



V O S C A N A



IMPRESSIVE. INSPIRED. VOSCANA.

The designs will catch your eye.
The location will bring a smile to
your face. Secluded behind private
gates in one of the most desirable
sections of the coastal community
of Carlsbad, the townhomes of
Voscana will stimulate your senses.





You can practically smell it...the feeling of satisfaction that comes with enjoying the relaxed style of your new Voscana home and personalizing it to match your own personal tastes.

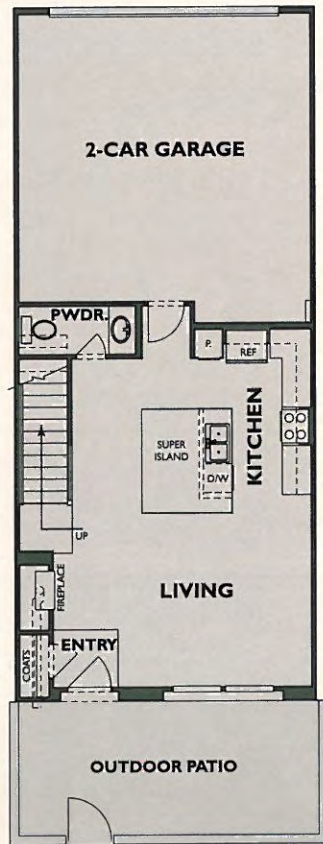


PLAN
1

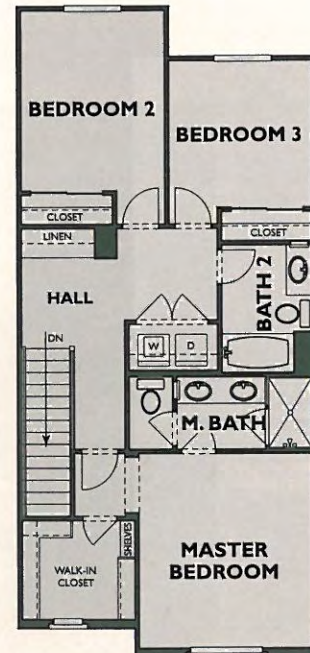
1,410 - 1,435 Sq. Ft.

- Two-Story
- Private Patio Entry
- Living Room with Fireplace
- Kitchen with Super Island
- Master Bedroom with Walk-In Closet

- 2 Secondary Bedrooms
- 2.5 Baths
- Laundry Area
- 2-Car Attached Garage



FIRST FLOOR



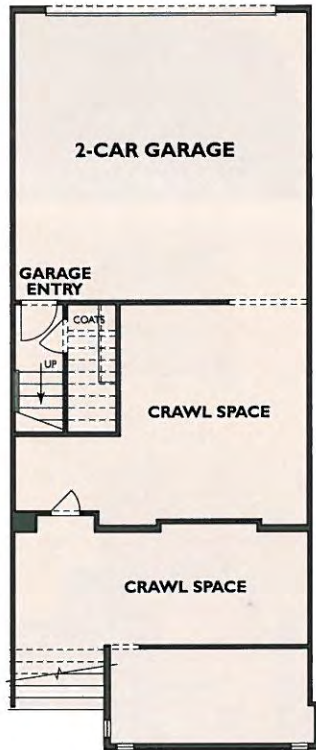
SECOND FLOOR

PLAN
2

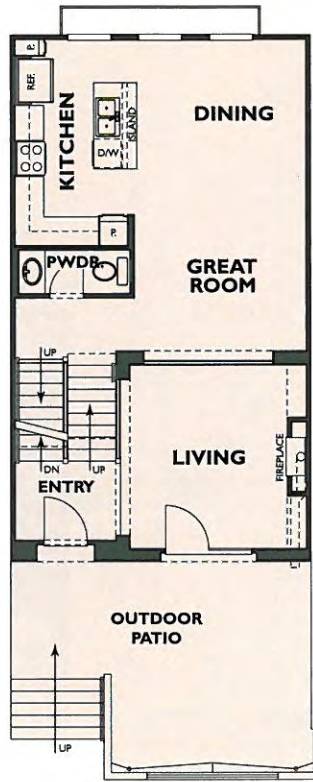
1,500 Sq. Ft.

