

# THE VINEYARD

BY VAN DAELE





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Inspired by the Italian villas of Tuscany and Napa's winery estates, The Vineyard in Temecula offers homebuyers a unique opportunity to purchase a hand crafted, artisan residence; a residence in a quaint neighborhood that evokes the quiet restfulness of a charming hillside village, coupled with the architectural beauty, functionality and style today's families desire in a new home.

Enter this extraordinary gated community through a grand rotunda entrance and enhanced private streets that make a statement about the beautiful living you value. Terraced homesites take advantage of the picturesque landscape where Van Daele's signature California Rooms and private Master Suite Decks provide views of the rolling hills of Temecula Valley.

With just 45 residences, three floorplans and four varied elevations of Monterey, Spanish, French Cottage and Andalusian architectural styles, The Vineyard has a semi-custom home ambiance that is as individual as you are. Beautiful streets, cul-de-sac locations, and ease of access to shopping, wineries, schools and freeways make The Vineyard in Temecula the ultimate place to call home.

# 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 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. YOUR LOAN:** We include the services of Wells Fargo Home Mortgage as our "Preferred Lender". They are "preferred" because of the proven service and value they bring to our home buyers. It's no wonder that Wells Fargo Home Mortgage now earns the highest customer satisfaction scores in the United States.

**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 also provide you a private 'hard-hat' tour of your new home as well as 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 (there are more than 15,000 Van Daele homeowners) and even our friendly competitors know and respect Van Daele.



*You'll feel good about your new home.®*

# RESIDENCE ONE

Rich tradition embraces the design of this comfortable family home, where the Great Room, Dining Room and Available California Room create generous spaces for relaxing and entertaining.

## Two-Story

Four Bedrooms

Three and One-Half Baths

Great Room

Dining Room

Loft

Two-Car Garage

Available:

- Extended Kitchen Island
- Sliding Glass Door Selections (per location)
- California Room with Fireplace
- Master Suite Deck with Available Fireplace

## INTERIOR LIVING SPACE

2,886 square feet\*

## AVAILABLE OUTDOOR LIVING SPACE

195 to 391 square feet\*

All Renderings are artist's conception.

\* Square footages are approximate and vary by elevation.

† Shown with available veneer.



