

YOUR FUTURE
BEGINS HERE



Discover 220 · Contempo

DE YOUNG AT
— THE —
LANDING





DE YOUNG AT — THE — LANDING

YOUR PATH LEADS YOU TO DE YOUNG'S NEWEST NEIGHBORHOOD WITHIN A THOUGHTFULLY DESIGNED MASTER-PLANNED COMMUNITY DE YOUNG AT THE LANDING - BECAUSE YOUR FUTURE BEGINS HERE.

This exclusive gated community is ideally located in a popular growing Fresno neighborhood, offering a community park, oversized homesites, and nearby entertainment – all within the award-winning Clovis Unified School District. The Landing is the perfect place to start your new beginning. With spacious and modern floorplans, affordable prices, and the three De Young Distinctions of trusted quality, innovation, and an exceptional customer experience – **now is the time to build your future with De Young at The Landing.**

CONNECTED TO NATURE

The Landing is a great place to discover the outdoors – whether it's relaxing with the children at the family-friendly community park or enjoying a brisk walk and bike ride along the landscaped pedestrian path that borders the neighborhood. Every spacious homesite includes a grand backyard ready for a pool, offering even more ways to enjoy outdoor living at home. For even more green space, Melody Park and Carriage House Park are also within easy reach, offering additional opportunities for recreation and connection with nature. Take a day trip to the Kings Canyon National Park, Sierra National Forest or Pine Flat Lake with easy highway access.

A BRIGHTER FUTURE

The Landing is located within the nationally acclaimed Clovis Unified School District and is served by the brand-new Terry P. Bradley Educational Center. Students attend nearby schools including Clovis South High School, or depending on grade level, Clovis East High School, Phillip V. Sanchez Intermediate School, and Satoshi Hirayama Elementary School.

VIBRANT, STYLISH & SPACIOUS

The Landing offers spacious pool-size homesites with at least 10 feet between neighboring homes, providing privacy and room to breathe. That sense of spaciousness continues inside the single- and two-story homes featuring open, flexible living and the signature De Young SmartHome™ – available in both the Icon Series and Discover Series.

The innovative and affordable Discover Series offers up to approximately 2,626 square feet, with up to four bedrooms and three bathrooms – providing the modern comfort and convenience that today's homebuyers seek. The collection includes several curated designer packages with extensive and exciting features, making the home design process quick, easy, and fun. Thoughtful design packages that take the guesswork out of which finishes look best together while still including a vast array of selections. Our Design Specialists will help you to personalize your home to fit your lifestyle and budget. You can easily discover life-enhancing value and contemporary style with the Discover Series.

With the Icon Series, debuting in late 2025, you can live larger in your dream home, enjoying interior and exterior spaciousness with single- and two-story De Young legacy floorplans offering up to approximately 3,627 square feet, up to 5 bedrooms, and up to a 4-car garage. The Icon Series is all about choices, allowing you to design the home as yours. From modern amenities to high-performance features, you'll find an extensive array of personalized selections to reflect your unique style. You can also flex your floorplan, including Multi-Generational designs, to personalize your home. Our Design Specialists will guide you through each step and help bring your vision to life with choices that reflect how you live. With personalized design, generous features, and trusted De Young quality, the Icon Series lets you create your dream home—affordably and with the freedom to choose what matters most to you.

Rest easy knowing each De Young SmartHome includes leading-edge energy efficiency, advanced building sciences and home technologies for greater sustainability and quality of life.

PINPOINT YOUR DESTINATIONS

The Landing enjoys a prime location in one of the most popular neighborhoods in Fresno, near Clinton and Armstrong Avenues. This desirable location is within minutes of numerous urban amenities and entertainment with the Sierra Vista Mall, Sierra View Plaza and Wild Water Adventure Park, plus a short drive to The Square at Campus Pointe, downtown Clovis, Belmont Country Club, and Save Mart Center. Plus, with easy access to Fresno Yosemite International airport and Highways 180, 168 and 41 for an easy work commute or to quickly further your adventures.

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.

YOUR FUTURE BEGINS HERE

Don't miss the chance to call this gated, master-planned community home – set in a prime Fresno location with a community park, award-winning schools, spacious homesites with modern floorplans and the unparalleled quality and technology of a De Young SmartHome™.

**Your Future Begins Here with
De Young at The Landing.**



PINPOINT YOUR DESTINATIONS



TERRY P. BRADLEY EDUCATIONAL CENTER



SHOPPING & ENTERTAINMENT

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

Continuing a family legacy that began over 80 years ago, the De Young family started building homes 50 years ago 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®.**



A FAMILY TRADITION OF GIVING

De Young Properties has served as the proud builder and major donor of 18 Central Valley St. Jude Dream Homes®. To date, De Young Properties has raised over \$17.3 million to benefit St. Jude Children's Research Hospital® with the hope of raising an additional \$1,000,000 in Spring of 2026 on our 19th St. Jude Dream Home, named **Igni19 Dreams.**

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.



