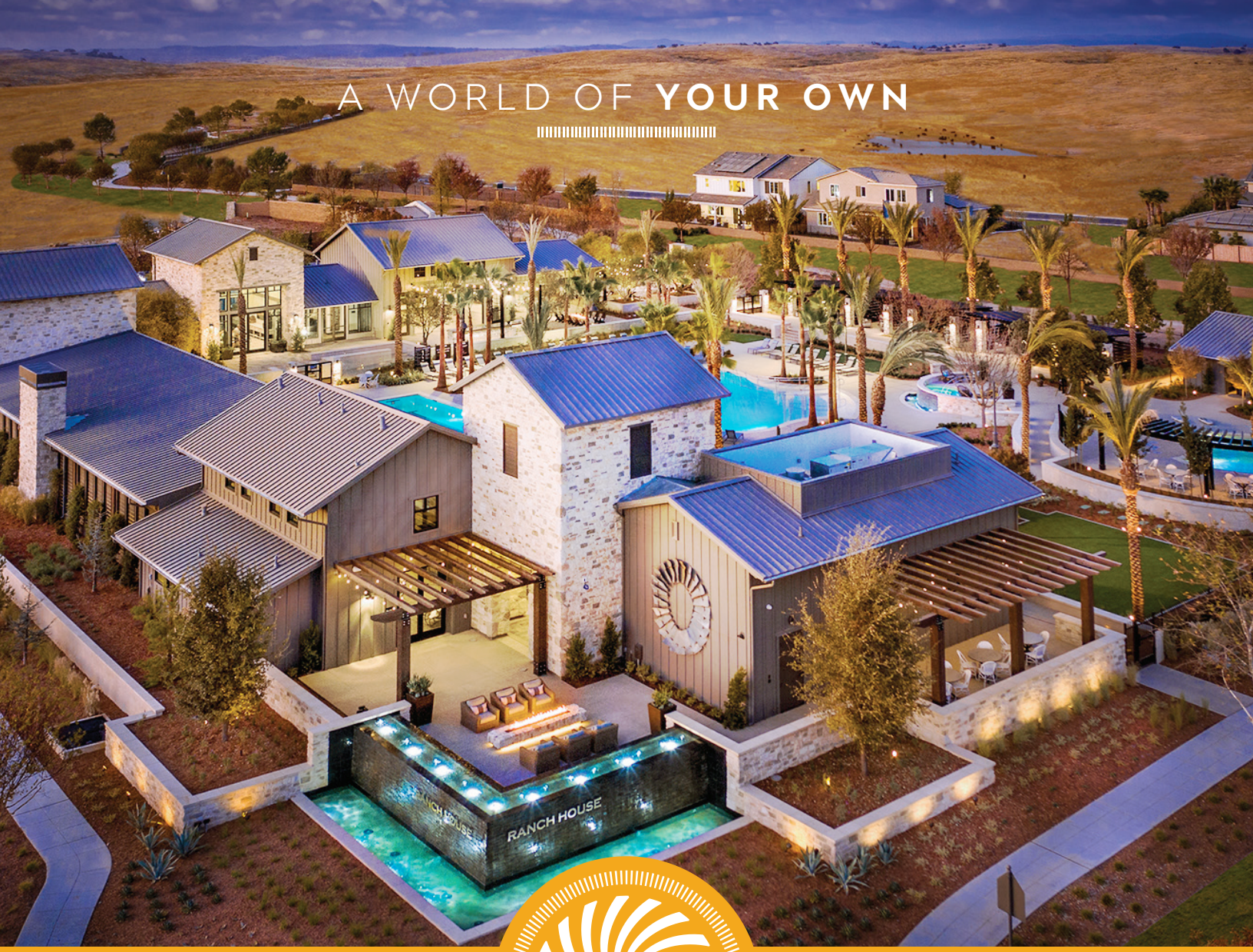
A WORLD OF **YOUR OWN**



DE YOUNG

VERANO

AT **TESORO VIEJO**

The Fresno Bee BEST OF CENTRAL CALIFORNIA THE PEOPLE'S CHOICE 2023 WINNER

13x WINNER

de young properties®

TESORO VIEJO™

TESORO VIEJO

DE YOUNG

VERANO

AT TESORO VIEJO

A WORLD OF **YOUR OWN**

With **De Young Verano at Tesoro Viejo**, you can create **a world of your own.** Verano is located in Hillside Village, Tesoro Viejo's inaugural residential village that provides options for a wide range of lifestyles and needs. Find adventure in the natural open spaces; enjoy relaxation with resort-style amenities; pick your conveniences with the nearby school, Town Center, Ranch House Clubhouse/ Recreation Center; and relish in a calendar of ongoing community events. Match all of this with the unmatched value and quality of a De Young home, and you can create your personal haven at Verano.

