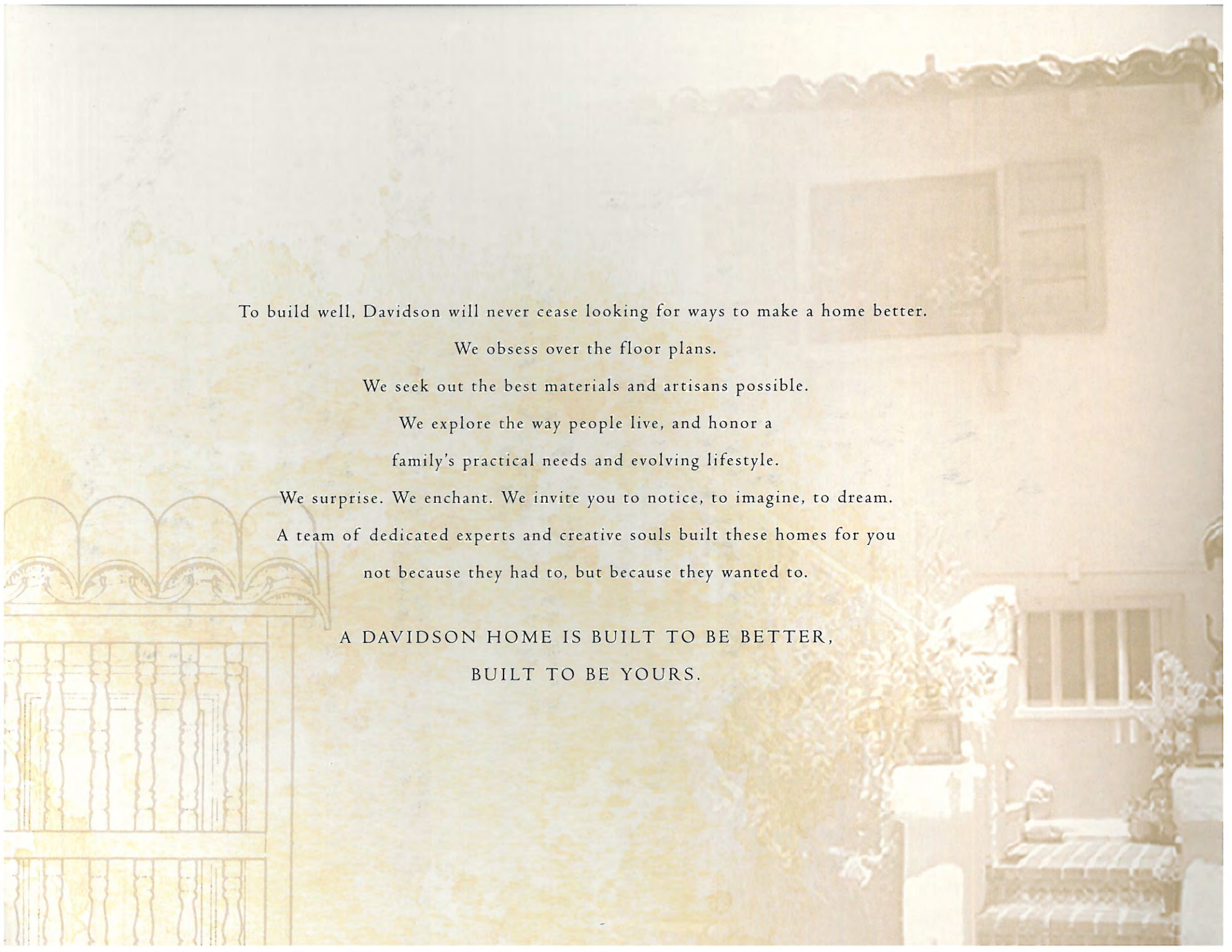




**MARICEL**  
AT TORREY HIGHLANDS  
♦  
DAVIDSON COMMUNITIES





To build well, Davidson will never cease looking for ways to make a home better.

We obsess over the floor plans.

We seek out the best materials and artisans possible.

We explore the way people live, and honor a family's practical needs and evolving lifestyle.

We surprise. We enchant. We invite you to notice, to imagine, to dream.

A team of dedicated experts and creative souls built these homes for you not because they had to, but because they wanted to.

A DAVIDSON HOME IS BUILT TO BE BETTER,  
BUILT TO BE YOURS.





# MARICEL

AN EXCEPTIONAL GATED COMMUNITY IN TORREY HIGHLANDS

Resting atop the coastal plateaus of northern San Diego  
against the SUN-WASHED backdrop of a  
landmark mountain, Maricel continues the TRADITION of  
Davidson Communities' passion for creating houses and communities  
of ENDURING EXCELLENCE.

Here coastal breezes meet inland warmth  
in a perfect marriage of IDEAL CLIMATE ... as well as ease of access,  
EXCELLENT NEW SCHOOLS, neighborhood PARKS, and beckoning trail systems.

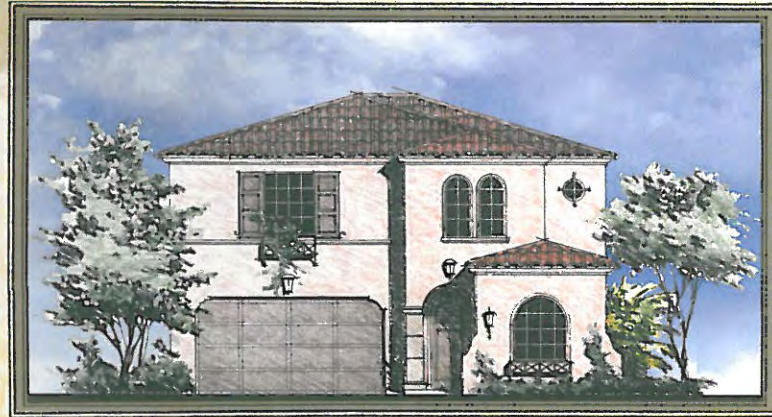
Each SPACIOUS DESIGN explores the needs of a  
modern, creative and efficient lifestyle ... enfolded in the  
CRAFTSMANSHIP and design DETAILS of a bygone era.