- Three-Story
- Private Patio Entry
- Living Room with Fireplace
- Dining Area
- Great Room
- Kitchen with Breakfast Bar Island

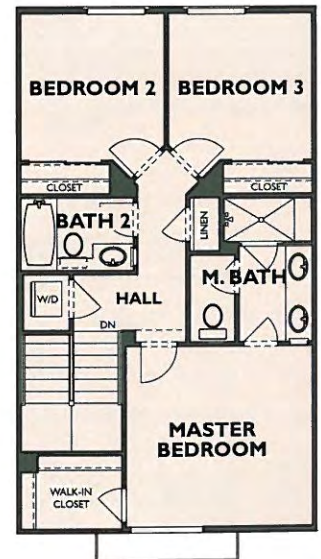
- Master Bedroom with Walk-In Closet
- 2 Secondary Bedrooms
- 2.5 Baths
- Laundry Area
- 2-Car Attached Garage



FIRST FLOOR



SECOND FLOOR



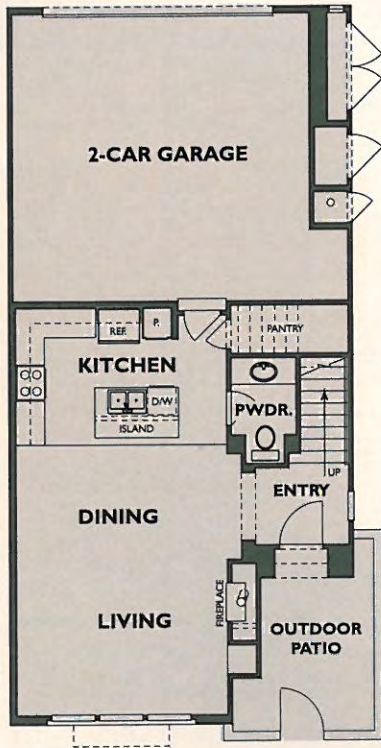
THIRD FLOOR

PLAN
3

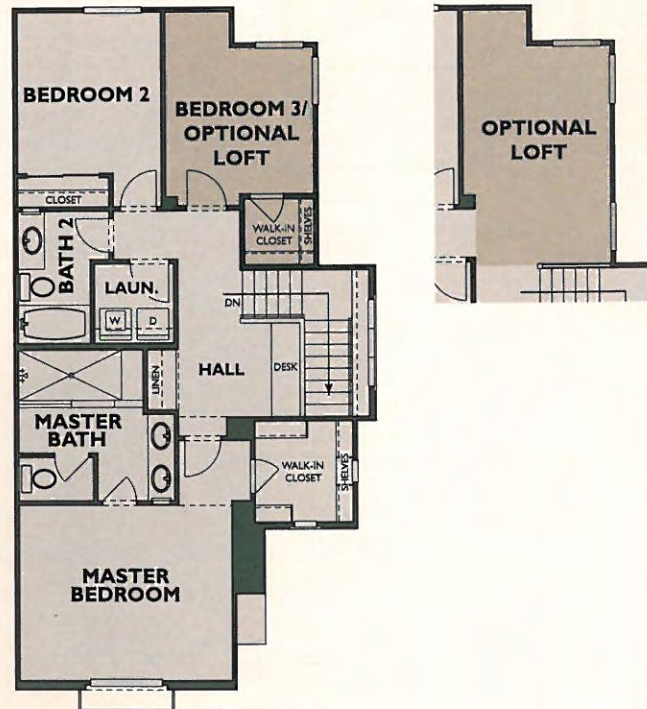
1,540 Sq. Ft.

