

SUMMER HOUSE

BY VAN DAELE HOMES



*Plan 2 . Elevation B*



*Plan 1 . Elevation B*



*Plan 2 . Elevation C*



*Plan 3 . Elevation C*

4 TO 6 BEDROOMS  
2,939 TO 3,912 SQ. FT.

For more information  
please call 209-565-1020

Indoor/outdoor living is elevated to a new level of luxury at Summer House. These spacious, flexible home designs—the largest at River Islands—feature an abundance of customizing floor plan options. Available California Rooms with fireplaces, Imagination Rooms, Home Offices, extra Bedroom Suites—even self-contained Guest Suites with living area and kitchenette—let you create a home that’s perfectly suited for the needs of your household.

Because the Van Daele family name is on your door, the team takes extra care to make sure your experience, as a home buyer and a home owner, is nothing short of exceptional. The company’s promise to you: You’ll feel good about your new home®!

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

## AMENITIES

## DRAMATIC INTERIOR APPOINTMENTS

- Soaring nine-foot ceilings at both first and second floors
- Stunning staircases (per plan) with wood handrail and balusters
- Classic baseboards and door casings
- Wood window sills throughout
- All walls finished with light knockdown drywall texture and rounded bullnose corners
- Raised-panel Roman interior doors
- Ceramic tile flooring in the entry
- Durable carpeting in all living and dining areas, bedrooms, hallways and closets
- Maple bath and linen cabinetry with concealed hinges
- Extra spacious Great Rooms warmed with gas fireplaces
- Designer-selected light fixtures (per plan—per location)
- Convenient interior laundry rooms with overhead cabinetry
- Decora light switches

## GOURMET KITCHENS

- Granite countertops with six-inch backsplash
- Beech cabinetry in three stain choices with concealed hinges
- Whirlpool® stainless steel appliances including:
  - Thirty-six inch cooktop
  - Generously proportioned built-in self cleaning oven
  - Quiet wash dishwasher
  - Built-in microwave oven
- Double pressed stainless steel sink with Delta pull-out faucet
- Recessed lighting, with available designer pendant lighting at Kitchen Islands
- Refrigerator area pre-plumbed for an icemaker

## AUTHENTIC EXTERIOR CHARM AND LONG-LASTING QUALITY

- Inspired architectural designs, including Early California Ranch, European Cottage, and Craftsman style exteriors
- Extensive use of exterior brick, stone, and wood accents
- Architecturally designed, color coordinated street scenes with rich landscaping
- Decorative concrete tile roofs
- Wood fencing in rear and side yards with side entry gates
- Concrete driveways and walkways
- Designer selected coach entry lighting
- Durable sectional steel roll up garage doors with an automatic door opener at the two-car door
- Gas barbecue stub in rear yard

## THOUGHTFULLY DETAILED OVERSIZED MASTER BEDROOM SUITES

- Soaring nine-foot ceilings (available coffered ceiling at master bedroom suites)
- Oversized walk-in closets
- Beech cabinetry in three stain choices with concealed hinges
- Dual china sinks with Delta faucets
- Sumptuous oversized soaking tubs and spacious separate showers

## SUMMER HOUSE

## 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
- Ventilation fan for improved indoor air quality
- Dual glazed Low-E glass windows
- R-13 exterior wall insulation at 2x4 walls, R-19 at 2x6 walls and R-38 in attic areas for efficient temperature control
- Exterior of home wrapped with a high-efficiency vapor barrier to further protect your home from the elements
- High-efficiency central air conditioning with night set back thermostat
- Economic gas forced air heating
- ENERGY STAR™ multi-cycle dishwasher
- Environmentally friendly engineered lumber products
- Low VOC interior wall and ceiling paint
- Ultra water conserving commodes

Many customizing room options are available; please refer to floorplan 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. Please see your Sales Counselors for more details. All features and amenities are subject to change without notice.