

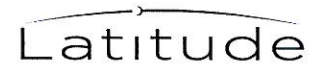


To live in harmony with one's surroundings—this is the essence of Latitude, both inside and out. A studied symmetry of the natural and built environment. Gently flowing living spaces, thoughtfully planned and artfully crafted, creating worthy sanctuary—respite from a busy world.

A subtle, soothing, architectural aesthetic blends seamlessly with carefully selected, elemental finishes to form a natural setting in which to bring families together in the heart of the home, at the beginning and end of each day.

Modern, traditional, and transitional plan packages as well as a host of upgrades and options offer freedom of opportunity to align environment with lifestyle, purpose with pleasure. Everyday entries, tech spaces and ample storage provide order and organization. Optional decks, covered patios, and panoramic bi-fold doors bring balance to indoor/outdoor living.

Here, the essence of homebuilding is in harmony with home.



Prices From:

## RESIDENCE ONE

2,606 Square Feet

4 Bedrooms, 3 Baths, Flex Space, 2-Car Garage with Storage Area

OPTIONAL: Covered Patio, Deck with Covered Patio, Wine Storage,  
Two-Sided Fireplace in lieu of Fireplace

\$734,880

## RESIDENCE TWO

2,770 Square Feet

4 Bedrooms, 3 Baths, Flex Space, Loft, 2-Car Garage

OPTIONAL: Retreat in lieu of Loft, Covered Patio, Deck with Covered Patio,  
Extended Covered Patio, Extended Deck with Extended Covered Patio,  
Optional Two-Sided Fireplace in lieu of Fireplace

\$749,880

## RESIDENCE THREE

2,977 Square Feet

4 Bedrooms, 3.5 Baths, 2-Car Garage with Storage Area

OPTIONAL: Bedroom 4 in lieu of Loft,  
Retreat in lieu of Loft, Balcony/Covered Patio

\$769,880

## Latitude

7718 Caminito Liliana

San Diego, CA 92129

(858) 240-6551

[Pulte.com/SanDiego](http://Pulte.com/SanDiego)



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5.25.12



# SITE PLAN

Latitude

-  Residence One
-  Residence Two
-  Residence Three
-  Model Home

Future Picnic Area and Tot Lot



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# RESIDENCE ONE

Latitude



**1A - Spanish**



**1B - Monterey**



**1C - Italian**



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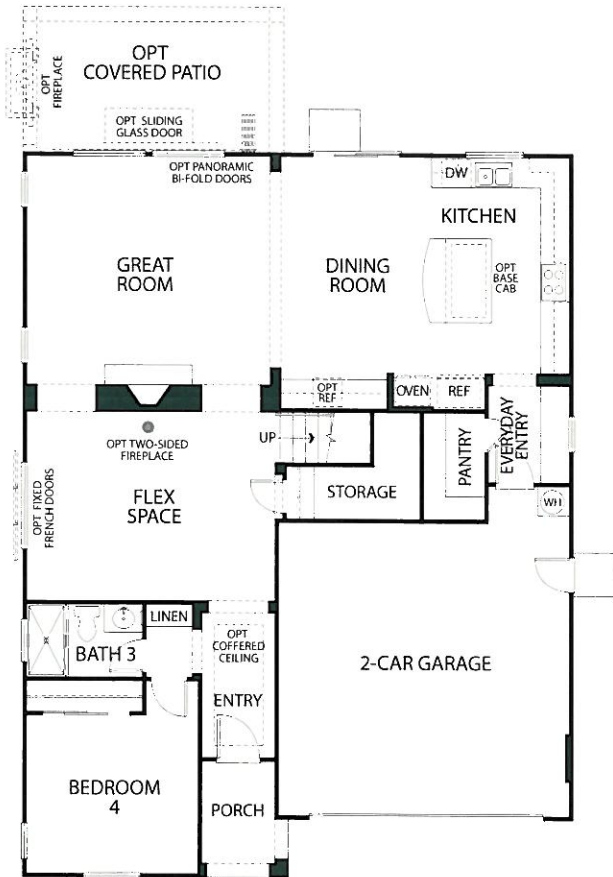
# RESIDENCE ONE

