

Laurel Pointe

RESIDENCE TWO

2,882 Square Feet

- 4 Bedrooms, 2.5 Baths, 2-Car Garage w/Storage, Loft, Den, Covered Patio

OPTIONAL:

Guest Suite 1, Flex Room, Guest Room, or Retreat in lieu of Garage Storage,
 Guest Suite 2 in lieu of Bedroom 4, Bedroom 5 w/Guest Suite 2 in lieu of Bedroom 4/Loft,
 Game Room, Wet Bar*, Balcony at Game Room

*Wet Bar not available with Bedroom 5/Guest Suite 2

Prices From:

\$668,745

RESIDENCE THREE

3,067+ Square Feet

- 3 Bedrooms, 2.5 Baths, Den, Loft, Covered Patio, 2-Car Garage w/Storage

OPTIONAL:

Guest Suite 1 in lieu of Den, Guest Suite 2 in lieu of Loft,
 Balcony at Owner's Suite, Wet Bar or Storage in lieu of PPC

\$686,175

RESIDENCE FOUR

3,368+ Square Feet

- 4 Bedrooms, 2.5 Baths, Den, Loft, Covered Patio, 2-Car Garage w/Storage

OPTIONAL:

Guest Suite 1 in lieu of Den, Guest Suite 2, Flex Room, Game Room 1 or Game Room 2/
 Wet Bar in lieu of Storage, Guest Suite 3 in lieu of Bedroom 2/Bath 2/Bedroom 3,
 Storage or Wet Bar in lieu of Everyday Entry/PPC, Balcony at Owner's Suite

\$656,990

RESIDENCE FIVE

3,574+ Square Feet

- 4 Bedrooms, 2.5 Baths, Den, Loft, Covered Patio, 2-Car Garage w/Storage

OPTIONAL:

Guest Suite 1 or Flex Room in lieu of Storage, Guest Suite 2 or Retreat in lieu of
 Bedroom 4, Bedroom 5 in lieu of Den, Game Room or Game Room w/Wet Bar,
 Balcony at Owner's Suite, Coffee Bar in lieu of Linen at Owner's Suite

\$683,990

Property Taxes: 1.08730% Plus \$693 Annually
 Pulte Home Insurance: \$46 to \$60 Monthly
 Homeowners Association: \$266 Monthly

Laurel Pointe

1513 Leonis Place, Vista, CA 92083
 (760) 842-7045

Pulte.com/Offers

Monday 1pm to 5pm
 Tuesday - Sunday 10am to 5pm



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Laurel Pointe

**1A - Spanish Colonial****1B - Early California****1C - Monterey**

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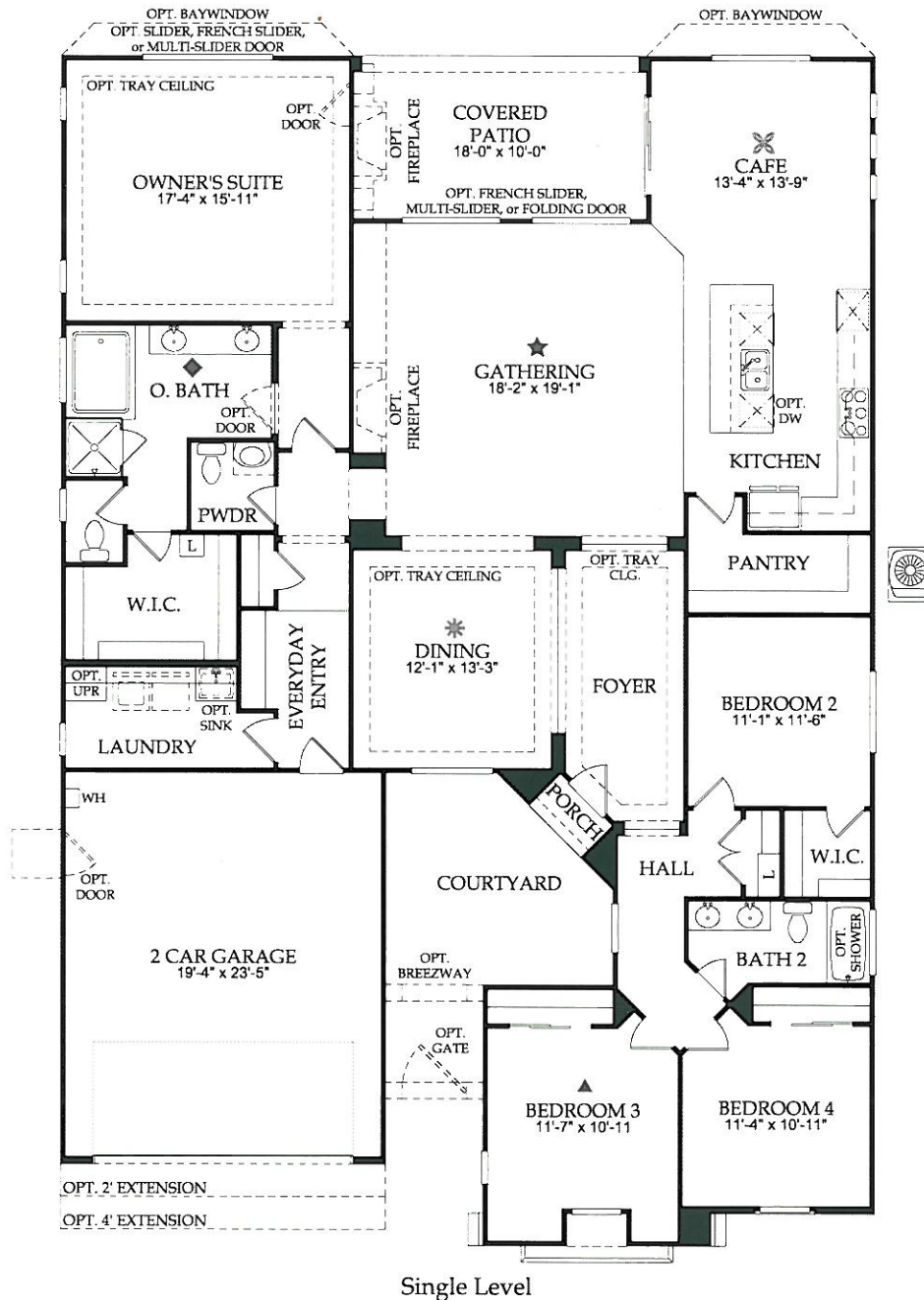
2,582+ Square Feet

