

The Valencia Collection

at Torrey Del Mar



California Title Company



THE VALENCIA COLLECTION

at Torrey Del Mar

JOHNSON • BEUCLER

communities

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PRELIMINARY



THE VALENCIA COLLECTION

at Torrey Del Mar



1A

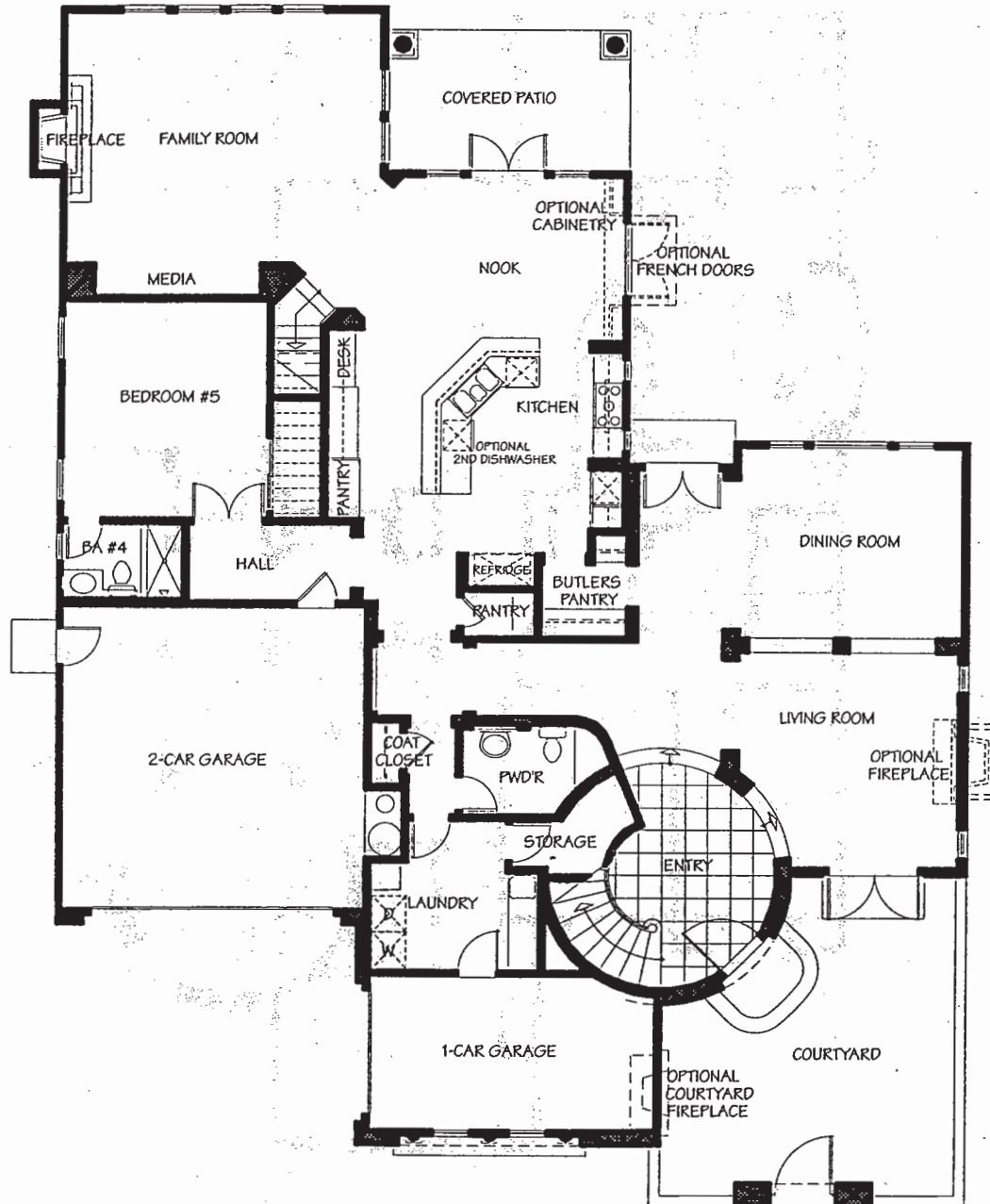


1B

PRELIMINARY

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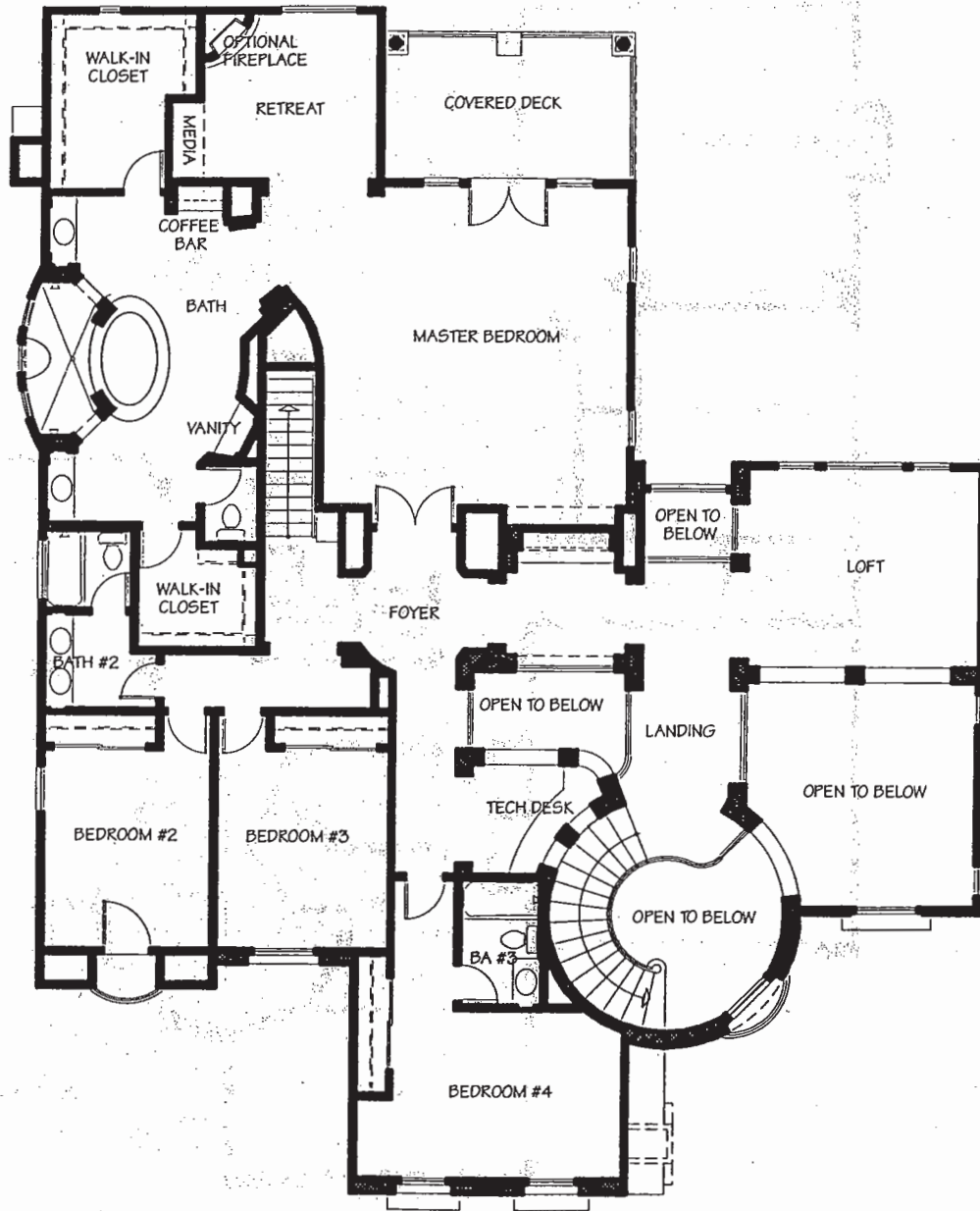
1ST FLOOR

RESIDENCE 1

Approximately 5032 sq. ft.
5 Bedrooms Plus Loft
4½ Baths, Covered Deck
3 Car Garage

