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## McCaffrey Homes' Affordable Santerra Masterpeice by KTG Architecture + Planning





# McCaffrey Homes

*Captures the*

# CALIFORNIAN SPIRIT

Designed by  
KTYG Architecture + Planning,  
McCaffrey Homes' recent project,  
Santerra, provides dazzling and  
spacious living arrangements  
at an affordable price with a variety of  
high-performance green features

By Elizabeth Delehanty  
Photography by Christopher Mayer

**M**McCaffrey Homes' recent ongoing project, Santerra at Riverstone in Madera County, Calif., is, "designed to appeal to every stage of life and capture the California spirit with relaxed and casual living, beautifully blending indoor and outdoor living spaces," according to Ash Knowlton, president of construction at McCaffrey Homes.

Designed by international award-winning firm KTYG Architecture + Planning, the homes in Santerra are reminiscent of Spanish villas, with luxurious details blending together for a truly stunning presentation. Jill Williams, AIA, principal and chairman of KTYG Architecture + Planning, said, "Santerra was a collaboration between McCaffrey and KTYG's Oakland and Irvine staff members. Our goal was to surprise the market with an affordable price point that fulfilled the need for fresh layouts and options." The homes are single-family and consist of four one- and two-story plans, ranging

◀ Residence 3 for Santerra at Riverstone provides 4 bedrooms, 3.5 bathrooms, a 2-car garage and 2,180 – 2,367 square feet with a starting price of \$375,900.





▲ In the kitchen lies a sizable granite countertop and walk-in pantry.

in size from 1,598 to 2,880 square feet and going up to 5 bedrooms and 3.5 baths. They are uniquely crafted with open-floor plan designs and an abundance of indoor and outdoor living space that utilizes downstairs junior suites and a casita to accommodate big families.

In the kitchen lie sizable granite countertops and walk-in pantries, adding touches of luxury. The outdoor area includes large, covered patios with windows that filter in natural light. Stand-out features, like idea rooms, set the homes apart. Idea rooms are “detached rooms at the side or back of the home that let families create their perfect space,” according to Knowlton. Executive Director of Design Strategies at KTG, Nick Lehnert adds, “Buyers are desiring more home personalization, and so for Santerra we thought a lot about how to deliver that along with high quality in a

cost-effective way. The idea rooms offer the opportunity to personalize, connect the indoor and the outdoor environments, bring in extra light, and provide more storage.”

One of McCaffrey Homes’ many above and beyond building practices is EarthSense®, which provides smart environmental solutions for quieter, more comfortable homes that consume less energy, water, and other natural resources.

“We achieve affordability through economies of scale due to the volume of homes completed each year,” Knowlton said.

WaterSense® and WaterSmart® provide bath fixtures for higher water efficiency and performance and provide irrigation control with moisture sensors, respectively. Each home boasts a tankless water heater

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— Ash Knowlton, President of Construction at McCaffrey Homes



