



ANCHOR POINTE
AT THE LAKES



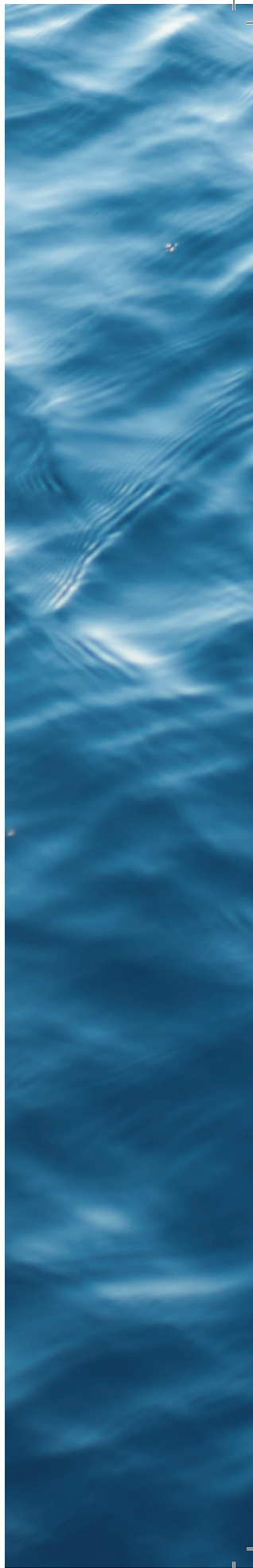
ANCHOR POINTE AT THE LAKES

Located in Discovery Bay, with miles of Delta waterways, discover Anchor Pointe at The Lakes by Kiper Homes, a distinctive community ideal for those who love the serenity of lakeside living in a gated environment.

This picturesque neighborhood features sophisticated residences with top of the line finishes, approximately 3,350–4,320 square feet, up to 7 bedrooms and 5½ bathrooms.

Enjoy elegant homes that showcase the most sumptuous of amenities: private bars, pet spas, multi-gen suites, entertainment rooms, unparalleled indoor/outdoor living spaces, and so much more. Offering visually stunning water features such as lakes, fountains, extensive walking trails, sports court for outdoor activity and BBQ areas – all within the The Lakes master planned community – your new neighborhood has it all.

Anchor Pointe at The Lakes is a rarity among the distinctive homes of Discovery Bay, and truly a place to find luxury in an inspired lakeside dwelling.



FEATURES

NOTEWORTHY EXTERIOR DETAILS

- Architecturally coordinated stucco exteriors with brick or stone enhancements (per plan)
- Eight-foot raised entry door with designer selected hardware
- Relaxing front porches and side courtyard (per plan)
- Front yard landscaping with automatic sprinkler system and sub surface irrigation
- 8' or 9' carriage-look garage doors with window design (per elevation) and automatic opener
- Fully sheet-rocked garage interiors
- Rear and side yard fencing
- Fire-resistant concrete tile roof
- Illuminated address plate
- Designer-selected coach lights
- Full gutters and down spouts
- California Room (per plan)

SPACIOUS AND OPEN LIVING AREAS

- Impressive 10' volume ceilings at first floor with architectural detailing (per plan)
- Flexible room opportunities such as dens, bonus rooms, club rooms, multi-gen suites, pets spas
- Hand-laid 18"x18" entry tile
- 8' Raised two-panel interior doors with designer-selected hardware

- Detailed 5¼" baseboards, door casings and windowsills throughout
- Decorator-selected wall to wall carpeting in a variety of colors
- Designer-selected light fixture package
- Interior laundry room with beech storage cabinets (per plan)
- Piedrafina countertops in laundry room
- Plenty of storage with convenient linen cabinet(s)
- Recessed lighting in key areas
- Flush mount lights with fan pre-wire in all masters, secondary bedrooms, and dens, bonus, media and club rooms (per plan)
- 2-toned paint
- Pre-wired for cable TV and telephone in great room, master bedroom, secondary bedrooms, dens, media, club and bonus rooms (per plan)
- Modern rocker-style light switches, dimmer switches and motion sensors (per room)
- Future-ready fiber optic technology

