



# LIVE AT THE CENTER OF YOUR LIFE.



Sorrento  
HEIGHTS

A new LivingSmart®  
neighborhood  
by Pardee Homes



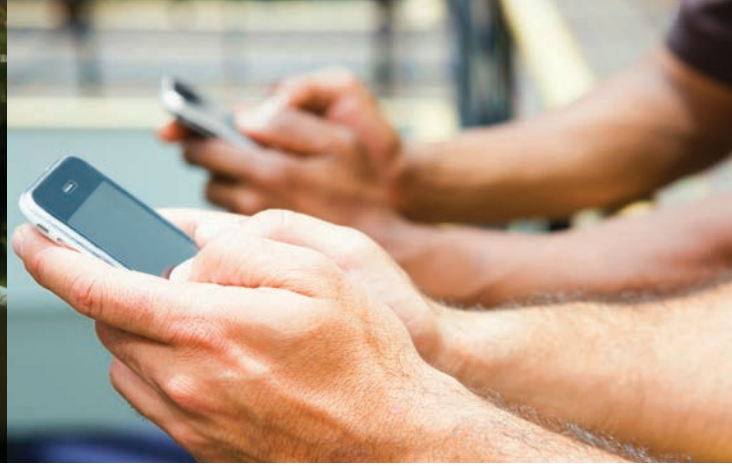




## Live at the center of your life.

Introducing **Sorrento Heights**, a new hillside neighborhood of sophisticated, spacious single-family homes, minutes from the coast, UCSD, UTC, and high-tech employers.

Featuring Nexia™ home automation, LivingSmart® eco-advanced features, and outdoor rooms available for family entertaining. Welcome to the center of your life.



## Not just a new neighborhood— a showcase of new ideas.

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**You want to optimize the Southern California coastal lifestyle.** Here, outdoor rooms are available with seamless thresholds that make indoor/outdoor living easy.

**You expect high-technology,** and our Nexia™ system of remote home automation provides a simple, convenient interface, lower electric bills **and** a more comfortable home.

**You want to go green.** Our comprehensive program of LivingSmart® features reduces utility bills, conserves resources, and promotes a healthy home environment for you and your family. A thoroughly modern home tailored for your high-performance life. Right in the middle of the Torrey Pines, Sorrento Valley, and UTC technology hub.





## *Shopping & Dining*

Carmel Valley, Del Mar, Solana Beach and La Jolla are just minutes away—providing a great mix of shopping, including grocery, drugstores, farmer's markets, boutiques, as well as restaurants and culture.

## *Education*

Your family will enjoy access to high-achieving public and private schools in San Diego with some of the brightest, most highly-motivated teachers and students in the state.



## *Beaches & Trails*

It's an easy drive to the beautiful beaches of Del Mar and La Jolla. Nearby, Torrey Pines State Reserve has hiking and jogging trails, and Los Peñasquitos Canyon Preserve is in your own backyard.



## *Job Central*








Torrey Pines. Sorrento Valley. Golden Triangle. Carmel Valley. They're home to the highest concentration of high-paying medical, biotech and telecom jobs in Southern California.





# Live green. Save green.

Like all new homes built by Pardee Homes, Sorrento Heights features the **LivingSmart**<sup>®</sup> package of standard and optional features that increase energy-efficiency, save water, save you money over the years, and contribute to your long-term peace of mind. Our homes are designed with these **four core components**:

			
 <b>HEALTH SMART.</b> Features that foster healthy living and cleaner air.	 <b>ENERGY SMART.</b> Technology that reduces energy use and utility bills.	 <b>EARTH SMART.</b> Materials that come from recycled and sustainable sources.	 <b>WATER SMART.</b> Features and landscape design that help conserve water usage.

**LIVING SMART.**

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.

 For more info visit [PardeeHomes.com/LivingGreen](http://PardeeHomes.com/LivingGreen).



