



DERBY HILL

Carmel Country Highlands

A new LIVINGSMART® neighborhood by Pardee Homes

Toss a coin into a fountain and make a special wish.

A wish for backyard ballgames, for freshly blooming meadows and for magically wooded trails. To wake and watch the sunrise in quiet contemplation. And to smile with assurance that golden days are ahead. Make a wish and set your heart on it. For all the joys of life are granted at Derby Hill.



Close your eyes and imagine a breathtaking enclave

of master estates perched high above scenic surroundings.

Winding horse trails and inspiring canyon vistas stretch far and wide.

And the nearby resources of a rich coastal culture are at your fingertips.

Enchanting beaches. An assortment of everyday practicalities.

A premier school district. All you envision for you and your family.

Open your heart to a home that's picture perfect in every way.

Welcome yourself to a world of comfort and beauty, and discover

new blessings, day after day.





PLAN ONE

STANDARD

Two-Story

4 Bedrooms

3 1/2 Baths

Bonus Room

Exercise Room

2-Bay Garage + Workshop

3,505 to 3,527 sq. ft. (approx. per exterior)

Available with up to
5 bedrooms, 4 1/2 baths



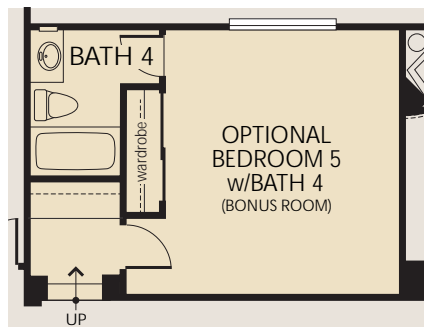
Modeled: Plan 1A
First Floor



Second Floor



Second Floor Option





MODELED: PLAN 1A - SPANISH



PLAN 1B (REVERSED) - FRENCH COUNTRY



PLAN 1C - TRADITIONAL (ROOF-INTEGRATED SOLAR INCLUDED)

All renderings are artist's conceptions. Landscaping, trees, and shrubs as shown are not included in the purchase price.



PLAN TWO

STANDARD

Two-Story

4 Bedrooms

4 1/2 Baths

Bonus Room

3-Bay Expanded Garage

3,828 to 3,855 sq. ft. (approx. per exterior)

Available with up to
6 bedrooms



This model demonstrates our groundbreaking LIVINGSMART® program. Please look for this symbol to learn more.



Modeled: Plan 2C
First Floor

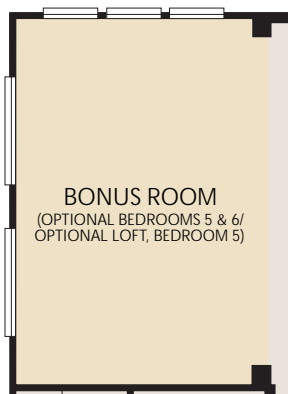
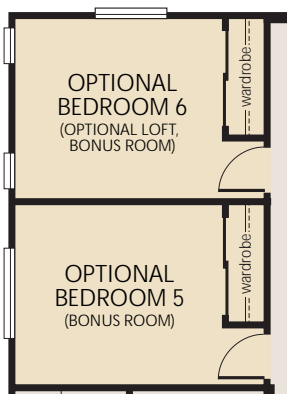


Floor plan subject to change. For floor plan options, see sales representative.

Second Floor Exterior 2C



Second Floor Options





PLAN 2A – SPANISH (WITH OPTIONAL GATES)



PLAN 2B (REVERSED) – FRENCH COUNTRY (WITH OPTIONAL GATES)



MODELED: PLAN 2C – TRADITIONAL (ROOF-INTEGRATED SOLAR INCLUDED) (WITH OPTIONAL GATES)

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PLAN THREE

STANDARD (Exteriors B and C)

Three-Story

5 Bedrooms

Den

4 1/2 Baths

2 Lofts

2-Bay Garage + Workshop

4,598 to 4,621 sq. ft. (approx. per exterior)

Exterior A

Two-story

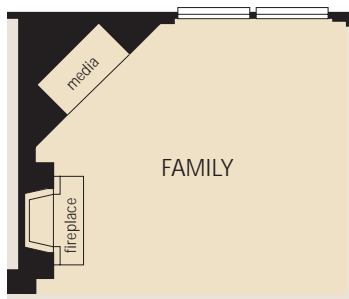
4,111 sq. ft. (approx.)



