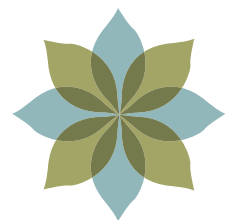


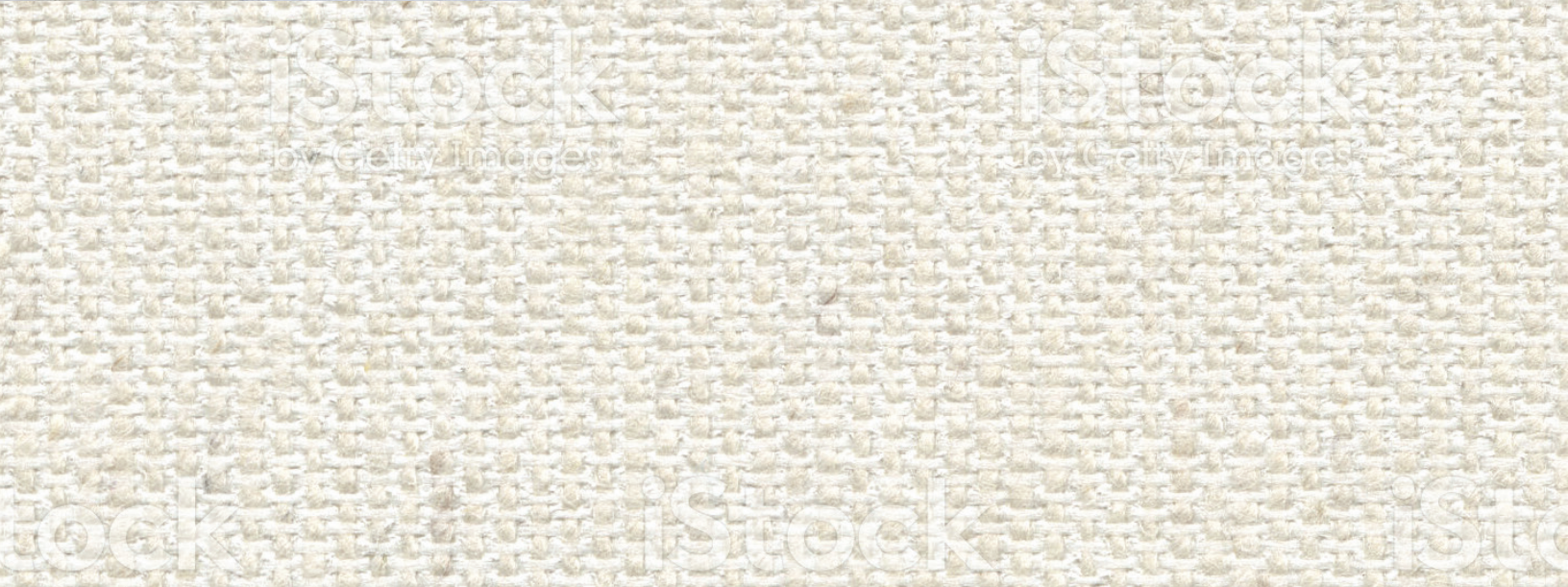
