LEGACY SQUARE



ESTABLISH YOUR ROOTS

& LET THEM GROW



de young properties







UPPER LEGACY SQUARE

establish your roots & Let them grow

At Upper Legacy Square, you can build the life you've imagined, establish your roots, and let them grow. Located in scenic East Clovis, in the greater 3,300-acre Loma Vista master-planned community designed by the City of Clovis, matched with the highly-acclaimed Clovis Unified School District and affordable prices, pool-sized lots, and the unmatched value of a De Young home, you can truly pick your own dream and start your very own story at Upper Legacy Square.

FLOURISH IN NATURE

Upper Legacy Square celebrates nature, both in the nearby scenic Sierra Nevada Mountains and right in your neighborhood with the pedestrian-friendly design of the greater Loma Vista neighborhood. With easy access to Highway 168, you can you can explore the Sierra National Forest, Kings Canyon National Park and Pine Flat Lake. Or for a nearby outing, enjoy a stroll or bike ride on the nearby nature trails which connects to Loma Vista's developing 20-mile network of nature trails and tree lined streets or visit nearby Palmina, Thorburn or Los Arbolitos Parks, just a few of the many parks in the area – all with no Homeowner's Association fee.

grow and succeed

Upper Legacy Square is located within the highly-acclaimed Clovis Unified School District, providing an opportunity for education excellence. Students will attend Red Bank Elementary, a short walk or easy bike ride from Upper Legacy Square and continue their education at nearby Clark Intermediate School and Clovis High School.

BLOSSOM IN LIFE

Upper Legacy Square is located near the well-established Shaw and Locan neighborhood, within minutes of Sierra Vista Mall and a short drive to The Square at Campus Point, Old Town Clovis, Wild Water Adventure Park, Airways Golf Course, Fresno Yosemite International Airport and the award-winning Clovis Community Medical Center. With the prime Clovis location, convenience is a priority.

ROOTS to THRIVE

Upper Legacy Square offers spacious homesites up to 11,340 square feet with at least 10 feet from neighboring homes, providing privacy.

The spaciousness continues with the upscale De Young SmartHome floorplans, which are up to 3,950 square feet, seven bedrooms and four car garages. There is also a variety of selections to flex your floorplan including Multi-Generational designs, allowing you to personalize your luxurious home to your lifestyle. Each home is built with leading-edge building science and technology to improve efficiency, comfort, security, financial control and guality of life.

BUILD YOUR ROOTS OF LIFE

at UPPER
LEGACY SQUARE,
you can build the
upscale life you've
always imagined.



NATURALLY CONNECTED to BLOSSOM, FLOURISH and THRIVE













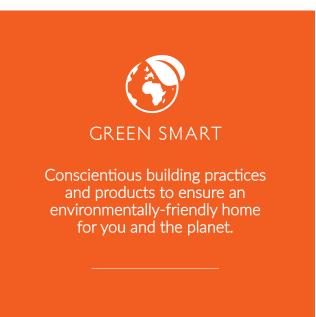
DE YOUNG SMARTHOMETM

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™

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°.

Energy Star® Certified Appliance

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

High-Efficient Lennox HVAC System

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

Programmable HVAC Thermostat

Thermostat with varying zones for added comfort and savings, while improving ease of use in two-story homes and available in single story homes.

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.

Advanced Framed 2x6 Walls

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

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

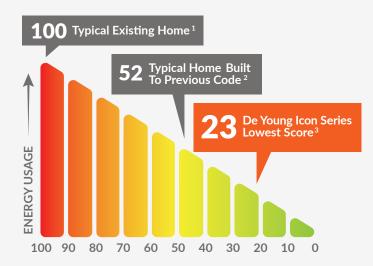
Insulated hot water pipes for increased efficiency and comfort.

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 Upper Legacy Square — 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 320 with Flex Super Great Room with an included 4.73 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.

Gigabi[,]

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.



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 Neighborhood

Neighborhoods thoughtfully designed with nearby neighborhood park 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.







12x





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professional

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

2022 – #1 Homebuilder 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

St. Jude Dream Home Builder Summit Golden Key Awards

St. Jude Dream Home Builder 15 Year Award St. Jude Dream Home Builder of the Year Award

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 3 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.

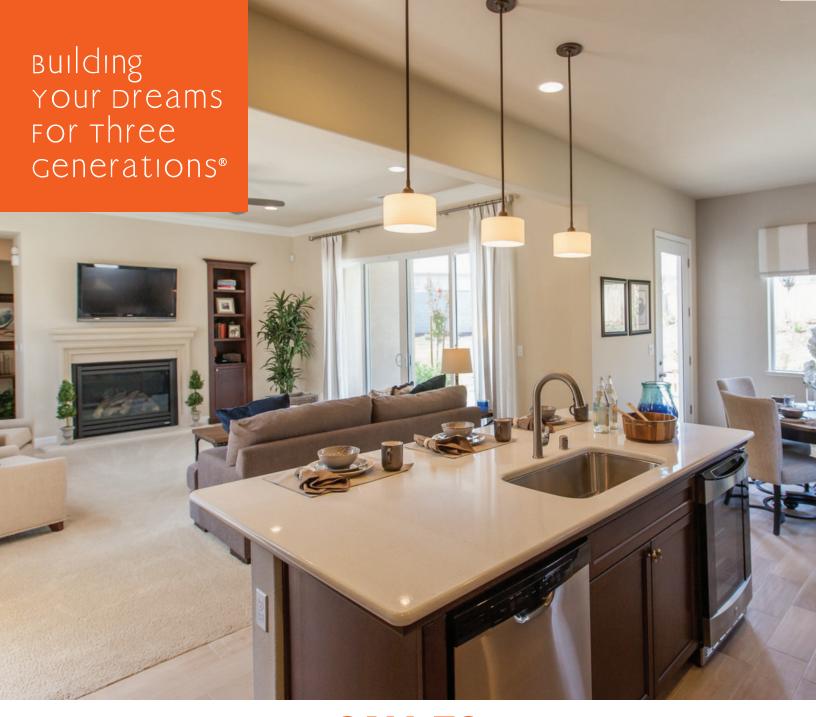
With the Discover Series, choose from several curated designer packages to select which style you love best, making the process easy and fun.

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.





















www.deyoungproperties.com 559.656.0550





April 2023. Features list is general. Not all plans have all features. All information is subject to change, visit www.deyoungproperties.com for the community's updated brochure. 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 is 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. Upper Legacy Square is owned by DYP 6260 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.