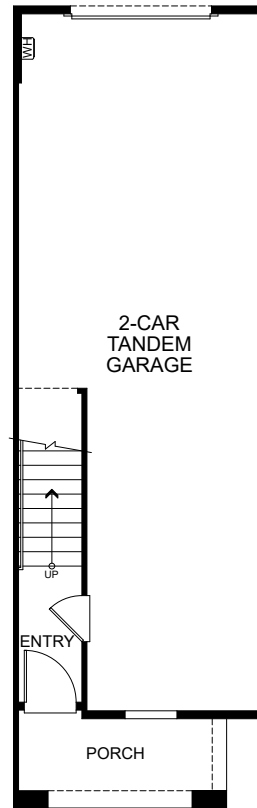


Building 2 - 8-Plex

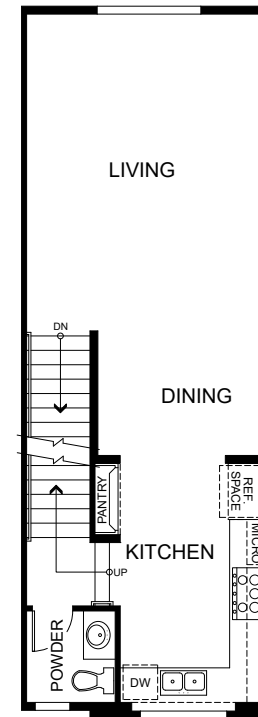
# Residence

# 1

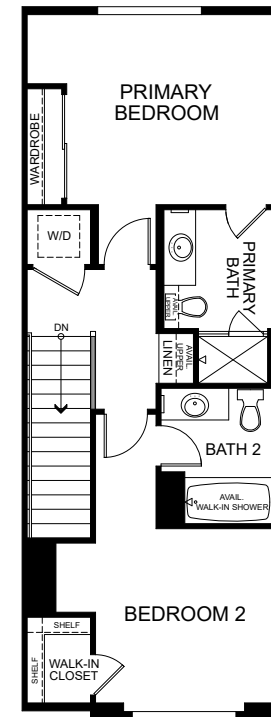
Three-Story  
Approx. 1,261 Sq. Ft.  
2 Bedrooms | 2.5 Baths  
Living Room  
Dining Area  
2-Car Oversized Tandem Garage



FIRST FLOOR



SECOND FLOOR



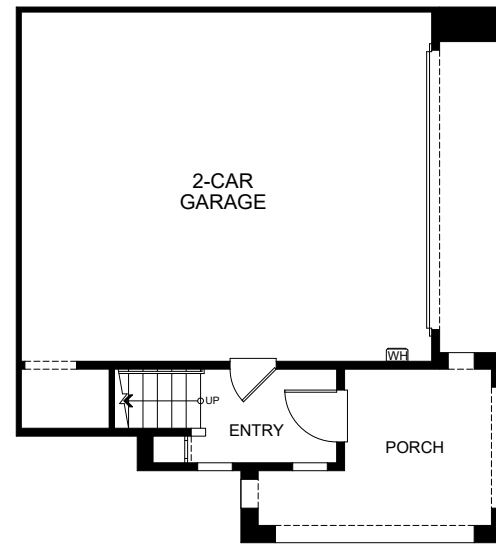
THIRD FLOOR

Square footage is based on an approximate dimension of the exterior of the home. Features and floor plans subject to change without notice.

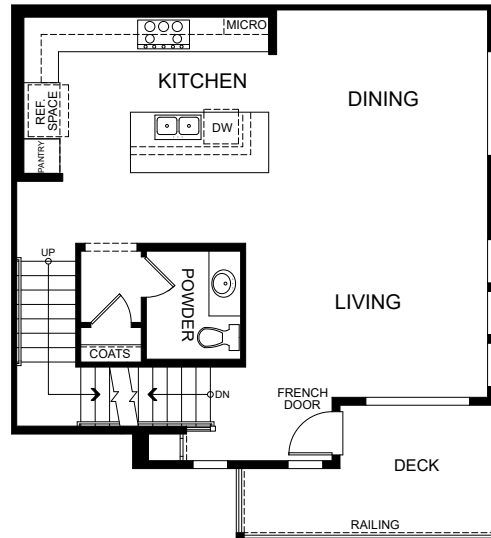
For illustration purposes only. Floor plans are preliminary and subject to change. Features, layouts and options vary by unit – please see a Sales Counselor for specific details on homesites.

