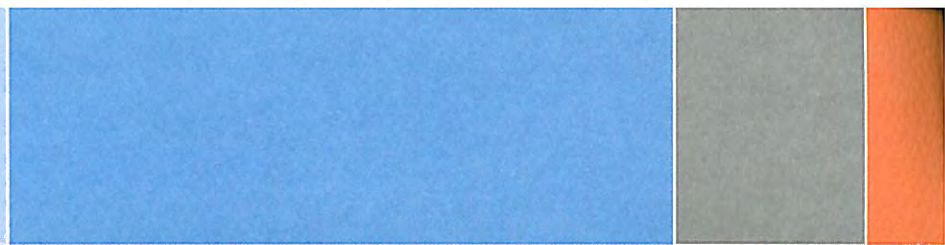
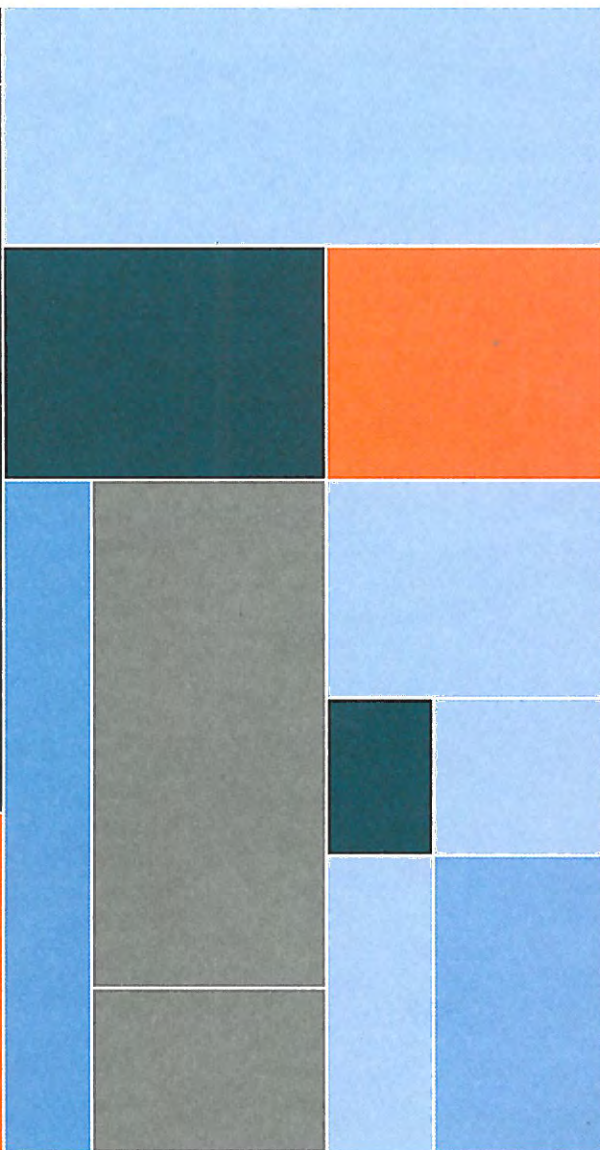
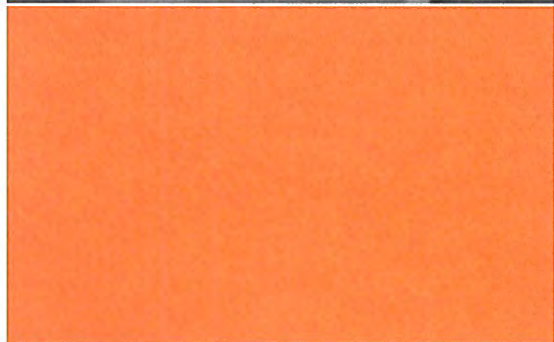


WESTCOTT
AT LA COSTA OAKS



WESTCOTT AT LA COSTA OAKS

Reminiscent of the Arts and Crafts movement, Westcott at La Costa Oaks pairs rich architectural detail with contemporary interior design. Superior craftsmanship, an inspired use of natural materials and a deep connection with the local environment define the new-home collection. Versatile floor plans offer families the opportunity to harmonize their living space with optional bedrooms, hobby room or office.





