



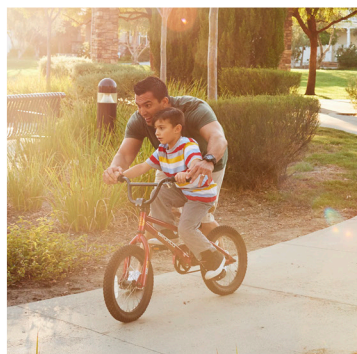
THE COMMONS
• MORGAN HILL •

THE COMMONS

The Commons by Van Daele Homes is a charming community of just twelve spacious two-story duets and single-family residences located just minutes from quaint downtown Morgan Hill, the Caltrain station, and with easy access to the 101 freeway for convenient commuting.

Your new home at The Commons is walking distance to downtown Morgan Hill restaurants, the weekly Farmer's Market and summer concerts in the park. Enjoy the nearby parks and aquatics center, or discover Anderson Lake County Park for hiking, biking, fishing and boating. Life at The Commons is perfect for families of all sizes.

Welcome home to The Commons by Van Daele Homes.



OUR FOUR POINT PLEDGE TO YOU

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 will make sure you'll feel good about your new home. Our Sales Counselors consistently score 93% or higher on customer satisfaction surveys.

YOUR LOAN

We include the services of Union Bank® as our "Preferred Lender". They are "preferred" because of the proven service and value they bring to our home buyers. For over 150 years, Union Bank® has believed in the importance of serving the financial needs of our communities. With their tailored loan products and personalized service, it's no wonder Union Bank has received the distinguished "Eliant Certified" customer satisfaction designation.

YOU'RE INCLUDED

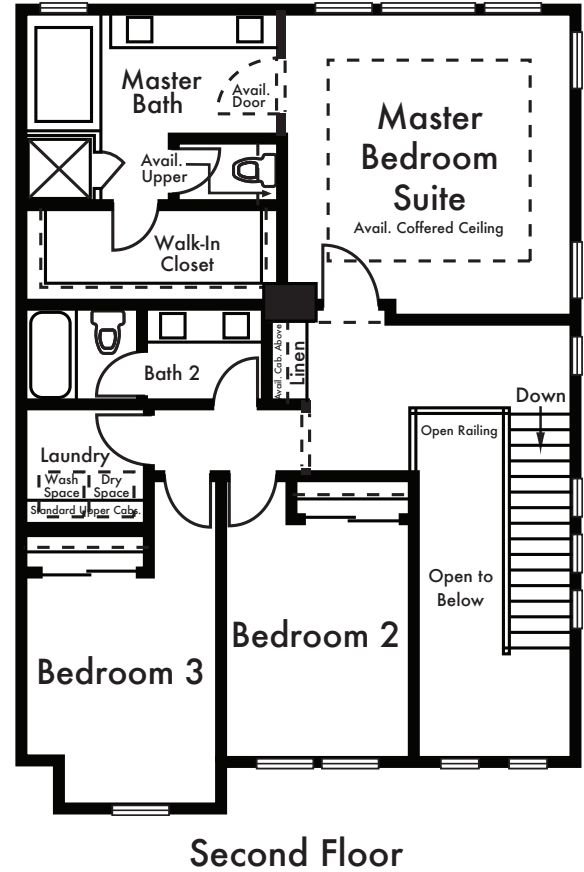
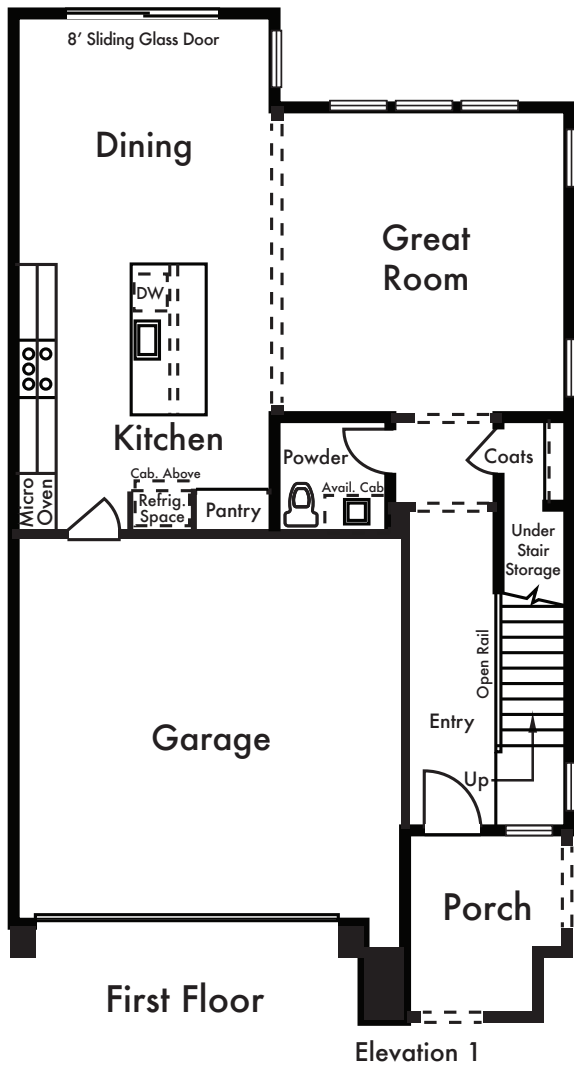
We get you excited about your new home purchase right from the start. We involve you in the process via regular construction updates from both our sales and construction teams, and also provide you a private 'hard-hat' tour of your new home as well as two additional walk through's prior to your home's 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.

