



APPIAN VILLAGE







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Discover Appian Village, a new neighborhood by DeNova Homes, ideally located in the scenic city of Pinole, CA. This community features 154 residences of Stacked Flats and Row Town Homes with six well-designed floor plans that range between approximately 1,250 to 1,820 Sq. Ft. with 2-3 Bedrooms and 2 to 3.5 Bathrooms.

Homes at Appian Village are curated for the way you live today, offering open-concept layouts, well-appointed kitchens, and flexible spaces that adapt to your routine. Whether you are working from home, hosting, or unwinding, each residence is designed to feel both practical and refined.

Positioned in the East Bay, Appian Village places you within easy reach of major commuter routes, providing convenient access to Oakland, Berkeley, and San Francisco. Spend your free time exploring nearby parks and open space, enjoying local dining, or taking in waterfront views along the Carquinez Strait.

For over 35 years, DeNova Homes has built award-winning communities across California, known for quality craftsmanship and innovative design. Appian Village continues that legacy, offering a connected and seamless lifestyle.

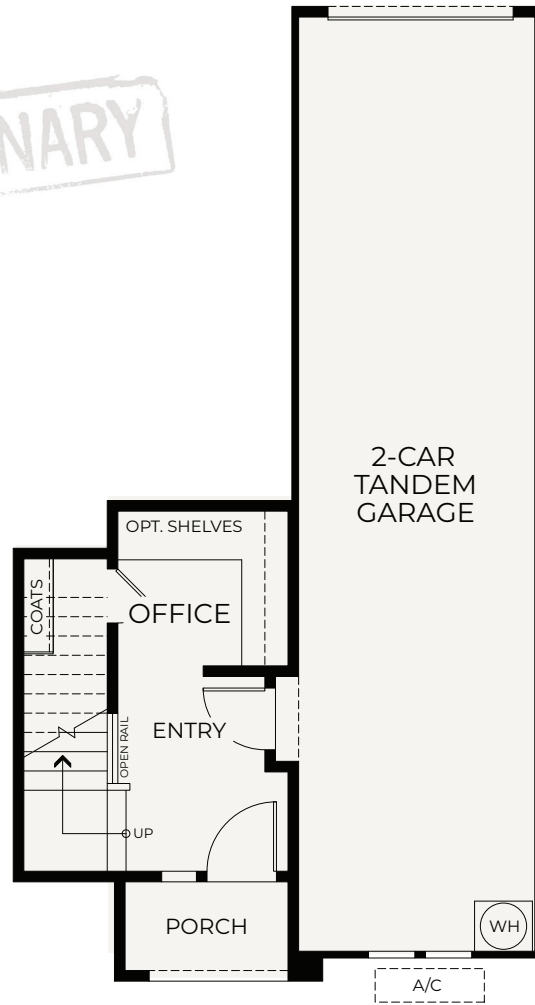
STACKED FLATS



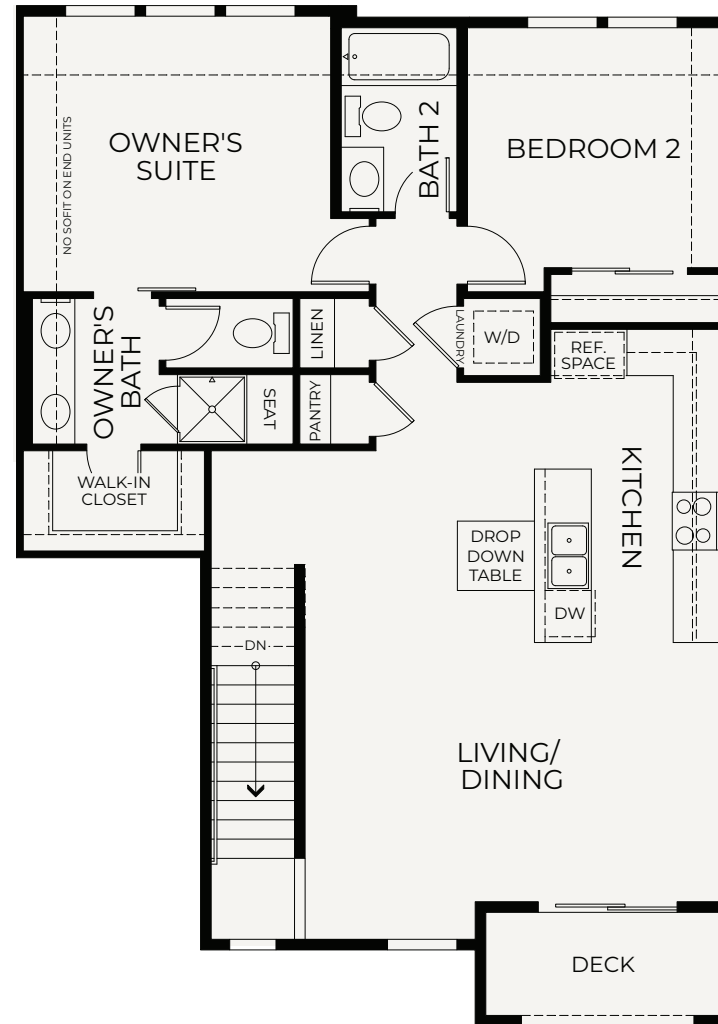
RESIDENCE 1

Approx. 1,256 Sq. Ft. • 2 Bedrooms • Office • 2 Baths • 2-Car Tandem Garage

PRELIMINARY



FIRST FLOOR

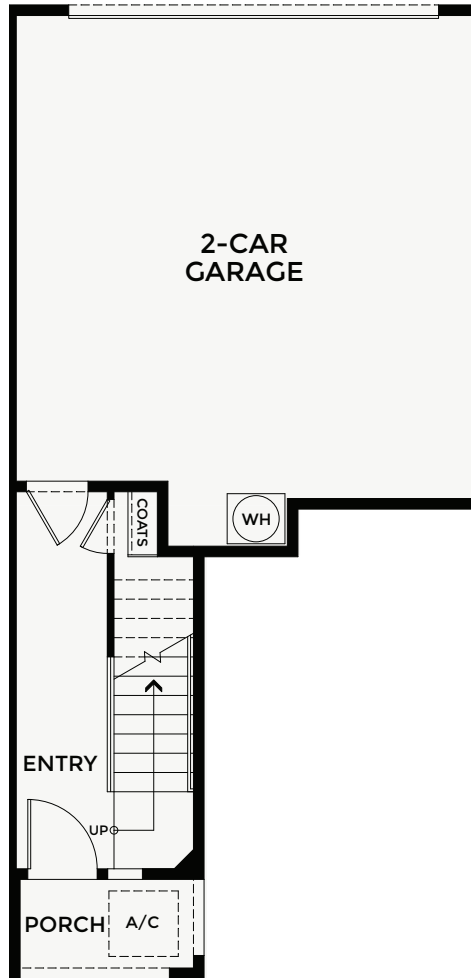


SECOND FLOOR