Modeled:
Plan 3B
First Floor



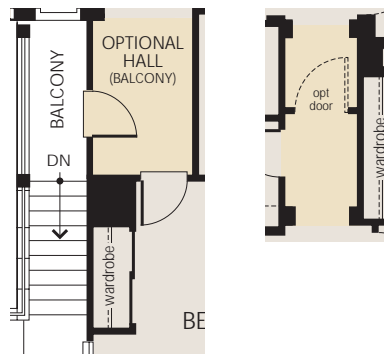
First Floor
Options



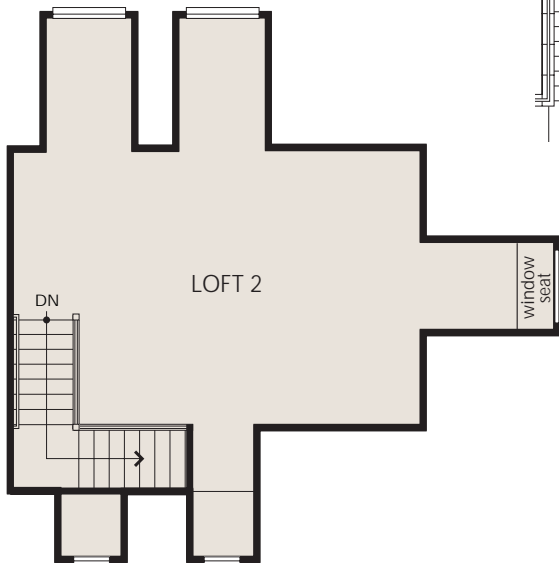
Second Floor



Second Floor Options



Third Floor





PLAN 3A (REVERSED) – SPANISH



MODELED: PLAN 3B – FRENCH COUNTRY



PLAN 3C (REVERSED) – TRADITIONAL (ROOF-INTEGRATED SOLAR INCLUDED)





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LIVINGSMART® good for you, good for the environment

With the LIVINGSMART program at Derby Hill, Pardee Homes is once again offering a distinctive way of life — one that preserves the land and its precious resources while also making your home environment more comfortable and efficient.

This comprehensive package of earth-friendly features and options includes:

- 
HEALTHSMART™ choices that support healthy indoor air or water quality.
- 
ENERGYSMART™ choices that reduce energy consumption, possibly lowering energy bills.
- 
EARTHSMART™ choices that encourage conservation or use recycled or sustainable resources.
- 
WATERSMART™ choices that minimize water consumption to conserve this precious resource.

Together, these selections are good for your family's well-being and good for the environment, making the LIVINGSMART program at Derby Hill the right choice for us all.

Energy Savings – The Cornerstone of LIVINGSMART

The Savings Begin

Every home at Derby Hill was designed to conserve energy. To achieve its optimal efficiency, a home must include technologies that reduce energy demand and others that generate electricity.



Smart Choices – A World of Difference

With Derby Hill, Pardee Homes has built pro-environment features into each residence and a host of earth-friendly choices that invite homeowners to make an even greater difference.

	SAVE ENERGY		GENERATE ELECTRICITY
DERBY HILL EXTERIORS	ENERGY EFFICIENT LIGHTING	TANKLESS WATER HEATER	ROOF-INTEGRATED SOLAR PANELS*
Spanish	Included	Available	Available
French Country	Included	Available	Available (2.4kW system)
Traditional	Included	Available	Included (2.4kW system)
emPower Homes (Available on Traditional)	Included	Available	Available (2.4kW system)

*The availability and unit size of solar power systems are contingent on homesite orientation.