WHEN TIME WAS MEASURED DIFFERENTLY





~ SPANISH A ~



~ SPANISH B ~

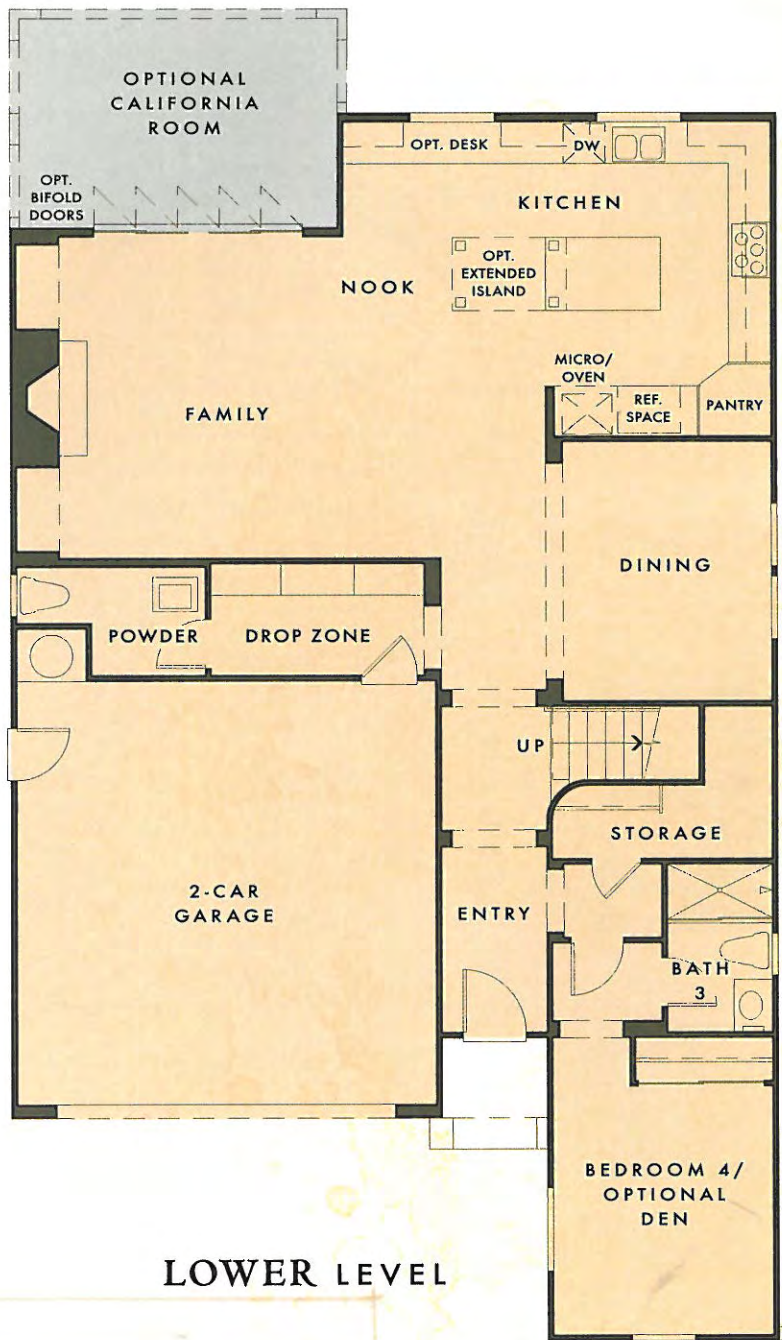


~ SPANISH C ~

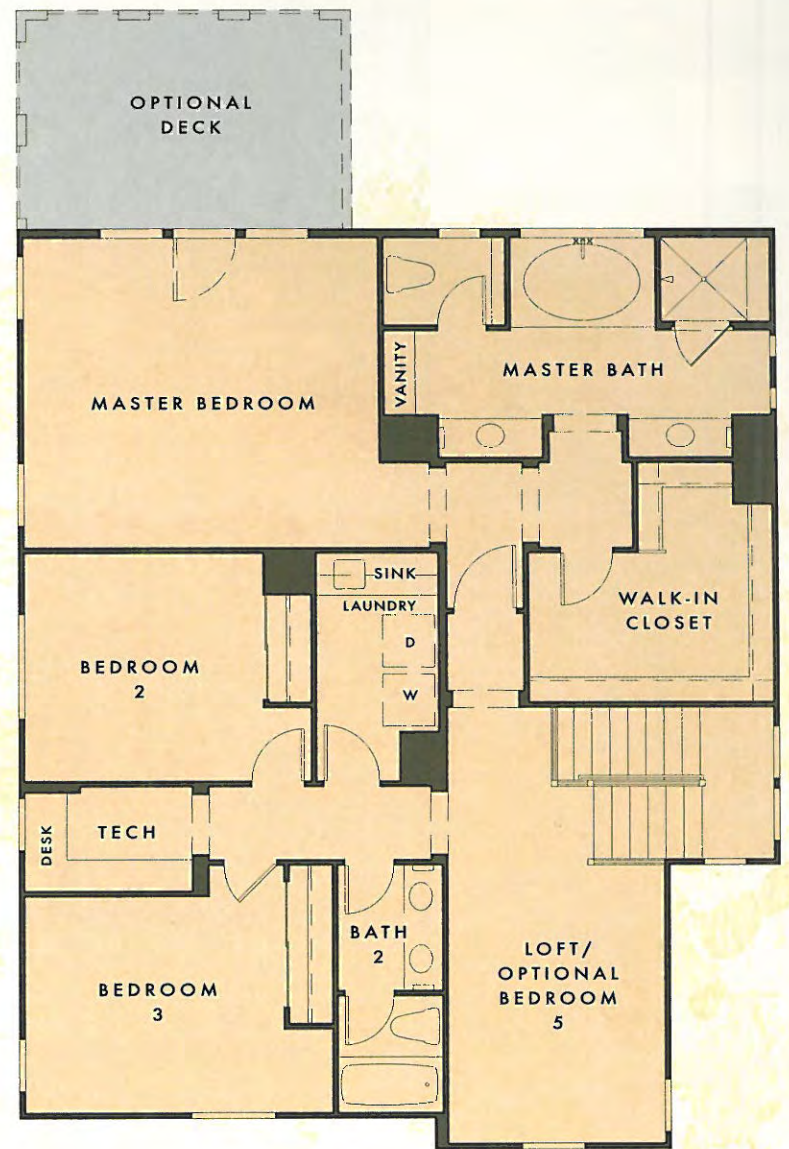
## PLAN ONE

*Two Stories*  
**FOUR BEDROOMS**  
*Three & 1/2 baths*  
*Loft & Tech Space*  
*Optional : Bedroom 5 at loft*  
**TWO-CAR GARAGE**  
2,793 SQ FT





LOWER LEVEL



UPPER LEVEL

PLAN ONE

Entries, garages, doors, windows and decks vary by elevation.