# Residence 2

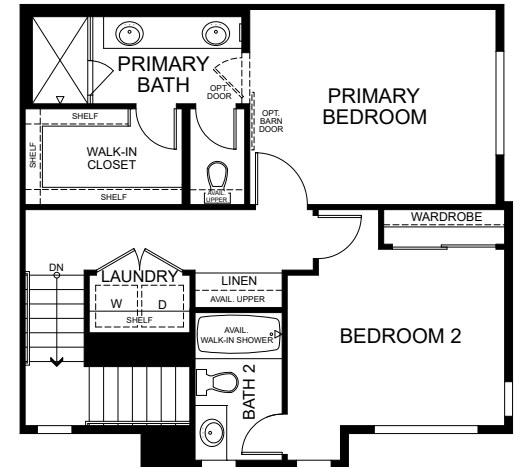
Three-Story  
 Approx. 1,494 Sq. Ft.  
 2 Bedrooms | 2.5 Baths  
 Living Room  
 Dining Area  
 Second-Floor Deck  
 2-Car Garage



FIRST FLOOR



SECOND FLOOR



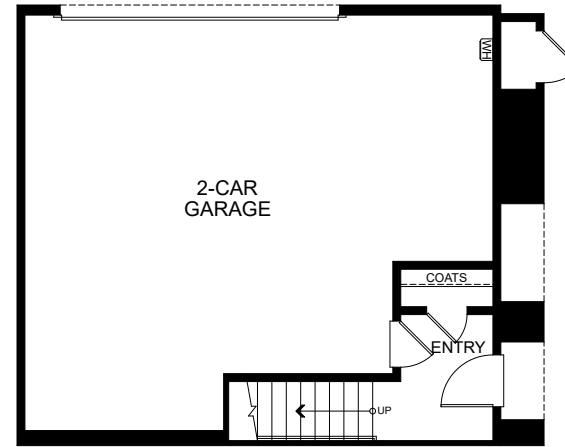
THIRD FLOOR

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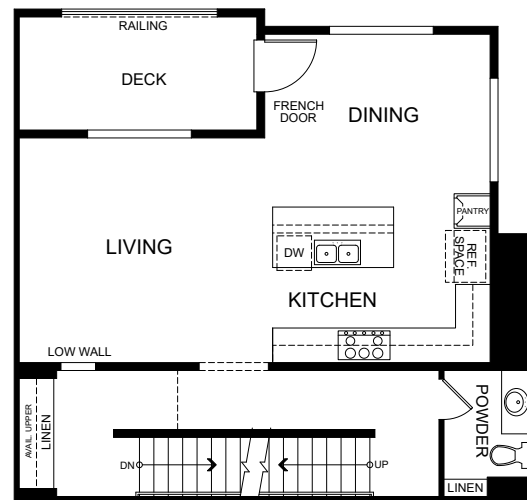
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# Residence 3

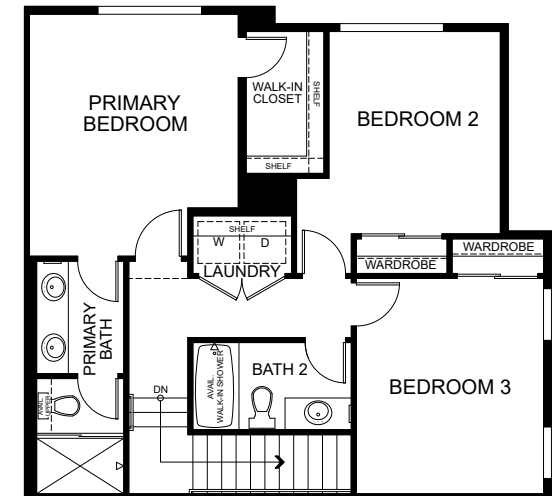
Three-Story  
Approx. 1,601 Sq. Ft.  
3 Bedrooms | 2.5 Baths  
Living Room  
Dining Area  
Second-Floor Deck  
2-Car Garage with Additional Storage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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# Residence 4A

Single-Level Living with Ground-Floor Entry

Approx. 1,493 Sq. Ft.

