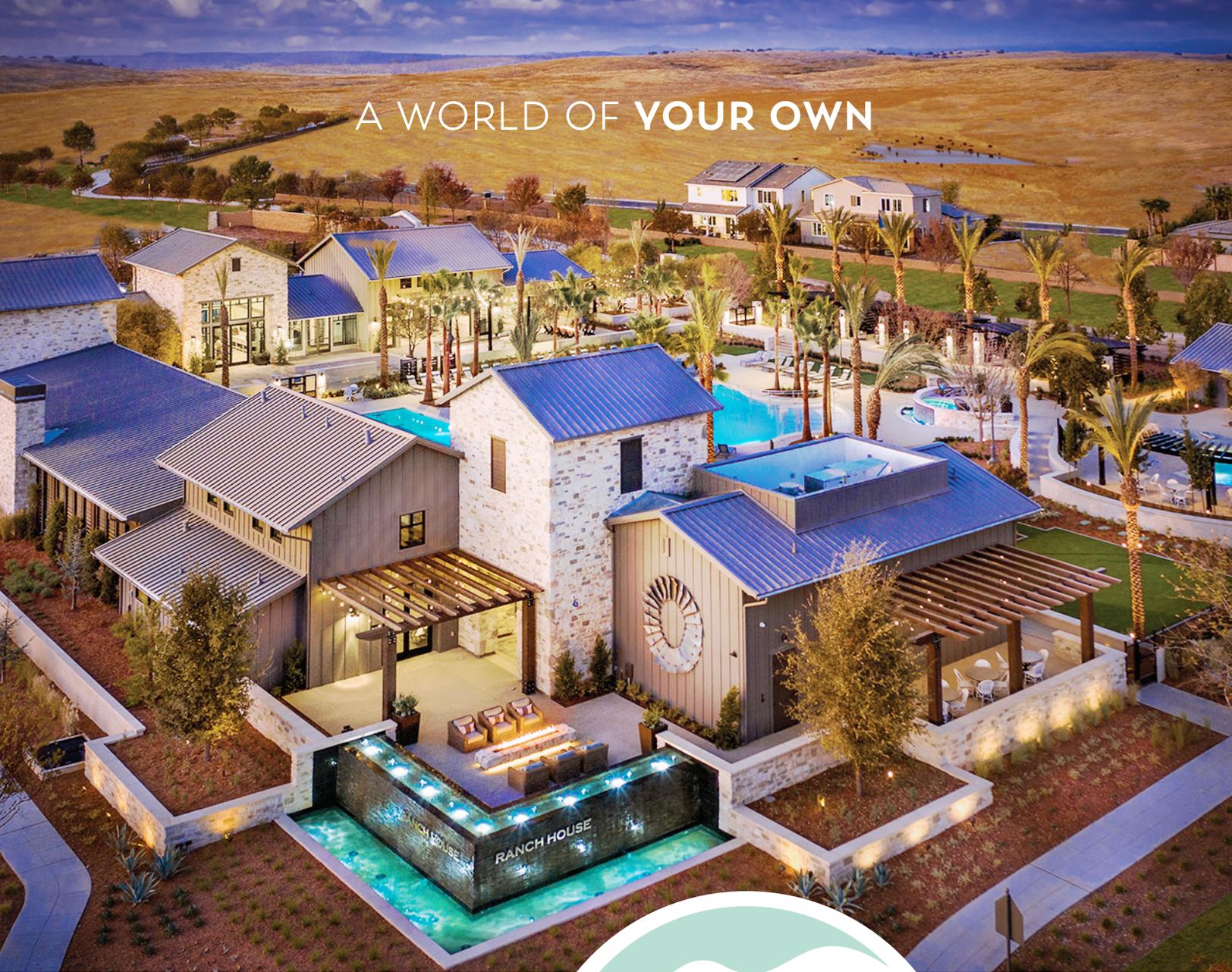


A WORLD OF YOUR OWN



DE YOUNG

SERENO

AT TESORO VIEJO



VOTED
#1 BUILDER

de young properties®







DE YOUNG SERENO AT TESORO VIEJO

With De Young Sereno at Tesoro Viejo, you can create a **world of your own**. Sereno is located in the beautiful Creekside Village, Tesoro Viejo's newest residential village that provides options for a wide range of lifestyles and needs. Find adventure in the surrounding natural open spaces; a variety of private parks; enjoy relaxation with resort-style amenities; pick your conveniences with the nearby schools, Town Center, Ranch House Clubhouse/ Recreation Center; and relish in a calendar of ongoing community events. Match all of this with the unmatched value and quality of a De Young home, and you can create your personal haven at Sereno.