Discover **YOUR SPACE**

The Verano neighborhood offers the innovative and affordable De Young Discover Series collection. Exclusively designed for Tesoro Viejo, this innovative collection includes four new single- and two-story floorplan designs, ranging from approximately 1,515 to 2,313 square feet of modern, livable homes with up to four bedrooms and three bathrooms. This series includes several curated designer packages to make the homebuyers design process quick, easy, and fun. Each home will be a De Young SmartHome, which means you can expect innovative energy conservation, advanced home automation and connectivity, intelligent green building designs and practices that are better for your family and the planet.

Explore **YOUR BACKYARD**

At Tesoro Viejo, recreation and entertainment go hand in hand. Verano is just steps from the Ranch House for fun with neighbors, the amphitheater for concerts, and Orchard Pass Park - one of the neighborhood private parks planned for Hillside Village, and so much more. Located just down the road, you will also find the heart of Tesoro Viejo, known as the Town Center. It's made for Farmer's Markets and gatherings with neighbors, family and friends at The HUB and AXIS Coffee Bar & Eatery. When you take a step back and consider your broader surroundings, it is just as incredible. Experience the panoramic scenic views of the Sierras along with the rolling hills and natural gorges. And each resident can find their preferred adventure with nearly 400 acres of permanently preserved natural open space, parks, recreational amenities, miles of trails, and access to the San Joaquin River.

Excel **IN EDUCATION**

Your children will thrive at Hillside Elementary School for transitional kindergarten through eighth grade education. The on-site school is conveniently located within walking distance to Verano, allowing your child to walk or bike to school. This cross-curriculum, project-based learning school prepares the smallest Tesoro Viejo residents for future success. On campus, there is also a private, onsite preschool program for even the smallest of residents. High School students will attend award-winning Minarets 9-12 High School.

Life Outside of **TESORO VIEJO**

Tesoro Viejo is a fantastic place to live, work and play; and you can still enjoy the conveniences of city living. Once you venture outside of Tesoro Viejo, you will find yourself surrounded by shopping, dining, attractions and conveniences in North Fresno, just minutes from home. With easy access to Highway 41, whether for work or play in the Sierra Nevada Mountains, the opportunities are endless.

Live, Discover, Explore & **THRIVE**

Whatever your passion is, you can find it at **De Young Verano at Tesoro Viejo**. Come and create a world of your own.

YOUR PERSONAL HAVEN

Neighboring Trails & Parks

The Ranch House

Town Center

Hillside Elementary School

Map is developing and not to scale. Subject to change.

de young properties
OVER 8,000 HOMES

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.

St. Jude Children's Research Hospital

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.

2023 St. Jude Dream Home - Res 220 · Contempo

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.

An Exclusive and Valuable Resource

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® Certified Lennox Dual-Fuel HVAC System

Pairs an electric heat pump with a gas furnace and alternates between the two fuel sources to maximize comfort and efficiency. High-efficiency ratings of up to 16 SEER, 13 EER, 10 HSPF & 95% AFUE for energy savings and comfort.

Advanced Framed 2x6 Walls

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

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.

Energy Star® Rated, High-Efficiency Tankless Gas Water Heater

Designed for continuous hot water and up to .93 Uniform Energy Factor with stainless steel condensing heat exchanger.

Energy Star® Certified Appliance

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

Programmable HVAC Thermostat

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

High Performance Insulation

Superior, formaldehyde-free, insulation system with R-49 blown-in attic insulation and R-25 exterior walls. R-13 fiberglass batts below roof deck within attic.

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.

Cool Roof Tiles

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

Energy Efficiency Third-Party Inspections

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

100% LED Lighting

High efficacy and high quality lighting for energy savings.

Protected Water Pipes

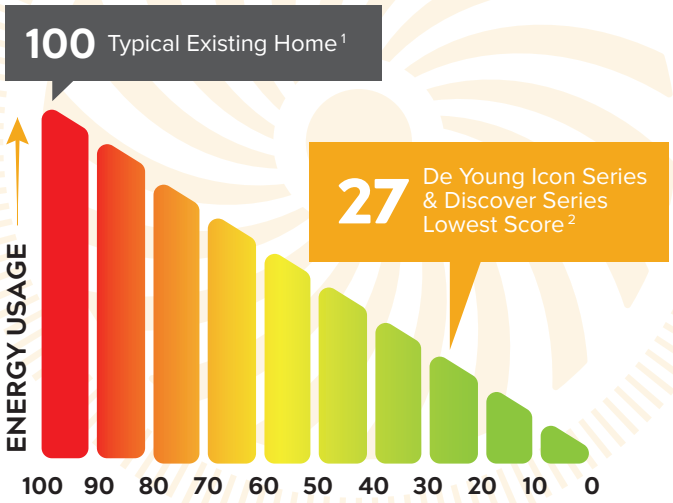
Insulated hot water pipes for increased efficiency and comfort.