Unprecedented Possibilities emPower™ You

With select homes at Derby Hill, Pardee is introducing emPower, a program that helps homeowners leverage built-in technologies to manage their energy use. Each emPower home is designed to include:

- **Energy Efficient Lighting.** The advanced lighting package combines recessed fluorescent lighting, dimmer switches and motion activated sensors in select locations to reduce energy consumption.
- **A Tankless Water Heater.** Using less energy than a conventional water heater, a tankless water heater heats only the amount of water needed, precisely when it is needed.
- **Solar Electric Power.** To offset some of the power purchased from the utility company, many homesites at Derby Hill have been oriented to accommodate a roof-integrated solar electric power system.



Included with Your LIVINGSMART Home

- 💡 Fluorescent lights in select recessed cans, significantly reducing energy consumption
- 💡 Dimmer switches and occupancy sensors, achieving optimum lighting efficiency and comfort
- 💡🌱 GE Energy® photovoltaic roof panel system on all Traditional "C" exteriors, generating solar electricity for your home
- 💡 High-efficiency air conditioning with a Seasonal Energy Efficiency Ratio of 13
- 💡❤️ Low-formaldehyde attic insulation, enhancing energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- 💡 General Electric® ENERGY STAR® qualified dishwasher, saving energy
- 🌱 Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors
- 🌱 Engineered high-performance lumber, using up to 30 percent more of each tree than solid lumber
- 💧 Low-flow faucets and showerheads, dramatically cutting water use while maintaining desired water pressure
- 🌱 Convenient recycling center discreetly housed in kitchen cabinet

Available with Your LIVINGSMART Home

- 💡🌱 Solar electric power system with photovoltaic cells integrated into the rooftop, where energy is harvested from sunlight (on select homes and exteriors)
- 💡 Seven-day ENERGY STAR programmable thermostat with four time and temperature settings
- 💡 Fluorescent lights in addition to the standard package, significantly reducing energy consumption
- 💡🌱 Tankless water heater, delivering up to 6.3 gallons per minute with control panel for temperature adjustments
- 💡 General Electric Advantium® oven with Speedcook technology, cooking up to eight times faster than conventional ovens
- 💡 General Electric ENERGY STAR refrigerator
- 🌱❤️ Interior low-VOC Envirokote Frazee® paint, releasing no ozone-depleting chemicals and little odor
- ❤️ Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage
- ❤️ High-efficiency air filtration system, greatly reducing airborne particles
- ❤️ Whole-house water conditioning system, reducing contaminants such as lead and chlorine
- 💧❤️ On-demand water filtration system
- 💡 Spectrally selective glass in French doors (based on per plan options), increasing energy efficiency
- ❤️ Low-fiber flooring using materials from quickly rejuvenating managed forests eliminate carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
- 💡 Lyptus® cabinets made using rapid-growing resources from managed forests

Included with Your Home

Pardee has masterfully crafted these 2- and 3-story homes of distinction with stunning architectural design and environmentally sensitive features and options, providing you with the very best in comfort and refinement.

Expressive Exteriors

- Architecturally specified exterior color palettes complement the street scene
- Therma Tru® Rustic Collection composite entry door in pre-selected styles and colors (vary per plan and exterior)
- Decorative dark or oil-rubbed bronze finish entry door hardware by Emtek® (style varies per exterior)
- French doors in select locations (vary per plan and exterior)
- Sectional composite, roll-up doors and garage door openers (designs vary per exterior)
- Weatherproof exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (vary per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART features)
- Vinyl windows with dual-paned, spectrally selective glass

Impressive Interiors

- Stately entry foyer with a choice of wood planks or 14" x 14" ceramic tile flooring in a variety of colors
- 14" x 14" ceramic tile flooring in kitchen, all baths, laundry room and nook
- Plush carpeting over pad in a choice of designer-selected colors (location varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant 5" painted baseboard and complementary 2 5/8" door casing
- Raised panel Carrara® interior passage and wardrobe doors
- Complementary interior door hardware by Emtek in oil-rubbed bronze finish
- Fireplace with complementary pre-cast concrete mantel, hearth and surround in smooth, painted finish in family room (Plan 1 and 2), living room (Plan 3) and master bedroom (all plans); designs vary per plan
- Dramatic ceilings and elegant interior architectural details, including soffits in select locations (vary per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting
- Custom-crafted staircases with generously proportioned painted balusters and newel posts, stained maple handrail, tread ends and risers
- Separate interior laundry room with 6" x 6" white ceramic tile countertop, convenient laundry sink and cabinets
- Spacious linen and coat closets
- Decora® white rocker light switches with dimmer switch in the dining room and hallways