- 4 Bedrooms, 2.5 Baths
- Covered Patio
- 2-Car Garage

Laurel Pointe

OPTIONAL:

Guest Suites in lieu of Bedrooms 2, 3 and 4



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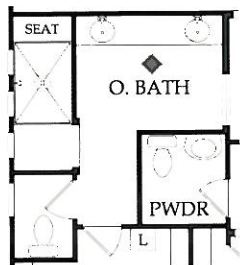


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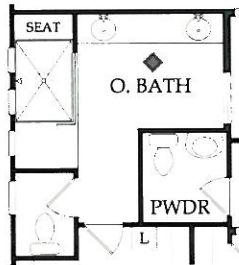
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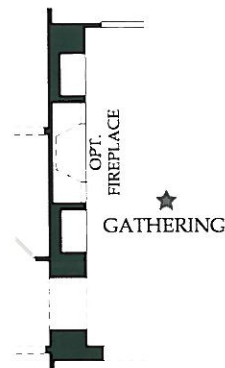
Laurel Pointe



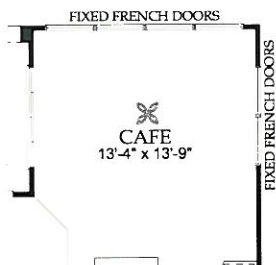
Optional Walk-In Shower 1 at Owner's Bath



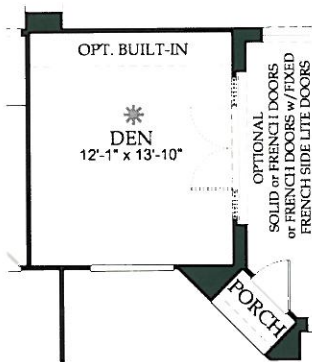
Optional Walk-In Shower 2 at Owner's Bath (with glass)