### **INCLUDED** LivingSmart® features

The following are part of every LivingSmart® home:

### **AVAILABLE** LivingSmart® features\*

You may select from these options:



- Fluorescent lights in all recessed cans
- Dimmer switches and occupancy sensors (select locations)
- Radiant barrier roof sheathing
- Energy-efficient 13-SEER Carrier Bryant air conditioner with Puron™
- Low-E spectrally selective glass windows, which reduce heat and ultraviolet (UV) rays and provide optimal insulation
- Programmable thermostat with multiple time and temperature settings

- Sunpower® roof-inset solar electric power system generating solar electricity for your home (on select homes and exteriors)
- General Electric ENERGY STAR® low-water, energy-saving, front-loading washing machines and dryers
- General Electric ENERGY STAR® refrigerator
- Fluorescent lights in addition to the standard package
- LED lights
- Tankless water heater with circulation system and control for temperature adjustments



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

- High-efficiency air filtration system
- Interior paint color alternate
- Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage



- Delta WaterSense® labeled faucets, dramatically cutting water usage while maintaining desired water pressure
- General Electric ENERGY STAR® dishwasher
- Low-flow toilets that reduce water usage

- Reverse osmosis water system at kitchen
- On-demand water circulation system at tankless water heater
- Dual-flush toilets certified to meet WaterSense criteria



- Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors plus green labeled pad
- Convenient recycling center discreetly housed in kitchen cabinet

- 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
- Electric car charging station

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



RESIDENCE

1

**MODEL: Residence 1BR**

- Two-story
- 4 Bedrooms
- 3 Bathrooms
- 2-Bay Garage
- 2,155 sq. ft.



*Residence 1a – Traditional*



*Residence 1br – Spanish (model)*



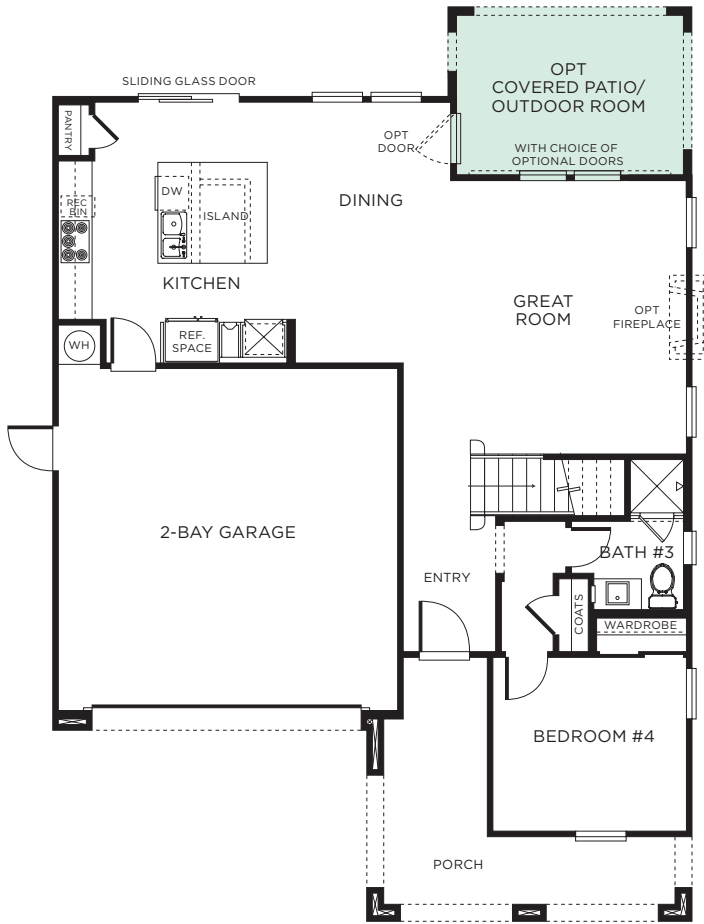
*Residence 1c – French Cottage*

Renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price. All square footage is approximate.