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



RESIDENCE 1 FLOOR PLAN



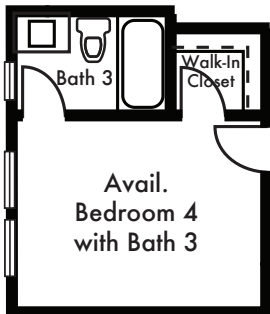
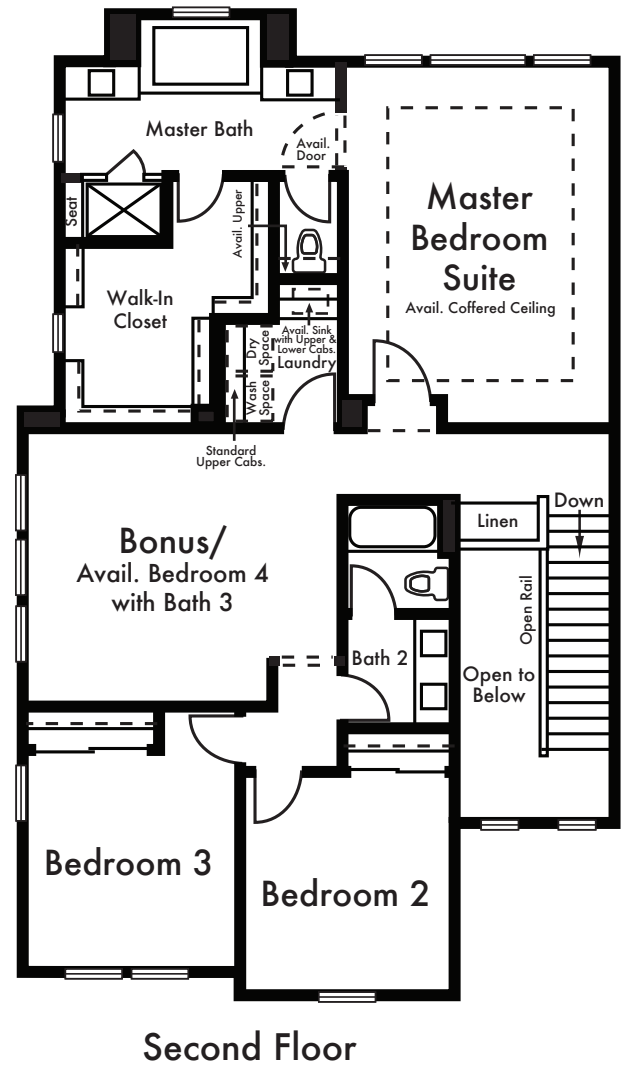
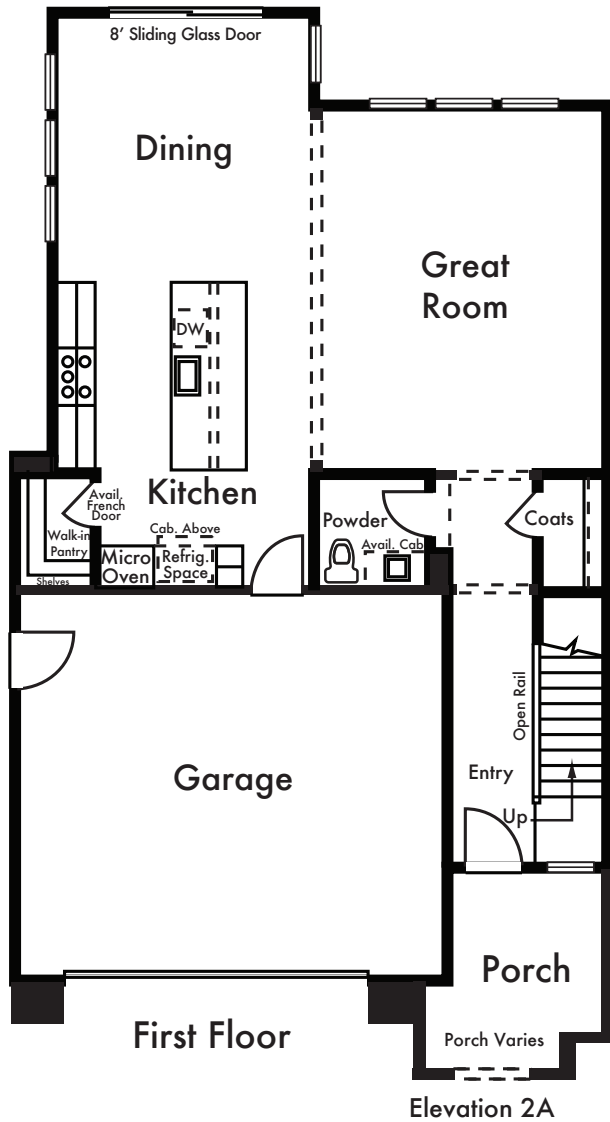
ATTACHED • TWO-STORY

- Three Bedrooms
- Two and One-Half Baths
- Great Room
- Dining Area
- Two-Car Garage

Approximately 1,985 sq. ft.*

--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.

