



CARDIFF
AT RIVER ISLANDS

SIGNATURE
HOMES



A CAREFREE *lifestyle*

Make yourself at home at Cardiff at River Islands, a neighborhood where beautiful, spacious residences create a laid-back, family-friendly way of life.

Discover all the room you want to work, play and relax. Bring friends and family with open arms into the generous great room and gourmet kitchen with large center island for gathering, dining room for entertaining and an airy California Room for indoor/outdoor living. This is the ideal place for backyard grilling and making the most of your time off.

Enjoy flexible spaces and a place for everyone, including a bonus room and flex room in every home – perfect for a home office, kids' study and play space, and a relaxed family area. Customizable options include with a multi-generational suite for in-laws or guests (per plan) for a home that is always welcoming.

Cardiff at River Islands is where you can get away from the rush and have time to be carefree.

A TRADITION IN *homebuilding*



Superior quality, versatile design, uncompromising value, desirable locations and green building are just a few of the defining characteristics Signature Homes has embraced for over 35 years.

Since its founding in 1983, the Signature Homes name has become synonymous with premier places to live throughout Northern California, including the master-planned community of Ruby Hill in Pleasanton with 850 homes set in a gated, Jack Nicklaus Signature designed golf course community among 2,000 lush acres. These all share one important feature: the company's belief in providing a quality home of enduring appeal.

Our name represents some of the homebuilding industry's best talents in home design, construction, customer service and sales. We believe the details make the difference in making each customer's dream a reality. The Signature team's expertise is reflected in a tradition of homes that are a source of enduring pride to their owners, and neighborhoods that add value to their communities.

With a reputation based on character and a track record of satisfied homeowners, we invite you to create your own Signature moments and memories to last a lifetime, in a new Signature Home.

James C. Ghielmetti
Chief Executive Officer
& Founder

Gary L. Galindo
President

SIGNATURE
HOMES





YOUR home

EXCEPTIONAL EXTERIOR DETAILS

- Discover three well-designed, two-story floor plans with detailed architectural styles of Western Regional Farmhouse, California Modern, California Ranch and Craftsman
- Designer selected color coordinated exteriors with quality Kelly-Moore® paints welcome you home every day
- Rely on the durability of long-lasting Eagle® concrete tile roofing in pre-selected styles and colors (per plan)
- Enjoy the beautiful exterior masonry accents with H.C. Muddox® brick or El Dorado Stone® in various styles and colors (per plan)
- Admire the James Hardie® wood-grain fiber cement siding or stucco finish (per plan) that adds character to your home
- Attractive Plastpro® paneled front door with Kwikset® hardware makes the perfect first impression
- Spacious expanded two car garage or three car garage provides enough space for family vehicles and more (per plan)
- Insulated steel Wayne Dalton® sectional roll-up garage door with automatic Liftmaster® Wi-Fi opener and two transmitters offer security and convenience
- Architecturally inspired carriage lights at the patio and garage door light up your home in style
- Professionally designed front yard landscaping with automatic irrigation provide a welcoming entrance to your property
- Convenient outdoor hose bibs make watering your garden easy

STUNNING HOME INTERIORS

- Nine-foot ceilings on first and second floors keep your home open, airy and bright
- One-panel interior doors with Kwikset® polished chrome hardware add exceptional detail
- Admire hand-laid 18x18 inch Emser® Havana ceramic tile flooring in four designer colors in the entry, kitchen, primary bath and powder bath and 12x12 inch tile in the secondary bathrooms
- Quality Mohawk® Top Card II plush carpet in designer colors invites you to take your shoes off and get comfortable
- Exquisite painted beech wood stair rails with square, painted balusters and newel posts are the perfect backdrop for family photos (per plan)
- Enjoy the refinement of 5 ½ inch baseboards with smooth finish
- Note the refinement of window stools with eased edge and apron throughout
- Custom bullnose wall corners in living areas provide the finishing touch and elegance to your new home