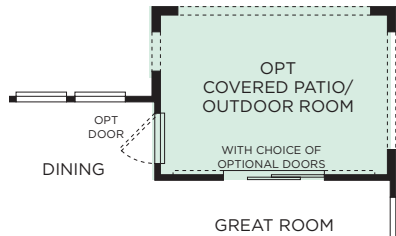
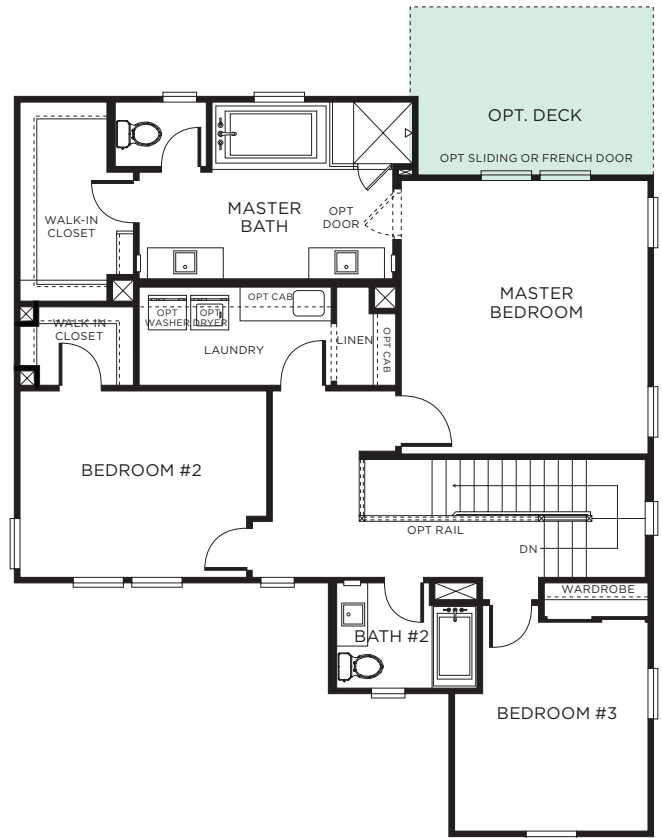


# RESIDENCE 1BR

FIRST FLOOR



SECOND FLOOR



OPTIONAL COVERED PATIO/OUTDOOR ROOM



OPTIONAL DECK AT MASTER BEDROOM

# RESIDENCE 2

## MODEL: Residence 2C

Two-story

3 Bedrooms

2.5 Bathrooms

Loft

2-Bay Garage

2,229 sq. ft.

## Standard Residence 2

Two-story

4 Bedrooms

2.5 Bathrooms

2-Bay Garage

2,229 sq. ft.