1AR SPANISH



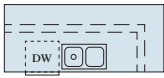
1BR FRENCH COTTAGE



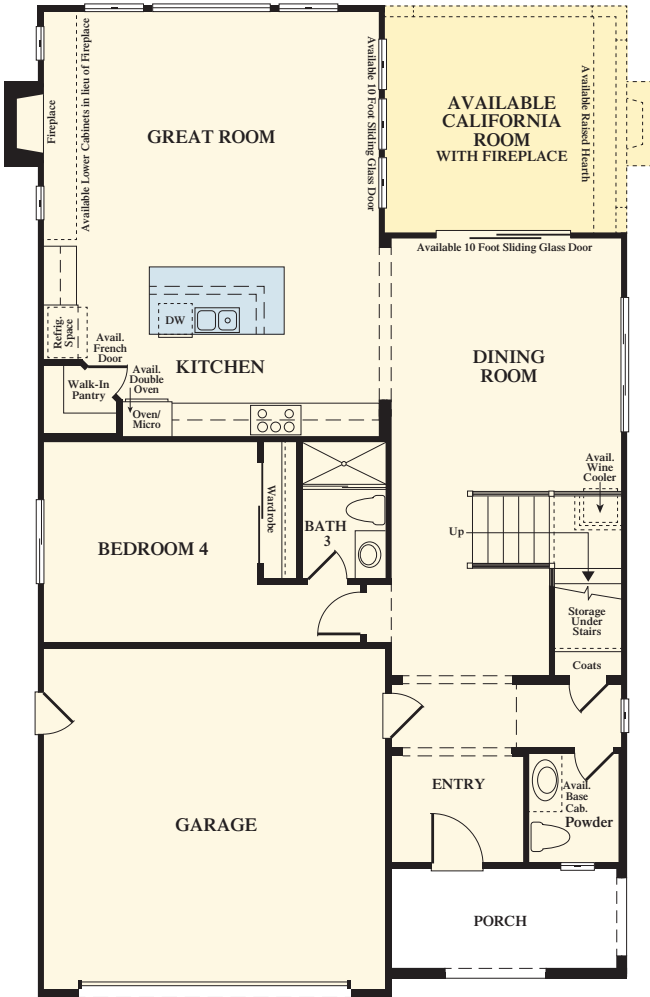
1DR† ANDALUSIAN

MODEL

Available Extended Kitchen Island

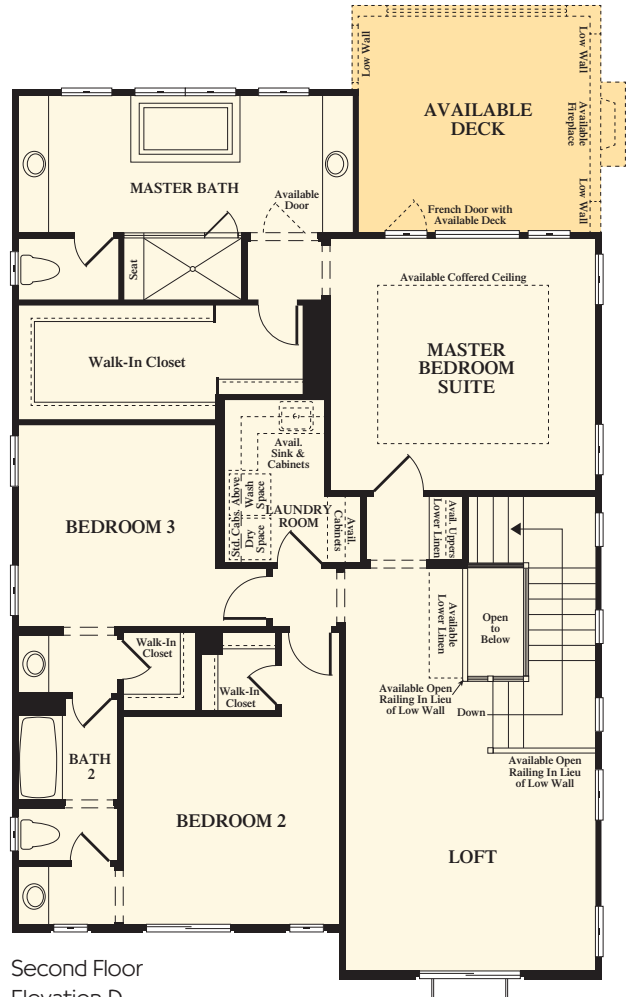


Available 10 Foot Sliding Glass Door



First Floor  
Elevation D

Available 10 Foot Sliding Glass Door



Second Floor  
Elevation D

---- 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. All artwork, renderings and floorplans are artist's conception and are not to scale. See Sales Counselors for details.

# RESIDENCE TWO

Delightfully unique, this double door side entry home with a charming portico creates the look of a grand vineyard estate, welcoming you to the beauty of thoughtful design inside and out.

## Two-Story

Four to Five Bedrooms

Four and One-Half to Five and One-Half Baths

Great Room

Dining Area

Bonus Room

Two-Car Garage with Storage Area

Available:

- Expanded Kitchen Island
- Sliding and Stacking Glass Door Selections (per location)
- Home Management Center
- California Room with Fireplace
- Bedroom 5 with Bath 5 and Tech Space
- Master Suite Deck with Available Fireplace

## INTERIOR LIVING SPACE

3,019 to 3,116 square feet\*

## AVAILABLE OUTDOOR LIVING SPACE

282 to 564 square feet\*

All Renderings are artist's conception.

