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McCaffrey Homes

Project Profile: Ivy at Riverstone in Madera, Calif.

Perfecting Luxe-Eco Curb Appeal

Ivy at Riverstone capitalizes on timeless architecture, energy-efficient landscaping, and expansive outdoor living areas to create the ultimate appealing façade



By Elizabeth Delehanty
Photography by
Christopher Mayer
Photography

McCaffrey Homes newest neighborhood, Ivy at Riverstone, is a testament to the homebuilder's tenacious ambition. Having just finished the first phase of Santerra at Riverstone, McCaffrey once again adds to the Riverstone development with a new community of single-family homes.

Ivy at Riverstone is a collection of 106 single-family homes, ranging from approximately 2,394 to 4,153 square feet with up to 6 bedrooms, 4.5 baths, and 3-car garages. With 50 homes currently under construction, 48 of these homes are already sold. An obvious winner

from the outset, much of the early success can be attributed to location. McCaffrey chose to build in Riverstone once again based on its proximity to schools, amenities, and employment centers.

"The community meets our cornerstone values as it offers a quality education by an award-winning school district and an enhanced quality of life with ample open space and recreational amenities," said Ash Knowlton, president of construction for McCaffrey Homes. "The community is an emerging market near employment centers, including Valley Children's Medical Center, among others and situated along State Route 41 in the

heart of the region's path of growth," he continued.

McCaffrey was mindful about differentiating Ivy from the adjacent Santerra community within Riverstone, expanding on earlier design successes to create new architecture and floor plans to set it apart. "The plans at Ivy offer three single-story designs that feature formal dining rooms, multi-gen suites, home management centers, and oversized pantries. In the era of primarily great room plans, these homes deliver the informal as well as the formal spaces buyers want," Knowlton explained. Incorporating multi-gen suites make the homes perfect for growing families that include active adults

interested in aging in place with their adult children and grandchildren.

Another feature unique to the new community is the emphasis placed on outdoor living. Outdoor spaces are an increasingly popular feature to buyers and the homes at Ivy capitalize on this with innovative indoor-outdoor spaces and expertly designed landscapes by Land Creative. "Floor plans balance indoor-outdoor living to create multiple family gathering areas in sought-after ranch configurations. This indoor-outdoor space arrangement also ensures interior rooms enjoy plenty of natural light," said Knowlton. Optional features like 16-

▲ Designed by Bassenian Lagoni Architects, Ivy adds to Riverstone's overall aesthetic while maintaining its own distinct personality.



▲ In the kitchen, built-in cabinet recycling centers make eco-friendly living convenient for homeowners.

► Recycled construction materials conserve natural resources throughout the building phase and reclaimed hardwood enhances aesthetic without leaving a heavy carbon footprint.



▲ Optional features like 16-foot sliding glass doors and spacious California rooms merge interior space with outdoor living areas for homes that feel expansive and multi-functional.



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Designed by Bassenian Lagoni Architects, Ivy adds to Riverstone's overall aesthetic while maintaining its own distinct personality. A special focus was placed on curb appeal to draw potential buyers in from their very first view of the homes. Simple lines create subtle movement, accentuating entry ways and enhancing eleva-

tions while materials like brick, stone, and stucco give the properties a modern yet classic aesthetic. "The goal at Ivy was to create a street scene that draws inspiration from America's architectural heritage, yet offers a timeless style and a thoroughly modern lifestyle," said Knowlton. "Using recognizable forms and massing with modern materials, each elevation has its own identity yet harmonizes with the homes around it to create a sense of neighborhood."

Ivy at Riverstone is designed to outlast any fleeting trend and, in addition to the enduring architecture, sturdy materials ensure the homes will retain their quality for years to come while energy efficient building practices lessen environmental impact. "We sought to create value for buyers by designing and building these homes to meet the standards set forth in the new energy codes. We moved to 2 x 6 walls so we could substantially increase the R value of the insulation provided," Knowlton said. Energy-efficient insulation adds greater thermal protection and cool roof technology reduces air conditioning needs. All the homes in the development are solar-panel-ready for buyers who want to increase energy-efficiency even more. Water-efficient landscaping beautifies outdoor living spaces and front yards with "hydrozone" design that groups plants by their water needs and utilizes moisture sensors that act to conserve water.

PROJECT TEAM

ARCHITECT: Bassenian Lagoni Architects

DEVELOPER: Riverstone Development, LLC

BUILDER: McCaffrey Homes

LANDSCAPE: Land Creative

INTERIOR DESIGN: CDC Designs

PHOTO CREDIT: Christopher Mayer Photography



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► A special focus was placed on curb appeal to draw in potential buyers from their first glance of the homes.

Inside, LED lighting throughout the homes reduce electrical usage and WaterSense bath fixtures control water use and performance. In the kitchen, built-in recycling centers make eco-friendly living convenient for homeowners. Recycled construction materials conserve natural resources throughout the building phase and reclaimed hardwood and recycled carpet flooring enhance aesthetic without a heavy carbon footprint.

McCaffrey Homes will put their mark on Madera, Calif. again later this year when they break ground on another project, Tesoro Viejo. The new 1,600-acre master-planned community, which will include 400

acres dedicated to open space, won the 2016 Outstanding Planning Award in Innovation in Green Community Planning by the American Planning Association. If McCaffrey's most recent work is any indication, Tesoro Viejo will elegantly blend great architecture with functional floorplans and environmentally-conscious design. **BD**

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