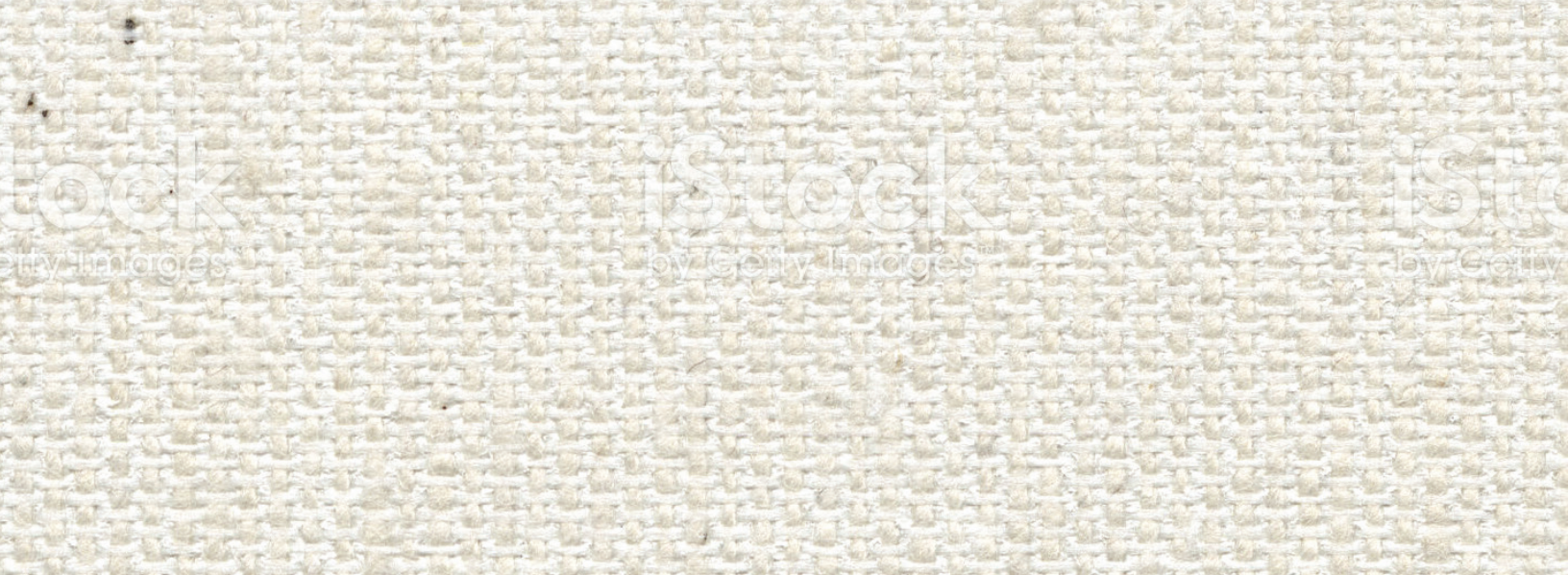
PRELIMINARY