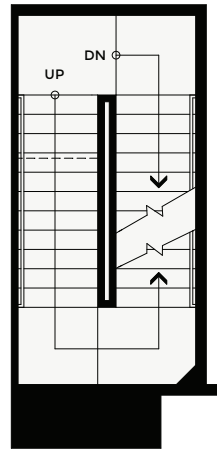
PRELIMINARY

RESIDENCE 2

Approx. 1,429 Sq. Ft. • 2 Bedrooms • 2.5 Baths • 2-Car Garage



FIRST FLOOR



SECOND FLOOR

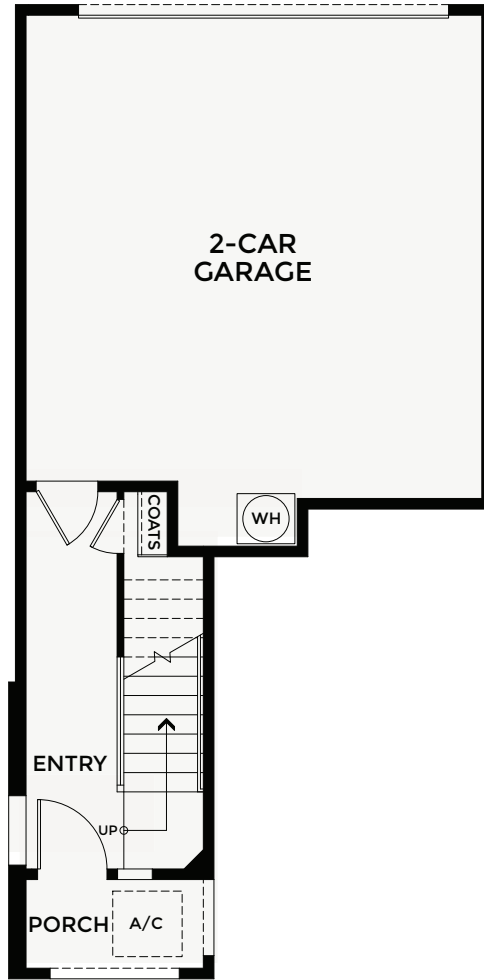


THIRD FLOOR

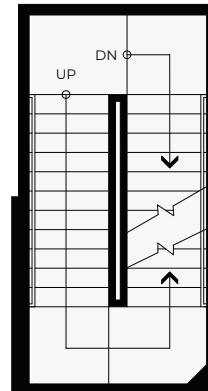
PRELIMINARY

RESIDENCE 3

Approx. 1,471 Sq. Ft. • 3 Bedrooms • 2 Baths • 2-Car Garage



FIRST FLOOR



SECOND FLOOR



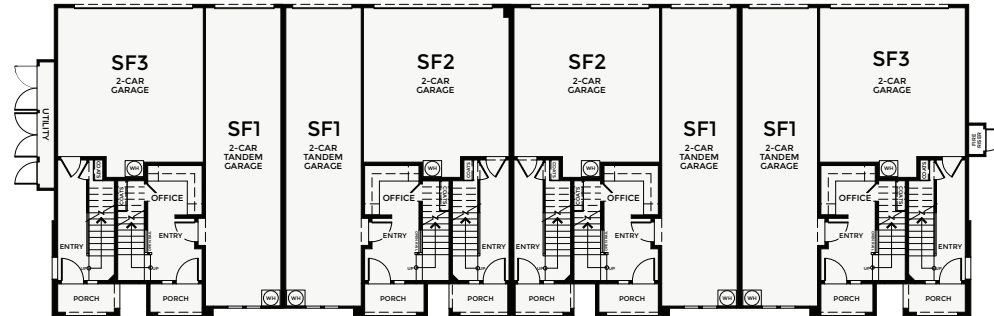
THIRD FLOOR

STACKED FLATS BUILDING PLATES

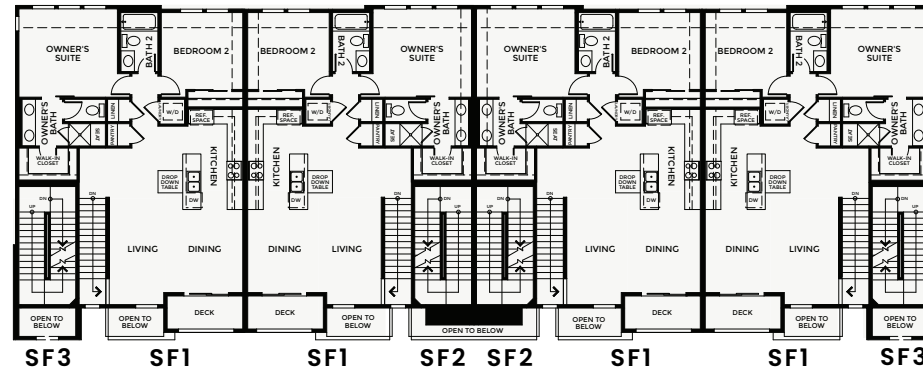
8 - PLEX

PRELIMINARY

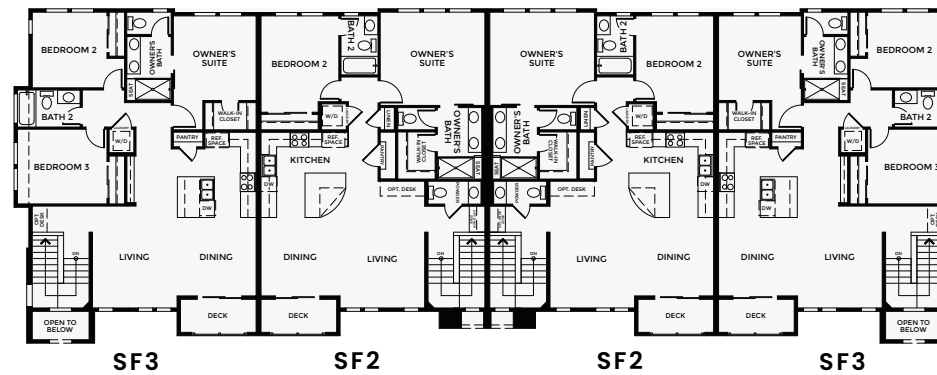
FIRST FLOOR



SECOND FLOOR



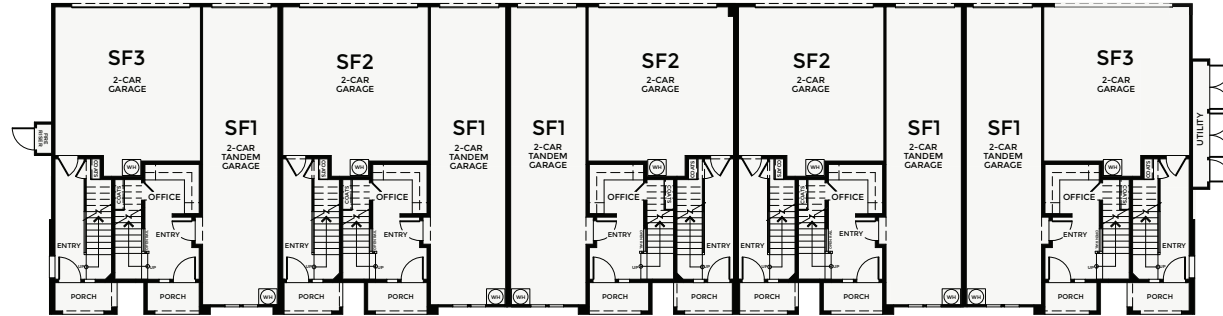
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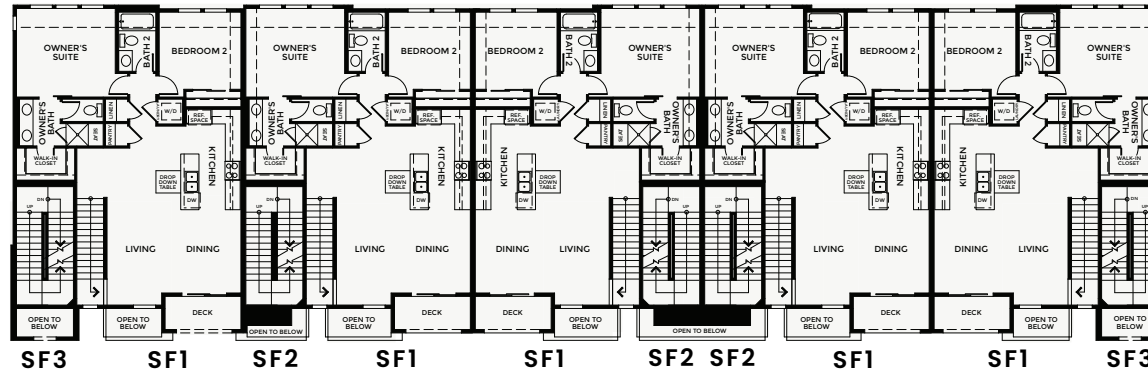
STACKED FLATS BUILDING PLATES