RESIDENCE 2 FLOOR PLAN



ATTACHED • TWO-STORY

- Three to Four Bedrooms
- Two and One-Half to Three and One-Half Baths
- Great Room
- Dining Area
- Bonus Room
- Two-Car Garage

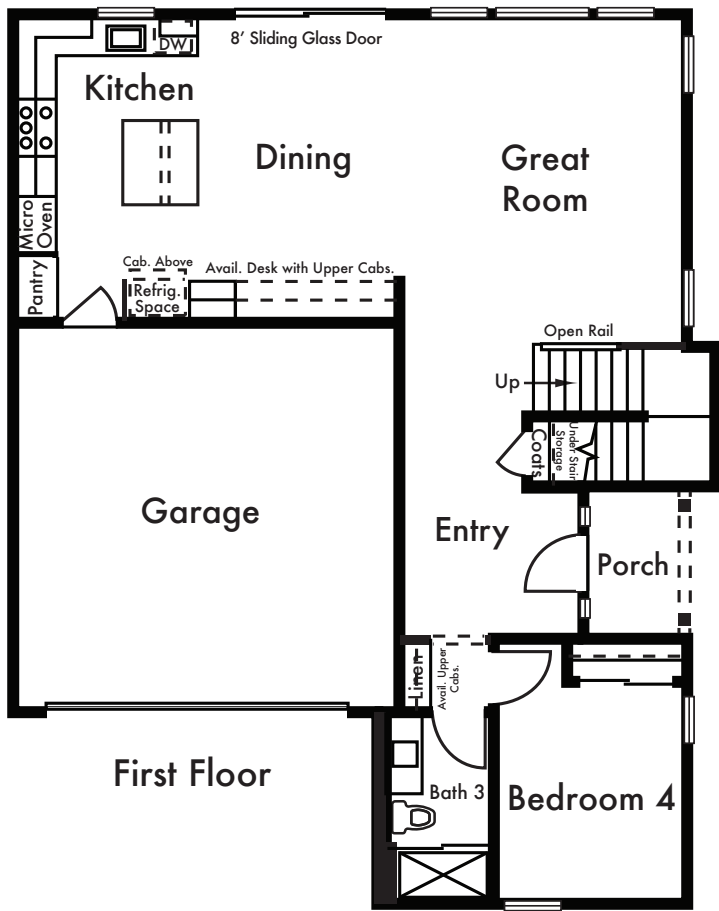
AVAILABLE

- Bedroom 4 with Bath 3 in Lieu of Bonus Room