*Residence 2a – Traditional*



*Residence 2br – Spanish*



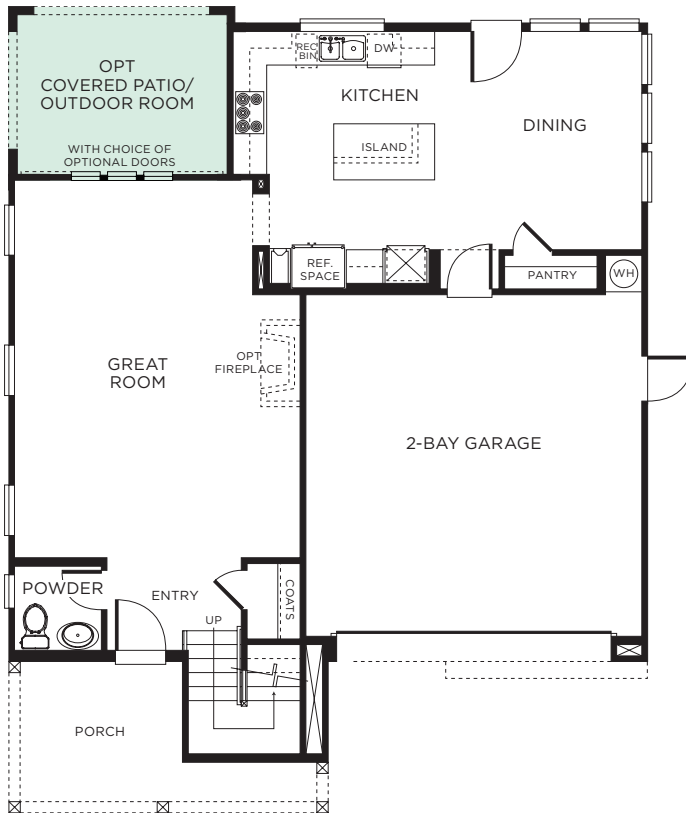
*Residence 2c – French Cottage (model)*

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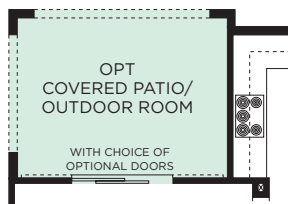
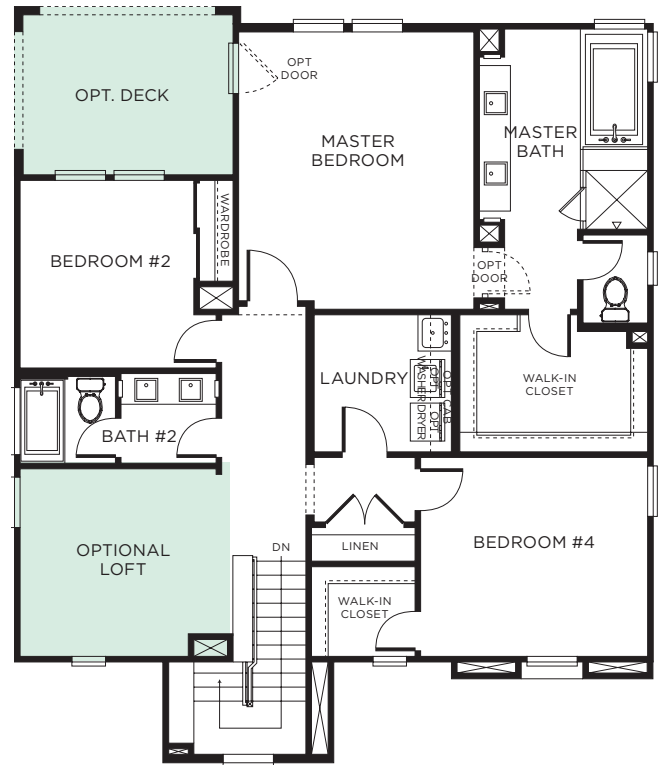


# RESIDENCE 2C

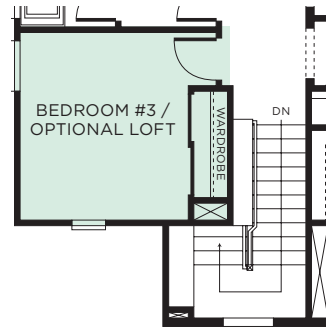
FIRST FLOOR



SECOND FLOOR



OPTIONAL  
COVERED PATIO/  
OUTDOOR ROOM



STANDARD BEDROOM 3  
IN LIEU OF LOFT



OPTIONAL DECK AT  
MASTER BEDROOM

# RESIDENCE 3

## MODEL: Residence 3A

Two-story  
4 Bedrooms  
3 Bathrooms  
Teen Room  
2-Bay Garage  
2,509 sq. ft.