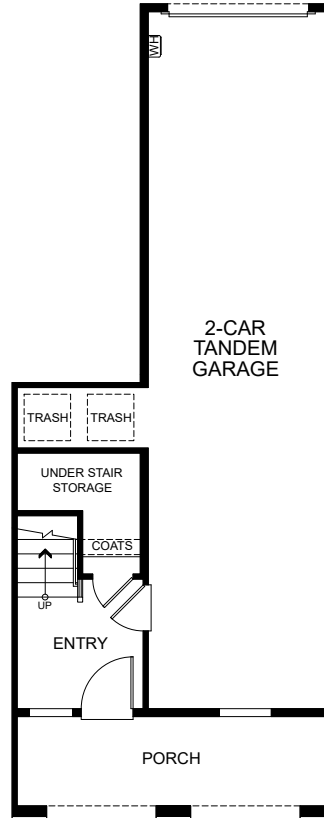
3 Bedrooms | 2 Baths

Living Room

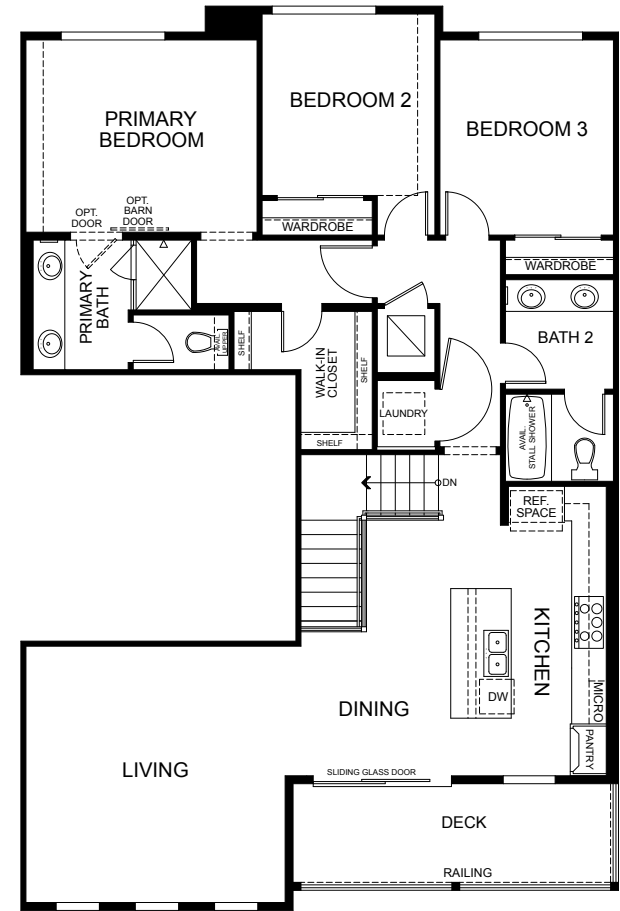
Dining Area

Second-Floor Deck

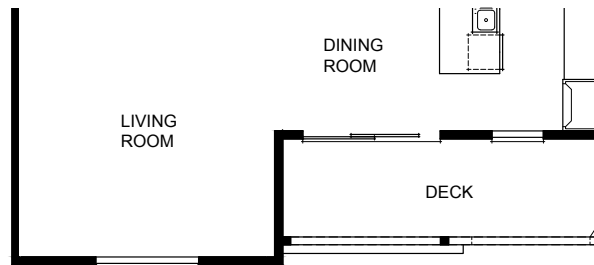
2-Car Oversized Tandem Garage



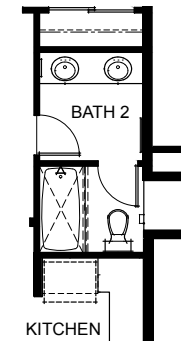
FIRST FLOOR



SECOND FLOOR



ALTERNATIVE ELEVATION



ALTERNATIVE ELEVATION

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THE LUMBERYARD

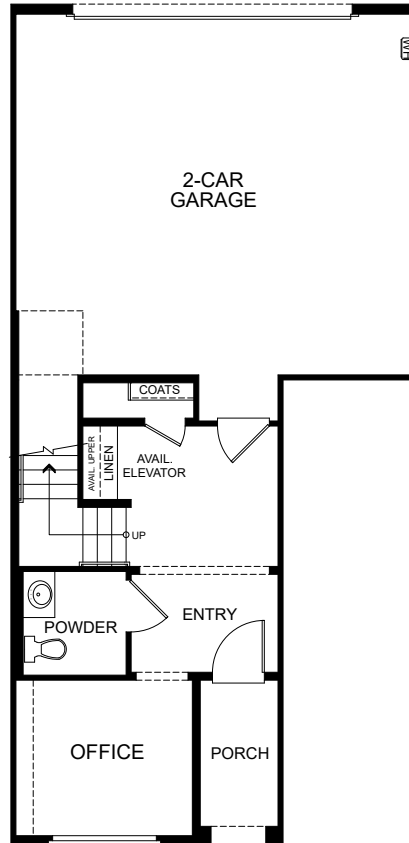


# Residence 5A

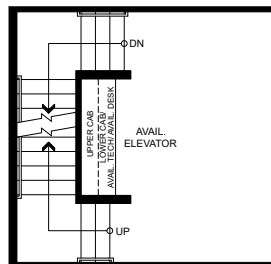
Three-Story  
 Approx. 2,202 Sq. Ft.  
 3 Bedrooms + Office | 2.5 Baths  
 Living Room  
 Dining Area  
 Third-Floor Deck  
 2-Car Garage