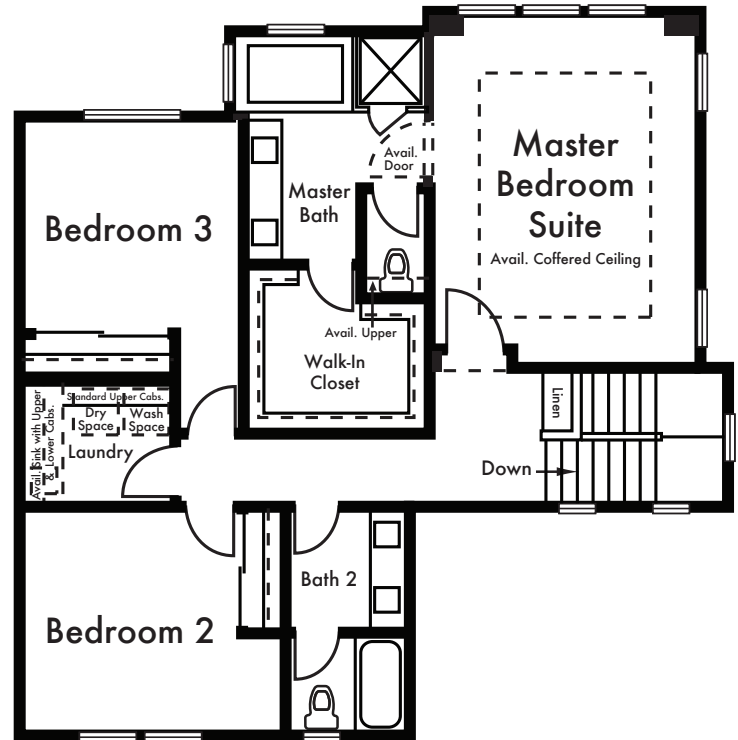
Approximately 2,359 sq. ft.*

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RESIDENCE 3A FLOOR PLAN



Elevation 3A



Second Floor

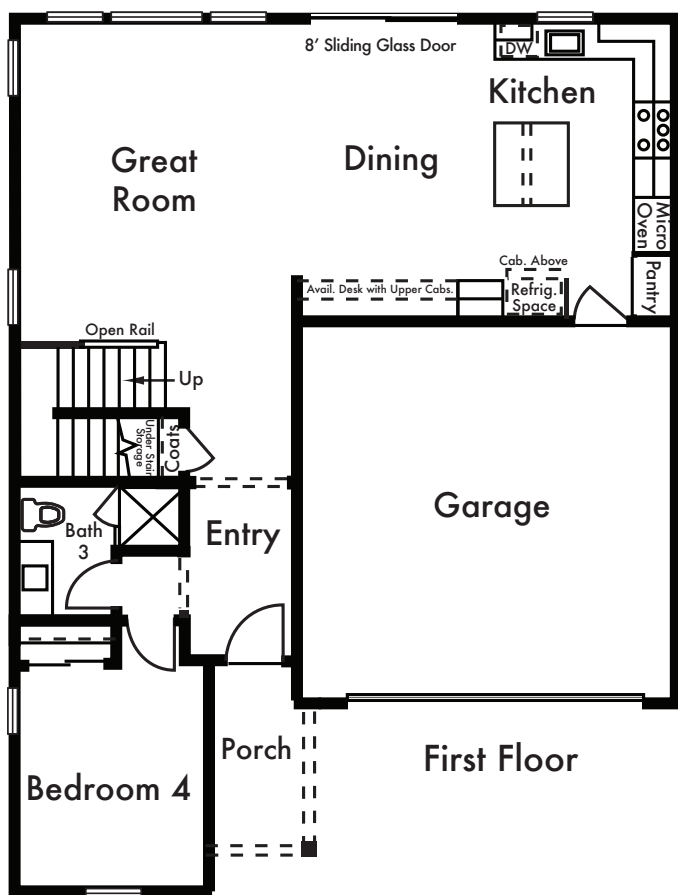
ATTACHED • TWO-STORY

- Four Bedrooms
- Three Baths
- Great Room
- Dining Area
- Two-Car Garage

