



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

1

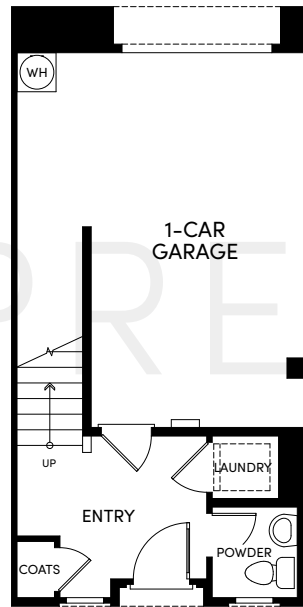
1,103 SQUARE FEET

2 BEDROOMS

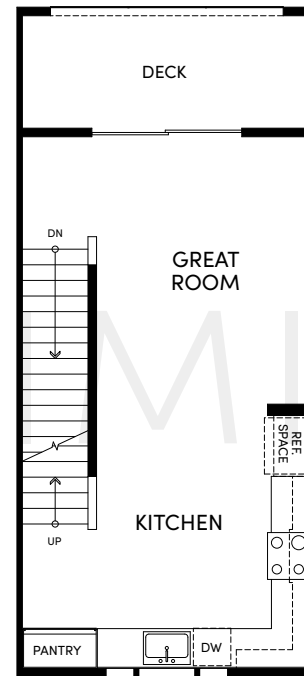
1.5 BATHS

1-CAR GARAGE

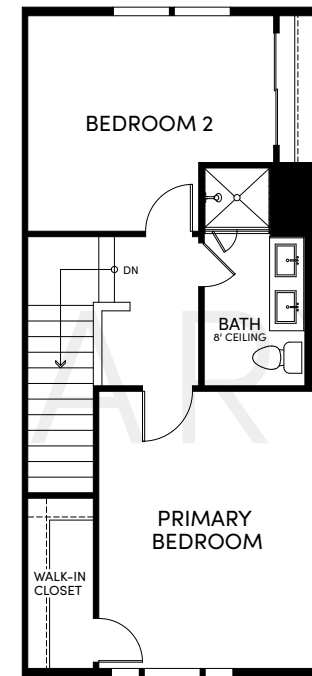
Residence 1 is only available through the City of Novato Affordable Housing Program.



FIRST FLOOR



SECOND FLOOR

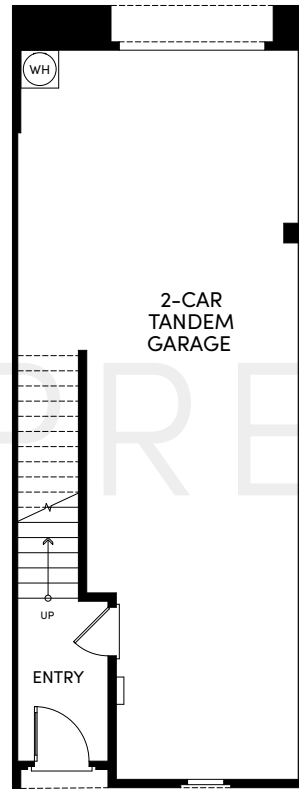


THIRD FLOOR

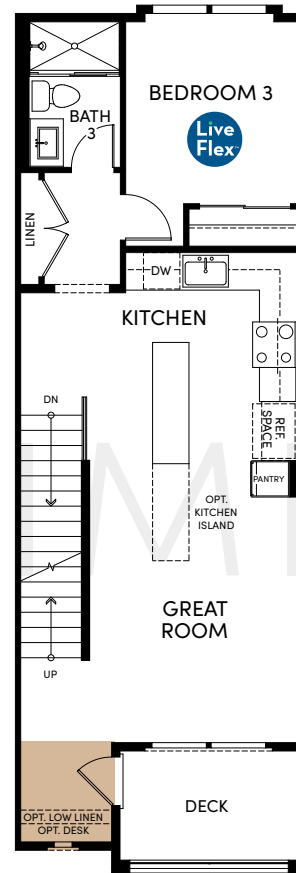


Residence  
**2**

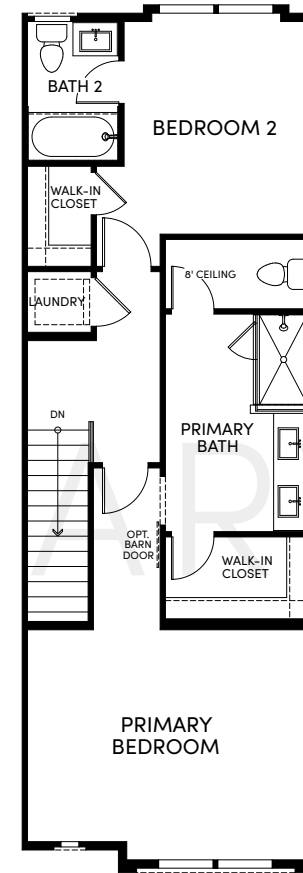
1,410 SQ. FT.  
3 BEDROOMS  
3 BATHS  
2-CAR GARAGE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