Latitude

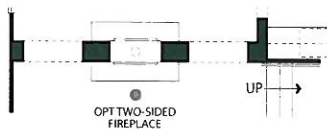
2,606 Square Feet

- 4 Bedrooms
- 3 Baths
- Flex Space
- 2-Car Garage with Storage Area

OPTIONAL: Covered Patio, Deck with Covered Patio, Wine Storage, Two-Sided Fireplace in lieu of Fireplace



Lower Floor Plan



Optional Two-Sided Fireplace (at Great Room)



Optional Wine Storage (at Storage)



Upper Floor Plan



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# RESIDENCE TWO

Latitude



**2A - Spanish**



**2B - Monterey**



**2C - Italian**



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# RESIDENCE TWO

2,770 Square Feet

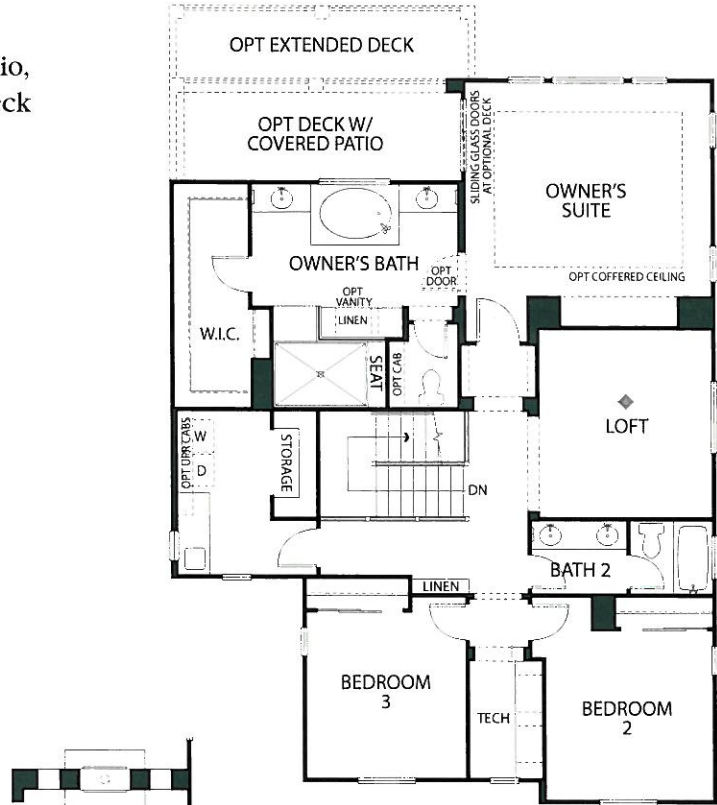
- 4 Bedrooms
- 3 Baths
- Flex Space, Loft
- 2-Car Garage

**OPTIONAL:** Retreat in lieu of Loft,  
 Covered Patio, Deck with Covered Patio,  
 Extended Covered Patio, Extended Deck  
 with Extended Covered Patio,  
 Optional Two-Sided Fireplace  
 in lieu of Fireplace

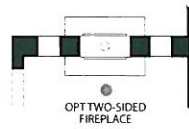
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Lower Floor Plan



Upper Floor Plan



Optional Two-Sided  
 Fireplace (at Great Room)