Ivy

AT RIVERSTONE



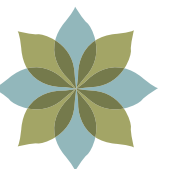
A Neighborhood by McCaffrey Homes



Endless Choices In Your Home And Your Surroundings Keep Life At Ivy Fresh With Each New Day.

Ivy at Riverstone offers large and airy homes for comfortable living with room for entertaining or just a place to relax. There are Formal Dining Rooms, Powder Rooms, spacious Great Rooms, gourmet Kitchens with oversized center islands, elegant master suites with luxurious master baths, and expansive outdoor California Rooms for outdoor entertainment. You'll also find available Multi-Gen suites with spaces for living, sleeping, creating exceptional possibilities for growing and changing family needs.

The master-planned community of Riverstone is dedicated to energy, sociability, recreation and nature. Enjoy all the opportunities that Riverstone has to offer, plus convenient shopping and dining at River Park shopping center, just minutes from home.



RESIDENCE
ONE

Single-Story Design
Approx. 2,394 Sq. Ft.
3 Bedrooms, 2.5 Baths
Deeper 2-Car Garage
Large Covered California Room

Option:
Home Management Center

Modeled as Base Plan



Arts & Crafts
(As Modeled)



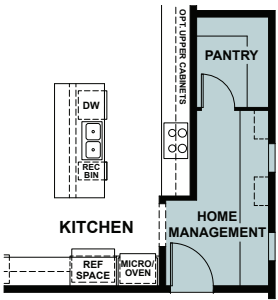
European Cottage



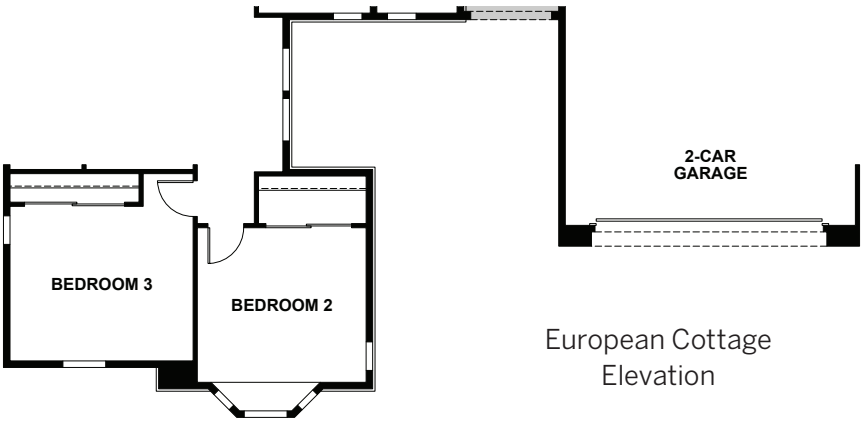
American Traditional



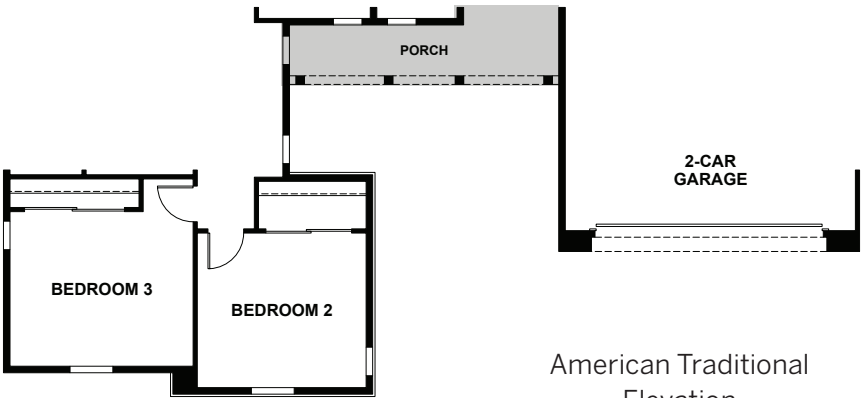
Arts & Crafts Elevation



Modeled With
Optional Home
Management



European Cottage
Elevation



American Traditional
Elevation

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RESIDENCE
TWO

Single-Story Design
Approx. 2,769 to 2,886 Sq. Ft.
4 Bedooms, 2.5 Baths
2-Car Garage with Storage
Large Covered California Room

Options:
*Optimal Multi-Gen Suite at
Bedrooms 3 & 4*
*Super Laundry/Hobby Room at
Laundry Room & Garage Storage*
Flex Room at Garage Storage

Modeled as Multi-Gen Suite & Super Laundry/Hobby Room



European Cottage



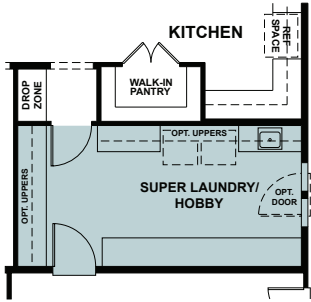
Arts & Crafts



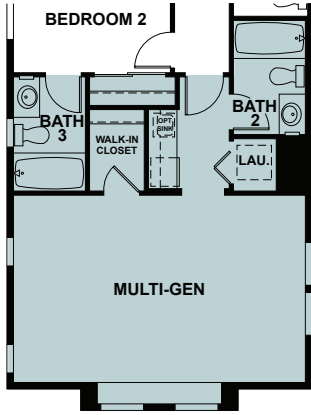
European Cottage
(As Modeled)