Abundant recreational amenities include The Splash with swimming pool, wading pool and outdoor entertaining area, as well as The Oaks Club featuring a multi-use gathering room, barbecue areas, catering kitchen, fitness facility, competition-sized pool and wading pool.

Part of the prestigious village of La Costa Oaks, Westcott is surrounded by dedicated natural open space, hiking and biking trails, bucolic backcountry and the breathtaking La Costa Preserve. Close by, residents enjoy sought-after shopping, eclectic dining, a weekly farmer's market, sandy beaches and acclaimed schools.

Westcott offers a premier address in La Costa Oaks, integrity and innovation in new-home design and a rich community life. 🏡



2RR

SANTA BARBARA



2BR

CRAFTSMAN BUNGALOW (MODELED)



2CR

ITALIAN

ARTIST'S ILLUSTRATION

RESIDENCE 2R ANDERTON

2,983 - 3,082 Square Feet (Est.)

4 to 5 Bedrooms

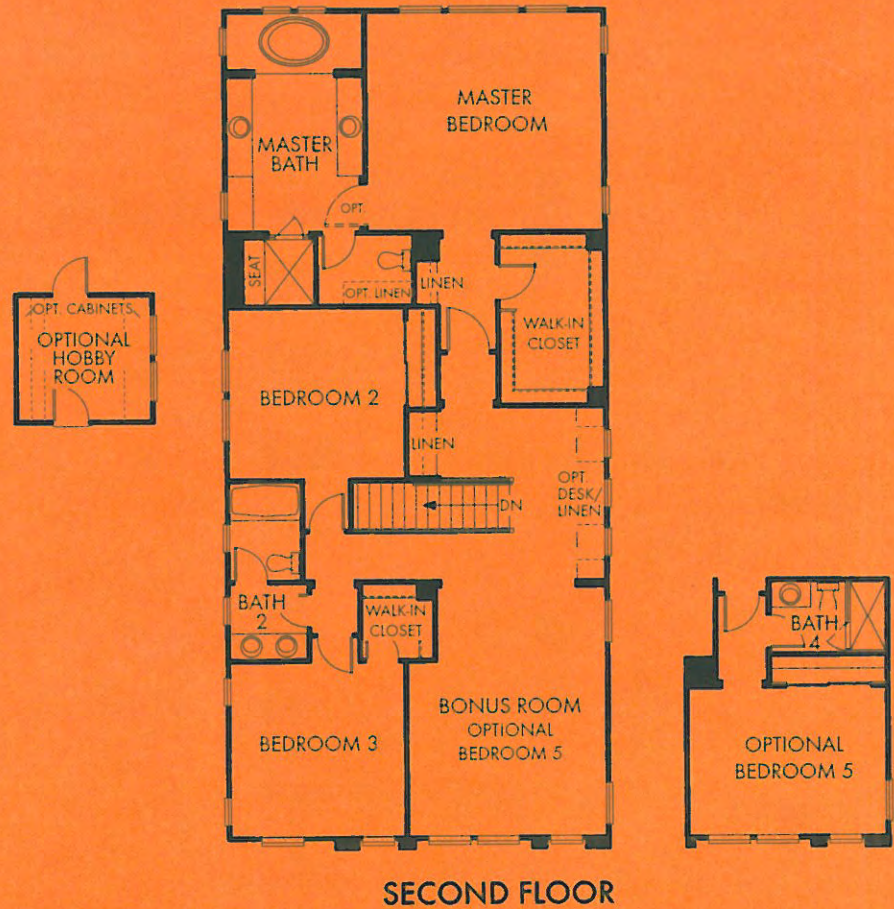
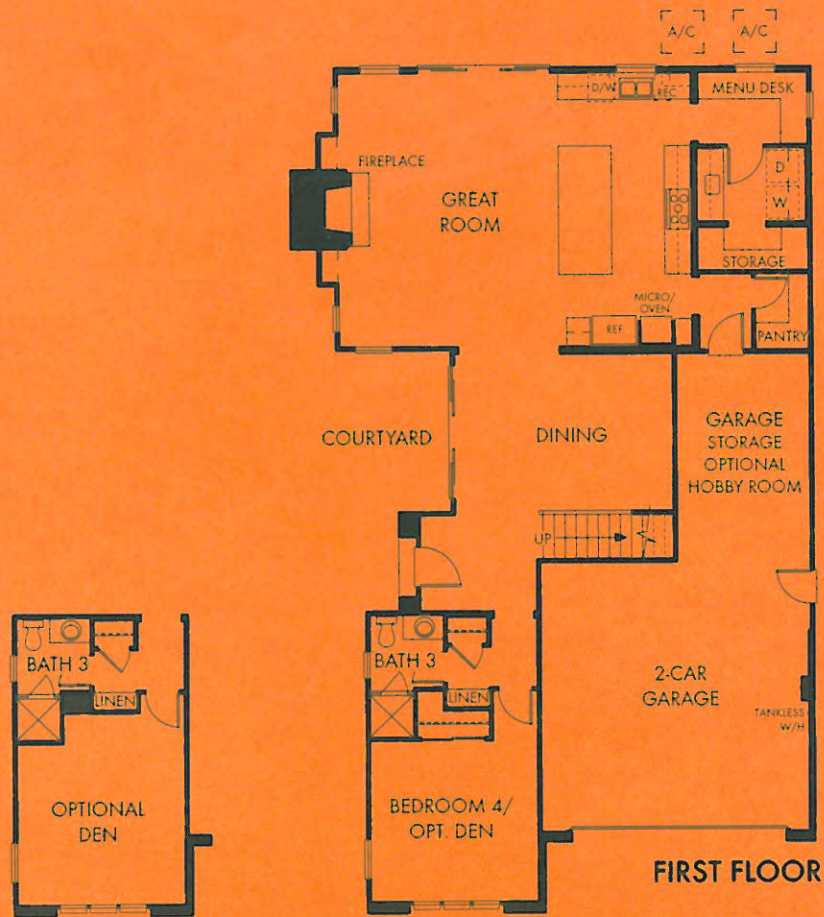
3 to 4 Baths