Optional  
 Retreat



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# RESIDENCE THREE

Latitude



**3A - Spanish**



**3B - Monterey**



**3C - Italian**



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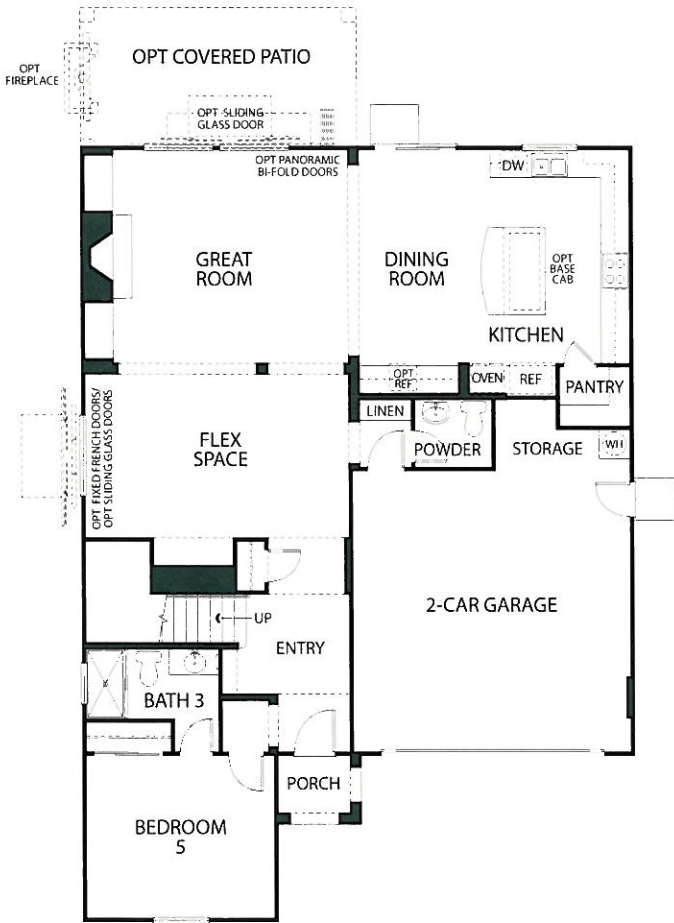
# RESIDENCE THREE

2,977 Square Feet

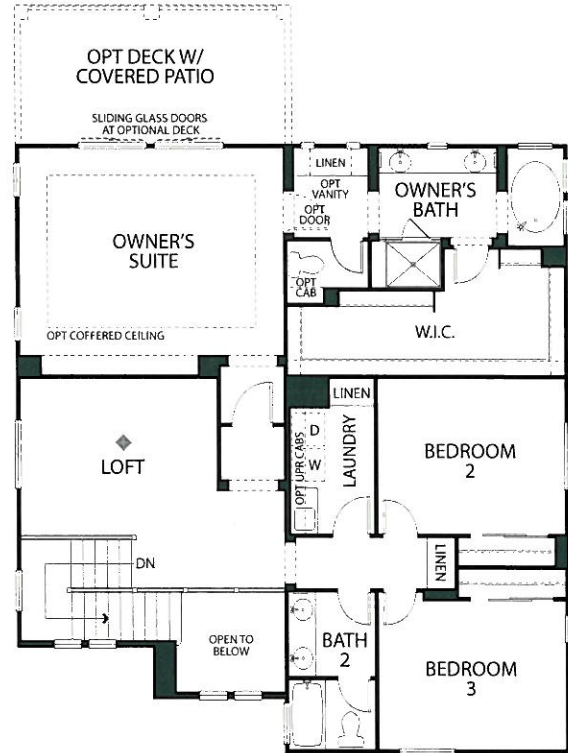
- 4 Bedrooms
- 3.5 Baths
- 2-Car Garage with Storage Area

OPTIONAL: Bedroom 4 in lieu of Loft,  
Retreat in lieu of Loft, Covered Patio,  
Deck with Covered Patio

Latitude



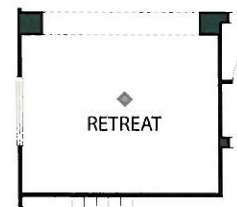
Lower Floor Plan



Upper Floor Plan



Optional Bedroom 4



Optional Retreat



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# AMENITIES

- Energy Efficiency
- Water Conservation
- Resource Conservation
- Indoor Air Quality

Latitude

## Distinctive Exteriors

- Post tension slab
- Three-coat stucco system
- Radiant barrier roof sheathing
- Sustainable wall and ceiling insulation
- Craft Master Cashal 2-panel arch top with bead board interior doors with 2 1/2" casing and 3 1/4" base
- 8' Smooth Star Fiberglass front entrance door
- Beige dual glazed vinyl windows with low-E glass
- Schlage® with oil rubbed bronze finish on exterior front door hardware, satin nickel finish on interior door hardware
- Optional keyless entry garage door
- 1/2 hp LiftMaster garage door opener
- Front yard landscaping with automatic sprinklers and timer
- Exterior lighting fixtures at garage (quantity varies per plan)
- Vinyl fencing (per plan)

