



A COOL NEW ADDRESS
ABOVE CARMEL VALLEY.



HIGHLANDS
VILLAGE

THE BURBS
ARE HIP AGAIN.





INTRODUCING HIGHLANDS VILLAGE.

A place where high-style meets carefree living. Where you can take a short cruise to beaches, premier schools and shopping. Mingle with friends at the resort-style pool and clubhouse.

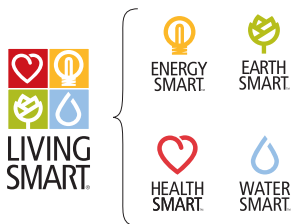
Break a sweat in the fitness center.
Or chill out in the comforts of our energy-efficient LivingSmart® homes.

TRADITIONAL WITH A TWIST OF HIP.

Some of the contemporary designs and fixtures featured in the model homes are available in our *Modern Style Package*.

A Highlands Village Sales Counselor will be happy to explain the details of this all-inclusive program.

SMART, STYLISH AND SUSTAINABLE.



Like all new homes built by Pardee Homes, Highlands Village will feature the company's **LivingSmart**® package of standard and optional measures that increase energy efficiency, save water and improve indoor air quality. Every LivingSmart® home is designed with these four core components:

- EarthSmart**™ The extensive use of sustainable materials that help conserve natural resources.
- WaterSmart**™ Plumbing fixtures, appliances and landscape design that help conserve water.
- HealthSmart**™ Features that can contribute to better indoor air quality.
- EnergySmart**™ Features that reduce energy consumption.

When you add it all up, you get a home that month after month is looking out for your family's well-being, and your pocketbook. Learn more about the advantages of Pardee's LivingSmart® Program at PardeeHomes.com/LiveGreen.

OUR LIVINGSMART® FEATURES FOR YOUR HOME

INCLUDED LIVINGSMART® FEATURES

The following LivingSmart features are an integral part of every Highlands Village home:



- Fluorescent lights in select recessed cans
- Dimmer switches and occupancy sensors (select locations)
- Radiant barrier roof sheathing
- Energy-efficient 13-SEER air conditioner
- Low-E spectrally selective glass windows, which filter out heat and ultraviolet (UV) rays and provide optimal insulation
- General Electric® ENERGY STAR® dishwasher



- Low-formaldehyde attic insulation, enhancing energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- Low VOC paint



- Low-flow faucets, dramatically cutting water usage while maintaining desired water pressure



- 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
- Architect-specified composite entry doors, featuring the rich look of wood without sacrificing any trees
- Convenient recycling center discreetly housed in kitchen cabinet

AVAILABLE LIVINGSMART® FEATURES*

Highlands Village homeowners may select from the following earth-friendly options:

- High-efficiency air filtration system, greatly reducing airborne particles
- Fluorescent lights in addition to the standard package, significantly reducing energy consumption
- General Electric ENERGY STAR® refrigerator
- Programmable thermostat with multiple time and temperature settings
- Low-fiber flooring using materials from quickly rejuvenating, managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
- General Electric ENERGY STAR® low-water, energy-saving, front-loading washing machines and dryers
- High-efficiency toilets which use half the water of regular toilets
- Central vacuum system
- Reverse osmosis water system at kitchen
- Low-flow showerheads, dramatically cutting water usage while maintaining desired water pressure

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



YOUR PLAYGROUND AWAITS.

At Highlands Village you will have access to an exclusive 11,000-square-foot recreation and activity center. A place to entertain, relax or connect with friends, family and neighbors. Plus, there are two bonus guest suites for your last-minute visitors to rent.

- Private Clubhouse
- Resort-style Pool & Spa
- Fitness Facility
- Media Room
- Business Center
- Kid's Play Area
- 2 Guest Suites available for rent to homeowner visitors



REC CENTER

Watch a movie with your family.

For your foodie or book club meetups.

Lift weights and burn calories here.