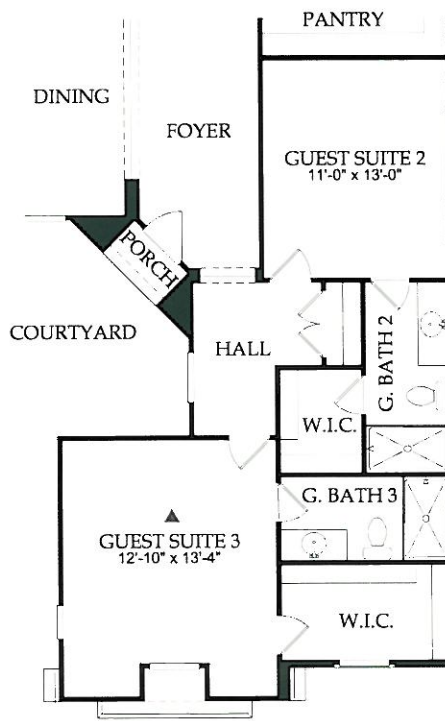
Optional AV Built-in



Optional Fixed French Doors at Cafe



Optional Den



Optional Guest Suites

Laurel Pointe

**2A - Spanish Colonial****2B - Early California****2C - Monterey**

2,882 Square Feet

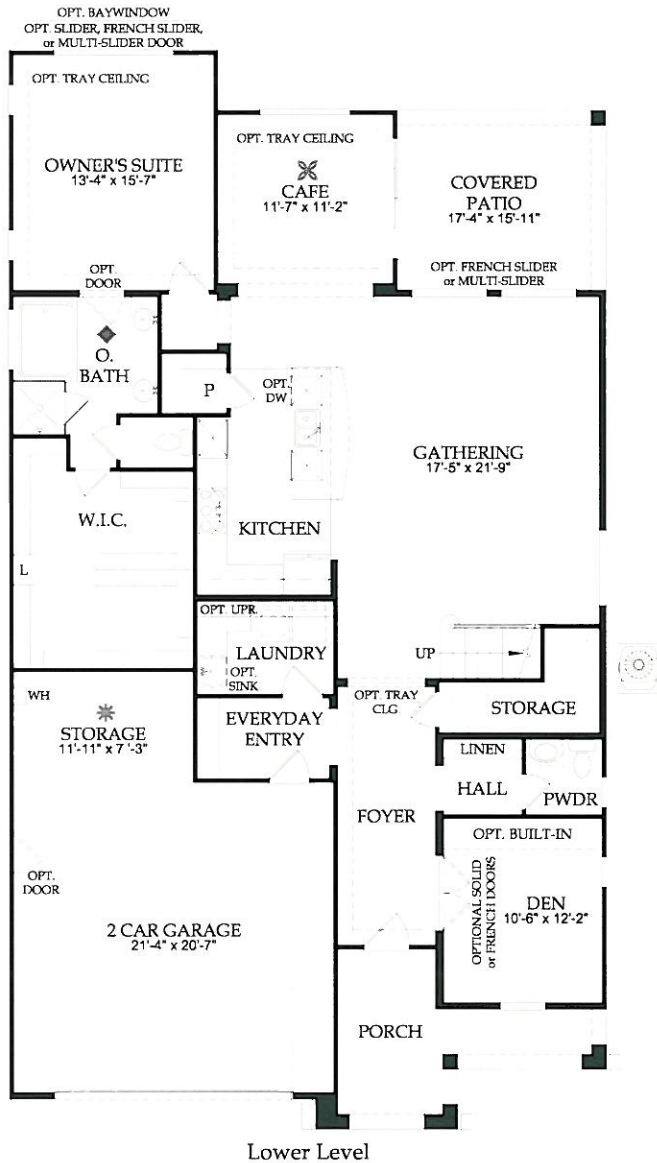
- 4 Bedrooms, 2.5 Baths
- 2-Car Garage w/Storage
- Loft, Den, Covered Patio

OPTIONAL:

Guest Suite 1, Flex Room, Guest Room, or Retreat in lieu of Garage Storage,
 Guest Suite 2 in lieu of Bedroom 4, Bedroom 5 w/Guest Suite 2 in lieu of Bedroom 4/Loft,
 Game Room, Wet Bar*, Balcony at Game Room

*Wet Bar not available with Bedroom 5/Guest Suite 2

Laurel Pointe



Laurel Pointe



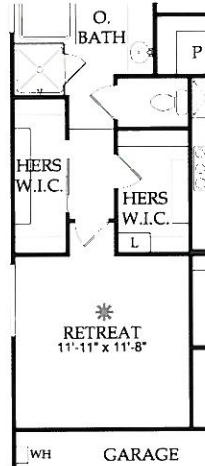
Optional Walk-In Shower 1 at Owner's Bath



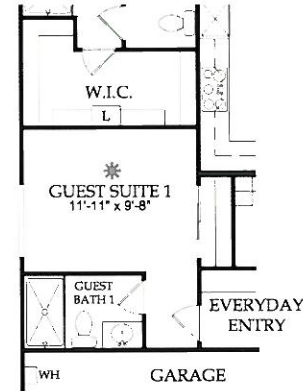
Optional Walk-In Shower 2 at Owner's Bath (with glass)



Optional Flex Room



Optional Retreat



Optional Guest Suite 1



Optional Fixed French Doors at Cafe

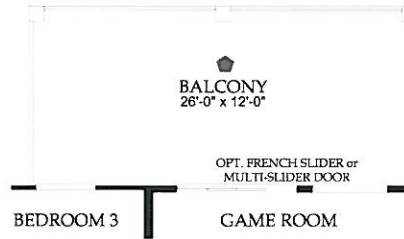
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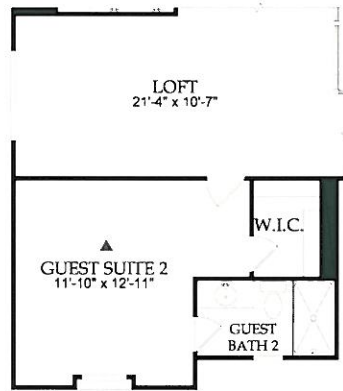
Optional Wetbar



