



VERANDAH

AT VALLEY OAKS



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*A modern marvel among the  
rolling green hills of Novato.*

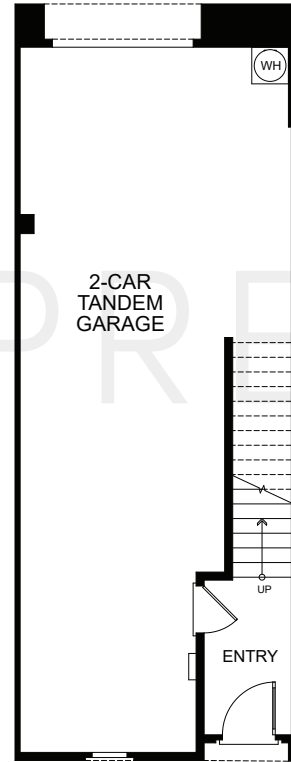
Verandah by Landsea Homes hosts a unique charm all its own. This brand new community of three-story attached townhomes is bringing a one-of-a-kind opportunity to live in an incredible destination in the Novato foothills. It's where contemporary style meets a rustic locale. Where rooftop decks overlook incredible natural views. Convenience finds a new meaning with LiveFlex® opportunities at home. A vibrant downtown, exciting museums, hiking trails and explorable nature preserves are within easy reach. At Verandah, all the beauty of the North Bay welcomes you home.



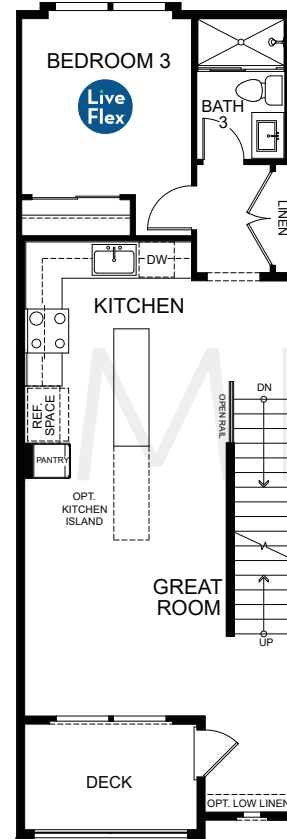


Residence  
**2**

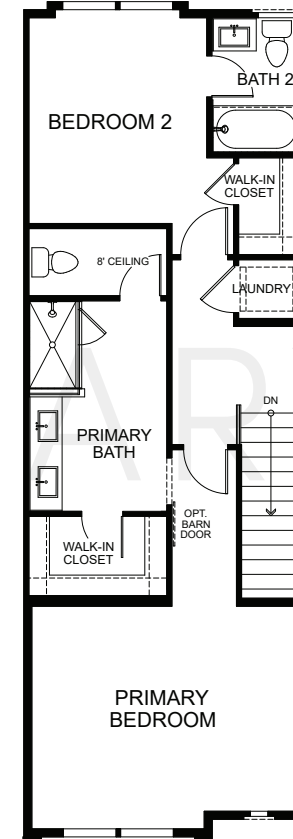
1,410 SQ. FT.  
3 BEDROOMS  
3 BATHS  
2-CAR GARAGE



FIRST FLOOR



SECOND FLOOR

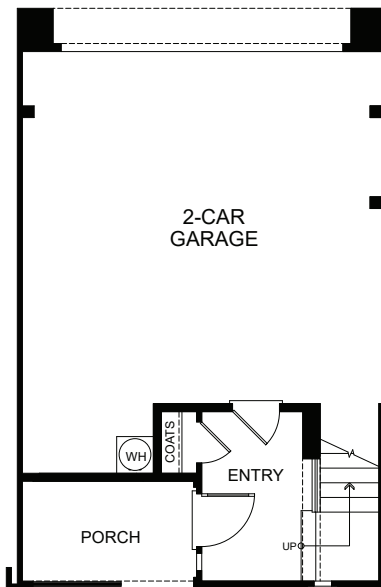


THIRD FLOOR



Residence  
**3**

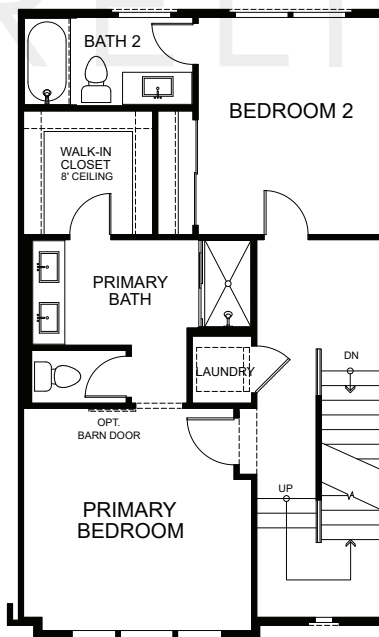
1,600 SQ. FT.  
3 BEDROOMS  
3 BATHS  
2-CAR GARAGE