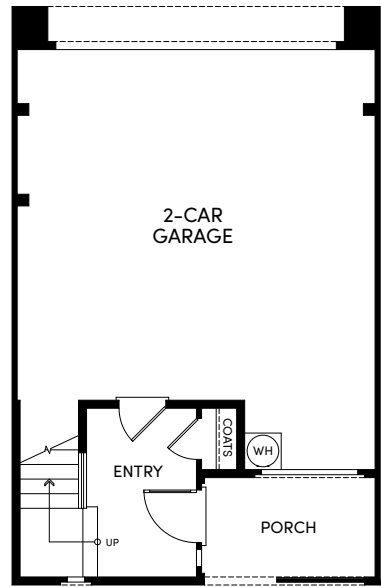


OPTIONAL

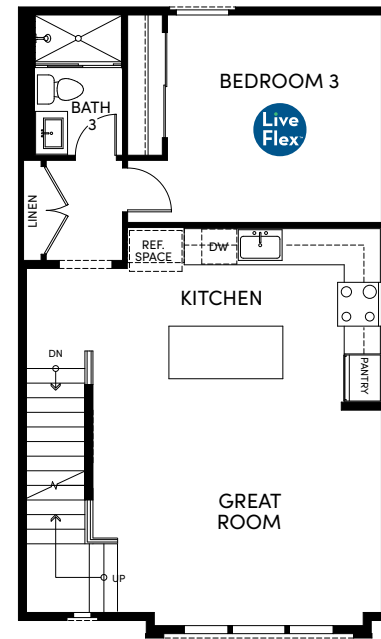


Residence  
**3**

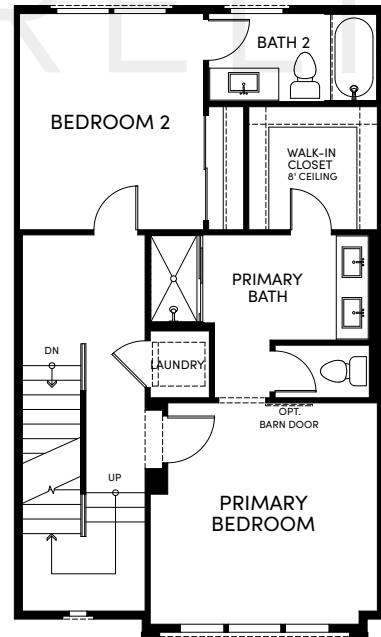
1,600 SQ. FT.  
3 BEDROOMS  
3 BATHS  
2-CAR GARAGE



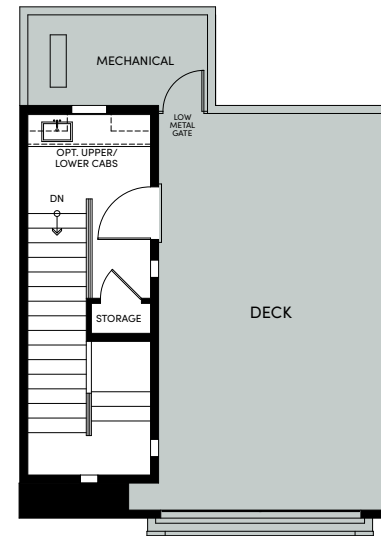
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

PRELIMINARY

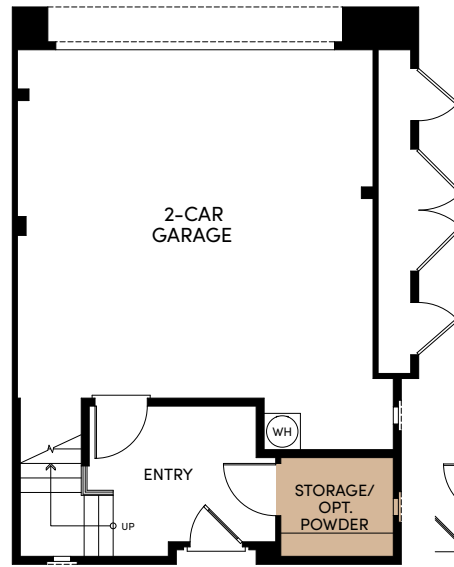
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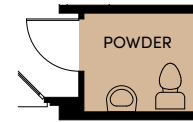
Residence

