

## DEL WEBB RIVER ISLANDS FEATURES A 10 ACRE LAKE

Models targeted for September opening



A rendering of the clubhouse and recreation center planned for Del Webb at River Islands.

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Model homes for what could end up being Del Webb's most unique community in California are targeted to be open by September.

There are water features at other Del Webbs including the 1,425-home Woodbridge community in north Manteca.

None, however, will be built around a 10-acre manmade lake complete with docks for paddle boating and kayaking.

Interest is typically strong in advance of Del Webb communities. But with roughly 10 percent of the ultimate 900 homes to be built will be on lots backing up to the lake, interest is expected to be even stronger.

Del Webb is starting an interest list in its website before sales actually start.

Construction is now underway on Del Webb at River Islands, after five years of planning, design and infrastructure development.

"Del Webb is one of America's best-known and most highly-regarded builders of communities geared to the 55+ buyer," noted River Islands Development President Susan Dell'Osso. "The company has designed a community that will live like a master plan within the River Islands masterplan with its own lake, recreation center, pool, fitness center and sports courts."

Besides the lake, there will also be three other parks.

The new Del Webb community is being developed next to River Islands High that is now under construction. Future plans call for a performing arts center by the high school that will be used for community and school events.

The new neighborhood is also located next to one of two planned town centers in the 15,001-home planned community. There is a third “town center” of sorts being planned that will be developed as a transit village at a future Valley Link station.

The town centers are being designed as walkable areas.

The residents of Del Webb will also have use of all of the amenities that River Islands residents already enjoy.

The list includes dining at the Boathouse restaurant, walking the riverside trail system, attending baseball games at Islanders Field and enjoying the community’s parks and lakes.

The trail system ultimately will be 18 miles in length serving as a greenbelt atop a wide levee that encircles the community.

Pedestrian/bicyclist bridges will cross the handful of arterials that will access the community. That means once you get on the trail, you will not have to contend with traffic until you decided to exit it.

With plans for the first Town Center well underway, Del Webb’s homeowners will also enjoy proximity to local shopping, restaurants, entertainment and sports facilities.

The appeal of Del Webb at River Islands goes beyond the amenities and the unique lake.

Twenty years ago when Pulte Homes was conducting surveys to find out where people in the greater Bay Area would prefer to retire in order to determine their next Del Webb location, they were surprised Manteca came up on top.

That’s because Manteca – like Lathrop – is still close to the Bay Area plus is also close to popular regional attractions such as the Gold Country and Lodi wine countries, Yosemite, the Sierra, and various lakes, rivers, and Delta.

A large number of buyers at Del Webb Woodbridge moved to Manteca because it is where their children opted to start families.

The plan to extend Valley Link from Pleasanton/Dublin to River Islands with connectivity to the Altamont Coirdior Express service running to San Jose, also means residents can also catch a train at River Islands to access points in the Bay Area.

The initial offering includes three different neighborhoods – Classics, Retreat and Encore.

Each will feature its own home designs, square footage and lot sizes.

Nine models will be built, ranging in size from 1,450 to 2,765 square feet, all with two or three bedrooms and two car garages. Approximately 575 homes total will be built within these neighborhoods.