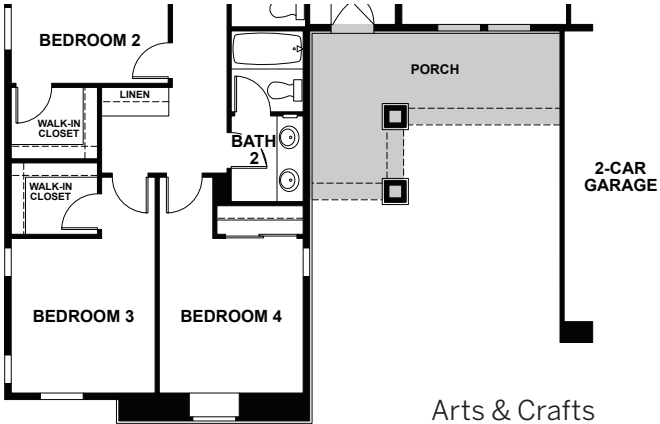
American Traditional



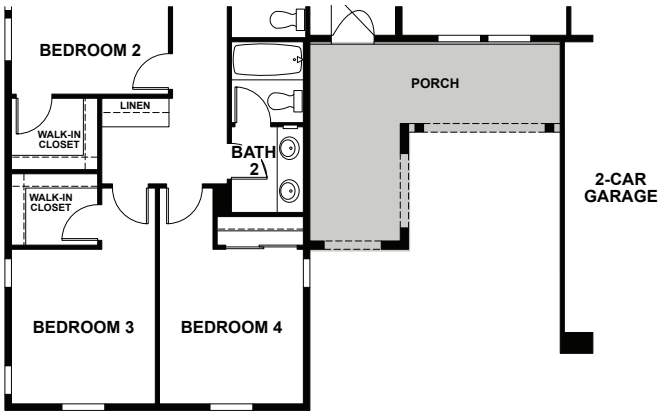
Modeled With
Optional Super Laundry/
Hobby at Laundry Room &
Garage Storage



Modeled With
Optional
Multi-Gen Suite at
Bedrooms 3 & 4



Arts & Crafts
Elevation



American Traditional
Elevation



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RESIDENCE
THREE

Single-Story Design
Approx. 2,953 Sq. Ft.
4 Bedrooms, 3.5 Baths
3-Car Split Garage
Large Covered California Room

Option:
Multi-Gen Suite at Bedrooms 2 & 3



Arts & Crafts



European Cottage

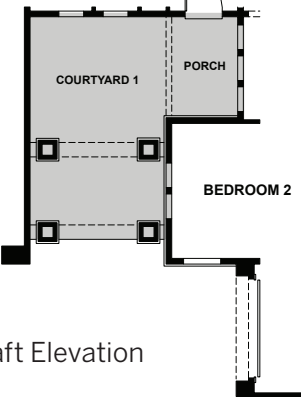


American Traditional
(As Modeled)

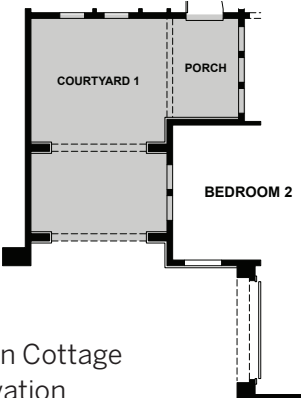
Modeled as Base Plan



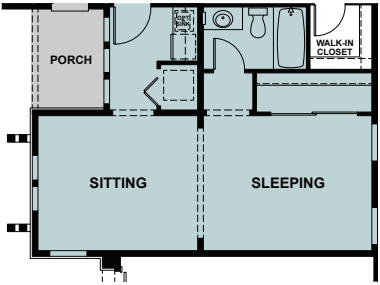
American Traditional



Arts & Craft Elevation



European Cottage
Elevation



Optional Multi-Gen
at Bedroom 2 & 3

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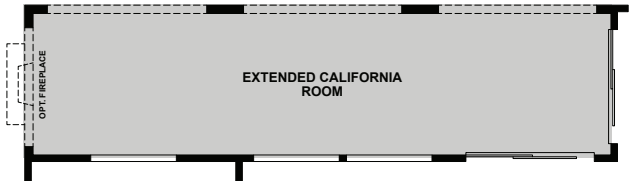
RESIDENCE
FOUR



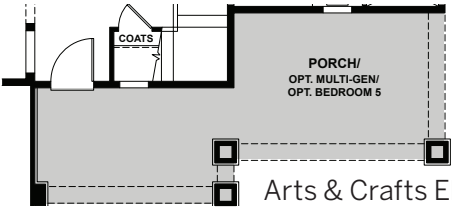
Approx. 3,596 to 4,153 Sq. Ft.
4 to 6 Bedrooms, 3.5 to 4.5 Baths
3-Car Garage
Large Covered California Room

Options:
Bedroom 5 & Bath at Loft
Dual Master Suite at Bedroom 4 & Porch
Multi-Gen Suite at Bedroom 4 & Porch
Bedroom 6 at Porch
Office at Formal Dining
Flex Space & Home Management Center at Garage

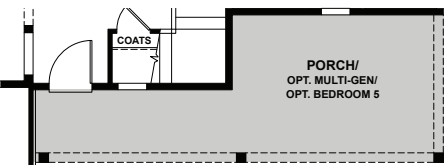
Modeled as Base Plan with Extended California Room