Optional Balcony



Optional Game Room



Optional Guest Suite 2



Optional Bedroom 5 w/ Guest Suite 2



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Laurel Pointe



3A - Spanish Colonial



3B - Early California



3C - Monterey



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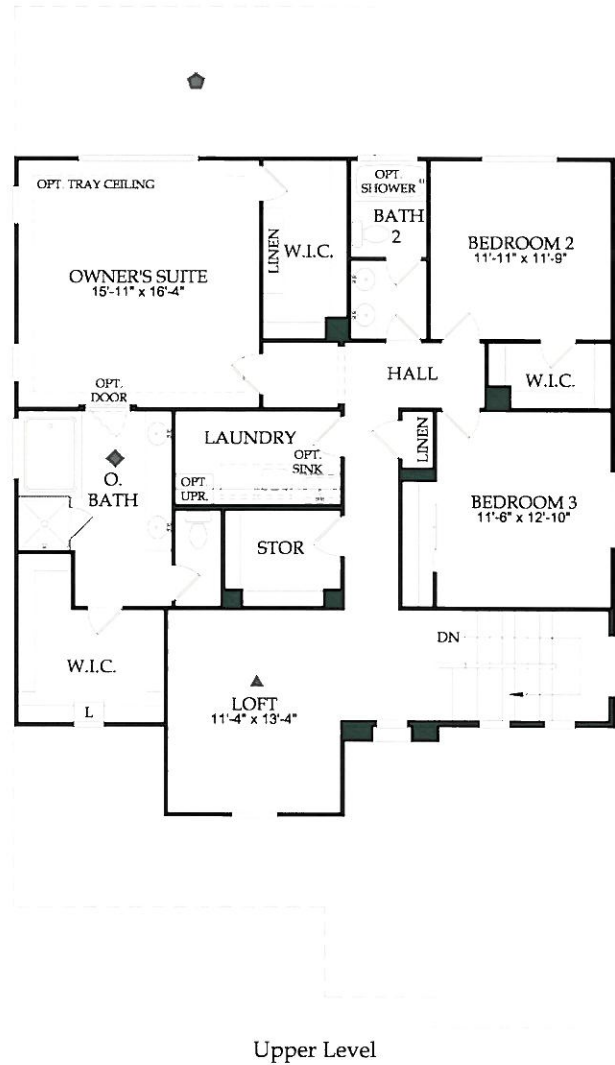
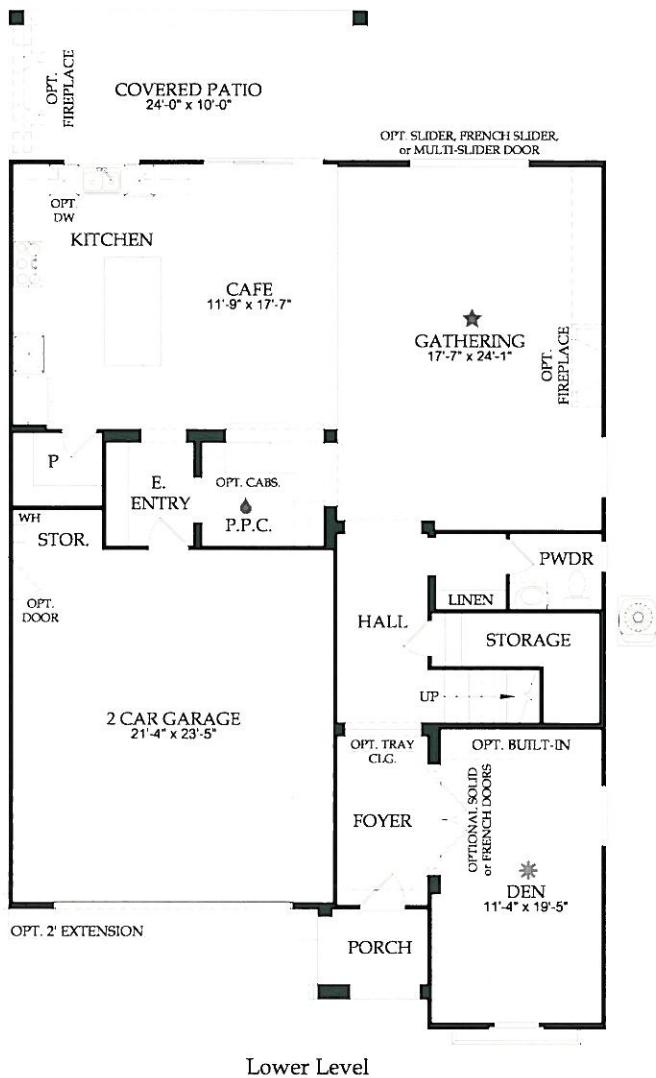
3,067+ Square Feet

- 3 Bedrooms
- 2.5 Baths
- Den, Loft, Covered Patio
- 2-Car Garage w/Storage

OPTIONAL:

Guest Suite 1 in lieu of Den, Guest Suite 2 in lieu of Loft,
Balcony at Owner's Suite, Wet Bar or Storage in lieu of PPC

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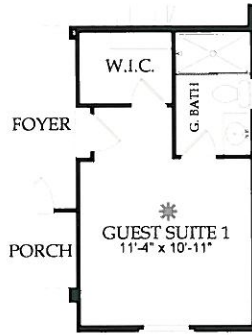
Laurel Pointe



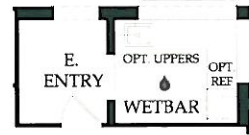
Optional AV Built-in



Optional Storage i.l.o. PPC



Optional Guest Suite 1



Optional Wetbar i.l.o. PPC



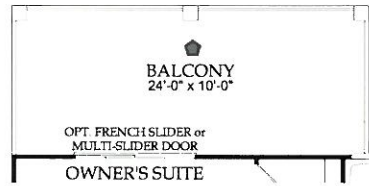
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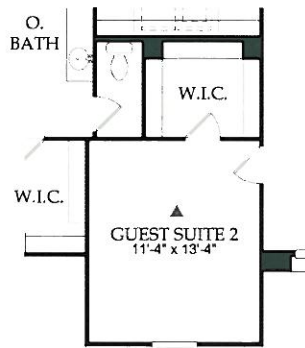
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Optional
Balcony



Optional
Guest Suite 2



Optional
Walk-In Shower 1
at Owner's Bath



Optional
Walk-In Shower 2
at Owner's Bath
(with glass)