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2ND FLOOR

RESIDENCE 1

THE VALENCIA COLLECTION

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2A

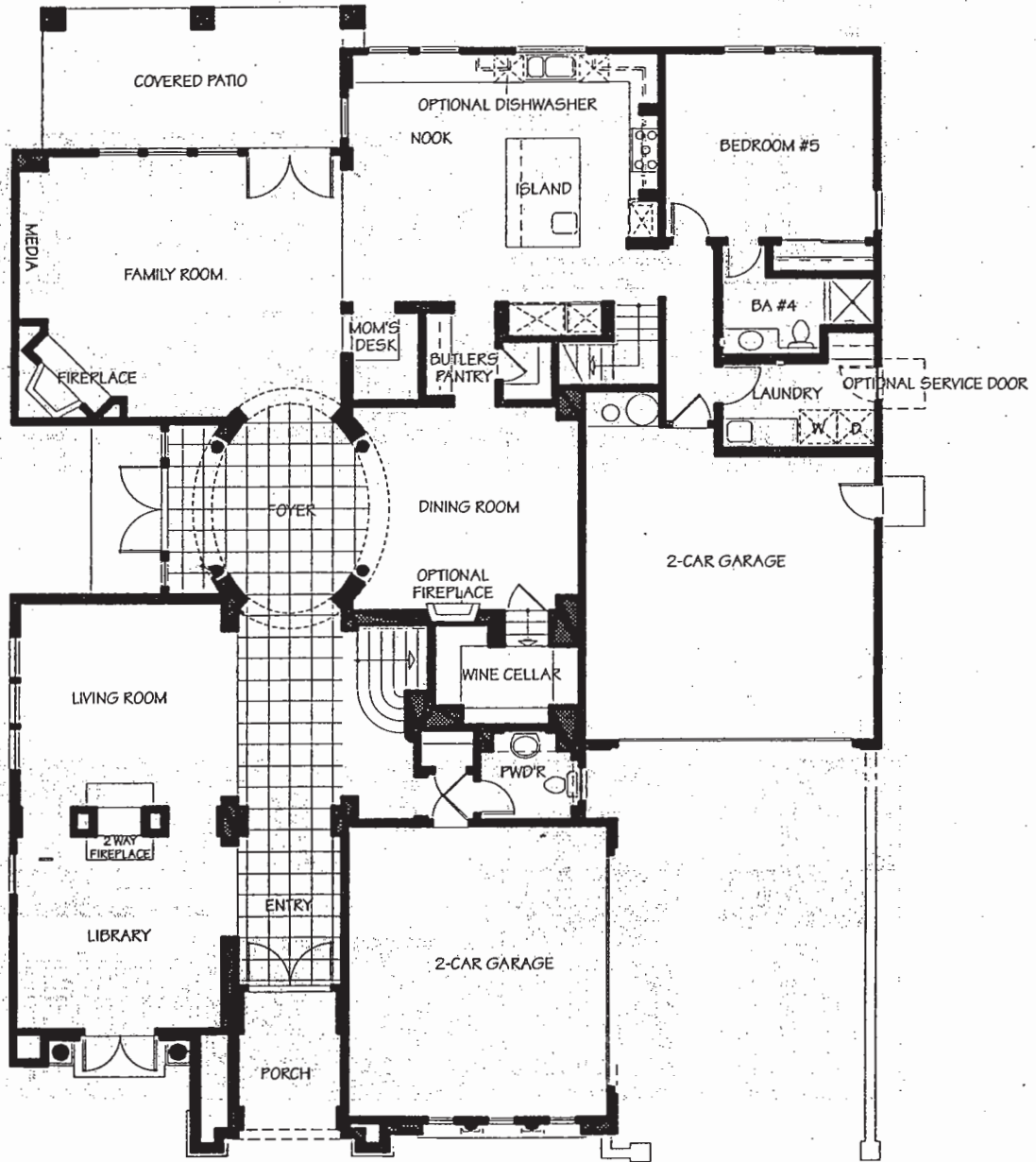


2B

PRELIMINARY

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1ST FLOOR

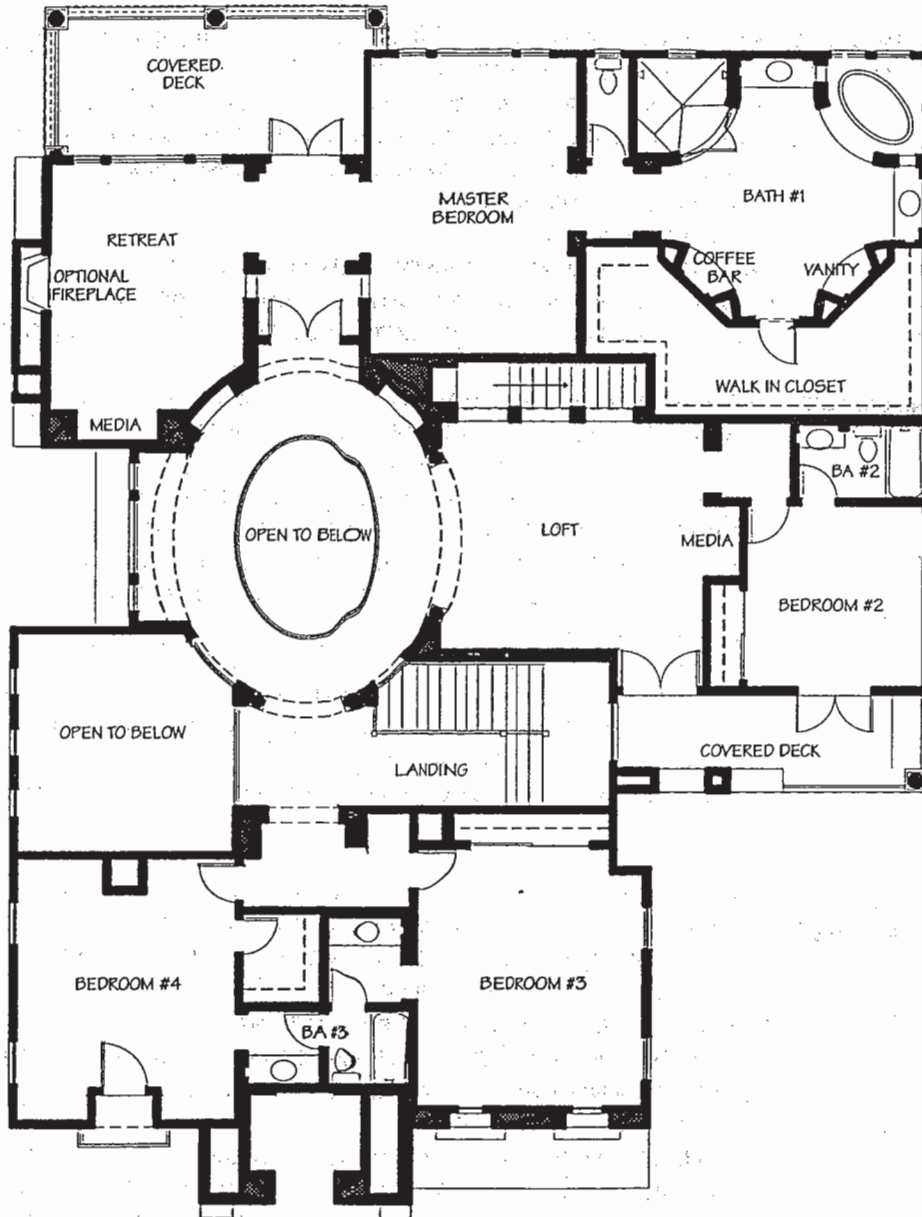
RESIDENCE 2

Approximately 5572 sq. ft.
 5 Bedrooms Plus Loft
 4½ Baths, Covered Deck
 4 Car Garage

Johnson Beutler in an effort to continuously improve their product, reserves the right to change floor plans, elevations, specifications and prices without notice or obligation. All square footage is approximate. All renderings, floor plans and maps are artists conception and are not intended to be an actual depiction of the buildings. Walks, driveways or landscaping floor plans, windows, balconies and garages vary per plan, lot and elevation. Please see sales representative for details.