RELISH YOUR NEW KITCHEN

- Custom Shaker-style beech cabinetry with two stain color choices, European 3-way hinges and handsome polished chrome hardware are the ideal elements of your dream kitchen
- Beautiful Arizona Tile® Del Terra Quartz countertops throughout kitchen in three designer colors, with 6-inch backsplash, full height at cooktop
- A convenient kitchen island for entertaining family and friends
- Enjoy the quality Whirlpool® stainless steel appliance package including:
 - 36" gas cooktop
 - Broan® 36" Undercabinet hood
 - 30" Single Wall Oven
 - Built-in Microwave with trim kit
 - Energy Star® Dishwasher
- Delight in the superior quality of a Amerisink® 18-gauge stainless steel, single basin, under counter mounted sink
- Moen® single handle stainless steel pullout faucet blends functionality with good looks
- Depend on your Insinkerator® 1/2 HP Badger 5 disposal for consistent performance
- Generous walk-in pantry provides space to stock up on essentials for your kitchen (per plan)

A LUXURIOUS PRIMARY BEDROOM SUITE

- Relax in your sumptuous modern Maax® Brioso freestanding tub and separate shower
- Frameless glass shower door with polished chrome railing keeps the space modern and open
- Sleek E-Stone® solid surface countertops and surrounds with polished edges in are functional and beautiful, with two designer colors to choose from
- Lovely square cut, float glass mirror with polished chrome reflect and shine in your new space
- Luxurious dual vanities with Gerber® Wicker Park rectangular under counter mounted sinks provide an elegant, modern look
- Premium Moen® Genta faucets in polished chrome blend form and function
- Spacious walk-in closet is perfect to organize all your personal belongings
- WaterSense Certified Gerber® Maxwell elongated bowl toilet

ALL THE EXTRAS

- Your new home is fitted with the latest technology – an Open House® data communications center with 4x10 Telecom Module and 1x8 Video Module with all necessary connections to provide TV, telephone and network communications throughout the home
- Media-ready with 4-port faceplate, universal outlets – two CAT6 (voice/data) and two RG6 (video) in Great Room, Primary Bedroom and Bonus Room
- Stay connected with two CAT6 (voice/data) ports in the Kitchen and Flex Space (per plan)
- Charge your electronic devices using two port USB outlet conveniently located at Kitchen
- For your convenience, prewired for a ceiling fan at Great Room
- A laundry room you'll love, with gas hookup for dryer
- Easy-care and beautiful E-Stone® solid surface countertop surrounds and backsplash in all secondary baths and laundry room, with two designer colors to choose from
- Quality polished chrome Moen® Genta faucets in secondary baths provide style and performance
- Decorative Gerber® pedestal sink in Powder Bath is beautiful and durable (per plan)
- Enjoy spacious closets for storage throughout your new home