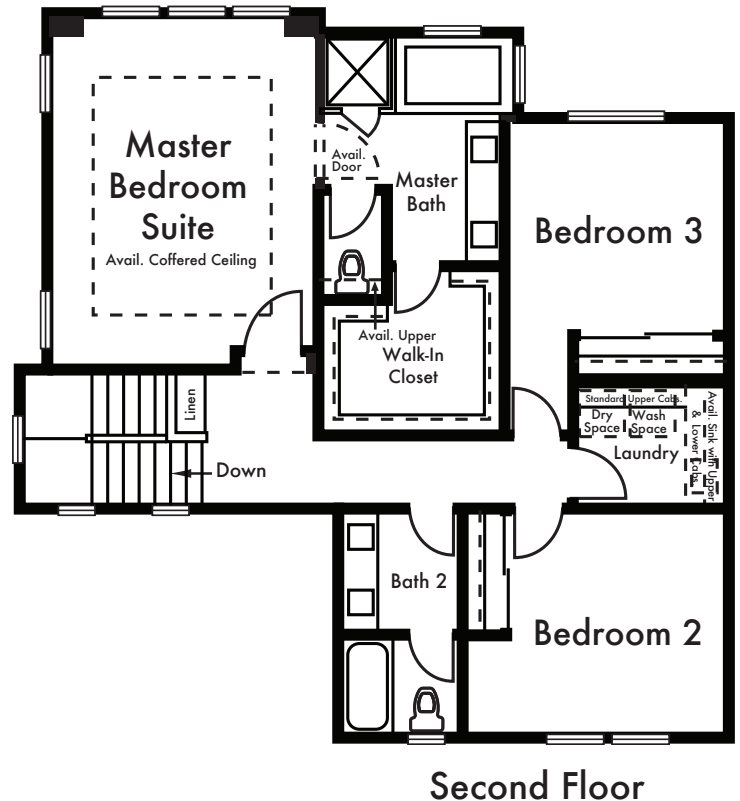
Approximately 2,186 sq. ft.*

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RESIDENCE 3B FLOOR PLAN



Elevation 3B



Second Floor

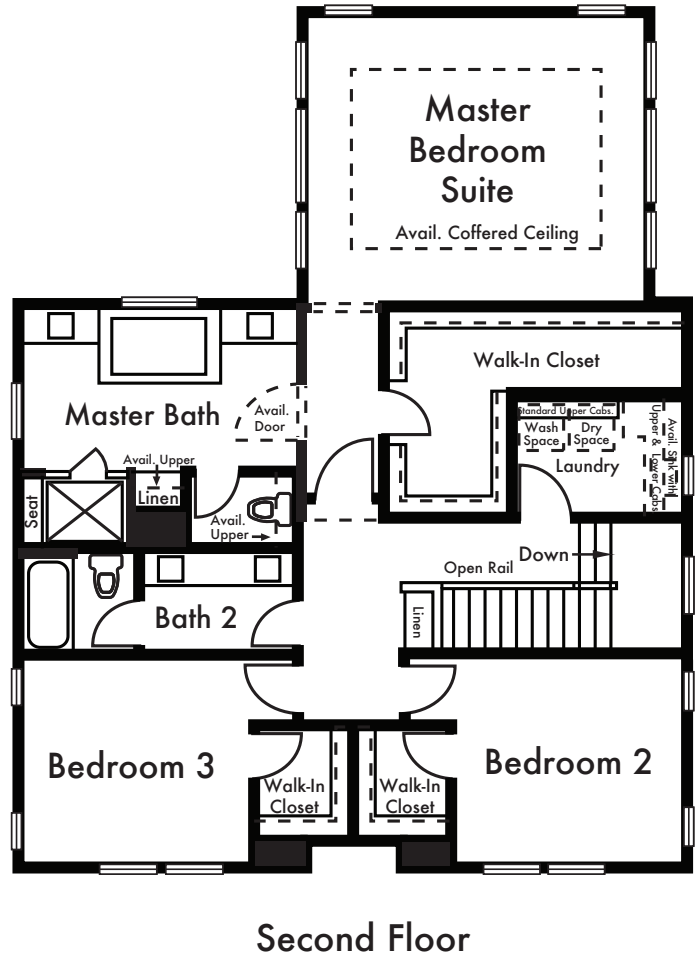
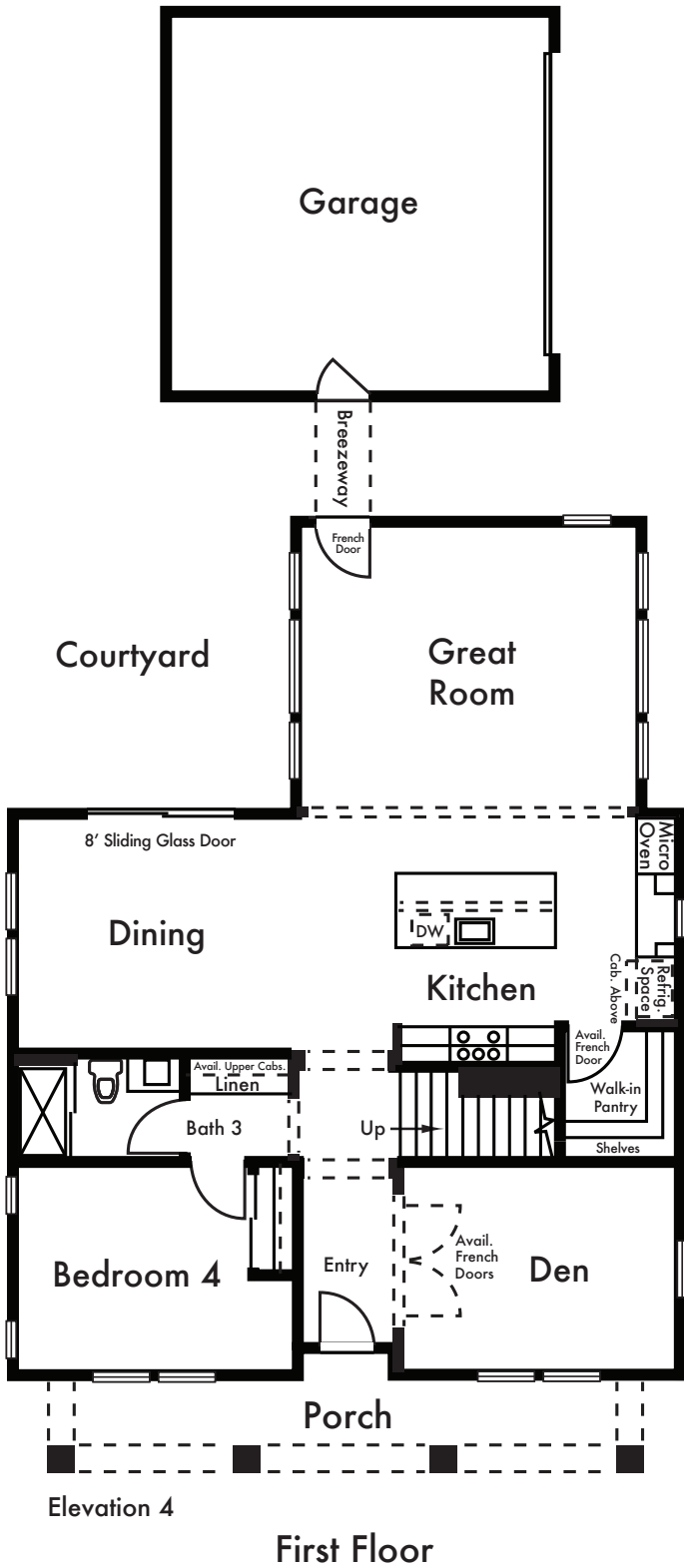
ATTACHED • TWO-STORY