~ SPANISH A ~



~ SPANISH B ~

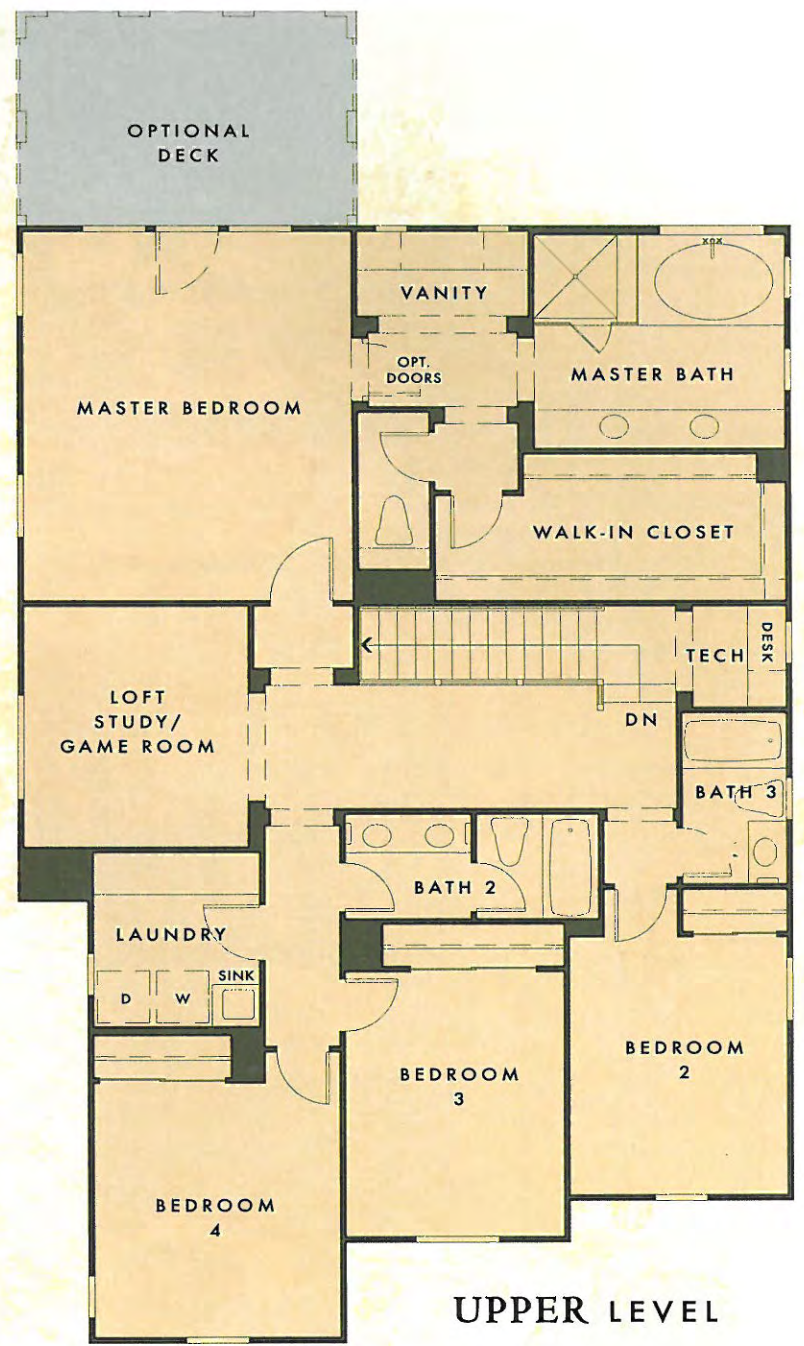
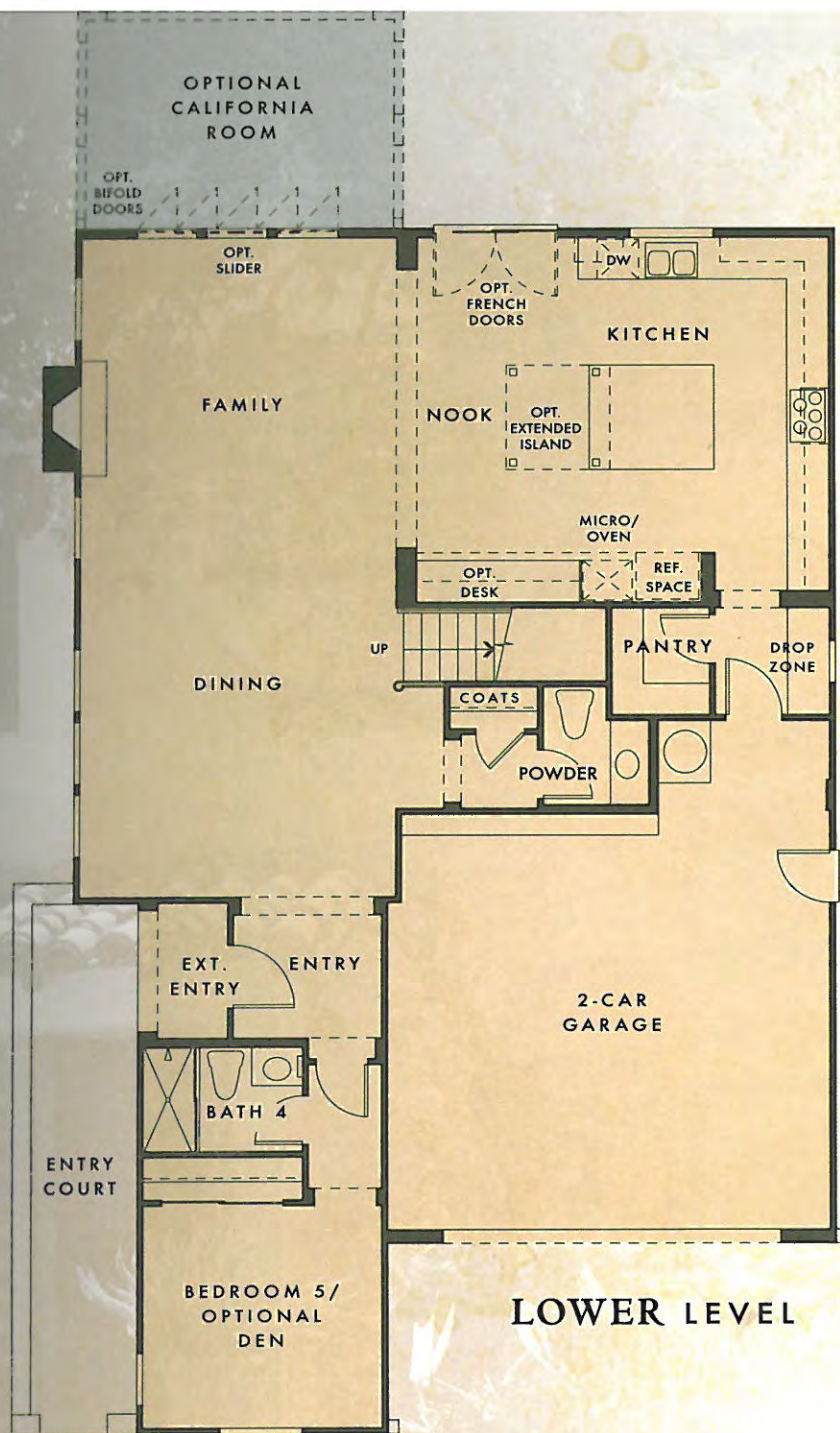


~ SPANISH C ~

## PLAN TWO

*Two Stories*  
**FIVE BEDROOMS**  
*Four & 1/2 baths*  
*Loft Study/Game Room & Tech Space*  
*Optional : Den*  
**TWO-CAR GARAGE**  
**3,098 SQ FT**

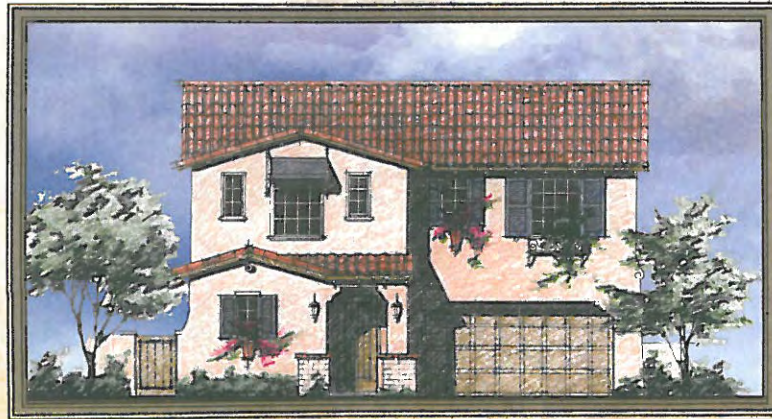




Entries, garages, doors, windows and decks vary by elevation.