10 - PLEX

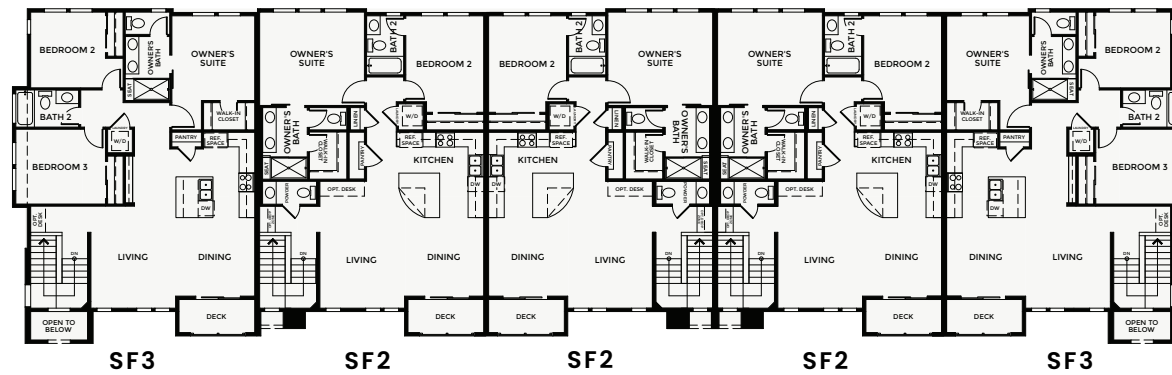
PRELIMINARY



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

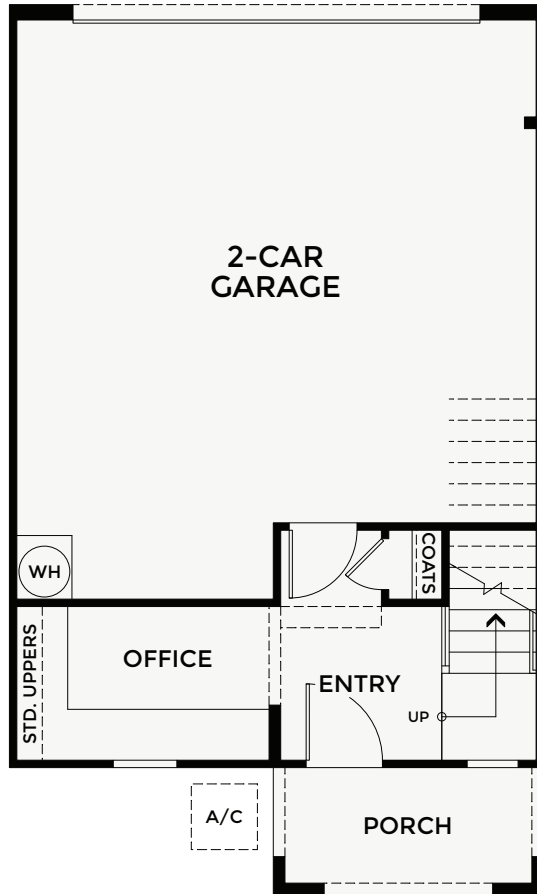
ROW TOWNHOMES



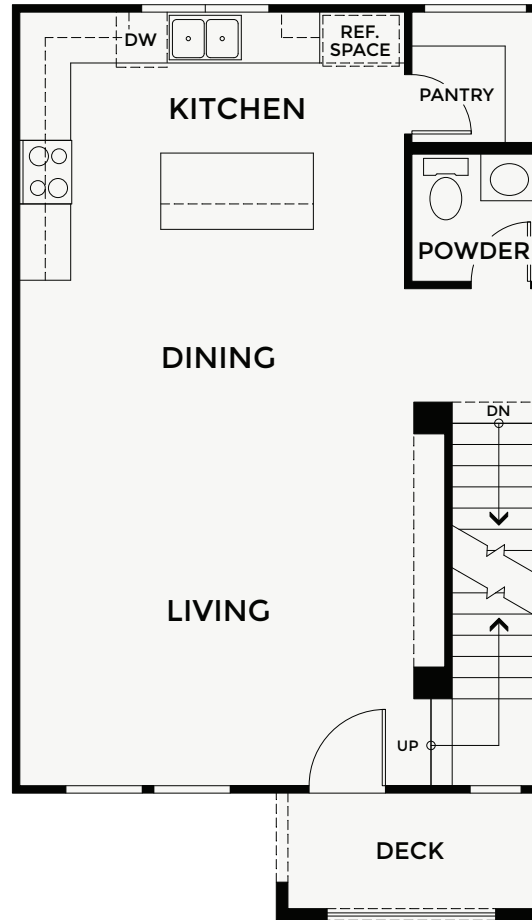
PRELIMINARY

RESIDENCE 4

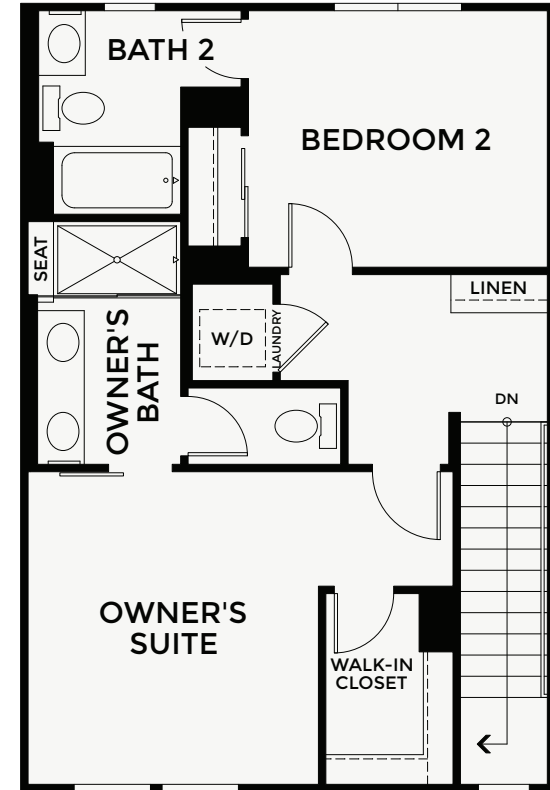
Approx. 1,425 Sq. Ft. • 2 Bedrooms • Office • 2.5 Baths • 2-Car Garage