Available

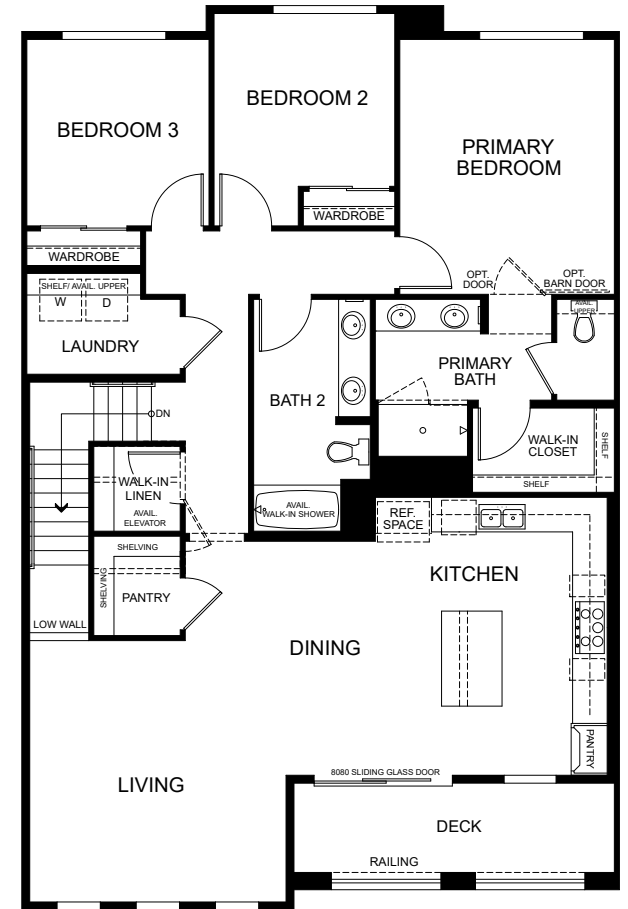
Elevator



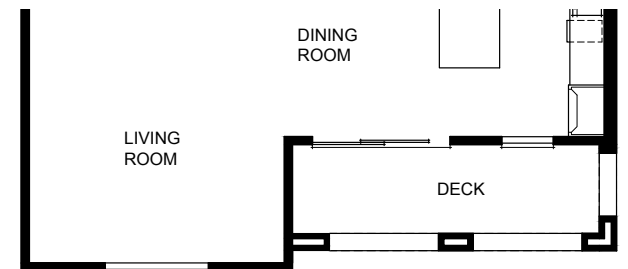
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ALTERNATIVE ELEVATION

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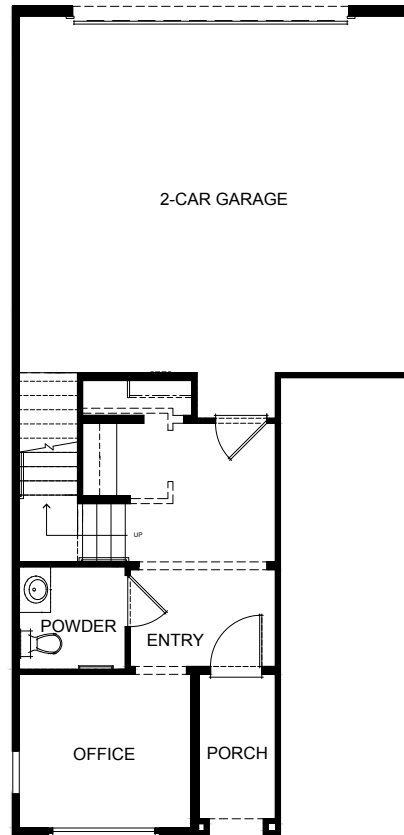
THE LUMBERYARD

# Residence 5B

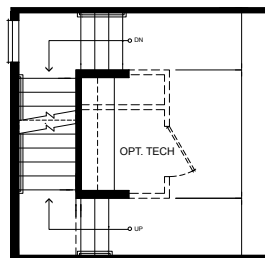
Three-Story  
Approx. 2,202 Sq. Ft.  
3 Bedrooms + Office | 2.5 Baths  
Living Room  
Dining Area  
Third-Floor Deck  
2-Car Garage