YOUR TRANQUIL SPACE

The Sereno neighborhood offers the innovative and affordable De Young Discover Series collection. Exclusively designed for Tesoro Viejo, this innovative collection includes 4 single- and two-story floorplan designs, up to four bedrooms and three bathrooms ranging from approximately 1,401 to 2,626 square feet of modern, livable homes with at least 10 feet from neighboring homes providing privacy and room to breathe. This series includes several curated designer packages to make the home design process quick, easy, and fun. Each home will be a De Young SmartHome, which means you can expect innovative energy conservation, advanced home automation and connectivity, intelligent green building designs and practices that are better for your family and the planet.

DISCOVER YOUR NEXT ADVENTURE

At Tesoro Viejo, recreation and entertainment go hand in hand. In Creekside Village, discover the serenity and beauty of Beaver's Pond and the dog park, Rosie's Place. Take a stroll to the heart of Tesoro Viejo, known as the Town Center where neighbors, family and friends gather to enjoy the Farmer's Market, the Hub or AXIS Coffee Bar & Eatery. Just up Town Center Blvd. is the Madera County Fire Station No. 7, Madera County Sheriff Substation and Camerena

Health Center – health and safety services provided right in the community. The Ranch House provides lots of opportunity for fun and activities with its heated pool, spas, and a separate pool and splash zone for kids, outdoor fire pits and BBQs, a fitness room and so much more. In the evenings, family and friends can gather around at the amphitheater for concerts and live music, events and more. The beauty of Tesoro Viejo can also be found in its surroundings, with panoramic views of the of the Sierras, rolling hills and natural gorges with nearly 200 acres of permanently preserved natural open space. Residents can enjoy several private parks, recreational amenities, miles of trails and access to the San Joaquin River, making Tesoro Viejo a one-of-a-kind community – connected to both incredible amenities and nature's natural beauty.

EXCELLENCE IN EDUCATION

Your children will thrive at Hillside Elementary School for transitional kindergarten through eighth grade education. The on-site school is conveniently located within a short bike ride away from Sereno. This cross-curriculum, project-based learning school prepares even the youngest Tesoro Viejo residents for future success with private, on-site preschool programs also available. High School students will attend the award-winning Minarets High School. Sereno is also walking distance to the future Rio Mesa Educational Center at Tesoro Viejo, which will include a middle and high school.

LIFE OUTSIDE OF TESORO VIEJO

Tesoro Viejo is a fantastic place to live, work and play; and you can still enjoy the conveniences of city living. Once you venture outside of Tesoro Viejo, you will find yourself surrounded by shopping, dining, attractions and conveniences in North Fresno, just minutes from home. With easy access to Highway 41, whether for work or play in the Sierra Nevada Mountains, the opportunities are endless.

A TRUSTED JOURNEY

At De Young Properties, our goal is to make the homebuying process simple, streamlined and enjoyable. We promise to keep you updated throughout the progress of your new home's construction with our industry leading SmartJourney Experience. This journey of individual milestones and personalized roadmaps will guide you from your first meeting with a De Young professional, ensuring an efficient, relaxed and enjoyable experience.

From our first handshake to the presentation of keys to your new home and beyond, our team will be by your side throughout your homebuying journey.