RESORT POOL & SPA

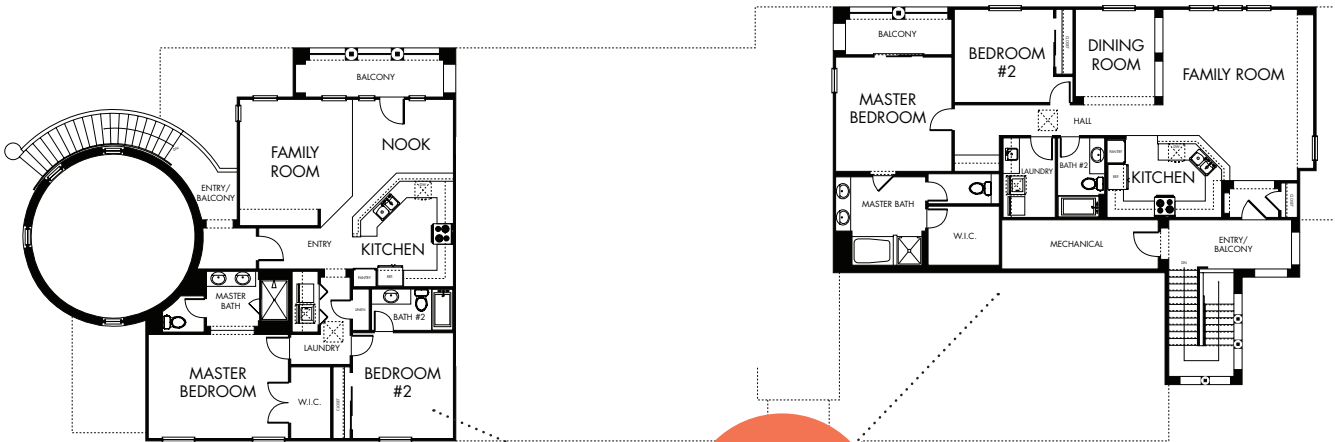


REC CENTER - 1st floor

Quiet space to work on your laptop.

Events RSVP here.

Entertain and fun time.



REC CENTER - 2nd floor

A nice retreat for your guests.

EXTERIOR ELEVATIONS

FOUR-PLEX



FIVE-PLEX



SIX-PLEX



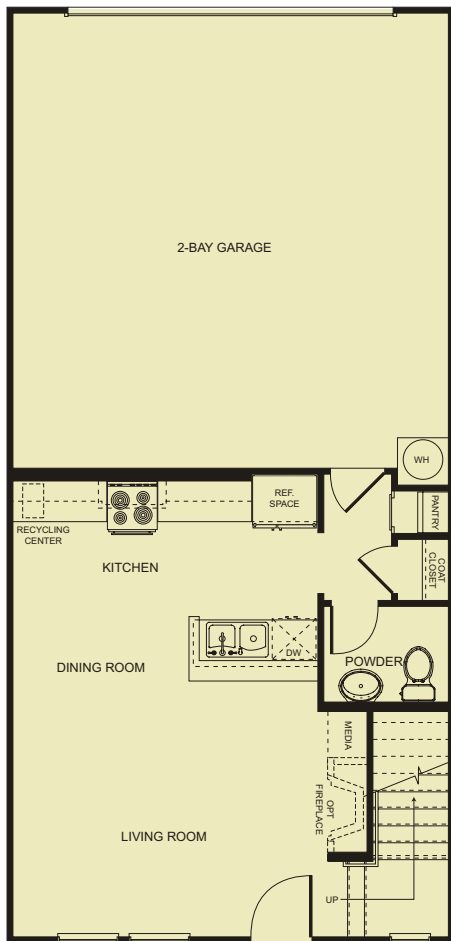
All renderings are artist conceptions. Landscaping, trees, and shrubs as shown are not included in the purchase price.

RESIDENCE 1

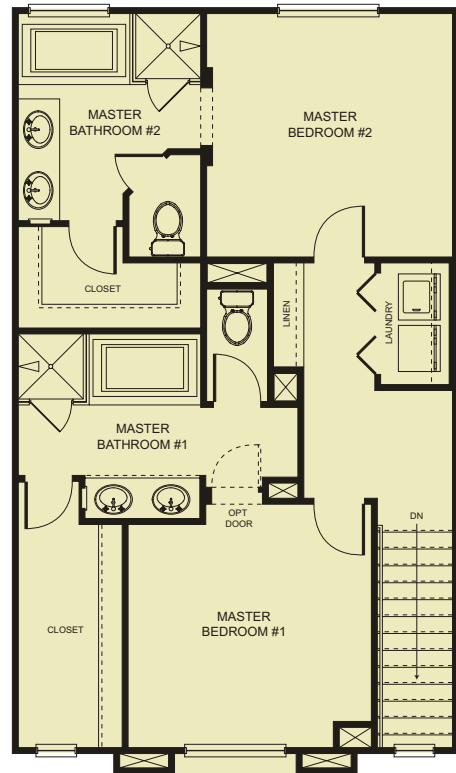
- 2-Story
- 2 Master Bedrooms
- 2.5 Bathrooms
- 2-Bay Garage
- 1,274 sq. ft.



