



FAIRMONT CROSSING



A PATH TO Modern Living



de young properties®





FAIRMONT CROSSING

**Fairmont Crossing Is
Your Path To Modern Living –
Stylish, Innovative, Connected.**

Located in the popular and scenic 3,300-acre Loma Vista master-planned community with walking paths and parks, close to amenities and entertainment, and within in the Clovis Unified School District, Fairmont Crossing has everything you're looking for in a new home. Affordable prices and curated designer packages to fit your budget, pool-sized backyard options and the trusted quality and innovation of a De Young home – there's no better time to begin your path to modern living at Fairmont Crossing.

The Beauty Outside Your Window

Fairmont Crossing allows you to connect with nature within the greater Loma Vista master-planned community. Take in the scenery and explore easy access to Loma Vista's developing 20-mile network of trails and tree-lined streets with picturesque views of the Sierra Nevada Mountains, or visit nearby parks such as Pasa Tiempo, Palmina, Thorburn and Los Abolitos. Take a day trip to the Kings Canyon National Park, Sierra National Forest, Shaver Lake or Pine Flat Lake, with easy access to Highway 168. All of this with no homeowner's association fees, allowing homeowners to enjoy the surrounding beauty of this community.

Step Into Educational Success

Fairmont Crossing is located in the highly-acclaimed Clovis Unified School District, providing an opportunity for academic excellence. Students will attend Reagan Elementary, Reyburn Intermediate and Clovis East High School – all a short bike ride away of your new home.

Spacious, Stylish & Smart

Fairmont Crossing offers spacious homesites up to 9,053 square feet with at least 10 feet from neighboring homes providing privacy and room to breathe. The spaciousness continues inside the single- and two-story homes with open, flexible and convenient De Young SmartHome Discover Series floorplans – ranging from approximately 1,515 to 2,313 square feet, up to four bedrooms and two car garages. You can choose from stylish curated designer packages with an array of modern features, making the design process easier, while still allowing you to personalize your home to not only fit your style, but your budget. Rest easy knowing each De Young SmartHome includes leading-edge energy efficiency, advanced building sciences and home technologies for greater sustainability and quality of life.

A Connected Way of Life

Fairmont Crossing is located in a well-established neighborhood near Shaw and Leonard Avenues in scenic East Clovis. It's within minutes of the Sierra Vista Mall and Wild Water Adventure Park, plus a short drive to The Square at Campus Point, Old Town Clovis, Airways Golf Club and Blackbeard's Family Entertainment. Fairmont Crossing is also within walking distance to the planned Loma Vista Community Center South with an upcoming outdoor amphitheater. Also, feel comforted knowing the award-winning Clovis Community Medical Center is located just a short drive from your home. Plus, with easy access to the 168 and Fresno Yosemite International airport, you can quickly further your adventures.

A Path to Modern Living

Don't miss the chance to call this community home. Established surroundings, top schools, stylish, modern floorplans and the unparalleled quality and technology of a De Young SmartHome.

Fairmont Crossing is your path to modern living.

A Perfectly Connected Way Of Life





DE YOUNG SMARTHOME™

The De Young SmartHome™ is all about convenience, peace of mind, increased comfort, overall efficiency and improved quality of life. It's the extra step that we take to ensure our homeowners enjoy a more modern, livable home. You can rest assured that we set the standard of living smart.



DE YOUNG ENERGYSMART™

Innovative energy efficient features to improve comfort and financial savings.



DE YOUNG CONTROLSMART™

Home technology to improve home security and convenience



THRIVE SMART

Proactive measures to improve health and quality of life, both inside and outside the home.



GREEN SMART

Conscientious building practices and products to ensure an environmentally-friendly home for you and the planet.





DE YOUNG ENERGYSMART™

Transformative approach to how new homes are being built

Energy Star® Rated Advanced Heat Pump Water Heater

Whisper-quiet operations with up to 350% efficiency by extracting free heat energy from surrounding air in temperatures as low as 37°.

High-Efficient Lennox HVAC System

Highly-efficient ratings of 16 SEER & 13 EER & 95% AFUE for savings and increased comfort.

Programmable HVAC Thermostat

Programmable thermostat for added comfort and savings, while improving ease of use.

Advanced Framed 2x6 Walls

2x6 lumber walls for thicker and more strategically designed exterior walls allowing for increased insulation.

Energy Star® Certified Appliance

Energy Star® certified Frigidaire dishwasher uses less energy without sacrificing performance for savings and less environmental impact.