## Available

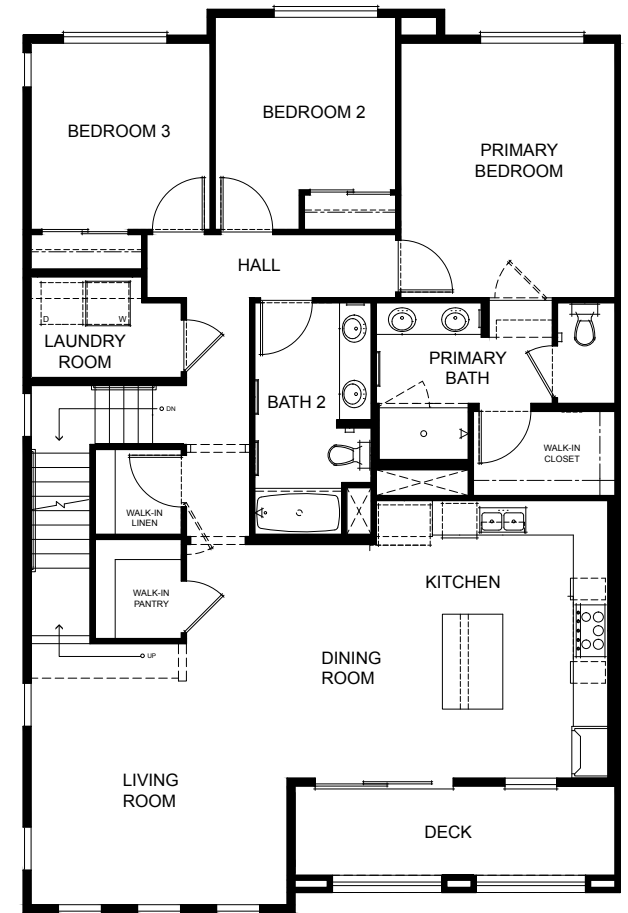
Elevator



FIRST FLOOR



SECOND FLOOR



ALTERNATIVE ELEVATION

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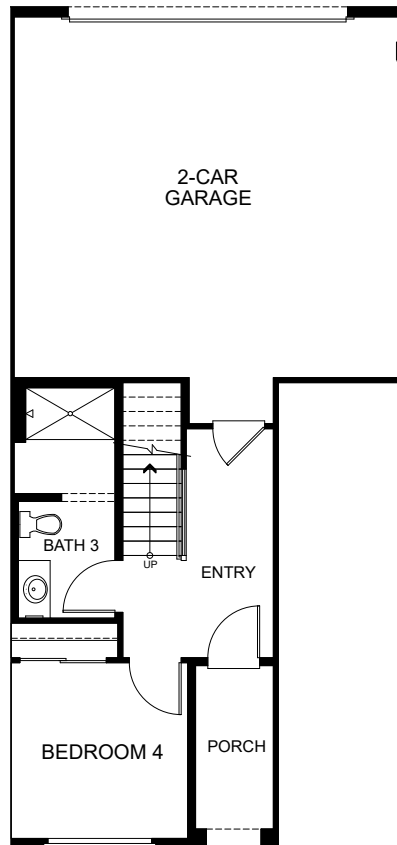
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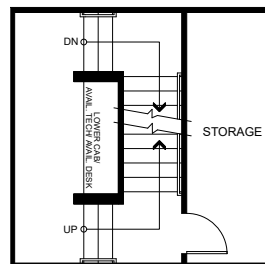
THE LUMBERYARD

# Residence 5X

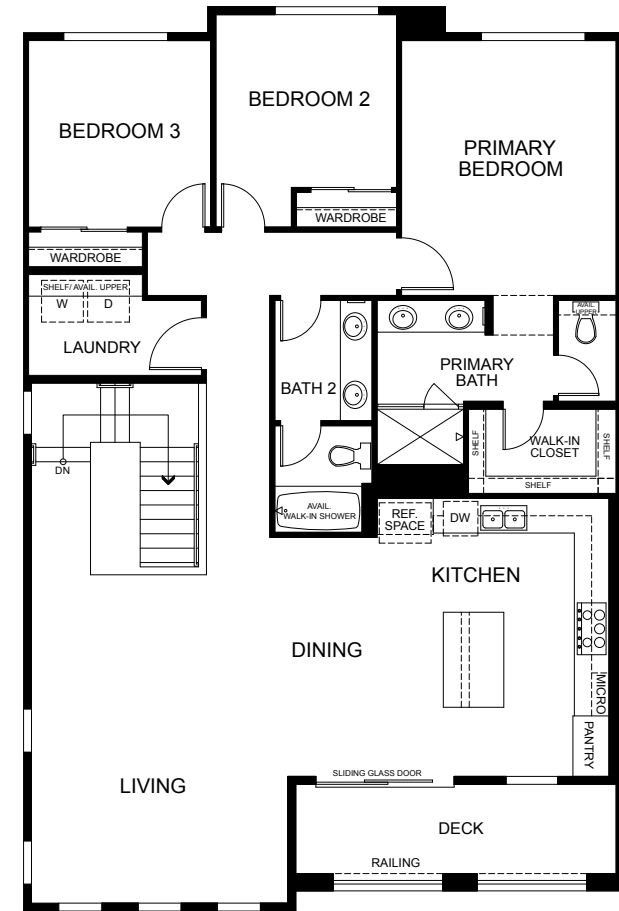
Three-Story  
 Approx. 2,193 Sq. Ft.  
 4 Bedrooms | 3 Baths  
 First-Floor Bedroom and Bath  
 Living Room  
 Dining Area  
 Third-Floor Deck  
 2-Car Garage