- Four Bedrooms
- Three Baths
- Great Room
- Dining Area
- Two-Car Garage

Approximately 2,138 sq. ft.*

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RESIDENCE 4 FLOOR PLAN



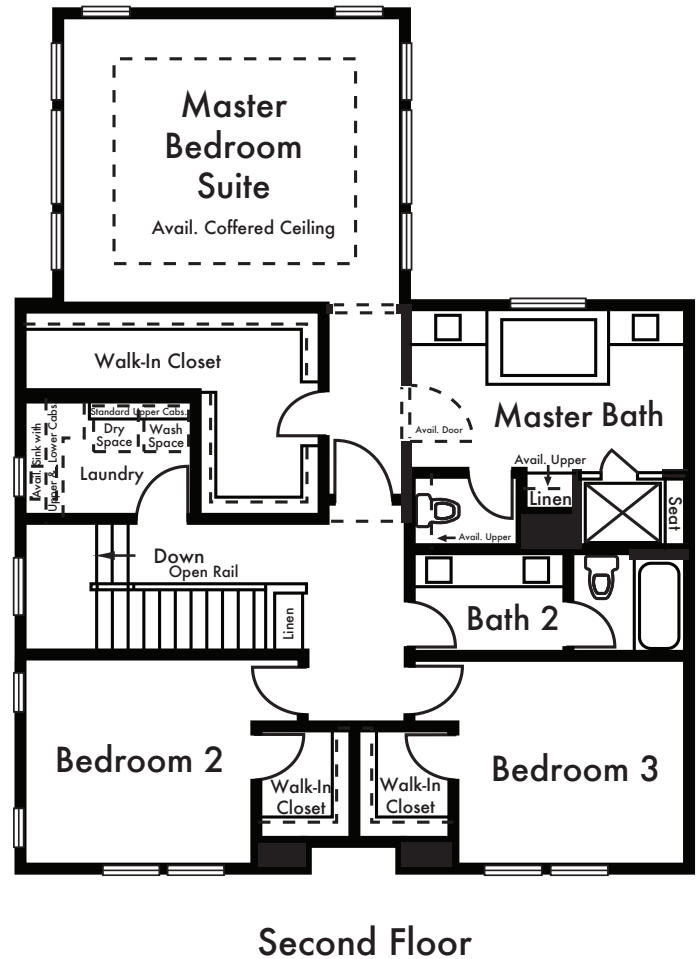
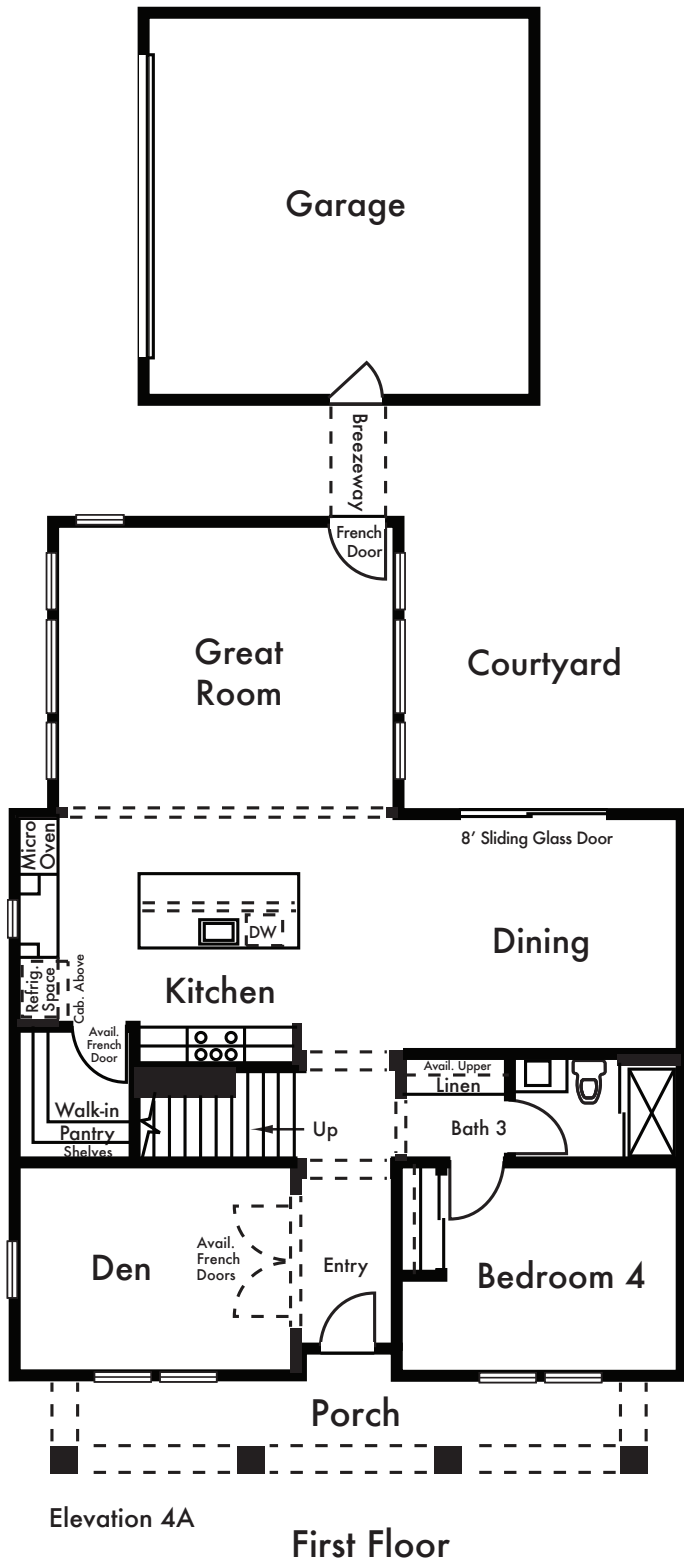
SINGLE-FAMILY DETACHED • TWO-STORY