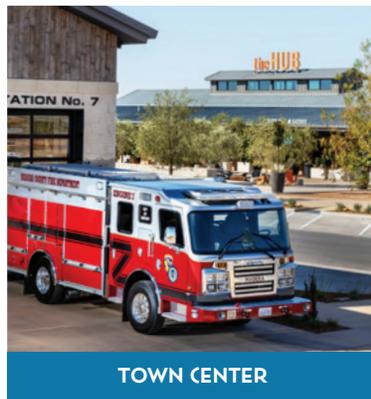
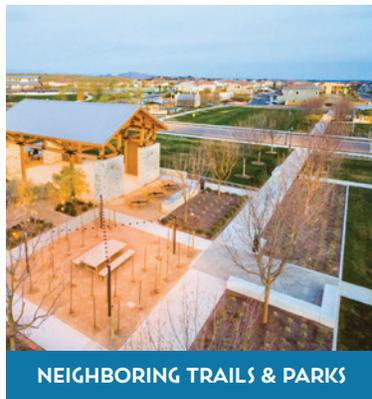
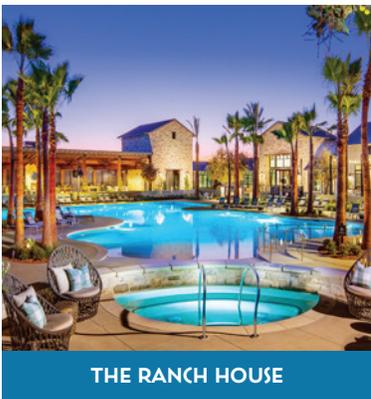
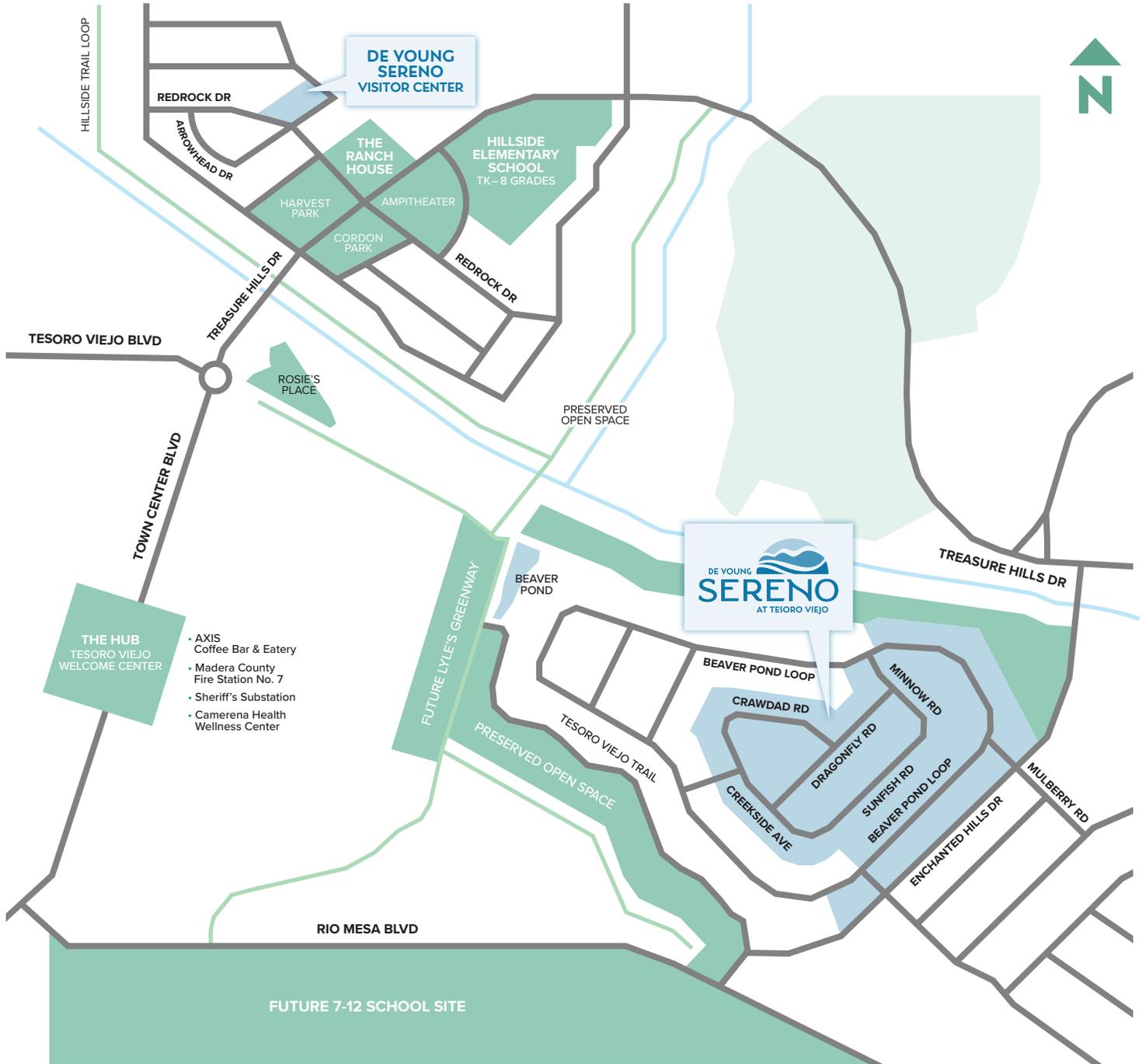