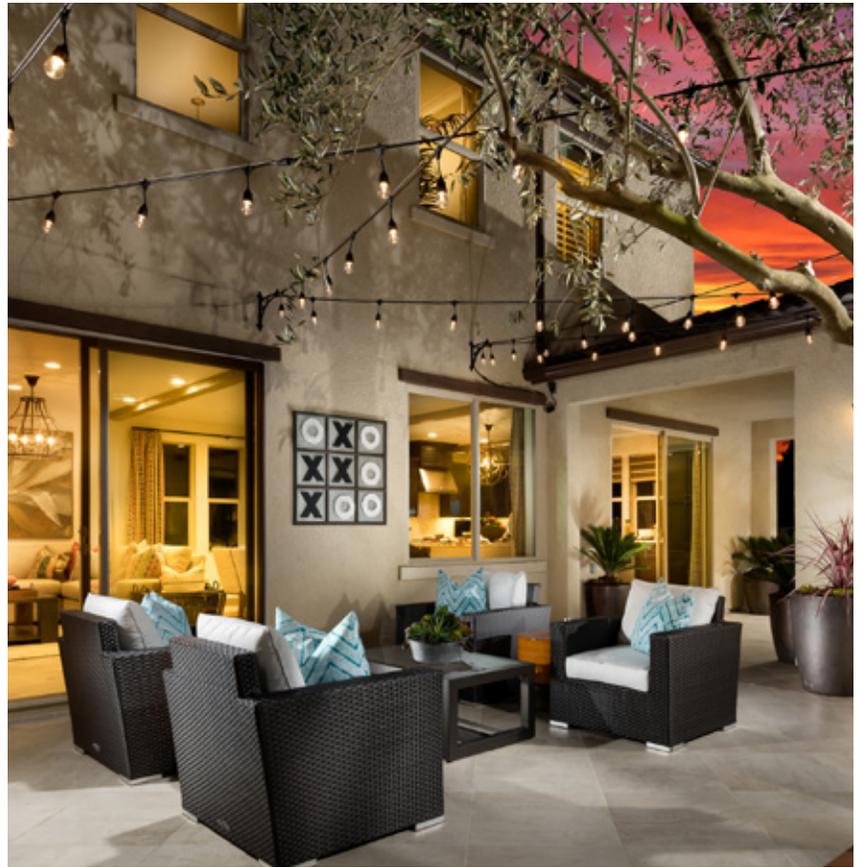
▲ Santerra employs green-friendly laminated flooring, reclaimed hardwood and recycled carpet flooring, and a built-in kitchen cabinet recycling center.

► The idea room gives families additional space to create their own fun, creative space.



# BUILDING PRODUCTS USED

**APPLIANCES/RANGES:** GE  
**CABINETS:** JCW CO.  
**COUNTERTOPS:** DAL TILE  
**FAUCETS:** KOHLER  
**FLOORS/CARPET:** SHAW & DAL TILE  
**HVAC:** LENNOX  
**PAINT:** SHERWIN WILLIAMS  
**WATER HEATERS:** RINNAI  
**ROOFING:** BORAL ROOFING  
**TUBS/SHOWERS:** AQUATICS  
**WASHER/DRYER:** GE  
**WINDOWS:** ALPINE



▲ Construction is strengthened by engineered wood products, and recycled construction materials reduce waste and conserve natural resources.

◀ Santerra at Riverstone grand-opened earlier this year in January, with development having started in summer 2016.



to save energy by heating water only when necessary. A water-efficient hydrozone landscape enables homeowners to group plants by water needs. All plants are drought-tolerant and water-wise native species.

Regarding electricity, high-efficiency LEDs throughout the homes reduce electrical usage; a higher-efficiency HVAC system increases saved energy and reduces pollution; and cool-roof technology significantly reduces utility demand. ENERGY STAR® dual-pane windows deflect radiant heat and various appliances and products also inhibit unnecessary energy and water expenditure.

Santerra employs green-friendly laminated flooring, reclaimed hardwood and recycled carpet flooring, a built-in kitchen cabinet recycling center, and HVAC Merv 8 filters for trapping airborne particulars. Exterior walls are framed 2x6 for heightened insulation and greater

thermal protection, with tightly-sealed ducts to reduce heating and cooling loss.

Construction is strengthened by engineered wood products, and recycled construction materials reduce waste and conserve natural resources, as planned by McCaffrey Homes, the interior designer CDC Designs, KTG Architecture + Planning, and landscaper LandCreative.

Santerra at Riverstone grand-opened earlier this year in January, with development having started in summer 2016. Earlier in March of this year, McCaffrey homes grand-opened its Ivy collection, a second neighborhood in Riverstone. Later this year, McCaffrey will break ground in Tesoro Viejo with a new 1,600-acre, master-planned community. 

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# PROJECT TEAM

**BUILDER:** McCaffrey Homes  
**INTERIOR DESIGN:** CDC Designs  
**ARCHITECT:** KTG Architecture + Planning  
**LANDSCAPE:** LandCreative