FIRST FLOOR



SECOND FLOOR



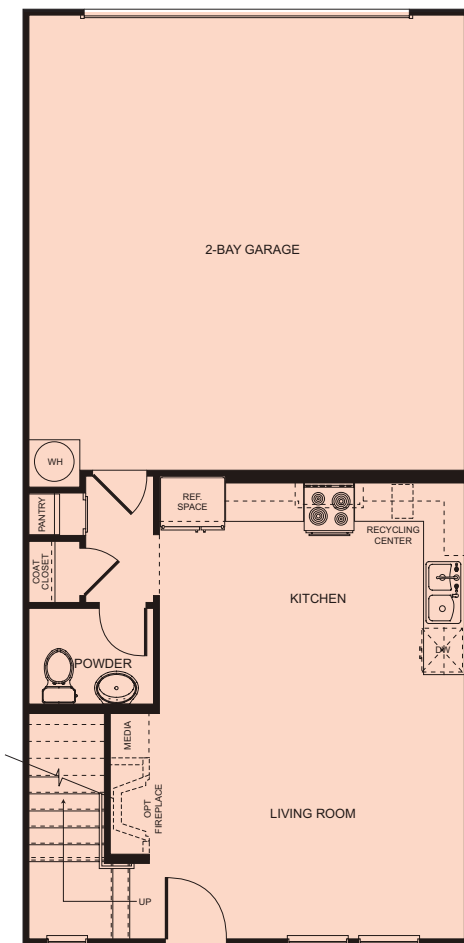
1X

RESIDENCE 1X (Reversed)

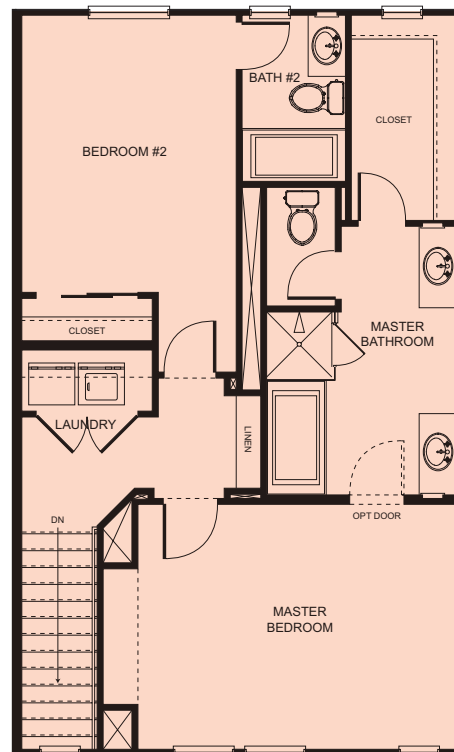
2-Story
2 Bedrooms
2.5 Bathrooms
2-Bay Garage
1,274 sq. ft.



FIRST FLOOR



SECOND FLOOR



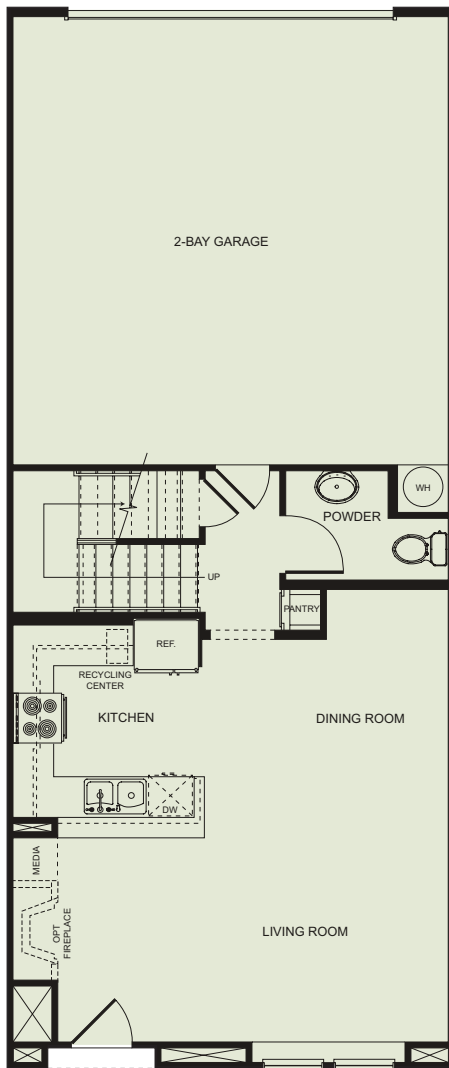


RESIDENCE 2 (Reversed)

- 2-Story
- 2 Bedrooms + Loft
- 2.5 Bathrooms
- 2-Bay Garage
- 1,636 sq. ft.