LIVE, DISCOVER, EXPLORE & THRIVE

Whatever your passion is, you can find it at **De Young Sereno at Tesoro Viejo**. Come and create a world of your own.

FARM TO FORK/
COMMUNITY ORCHARD

YOUR PERSONAL HAVEN



OUR PROMISE: TRUSTED QUALITY. TRUSTED INNOVATION. TRUSTED JOURNEY.

Continuing a family legacy that began over 70 years ago, the De Young family began building in 1974 to help families realize the American Dream of homeownership. Now in our third generation, we've built over 8,000 homes, and our unwavering promise continues to be providing trusted quality, trusted innovation and a trusted journey to your new home.

The first priority of De Young Properties is our dedication to providing exceptional customer experiences. We support our customers and stand behind our homes before, during and after the sale, offering industry leading warranties and affordable, one-stop financing through our affiliate, De Young Mortgage.

De Young Properties is a design innovator and leader, committed to working in harmony with the environment, building affordable homes that are more durable, energy-efficient and healthier to live in, all while having a reduced impact on the environment.

De Young Properties delivers quality in every detail; building homes to last and collect memories over time that truly make it a "home".

The De Young Properties team of top professionals are extremely motivated, dedicated and knowledgeable. Proudly rooted in the San Joaquin Valley, our team lives here, raises their families here and shares a deep commitment to serve our community.

With 50 years and well into the third generation, the family behind De Young Properties has focused on one primary goal – building homes your family will cherish for many years to come. **That's why we say... Building Your Dreams For Three Generations®.**

BUILT-IN WARRANTY PROTECTION

De Young Properties believes in the quality craftsmanship of their homes and to prove it, we offer industry leading warranty protection with a free extended 2 Year Fit & Finish Limited Warranty and 10 Year Limited Structural Warranty from 2-10 Home Buyer Warranty to provide insurance-backed coverage from the nation's leading home warranty company. Also, several major components covered up to 2 years. As a new homeowner, you can rest assured that you're receiving the security, protection and peace of mind you deserve.



A FAMILY TRADITION OF GIVING

De Young Properties has served as the proud builder and major donor of 16 Central Valley St. Jude Dream Homes®. To date, De Young Properties has raised over \$15.5 million to benefit St. Jude Children's Research Hospital® with the hope of raising an additional \$1,000,000 this November on our "Supreme 17" St. Jude Dream Home.

Whether raising funds for children, building a home for a local hero or supporting local schools, non-profits and community groups, De Young builds dreams and gives hope to our community.

DE YOUNG DESIGN STUDIO



Create Your Dream Home With The De Young Design Studio

Every De Young homeowner has a story and a passion. Your home should reflect your individual passions by showcasing your unique sense of style. Providing a premium design experience and trusted quality in every detail is important to us. That's why we created our exclusive De Young Design Studio, where you can easily create your dream home, selecting features and accents that will perfectly fit your unique home design needs and individual style.

With the Discover Series, choose from several curated designer packages to select which style you love best, making the process easy and fun. Once you select your favorite curated designer package, the personalization begins! Choose from a wide array of modern textures, amenities and high-performance products with the expertise of a professional Design Specialist to personalize your home. You'll have the home of your dreams designed to fit your budget.

Why settle for a home designed by someone else? This is the beauty of building your dream home with De Young Properties.