Two-Story
Private Patio Entry
Living Room with Fireplace
Dining Area
Kitchen with Breakfast Bar Island
Master Bedroom with Walk-In Closet

2 Secondary Bedroom
2.5 Baths
Laundry Room
2-Car Attached Garage
Option: Loft at Bedroom 3



FIRST FLOOR



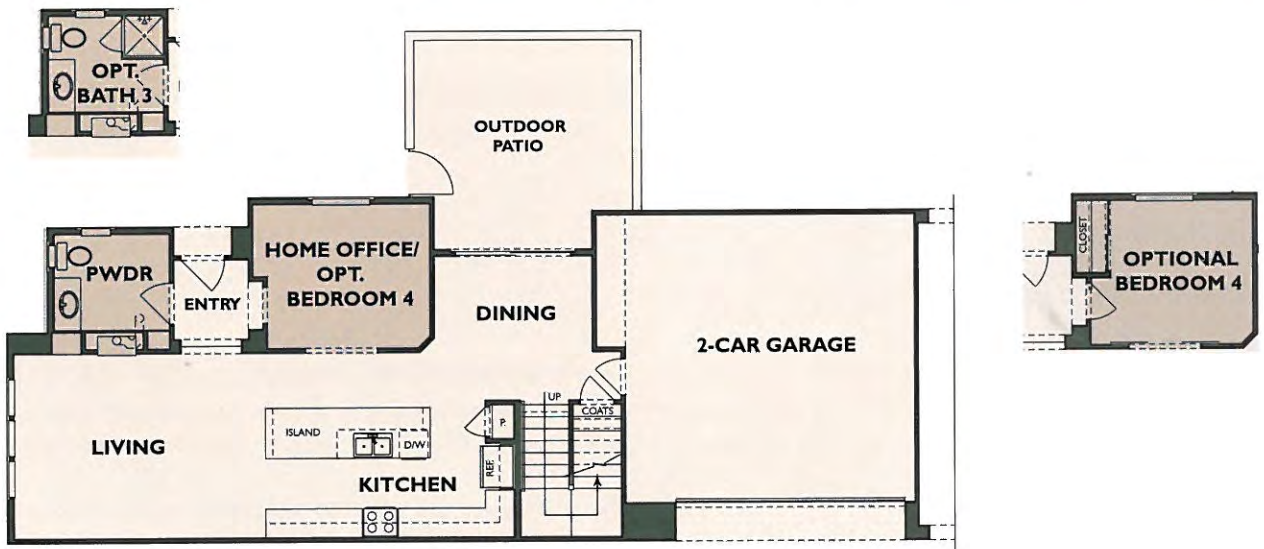
SECOND FLOOR

PLAN
4

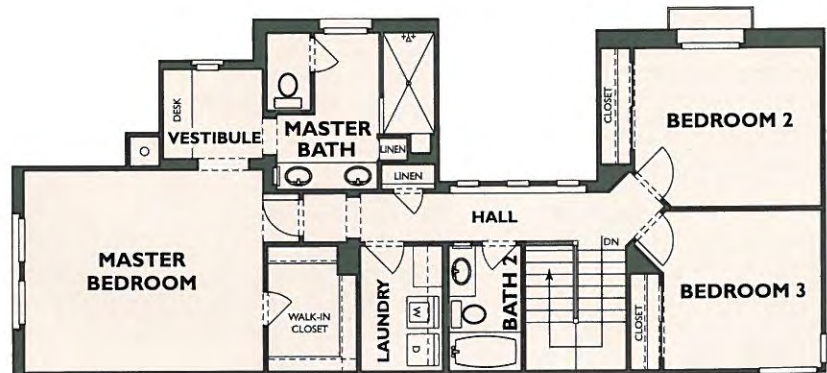
1,959 Sq. Ft.