2

FIRST FLOOR



SECOND FLOOR



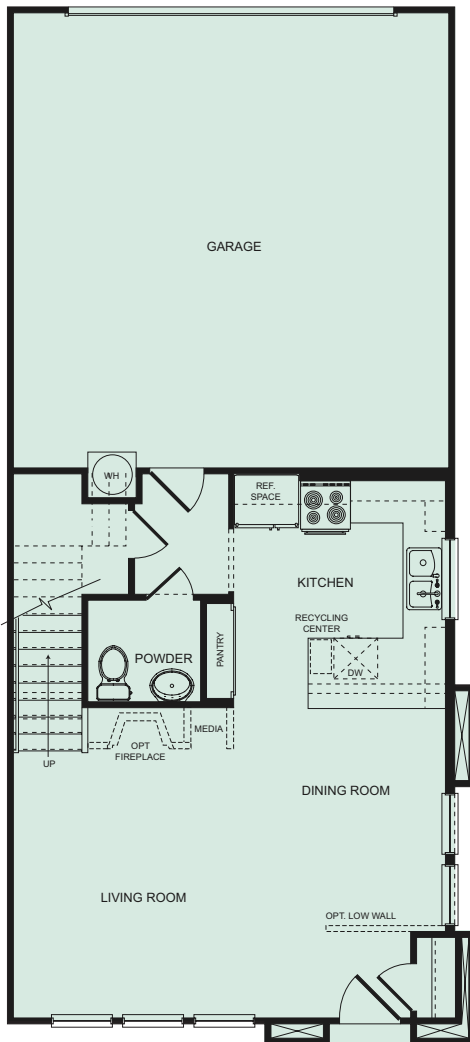
3

RESIDENCE 3 (ADA)

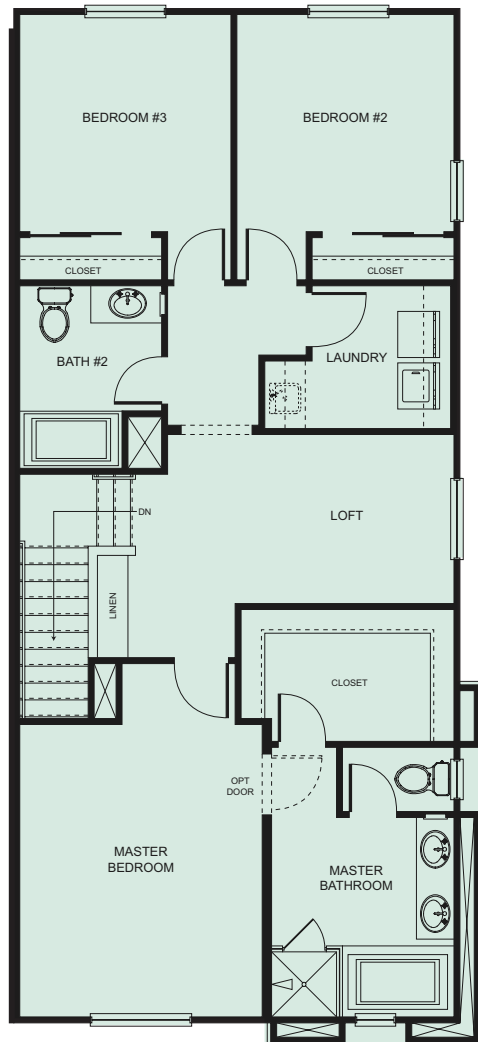
2-Story
3 Bedrooms + Loft
2.5 Bathrooms
2-Bay Garage
1,643 sq. ft.