Bonus Room

Optional Hobby Space

Optional Den

2-Car Garage with Storage



2BR

CRAFTSMAN BUNGALOW

Entry, volume, decks, patios, windows and square footages may vary per elevation.

All plans, landscaping and elevation renderings are artist's conception and are not to scale. Square footage is approximate.



3BR

SANTA BARBARA



3BR

CRAFTSMAN BUNGALOW



3CR

ITALIAN (MODELED)

ARTIST'S ILLUSTRATION

RESIDENCE 3R ROYCROFT

3,070 - 3,296 Square Feet (Est.)

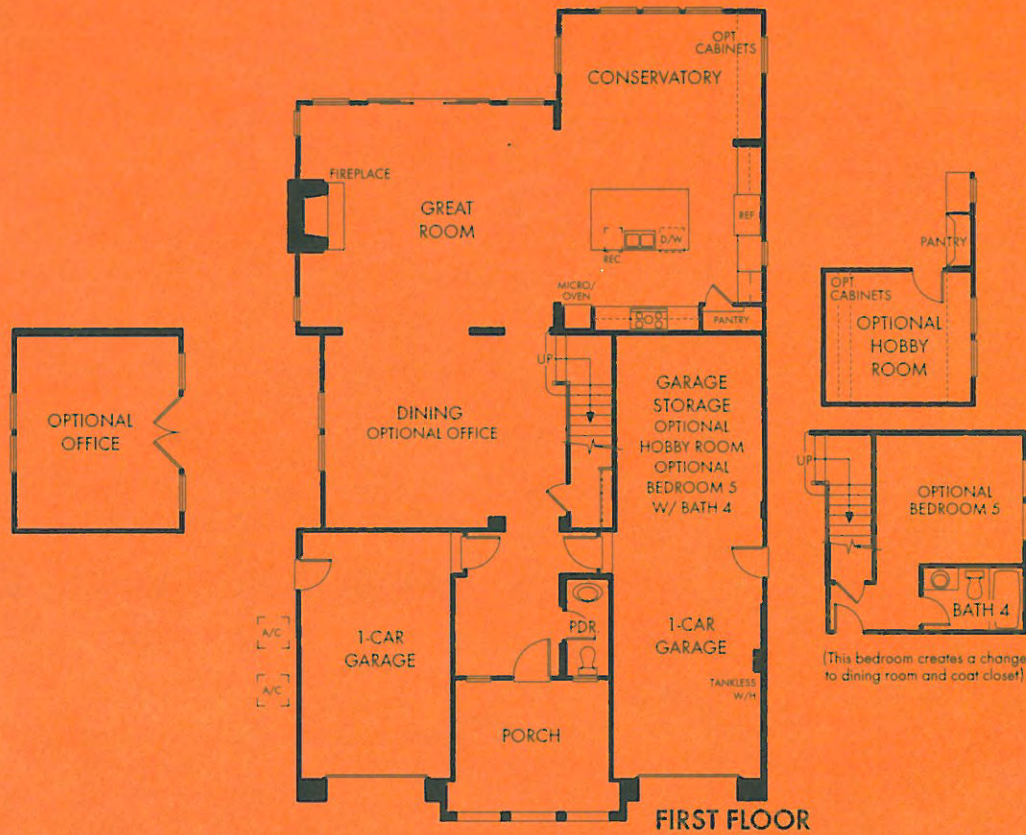
4 to 5 Bedrooms

3.5 to 4.5 Baths

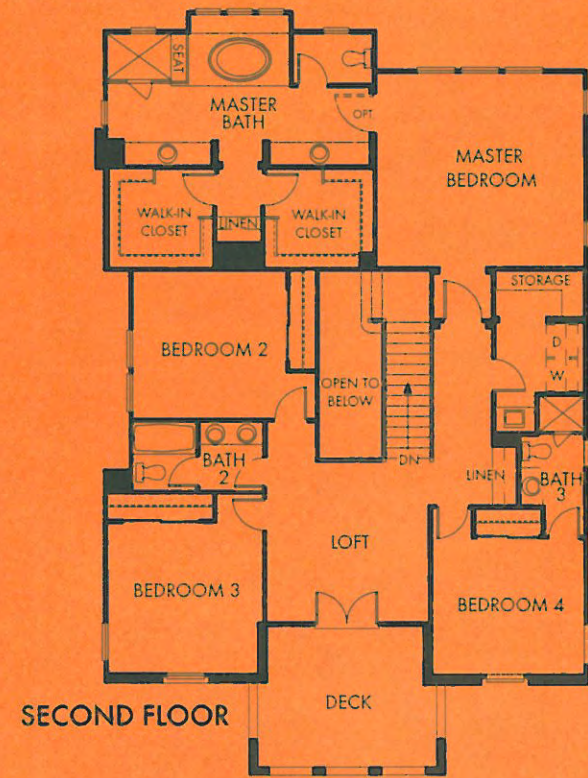
Loft

Optional Hobby Room, Bedroom or Office

2-Car Garage with Storage



FIRST FLOOR



SECOND FLOOR

(Only on Elevation C)

3CR ITALIAN

Entry, volume, decks, patios, windows and square footages may vary per elevation.
 All plans, landscaping and elevation renderings are artist's conception and are not to scale. Square footage is approximate.

4RR



SANTA BARBARA (MODELED)

4DR



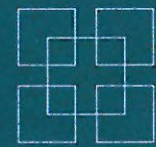
CRAFTSMAN BUNGALOW

4CR



ITALIAN

ARTIST'S ILLUSTRATION



RESIDENCE 4R ASHBEE

3,316 - 3,454 Square Feet (Est.)