YOUR way

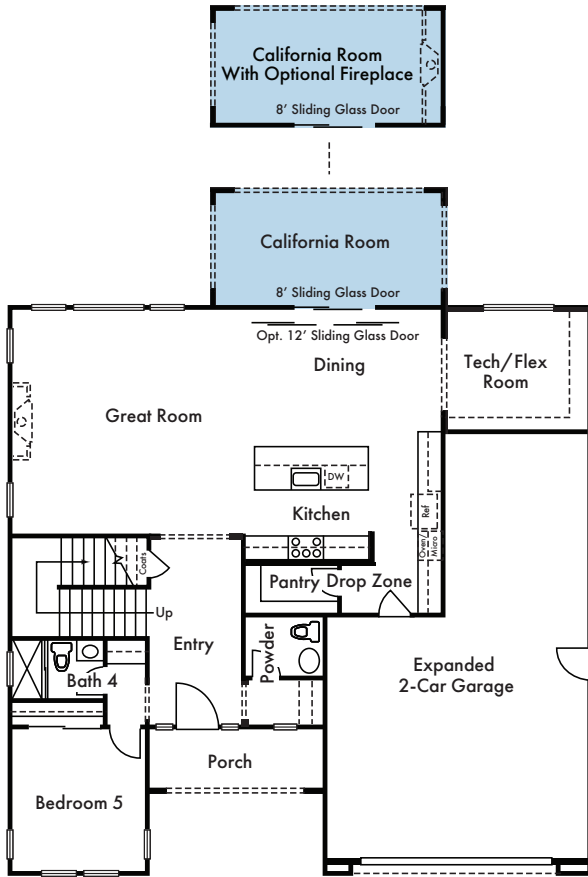
ENERGY-EFFICIENT & ENVIRONMENTALLY FRIENDLY

- State-of-the-art Honeywell® T6 PRO Wi-Fi Smart Set Back Thermostat with a zoned system for upstairs and downstairs temperature control
- Carrier® furnace and condenser for central heating and air conditioning
- Broan® whole building ventilation system to distribute fresh air into every room
- Energy-efficient Navien® tankless water heater
- Low-E Alpine® windows and sliding glass patio doors save energy with U-Factor .30
- Radiant barrier wrap provides advanced solar protection
- Insulation makes a difference in your utility bills, including R-13-19 insulation for exterior walls, R-19 insulation for floor over garage/ exterior and R-22-60 attic insulation
- High-efficiency home construction
- WaterSense® Certified faucets, shower heads and toilets for conservation
- Smoke /carbon monoxide combination detectors to keep your family safe
- Low VOC paint to ensure healthy air quality
- Energy-efficient LED recessed lighting to brighten your home cost effectively
- Electric Vehicle Capable to sync with the most high-tech transportation

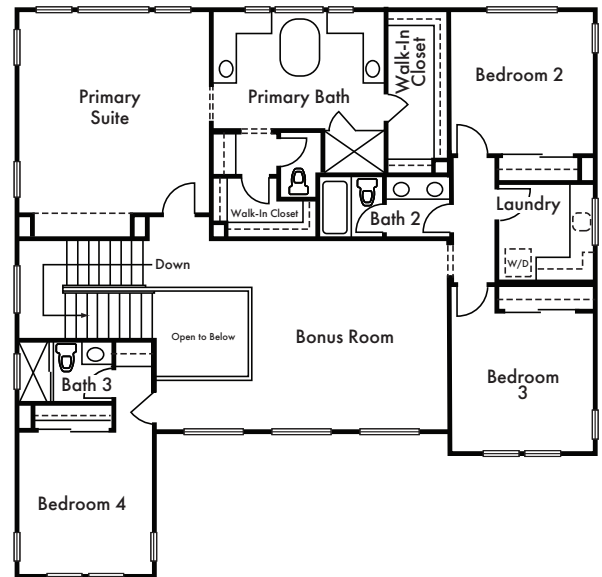


residence one

Approx. 3,261 Sq. Ft. | 5 Bedrooms | 4.5 Baths | Bonus Room
Tech/Flex Room | California Room | Expanded 2-Car Garage