Modeled With Optional
Extended
California Room



Arts & Crafts Elevation



European Cottage Elevation



FIRST FLOOR

American Traditional



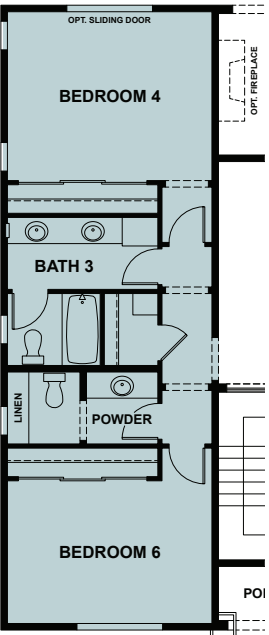
Arts & Crafts



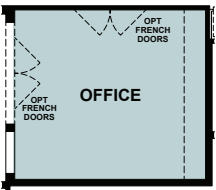
European Cottage



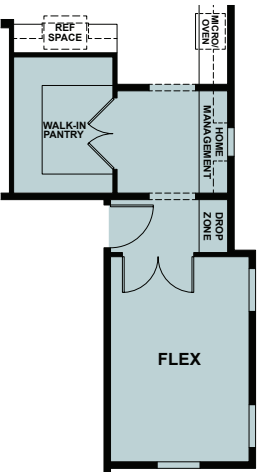
American Traditional
(As Modeled)



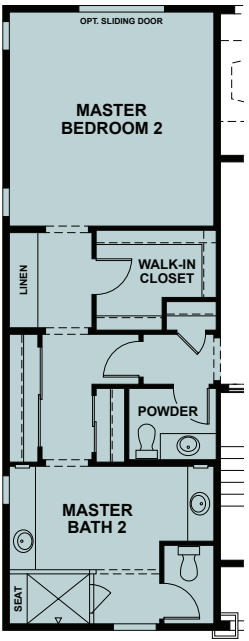
Optional Bedroom 6
at Porch



Optional Office
at Dining Room



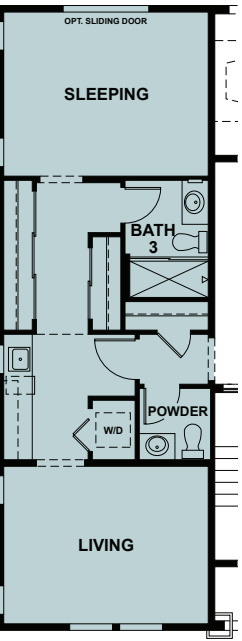
Optional Flex at
Third Garage Bay



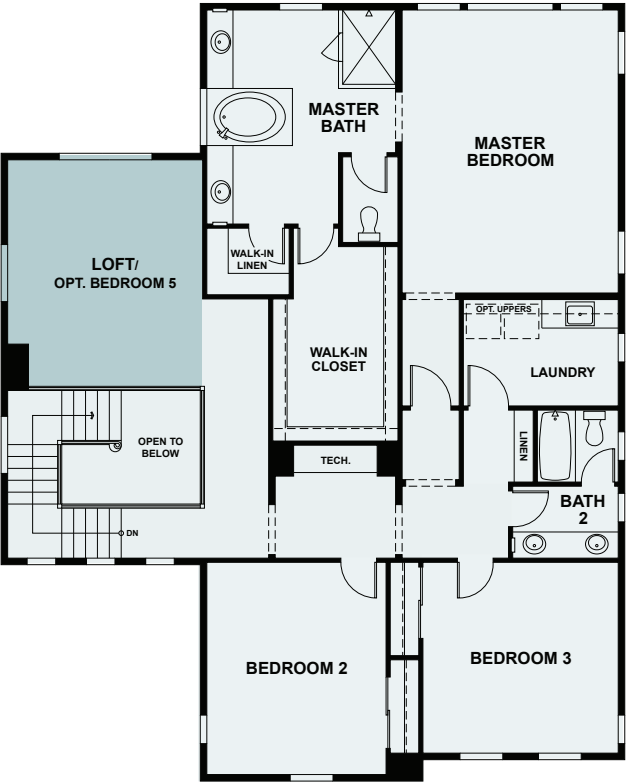
Optional Dual
Master Suites
at Porch



Optional Bedroom 5
at Loft



Optional Multi-Gen
at Porch



SECOND FLOOR

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All the Ingredients You'll Love in Your New Home