2024 St. Jude Dream Home – Res 220 • Contempo

An Exclusive and Valuable Resource



DE YOUNG SMARTHOME™

The **De Young SmartHome™** is all about convenience, peace of mind, increased comfort, overall efficiency and improved quality of life. It's the extra step that we take to ensure our homeowners enjoy a more modern, livable home. You can rest assured that we set the standard of living smart.



DE YOUNG ENERGYSMART™

Innovative energy efficient features to improve comfort and financial savings.



DE YOUNG CONTROLSMART™

Home technology to improve home security and convenience



THRIVE SMART

Proactive measures to improve health and quality of life, both inside and outside the home.



GREEN SMART

Conscientious building practices and products to ensure an environmentally-friendly home for you and the planet.



DE YOUNG ENERGYSMART™

Transformative approach to how new homes are being built

Energy Star® Certified Lennox Dual-Fuel HVAC System

Pairs an electric heat pump with a gas furnace and alternates between the two fuel sources to maximize comfort and efficiency. High-efficiency ratings of up to 16 SEER, 13 EER, 10 HSPF & 95% AFUE for energy savings and comfort.

Advanced Framed 2x6 Walls

2x6 lumber walls for thicker and more strategically designed exterior walls allowing for increased insulation.

Energy Star® Certified Windows

Anlin Monte Verde certified Argon gas filled windows with double strength glass for durability and better sound control, high performance Low-E glass to reflect heat and block 94% of damaging UV energy and other contributors to fading, as well as non-corroding vinyl frames.

Energy Star® Rated, High-Efficiency Tankless Gas Water Heater

Designed for continuous hot water and up to .93 Uniform Energy Factor with stainless steel condensing heat exchanger.

Energy Star® Certified Appliance

Energy Star® certified Frigidaire dishwasher uses less energy without sacrificing performance for savings and less environmental impact.

Programmable HVAC Thermostat

Programmable thermostat for added comfort and savings, while improving ease of use.

High Performance Insulation

Superior, formaldehyde-free, insulation system with R-49 blown-in attic insulation and R-25 exterior walls. R-13 fiberglass batts below roof deck within attic.

Premium-Sealed Construction & Ducts

Advanced air-sealed home envelope with tightly sealed and highly insulated R-8 ducts to reduce drafts for better comfort and increase energy efficiency.

Cool Roof Tiles

Eagle Roofing Products reflect sunlight and heat away from the home.

Energy Efficiency Third-Party Inspections

Independent inspections at random for verification that homes are healthy, durable, comfortable and meet strict energy efficiency compliance.

100% LED Lighting

High efficacy and high quality lighting for energy savings.

Protected Water Pipes

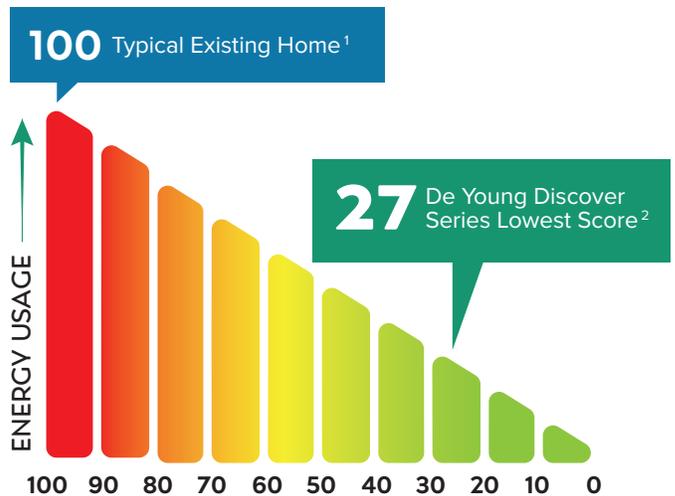
Insulated hot water pipes for increased efficiency and comfort.

Solar System

Solar system to generate clean, renewable, and affordable energy for the home. Multiple financing options available.

DE YOUNG SMARTHOME LOWEST EDR SCORE – 27!

De Young SmartHome floorplans at Sereno — with efficiency and solar included—are up to 73% more energy efficient than a typical existing home.



Homes with lower EDR Scores are more energy efficient.