**PLAN TWO**

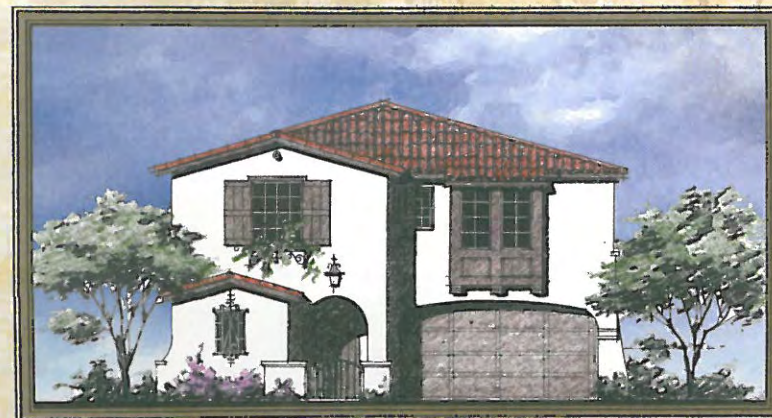




~ SPANISH A ~



~ SPANISH B ~

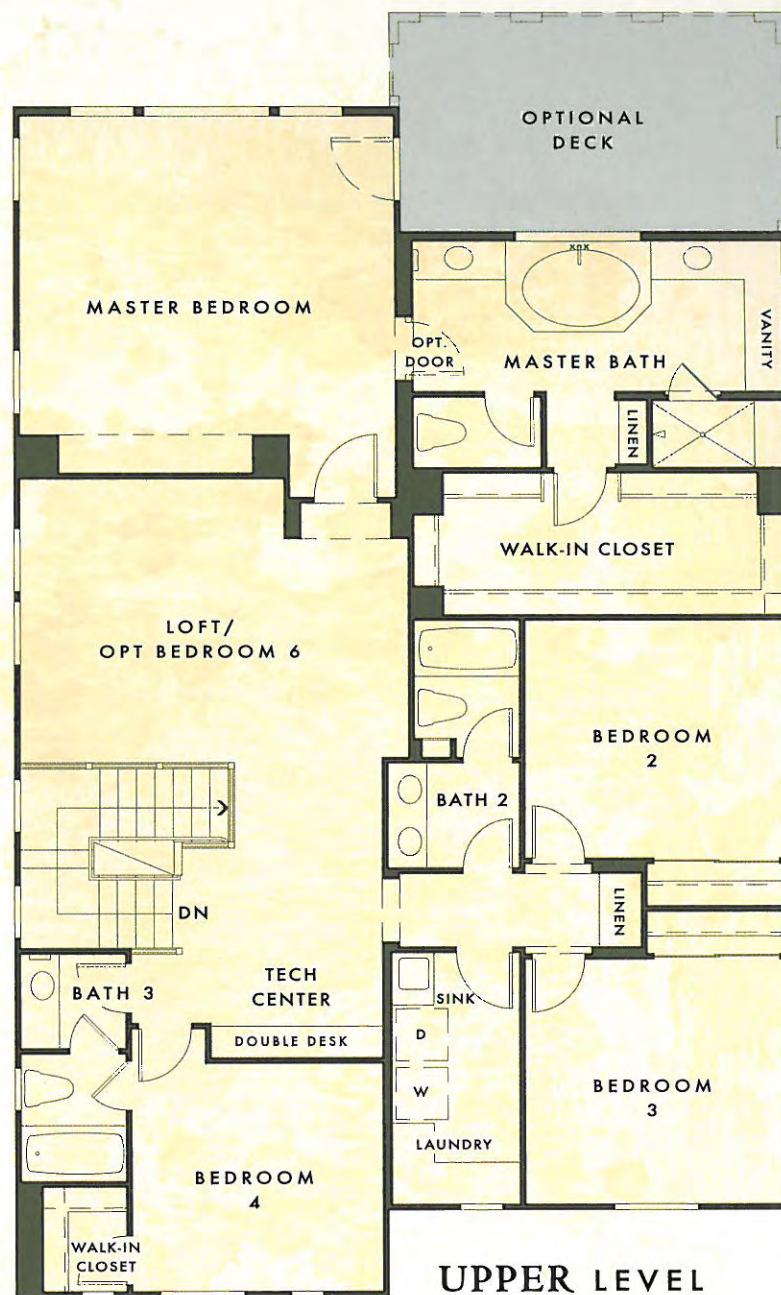
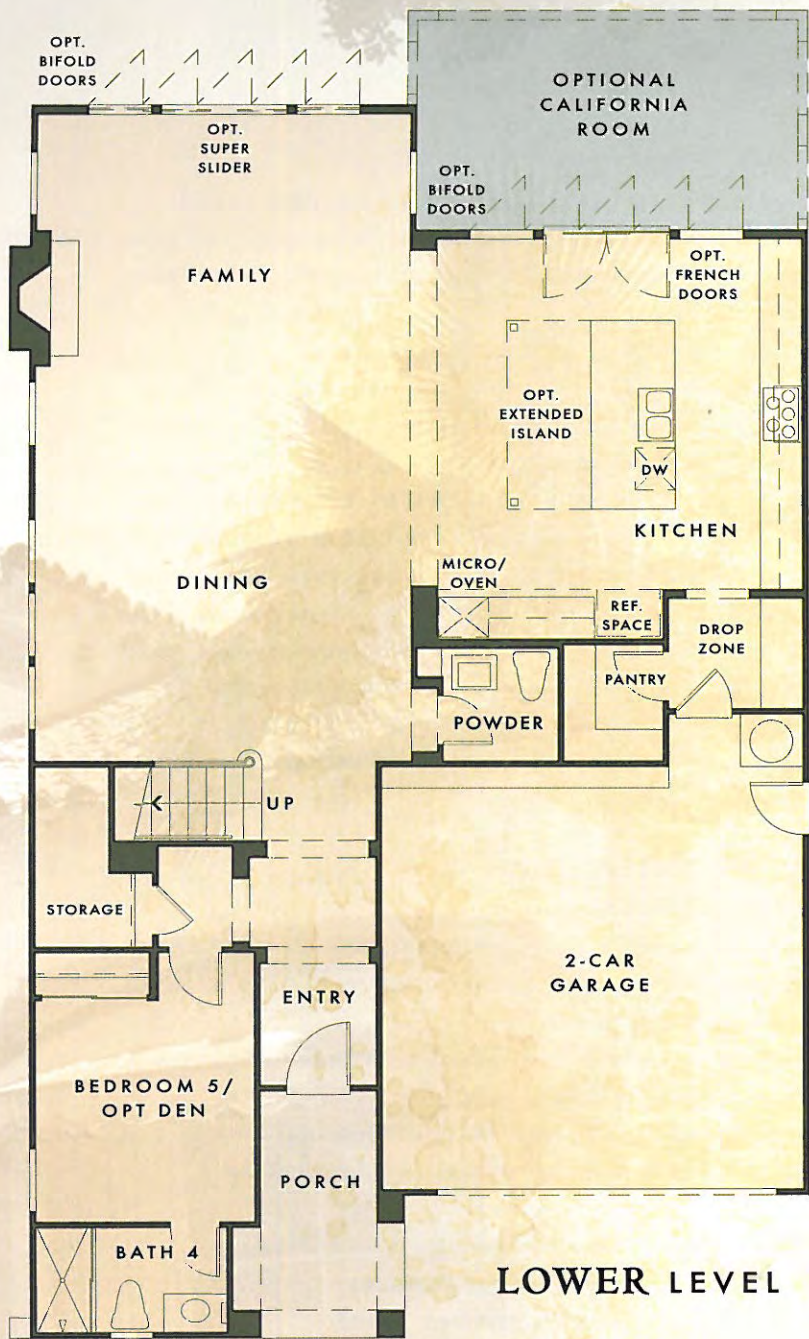