*Residence 3a – Traditional (model)*



*Residence 3br – Spanish*



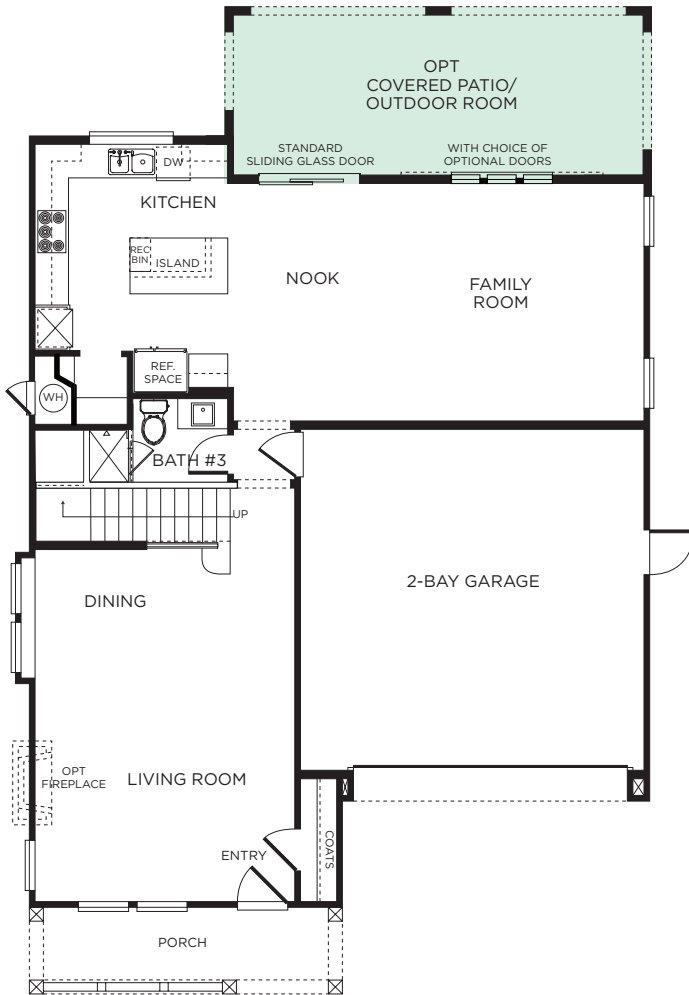
*Residence 3c – French Cottage*

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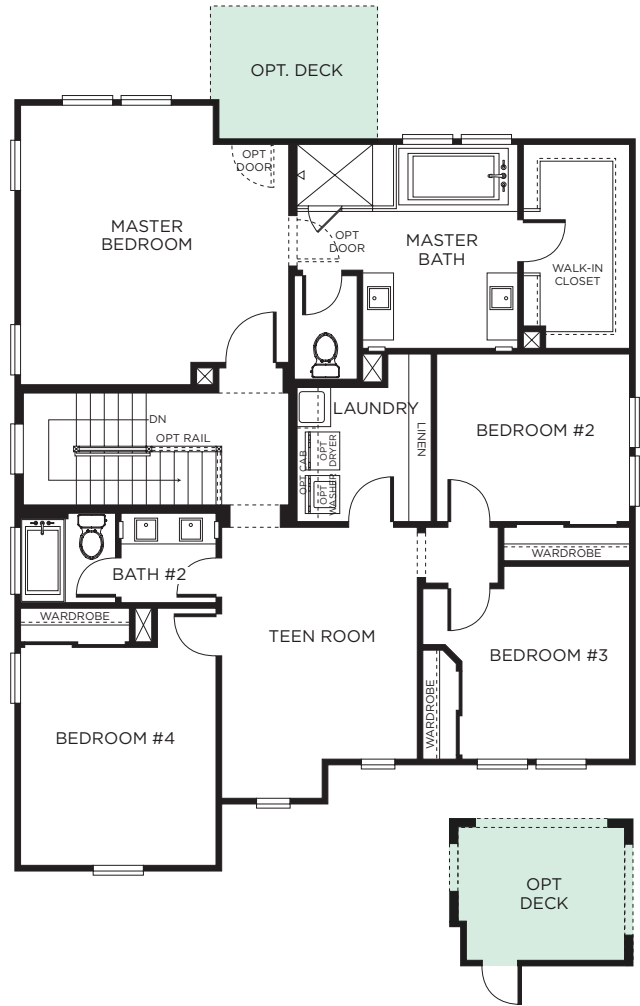


