



CLEARWATER

AT RIVER ISLANDS

3726 Darnoch Avenue
Lathrop, CA 95330
209.677.4198

SIGNATURE
HOMES
sighomes.com



LAKESIDE *living*



Experience the beauty of lakeside-inspired living at Clearwater at River Islands by Signature Homes. Ideally situated within the highly sought-after River Islands master-planned community in Lathrop, Clearwater showcases stunning, luxurious homes with open-concept designs and stylish modern finishes. Select homesites feature coveted direct lake access, a dock and panoramic views — bringing the water's edge right to your doorstep.

Every resident at Clearwater enjoys access to the exceptional amenities that make River Islands a true destination, including scenic riverside trails, peaceful lakes, expansive parks, sports fields, and top-rated schools. Whether you're taking in golden sunsets from your backyard or connecting with neighbors in this vibrant, thoughtfully planned community, life at Clearwater transforms everyday moments into something extraordinary.



YOUR *home*

EXCEPTIONAL EXTERIOR DETAILS

- Discover three well-designed, two-story floor plans with detailed architectural styles of Modern Prairie, California Modern and Craftsman
- Designer selected color coordinated exteriors with quality Sherwin-Williams® 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 beautiful Creative Mines® exterior masonry accents in various styles and colors (per plan)
- Admire the James Hardie® wood-grain fiber cement siding and stucco finish (per plan) that adds character to your home
- Attractive Therma-Tru® fiberglass front door with Kwikset® hardware makes the perfect first impression
- Spacious three car tandem garage provides enough space for family vehicles and more
- Insulated steel Windsor® or CHI® sectional roll-up garage door with automatic Liftmaster® Wi-Fi Smart Opener and two transmitters offer security and convenience
- Architecturally inspired carriage lights at the garage door and patio light up your home in style (per plan)
- Professionally designed front yard landscaping with automatic irrigation provide a welcoming entrance to your property
- Convenient outdoor hose bibs make watering your garden easy
- Built-in backyard gas stub for outdoor BBQs and entertaining

STUNNING HOME INTERIORS

- Nine-foot ceilings on first and second floors keep your home open, airy and bright
- Two-panel interior doors with Kwikset® hardware add exceptional detail
- Admire hand-laid 18x18 inch Daltile® Choice ceramic tile flooring in three designer colors in the entry, kitchen, primary bath and powder bath, and 12x12 inch tile in the secondary bathrooms and laundry
- Quality Shaw® plush carpet in designer colors invites you to take your shoes off and get comfortable
- Exquisite painted wood stair rails with square, painted balusters and newel posts are the perfect backdrop for family photos
- Enjoy the refinement of 4 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 natural finish, European 3-way hinges and handsome polished chrome hardware are the ideal elements of your dream kitchen
- Beautiful Arizona Tile® 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 Bosch® stainless steel appliance package including:
 - 36" gas cooktop
 - Broan® 36" under-cabinet hood
 - 30" single wall oven
 - Built-in microwave with trim kit
 - Energy efficient dishwasher
- Delight in the superior quality of a Sterling McAllister® 18-gauge stainless steel, single basin, under counter mounted sink
- Moen® Genta 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

A LUXURIOUS PRIMARY BEDROOM SUITE

- Relax in your sumptuous modern Maax® Ariosa freestanding tub, and a 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® Jase faucets in polished chrome blend form and function
- Spacious walk-in closet to organize all your personal belongings

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 Loft/Bonus Room
- Stay connected with a CAT6 (voice/data) port in the Kitchen and Tech Space
- For your convenience, pre-wired for a ceiling fan at Great Room and Primary Bedroom
- A laundry room you'll love, with gas and electric 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® Jase faucets in secondary baths provide style and performance
- Decorative Gerber® pedestal sink in Powder Bath is beautiful and durable (per plan)
- WaterSense Certified Gerber® Maxwell elongated bowl toilet in all bathrooms
- 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
- Energy-efficient Navien® 80-gallon water heater
- PlyGem® windows and sliding glass patio doors save energy with U-Factor .28-.30
- 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-22-30 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 lighting to brighten your home cost effectively
- Energy storage system ready
- Solar panel system to reduce energy costs



RESIDENCE *one*

Approx. 3,071 - 3,221 Sq. Ft. | 4 Bedrooms | 4.5 Baths

Flex Room | Tech/Study | Loft | California Room | 3-Car Tandem Garage

Optional Gym/Flex Space | Optional Deck



FIRST FLOOR

SECOND FLOOR



ELEVATION A



ELEVATION B



ELEVATION C

Floorplan modeled depicts Elevation B. Window locations, wall sizes and square footage may vary per elevation. Please refer to plans or other elevations. In an effort to improve its product, Signature Homes reserves the right to make changes without notice. See sales associate for details. 🏠



RESIDENCE *Two*

Approx. 3,139 - 3,313 Sq. Ft. | 4 Bedrooms | 4.5 Baths

Loft | Tech/Study | California Room | 3-Car Tandem Garage

Optional Gym/ Flex Space | Optional Deck | Optional Bedroom 5 | Optional Back Kitchen