FIRST FLOOR



SECOND FLOOR

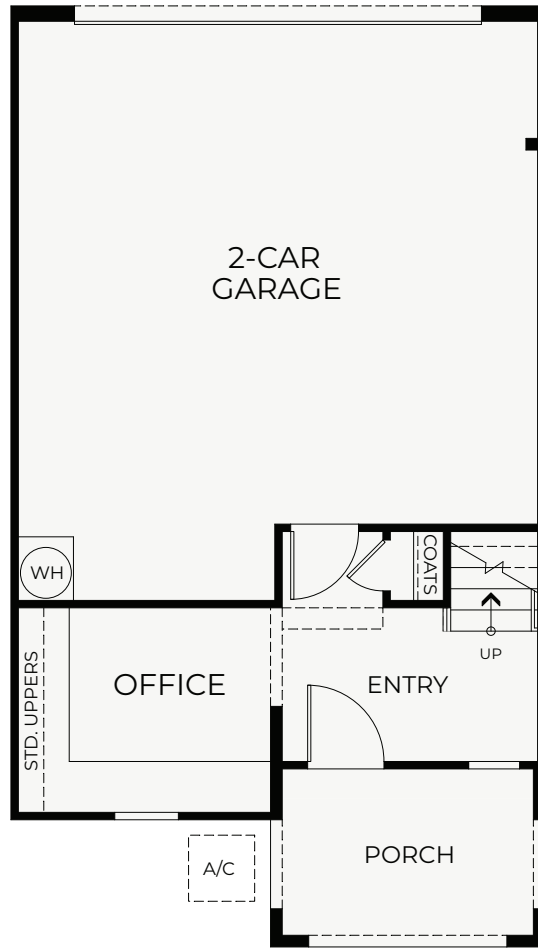


THIRD FLOOR

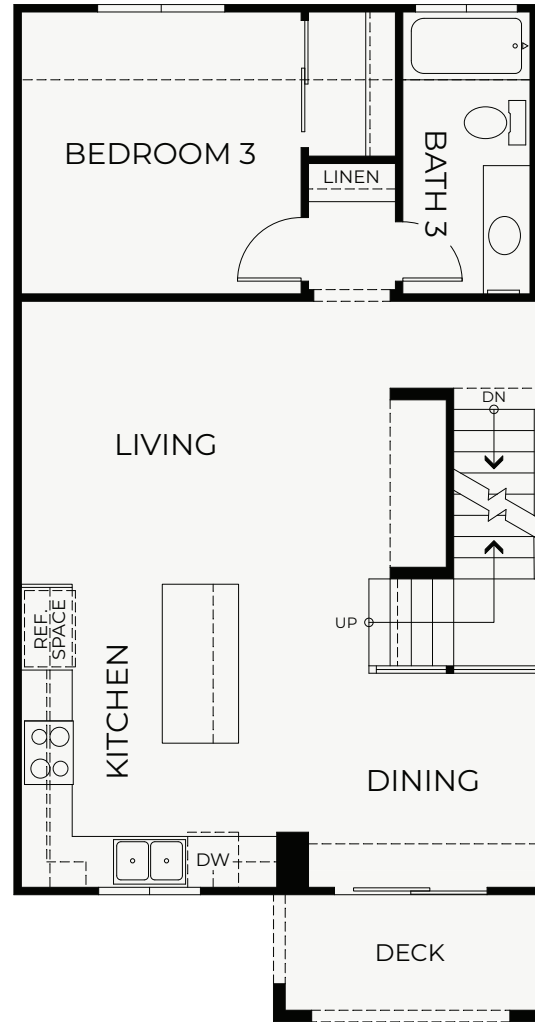
PRELIMINARY

RESIDENCE 5

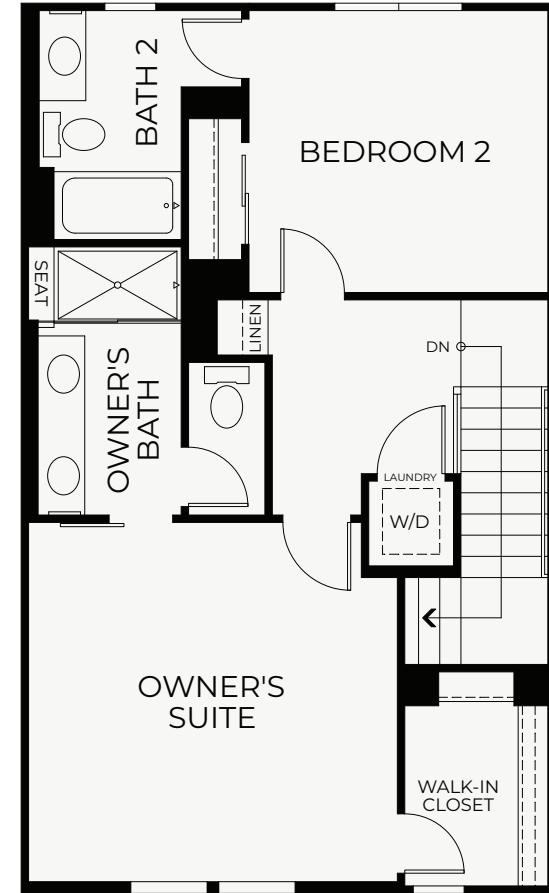
Approx. 1,609 Sq. Ft. • 3 Bedrooms • Office • 3 Baths • 2-Car Garage