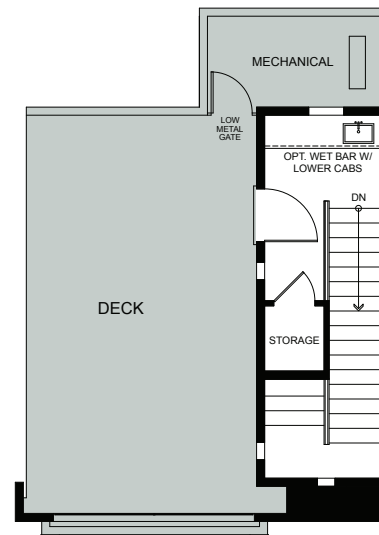
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

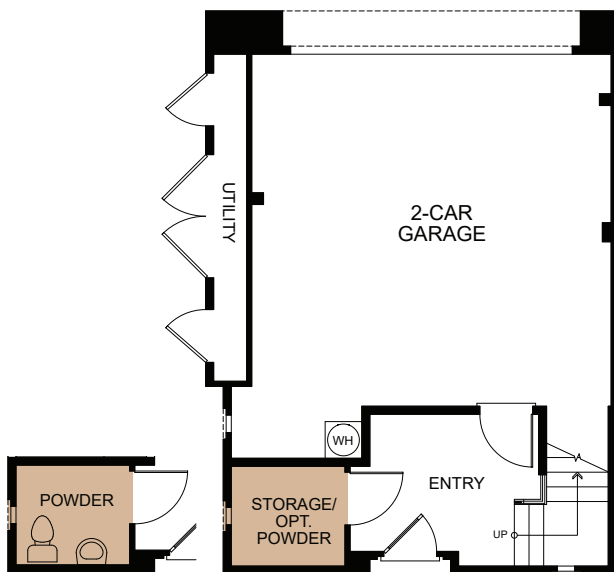
PRELIMINARY



Residence

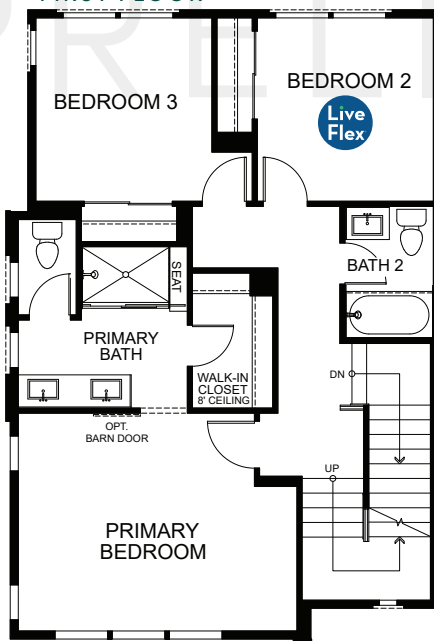
4

1,770 SQ. FT.  
3 BEDROOMS  
2.5 BATHS  
2-CAR GARAGE

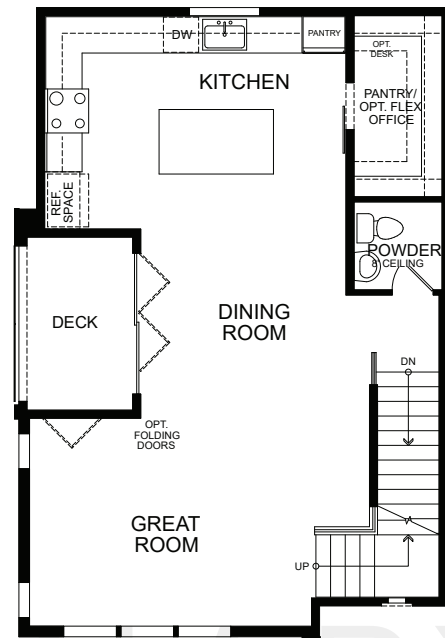


OPTIONAL POWDER

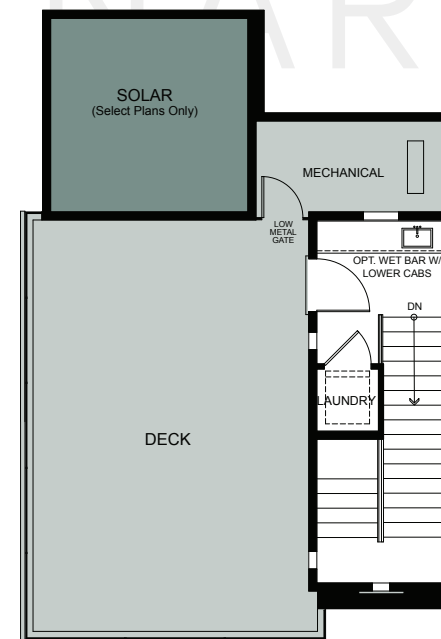
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR



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## Site Plan



## Remarkable Appointments

### Luxury Living

- Stunning three- and four-story townhomes with four striking architectural styles
- Spacious floor plans

### Designer Interiors

- LED lighting throughout
- Five-panel smooth Rockport™ interior doors
- 2-1/4" door casings and 5-1/2" baseboards
- Therma-Tru® Pulse® smooth fiberglass entry door
- 12" X 12" Daltile® Arena (Colors: Fawn, Ivory, Casper)
- Shaw® Union Terrace carpeting in choice of Artisan Craft, Toffee, Coconut Twist, Free Spirit or Hampton Surf at bedrooms, hallways, dining room and great room
- Kwikset® San Clemente handle set in Iron Black at entry door
- Premium Sherwin-Williams® Pearly White walls, ceiling and trim
- Stairways with paint-grade horizontal balusters, 3" square paint-grade newel posts and 1" X 2" paint-grade handrail

### Inspiring Kitchen

- 30" Bertazzoni® over-the-range microhood (Residence 2 – Affordable Housing Program only)
- 30" Bertazzoni® induction electric slide-in range in stainless steel finish and 24" Bertazzoni® dishwasher in stainless steel finish

- Built-in Bertazzoni® microwave (market rate units only; Residence 2 includes microwave drawer)
- Sterling® Ludington® stainless steel undermount sink with Kohler® Simplice® pull-down chrome faucet
- Distinctive maple cabinetry with melamine interiors and 5" chrome bar pulls
- Shaker-style cabinets with soft-closing hinges and drawers (market rate units only)
- Kitchen island (per plan)
- Daltile® ONE Quartz Surfaces® countertops in choice of Simply White, Simply Gray or Simply Tan with 1-1/2" laminated eased edges, full backsplash at range and 6" backsplash throughout
- 1/2 horsepower InSinkErator Badger® disposal

### Incredible Primary Suite

- Spacious bedroom with walk-in closet
- Distinctive maple cabinetry with melamine interiors and 5" chrome bar pulls
- Shaker-style cabinets with soft-closing hinges and drawers (market rate units only)
- E-Stone countertop in Glacier White with 4" backsplash and laminated 1-1/4" square-edge front edge
- 7' shower with E-Stone shower seat in Glacier White (per plan), Kohler® Honesty® shower fixture and 1/4" glass surround, clear glass enclosure and chrome trim

- Kohler® white rectangular undermount sink with Kohler® Honesty® single-handle fixture
- PROFLO® high-efficiency toilet, typical all bath

### Secondary Baths

- Piedrafina countertop in Glacier White with 4" backsplash and square-edge front edge
- Piedrafina shower surrounds in Glacier White
- Distinctive maple cabinetry with melamine interiors and 5" chrome bar pulls
- Shaker-style cabinets with soft-closing hinges and drawers (market rate units only)
- Sterling® Performa™ tub with Kohler® Honesty® fixture
- Kohler® white rectangular undermount sink with Kohler® Honesty® single-handle fixture
- Sterling® Windham™ Comfort Height® elongated commode (accessible powder comes with a wall hung lavatory)

### Powder Bath

- Kohler® Archer® pedestal sink with Kohler® Honesty® single-handle fixture (accessible powder comes with a wall-hung lavatory)
- Sterling® Windham™ Comfort Height® elongated commode (accessible powder comes with a wall-hung lavatory)

### Energy Efficiency & Highlights

- LG stackable washer and dryer
- Two pairs of iDevices® switches
- Smoke detectors with carbon dioxide detectors for peace of mind
- Insulated garage doors with weatherstripping on both sides and LiftMaster® belt drive garage door opener with built in Wifi
- Electric car charger circuit preparation in garage
- Convenient USB port in kitchen
- Included fire sprinkler system
- Apple® HomeKit®-compatible Kwikset® Premis™ contemporary entry door smart lock in Iron Black (per plan)
- Mitsubishi Electric CITY MULTI® variable refrigerant flow (VRF) air conditioning system w/mini-split HVAC
- Full-wrap profile rain gutters with round downspout
- Pli-Dek® deck system in gray with 10-year warranty
- Standard solar lease – option to purchase
- Dual-glazed Low-E windows

per Title 24

- Ask us about HPH features!
- LEED-certified residential homes