4 to 5 Bedrooms

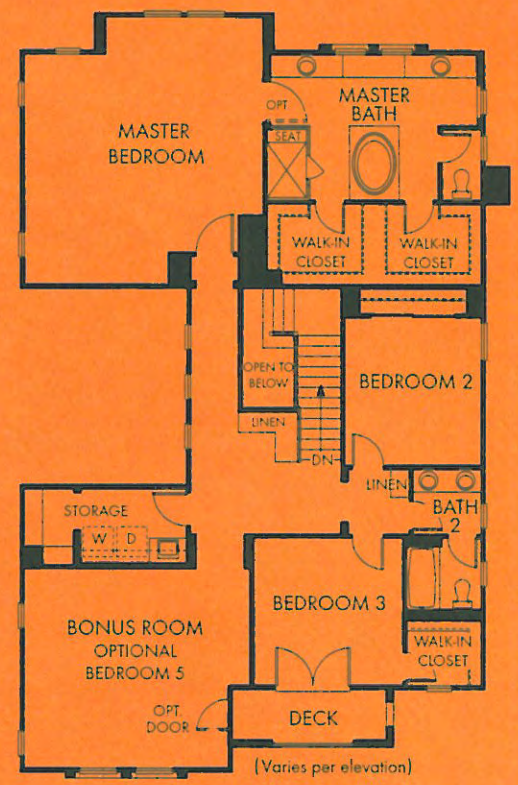
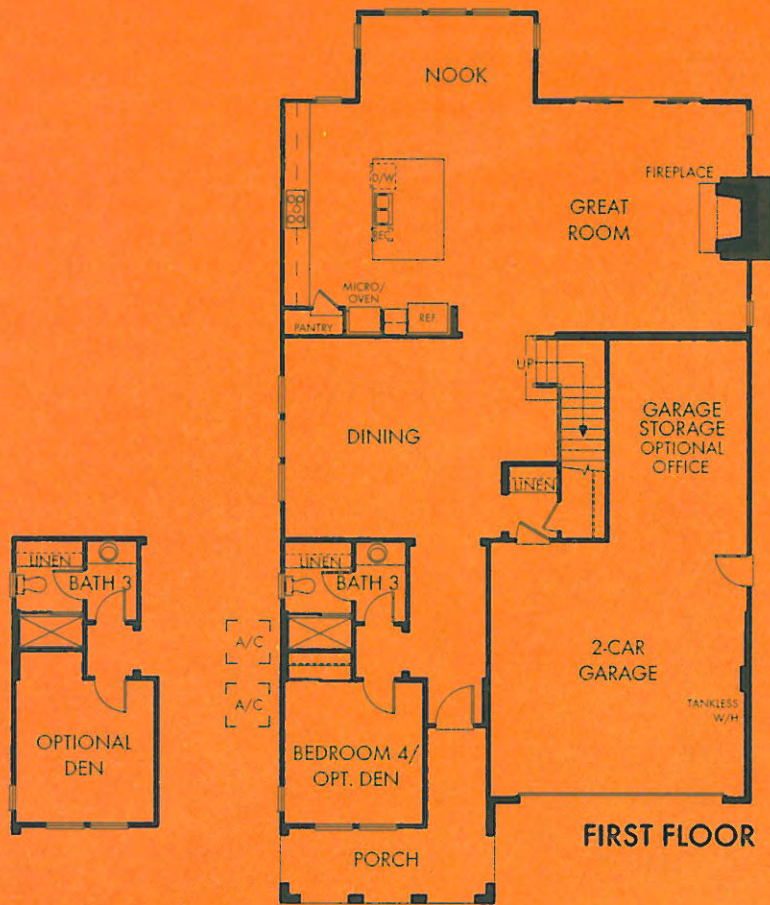
3 to 4 Baths