- Two-Story
- Covered Entry
- Living Room with Fireplace
- Dining Area with Private Outdoor Patio
- Kitchen with Breakfast Bar Island
- Master Bedroom with Vestibule Area and Walk-In Closet
- 2 Secondary Bedrooms
- 2.5 Baths

- Home Office
- Laundry Room
- 2-Car Attached Garage
- Options: Bedroom 4 at Home Office
- Bath 3 at Powder
- Doors at Home Office



FIRST FLOOR



SECOND FLOOR

Shea Tradition and an Abundance of Quality Features, Choices and Customer Satisfaction at Voscana.



AN EYE FOR DRAMATIC EXTERIORS

- Architectural styles in a Monterey theme with wrought iron details and shutters
- Concrete 'S' profile tile roof
- Therma-Tru® smooth fiberglass entry door
- Kwikset® chrome front door hardware
- Insulated metal 'Carriage' style roll up garage door including automatic opener with 2 transmitters
- Lighting at front entry and garage (certain locations)
- Seamless aluminum rain gutters and downspouts (certain locations)
- 1 exterior hose bib and 1 gas stub at patio for future barbeque
- Patio with stylish black wrought iron railings (Plan 2)

A FLAIR FOR ELEGANT INTERIORS

- Smooth finish Carrera two panel interior doors with chrome hardware
- Stained stair rail system with paint grade balusters, newel posts, kick board and end treads
- Ceiling fan pre-wire in all Bedrooms, Great Room, Living Room and Loft
- Overhead lighting in Bedrooms, Bathrooms, Closets and Garage
- Color coordinated tile entryway, carpet and vinyl at select locations
- New flat edge detail baseboards
- Light orange peel textured walls with square corner walls
- Framed mirrors over sink (Master Bath and Powder Room)

A TASTE FOR THAT SPECIAL KITCHEN

- Caesarstone® quartz countertops with 6" back splash and full-height splash at cooktop in choice of Sandy Beach or Iceberg
- European-style cabinetry in choice of Wengi, White or Wheat finishes with concealed hinges
- Whirlpool® Gold stainless steel appliances
- 30" gas built-in sealed burner cooktop
- 30" convection oven
- Microwave with exhaust fan
- 5 cycle-level dishwasher
- Delta® 'Trinsic' artie stainless steel faucet with pull-down spray
- Garbage disposal with air switch

A HEART FOR SPACIOUS MASTER SUITES

- E-Stone solid surface countertop with 6" backsplash in choice of Glacier White or Sandstorm Beige
- Sparkling vitreous china sinks with Delta® 'Grail' chrome faucet
- 6' x 6' Dal Tile tub surrounds in choice of white or almond
- Frameless glass shower enclosure with Chrome handle
- Spacious walk-in closet
- Contemporary decorative light fixtures

A FOCUS ON ENERGY SAVINGS AND GREEN BUILDING

- High-efficiency gas heating with digital night set back programmable thermostat
- Title 24 compliant
- Interior fire sprinklers
- Rheem® Tankless water heater
- Low E, dual glazed vinyl windows
- 2Gig wireless security system - Includes touch screen panel with integration to Kwikset® Home Connect deadbolt, 2 electrical switches and thermostat
- High-speed CAT-5e phone/data wiring throughout enabling broadband solutions

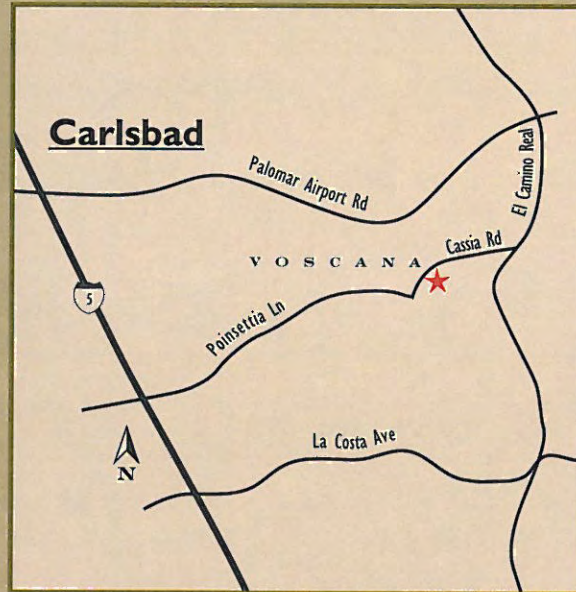
Avail yourself of the full complement of Shea's convenient professional services, including Shea Design Studio and Shea Mortgage to enjoy the complete Shea Homes package.

