



Torrey Pines State Beach

— THE —
PERFECT ADDRESS
— FOR THE —
COASTAL LIFESTYLE



WATERMARK



FRESH. SOPHISTICATED. TIMELESS. IT'S A NEW TAKE ON COASTAL STYLE.

When we think of classic coastal living, it's sundrenched expanses, timeless design, alfresco dining, and a relaxed sophistication that all come to mind.



Welcome to Watermark, Pacific Highlands Ranch's most spacious expression of luxurious coastal-close living. Here you'll find the perfect blend of traditional craftsmanship combined with contemporary floorplans and the latest creature comforts – all in a community prized for the idyllic scenery, top schools, high-powered employment centers and desirable attractions that surround it.



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 some of the premier 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 Beach has hiking and jogging trails, and the Torrey Pines Golf Course offers ocean views.



Job Central









Torrey Pines. Sorrento Mesa. Golden Triangle. Carmel Valley. They're home to the highest concentration of high-paying medical, biotech and telecomm jobs in Southern California. And they're all within a five-mile radius of Pacific Highlands Ranch.






Live green. Save green.

Like all new homes built by Pardee Homes, Watermark features the **LivingSmart**[®] 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**:

			
 HEALTH SMART.	 ENERGY SMART.	 EARTH SMART.	 WATER SMART.
Features that foster healthy living and cleaner air.	Technology that reduces energy use and utility bills.	Materials that come from recycled and sustainable sources.	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.



INCLUDED LivingSmart® features

The following are part of every LivingSmart® home:

AVAILABLE LivingSmart® features*

You may select from these options:



- Fluorescent lights in select 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

Standard & Model:

Two-story

5 Bedrooms

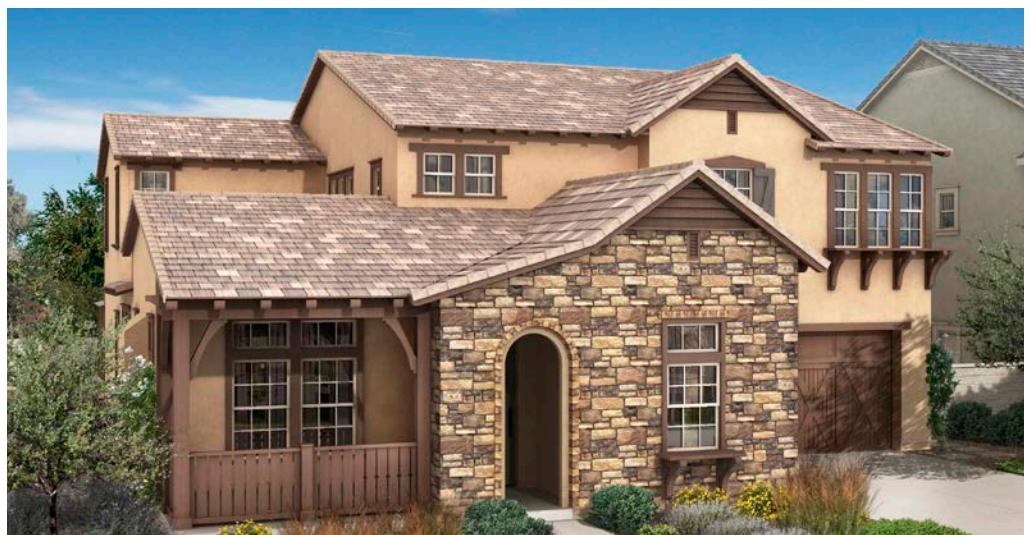
4.5 Baths

3-Bay Tandem Garage

3,636 sq. ft. (approx.)