- Smoke detectors with warning buzzer and battery backup
- Convenient secondary bathrooms with Kohler® plumbing fixtures and white self-rimming sinks, toilet, and Mansfield® tub, and 6" x 6" white ceramic tile countertop and backsplash
- 75-gallon water heater
- Soft water loop for convenience in connecting soft water system (soft water system available as an option)

Sizzling Hot Kitchens

- Gourmet kitchen with convenient food preparation island
- Expanded refrigerator space plumbed for automatic icemaker
- Slab granite countertop with 6" backsplash and full-height backsplash behind cooktop
- European-style raised-panel golden wheat-on-maple cabinet doors with hidden hinges, adjustable shelves, deep roll-out drawers for pots and pans, and a selection of knob finishes
- Convenient under-cabinet task lighting
- Dual-compartment, white cast iron sink with Kohler Vinnata™ chrome faucet
- Spacious food storage pantry
- General Electric® Monogram® appliance package in stainless steel including:
 - 30" built-in double oven with convection bake and roast
 - 2.1 cubic feet built-in microwave oven
 - Clean Sensor™ technology dishwasher
 - Professional 36" high performance vent hood and six-burner gas cooktop with sealed burner design

Master Bedroom Suite

- Spacious master bedroom suite with luxurious bathroom, private dressing area and walk-in closet with raised panel wardrobe doors
- Adult-height his-and-hers lavatories with hand-set 12" x 12" marble tile countertops, white porcelain sinks and compartmentalized water closet, deep soaking bathtub and decorative Kohler plumbing fixtures
- European-style raised-panel golden wheat-on-maple cabinet doors with a selection of knobs in various finishes
- Separate hot-mopped walk-in shower with 12" x 12" marble tile surrounds and clear glass shower enclosure (Plans 1 and 2, optional in Plan 3)

Wired For Today

- Each home at Derby Hill comes complete with a fully integrated multimedia wiring system, including numerous types of pre-configured outlets such as high-speed Category-5 wire and coaxial cable configured for video, telephone, data and networking capabilities (see a sales representative or options consultant for more specific information about the structured wiring within each home).

Available with Your Home

Pardee Homes is proud to offer a wide variety of optional features.* Below is just a sampling of the many ways you can personalize your new home through our Design Studio. Please see your sales representative for additional customizing opportunities.

Choices for Your Gourmet Kitchen

Appliances

- GE Profile® or Monogram® refrigerator
- Viking® Professional Series appliance package in stainless steel and select colors
- Stainless steel or biscuit porcelain sink

Cabinetry

- European-style cabinet doors in a variety of finishes and door styles
- Glass door panels in a variety of styles (locations vary per plan)
- Appliance panels for select dishwashers and refrigerators
- Cabinet uplighting

Countertops

- A wide variety of decorative ceramic tiles, stone, tile or slab countertop material
- Customized backsplash designs including tile and stone liners, decos and mosaics

Electrical and Smart-Home Opportunities

- A choice of designer-selected interior light fixtures as shown in models
- Additional recessed incandescent or fluorescent lights
- Reinforced outlets for ceiling fans, hanging fixtures or wall sconces
- Additional dimmer switches
- Additional duplex outlets
- Exterior holiday light outlets
- Additional telephone, cable or data outlets, plus home office outlet with dual Category-5 and dual coaxial cable
- Pre-wiring and trim for interior speakers, satellite television and home theater systems
- Hot water recirculating pump for quick hot water access
- Security system package

Stair System

- Handrail finished in various stains
- All-maple stair system, including handrail, newel post, balusters and open-end treads
- Maple stair system with wrought iron balusters