~ SPANISH C ~

## PLAN THREE

*Two Stories*  
**FIVE BEDROOMS**  
*Four & 1/2 baths*  
*Loft & Tech Center*  
*Optional : Bedroom 6*  
**TWO-CAR GARAGE**  
**3,283 SQ FT**





Entries, garages, doors, windows and decks vary by elevation.

**PLAN THREE**



# FEATURES

## INSPIRING EXTERIORS

- Customized exterior color schemes and hand-selected roof tiles composed by a nationally awarded color designer
- Concrete "S" roof tiles (styles and color vary by elevation)
- "Therma Tru" entry doors with finished hardware
- Energy efficient exterior lighting
- Dual-paned vinyl windows with upgraded sculptured grids

## GOURMET KITCHENS

- Stylish Shaker door styled maple cabinetry in a choice of two colors along with designer selected knobs
- Large gourmet center islands and breakfast bar
- Elegant granite slab countertops in a variety of colors. Includes 6" backsplash with full backsplash at cooktop
- Stainless steel Whirlpool "Gold" series appliances include:
  - 36" gas cooktop with 5 sealed burners featuring center "Power Burner"
- Commercial style canopy hood
- Single lower oven with upper microwave
- 5-cycle fully integrated dishwasher
- Stainless steel compartmental sink with pullout sprayer
- Energy saving under-cabinet task lighting

## LUXURIOUS MASTER SUITES

- Stylish Shaker door styled maple cabinetry in a choice of two colors along with designer selected knobs
- Striking solid "Piedra Fina" surface in choice of select colors at pullman
- Oversized 6' custom Davidson exclusive oval soaking tub
- Separate shower with 3" x 6" white ceramic tile surrounds
- Custom Davidson exclusive "Vintage" faucets at pullmans, master tub and shower controls
- Frameless clear glass shower enclosure
- Spacious walk-in closets
- Full-height mirrors with beveled edge

## INVITING INTERIORS

- Inviting family room fireplaces with customized surrounds
- Custom crafted staircase system with maple handrails and painted balusters
- Gracious raised panel interior doors with egg-shaped hardware
- Oversized 5" baseboards
- Elegant framed portrait mirrors in powder bath
- Stylish Shaker door styled maple cabinetry in a choice of two colors in secondary baths, tech desk and laundry along with a selection of designer knobs
- Cultured marble countertops at secondary baths and laundry
- Handset 6" x 6" white or almond ceramic tile at secondary bath tub/shower
- Distinctive light fixtures and energy efficient recessed lighting
- Structured wiring with multi-port outlet in family room. Jacks for TV/computer/phone in master and TV/computer in secondary
- Phone jack in kitchen. Conduit over fireplace for plasma TV
- Convenient interior laundry room with sink
- Laundry area prepared for gas dryer with vent hook up
- Air conditioning

## QUALITY CONSTRUCTION

- Post-tensioned foundations
- I-joist truss system for increased strength and noise reduction
- Eco-friendly wood products used in construction
- Custom radius wall corners
- Insulated formaldehyde-free exterior walls and ceilings with weather-stripping at all exterior doors
- Energy efficient digital programmable thermostat
- Energy efficient water heater with re-circulating pump
- Pressure balancing shower valves
- Cast iron waste lines in select areas for noise reduction
- Fully dry-walled and textured garage spaces
- Sectional garage doors with electronic openers
- BBQ stub and hose bibs conveniently located
- Rain gutters including connection into drainage system
- Fire sprinkler system
- Safety minded smoke detectors