## Elegant Interiors

- 42" wide (36" opening) direct vent gas fireplace with 42" precast paint grade surround
- Designer-selected 13" hand-set tile flooring in entry, kitchen, nook, laundry, powder, master suite and secondary bathrooms
- Upgraded, low-V.O.C. carpet and pad throughout
- Elegant 1/2" mini-bullnose on drywall corners (except inside closets and on window returns)
- 8' interior doors and closet doors
- Elegant 4.25" baseboard trim throughout
- Decora® rocker switches and slide dimmers
- Contemporary Decora® white outlets at countertop height
- Lennox® or equivalent 14 SEER/12 EER central HVAC system (per plan)
- Designer-selected, low-V.O.C., custom interior paint throughout
- Telephone outlets in kitchen, family room, master bedroom (per plan)
- Cable outlets in family room, master bedroom (per plan)
- Elegant 5-lamp ceiling fixture with silver antiquity finish in dining room (per plan)
- Prewired for ceiling fans in family room/great room, Owner's Suite and Loft (per plan)
- Laundry Room cabinetry with Piedrafina marble countertop
- Honeywell programmable thermostat control

## Kitchens

- Maple wood, full overlay, low-V.O.C. cabinetry with European concealed hinges in nutmeg finish
- Slab granite countertops in choice of two colors with 6" backsplash and full cooktop backsplash
- Whirlpool® 36" self-cleaning, 5-sealed burner gas cooktop in stainless steel
- Whirlpool® 30" self-cleaning oven with Accubake® and countertop microwave in stainless steel
- Whirlpool® ENERGY STAR-qualified, 5-cycle dishwasher
- Under-cabinet lighting
- Moen® single-handle, pull-out faucet
- Double basin stainless steel sink with Insinkerator® disposal
- Pre-plumbed for refrigerator icemaker
- Optional built-in recycling bin

## Luxurious Baths

- Sterling Accord tub and shower surrounds in secondary baths
- Tiled floor and walls at Owner's Bath shower with clear glass enclosure and frameless door
- Tile deck tub surround in Owner's Bath with drop-in acrylic tub
- Piedrafina marble countertops
- Low-flow, 1.28 gpf elongated toilets throughout
- 26" frameless medicine cabinet in all baths
- Maple wood, low-V.O.C., cabinetry with concealed hinges in nutmeg finish
- Moen® Brantford Series chrome fixtures



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# FREQUENTLY ASKED QUESTIONS



## How many residences will be included at Latitude?

- When complete, Latitude will have a total of 44 single-family homes.

## What will my Homeowners' Association fees be per month?

- At build-out, it is anticipated that the dues will be \$139 per month.

## What will the tax rate be at Latitude?

- It is anticipated that the effective property tax rate will be 1.39% including the CFD's and will vary based upon purchase price and square footage.

## What school district services Latitude?

- Latitude is in the award-winning Poway Unified School District.  
Poway Unified School District: (858) 521-2800, [www.powayusd.sdcoe.k12.ca.us](http://www.powayusd.sdcoe.k12.ca.us)
  - Willow Grove Elementary School  
14727 Via Azul, San Diego, CA 92127; (858) 674-6300
  - Black Mountain Middle School  
9353 Oviedo Street, San Diego, CA 92129-2198; (858) 484-1300
  - Westview High School  
13500 Camino Del Sur, San Diego, CA 92129; (858) 780-2000

A family-oriented community conveniently located in the center of San Diego County, the area boasts a wealth of recreational opportunities, a pristine lake and ecological reserves. Numerous parks dot the landscape, as do both public and private golf courses. Plentiful shopping is concentrated in several convenient centers which feature everything from boutique specialty shops to big box retailers. These centers offer a wide array of dining opportunities including independent cafes, restaurants and fast food.

## Area Parks

- Torrey Del Mar Community Park
- Adobe Bluffs Park
- Twin Trails Park
- Hilltop Community Park
- Los Penasquitos Canyon Preserve
- Black Mountain Open Space Park
- Torrey Pines State Park & Municipal Golf Course
- Lake Miramar: Hiking, fishing, boating, picnicking

## Area Shopping & Attractions

- Torrey Highlands Shopping Center
- Fairbanks Ranch Shopping Center
- Rancho Penasquitos Towne Center
- University Town Center
- Del Mar Flower Hill Mall



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