FIRST FLOOR



SECOND FLOOR



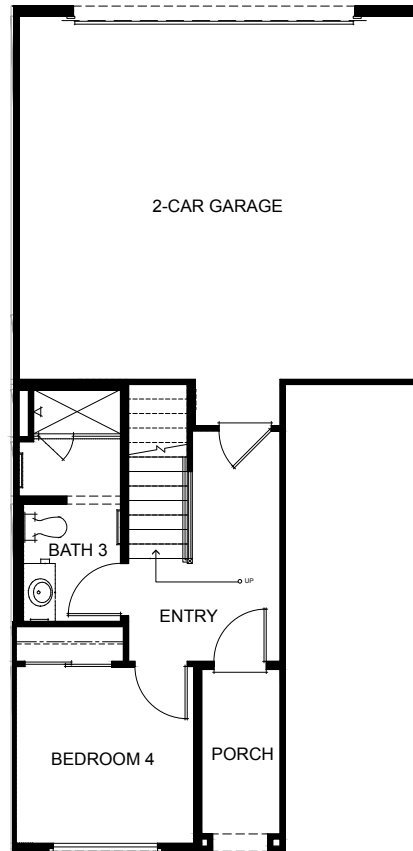
THIRD FLOOR

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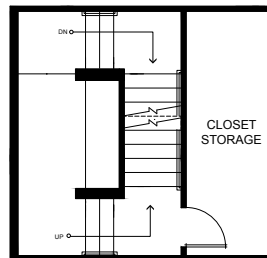
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# Residence 5XC

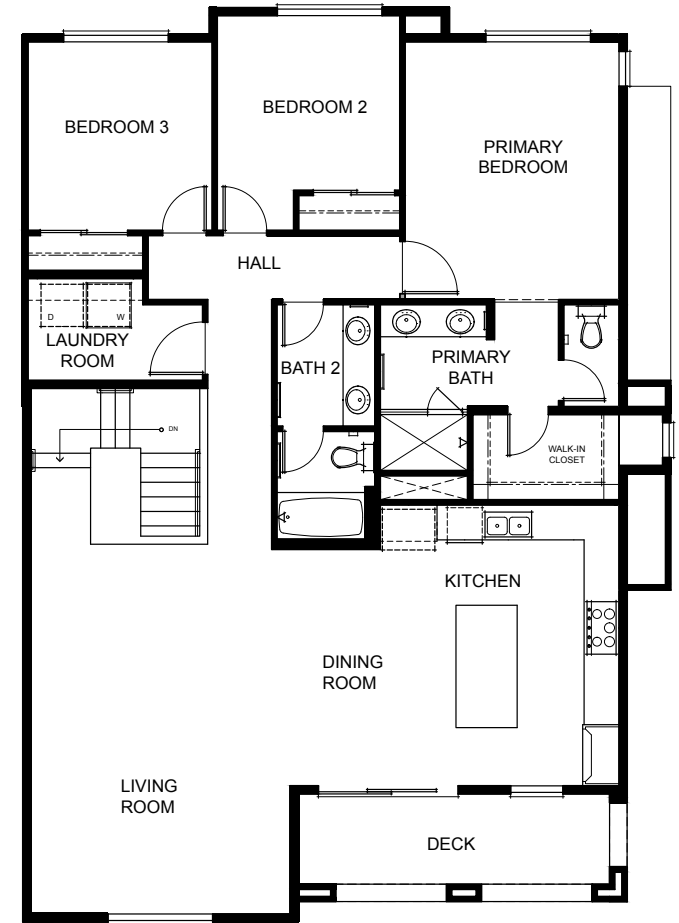
Three-Story  
Approx. 2,193 Sq. Ft.  
4 Bedrooms | 3 Baths  
First-Floor Bedroom and Bath  
Living Room  
Dining Area  
Third-Floor Deck  
2-Car Garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Square footage is based on an approximate dimension of the exterior of the home. Features and floor plans subject to change without notice.