FIRST FLOOR



SECOND FLOOR

PRELIMINARY



ELEVATION B



ELEVATION C



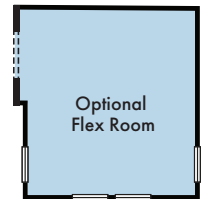
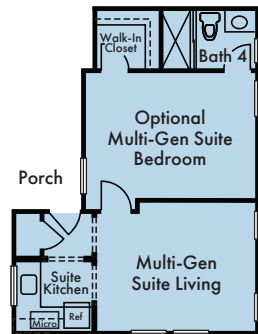
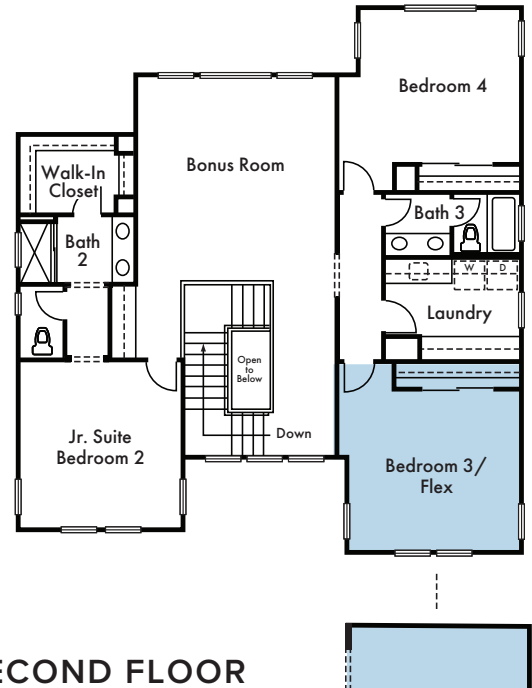
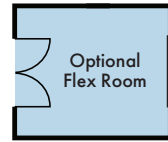
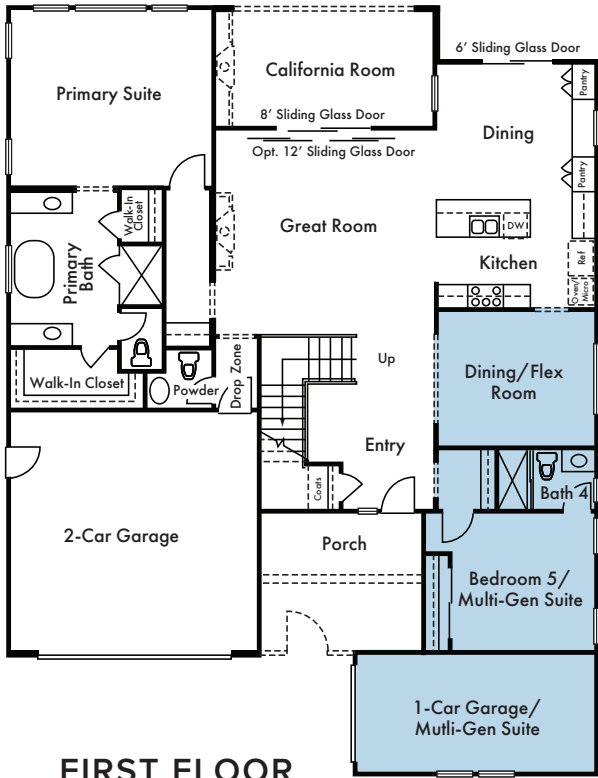
ELEVATION D

Dashed line denotes optional item in most instances. Floorplan depicts modeled Elevation B. Please refer to plans for other elevations. In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. Window placement subject to change based on elevation. 🏠



residence two

Approx. 3,397 - 3,613 Sq. Ft. | 5 Bedrooms | 4.5 Baths | Bonus Room
Dining/Flex Room | California Room | 2-Car Garage and 1-Car Garage