- Four Bedrooms plus Den
- Three Baths
- Great Room
- Dining Area
- Detached Two-Car Garage with Breezeway and rear Courtyard

Approximately 2,698 sq. ft.*

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RESIDENCE 4A FLOOR PLAN



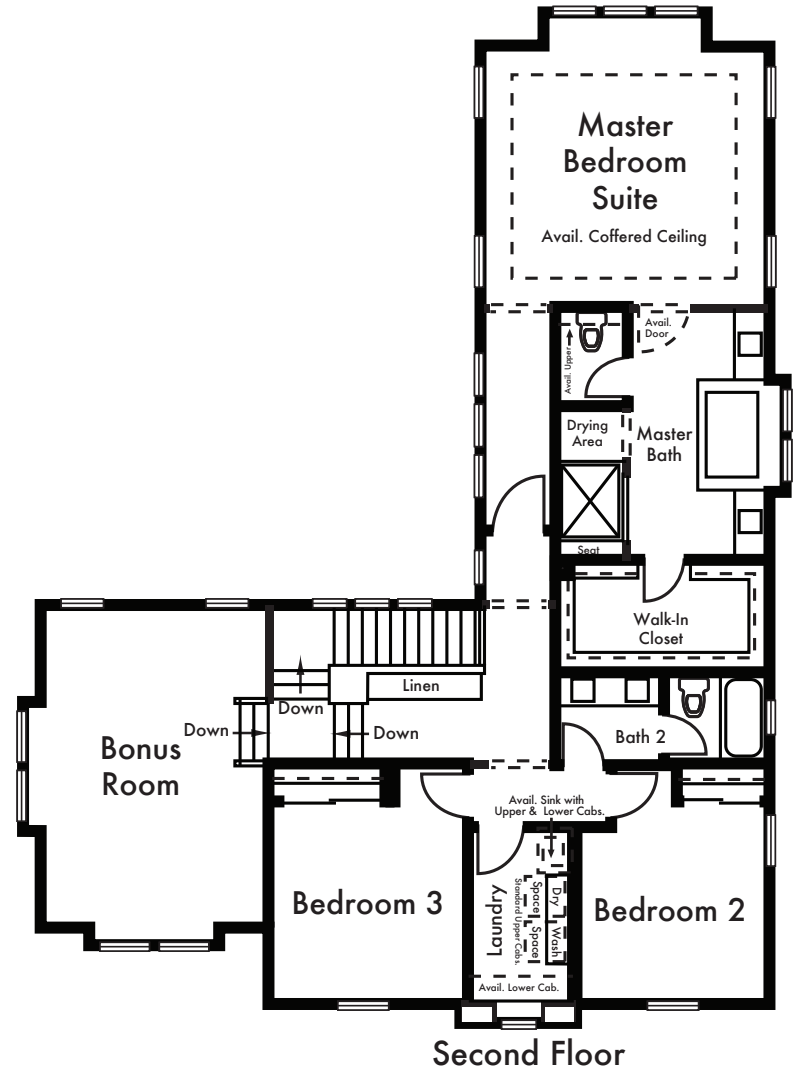
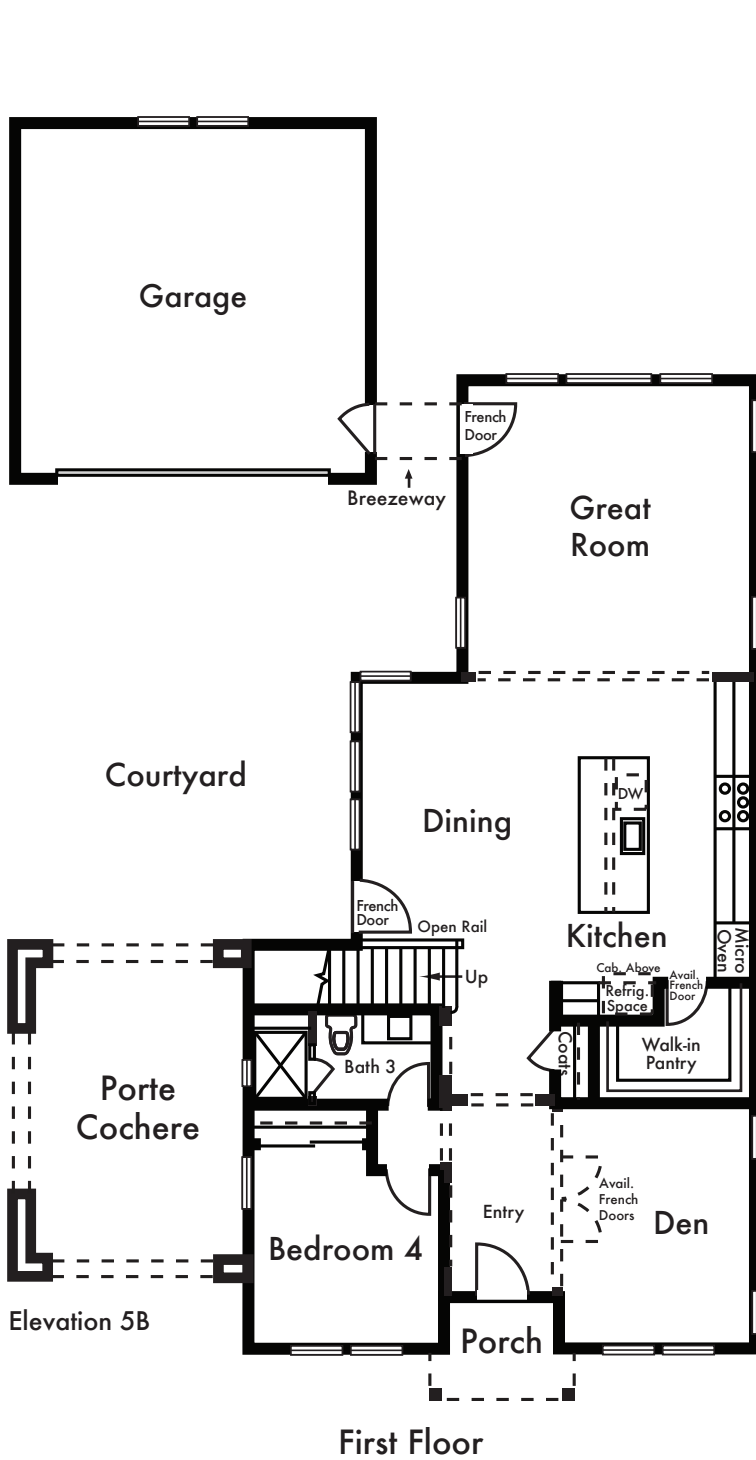
ATTACHED • TWO-STORY

- Four Bedrooms plus Den
- Three Baths
- Great Room
- Dining Area
- Detached Two-Car Garage with Breezeway and rear Courtyard