RESIDENCE *Three*

Approx. 3,717 Sq. Ft. | 5 Bedrooms (Includes Junior Suite) | 4.5 Baths
 Flex Room | Bonus Room | Tech/Linen | California Room | 3-Car Tandem Garage
 Optional Deck | Optional Wine Storage | Optional Multi-Gen Suite | Optional Back Kitchen



Floorplan modeled depicts Elevation A. Window locations, wall sizes and square footage may vary per elevation. Please refer to plans or other elevations. In an effort to improve its product, Signature Homes reserves the right to make changes without notice. See sales associate for details. 🏠



RIVER ISLANDS *Lathrop*

Discover the vibrant, master-planned community of River Islands — where scenic waterways, outdoor adventure, and family-friendly living come together. Nestled along the San Joaquin Delta, this one-of-a-kind destination offers serene lakes and over 18 miles of picturesque trails perfect for walking, biking, and enjoying nature at your own pace. Whether you're paddle-boarding at sunrise or casting a line in the afternoon, life here flows effortlessly.

River Islands is designed for connection — with neighbors, with nature, and with the good life. The community Boathouse is a central hub where residents gather to dine, unwind, and enjoy lakeside amenities like bocce ball and sand volleyball. Parks and sports fields are thoughtfully placed throughout, and Islanders Field stands out as a premier baseball complex that hosts exciting tournaments and local play.

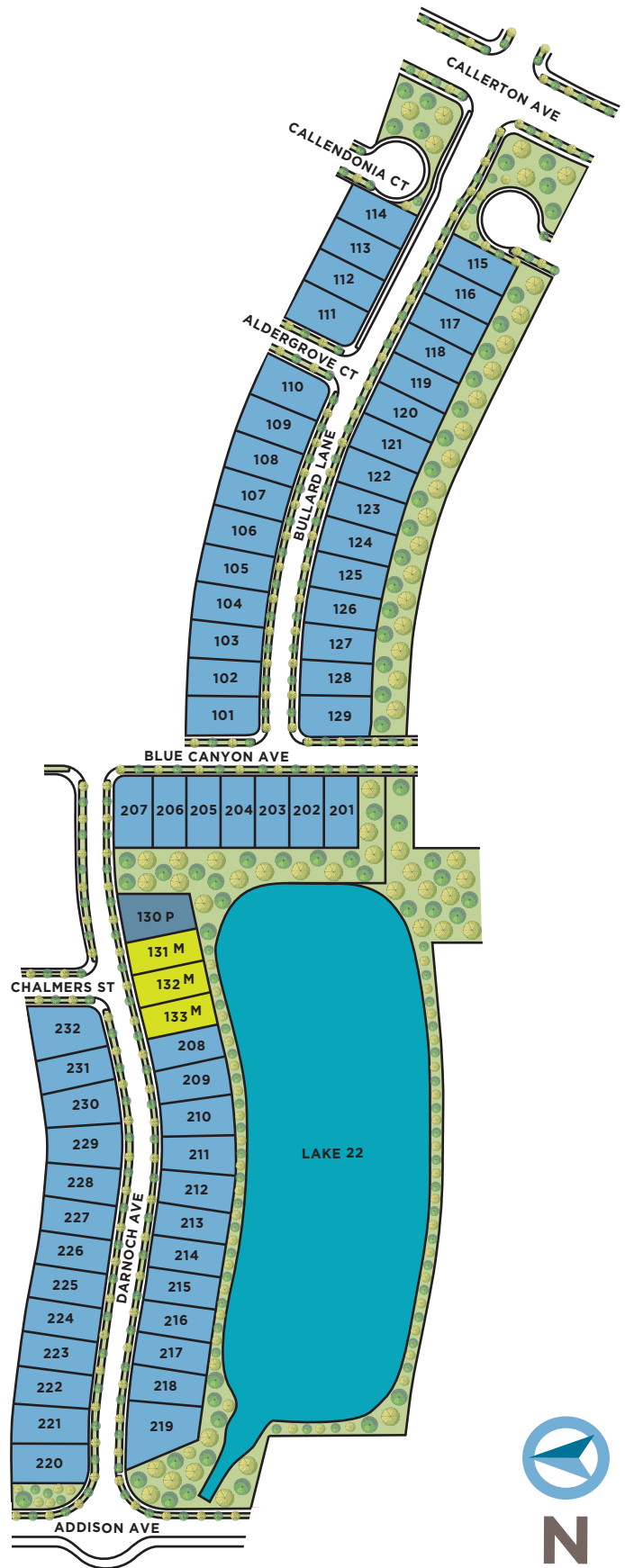
Families benefit from award-winning education within River Islands, which features three highly-rated K–8 schools and a brand-new high school, with plans for additional campuses as the community grows.

Over one-third of River Islands is dedicated to open space, preserved wetlands, parks, and waterfront trails — offering endless opportunities to explore and recharge. Come see why River Islands in Lathrop is the perfect place to call home.



CLEARWATER

AT RIVER ISLANDS





YOUR NEW *community*



Map Not To Scale

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 40 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
Founder & Chief Executive Officer