PRELIMINARY

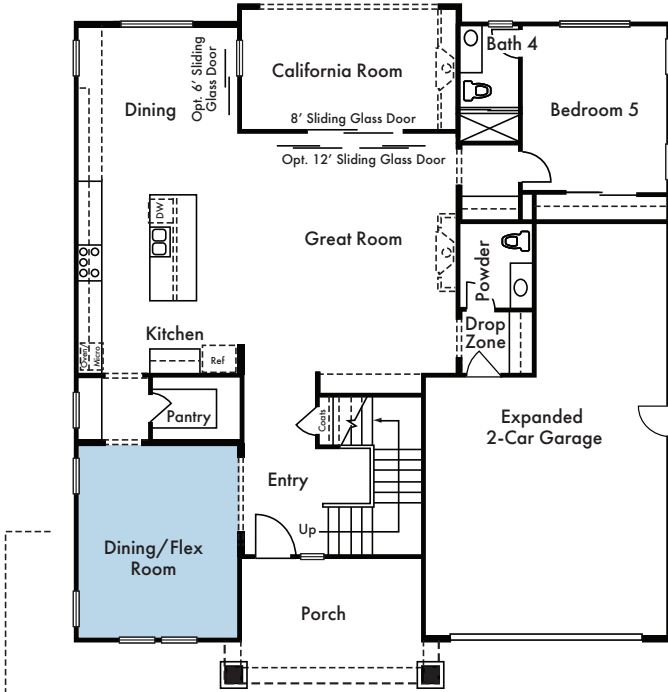


Dashed line denotes optional item in most instances. Floorplan depicts modeled Elevation A. Please refer to plans for other elevations. In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. Window placement subject to change based on elevation. 🏠

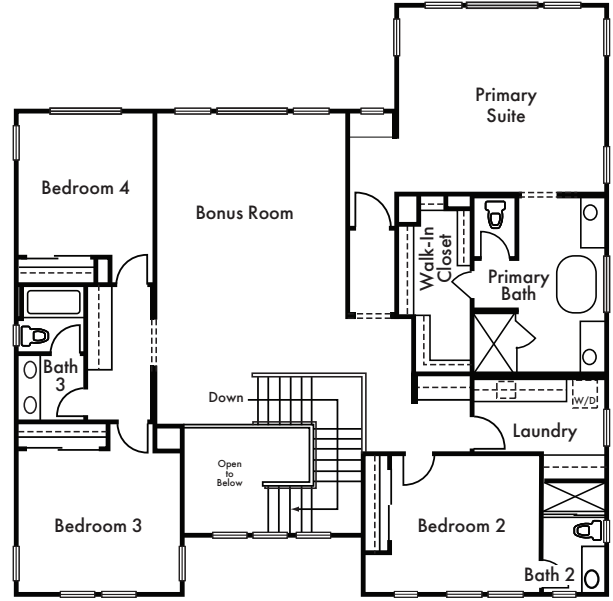


residence three

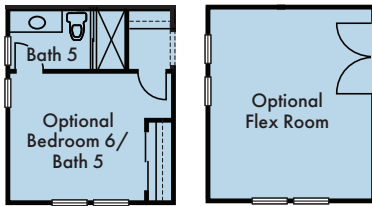
Approx. 3,677 Sq. Ft. | 5 Bedrooms | 4.5 Baths | Bonus Room
Dining/Flex Room | California Room | Expanded 2-Car Garage



FIRST FLOOR



SECOND FLOOR



PRELIMINARY



Dashed line denotes optional item in most instances. Floorplan depicts modeled Elevation D. Please refer to plans for other elevations. In an effort to improve its product, Signature Homes reserves the right to change features, prices, options, and specifications without notice. Window placement subject to change based on elevation. 🏠