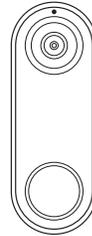
¹Based on 2006 International Energy Conservation Code (IECC). ²Based on the De Young Residence 220 Flex with an included 4.32 kW solar system under the 2022 California Energy Code (Title 24). Actual solar system kW size will vary.



DE YOUNG CONTROLSMART™

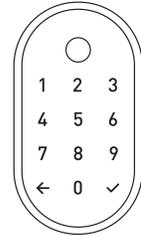
Home technology to live smarter
and more efficient

HOME AUTOMATION



Nest Hello Video Doorbell

Convenience of a doorbell, but with 24/7 live video streaming, HDR imaging, live notifications, and night vision.*



Nest X Yale Wi-Fi Door Lock

Key-free deadbolt for security, with remote access via app and live notifications.*

HOME CONNECTIVITY

Wi-Fi Ready

Connected home and family inspired Wi-Fi planning, professionally designed per plan.

Wi-Fi Access Point Prepared

CAT6, the ideal cabling for reliable and super-fast residential networking.

Wi-Fi Transparent Networking Enclosure

Supporting Wi-Fi additions and further expansion.

Wi-Fi Enabled Garage Door Opener

Built-in Wi-Fi for smartphone control via app.

CAT6 & CAT5e

Standard in each plan to ensure a network ready solution.

Gigabit

Networking infrastructure that is built to handle the fastest internet speeds.

TV outlets

RG6 cabling in two locations.

Phone or Data Outlet

CAT5e cabling in one location.

Structured Cabling Enclosure

Communications, networking and media distribution.

Customer Support

Complimentary in-home, one-hour introductory tech support visit for setup and user education of technology.

*Home Wi-Fi and low monthly fees may be required for certain functionality.



THRIVE SMART

Intelligent design and technology
for healthier living

Energy Recovery Ventilator (ERV)

High performance ERV for filtered clean, fresh air and expelling odors and contaminants from your home to promote better indoor air quality and comfort while using significantly less energy.

PEX Plumbing System

Corrosion resistant, non-toxic and lead-free plumbing water system that can withstand harsh weather conditions and a NSF International certification for water purity.

Energy Star® Qualified Bathroom Exhaust Fans

Energy Star® qualified bathroom exhaust fans to reduce moisture for better air quality with quieter operation to improve overall comfort.

Premium Sealed Ducts

Protected air ducts to prevent contamination for improved indoor air quality and comfort.

Puron Refrigerant

HVAC uses an ozone-responsible Puron refrigerant that meets strict EPA guidelines.

Merv 8 Filter

Merv 8 HVAC filter for cleaner air quality.

Formaldehyde-Free Insulation, Carpet & Carpet Pad

For better indoor air quality and health.

Strategic Kitchen Hood

Kitchen hood vented to the outside for increased ventilation.

Low VOC Paint

Low VOC paint for better indoor air quality.

Fire Sprinklers, Smoke & Carbon Monoxide Detectors

Fire sprinklers, smoke detectors and carbon monoxide alarms to help protect your family.

Walkable Neighborhoods

Neighborhoods thoughtfully designed with nearby community pools, trails and parks to promote an active, healthy lifestyle.



GREEN SMART

Good for the planet, good
for your family

Green Certifications

Green Building Professional and Building Performance Institute certifications.

Energy Star® Certified Dishwasher

Helps reduce air pollution and water consumption.

Energy Star® Certified Lennox Dual-Fuel HVAC System

Dual-Fuel is environmentally responsible that aids in sustainable energy usage

Drip Irrigation

Drip irrigation to save up to 75% in water consumption for flowerbed irrigation versus typical sprinklers.

Kohler WaterSense Certified Plumbing Fixtures

Kohler WaterSense certified plumbing fixtures for a high performance yet water-efficient experience.

Recycled Construction Materials

Up to 90% of construction waste is recycled.

Non-Combustible Materials

Durable, non-combustible concrete tile roofing, siding, and other exterior materials.

Engineered Wood Products

Engineer-oriented strand board (OSB) and I-joist wood products to reduce waste and provide greater structural integrity.

Wood Component Protection

Subterranean termite pre-treatment under foundation for resource conservation.





