



COMPASS SERIES



3 Beds



2.5 Baths



2 Car



1,627 Sq. Ft.

Priced From  
**\$442,990**

**Compass 165 — The Everyday Upgrade:** where expanded living spaces elevate everyday life. The De Young Compass 165 offers approximately 1,650 sq. ft. with 3 bedrooms, 2.5 bathrooms, and a 2-car garage, thoughtfully designed to provide more room, more flexibility, and more ways to live while maintaining the ease of a lower maintenance lifestyle. The open-concept main level creates a natural flow between the spacious kitchen, dining, and great room, while the open-to-below design enhances light, openness, and connection throughout the home. Upstairs, the primary suite offers comfort and privacy with dual vanities and a large walk-in closet, complemented by two additional bedrooms and a centrally located laundry room that supports everyday convenience. Designed to adapt as life evolves, the Compass 165 combines modern design, expanded living spaces, and everyday functionality within a home that feels comfortable, connected, and built for real life — offering additional space for growing households without sacrificing efficiency or comfort. Available in Modern Spanish, Modern Farmhouse, and Contemporary Tuscan exterior elevation styles.

#### DEYOUNGPROPERTIES.COM

Jul 2026 Listed homes and features refer to the 2019 California Building Code. Builder reserves the right to modify prices 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. Features list is general. Not all features are available in all homes. In the interest of continuous product improvement and to meet changing market conditions, builder reserves the right to modify, change or cancel maps, floorplans, elevations, specifications, warranties, features, prices, promotions/incentives and substitute product types without prior notice or obligation and some limitations apply. 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. Floorplan will change depending on the elevation. Not all plans have all features. All square footages are approximate and may change. All maps, plans, photography and elevation renderings are not to scale and may vary from the final product because they are artist concepts. No guarantee is made regarding any particular area public school/school district. Schools/school districts may change. Some limitations may apply to all warranties. Consult a New Home Specialist for the most current information. Refer to actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite, pricing, incentives/promotions and/or 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. De Young Trailside II is owned by DYP 6164 L.P. CA Contractors Lic. 824208. Offered by De Young Realty, Inc. CA Department of Real Estate, Real Estate Broker Lic. 01254160. ©2026 All rights reserved.



## AVAILABLE ELEVATIONS



**MODERN SPANISH**



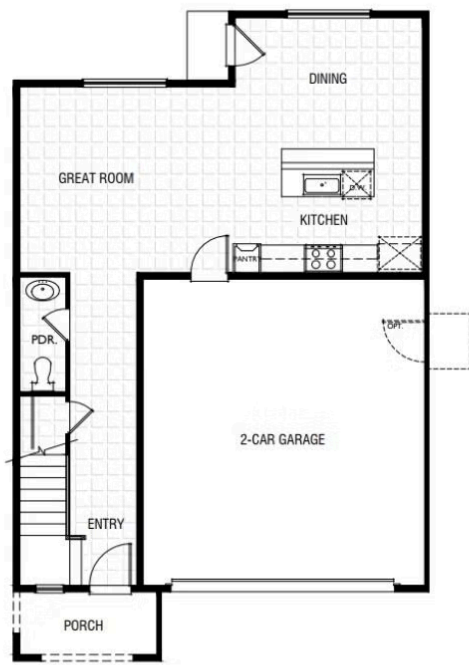
**MODERN FARMHOUSE**



**CONTEMPORARY TUSCAN**



### COMPASS 165



FIRST



SECOND