\* Square footages are approximate and vary by elevation.



2A SPANISH

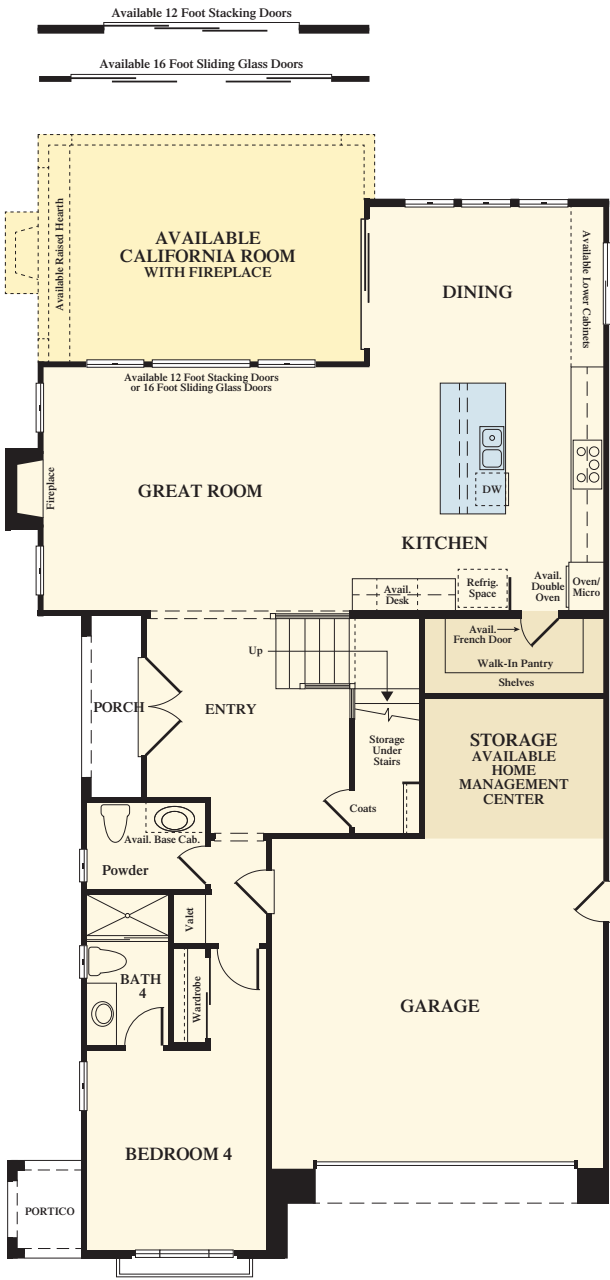


2B FRENCH COTTAGE



2C MONTEREY

MODEL

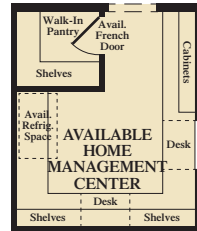


First Floor  
Elevation C

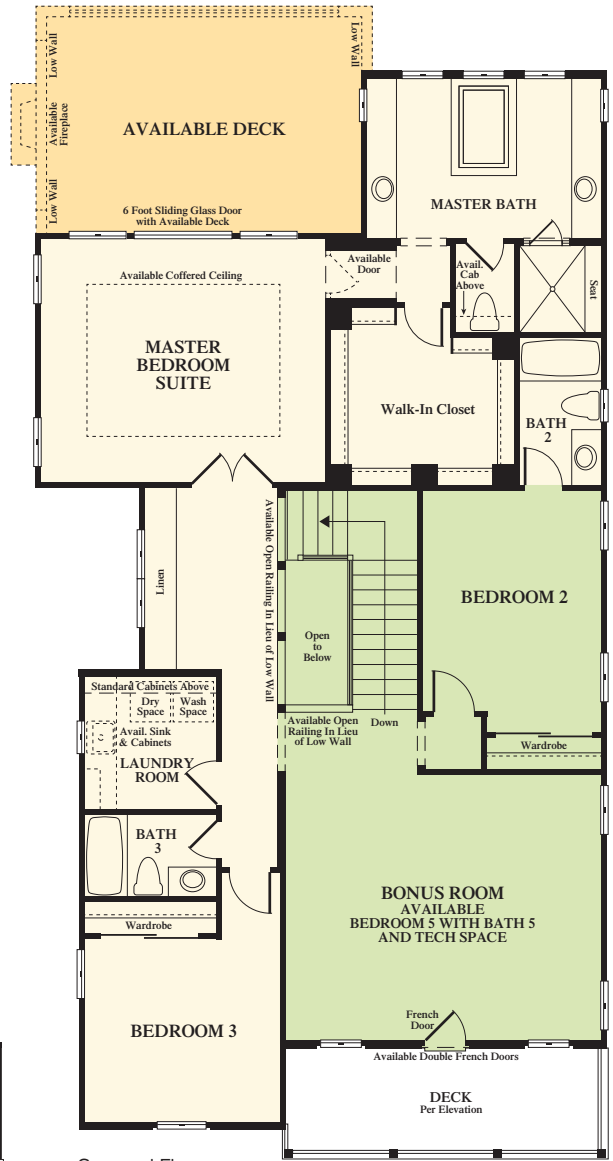
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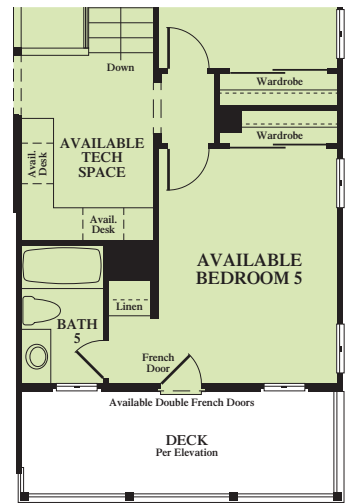
Available Expanded  
Kitchen Island



Available Home  
Management  
Center



Second Floor  
Elevation C



Available Bedroom 5

# RESIDENCE THREE

This creatively designed residence offers an abundance of custom personalization choices, including the convenient first floor Master Suite and Guest Suite options for accommodating guests and relatives.

## Two-Story

Four to Five Bedrooms

Four and One-Half to Five and One-Half Baths

Great Room

Dining Area

Bonus Room

Three-Car Tandem Garage

Available:

- Stacking Glass Door (per location)
- California Room with Fireplace
- Master Bedroom Suite 2
- Imagination Room
- Guest Suite with Bedroom, Living Room and Kitchenette
- Bedroom 5 with Bath 5 and Loft or Tech Space
- Master Suite Deck with Available Fireplace

## INTERIOR LIVING SPACE

3,192 to 3,357 square feet\*

## AVAILABLE OUTDOOR LIVING SPACE

280 to 560 square feet\*

All Renderings are artist's conception.

\* Square footages are approximate and vary by elevation.