Solar System

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

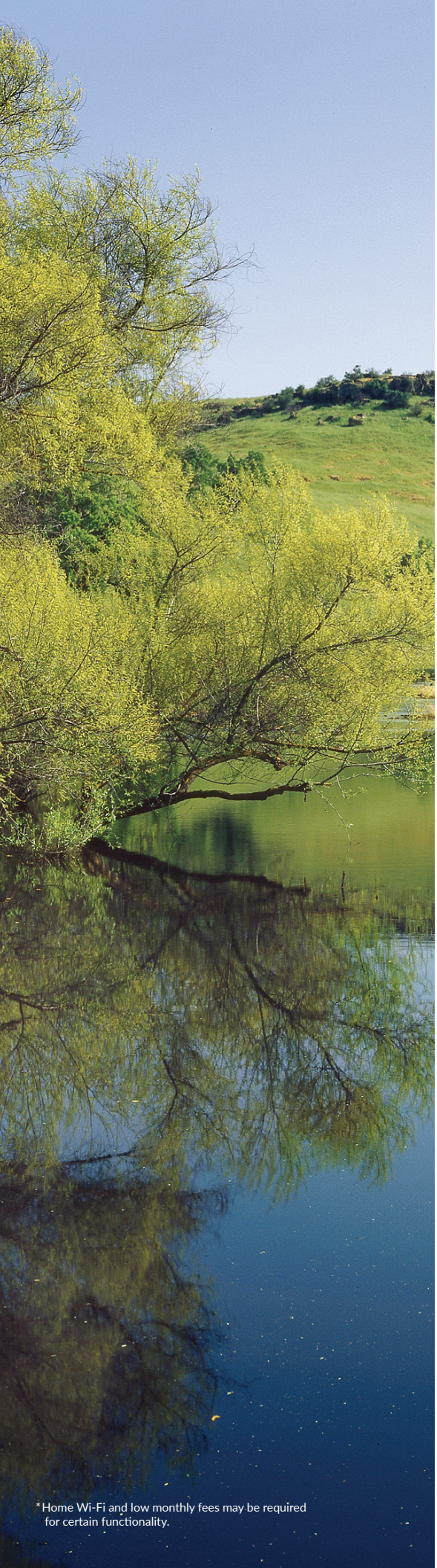
DE YOUNG **SMARTHOME LOWEST EDR SCORE - 27!**

De Young SmartHome floorplans at Verano — with efficiency and solar included—are up to 73% more energy efficient than a typical existing home.



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 220 Flex with an included 4.32 kW solar system under the 2022 California Energy Code (Title 24). Actual solar system kW size will vary.

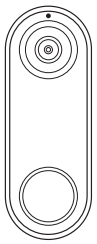


*Home Wi-Fi and low monthly fees may be required for certain functionality.

DE YOUNG **CONTROLSMART™**

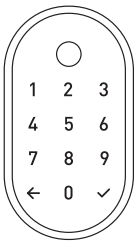
Home technology to live smarter and more efficient

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.

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.

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 community pools, trails and parks 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.

Energy Star® Certified Dishwasher
Helps reduce air pollution and water consumption.

Energy Star® Certified Lennox Dual-Fuel HVAC System
Dual-Fuel is environmentally responsible that aids in sustainable energy usage

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

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.

*Not included on SmartLock.

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

8x
WINNER

13x
RECIPIENT

2x
WINNER

8x
WINNER

Professional

The Fresno Bee's Best of Central California People's Choice Awards Top 3 Recipient
2022 – #1 Homebuilder
New Homebuilder **13x**
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™
Highest Customer Ratings **2x**

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

VERANO
A WORLD OF YOUR OWN
VERANO
VERANO MODELS

Deepening **ROOTS**

John Bonadelle, a pioneer of the Central Valley's homebuilding industry, was father and grandfather to the McCaffrey and De Young families. In the 1960's John founded the Bonadelle Ranchos, a visionary property just across the highway from Tesoro Viejo. Decades later, Tesoro Viejo was introduced by two local Central Valley families, Lyles and McCaffrey. Another visionary concept and a new kind of living. **De Young Verano** will further deepen the families roots in Madera county.

DE YOUNG
VERANO
AT TESORO VIEJO

Verano Visitor Center

707 Arrowhead Drive
Madera, CA 93636

www.deyoungproperties.com
559.203.1866

DE YOUNG PROPERTIES OVER 45 YEARS SINCE 1974

BROKER CO-OP WELCOME

TESORO VIEJO™

2-10 Home Buyers Warranty®

BBB ACCREDITED BUSINESS

June 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 is based on a best case scenario. Solar system with 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. De Young Verano at Tesoro Viejo by DYP 0273 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.