2026 St. Jude Dream Home – Discover 180 • Contempo

DE YOUNG DESIGN STUDIO



Create Your Dream Home With The De Young Design Studio Experience

Thoughtful design is more than just how a home looks - it's about how it works for your life, every single day. We believe your home should reflect your unique sense of style, supported by a premium design experience and trusted quality in every detail. That's why we created our exclusive De Young Design Studio, where your dream home is designed around you.

With the **Discover Series**, you'll enjoy a streamlined design journey that combines ease, personalization, and the latest in modern amenities. Choose from professionally curated color palettes that make designing simple and stylish, while still enjoying the flexibility of a wide range of available selections, including high-performance products, to reflect your unique style.

The **Icon Series** is all about choices – the freedom to design a home that's truly yours. Start by selecting a floorplan that fits your lifestyle. Then, personalize your space with a wide variety of fresh colors, thoughtful amenities and premium finishes - all curated to inspire your personal style and the way you live. Create your dream home with the Icon Series, where personalized design, generous included features and lasting quality come together with built-in value that reflects what matters most.

Any path you choose, you'll benefit from one-on-one guidance with a professional design specialist and a home that beautifully complements your lifestyle while reflecting your financial goals.

Why settle for someone else's idea of home? With De Young, your dream home is designed around you.



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

Milgard® Argon gas filled windows and glass doors with dual pane 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 durable 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 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.

Solar System

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

Concrete Tile Roof

Superior longevity, energy efficiency, sustainability and Class A fire-rated roof assembly. Cool roof concrete tiles 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.





DE YOUNG CONTROLSMART™

Home technology to live smarter
and more efficient

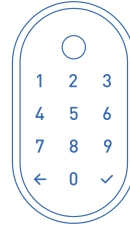


HOME AUTOMATION



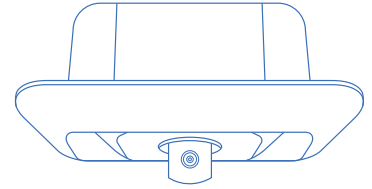
Nest Hello Video Doorbell

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.*



LiftMaster Wi-Fi Enabled Garage Door Opener

Ultra-quiet motor, LED corner to corner lighting, built in security camera, and Wi-Fi connectivity for viewing and control via smartphone app.*

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.

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.

*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.

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.

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.

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 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-joint 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 hard work and dedication. These awards represent our commitment to quality and value in every one of our homes.

PROFESSIONAL

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

#1 Homebuilder **2X**
Best Homebuilder **15X**
Best Company To Work For **3X**

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

New Homebuilder **8X**
Best Company To Work For **2X**
Best Family-Owned Business

CVLUX Magazine The Luxury Awards

New Homebuilder – Winner **3X**
New Homebuilder – Nominee **8X**

St. Jude Dream Home Builder Summit Golden Key Awards

St. Jude Dream Home Builder of the Year
St. Jude Dream Home Campaign of the Year

INDUSTRY

2-10 Home Warranty Builder Achievement Awards Program
Select Builder **3X**

Avid Benchmark Award™
Highest Customer Ratings **2X**

Builder Partnerships
Builder of Choice™

Community Housing Council of Fresno
Championship of Homeownership

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

Professional Builder Magazine "40 Under 40"/Young Guns
To Ryan De Young, Brandon De Young, and Ashley 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 **2X**
Award of Merit for Zero Net Energy Home Design
Award of Merit for Building Industry Community Spirit



9x
WINNER



18x
WINNER



3x
WINNER



8x
WINNER



Pacific Coast Builders Conference Gold Nugget Awards



YOUR FUTURE BEGINS HERE



Icon 270 • Italianate

Tour Furnished Model Homes

De Young Armstrong Welcome Center | Fresno

Armstrong & Clinton | 6338 E. Adena Ave., Fresno, CA 93727

De Young Sereno Visitor Center Tesoro Viejo

907 Beaver Pond Loop, Madera, CA 93636

De Young Summit at The Preserve Call to learn more

Railroad Drive at Road 206, Friant, CA 93626

Inquiries & Business Hours
559.656.0550



www.deyoungproperties.com

**BROKER CO-OP
WELCOME**



February 2026. **All information is subject to change, visit www.deyoungproperties.com for an updated community brochure. 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. Features list is general. Not all plans have all features.** 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. Master Plan Community amenities and their locations are subject to change 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. Equal Housing Opportunity, DYP 6325 L.P.; Cal. Contractors License 824208. De Young Realty, Inc., Real Estate Broker License. 01254160, CA Department of Real Estate. ©2026. All rights reserved.