3A SPANISH



3B FRENCH COTTAGE

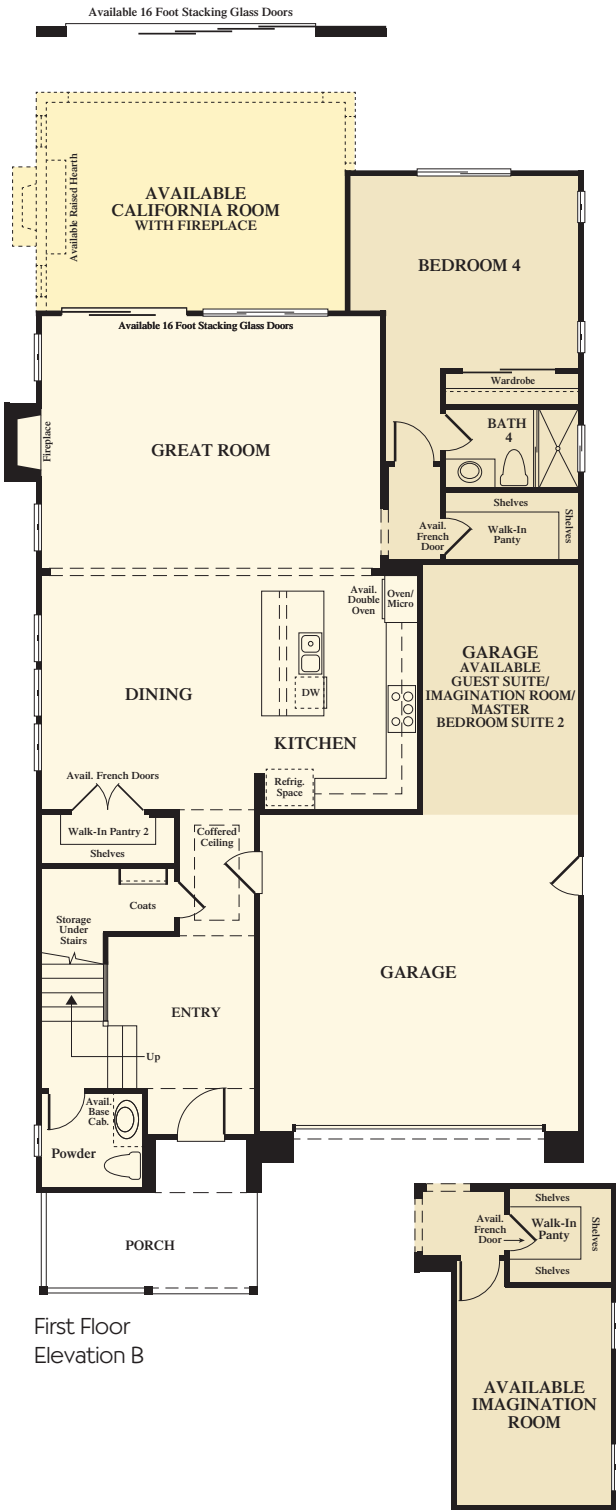
MODEL



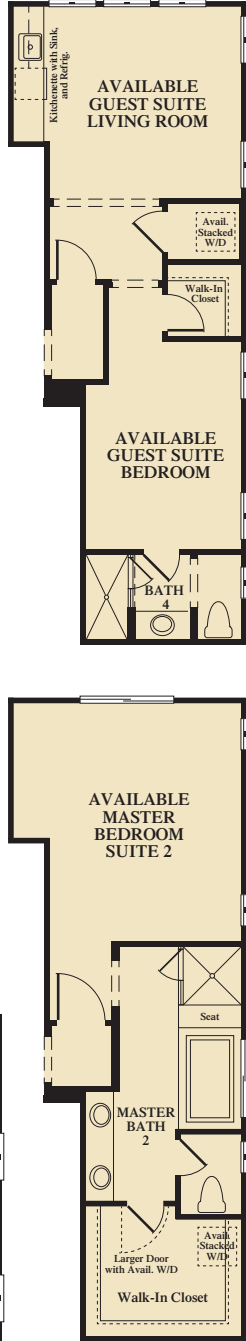
3C MONTEREY



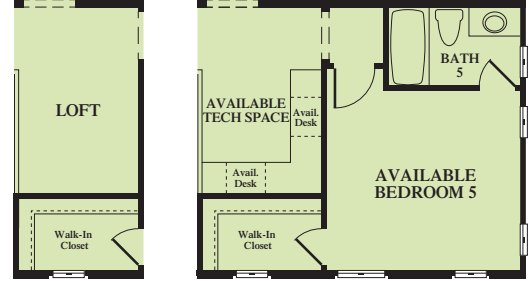




First Floor Elevation B



Second Floor Elevation B



--- 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. All artwork, renderings and floorplans are artist's conception and are not to scale. See Sales Counselors for details.