## OPTIONAL PERSONAL TOUCHES

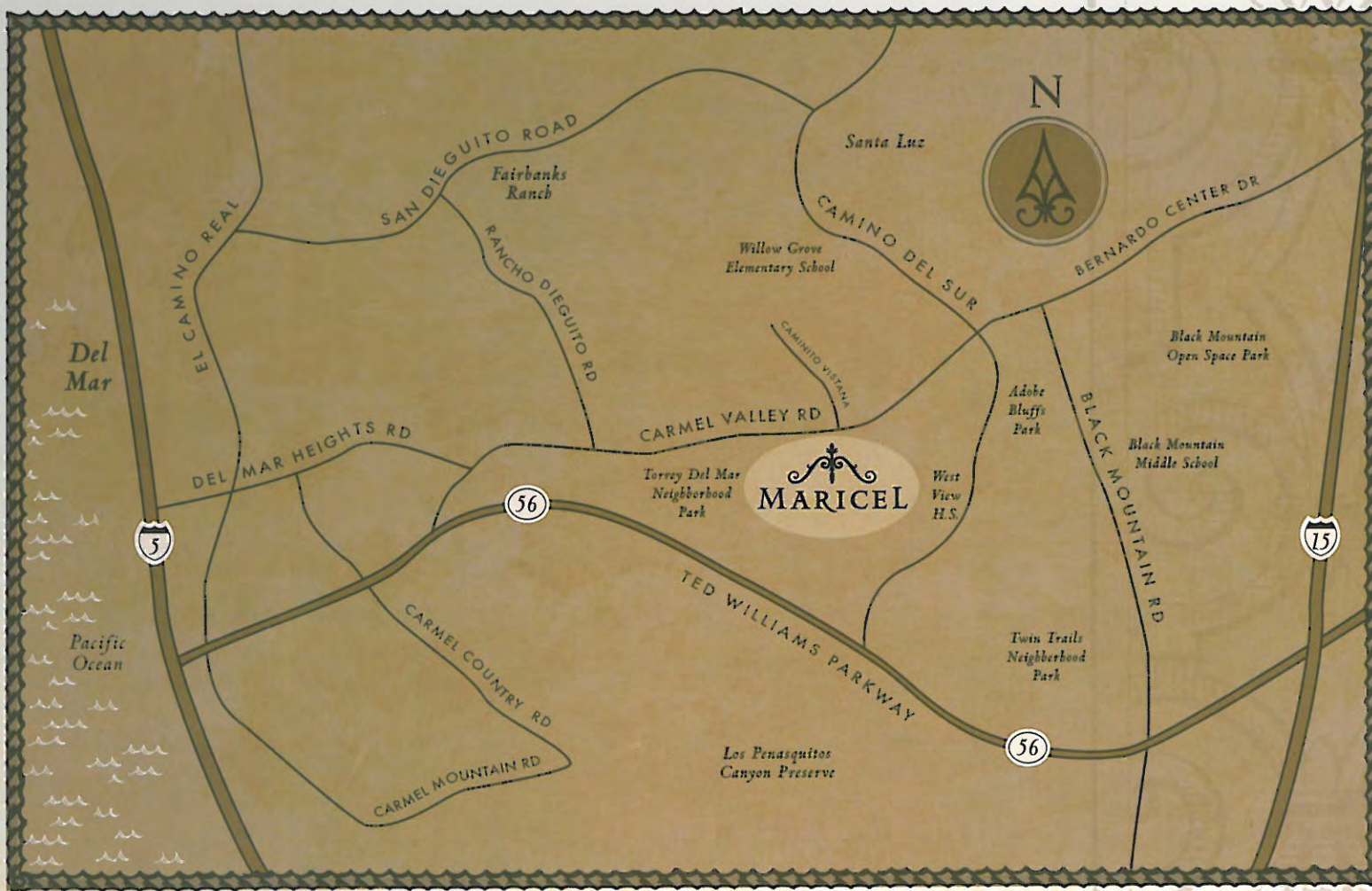
We invite you to individualize your new Davidson home with our qualified design consultant. Here are just a few options for your consideration:

- Cabinetry in a variety of door color stains and finishes
- Upgraded KitchenAid stainless appliances including "Pro Series"
- Customized countertop options for kitchen, master bath, secondary baths and laundry room
- Extended outdoor living created by our covered California room and deck options
- Variety of exterior door options including California bi-folding doors and Super Sliders where available
- Free standing master bath tub
- Vertical wall paint color upgrades in a variety of colors
- Crown mouldings
- Upgraded baseboards and window casings
- Built-in cabinetry at select locations including garage
- Selection of staircase options including wrought iron
- Intercom and security system
- Additional phone, cable, J-box and electrical outlets

Additional options will be explained during your personal appointment.

MAKING THINGS WELL  
IS MORE IMPORTANT THAN MAKING THEM  
—Antonio Machado, 1875-1939





  
**MARICEL**  
 AT TORREY HIGHLANDS  
 +  
 DAVIDSON COMMUNITIES

7805 CHADAMY WAY, SAN DIEGO, CA 92130 + 858-356-2476 + DRE License #01272295  
[www.davidsoncommunities.com](http://www.davidsoncommunities.com) + [maricel@davidsoncommunities.com](mailto:maricel@davidsoncommunities.com)

DAVIDSON COMMUNITIES RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO MAPS, PLANS, SPECIFICATIONS, MATERIALS, FEATURES AND COLORS WITHOUT NOTICE. OPTIONAL FEATURES AND COLORS MAY BE INCLUDED AT ADDITIONAL COST SUBJECT TO CONSTRUCTION CUT-OFF DATES. SPECIAL WALL AND WINDOW TREATMENTS, FRENCH DOORS, UPGRADED FLOOR COVERINGS, SOFTSCAPE, HARDSCAPE, LANDSCAPE AND OTHER ITEMS FEATURED IN AND AROUND THE MODEL HOMES ARE DECORATOR SUGGESTED AND NOT INCLUDED IN THE PURCHASE PRICE. ALL RENDERINGS, FLOOR PLANS AND MAPS ARE ARTIST'S CONCEPTION AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE BUILDINGS, FENCING, WALKS, DRIVEWAYS OR LANDSCAPING. ASK YOUR SALES REPRESENTATIVE FOR DETAILS.