OVER A CENTURY OF CARING... SINCE 1881

With a legacy of more than a century, the Shea family of companies has been built on the philosophy of Caring for our customers. Our history includes work by Shea family members and various companies and employees, on such world-renowned landmarks as the Golden Gate Bridge, the Hoover Dam, and San Francisco's Bay Area Rapid Transit ("BART") System. Shea Homes, as an independent member of the Shea family of companies, has further enhanced this tradition. Since 1968, we have built homes for more than 65,000 families. Many believe we create the finest homes and master plan communities in America. Shea Homes was also recently named 2007 Builder of the Year by Professional Builder Magazine.

With operations in Northern and Southern California, Arizona, Colorado, Washington and North Carolina, Shea Homes has the distinct honor of being America's largest privately owned building company. Shea Homes, Shea Mortgage, Shea Design Studio and Shea Financial Services are each independent members of the Shea family of companies. Each of us at these companies is committed to understanding and fulfilling our customers' expectations. We work together to make our customers' home buying experience one that truly reflects our philosophy of Caring.

SheaHomes.
Caring since 1881



VOSCANA

1603 Fairlead Avenue, Carlsbad, CA 92011
 Phone 760.448.5348 Fax 760.448.5683

REGIONAL OFFICES:

Northern California
 925-245-3600

San Diego
 858-526-6500

Colorado
 303-791-8180

Raleigh, North Carolina
 919-468-7100

Southern California
 951-739-9700

Arizona
 480-348-6000

Charlotte, North Carolina
 800-909-7432

Trilogy
 800-685-6494

SheaHomes.
Caring since 1881





V O S C A N A

600 Fairlead Avenue | Carlsbad, CA 92008 | PH: 760.448.5340

Residence 1 Approximately 1,410 - 1,435 sq.ft.

- Two-Story
- Private Patio Entry
- Living Room with Fireplace
- Kitchen with Breakfast Bar Island
- Master Bedroom with Walk-In Closet
- 2 Secondary Bedrooms
- 2.5 Baths
- Laundry Area
- 2-Car Attached Garage

\$ *Temporarily Sold Out*

Residence 2 Approximately 1,500 sq.ft.

- Three-Story
- Private Patio Entry
- Living Room with Fireplace
- Dining Area
- Great Room
- Kitchen with Breakfast Bar Island
- Master Bedroom with Walk-In Closet
- 2 Secondary Bedrooms
- 2.5 Baths
- Laundry Area
- 2-Car Attached Garage

\$ *From \$445,900*

Residence 3 Approximately 1,540 sq.ft.

- Two-Story
- Private Patio Entry
- Living Room with Fireplace
- Dining Area
- Kitchen with Breakfast Bar Island
- Master Bedroom with Walk-In Closet
- 2 Secondary Bedrooms
- 2.5 Baths
- Laundry Room
- 2-Car Attached Garage
- Option:** Loft at Bedroom 3

\$ *From \$447,900*

Residence 4 Approximately 1,959 sq.ft.