LUXURIOUS PRIVATE MASTER SUITES

- Hand-laid 18"x18" tile floors in bath
- Custom beech cabinetry in a variety of beautiful stains with shaker panel European-style doors, adjustable shelves and satin nickel knobs and pulls
- Impressive 36" high vanities with Piedrafina countertops

- Luxurious oval soaking tub with Piedrafina surround
- Piedrafina shower surround with clear glass enclosure
- Stylish polished chrome plumbing fixtures
- Full-width vanity mirrors and beveled medicine cabinets
- Spacious walk-in closets with an abundance of storage space
- 8' door to master suite
- Recessed ceiling lighting in bath

INVITING GOURMET KITCHENS

- Well-designed island kitchen for form, function and maximum storage
- Granite countertops with 1.5" flat polish straight edge in your choice of 4 different colors
- Hand-laid 18"x18" tile floors
- Energy efficient Whirlpool® stainless appliances including:
 - Built in oven/microwave
 - 5 burner cooktop
 - Multi-cycle dishwasher
- Refrigerator space pre-plumbed for icemaker
- Big basin stainless steel sink
- One-half horsepower disposal
- Generous pantry for extra storage

- Custom beech cabinetry in a variety of beautiful stains with shaker panel European-style doors, adjustable shelves and satin nickel knobs and pulls
- Luminous recessed ceiling lighting with stylish pendant opportunities

- Front and rear exterior hose bibs
- Water-saving toilets
- Low VOC complaint building materials
- Electric dryer hook-up in laundry room
- Gas dryer stub-out in laundry room
- Fire sprinklers, smoke and carbon monoxide detectors

STYLISH SECONDARY BATHROOMS

- Hand-laid 18"x18" tile floors
- Custom beech cabinetry in a variety of beautiful stains with shaker panel European-style doors, adjustable shelves and satin nickel knobs and pulls
- Piedrafina countertops
- Full-width vanity mirror
- Polished chrome plumbing fixtures
- Tub/shower with Piedrafina surrounds
- Beveled, mirrored medicine cabinet

HOME COMFORT & EFFICIENCY

- Central forced-air heating and dual air conditioning with programmable, automatic set-back thermostat for energy conservation
- Milgard® white vinyl windows with SunCoat Max
- Low E-3 glazing
- Dual pane sliding glass door with SunCoat Max
- Energy-saving tankless water heater
- R-13/R-19 rated wall insulation
- R-38 rated ceiling insulation



Renderings and floor plans are artist's conceptual drawings. Square footage and room dimensions are approximate. Due to our ongoing commitment to quality, features, finishes, floor plans, information, and specifications are subject to change without notice. BRE #01187018