4

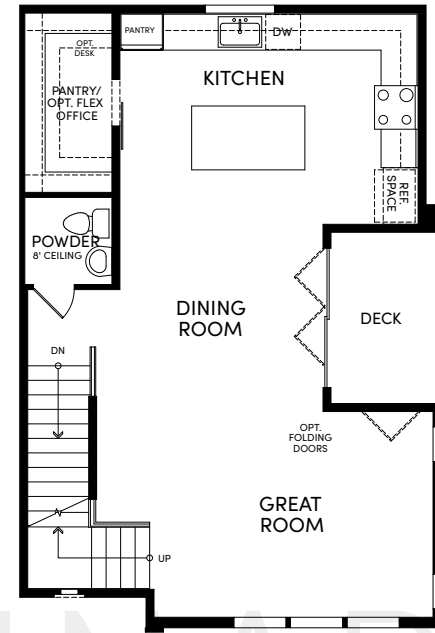
1,770 SQ. FT.  
3 BEDROOMS  
2.5 BATHS  
2-CAR GARAGE



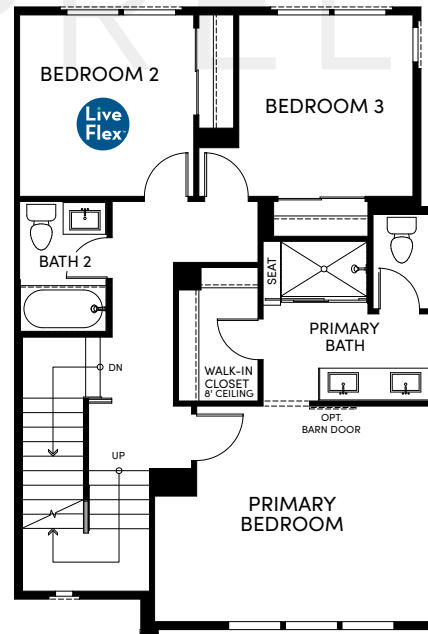
FIRST FLOOR



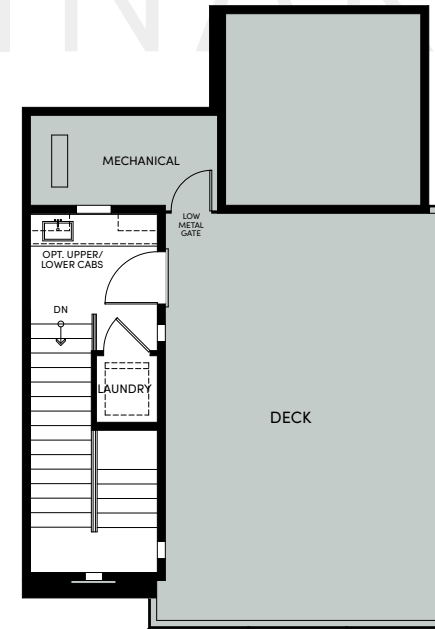
OPTIONAL  
POWDER



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

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## Site Plan



\*=ACCESSIBLE UNIT

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**LANDSEA**  
HOMES  
*Live in your element®*

## Remarkable Appointments

### Luxury Living

- Stunning three-story townhomes in 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® Cape Coast™ ceramic tile in choice of Alpine, Chateau or Mist at entry, primary bath, powder, secondary baths, kitchen and Plan 4 storage and powder
- 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 handlesets 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 (Plans 1 and 2 – Affordable Housing Program only)
- 30" Bertazzoni® electric slide-in range in stainless steel finish and 24" Bertazzoni dishwasher in stainless steel finish
- Built-in Bertazzoni® microwave (Plans 2, 3 and 4 – market rate units only)
- 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 (Plans 2, 3 and 4 – 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
- ½ 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 (Plans 2, 3 and 4 – 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 ¼" glass surround, clear glass enclosure and chrome trim
- Kohler® white rectangular undermount sink with Kohler® Honesty® single-handle fixture
- Sterling® Windham™ Comfort Height® elongated commode

### Secondary Baths

- E-Stone countertop in Glacier White with 4" backsplash and square-edge front edge
- E-Stone 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 (Plans 2, 3, and 4 market rate 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

### Powder Bath

- Kohler® Archer® pedestal sink with Kohler® Honesty® singlehandle fixture
- Sterling® Windham™ Comfort Height® elongated commode

### Energy Efficiency & Highlights

- LG stackable washer and dryer
- White Decora® rocker light switches throughout and dimmer switch (per plan)
- Smoke detectors with carbon dioxide detectors for peace of mind
- Insulated garage doors with weather strip on both sides and LiftMaster® Belt Drive garage door opener with built-in camera
- 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
- Cat 6 wiring throughout
- 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