- Two-Story
- Covered Entry
- Living Room with Fireplace
- Dining Area
- Kitchen with Breakfast Bar Island
- Master Bedroom with Vestibule Area and Walk-In Closet
- 2 Secondary Bedrooms
- 2.5 Baths
- Library / Home Office
- Laundry Room
- 2-Car Attached Garage
- Options:** Bedroom 4 at Library, Doors at Library / Home Office

\$ *\$515,258 Completed Home*



Shea Homes reserves the right to change elevations, specifications, materials and prices without notice. Window locations, sizes and styles, ceiling heights, entry and room dimensions vary per plan and elevation. All square footages herein are approximate. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at additional cost on select homesites. See a Community Representative for further details. 10/12

SheaHomes.
Caring since 1881



VOSCANA

1601 Fairland Avenue | Carlsbad, CA 92009 | Tel: (760) 433-9754

Preliminary Neighborhood Information

Voscana is an inviting neighborhood of 68 townhomes in one of Carlsbad's most desirable locations. Set within a private, gated community, Voscana offers four distinctive two- and three-story floor plans measuring approximately 1,410 to 1,959 square feet, including 3 to 4 bedrooms and 2.5 to 3.5 baths plus a private patio and two-car attached garage. Amenities include common area landscaping, lounge style barbeque area, bocce ball court, tot lot and more.

School District

Poinsettia Elementary School - K-5 • 2445 Mica Road, Carlsbad, CA 92009 • (760) 331-6500

Aviara Oaks Middle School - 6-8 • 6880 Ambrosia Lane, Carlsbad, CA 92011 • (760) 331-6100

Carlsbad High School - 9-12 • 3557 Lancer Way, Carlsbad, CA 92009 • (760) 331-5100

Homeowner's Association

Voscana's Homeowners Association (HOA) dues are estimated based on the square footage of your home. Your HOA will cover the common area landscaping, watering of the common areas, private gated entry, entry monument, barbeque area, bocce ball court, and tot lot.

Plan 1: 1,410-1,435 square feet - \$285.00 month

Plan 2: 1,500 square feet - \$289.00 month

Plan 3: 1,540 square feet - \$301.00 month

Plan 4: 1,959 square feet - \$309.00 month

Community Facilities District (CFD) a.k.a. Mello-Roos

Voscana is located within the Carlsbad Unified School District Community Facilities and is subject to a Community Facilities District (CFD) No. 5 special tax, and a Landscape Maintenance District tax, or assessment. It is estimate that the annual combined taxes will be \$950.00.

Shea Mortgage

Shea Mortgage is full service Mortgage Lender offering a wide range of in-house financing options at competitive rates. Shea Mortgage is unique in that it can operate as a Mortgage Broker as well as a National Mortgage Banker. Combining both Banker and Broker abilities truly make Shea Mortgage a "one-stop shop" for all of your financing needs.

Shea Advantage

Shea Advantage is our full service Real Estate division devoted to marketing your current home when you're ready to sell. With Shea Advantage, you'll have a team of experienced real estate professionals who know you and your home-selling needs best.

Shea Homes

With a legacy of more than a century, the Shea family of companies has been built on the philosophy of caring for our customers since 1881. Since 1968, we have built homes for more than 64,000 families. Many believe we create the finest homes and master-planned communities in America.

Shea Homes reserves the right to pre-sell homes to individuals, including employees and affiliates, prior to the release, and to change and/or amend the sales process procedures without prior notice.

For more information, please see a Community Representative or visit our website at www.SheaHomes.com.



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Caring since 1881



V O S C A N A

1603 Fairlead Avenue | Carlsbad, CA 92011 | Ph. 760.448.5348

Phase # 1 Jan./Feb. Occupancy w/upgrades!

Lot # 47	Plan # 4	\$515,258
Lot # 48	Plan # 2	\$466,504
Lot # 49	Plan # 1	SOLD
Lot # 50	Plan # 2	\$465,962
Lot # 51	Plan # 3	\$466,496

Phase # 2

Lot # 63	Plan # 3	\$447,900
Lot # 64	Plan # 2	Reserved
Lot # 65	Plan # 1	Reserved
Lot # 66	Plan # 1	Reserved
Lot # 67	Plan # 2	\$445,900
Lot # 68	Plan # 3	\$452,900