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2ND FLOOR

RESIDENCE 2



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HOME FEATURES

- NOTEWORTHY EXTERIORS**
- OLD WORLD STYLING FEATURING TUSCANY, MEDITERRANEAN AND FRENCH COUNTRY ARCHITECTURE
 - STUNNING STREETScape WITH 3 AND 4 CAR GARAGES
 - CUSTOM-DESIGNED EXTERIOR LIGHTING TO COMPLIMENT EACH ELEVATION
 - OVERSIZED ENTRY DOORS WITH RAISED PANELING AND ARCHITECTURALLY STYLED HARDWARE
 - SAND FINISHED STUCCO
 - ROOFING MATERIALS CONSISTING OF CONCRETE TILE
 - RAIN GUTTERS AND DOWNSPOUTS (LOCATIONS VARY) PER ELEVATION
 - EIGHT FEET TALL, FULLY INSULATED SECTIONAL STEEL ROLL-UP GARAGE DOORS
- INNER BEAUTY**
- SPACIOUS FAMILY ROOMS WITH ENTERTAINMENT NICHE
 - WOOD BURNING FIREPLACES IN FAMILY ROOMS WITH ELEGANT PRE-CAST STONE HEARTHES
 - GRACIOUS RAISED-PANEL SOLID CORE INTERIOR DOORS
 - OIL RUBBED BRONZED FINISHED INTERIOR DOOR HARDWARE
 - HANDCRAFTED MAPLE HANDRAIL WITH ELEGANT WHITE NEWEL POSTS
 - CUSTOM-SELECTED LIGHTING FIXTURES CHOSEN TO ENHANCE EACH ARCHITECTURAL STYLE
 - INTERIOR LAUNDRY ROOM WITH BUILT-IN THERMA-FOIL CABINETRY, SINK AND CULTURED MARBLE COUNTER TOP
 - MULTI-MEDIA WIRING SYSTEM WITH CATEGORY FIVE WIRING AND RG-6 QUAD SHIELD COAXIAL CABLE
 - PRE-WIRED FOR CEILING FANS IN FAMILY ROOM AND MASTER BEDROOM
- GOURMET KITCHENS**
- OVER-SIZED KITCHENS WITH ROOMY BREAKFAST NOOKS AND LARGE PREPARATION ISLANDS WITH COUNTER SEATING
 - HANDSOME MAPLE CABINETRY WITH EUROPEAN HINGES, AND FULLY LINED ADJUSTABLE SHELVES
 - DEEP ROLL-OUT DRAWERS FOR POTS AND PANS
 - ELEGANT G.E. MONOGRAM APPLIANCES IN EITHER, BLACK OR WHITE FEATURING,
 - FIVE BURNER GAS COOKTOP IN TEMPERED GLASS
 - LARGE DOUBLE OVENS
 - BUILT-IN MICROWAVE AND CONVECTION OVEN
 - WHISPER QUIET DISHWASHER WITH AN OPTION FOR A SECOND DISHWASHER
 - KOHLER EXECUTIVE CHEF CAST IRON SINK, DOUBLE COMPARTMENT TRIPLE COMPARTMENT IN PLAN 1 WITH SEPARATE VEGETABLE SINK IN PLAN2,
 - KOHLER AVATAR PULL-OUT FAUCET
 - 8" X 8" DAL POLARIS TILE WITH FULL HEIGHT BACKSPLASH AVAILABLE IN WHITE OR ALMOND
 - FLORESCENT UNDER CABINET LIGHTING
 - BUTLERS PANTRIES MADE FOR ENTERTAINING WITH AN OPTIONAL WINE REFRIGERATORS
 - WINE CONNOISSEUR DREAM, A STEP DOWN WINE CELLAR IN PLAN 2

Continued...