FIRST FLOOR



SECOND FLOOR



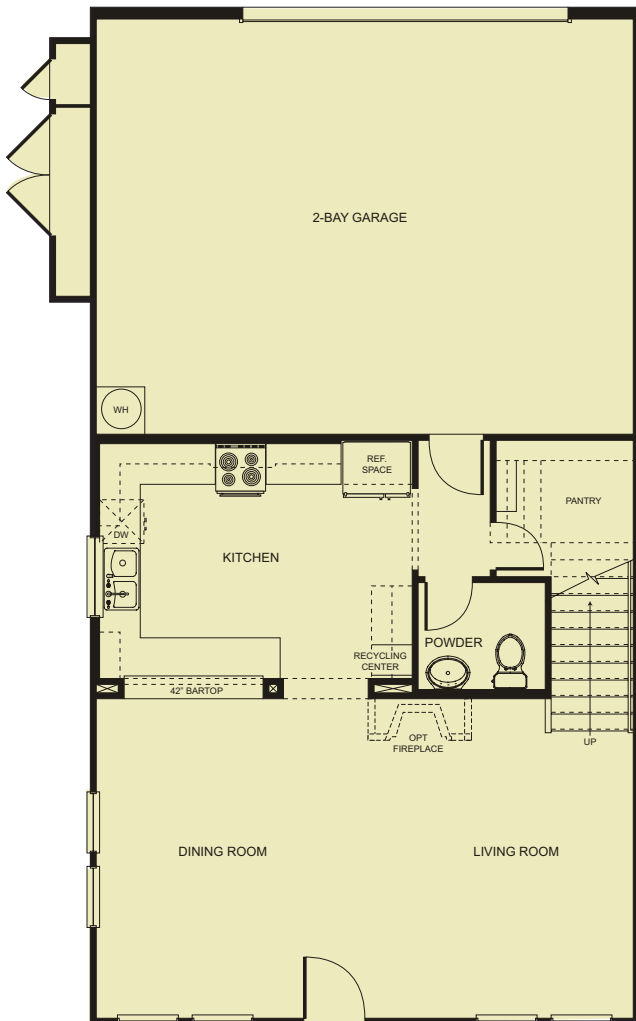


RESIDENCE 4 (Reversed)

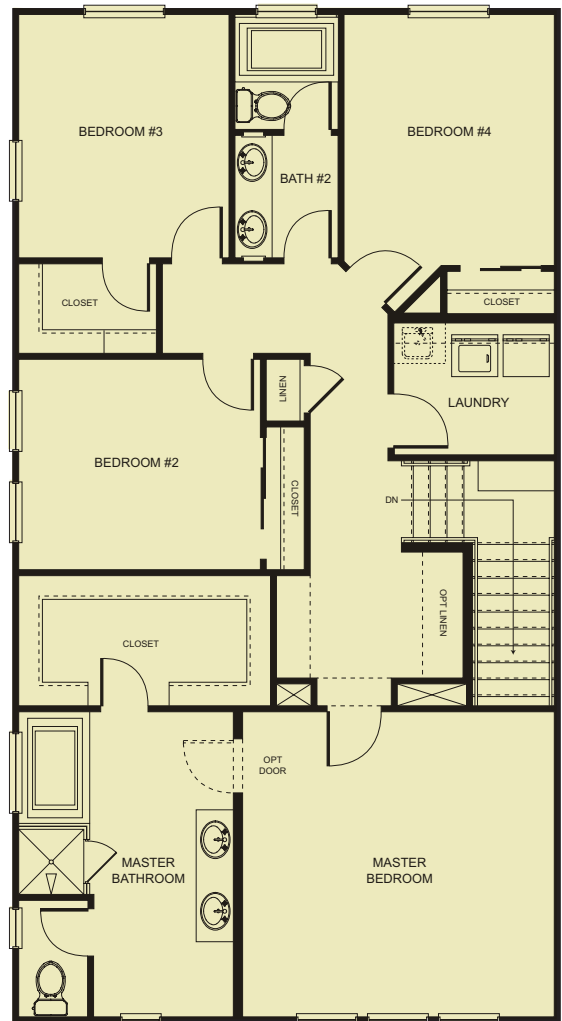
- 2-Story
- 4 Bedrooms
- 2.5 Bathrooms
- 2-Bay Garage
- 2,069 sq. ft.

4

FIRST FLOOR



SECOND FLOOR



INCLUDED WITH YOUR HOME

IMPRESSIVE EXTERIOR

- Three elegant and distinctive types of architecture available
- Schlage® entry door hardware with aged bronze finish
- Architecturally specified exterior color palette
- Three-coat texture stucco and concrete roof tiles
- Attached, direct access two-bay garage with metal sectional roll-up garage door and automatic garage door opener
- Concrete walks and driveways
- Porch with gate