Residence 1BR – Coastal



Residence 1C – Cottage



Residence 1A – Spanish (model)

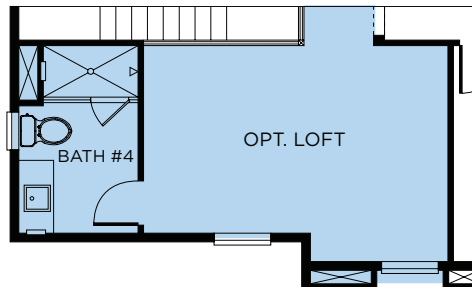
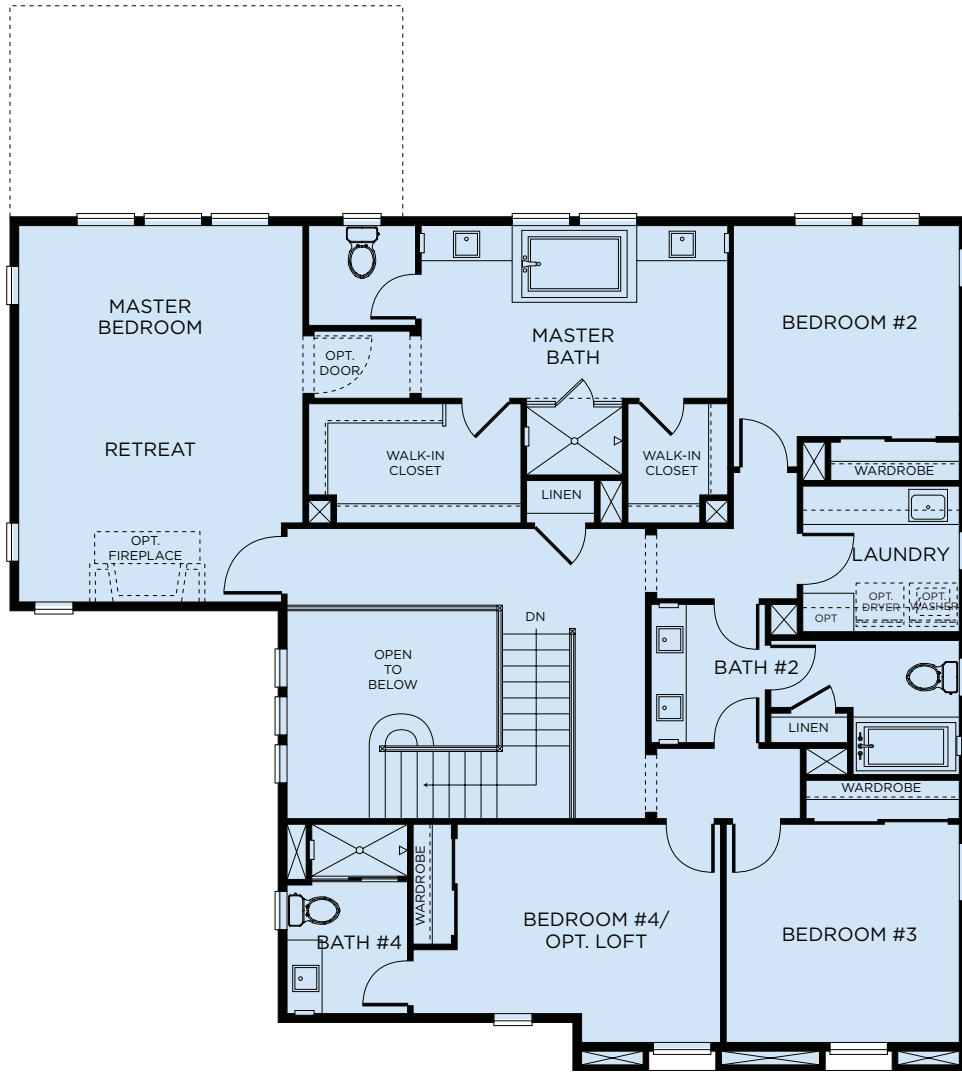
MODELED: RESIDENCE 1A

FIRST FLOOR



Optional Library
in lieu of Tandem Garage

SECOND FLOOR



Optional Loft in lieu of Bedroom #4

RESIDENCE

2

Standard & Model:

Two-story

5 Bedrooms

4.5 Baths

2-Bay + 1-Bay

Swing Garage

3,759 sq. ft. (approx.)