FIRST FLOOR



SECOND FLOOR



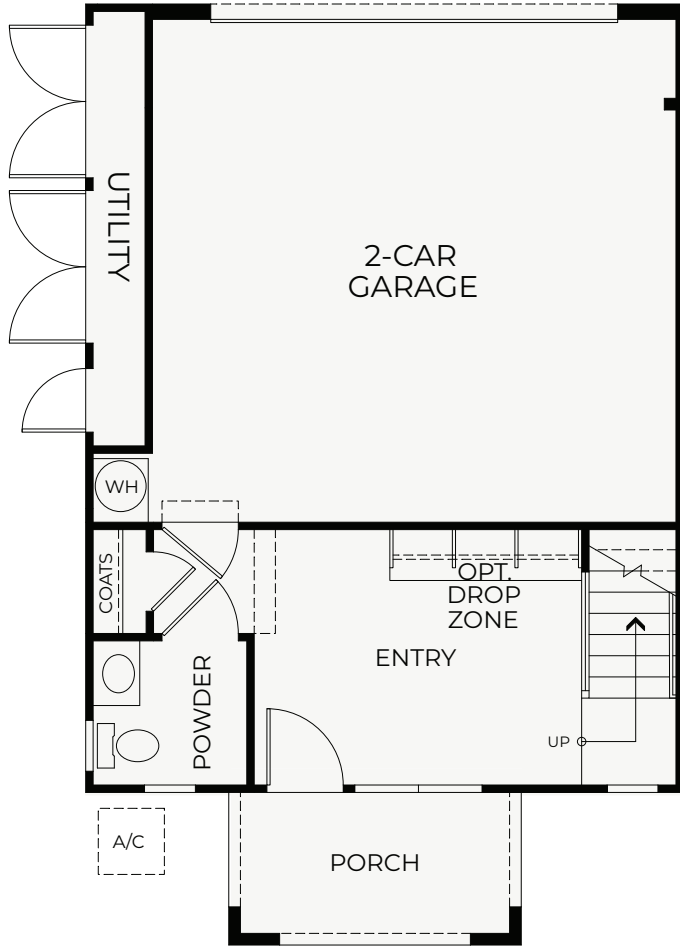
THIRD FLOOR

PRELIMINARY

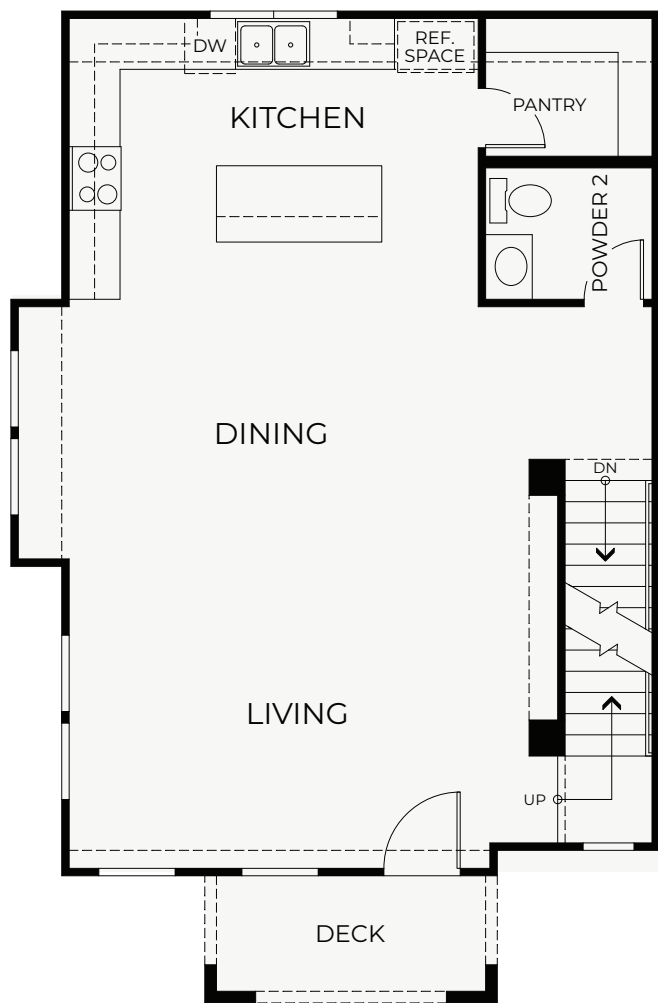
RESIDENCE 6

Approx. 1,820 Sq. Ft. • 3 Bedrooms • 2 Full, 2 Half Baths • 2-Car Garage

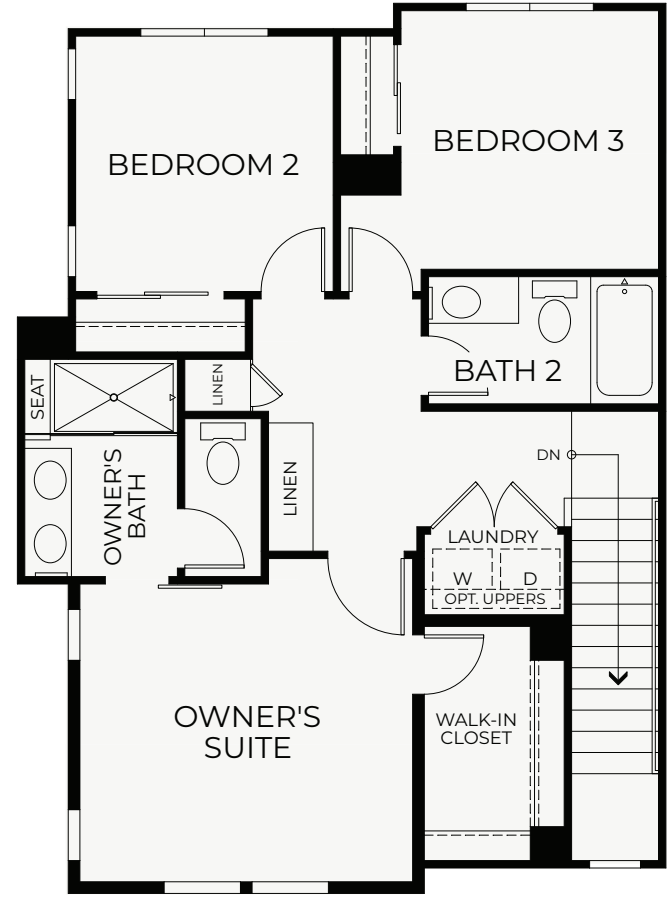
*ADP Floor Clearances Vary Per Plan



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

INCLUDED FEATURES

EXTERIOR FEATURES

- Two different product lines with charming exterior elevations
- Decorative trim detailing and stone accents (per plan)
- Designer-selected exterior color scheme for enhanced community appearance
- 8' Therma Tru Fiberglass 2-panel entry door with satin nickel hardware
- Decorative panel garage door with two remote controls and garage door battery back-up
- Composition Shingle Roof
- Exterior wall mounted fixture (per plan)

DRAMATIC INTERIORS

- Open concept living spaces ideal for entertaining
- Beech cabinets with three color choices
- Convenient linen cabinets (per plan)
- Laminate flooring at Entry, Office (per plan), Kitchen, Dining Room, All Bathrooms, Living Room, and Laundry
- Designer-selected carpet in all other rooms including stairs
- Square two-panel 8'0" interior doors with Kwikset® bright chrome hardware
- 5 ½" flat baseboard

SMART HOME FEATURES

- WiFi enabled thermostat control
- Video doorbell
- Smart Lock
- Garage door lift with smartphone control
- Flat Screen pre-wire at great room and owner's suite

DESIGNER KITCHEN FEATURES

- Stainless steel GE appliances including: 30" electric range, 30" micro-hood combo, side by side refrigerator with ice/water, and dishwasher
- Quartz countertops with 6" splash with full height at cooktop in two color choices
- Delta® Antoni single handle pull-out chrome faucet
- Stainless steel AmeriSink® single basin

LUXURIOUS OWNER'S SUITES

- Owner's Suite with private bath and walk-in closet
- Dual vanities with E-Stone counter tops, 4" splash and undermount rectangular sinks
- Polished chrome hardware and bath accessories
- Designer-selected overhead chrome lighting
- Spacious E-Stone shower with glass and chrome enclosure
- Square cut frameless vanity mirrors
- Polished edge, frameless medicine cabinet