Bonus Room

Optional Office

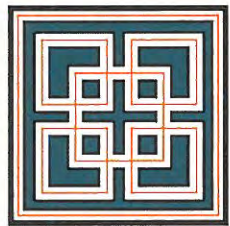
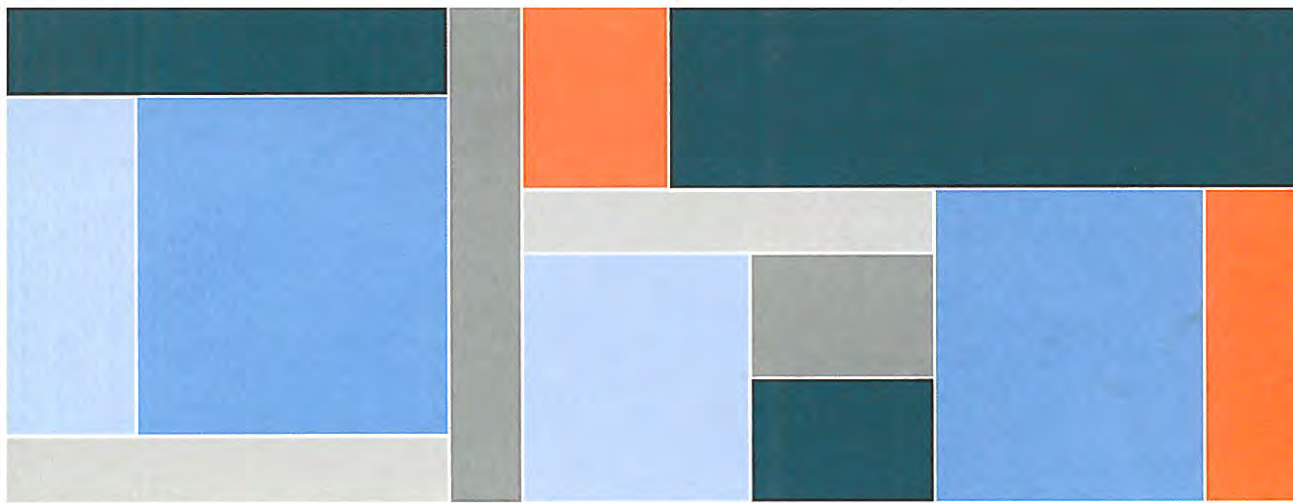
Optional Den