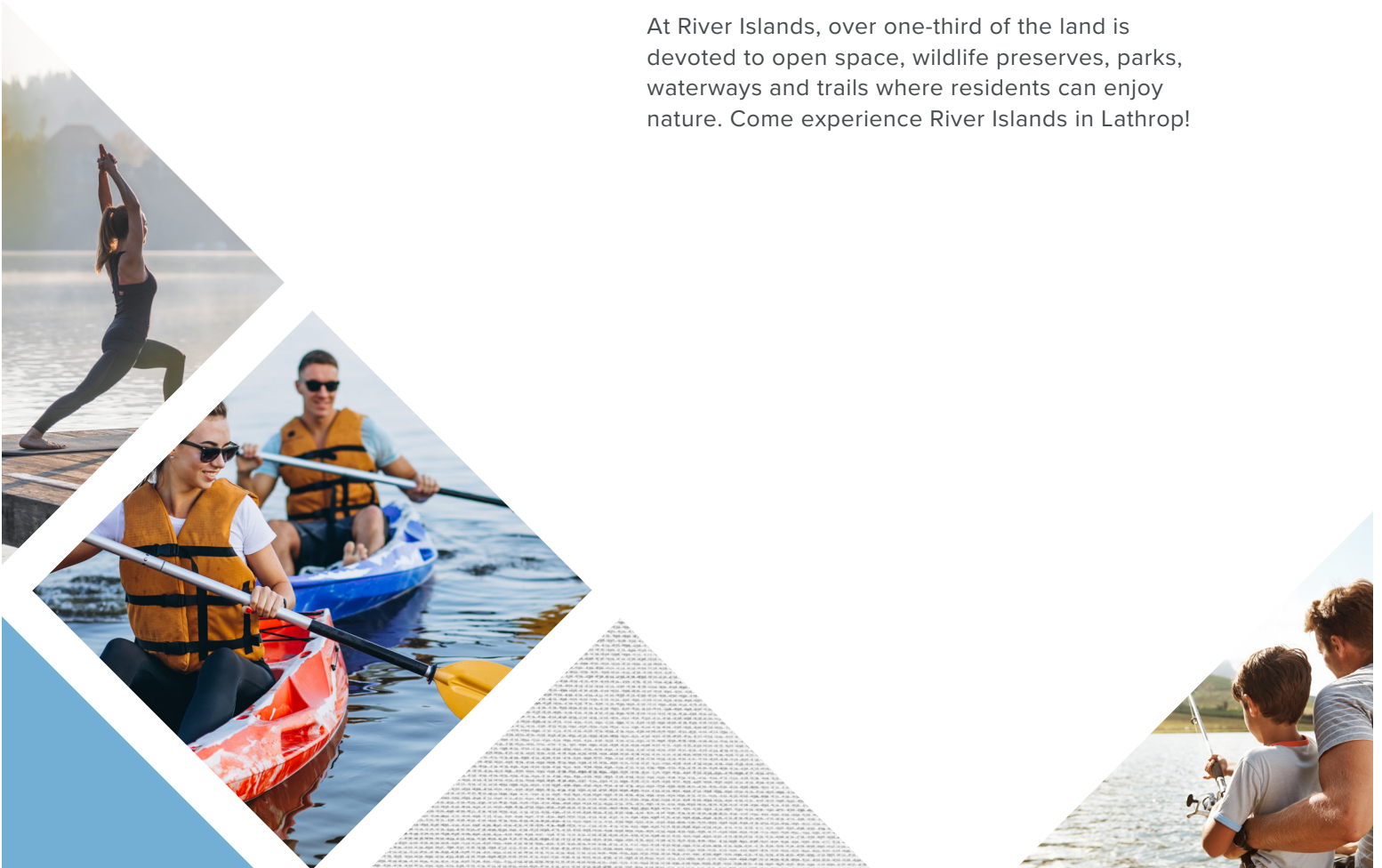
RIVER ISLANDS

Lathrop

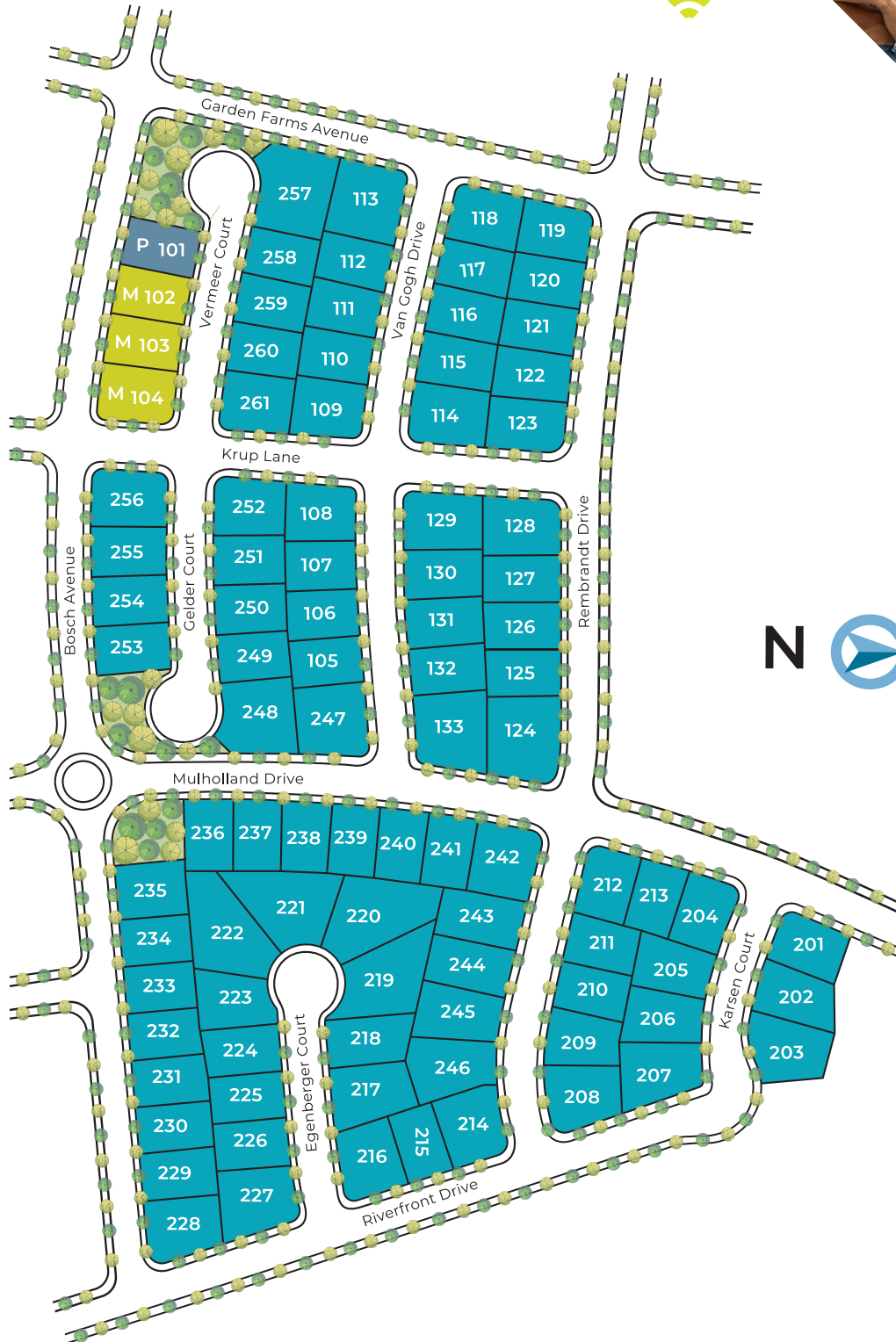
Explore the master-planned community of River Islands, with many lakes and miles of waterways along the banks of the San Joaquin Delta. Enjoy kayaking, paddle-boarding, fishing and scenic riverfront trails for walking and biking. River Islands includes an abundance of family-friendly amenities, including a community boathouse with a restaurant and bocce and sand volleyball courts, ideal for relaxing with friends and neighbors.

Parks, green spaces and sports fields are always close at River Islands, including Islanders Field, an impressive baseball park facility that hosts tournament play. The highly-ranked local schools at River Islands currently include two K-8 schools, with more schools planned for the future.

At River Islands, over one-third of the land is devoted to open space, wildlife preserves, parks, waterways and trails where residents can enjoy nature. Come experience River Islands in Lathrop!



CARDIFF AT *river islands*



Map not to scale. This site plan is not intended as a legal description of property. The depiction of property boundaries is meant to serve as a general guide. Lot descriptions are available for your inspection in Sales Office. North directional arrow refers to map homesite placement. 🏠



Map Not To Scale

YOUR NEW
community





CARDIFF

AT RIVER ISLANDS

17184 Vermeer Court
Lathrop, CA 95330
209.410.5339



sighomes.com