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HOME FEATURES *continued*

- LUXURIOUS MASTER SUITES**
- COVERED DECKS WITH FRENCH DOORS TO ENJOY INDOOR OUTDOOR LIVING
 - ROMANTIC RETREAT AREAS WITH MEDIA NICHES AND FIREPLACE OPTIONS
 - CONVENIENT COFFEE BAR
 - SPACIOUS WALK-IN CLOSETS
 - MAPLE CABINETRY WITH EUROPEAN HINGES
 - LUXURIOUS OVERSIZED SOAKING TUB BY KOHLER
 - FULL-SIZED MIRRORS ACCENTUATED BY CUSTOM-SELECT SCONCES
 - PERSONAL VANITY HIGHLIGHTED BY CUSTOM SELECTS SCONCES
 - FRAMELESS CONTINUOUS HINGE SHOWER DOORS WITH HIS AND HER SHOWER HEAD.
 - 8" X 8" DAL POLARIS COUNTERTOPS
 - BRUSHED CHROME KOHLER FAUCETS

- QUALITY CONSTRUCTION**
- ENERGY EFFICIENT 75 GALLON WATER HEATER
 - MULTI-ZONED GAS-FORCED AIR HEATING
 - COPPER PLUMBING THROUGHOUT WITH QUIET CAST IRON WASTE LINES IN LIVING AREAS
 - INSULATED EXTERIOR WALLS AND CEILINGS
 - TRUSS JOIST ENGINEERED FLOORING
 - POST TENSION FOUNDATIONS
 - CUSTOM ROUNDED CORNERS
 - DUAL PANED VINYL WINDOWS
 - HOLIDAY LIGHTING PACKAGES

OPTIONAL PERSONAL TOUCHES WE OFFER AN EXTENSIVE LIST OF OPTIONAL DETAILING FOR YOU TO PERSONALIZE YOUR HOME. WE INVITE YOU TO MEET WITH YOUR OWN PERSONAL DESIGN CONSULTANT AT BUILDERS SHOWCASE IN SAN DIEGO. THEY WILL ASSIST YOU WITH YOUR SELECTIONS IN INDIVIDUALIZING YOUR HOME.



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OPTIONS March 30th, 2001

- EXTERIOR
 - WOOD ROLL-UP GARAGE DOORS
 - PLAN 1 COURTYARD FIREPLACE
 - PLAN 2 EXTERIOR SERVICE DOOR
 - UPGRADED EXTERIOR LIGHTS
 - GARAGE ORGANIZERS
 - EPOXY FLOORING FOR GARAGE
 - UPGRADED STAMPED/COLORED DRIVEWAY AND ENTRY WALK
 - LANDSCAPE PACKAGES
 - PLAN 1 COURTYARD FOUNTAIN

- INTERIOR
 - PLAN 1 WOOD BURNING FIREPLACES IN LIVING ROOM AND MASTER RETREAT
 - PLAN 2 GAS FIREPLACE, DINING ROOM
 - PLAN 1 DOUBLE DUTCH DOORS IN NOOK WITH CABINET FINISH OPTION
 - CEILING FANS
 - PLAN 2 DISAPPEARING WALL OFF FAMILY ROOM
 - SMOOTH INTERIOR WALLS
 - SECURITY SYSTEM
 - INTERCOM
 - MUSIC SYSTEM AND THEATER SURROUND SOUND
 - WASHER AND DRYER
 - UPGRADED CABINETS
 - UPGRADED COUNTERTOPS
 - CUSTOM PAINT COLORS
 - AIR CONDITIONING
 - UPGRADED STAIR RAILS AND SPINDELS
 - CLOSET ORGANIZERS
 - CENTRAL VACUUM SYSTEM

- GOURMET KITCHEN
 - BUILT-IN MONOGRAM REFRIGERATOR
 - VIKING APPLIANCES
 - PLAN 2 WINE CELLAR TEMP. CONTROLLED REFRIGERATOR
 - PLAN 1 TEMP. CONTROLLED WINE REFRIGERATOR IN BUTLER'S PANTRY
 - PLAN 1 EXTENDED CABINETS

- MASTER SUITES
 - REFRIGERATOR IN COFFEE BAR
 - JACUZZI TUB
 - UPGRADED SHOWER (MATERIALS I.E. MARBLE)
 - SWISS OVERHEAD SHOWER
 - BUILT-IN CABINETS
 - CLOSET ORGANIZERS