Energy Star® Certified Windows

Anlin Monte Verde certified Argon gas filled windows with double strength glass for durability and better sound control, high performance Low-E glass to reflect heat and block 94% of damaging UV energy and other contributors to fading, as well as non-corroding vinyl frames.

Premium-Sealed Construction & Ducts

Advanced air-sealed home envelope with tightly sealed and highly insulated R-8 ducts to reduce drafts for better comfort and increase energy efficiency.

High Performance Insulation

Superior, formaldehyde-free, insulation system with R-49 blown-in attic insulation and R-25 exterior walls.

Solar System

Solar system to generate clean, renewable, and affordable energy for the home. Multiple financing options available.

Cool Roof Tiles

Eagle Roofing Products reflect sunlight and heat away from the home.

100% LED Lighting

High efficacy and high quality lighting for energy savings.

Protected Water Pipes

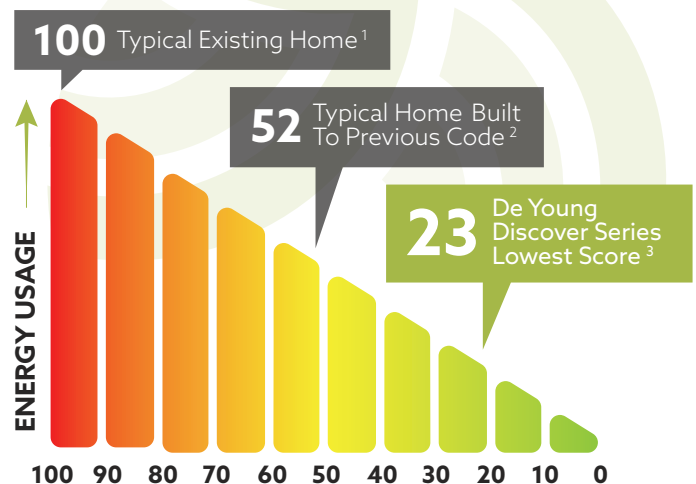
Insulated hot water pipes for increased efficiency and comfort.

Energy Efficiency Third-Party Inspections

Independent inspections at random for verification that homes are healthy, durable, comfortable and meet strict energy efficiency compliance.

DE YOUNG SMARTHOME LOWEST EDR SCORE - 23!

De Young SmartHome floorplans at Fairmont Crossing — with efficiency and solar included—are up to 77% more energy efficient than a typical existing home, and up to 29% more efficient than a home built to the previous 2016 California Energy Code.



Homes with lower EDR Scores are more energy efficient.

¹ Based on 2006 International Energy Conservation Code (IECC). ² Based on the De Young Residence 180 built to the minimum 2016 California Energy Code standards. ³ Based on the De Young Residence 180 with an included 4.26 kW solar system under the 2019 California Energy Code (Title 24).



DE YOUNG **CONTROLSMART™**

Home technology to live smarter
and more efficient

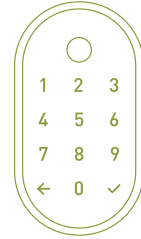


Home **Automation**



Nest Hello Video Doorbell

Convenience of a doorbell, but with 24/7 live video streaming, HDR imaging, live notifications, and night vision.*



Nest X Yale Wi-Fi Door Lock

Key-free deadbolt for security, with remote access via app and live notifications.*

Home **Connectivity**

Wi-Fi Ready

Connected home and family inspired Wi-Fi planning, professionally designed per plan.

Wi-Fi Access Point Prepared

CAT6, the ideal cabling for reliable and super-fast residential networking.

Wi-Fi Transparent Networking Enclosure

Supporting Wi-Fi additions and further expansion.

Wi-Fi Enabled Garage Door Opener

Built-in Wi-Fi for smartphone control via app.

Wi-Fi Enabled Advanced Heat Pump Water Heater

Built-in Wi-Fi to monitor and control, including vacation mode, via smartphone app.

CAT6 & CAT5e

Standard in each plan to ensure a network ready solution.

Gigabit

Networking infrastructure that is built to handle the fastest internet speeds.

TV outlets

RG6 cabling in two locations.

Phone or Data outlet

CAT5e cabling in one location.

Structured Cabling Enclosure

Communications, networking and media distribution.

Customer Support

Complimentary in-home, one-hour introductory tech support visit for setup and user education of technology.

*Home Wi-Fi and low monthly fees may be required for certain functionality.