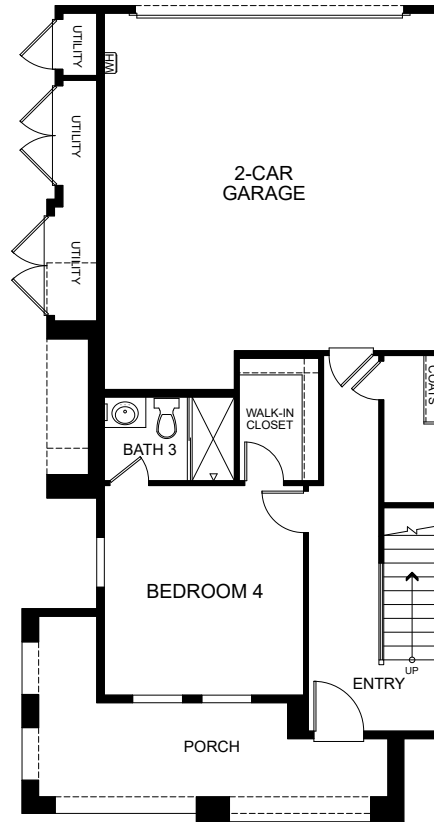
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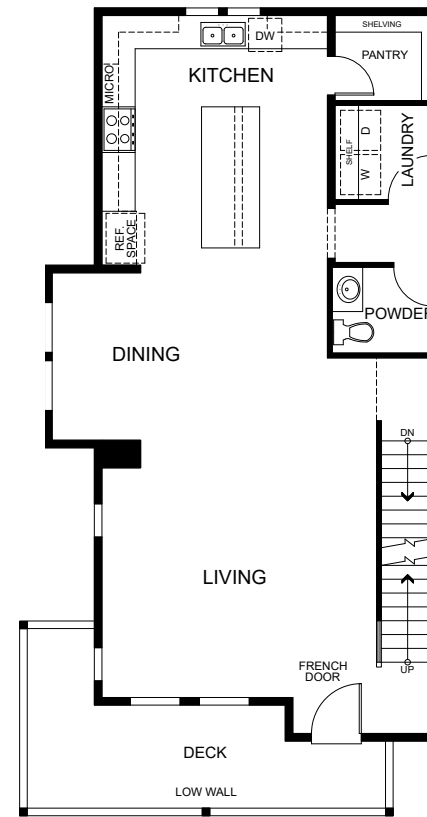
THE LUMBERYARD

# Residence 6

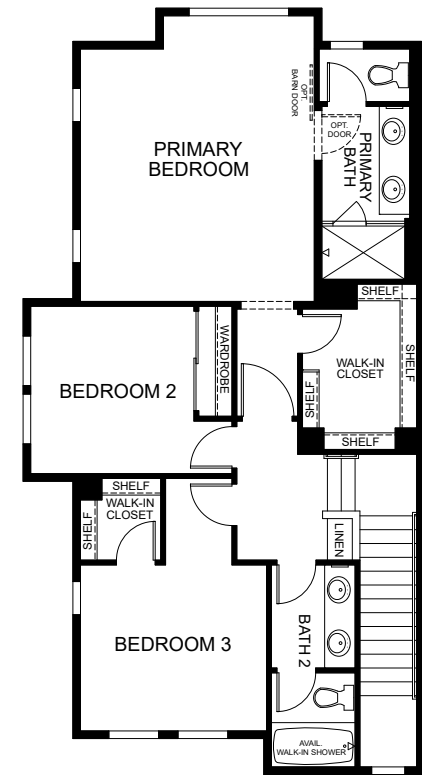
Three-Story  
Approx. 2,258 Sq. Ft.  
4 Bedrooms | 3.5 Baths  
First-Floor Bedroom and Bath  
Living Room  
Dining Area  
Second-Floor Deck  
2-Car Garage



FIRST FLOOR



SECOND FLOOR



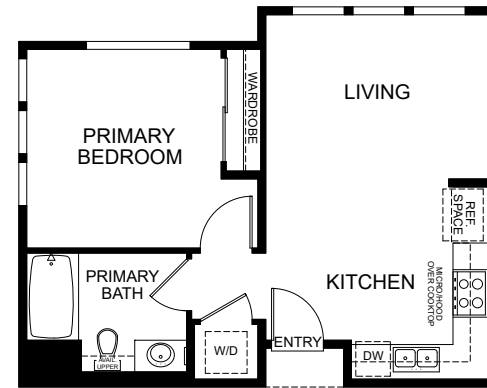
THIRD FLOOR

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# Residence 7A

Single-Level Flat  
Approx. 575 Sq. Ft.  
1 Bedroom | 1 Bath  
Living Room  
Kitchen  
Carport



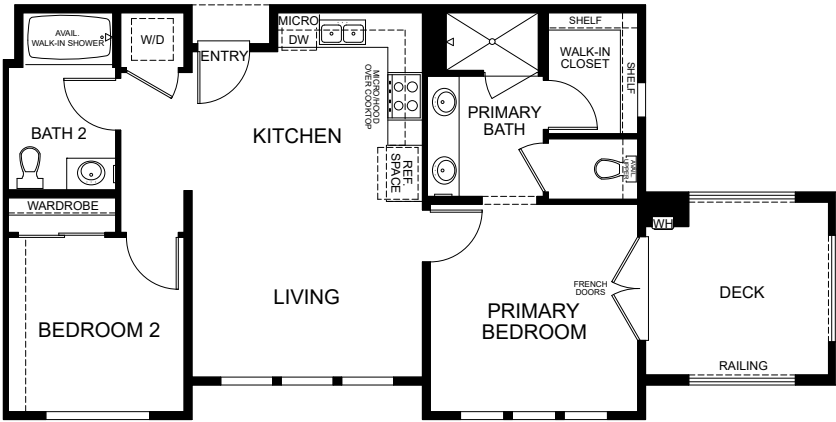
FIRST FLOOR

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# Residence 8A

Single-Level Flat  
Approx. 853 Sq. Ft.  
2 Bedrooms | 2 Baths  
Living Room  
Deck off Primary Bedroom  
1-Car Garage  
Additional Parking