2-Car Garage with Storage



SANTA BARBARA

Entry, volume, decks, patios, windows and square footages may vary per elevation.
 All plans, landscaping and elevation renderings are artist's conception and are not to scale. Square footage is approximate.



WESTCOTT
AT LA COSTA OAKS

GENEROUS FEATURES

TIMELESS ARCHITECTURE

- Santa Barbara-, Craftsman Bungalow- and Italian-inspired architecture
- Architecturally color-coordinated, energy-efficient and fire-retardant concrete tile roof
- Elegant exterior coach lighting that complements the architectural style
- Architecturally coordinated, painted Therma-Tru front entry door with Venetian bronze hardware
- High-quality insulated sectional roll-up garage door
- Convenient automatic garage door opener with two transmitters
- Finished garage interior complete with drywall
- Rain gutters and downspouts (select locations)

INSPIRING KITCHEN DESIGNS

- Whirlpool Gold™ appliance package in stainless steel including:
 - Gourmet-caliber 36" cooktop with five gas burners
 - 30" built-in single oven
 - Full-capacity built-in microwave
 - 36" high-performance under cabinet hood
 - Multi-cycle built-in dishwasher
- Durable stainless steel sink with Insinkerator heavy-duty garbage disposal

- European-style white Thermafoil cabinetry with raised panel doors or maple cabinetry in Chestnut stain with recessed panel doors, adjustable shelving, easy-clean white laminated interiors, smooth-glide drawers and brushed chrome knobs
- Granite countertops with 6" backsplash and full backsplash at cooktop
- Culinary prep island with enhanced storage
- Walk-in pantry
- Countertop-illuminating, under cabinet fluorescent lighting
- Casual and spacious, family-sized breakfast nook or conservatory

GRACIOUS INTERIOR APPOINTMENTS

- Designer-selected ceramic tile flooring throughout entry, kitchen, master and secondary baths and laundry area
- Craftsman-style newel post staircase in paint-grade with stain-grade handrail and open tread
- Spacious and functional secondary bedrooms with hand-set ceramic tile countertops in secondary baths
- Interior laundry room with built-in cabinetry, cultured marble countertop, sink and extra storage space
- Distinctive raised panel doors with lever-style Venetian bronze interior door hardware
- Dramatic beveled glass mirror in powder bath
- Thoughtfully positioned recessed lighting throughout
- Inviting gas fireplace with custom-designed precast facade and mantle

THOUGHTFULLY DETAILED MASTER SUITES

- European-style white Thermafoil cabinetry with raised panel doors or maple cabinetry in Chestnut stain with recessed panel doors and brushed chrome knobs
- Décor-enhancing 6x6 ceramic tile countertops in choice of white or almond
- Dual china sinks with Moen® faucets and pressure-balanced shower valve in chrome finish
- Distinctive beveled edge mirror
- Luxurious soaking tub and generous separate shower
- Spacious walk-in closet

ENERGY-EFFICIENT FEATURES

- 13 SEER air-conditioning unit and 80% high-efficiency gas furnaces
- Dual central air-conditioning and heating system
- Convenient automatic set-back digital thermostat
- Energy-conscious Low-E dual glazed windows
- Energy-efficient tankless water heater
- Energy- and water-saving Metlund Hot Water D'Mand system
- Water-saving plumbing fixtures including low-flow shower head and ultra low-flow toilets
- Low VOC paint
- Fire sprinklers

AT HOME CONNECTIVITY AND MEDIA

- Technology pre-wiring with Category 5e telephone or data capability in kitchen and all bedrooms
- Ideally located multimedia outlet in great room with advanced video distribution capabilities
- Home office outlet with 2CAT-5 cables to provide up to four phone lines and high-speed Internet (select location)
- Flat panel prep at great room above fireplace

CUSTOM EXPERIENCES AT THE STANDARD PACIFIC DESIGN STUDIO

Our Standard Pacific Design Studio representatives look forward to assisting you in making selections that allow you to imprint your personal style on your new home.