QUALITY FEATURES

- Polished chrome plumbing fixtures and accessories
- Designer-selected polished chrome lighting in all Baths
- Polished edge, frameless medicine cabinet in all baths (per plan)
- Chrome ceiling lights and ceiling fan pre-wire in all bedrooms
- Ceiling fan in living room
- Two pendant lights over Kitchen Island
- Dual Jack Data and RG6 cable wiring in Family Room and Bedrooms (per plan)
- One phone outlet in kitchen and Owner's Bedroom with 2 USB charging outlets
- Interior fire sprinkler system
- Smoke detectors with carbon monoxide alarm

GREEN LIVING

- Future car charger installation possible due to the pre-wire provided at the designated garage area (per plan)
- Solar Included
- LED surface mount lights
- Energy-efficient water heater
- Low flow bathroom faucets
- Low-E windows, dual-glazed
- Low VOC flat paint

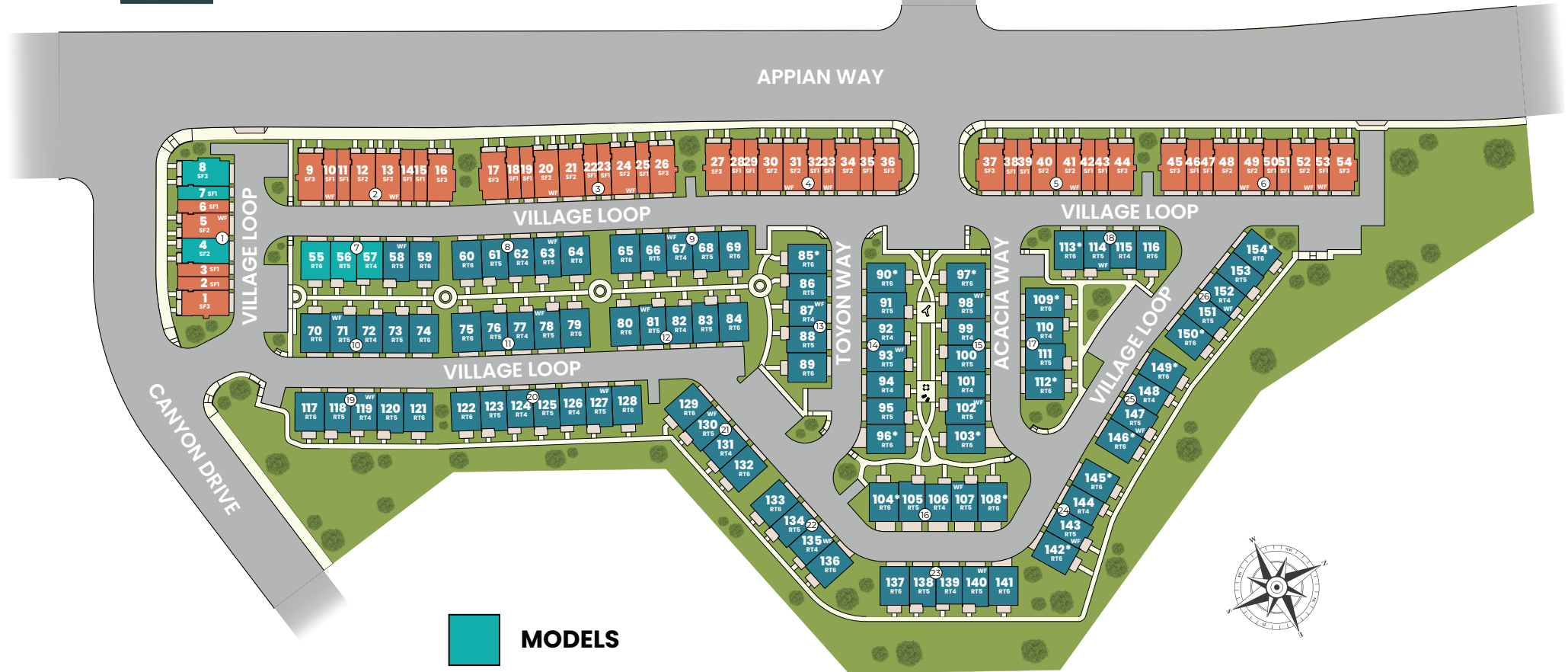
OPTIONAL FEATURES AND UPGRADES

- Upgraded appliance packages
- Refrigerator options
- Washer and dryer options
- Quartz, granite, and natural stone counters with decorative edge choices
- Designer-appointed backsplash options
- Tile, natural stone and hardwood flooring
- Rich finish door style and hardware selections
- Built-in cabinetry
- Variety of plumbing fixtures in different finishes
- Two-tone Sherwin Williams interior paint options
- Framed mirror selections at all bathrooms
- Pendant lights (per plan), vanity lights and ceiling fan options

SITE MAP



APPIAN
VILLAGE



MODELS
 ROW TOWNHOMES **STACKED FLATS**
*** = ADAPTABLE UNIT** **WF = WORKFORCE HOME**

PRELIMINARY



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1602 Canyon Drive, Pinole, CA 94564
510-930-1492 | DeNovaHomes.com

 DeNova Homes
Building a Better Community®