Laurel Pointe



4A - Spanish Colonial



4B - Early California



4C - Monterey

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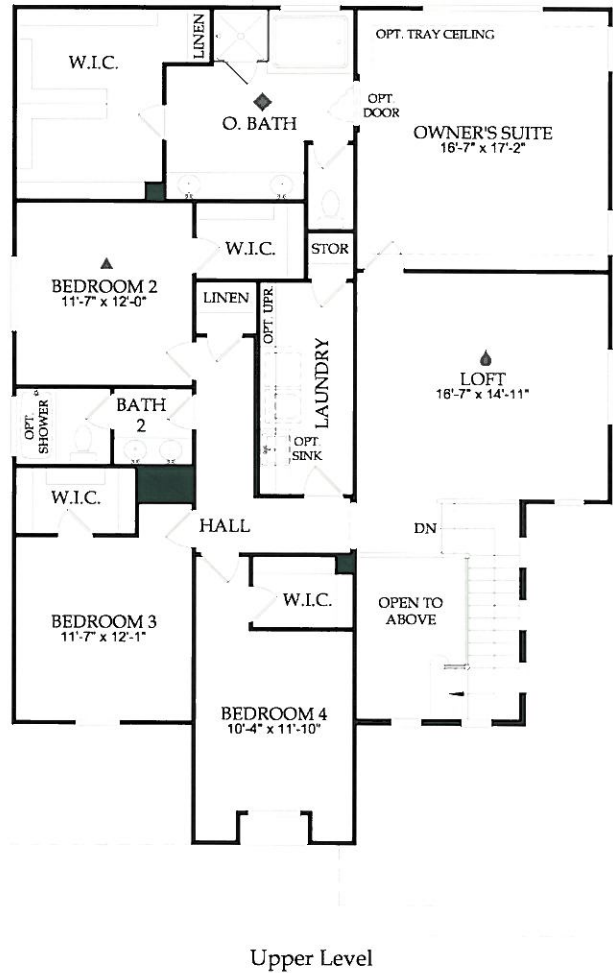
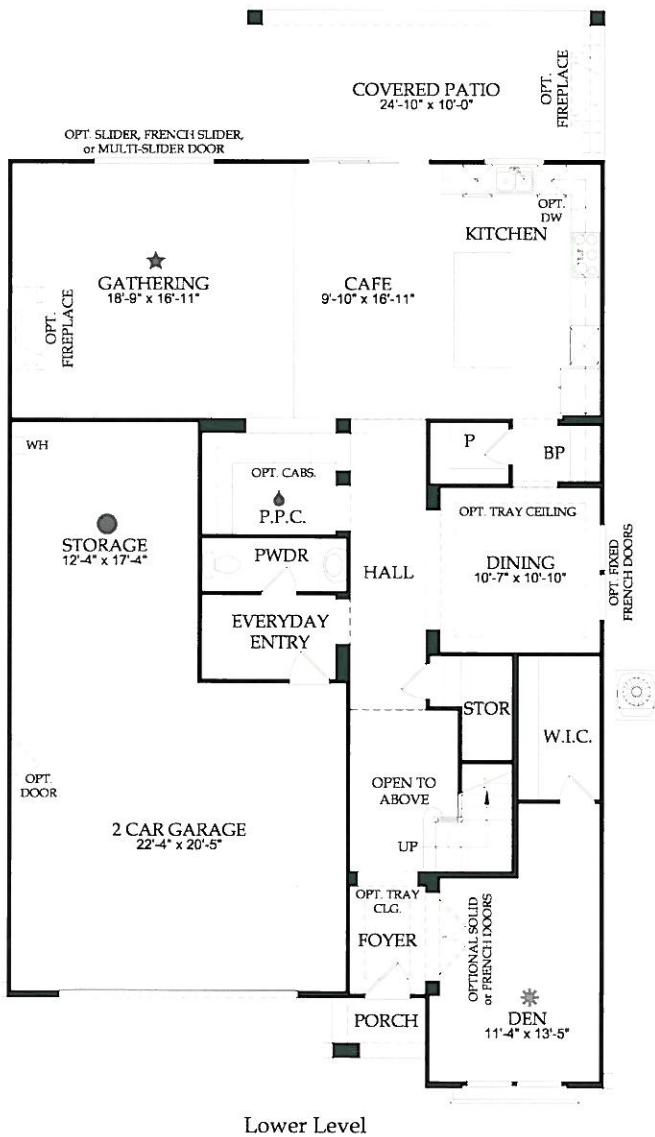
3,368+ Square Feet

- 4 Bedrooms
- 2.5 Baths
- Den, Loft, Covered Patio
- 2-Car Garage w/Storage

OPTIONAL:

Guest Suite 1 in lieu of Den, Guest Suite 2, Flex Room, Game Room 1 or Game Room 2/Wet Bar in lieu of Storage, Guest Suite 3 in lieu of Bedroom 2/Bath 2/Bedroom 3 Storage or Wet Bar in lieu of Everyday Entry/PPC Balcony at Owner's Suite