RESIDENCE 1

Approx. 3,350 – 3,549 Square Feet

4 Bedrooms and 3.5 Baths

Den

Bonus Room

California Room

3-Car Tandem Garage

Room Options

Bedroom 5

Crafts Room

Master Bath Super Shower

Deck At Master Bedroom

Pet Spa

Outdoor Fireplace



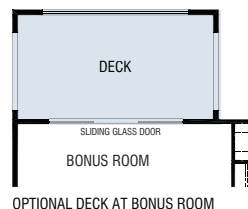
ELEVATION A



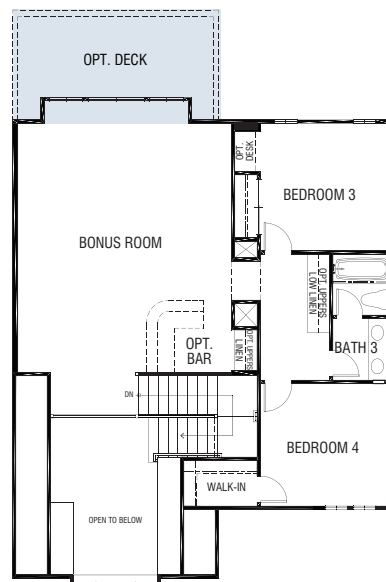
ELEVATION B



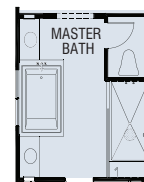
ELEVATION C



OPTIONAL DECK AT BONUS ROOM



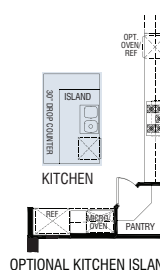
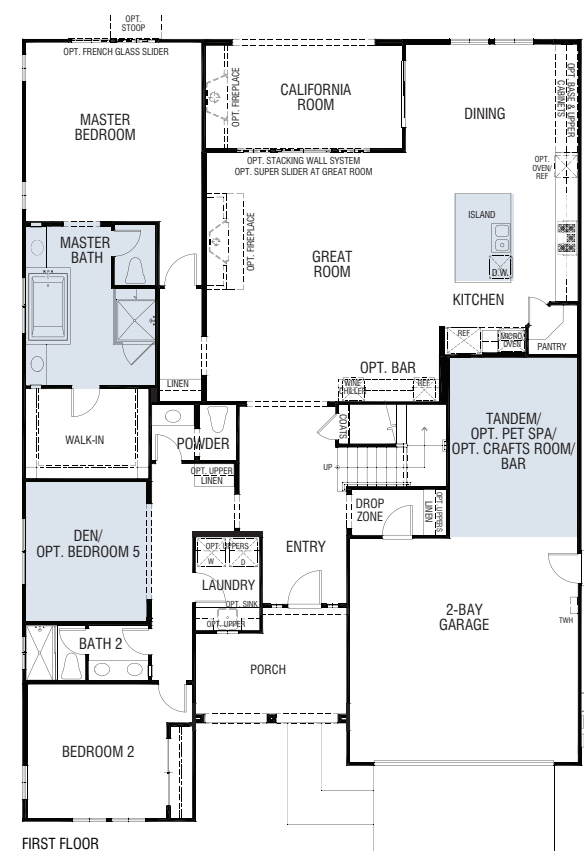
SECOND FLOOR



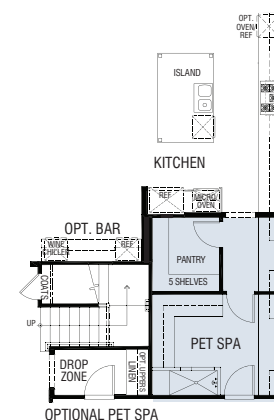
OPTIONAL MASTER
BATH SUPER SHOWER



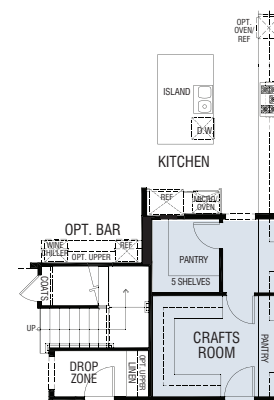
OPTIONAL BEDROOM 5



OPTIONAL KITCHEN ISLAND



OPTIONAL PET SPA



OPTIONAL CRAFTS ROOM

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RESIDENCE 2

Approx. 3,484 – 3,717 Square Feet
4 Bedrooms, 3.5 Baths
Bonus Room
3-Car Tandem Garage

- Room Options**
- Media/Club Room
 - Wine Closet
 - Bedroom 5
 - California Room
 - Outdoor Kitchen or Fireplace