# RESIDENCE 3A

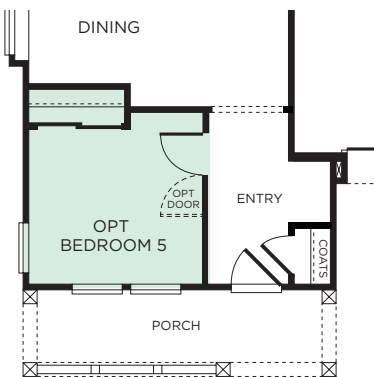
## FIRST FLOOR



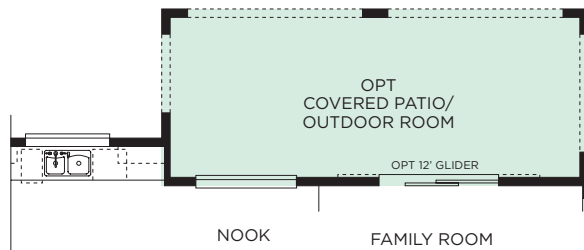
## SECOND FLOOR



OPTIONAL DECK AT MASTER BEDROOM



OPTIONAL BEDROOM 5 IN LIEU OF LIVING ROOM



OPTIONAL COVERED PATIO/OUTDOOR ROOM AS SHOWN IN MODEL



## *Features included* WITH YOUR HOME

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### THE IMPRESSIVE EXTERIOR

- Spanish, Traditional and French Cottage architecture with shutters and stone accents (varies per elevation)
- Architecturally specified exterior color palette for enhanced street scene
- Elegant Therma-Tru Classic Craft Rustic and Smooth Star® entry doors
- Metal roll-up garage door with automatic door opener
- Decorative Schlage® entry door hardware with satin nickel finish with keypad deadbolt
- Concrete walks and driveway
- Weatherproof exterior electrical outlets
- Water-friendly front yard landscape package with smart irrigation controller
- Three coat stucco system

### THE DISTINCTIVE INTERIOR

- Maple-stained wood handrail with white painted wood newels and balusters and low wall with white painted MDF cap
- Upgraded interior finishes, such as architecturally specified fluorescent recessed lighting, custom radius wall corners, elegant interior architectural details, raised two-panel interior doors and rocker light switches
- Flooring includes 12" x 12" ceramic tile in the entry, kitchen, master bath, secondary baths and laundry room and earth-friendly carpeting over pad flooring in selected areas, all in choice of designer-selected colors (see Sales Counselor for specific areas)
- Designer-selected Kichler brushed nickel finish dining room light fixture with dimmer switch + bath lights
- Schlage satin nickel finish lever interior door hardware
- Sliding glass doors to rear yard: from kitchen (Plan 1) and from nook (Plan 3). Single-lite French door to rear yard from kitchen (Plan 2)
- Walk-in closets with two-panel interior doors in select locations
- Wood shelf and pole in all closets
- E-stone countertop with undermount sink and square edge in Bath 2 with fiberglass tub + tile shower surrounds
- Delta WaterSense® polished chrome finish plumbing fixtures in baths
- Powder room with pedestal sink (Plan 2)
- Separate interior laundry room with maple cabinet to match kitchen, E-stone countertop with sink and polished chrome finish faucet
- Functional linen storage shelves

- Pre-wired for cable TV in family room and all bedrooms
- Low VOC two-tone interior paint in choice of colors

### THE GOURMET KITCHEN

- Slab granite countertop with 6" splash and full height behind cooktop
- Raised-panel maple cabinetry with brushed chrome knobs and extended height uppers
- Recycling center
- Delta Brilliance stainless finish faucet with side spray
- Choice of single basin or dual compartment stainless steel undermount sink
- General Electric® stainless steel finish appliance package including 36" cooktop, built-in oven with micro oven, vent hood and multi-function ENERGY STAR® dishwasher
- Convenient storage pantry
- Fluorescent recessed can lights and under-cabinet task lighting
- Pre-wired for telephone (CAT5)