# AMENITIES

## AUTHENTIC EXTERIOR CHARM AND LONG-LASTING QUALITY

- Architecturally designed, color coordinated street scenes
- Inspired architectural designs include Spanish, French Cottage, Andalusian and Monterey elevations
- Extensive use of brick, stone, wood accents and wrought iron
- Covered front porches and second story balconies (per plan and elevation)
- Distinctive 8 foot front doors with oil rubbed bronze hardware and security locks (Double entry doors on Residence Two)
- Decorative concrete tile roofs
- Water conscious front yard landscaping
- Durable vinyl fencing at rear and side yards
- Concrete driveways and walkways
- Designer selected coach entry lighting
- Durable steel sectional roll up garage doors with an automatic door opener
- Gas BBQ stub in rear yard



## DRAMATIC INTERIOR APPOINTMENTS

- Soaring 9 foot high ceilings on both first and second floor
- Stunning staircases (per plan) with wood handrails and balusters
- Classic baseboards and door casings
- Wood window sills (select windows)
- Raised panel Roman interior doors with upgraded brushed nickel hardware
- Ceramic tile flooring in the entry
- Durable carpeting in all living and dining areas, bedrooms, hall and closets
- Extra spacious Great Rooms warmed with gas fireplaces
- Convenient interior laundry rooms with overhead cabinetry
- Spacious and functional secondary bedrooms
- Low-maintenance solid surface countertops with Maple cabinetry in secondary bathrooms
- Decora light switches
- Pre-wired for Category 5 and cable

## GOURMET KITCHENS

- Granite countertops with six inch backsplash
- Maple cabinetry with concealed hinges
- Whirlpool® stainless steel appliances including:
  - Five burner cooktop
  - Generously proportioned built-in self cleaning oven
  - Quiet wash dishwasher
  - Microwave oven
- Stainless steel double compartment sink with Moen pull-out faucet
- Recessed lighting
- Refrigerator area pre-plumbed for an icemaker

## OUR STORY, OUR PROMISE UNLIKE ANY OTHER

Every company, every homebuilder, and just like you, every family has a story. We believe you will agree that since buying a home is one of the most important things you will ever do, it is essential that you know who you are buying it from.

Our story is different from most homebuilders. We are not a national, publicly held corporation led by a Wall Street management team living on the other side of the country. Instead, Van Daele Homes is a family owned home building company located in California. Our management team is comprised of Van Daele family members as well as some of the most respected and experienced homebuilding professionals in the industry. Together, since 1987, we have created exceptional new home communities for more than 15,000 families.

Because we take great pride in having our family name on your family's door, it is only natural that we care more deeply about your entire home purchase process. We are intimately involved every step of the way; from the land we buy and design of every detail in every home, to the superior Buyer Friendly attention we give you both before and after you move in. The Van Daele family team confidently makes this simple promise to you... You'll feel good about your new home®!

Sincerely,

*The Van Daele Family*

**VAN DAELE HOMES**  
*One Family. One Promise.®*

*You'll feel good about your new home.®*

### THOUGHTFULLY DETAILED MASTER BEDROOM SUITES

- Oversized walk-in closets
- Maple cabinetry with concealed hinges
- Easy-care solid surface counter tops
- Dual china sinks with Moen faucets
- Large vanity mirrors and Maxim lighting fixtures
- Sumptuous oversized soaking tubs and spacious 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 exterior wall insulation 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

Many home customization options are available through the design center; please refer to floorplan descriptions and illustrations. Please see your Sales Counselors for more details.

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.

# THE VINEYARD

BY VAN DAELE

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Square footages are based on an approximate dimension of the exterior of the home. Models used do not reflect any racial preference.  
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