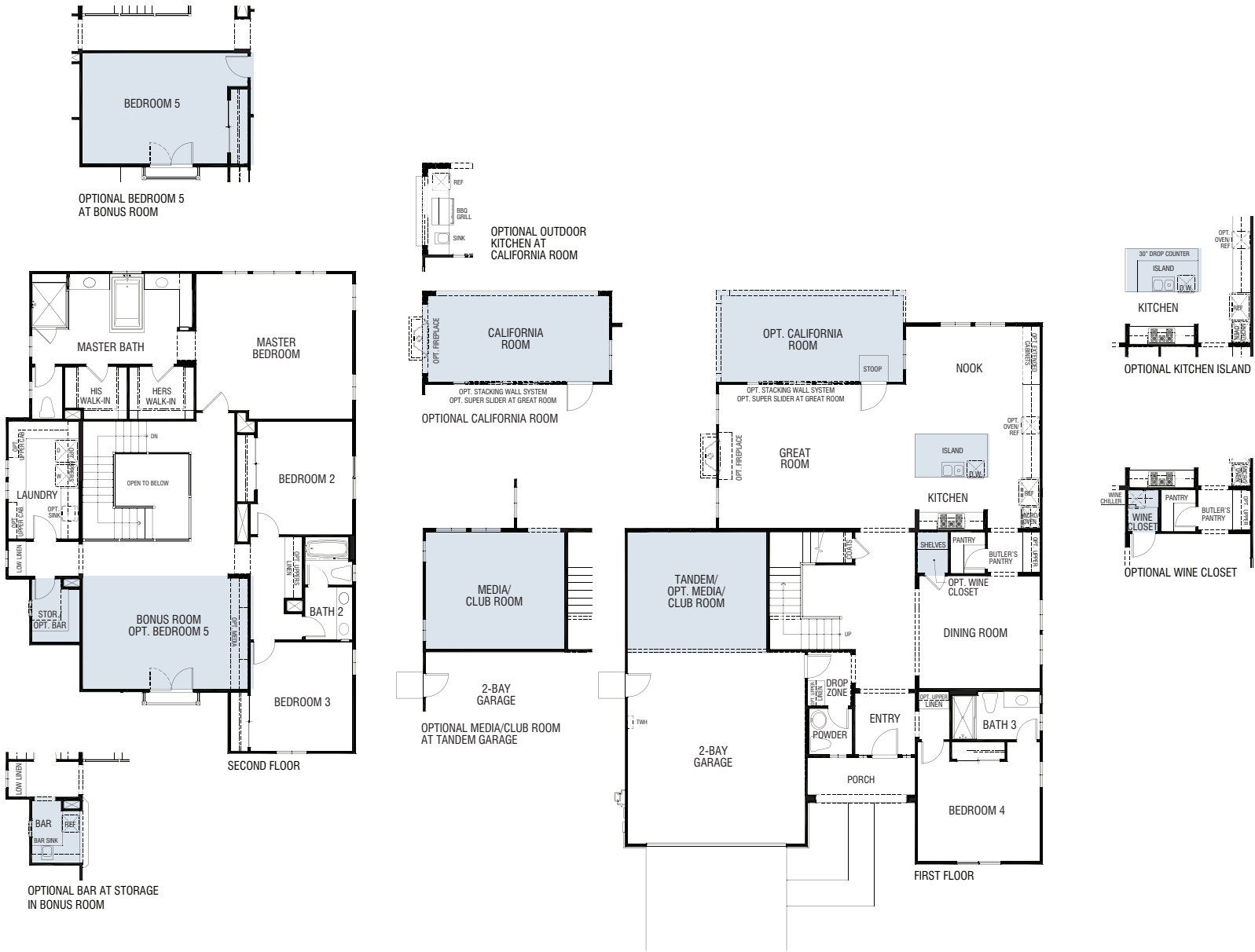
ELEVATION A



ELEVATION B



ELEVATION C



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RESIDENCE 3

Approx. 3,972 – 4,255 Square Feet

5 Bedrooms, 4.5 Baths

Club/Media Bonus Room

4-Car Tandem Garage

Room Options

Bedroom 6

Multi-Gen Suite with Bed 7 & Bath 5

Wine Room

Party Room

California Rooms #1 & 2

Outdoor Kitchen or Fireplace

Deck At Master Bedroom



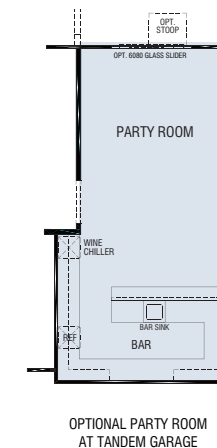
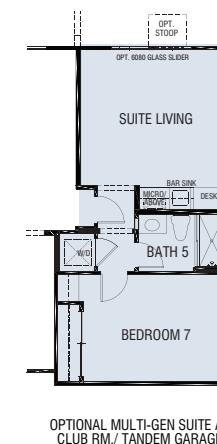
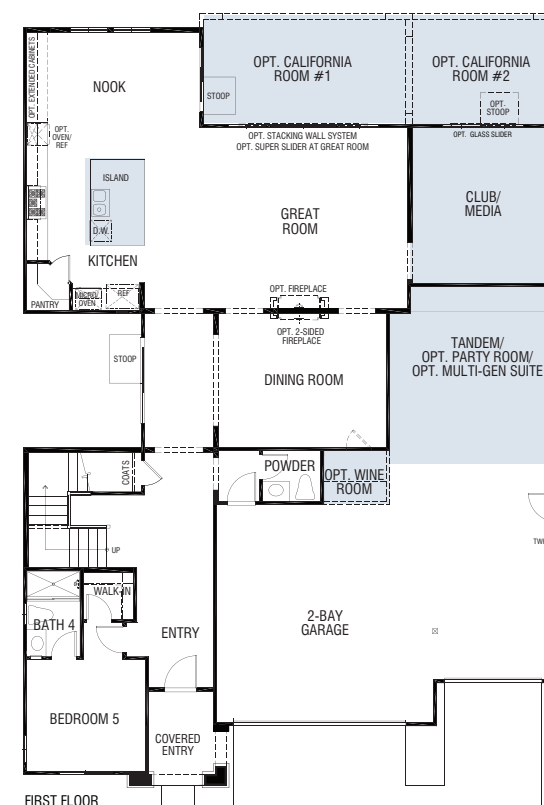
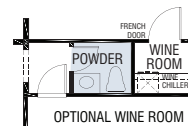