AWARD WINNING BUILDER

We are honored and humbled each time we are recognized for our innovation, industry leadership and philanthropic efforts. Every honor we receive serves as a welcome reminder of our hard work and dedication. More importantly, these awards represent our commitment to quality and value in every one of our homes.

We hope this list of a few of our more recent recognitions will give you a glimpse into our commitment to you and our community.

PROFESSIONAL

The Fresno Bee's Best of Central California People's Choice Awards Top 3 Winner

2022 – #1 Homebuilder
New Homebuilder **13x**
Best Company To Work For **2x**

The Fresno Business Journal's Best of Central Valley Business Awards Top 3 Winner

New Home Builder **8x**
2023 – Best Company To Work For

CVLUX Magazine The Luxury Awards

New Home Builder – Winner **2x**
New Home Builder – Nominee **7x**

St. Jude Dream Home Builder Summit Golden Key Awards

St. Jude Dream Home Builder 15 Year Award
2022 – St. Jude Dream Home Builder of the Year Award

INDUSTRY

2-10 Home Warranty Builder Achievement Awards Program

Select Builder Award **2x**

Avid Benchmark Award™

Highest Customer Ratings **2x**

Green Home Builder Magazine

Community of the Year for Sierra Crest
Community of the Year for RidgeView

Green Home Builder Magazine

“Who's Who In Green Home Building”
To Ryan De Young

Builder Partnerships

Builder of Choice™ Award

California Advanced Homes Program

Project of the Quarter for De Young Park View

Professional Builder Magazine “40 Under 40”

To Ryan De Young
To Brandon De Young

Pacific Coast Builders Conference Gold Nugget Awards

Grand Award Honors for Best Innovative Energy Design
Grand Award Honors for Best California Advantage Home
– NetZero Energy Home Design **2x**
Grand Award Honors for Best GreenPoint Rated Community
Grand Award Honors for Building Industry Community Spirit Award **2x**
Award of Merit for Zero Net Energy Home Design
Award of Merit for Building Industry Community Spirit Award

Community Housing Council of Fresno

Championship of Homeownership as Organization of the Year



Pacific Coast Builders Conference Gold Nugget Awards







DEEPENING ROOTS

John Bonadelle, a pioneer of the Central Valley’s homebuilding industry, was father and grandfather to the McCaffrey and De Young families. In the 1960’s John founded the Bonadelle Ranchos, a visionary property just across the highway from Tesoro Viejo. Decades later, Tesoro Viejo was introduced by two local Central Valley families, Lyles and McCaffrey. Another visionary concept and a new kind of living. **De Young Sereno** will further deepen the families roots in Madera county.

Tour New Model Homes

De Young Sereno Visitor Center | Tesoro Viejo

707 Arrowhead Drive, Madera, CA 93636

De Young Summerlin Walk Welcome Center | Fresno

Armstrong & Clinton, Fresno, CA 93727

559.656.0550



www.deyoungproperties.com



**BROKER CO-OP
WELCOME**



February 2024. **Features list is general. Not all plans have all features.** All information is subject to change, visit www.deyoungproperties.com for an updated community brochure. Maps, photography and renderings are not to scale, are representational of artist concepts, can vary from the final product and subject to change. In the interest of continuous product improvement and to meet the changing market conditions, the builder reserves the right to modify, change or cancel floorplans, elevations, maps, specifications, warranties, features, services, prices, promotions/incentives and substitute product types without prior notice or obligation. All square footages and dimensions are approximate, may change and should not be used as a representation of an actual size of home or homesite. No guarantee is made regarding any particular area public school/school district. Schools/school districts may change. Actual energy consumption and solar system production will vary. Solar system energy production based on a best-case scenario. Solar System with multiple financing choices available. Solar system size dependent on varying factors. De Young Properties cannot guarantee any actual energy savings, the hardware, accuracy or completeness of any software created by a third party. Promotional offers are typically limited to specific homes and communities and are subject to terms and conditions. Limitations apply to all warranties. Refer to actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite, pricing, incentives/promotions and features. **The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between the seller and broker.** Equal Housing Opportunity. De Young Sereno at Tesoro Viejo by DYP 0301 L.P.; Cal. Contractors License 824208. De Young Realty, Inc., Real Estate Broker License. 01254160, CA Department of Real Estate. ©2023–2024. All rights reserved.