



Plan 2 . European Cottage



Plan 1 . Craftsman



Plan 3 . Early California Ranch

3 TO 6 BEDROOMS
1,813 - 2,584 SQ. FT.

For more information
please call 209-627-0293

Van Daele Homes is proud to present a neighborhood of all-new home designs with the sophisticated architecture and quality approach to construction that has made Van Daele one of the most successful homebuilders at River Islands.

The one and two story homes at Latitude include such popular features and options as first floor master suites, oversized great rooms, bonus rooms and Van Daele Homes' signature indoor/outdoor California Rooms with gas-warming fireplaces.

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

vandaele.com

AMENITIES

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
- Decorative concrete tile roofs
- Wood fencing in rear and side yards with side entry gate
- Concrete driveways and walkways
- Designer selected coach entry lighting
- Sectional steel roll up garage doors with an automatic door opener at the two-car door
- Gas BBQ stub in rear yard

DRAMATIC INTERIOR APPOINTMENTS

- Soaring nine foot ceilings at both first and second floors
- Staircases (per plan) with wood-capped pony wall and handrail
- Stool and apron throughout
- All walls finished with light knockdown drywall style and bullnose corners
- Two panel “Continental-smooth” style interior doors
- Ceramic tile flooring in the entry
- Luxurious carpeting in all living and dining areas, bedrooms, hallways and closets

- Elegant Shaker style beech cabinetry with concealed hinges (in a choice of 3 stained finishes)
- Designer selected light fixtures (per plan—per location)
- Decora® light switches

GOURMET KITCHENS

- Granite counter tops with six inch backsplash
- Elegant Shaker style beech cabinetry with concealed hinges (in a choice of 3 stained finishes)
- Whirlpool® stainless steel appliances including:
 - Freestanding, self-cleaning Gas Range
 - Energy Star® quiet wash dishwasher
 - Microwave/Hood Combo
- Large single bowl stainless steel sink with Pfister pull-out faucet
- Refrigerator area pre-plumbed for an icemaker
- Recessed lighting

THOUGHTFULLY DETAILED OVERSIZED
MASTER BEDROOM SUITES

- Spacious walk-in closets
- Elegant Shaker style beech cabinetry with concealed hinges (in a choice of 3 stained finishes)
- Easy-care solid surface counter tops

Many customizing room 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. Please see your Sales Counselors for more details.

LATITUDE

- Dual china sinks with Pfister faucets
- Large vanity mirrors and decorator selected lighting fixtures
- Soaking tubs and separate showers

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 + R-14 exterior wall insulation at 2×4 walls, R-19 + R-4 at 2×6 walls and R-38 in attic areas for efficient temperature control
- 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