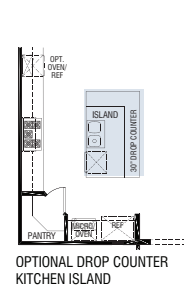
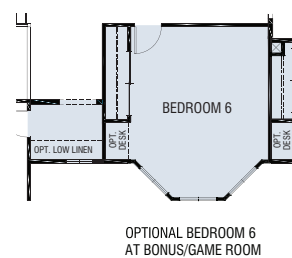
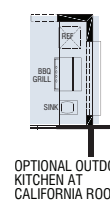
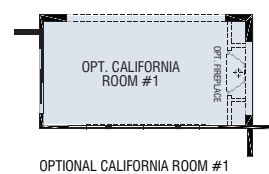
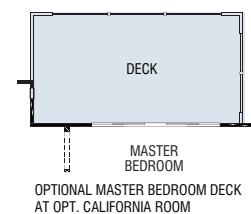
ELEVATION A



ELEVATION B



ELEVATION C



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RESIDENCE 4

Approx. 4,038 – 4,320 Square Feet
5 Bedrooms, 4.5 Baths
Club Room
Bonus/Game Room
3-Car Garage (Split)

Room Options

Multi-Gen Suite
California Rooms 1 & 2
Outdoor Kitchen or Fireplace
Master Bath Super Shower
Deck At Master Bedroom