DISTINCTIVE INTERIOR

- Elegant interior architectural details
- Ceramic tile in entry
- Pre-wired for ceiling fan in Living Room and Master Bedroom
- Plush carpeting over pad in choice of designer-selected colors (see floor plans for specific areas)
- Custom radius wall corners
- Wide rocker light switches
- Architecturally specified recessed lighting
- Coventry raised-panel interior doors with aged bronze finish interior door lock and lever hardware
- Secondary bedrooms with raised-panel wardrobe doors
- Each home is equipped with structured-wire hub; pre-wired for cable TV, Internet and ethernet connections
- Delta® polished chrome finish plumbing fixtures in all bathrooms
- Interior laundry space with upper shelves
- Linen closet or cabinetry

GOURMET KITCHEN

- Granite slab countertop in choice of colors with bullnose edge and 6" splash
- Dual compartment stainless steel sink with Delta pull-out faucet and soap dispenser in stainless steel finish
- Ceramic tile flooring in choice of designer-selected colors
- Custom beech finish recessed panel cabinetry with adjustable shelves, finished interiors and brushed chrome knobs
- General Electric® stainless steel finish appliance package including self-cleaning gas range vent hood/microwave combination and Energy Star®-rated dishwasher
- Spacious storage pantry

ELEGANT MASTER BEDROOM SUITE

- Large walk-in closets
- Dual sinks with cultured marble countertop with bullnose edge
- Pre-wired for ceiling fan
- Decorative Delta chrome finish plumbing fixtures
- Compartmentalized water closet
- Custom beech finish recessed panel cabinetry with polished chrome knobs
- Drop-in soaking tub and separate shower with clear safety glass shower enclosure

FOR YOUR COMFORT AND CONVENIENCE

- Weather-stripping on exterior doors to living areas
- Fire sprinkler system
- Energy-saving water heaters with quick recovery
- Air-conditioning with night set-back thermostat
- Programmable thermostat controlled forced-air heating

RESORT-STYLE CLUB LIVING

- Resort-style swimming pool, spa and cabanas
- Picnic area with barbecues and outdoor fireplace
- Clubhouse facilities with Great Room, business center, multi-purpose room, fitness center, media room, bathrooms and private locker room

AVAILABLE WITH YOUR HOME

Pardee Homes is proud to offer a variety of optional features.* Below is a sampling of ways you can personalize your new home. Please see your sales counselor for additional customizing opportunities.

CHOICES FOR YOUR INTERIOR

- New Modern Style Package gives you a variety of inclusive features to make your home a perfect reflection of you
- Gas appliance fireplace in living room
- Additional carpet with pad and hard surface selections
- Maple stain-grade handrail to match kitchen cabinetry
- General Electric front-loading Energy Star-rated washer and extra-large capacity dryer
- Loft/Bedroom 3 option on Plan 2
- Built-in TV/media niche
- Flat screen TV prewire

THE KITCHEN POSSIBILITIES

- Cabinetry choices in traditional and modern styles and finishes
- Granite slab and Caesarstone® countertop in additional color choices
- Stainless steel sink with upgraded pull-out faucet
- General Electric stainless steel finish Café® appliance package
- Energy Star-rated General Electric stainless steel finish refrigerators
- Under and over cabinet task lighting

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

Important Notes About Features and Options

Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Features" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

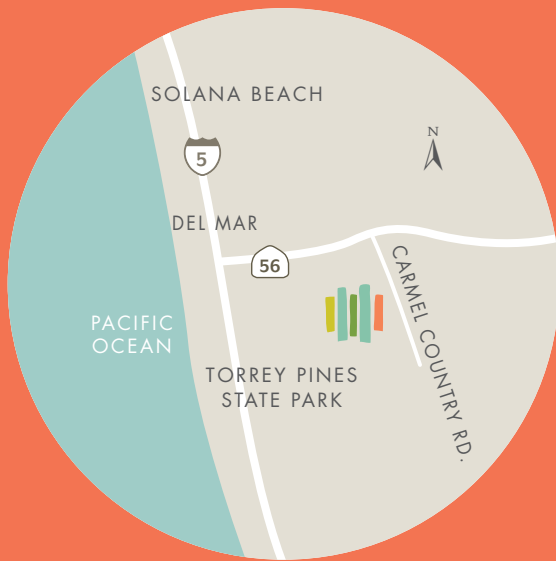
The items listed herein, with the exception of the optional features listed on this page under "Available LivingSmart® Features" or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are warranted by the individual manufacturer and/or suppliers. 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. Renderings by VisionScape Imagery. (GH 3/10)



HIGHLANDS VILLAGE

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PardeeHomes.com/HighlandsVillage

 **PardeeHomes®** | Where smart solutions live.



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