Finish Carpentry Selections

- Crown molding in select locations
- Upgraded base molding
- Window casing package
- Decorative stool-and-apron window trim package
- Built-in media centers, shelves and bookcases as shown in model
- French doors, or French door with sidelite, in various locations per plan
- Garage floor coating and storage systems
- Glass inserts in select garage doors (vary per exterior)
- Skip-trowel drywall process throughout home

Fireplaces to Warm Your Home

- Additional fireplace in living room (Plan 2) and family room and courtyard (Plan 3)
- Pre-cast concrete fireplace mantels and hearths in a variety of colors and finishes

Bathroom Suites

- Tub enclosures in secondary bathtubs
- Decorative rain glass at tub/shower enclosures
- Ceramic tile, natural stone 12" x 12" tile or slab countertop and tub decks in master bath
- Customized backsplash designs including tile and stone liners, decos and mosaics (as shown in models, per plan)
- Decorative leaded glass windows
- Spa jets in master bath soaking tub
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of finishes and colors

*Available at additional cost and subject to construction cutoff dates.

Note: For EARTHSMART, HEALTHSMART, ENERGYSMART and WATERSMART options, please review the informative LIVINGSMART section in this brochure.

Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included with Your Home" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Information is accurate as of the date of publication. All photos throughout this brochure do not depict actual locations within the neighborhood of Derby Hill.

Renderings by Visionscape Imagery. (ZD 21176, PL, 07/08)

THE PARDEE HOMES LEGACY



CARRIAGE RUN
San Diego, California



LARKSPUR
Beaumont, California



SEGOVIA
Ladera Ranch, California



BELLA FIORE
Las Vegas, Nevada

When you purchase a new home, you are entering a relationship of mutual trust with your homebuilder—one that begins while your home is under construction and lasts throughout the many years of ownership to follow. With Pardee Homes, this relationship is based on a long and rich legacy of quality and forward thinking, allowing you to rest assured that your trust is well-placed because it is consistently well-earned.

Satisfaction Is Our Proudest Achievement. As many as 9 out of 10 Pardee homeowners throughout California and Southern Nevada agree that they would refer Pardee to their family and friends.