Residence 2AR – Spanish



Residence 2CR – Cottage



Residence 2B – Coastal (model)

MODELED: RESIDENCE 2B

FIRST FLOOR



Optional Sitting Room
in lieu of Garage

SECOND FLOOR



RESIDENCE

3

Standard:

Two-story

5 Bedrooms

4.5 Baths

3-Bay Garage

4,184 sq. ft. (approx.)

Model:

Two-story

5 Bedrooms

Sitting Room

4.5 Baths

2-Bay Garage

4,340 sq. ft. (approx.)



Residence 3A – Spanish



Residence 3BR – Coastal



Residence 3C – Cottage (model)

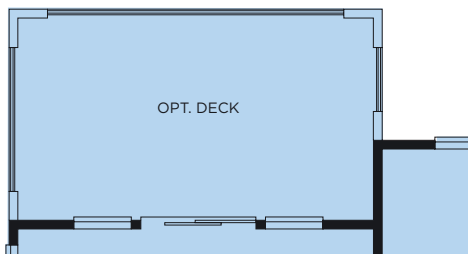
MODELED: RESIDENCE 3C

FIRST FLOOR

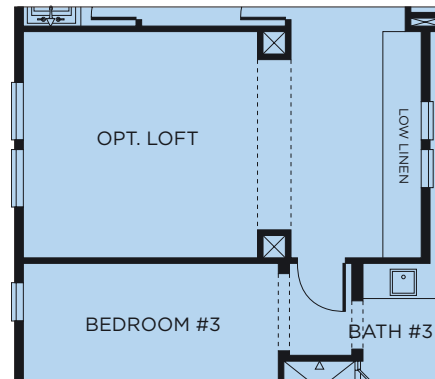


3-Bay Tandem Garage in lieu of Optional Sitting Room with 2-Bay Garage

SECOND FLOOR



Optional Deck at Gameroom



Optional Loft at Bedroom #5



Additional features

INCLUDED WITH YOUR HOME

Homes of Distinction

- The comfortable homes of Watermark create a picturesque neighborhood setting, richly flavored by indigenous architectural styles such as Spanish, Coastal and Cottage.
- Architecturally specified exterior color palettes complement the street scene
- Therma-Tru Classic-Craft® Rustic and Smooth-Star entry door in pre-selected styles and colors (varies per plan and exterior)
- Decorative antique pewter finish entry door hardware by Schlage® (style varies per exterior)
- Metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior)
- Weather resistant exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART® features)
- Vinyl windows with dual-paned spectrally selective glass
- Rain gutters and downspouts at specific locations (varies per plan and exterior elevations)

Impressive Interiors

- 12 x 12 ceramic tile flooring in a variety of colors; at entry, kitchen, all bathrooms and laundry
- Plush carpeting over pad in a choice of designer-selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant painted baseboard and complementary door casing with choice of house wall color
- Solid core raised-panel interior passage doors with satin nickel Schlage hardware
- Cozy fireplace with painted precast mantle (locations vary per plan)
- 60-gallon water heater
- Dramatic ceilings and elegant interior architectural details including soffits in select locations (varies per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting
- Custom-crafted open tread staircases with generously proportioned painted newel posts, balusters with stained maple handrail
- Separate interior laundry room with DALOne quartz countertop and convenient laundry sink in stain grade cabinetry. Cabinetry locations vary per plan
- Spacious linen and coat closets
- White rocker light switches with dimmer switch in the dining room
- Smoke and carbon monoxide detectors with warning buzzer and battery back-up

- Fire sprinkler system
- Convenient secondary bathrooms with Smart Sense fans, Delta® plumbing fixtures and Kohler® white under-mount sinks, low flush toilet, acrylic tub with choice of 12 x 12 porcelain tile surround and DALOne quartz countertop and splash.