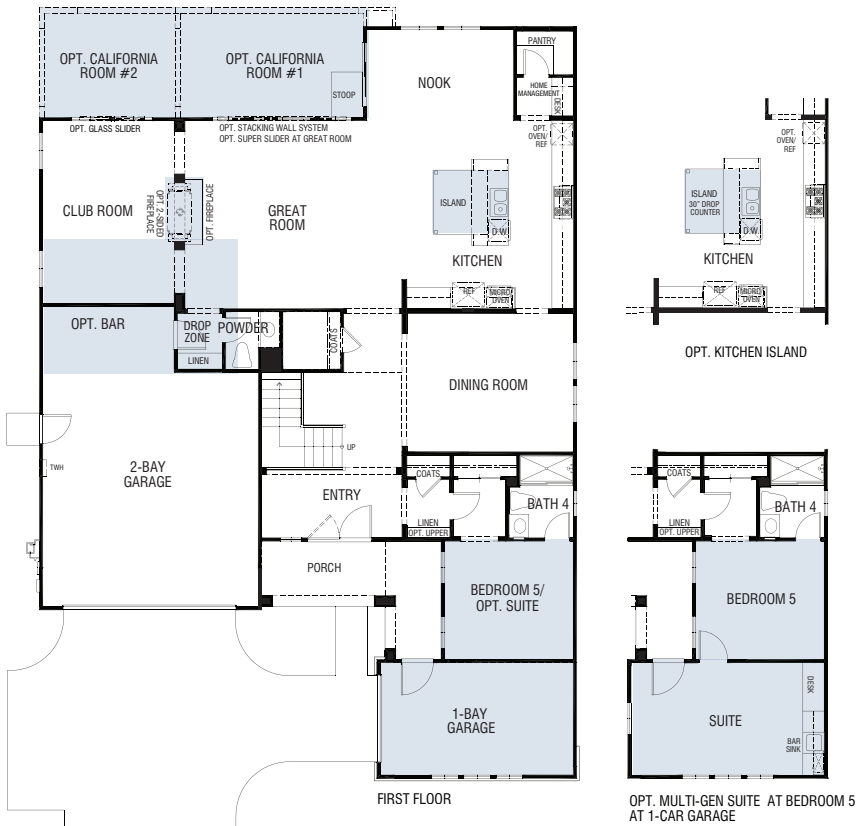
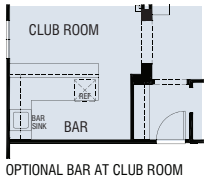
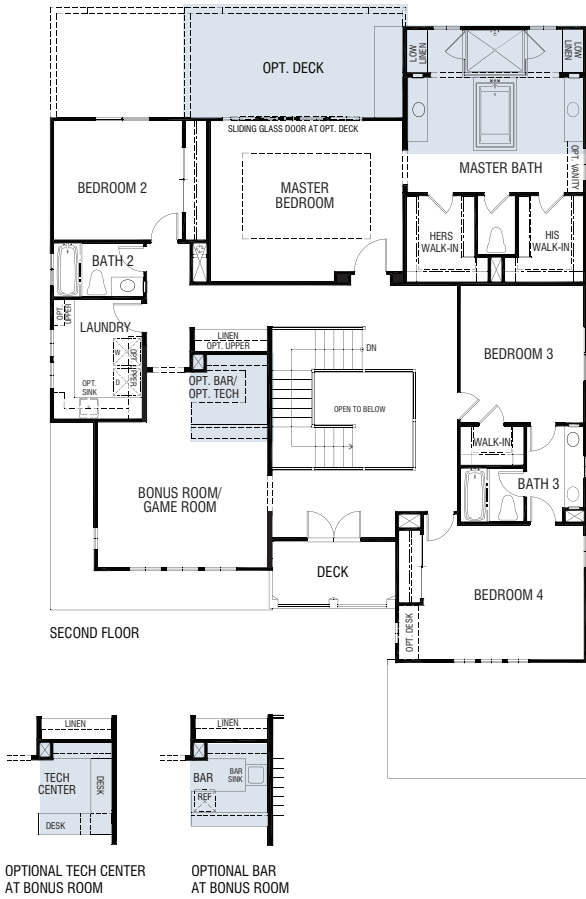
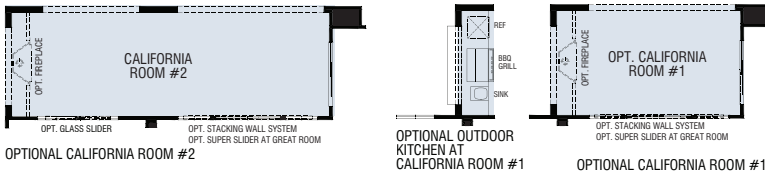
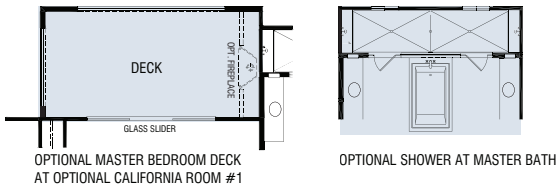
ELEVATION A