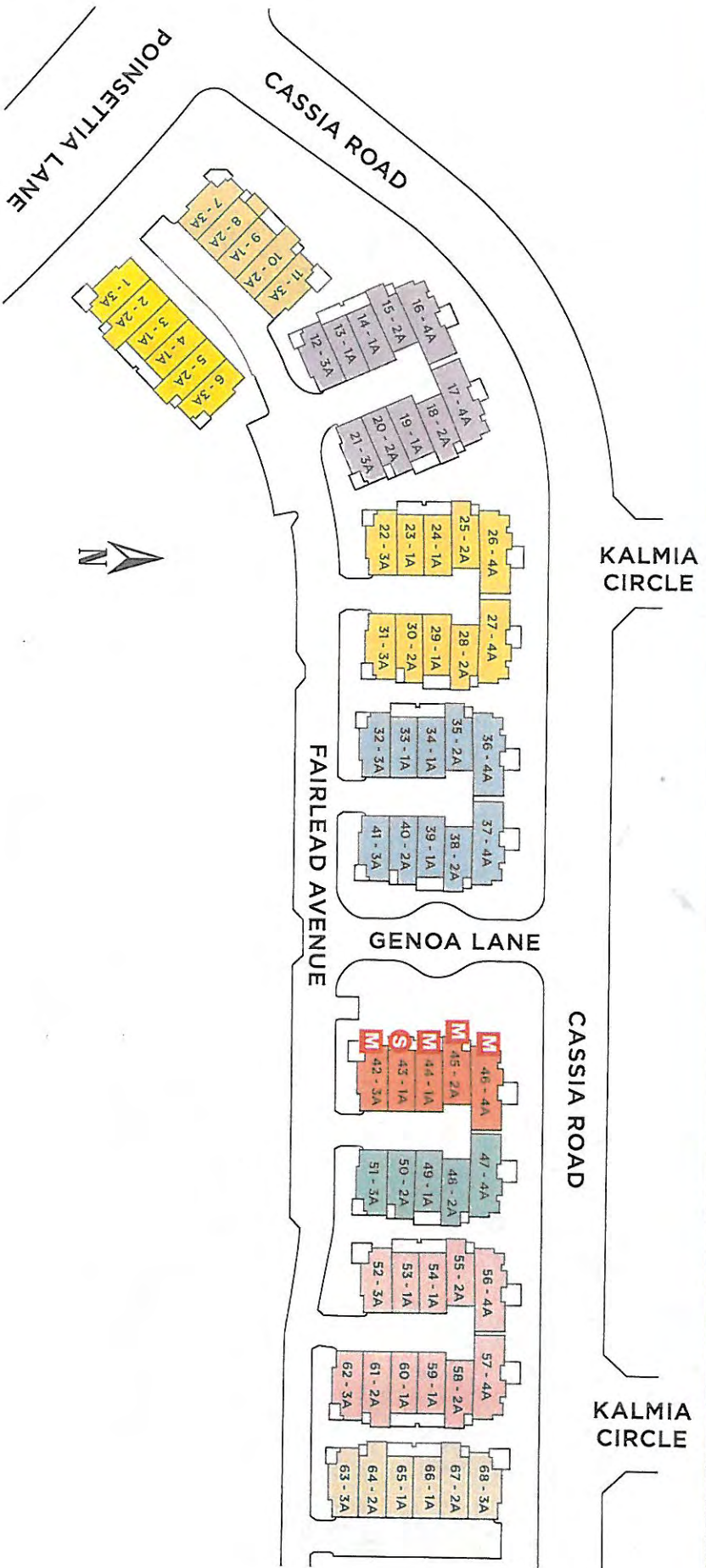
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Caring since 1994



VOSKANA

1607 Fairlead Avenue | Carlsbad, CA 92011 | Ph: 760-446-5144



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8
- PHASE 8
- M MODELS
- S SALES OFFICE

The following units are ADA adaptable: Unit #17, 26, 27, 36, 37 & 57. See Sales Counselor for further information.

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