Wired for Today

Each home at Watermark comes complete with a fully integrated multimedia wiring system, including numerous types of pre-configured outlets, such as high-speed Category 5 wire and coaxial cable configured for video, telephone, data and networking capabilities (see a sales representative or design consultant for more specific information about the structured wiring within each home).

Sizzling Hot Kitchens

- Gourmet kitchens with large, convenient food preparation and eating islands
- Refrigerator space plumbed for automatic ice-maker
- Granite slab countertop with full-height backsplash behind cooktop
- European-style maple raised-panel cabinet doors with brushed chrome knobs and concealed hinges
- Cabinet recycling center
- Deep pot/pan drawers underneath cooktop
- Extended-height cabinetry with convenient under-cabinet task lighting
- Choice of single- or dual-compartment, stainless steel under-mount sink with Delta faucet in stainless finish
- Spacious food storage pantry
- GE Monogram® appliance package in stainless steel, including:
 - Built-in 30" double ovens convection over thermal
 - Built-in microwave oven
 - ENERGY STAR® tall tub dishwasher with soil adjuster to conserve water
 - 36" five-burner cooktop with 45-degree fluted pop-out
 - 36" high performance vent hood

Master Bedroom Suite

- Spacious master bedroom suite with luxurious bathroom, private dressing area and walk-in closets with raised two-panel closet doors
- Adult-height his and hers sink cabinetry with choice of marble or DALOne quartz slab countertops and white porcelain sinks
- Elegantly framed beveled vanity mirrors
- Compartmentalized water closet, deep-soaking bathtub and decorative Delta Brilliance® stainless plumbing fixtures
- European-style maple raised-panel cabinet doors with brushed chrome knobs
- Separate walk-in shower with choice of 12 x 12 marble or porcelain tile surround and clear glass shower enclosure
- Soft water loop

Additional 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

Choices for Your Gourmet Kitchen

Appliances

- GE Monogram stainless steel appliance packages
- GE Monogram refrigerators
- A selection of stainless steel and Silgranit sinks

Cabinetry

- European-style cabinet doors in a variety of finishes and door styles
- Glass door panels in a variety of styles (locations vary per plan)

Countertops

- A variety of granite slab countertops with upgraded edge profiles
- Customized backsplash designs including tile and stone liners, decos and mosaics

Electrical and Low Voltage Opportunities

- A choice of designer-selected interior light fixtures as shown in the models
- Additional recessed LED and fluorescent lights
- Outlets for ceiling fans, hanging fixtures and wall sconces
- Additional dimmer switches
- Additional duplex outlets
- Exterior holiday light outlets
- Additional telephone, cable or data outlets
- Pre-wiring and trim for interior speakers and home theater systems
- Security system package

Interior Finishes

- Decorative window trim packages
- Gliders and folding or French doors in select locations
- Skip trowel finishes throughout home

Fireplaces to Warm Your Home

- Pre-cast concrete fireplace mantels and hearths

Stair Systems

- Handrail in various stains
- All maple stair system, including handrail, newel post, and balusters
- Maple stair systems with wrought iron balusters

Bathroom Suites

- Tub enclosures in secondary bath tubs
- Choice of additional frame styles on master bath and powder vanity mirrors
- Natural stone slab countertop and tub decks for master bath
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of colors

Note: For EarthSmart, HealthSmart, EnergySmart and Water Smart options, please review the informative LivingSmart section in this brochure

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



Pardee Homes enjoys a PREFERRED LENDER relationship with Wells Fargo Home Mortgage. Ask your Pardee Homes sales counselor for more information.

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. CA Contractor's License #251810.

Renderings by VisionScape Imagery. (GH 3/2014)



WATERMARK

A new LivingSmart® neighborhood by Pardee Homes

WATERMARKBYPARDEE.COM

SALES CENTER

6309 Golden Lily Way
San Diego, CA 92130
858-461-0534



PardeeHomes

PRESTIGE COLLECTION



All square footage is approximate; pricing subject to change. Models do not reflect racial preference. Photos not taken at Watermark. Renderings are artist's conceptions. Information is accurate as of the date of the publication. CA Contractor's License #251810.