Handsome Exteriors

- An elegant blend of American Traditional, European Cottage, and Arts and Crafts architectural styling with siding, stone or brick accents (varies per elevation)
- Architecturally selected exterior colors for enhanced street scene
- All homes exceed California building standards
- Concrete tile roof with limited lifetime manufacturer warranty
- Front yard landscaping with weather smart irrigation system
- Front and back yard rain gutters with downspouts and side drain lines
- California lace two-coat stucco finish
- Inviting covered front porch
- Outdoor California Room on all Plans
- 8' tall sliding glass door or 8' tall French door to back yard (varies per plan)
- Two or three car garage configurations for varied street scene
- Garage interior walls drywalled & taped
- Garage door opener with two remotes
- Exterior carriage light
- Concrete walkway from driveway to side garage door
- Side courtyard at Residence Three

Interiors of Comfort & Convenience

- Great Room with a wall of windows for plenty of natural light & to blur the boundaries indoor/outdoor living
- 10' ceilings on first floor with 8' tall interior doors & 9' ceilings on second floor with 8' tall door at Owners Bedroom
- Beech cabinets with finished interiors, concealed hinges & choice of four finishes
- Washable interior wall paint
- Rounded wall corners
- Lighted ceiling fan at Great Room
- 18"x18" ceramic tile floors in Entryway, Kitchen, Dining, Powder Room, Baths & Laundry
- Granite countertops in all bathrooms & laundry with 6" granite backsplash (match to Kitchen)
- Handsome 5.25" baseboards with enamel finish
- Raised two panel interior doors with brushed nickel lever handles
- Laundry room with lower cabinetry, laundry sink, upper shelf and gas line to dryer
- Drop zone with lower cabinet
- LED or high-efficacy lighting throughout
- Dual zone climate control with programmable thermostat
- Open rail staircase with carpet inset & painted wood balusters & handrail
- Rocker light switches

A Kitchen for the Resident Gourmet

- Granite slab countertops with 6" backsplash and full height backsplash at cooktop
- General Electric stainless steel appliance package including:
 - Built-in gas cooktop with 5 sealed burners
 - Built-in self-cleaning wall oven
 - ENERGY STAR built-in dishwasher
 - Built-in microwave
- Large center island with granite slab, cabinet panels and seating for 4 or more
- Kohler double compartment cast-iron white kitchen sink with disposal
- Kohler polished chrome pullout faucet with spray nozzle
- Convenient built-in recycle center cabinet
- Spacious walk-in Pantry
- Framed refrigerator space with recessed ice maker line

- Recessed LED canned lights

Behind the Walls & Safety

- Technology pre-wiring with enhanced RG-6 coaxial cable TV at Great Room, all bedrooms, den, loft and Multi-Gen
- CAT5e telephone wiring at Kitchen and Owner's Bedroom
- 36" media distribution center with structured wiring throughout for future networking capacity
- Pre-wired for electric vehicle charging circuit at garage
- Safety combination smoke & carbon monoxide alarm with battery back-up
- Interior fire sprinkler system throughout
- Solid core fire door from garage
- PEX plumbing water system
- Fire resistant roofing

Opulence at the Owner's Suite

- Prewire for ceiling fan at Owner's Bedroom
- Four recessed LED canned lights at Owner's bedroom
- Raised height vanity cabinet with dual sinks
- Soaking tub with tile surrounds & separate oversized tiled shower with tiled seat & granite shelf
- Kohler WaterSense polished chrome bathroom fixtures
- Private water closet with WaterSense comfort-height, elongated low-flow toilet
- Spacious walk-in closets with generous single and double hanging wood shelves and poles

Pamper Yourself in Bedrooms & Baths

- Overhead lighting in all secondary bedrooms
- 8' tall raised-panel wardrobe doors to allow for additional storage
- Prewire for ceiling fan in all secondary bedrooms
- Dual vanity sinks
- Easy-to-clean fiberglass tub & shower surrounds
- Kohler WaterSense polished chrome bathroom fixtures
- WaterSense low-flow toilet



McCaffrey EarthSense is a comprehensive program with smart environmental solutions with walkable neighborhoods and quieter, more comfortable homes that consume less energy, water and other natural resources. Just look at all the ways EarthSense makes good sense on your home buying choice at Ivy.