THRIVE SMART

Intelligent design and technology
for healthier living

Energy Recovery Ventilator (ERV)

High performance ERV for filtered clean, fresh air and expelling odors and contaminants from your home to promote better indoor air quality and comfort while using significantly less energy.

PEX Plumbing System

Corrosion resistant, non-toxic and lead-free plumbing water system that can withstand harsh weather conditions and a NSF International certification for water purity.

Energy Star® Qualified Bathroom Exhaust Fans

Energy Star® qualified bathroom exhaust fans to reduce moisture for better air quality with quieter operation to improve overall comfort.

Premium Sealed Ducts

Protected air ducts to prevent contamination for improved indoor air quality and comfort.

Puron Refrigerant

HVAC uses an ozone-responsible Puron refrigerant that meets strict EPA guidelines.

Merv 8 Filter

Merv 8 HVAC filter for cleaner air quality.

Formaldehyde-Free Insulation, Carpet & Carpet Pad

For better indoor air quality and health.

Strategic Kitchen Hood

Kitchen hood vented to the outside for increased ventilation.

Low VOC Paint

Low VOC paint for better indoor air quality.

Fire Sprinklers, Smoke & Carbon Monoxide Detectors

Fire sprinklers, smoke detectors and carbon monoxide alarms to help protect your family.

Walkable Neighborhoods

Neighborhoods thoughtfully designed with nearby access to parks and trails to promote an active, healthy lifestyle.



GREEN SMART

Good for the planet, good
for your family

Green Certifications

Green Building Professional and Building Performance Institute certifications.

Drip Irrigation

Drip irrigation to save up to 75% in water consumption for flowerbed irrigation versus typical sprinklers.

Energy Star® Certified Dishwasher

Helps reduce air pollution and water consumption.

Energy Star® Rated Advanced Heat Pump Water Heater

100% electric for better air quality.

Kohler WaterSense Certified Plumbing Fixtures

Kohler WaterSense certified plumbing fixtures for a high performance yet water-efficient experience.

Recycled Construction Materials

Up to 90% of construction waste is recycled.

Non-Combustible Materials

Durable, non-combustible concrete tile roofing, siding, and other exterior materials.

Engineered Wood Products

Engineer-oriented strand board (OSB) and I-joist wood products to reduce waste and provide greater structural integrity.

Wood Component Protection

Subterranean termite pre-treatment under foundation for resource conservation.





AWARD WINNING BUILDER

We are honored and humbled each time we are recognized for our innovation, industry leadership and philanthropic efforts. Every honor we receive serves as a welcome reminder of our hard work and dedication. More importantly, these awards represent our commitment to quality and value in every one of our homes.

We hope this list of a few of our more recent recognitions will give you a glimpse into our commitment to you and our community.



Pacific Coast Builders Conference Gold Nugget Awards



Professional

The Fresno Bee's People's Choice Awards Top 3 Recipient

New Homebuilder **12x**
Best Company To Work For **2x**

The Fresno Business Journal's Best of Central Valley Business Awards Top 3 Recipient

New Home Builder **8x**

CVLUX Magazine The Luxury Awards

New Home Builder - Winner **2x**
New Home Builder - Nominee **7x**

Industry

2-10 Home Warranty Builder Achievement Awards Program

Select Builder Award **2x**

Avid Benchmark Award™

Western Region Production

Green Home Builder Magazine

Community of the Year for Sierra Crest
Community of the Year for RidgeView

Green Home Builder Magazine "Who's Who In Green Home Building"

To Ryan De Young

Builder Partnerships

Builder of Choice™ Award

California Advanced Homes Program

Project of the Quarter for De Young Park View

Professional Builder Magazine "40 Under 40"

To Ryan De Young
To Brandon De Young

Pacific Coast Builders Conference Gold Nugget Awards

Grand Award Honors for Best Innovative Energy Design
Grand Award Honors for Best California Advantage Home
- NetZero Energy Home Design **2x**
Grand Award Honors for Best GreenPoint Rated Community
Grand Award Honors for Building Industry Community Spirit Award **2x**
Award of Merit for Zero Net Energy Home Design
Award of Merit for Building Industry Community Spirit Award

Community Housing Council of Fresno

Championship of Homeownership as Organization of the Year

OUR PROMISE: TRUSTED QUALITY. TRUSTED INNOVATION. TRUSTED JOURNEY.

Continuing a family legacy that began over 70 years ago, the De Young family began building in 1974 to help families realize the American Dream of homeownership. Now in our third generation, we've built over 8,000 homes, and our unwavering promise continues to be providing trusted quality, trusted innovation and a trusted journey to your new home.