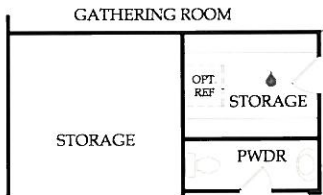
Laurel Pointe



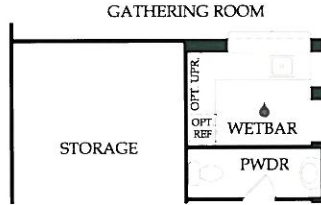
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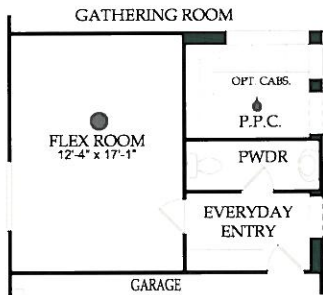
Laurel Pointe



Optional Storage i.l.o. PPC



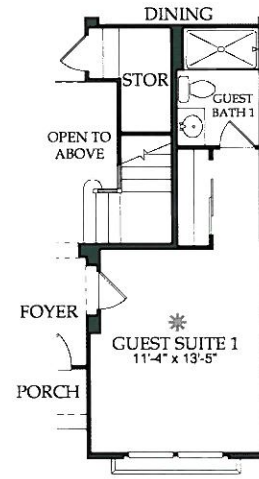
Optional Wet Bar i.l.o. PPC



Optional Flex Room



Optional Guest Suite 2



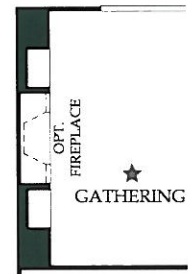
Optional Guest Suite 1



Optional Game Room 1

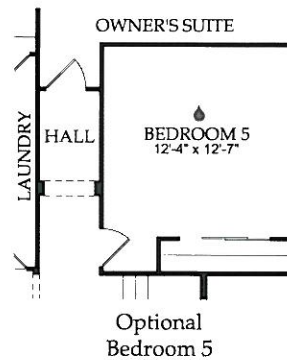
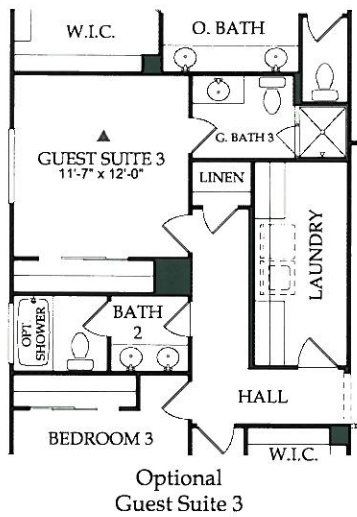
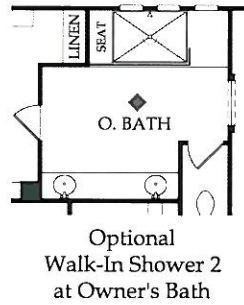
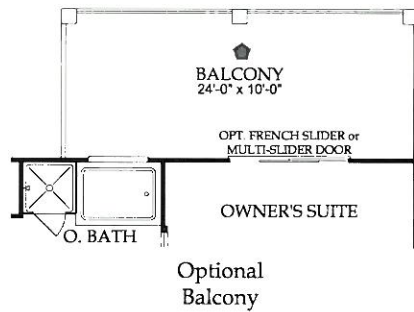


Optional Game Room 2 w/ Wetbar



Optional AV Built-in

Laurel Pointe



Laurel Pointe



5A - Spanish Colonial



5B - Early California



5C - Monterey

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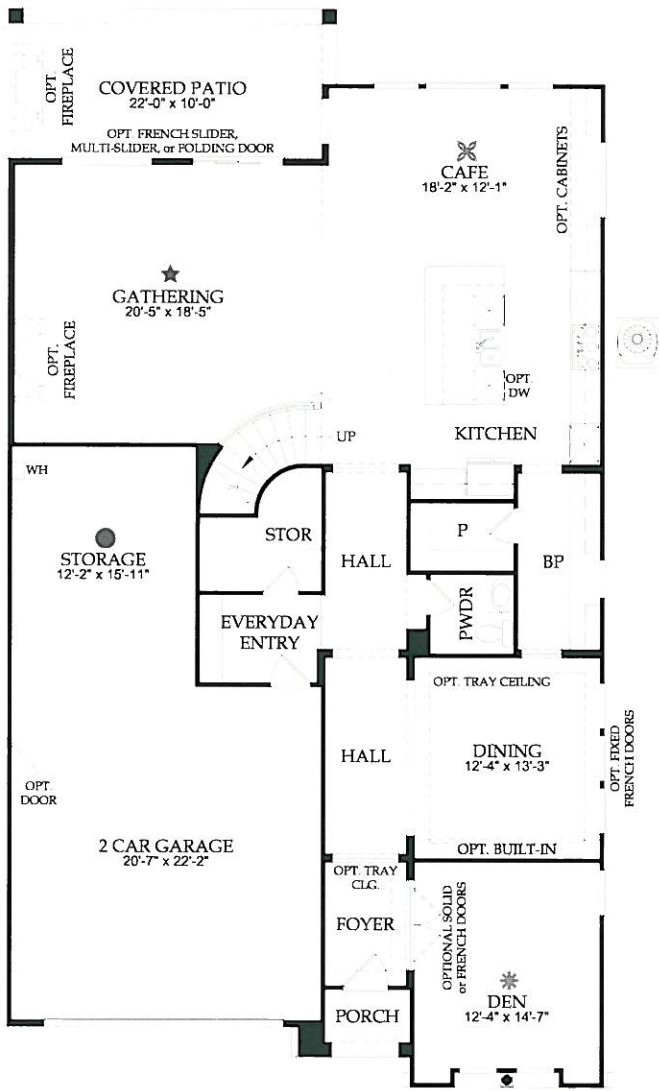
3,574+ Square Feet