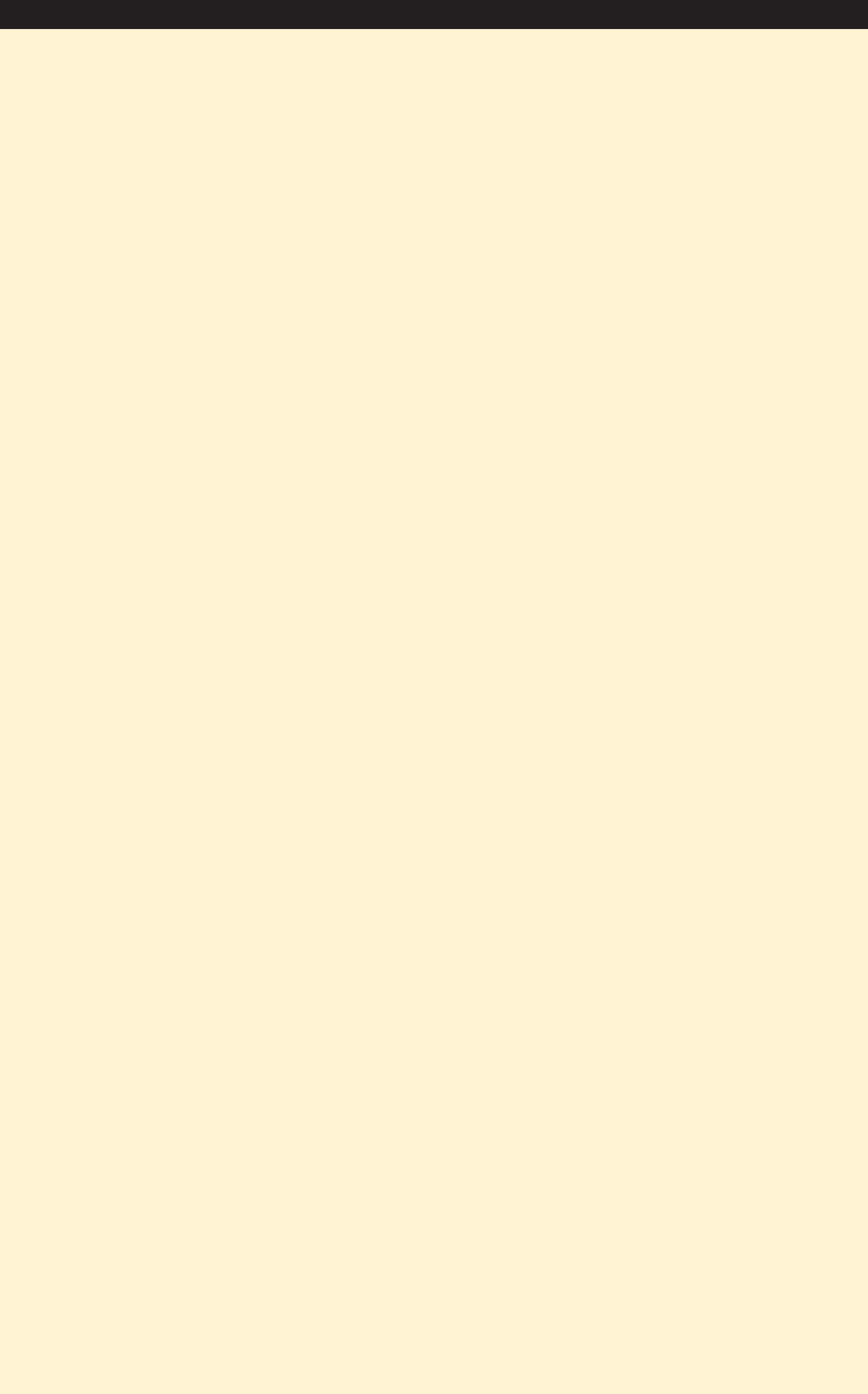
Our Environmental Commitment Leads the Industry. Pardee's resolve to incorporate environmentally sound solutions into new-home production has led to our groundbreaking LIVINGSMART® and ENERGYSMART™ programs.

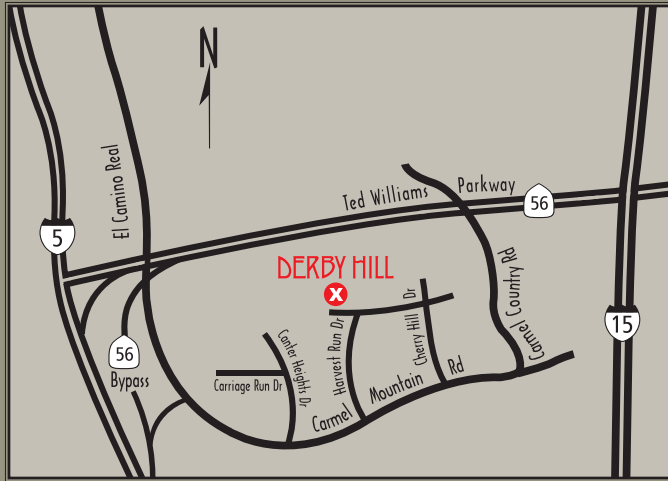
Innovation Is Our Way of Doing Business. Always looking ahead for thoughtful innovations, Pardee continuously improves the construction and livability of our new homes, the communities that house them and the process of making one of them your own.

Our Experience Means Unparalleled Value. Established in 1921, Pardee is one of the most knowledgeable homebuilders in the business, incorporating value and meticulous craftsmanship into each quality home we build.

Ultimately, the Pardee Homes Legacy is more than a history of doing things the right way. It's an indicator of the trust we share with each homebuyer and the commitment we've made to achieve your personal satisfaction. Our legacy begins anew with you and with a home for the way you want to live.







Driving Directions: Take I-5 to Fwy 56 East. Turn right on Carmel Country Rd.
 Take another right on Carmel Mountain Rd, a right on Harvest Run Dr
 and a left on Heather Ridge Dr to the models.



DERBY HILL

Carmel Country Highlands

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 PardeeHomes | Where smart solutions live.

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