FIRST FLOOR

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# Features & Amenities

## AUTHENTIC EXTERIOR CHARM

- 8' Masonite® Fiberglass 4-Panel Entry Doors with Schlage® Hardware with Encode™ Smart WiFi Deadbolt
- Paneled Garage Door and LiftMaster® Wi-Fi Garage Door Openers
- Decorative Coach Lights

## DRAMATIC INTERIOR APPOINTMENTS

- Convenient Interior Laundry Rooms or Closets (Per Plan)
- Mohawk® Luxury Vinyl Plank Flooring at Wet Areas
- Ceiling Fan Pre-Wired at Primary Bedroom and Living Room
- Decora® Light Switches Throughout
- Pre-Wired for Cat 6 and RG6 Cables
- 5-1/2" Craftsman-Style Eased-Edge Base Molding Throughout
- Frameless Rectangular Mirrors in All Powder Rooms
- Frameless Mirrors in All Bathrooms
- Sherwin-Williams® Swiss Coffee Paint Throughout
- Painted Contemporary Square Newels and Balusters with Painted White Handrails at Stairs (Per Plan)
- Masonite® 5-Panel Hollow-Core Interior Doors

## THOUGHTFULLY DETAILED PRIMARY SUITES

- Elegant White Shaker-Style Cabinetry with Concealed Hinges and Satin Nickel Bar Pulls
- Mitered Drop-Edge Quartz Bathroom Countertops with 4" Backsplash
- Solid-Surface Quartz Shower Walls with 2" x 2" Ceramic Tile Shower Floors
- Rectangular Undermount Sinks with Moen® Genta™ Widespread Faucets
- Medicine Cabinet with Beveled Edge
- Elongated Toilet

## GOURMET KITCHENS

- Quartz Countertops in Simply White or Simply Gray with a Square Edge and Full-Height Backsplash at Cooktop
- Elegant White Shaker-Style Cabinetry with Concealed Hinges and Satin Nickel Bar Pulls
- Whirlpool® Stainless Steel Appliance Package Including:
  - 36" 5-Burner Built-In Gas Cooktop with Vent Hood (Plans 1 through 6)
  - 30" 4-Burner Built-In Gas Cooktop with Hood (Plans 7 and 8)
  - 30" Built-In Single Oven
  - Built-In Microwave with Trim Kit
  - ENERGY STAR® Dishwasher with 1-Hour Wash Cycle
- Stainless Steel Single-Bowl Undermount Sink with Moen® Genta™ Faucet
- 1/2 Horsepower InSinkErator Badger® 5 Garbage Disposal
- Pre-Plumbed for Ice Maker at Refrigerator Opening

## SMART HOME APPLIANCE PACKAGE

- eero Pro Mesh Wi-Fi Access System
- Ring Video Doorbell Pro
- Honeywell® T6 Smart Thermostat with Honeywell® Home App
- Genie® Garage Door Opener with Aladdin Connect®
- Schlage® Encode™ Smart WiFi Front Door Deadbolts

## 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 Heaters
- Vinyl Double-Glazed Low-E Windows
- High-Efficiency Central Heating, Water Heater and Toilets

Many home customization options are available through the Design Center; please refer to floor plan descriptions and illustrations. See your Sales Counselors for more details.





# Area Highlights



The Lumberyard offers vibrant townhomes and flats with walkable access to fabulous eateries, art and boutique shopping. Plus, there is a real connection to nature here with nearby parks and trails as well as constant vistas of rolling hills and the stunning Santa Clara Valley. Residents will enjoy simple commutes to the bay as the community is steps away from the Morgan Hill Caltrain station and has quick access to Highway 101.

CLOSE TO GREAT SCHOOLS, SHOPPING, DINING AND TRANSIT INTO SAN JOSE & SAN FRANCISCO



THE LUMBERYARD



## 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 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 home buying 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.**



17120 Depot Street  
Morgan Hill, CA 95037  
(408) 214-6349

[VanDaele.com](http://VanDaele.com)  

**WINTER HOURS:**

Wednesdays & Sundays, 12pm – 5pm  
Thursday – Saturday, 10am – 5pm

**SUMMER HOURS:**

Wednesdays & Sundays, 12pm – 6pm  
Thursday – Saturday, 10am – 6pm



**THE LUMBERYARD**



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