- 4 Bedrooms
- 2.5 Baths
- Den, Loft, Covered Patio
- 2-Car Garage w/Storage

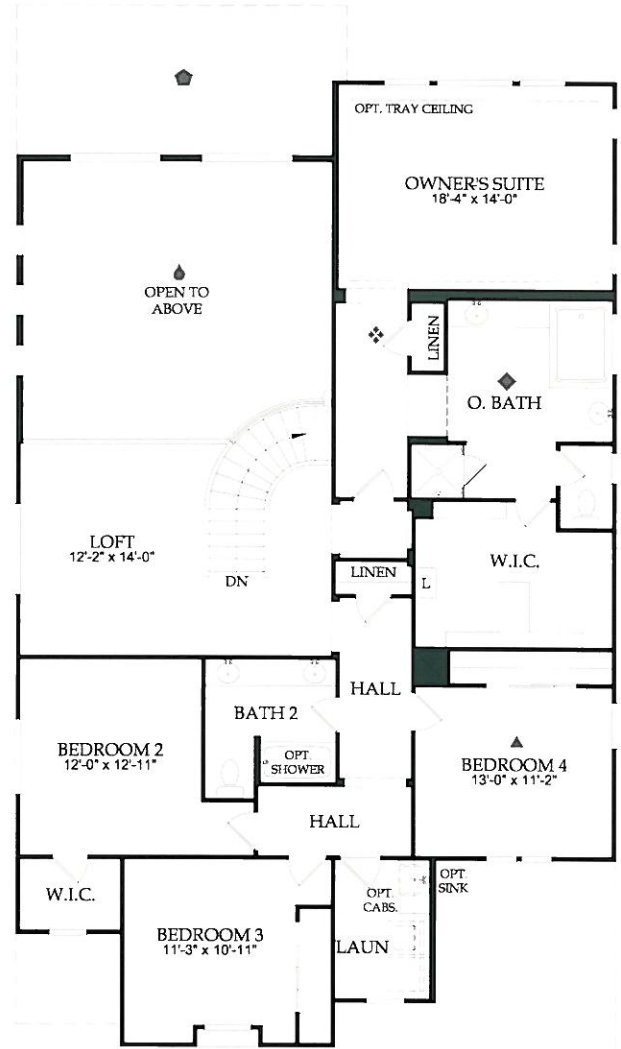
OPTIONAL:

Guest Suite 1 or Flex Room in lieu of Storage,
 Guest Suite 2 or Retreat in lieu of Bedroom 4,
 Bedroom 5 in lieu of Den, Game Room or Game Room
 w/Wet Bar, Balcony at Owner's Suite, Coffee Bar
 in lieu of Linen at Owner's Suite

Laurel Pointe



Lower Level



Upper Level



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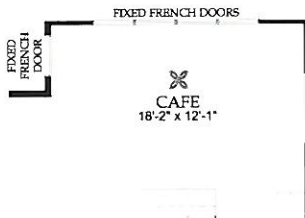
Optional
Opt. Flex Room



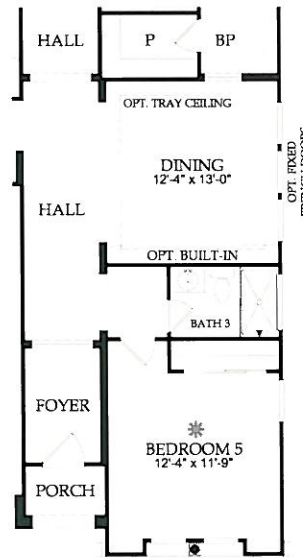
Optional
Opt. Guest Suite 1



Optional
AV Built-in



Optional
Fixed French Doors
at Cafe



Optional
Bedroom 5 i.l.o Den



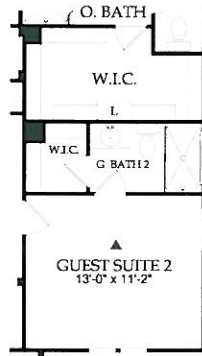
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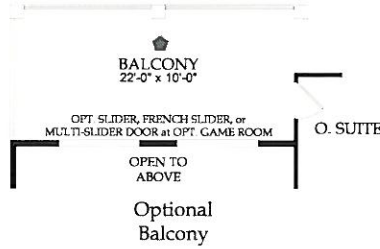
Optional Guest Suite 2
i.l.o. Bedroom 4



Optional Retreat i.l.o.
Bedroom 4



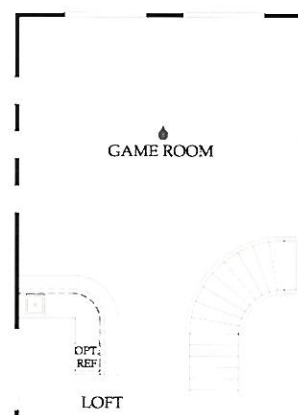
Optional Coffee Bar



Optional Balcony



Optional Game Room



Optional Wet Bar at Game Room



Optional Walk-In Shower 1
at Owner's Bath



Optional Walk-In Shower 2
at Owner's Bath

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Laurel Pointe

Welcome to Laurel Pointe, a gated community, within walking distance of the 16-acre Vista Sports Park, featuring natural grass baseball fields, turf football/soccer fields and children's playground. Vista Sports Park is adjacent to Laurel Pointe with a private pedestrian access from the neighborhood walking trail. Residents will also be able to walk to Melrose Sprinter Station, and to a hiking trail connecting to Guajome Regional Park. Just seven miles from the Pacific Ocean, the area boasts a wealth of recreational opportunities. 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.