ELEVATION B



ELEVATION C



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ABOUT KIPER HOMES

Not all homes are created equal. When your name is on the door, you stake your reputation on the home that you deliver – each and every home, in each and every neighborhood. With that reputation in mind, as a builder, you select only the best locations, stay true to your design values, work with superior craftsmen and build homes for which you can be proud to carry your name. Kiper Homes is that builder. Your builder. A builder with a difference.

With over 35 years of personal homebuilding experience, from single custom homes to entire communities throughout Northern California, the Kiper commitment to quality construction, craftsmanship and customer care is evident at every turn. When you buy a Kiper home you're not getting a house built with just anyone in mind. You're receiving a home built with someone very specific in mind. You. That's because at Kiper Homes, a privately held, local builder, we combine our trademark "hands on" style with

a personal approach. Your personal input is an integral part of the final details, so you get the home you want, the home that reflects you.

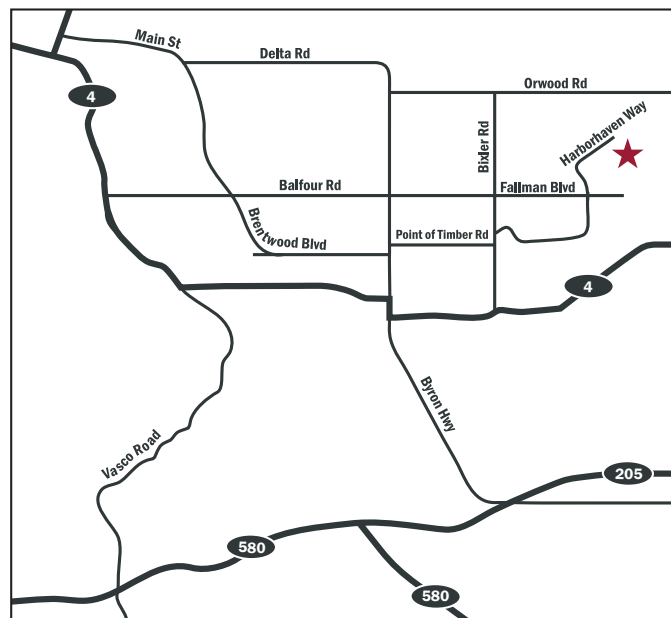
From the very beginning in 1978, our vision has been a simple one. Stay involved. Our Kiper team remains immersed in every aspect of the building process, from the thoughtful design of your chosen neighborhood to the final "walk-through" of your new home. No detail is too small for our attention. Our goal is to deliver a home that truly exceeds your expectations.

We could tell you more about Kiper Homes, but there's no better testimony than seeing for yourself. From Napa to San Jose, Castro Valley to Turlock, drive through any Kiper community. You'll see first hand the superior quality and amenities that go into a Kiper home. After you do, we suspect you'll have just one question:

HOW DO I MAKE A
KIPER HOME MY OWN?



This site plan is not intended as a legal description. The depiction of the property boundaries and building locations is meant to serve only as a general guide. The actual boundaries and building locations will offer to some extent from the above depiction. Ask Sales Representative for details.



COMMUNITY ADDRESS

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