*Award Winning  
Poway Schools!*



# MARICEL

AT TORREY HIGHLANDS

## PLAN ONE

**4 Bedrooms, 3.5 Baths, Loft and Tech Space**  
**(Optional 5<sup>th</sup> bedroom ~ Optional California Room and Deck)**  
**2,793 Square Feet**

Homesite 25	Phase 2	Includes "California Room" w/Bi-fold Doors and Deck!	\$854,900	<b>SOLD!</b>
Homesite 2	Phase 2	Includes upgraded kitchen granite and much more!	\$766,900	
Homesite 7	Phase 3	Private location!	\$755,900	<b>SOLD!</b>
Homesite 21	Phase 3	Includes "California Room" w/Bi-fold Doors and Deck!	\$842,900	<b>SOLD!</b>

## PLAN TWO

**5 Bedrooms, 4.5 Baths, Loft Study/Game Room and Tech Space**  
**(Optional Den/Office ~ Optional California Room and Deck)**  
**3,098 Square Feet**

Homesite 24	Phase 2	Includes "California Room" w/Bi-fold Doors and Deck!	\$897,900	<b>SOLD!</b>
Homesite 4	Phase 3	Includes Bi-Fold Doors at Family Room!	\$812,935	
Homesite 5	Phase 3	Includes Bi-Fold Doors at Family Room!	\$801,900	<b>SOLD!</b>

## PLAN THREE

**5 Bedrooms, 4.5 Baths, Oversized Loft/Media and Tech Space**  
**(Optional 6<sup>th</sup> Bedroom ~ Optional California Room and Deck)**  
**3,283 Square Feet**

Homesite 22	Phase 2	Includes "California Room" w/Bi-fold Doors and Deck!	\$876,900	<b>SOLD!</b>
Homesite 1	Phase 2	Includes Bi-fold Doors and other upgrades!	\$785,900	<b>SOLD!</b>
Homesite 3	Phase 3	Includes Bi-fold Doors at Kitchen & Upgraded Free Standing Tub!	\$813,700	
Homesite 5	Phase 3	Includes Bi-fold Doors at Kitchen & Upgraded Free Standing Tub!	\$827,010	



7805 Chadamy Way, San Diego CA 92130 ~ Phone 858-356-2476 ~ Email: [maricel@davidsoncommunities.com](mailto:maricel@davidsoncommunities.com)  
[www.davidsoncommunities.com](http://www.davidsoncommunities.com)

Davidson Communities reserves the right to change sales price and/or add, delete or modify floor plans, elevations and specifications without notice or obligation. Please see a Maricel sales representative for details concerning pre-pioted upgrades and options prior to making any purchase decision. Ask sales representatives about our broker co-op referral program. DRE # 01272295. Effective 11/15/12





# MARICEL

AT TORREY HIGHLANDS

## **Maricel Community info...**

Our exclusive gated community will feature a total of 41 homes. These beautifully designed homes are adorned with living spaces of 2,793, 3,098 and 3,283 sq. ft. Homes range from 4 to 6 bedrooms and 3 ½ to 4 ½ bathrooms, including a full bedroom/bath on the first level. Each spacious design explores the needs of a modern, creative and efficient lifestyle.

## **How do I get on the Interest List and Priority List?**

Please complete a Registration card at the Sales Office or visit [www.davidsoncommunities.com](http://www.davidsoncommunities.com) to be added to our Interest List. We will then contact you via email or by phone when the procedure for the priority list is established. You will need to pre-qualify with our approved lender, Cory O'Neil at Wells Fargo to be added to the priority list.

## **When will my homes be available for move-in?**

Phase 2 will be ready to move in by December 2012 and Phase 3 by Mid February 2013.

## **What schools will my children attend?**

**Willow Grove Elementary ~ Kindergarten thru 5<sup>th</sup> grade**  
14727 Via Azul, San Diego, CA 92127 ~ Phone: 858-674-6300

**Black Mountain Middle School ~ 6<sup>th</sup> thru 8<sup>th</sup> grade**  
9353 Oviedo St., San Diego, CA 92129 ~ Phone: 858-484-1300

**Westview High School ~ 9<sup>th</sup> thru 12<sup>th</sup> grade**  
13500 Camino Del Sur, San Diego, CA 92129 ~ Phone: 858-780-2000

Assigned schools are subject to change. For more information, you may contact the **Poway Unified School District** at 858-521-2800 or you can visit their website at [www.powayusd.com](http://www.powayusd.com)

## **What are the property taxes?**

The property tax base for Maricel is approximately 1.05%. There is an additional tax in the form of a mello roos for approximately \$2,704 per year. The total effective tax rate averages **approximately 1.37%**.

## **Is there an HOA and what are the monthly dues?**

As a Maricel homeowner, you will enjoy an exclusive gated community, private streets, tot lot and passive park areas. Maricel HOA dues are projected to be **\$152 per month at build out**.

## **What are the lot sizes?**

The home sites in Maricel average approximately 6,100 square feet.

## **What is the earnest money deposit required?**

An earnest money deposit of **\$15,000** payable to **First American Title Company** is required at the time you sign a formal reservation for a specific home site.



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