How many residences will be included at Laurel Pointe?

- When complete, Laurel Pointe will have a total of 159 single-family homes.

What is the anticipated pricing for the homes at Laurel Pointe?

- It is currently anticipated that pricing will begin from the low \$600,000s and will vary by plan.

What will my Homeowners' Association fees be per month?

- At build-out, it is anticipated that the dues will be \$298 per month.

What will the tax rate be at Laurel Pointe?

- It is anticipated that the effective property tax rate will be 1.2% and will vary based upon purchase price and square footage.

What school district services Laurel Pointe?

- Laurel Pointe is in the Vista Unified School District, 1234 Arcadia Avenue, Vista, CA 92084, (760) 726-2170, www.vusd.k12.ca.us
 - Empresa Elementary School
4850 Avenida Empresa Oceanside, CA 92056; (760) 940-8454
 - Vista High School
1 Panther Way, Vista, CA 92804; (760) 726-5611
 - Roosevelt Middle School
850 Sagewood Drive, Oceanside, CA 92057; (760) 726-8003
- Guajome Park Academy (Charter School, grades 6-12)
2000 N Santa Fe Avenue, Vista, CA 92083; (760) 631-8500

NOTE: *Future private pedestrian access from Laurel Pointe is proposed.*

Area Parks

In total, there are 13 city parks including open spaces and parkways. Visit www.cityofvista.com/departments/parks for more information. Here is a partial list:

- Brengle Terrace park
- South Buena Vista Park and Alta Vista Botanical Gardens
- Guajome Regional Park
- Vista Sports Park
- Wildwood Park

Area Shopping & Attractions

- Melrose Center
- Town Center North
- Carlsbad Plaza South
- Westfield Plaza Shopping Center
- Rancho Del Oro Plaza
- Old Mission San Luis Rey
- Antique Gas & Steam Engine Museum





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

Laurel Pointe

Distinctive Exteriors

- Post tension slab
- Three-coat stucco system
- Sustainable wall and ceiling insulation
- Therma-Tru[™], 6-panel front entrance door
- Beige dual glazed vinyl windows with low-E glass
- Schlage[®] with oil rubbed bronze finish on exterior front door hardware, with chrome finish on interior door hardware
- 1/2 hp LiftMaster garage door opener
- Front yard landscaping with automatic sprinklers and timer
- Exterior lighting fixtures at garage (quantity varies per plan)
- Wood fencing

Elegant Interiors

- Designer-selected 13" hand-set tile flooring in entry, kitchen, nook, laundry, powder, master suite and secondary bathrooms
- Upgraded, Mohawk[®] low-V.O.C. carpet and pad throughout
- Elegant 3/4" mini-bullnose on drywall corners (except inside closets and on window returns)
- 6'8" CraftMaster[®] Cashal 2-panel interior doors and closet doors
- Elegant 5 1/4" baseboard trim throughout
- Decora[®] rocker switches and slide dimmers
- Lennox[®] or equivalent 13 SEER central HVAC system (per plan)
- Designer-selected, low-V.O.C., custom interior paint throughout
- Telephone outlets in Kitchen and Owner's Suite
- Cable outlets in Owner's Suite and Gathering Room
- Prewired for ceiling fans in Owner's Suite and Gathering Room
- Laundry Room base cabinetry with 6"x6" tile countertop
- Honeywell programmable thermostat control

Gourmet Kitchens

- White, Thermo-foil full overlay, low-V.O.C. cabinetry with European concealed hinges
- 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" built-in combination microwave wall oven with SteamClean[®] in stainless steel
- Whirlpool[®] ENERGY STAR-qualified, Sensor Cycle dishwasher
- Under-cabinet lighting

- Moen[®] single-handle, pull-out faucet
- Double basin stainless steel undermount 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 semi-frameless door
- Tile deck tub surround in Owner's Bath with drop-in acrylic tub
- 6"x6" ceramic tile countertops with 4" backsplash
- Low-flow, 1.28 gpf elongated toilets throughout
- 16"x36" polished edge medicine cabinet in Owner's Bath
- 24" polished edge medicine cabinet in Secondary Baths
- White, Thermo-foil low-V.O.C., cabinetry with concealed hinges
- Moen[®] Brantford Series chrome fixtures

Energy Features

- Sustainable wall and ceiling insulation
- Blown-in ceiling insulation
- Vinyl windows with dual-paned, low-E glass
- 80% energy efficient gas furnace
- 13 SEER air conditioning system
- Programmable thermostat
- Tankless water heater



Built from the idea up.

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