### THE ELEGANT MASTER BEDROOM SUITE

- Large walk-in closet(s) with two-panel doors
- DAL One quartz countertop with undermount sink and choice of edge
- Separate walk-in shower with clear safety glass enclosure
- Dual adult-height sinks
- Framed vanity mirrors
- Decorative Delta WaterSense® polished chrome finish plumbing fixtures
- Compartmentalized water closet with water-saving toilet
- Furniture-style maple vanity cabinetry
- Pre-wired for telephone (CAT5)

### FOR YOUR COMFORT AND CONVENIENCE

- Dual-pane spectrally selective tempered vinyl windows
- Smoke detectors with warning buzzer and battery backup
- Carbon monoxide monitors
- Pressure-balanced plumbing valves at all showers
- Thermostatically controlled forced-air heating and dual zone air conditioning
- Energy efficient programmable thermostats
- Weather stripping on exterior doors



# Features available WITH YOUR HOME\*



Pardee Homes is proud to offer a wide variety of optional features. Below is 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.

## GOURMET KITCHEN CHOICES

### COUNTERTOPS

- Choice of model showcased finishes, slab granite and quartz in choice of designer-selected colors and edge selections

### APPLIANCES

- Nimbus reverse-osmosis water filtration system
- General Electric Profile® and Monogram stainless steel appliance packages
- Upgraded stainless steel or Silgranit kitchen sinks
- Selection of General Electric refrigerators and washer/dryer packages
- Tankless water heater

### CABINETRY

- Recessed or raised-panel cabinetry in choice of styles and finishes
- Decorative glass-front inserts with finished interiors for upper cabinetry at selected locations
- Above cabinet decorative lighting
- Roll-out shelves in selected cabinets

## ELECTRICAL & LOW VOLTAGE FEATURES

- Security systems
- Designer-selected dining room light fixtures with dimmer switch
- Additional telephone, cable or data outlets, plus home office outlet with dual Category 5 and dual coaxial cable
- Audio possibilities include top quality built-in surround sound speakers, multi-room music systems, and exterior speakers
- TV outlets
- Ceiling fan pre-wire
- Additional electrical outlets
- Exterior holiday light pre-wire

## DISTINCTIVE FINISH SELECTIONS

- Mirrored closet & wardrobe doors in bedrooms
- Handrail design and finish choices
- Stool and apron window sill packages
- Additional carpet and pad selections
- Additional hard-surface flooring materials
- Gas appliance fireplace with precast surrounds – see floor plans for selected location

## BATHROOM SUITES

- Customize your countertop with model showcased finishes, ceramic tile and accent liners in choice of designer-selected colors
- Mirrored master bedroom closet doors
- Door between master bedroom and master bath
- Tub/shower enclosure for secondary baths

## PERSONALIZE YOUR LAUNDRY ROOM

- Upper cabinetry (per plan)
- Selection of General Electric washers and dryers

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

### 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", "Included LivingSmart 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 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.

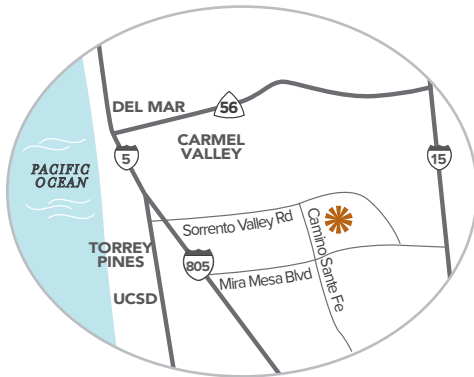
All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your 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. Landscaping, trees and shrubs are not included in the purchase price. Information is accurate as of the date of publication.

Renderings by VisionScape Imagery, (GH 6/2013)



## Sorrento HEIGHTS

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[PardeeHomes.com](http://PardeeHomes.com)

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