Approximately 2,737 sq. ft.*

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RESIDENCE 5B FLOOR PLAN



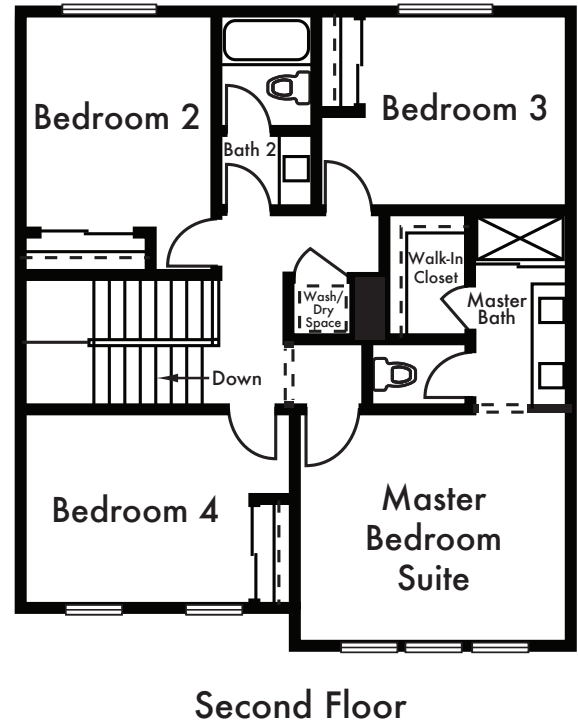
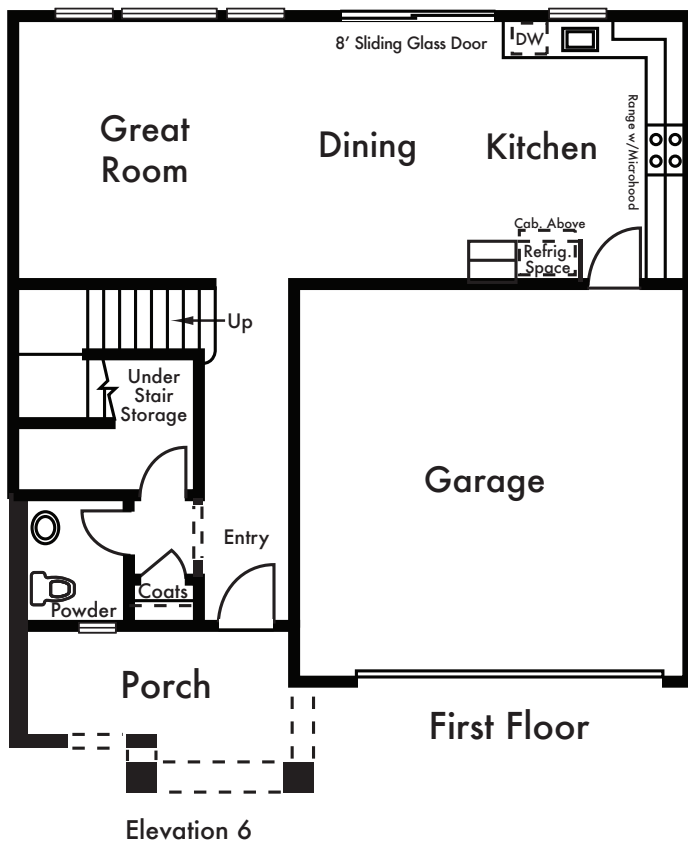
SINGLE-FAMILY DETACHED • TWO-STORY

- Four Bedrooms plus Den
- Three Baths
- Great Room
- Dining Area
- Bonus Room
- Detached Two-Car Garage with Breezeway and rear Courtyard

Approximately 2,875 sq. ft.*

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RESIDENCE 6 FLOOR PLAN



ATTACHED • TWO-STORY

- Four Bedrooms
- Two and One-Half Baths
- Great Room
- Dining Area
- Two-Car Garage

Approximately 1,725 sq. ft.*

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AMENITIES



AUTHENTIC EXTERIOR CHARM AND LONG-LASTING QUALITY

- Inspired Craftsman style exterior elevations
- Extensive use of wood accents and stone veneer
- Covered front porches (per plan and elevation)
- Architecturally designed, color coordinated street scenes
- Decorative concrete tile roofs
- Attractive wood panel style garage doors with automatic door openers
- Distinctive 8 foot entry doors with Schlage® keyless oil rubbed bronze hardware
- Motion sensed rear exterior lighting

DRAMATIC INTERIOR APPOINTMENTS

- Soaring 9 foot ceilings on all floors
- Stunning staircases (per plan) with painted handrails and balusters
- Elegant 5 1/4" baseboards
- All walls finished with medium texture and rounded bullnose corners
- Raised two-panel Corvado style interior doors with chrome hardware
- 12" x 12" ceramic tile flooring in the Entry, Kitchen, Laundry and all Baths
- Designer selected light fixtures (per plan, per location)
- Convenient interior laundry rooms with included upper cabinetry or shelving (per plan)
- Elegant Shaker style Beech cabinetry with concealed hinges in a choice of three stained finishes
- Easy-care solid surface countertops
- Decora light switches
- Pre-wired for Cat 5 and cable at Great Room, Master Bedroom and All Secondary Bedrooms

THOUGHTFULLY DETAILED OVERSIZED MASTER SUITES

- Generous walk-in closets
- Elegant Shaker style Beech cabinetry with concealed hinges in a choice of three stained finishes
- Modern brushed nickel hardware
- Solid Surface E-Stone counter tops and shower surrounds
- Dual china sinks with Delta® faucets
- Large beveled vanity mirrors
- Separate Shower with frameless enclosure

AMENITIES

GOURMET KITCHENS

- Granite countertops with six inch backsplash and full height backsplash behind cooktop
- Elegant Shaker style Beech cabinetry with concealed hinges in a choice of three stained finishes
- Modern brushed nickel hardware
- Bosch® stainless steel appliance package:
 - 5-Burner built-in gas cook-top (per plan)
 - Built-in single oven (per plan)
 - Ventilation hood (per plan)
 - Built-in microwave (per plan)
 - Energy Star® quiet wash dishwasher
- Large stainless steel single-basin under-mount sink with Pfister® pull-down faucet
- Recessed lighting
- Refrigerator area pre-plumbed for an icemaker

ADVANCED HOME TECHNOLOGY

- Schlage® keyless entry
- Standing .08 cubic foot safe
- Nest® thermostat on first floor
- Alarm system with 1 year monitoring included
- Fire alarm with 1 year monitoring included

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-13+R-4 exterior wall insulation at 2x4 walls, R-19+R-4 at 2x6 walls with R-30 in attic areas for efficient temperature control
- High efficiency central air conditioning with night set back thermostat
- 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



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 items. Please see your Sales Counselors for more details.



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. 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.

AREA MAP



THE COMMONS

95 San Pedro Avenue
Morgan Hill, CA 95037
(408) 612-4479
www.vandaele.com

Van Daele, Van Daele Homes "One Family, One Promise," and "You'll Feel Good About Your New Home" are registered trademarks of Van Daele Development. Square footages are based on an approximate dimension of the exterior of the home. Models used do not reflect any racial preference. CalBRE #01932978