Energy Sense

- Third party inspection to assure energy efficiency compliance
- All homes exceed California building standards
- 220-volt pre-wire for electric vehicle or equipment charger in garage
- Cool technology concrete roof tiles that reflect heat away from the attic
- High performance insulation system: R-38 attic, R-13 roof, R-23 exterior walls & R-8 ducts
- ENERGY STAR® dual-pane windows & sliding glass doors with argon filled & low E glass
- 2x6 exterior wall system with R-23 insulation
- Dual zoned control central heating & air conditioning (two-story plans)
- Ground mounted HVAC system with energy efficiency ratings of 15 SEER & 12.5 EER
- Gas furnace with fuel efficiency rating of 95% AFUE
- .95 Energy-Efficient, Tankless gas water heater
- ENERGY STAR® programmable thermostat with multiple time and temperature settings
- Insulated hot water pipes
- R-8 insulated ducts to reduce heating & cooling loss
- General Electric ENERGY STAR® dishwasher
- All high-efficacy lighting (LED)



Water Sense

- Water saving smart irrigation control with moisture sensor to reduce water waste
- Water-wise landscaping with drought tolerant plants or Mediterranean species
- Water efficient hydrozone plant system
- Drip irrigation at shrubs & trees
- Water conserving WaterSense bathroom faucets, showerheads & toilets
- General Electric ENERGY STAR® dishwasher



Eco Sense

- Convenient built-in kitchen recycle center to help support your earth friendly lifestyle
- McCaffrey Homes recycles up to 65% of construction waste away from landfills
- Oriented strand board (OSB) engineered wood products to reduce waste and strengthen construction
- Available green friendly laminates & renewable bamboo flooring



Health Sense

- Low VOC interior wall paint, carpet & pad
- Formaldehyde free insulation & carpet pad
- A/C system with chlorine free refrigerant
- Filter in HVAC system with MERV rating of 8 to reduce indoor airborne particles
- ENERGY STAR® exhaust fan at baths & laundry
- PEX® plumbing water system



Life Sense

- To help promote a healthy lifestyle Ivy neighborhood at Riverstone is anticipated to offer:
- Garden Park, neighborhood park at Ivy that is short walk or bike ride away
- Miles of hiking & biking trails with scenic outlooks
- Dog Park with separate areas for small and large breeds
- Community Farm
- The Lodge at Riverstone, a one-of-a-kind, resort-style community clubhouse/recreation center

Included features vary throughout the models and are subject to change without notice. McCaffrey Homes reserves the right to modify features, specifications, included amenities, and product type without prior notice or obligation. The included features list is general and not all plans have features and product types listed. McCaffrey Homes does not warrant or guarantee that energy efficiencies in homes will result in cost savings for all buyers. Optional features may be purchased at an additional cost and are subject to construction cutoff dates.



McCaffrey Homes

For three generations, Central Valley residents have turned to McCaffrey Homes, a local family home builder with deep roots in the valley, for desirable communities, award winning designs, quality and service. Today having built over 9,000 homes, McCaffrey Homes has earned the trust and respect of homeowners year after year.

Our company has been honored with many of the community's and the building industry's highest awards, including the induction of co-founders Robert and Karen McCaffrey into the prestigious California Homebuilding Foundation Hall of Fame.

For McCaffrey Homes, "Built for a Lifetime" means more than quality homes built to last. It's about a tradition of pride, craftsmanship, and the idea of "home". We know that homes are where lasting memories are made, and so you'll find our homes in the best locations - all in welcoming, life-enriching neighborhoods, close to top-rated schools and inviting parks.

Families who purchase a McCaffrey home can rest assured they have selected a quality, well designed, energy efficient home supported by a team of professionals who will be there for you for years to come.





Built for a Lifetime.



613 Crescent Lane
Madera, CA 93636
ph: (559) 674-7522 | McCaffreyHomes.com



RIVERSTONE

Look forward to life



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