The first priority of De Young Properties is our dedication to providing exceptional customer experiences. We support our customers and stand behind our homes before, during and after the sale, offering industry leading warranties and affordable, one-stop financing through our affiliate, De Young Mortgage.

De Young Properties is a design innovator and leader, committed to working in harmony with the environment, building affordable homes that are more durable, energy-efficient and healthier to live in, all while having a reduced impact on the environment.

De Young Properties delivers quality in every detail; building homes to last and collect memories over time that truly make it a "home".

The De Young Properties team of top professionals are extremely motivated, dedicated and knowledgeable. Proudly rooted in the San Joaquin Valley, our team lives here, raises their families here and shares a deep commitment to serve our community.

For over 48 years and well into the third generation, the family behind De Young Properties has focused on one primary goal – building homes your family will cherish for many years to come. **That's why we say... Building Your Dreams For Three Generations®.**

BUILT-IN WARRANTY PROTECTION

De Young Properties believes in the quality craftsmanship of their homes and to prove it, we offer industry leading warranty protection with a free extended 2 Year Fit & Finish Limited Warranty and 10 Year Limited Structural Warranty from 2-10 Home Buyer Warranty to provide insurance-backed coverage from the nation's leading home warranty company. Also, several major components covered up to 2 years. As a new homeowner, you can rest assured that you're receiving the security, protection and peace of mind you deserve.



A FAMILY TRADITION OF GIVING

De Young Properties has served as the proud builder and major donor of 16 Central Valley St. Jude Dream Homes®. To date, De Young Properties has raised over \$15.5 million to benefit St. Jude Children's Research Hospital® with the hope of raising an additional \$1,000,000 this November on our "Supreme 17" St. Jude Dream Home.

Whether raising funds for children, building a home for a local hero or supporting local schools, non-profits and community groups, De Young builds dreams and gives hope to our community.

DE YOUNG DESIGN STUDIO



Create Your Dream Home With The De Young Design Studio

Every De Young homeowner has a story and a passion. Your home should reflect your individual passions by showcasing your unique sense of style. That's why we created our exclusive De Young Design Studio, where you can easily create your dream home, selecting features and accents that will perfectly fit your unique home design needs and individual style.

With the Discover Series, choose from several curated designer packages to select which style you love best, making the process easy and fun. Once you select your favorite curated designer package, the personalization begins! Choose from a wide array of modern textures, amenities and high-performance products with the expertise of a professional Design Specialist to personalize your home. You'll have the home of your dreams designed to fit your budget.

Why settle for a home designed by someone else? This is the beauty of building your dream home with De Young Properties.



2023 St. Jude Dream Home – Res 220 • Contempo

An Exclusive and Valuable Resource

A PATH TO Modern Living



Tour New Model Homes

De Young Verano Visitor Center

707 Arrowhead Drive | Madera, Ca 93636



www.deyoungproperties.com

559.656.0550



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RECIPIENT



March 2023. All information is subject to change, visit www.deyoungproperties.com for the most current community brochure. **Features list is general. Not all plans have all features.** Maps, photography and renderings are not to scale, are representational of artist concepts, can vary from the final product and subject to change. In the interest of continuous product improvement and to meet the changing market conditions, the builder reserves the right to modify, change or cancel floorplans, elevations, maps, specifications, warranties, features, services, prices, promotions/incentives and substitute product types without prior notice or obligation. All square footages and dimensions are approximate, may change and should not be used as a representation of an actual size of home or homesite. No guarantee is made regarding any particular area public school/school district. Schools/school districts may change. Actual energy consumption and solar system production will vary. Solar system energy production based on a best-case scenario. Solar system with 25-year zero down Solar System power purchase agreement (PPA) or purchase included with each home; multiple financing choices available. Solar system size dependent on varying factors. De Young Properties cannot guarantee any actual energy savings, the hardware, accuracy or completeness of any software created by a third party. Promotional offers are typically limited to specific homes and communities and are subject to terms and conditions. Limitations may apply to all warranties. Refer to actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite, pricing, incentives/promotions and features. **The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between the seller and broker.** Equal Housing Opportunity. Fairmont Crossing owned by DYP 6377 L.P.; Cal. Contractors License 824208. Offered by De Young Realty, Inc., Real Estate Broker License. 01254160, CA Department of Real Estate. ©2023. All rights reserved.