- A variety of flooring materials, including wood, stone, tile and carpet
- Window coverings, including shutters and blinds in a variety of materials
- Upgraded KitchenAid® appliances, built-in refrigerator and second oven under cooktop
- Under counter appliances including wine cooler, beverage center or warming drawer
- Abundant varieties of granite, Caesarstone, stone and tile upgrades for kitchen and baths

- Stylish paint options
- Variety of room options including bedrooms, offices and hobby rooms (select plans)
- Additional recessed lighting and ceiling fan outlets
- Cabinetry upgrades offering a variety of finishes
- Optional cabinets (select locations)
- Crown moulding at master bedroom
- Tub enclosures at secondary bath
- Custom-framed mirrors at master and secondary bath
- Kitchen and bath plumbing fixtures in brushed chrome and oil-rubbed finishes
- In-home alarm system
- Custom audio system
- Garage floor coating



STANDARD PACIFIC HOMES: MAKING YOU RIGHT AT HOME



For more than 40 years, Standard Pacific Homes has been proud to help homebuyers achieve the cherished American dream of homeownership. As one of the nation's largest homebuilding companies with shares traded on the New York Stock Exchange, we have created more than 113,000 new home opportunities in California, Texas, Nevada, Arizona, Colorado, Florida and the Carolinas. Because a home is one of the most important financial commitments you can make, Standard Pacific Homes is dedicated to providing you the utmost in new home choice, quality and value. Our communities carry a signature of our long-standing commitment to excellence in design and craftsmanship, as well as the surrounding lifestyle advantages they provide. The enduring quality of our communities has earned the trust and respect of homeowners year after year, from their first visit with our sales representative and throughout their move-in experience. When you are looking for a new home in which to build your future, look for the Signature of Excellence that comes with a Standard Pacific home.



STANDARD PACIFIC HOMES
Making You Right At Home®



WESTCOTT
 AT LA COSTA OAKS

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WESTCOTT@STANPAC.COM | WWW.STANDARDPACIFICHOMES.COM

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WESTCOTT
AT LA COSTA OAKS

Residence 1 ~ Jenson

2,068 sq. ft. ~ 3 bedrooms ~ 2.5 Baths ~ Great Room ~ 2 Car Garage

Temporarily Sold Out

Residence 2 ~ Anderton

2,983 ~ 3,082 sq. ft. ~ 4 Bedrooms ~ 3 Baths ~ Bonus Room ~ 2 Car Garage Plus Storage

Lot 32 ~ 2A	SOLD	Move-In Feb 2013	
Lot 19 ~ 2C	\$695,900	Move-In May 2013	
Lot 20 ~ 2BR	\$697,900	Move-In May 2013	
Lot 29 ~ 2C	\$721,900	Move-In May 2013	RESERVED

Residence 3 ~ Roycroft

3,070 ~ 3,296 sq. ft. ~ 4 Bedrooms ~ 3.5 baths ~ Loft ~ 2 Car Garage Plus Storage

Lot 17 ~ 3CR	SOLD	Move-in Feb. 2013	
Lot 31 ~ 3XBR	\$720,900	Move-In Feb 2013	RESERVED
Includes; Chestnut stained maple cabinets; Crown Moulding @ Master; Media Cabinets either side of fireplace; Café Crème granite in kitchen w/ full splash			
Lot 21 ~ 3XA	SOLD	Move-In May 2013	

Residence 4 ~ Ashbee

3,316 ~ 3,454 sq.ft. ~ 4 Bedrooms ~ 3 Bath ~ Bonus Room ~ 2 Car Garage Plus Storage

Lot 18 ~ 4BR	SOLD	Move-In Feb 2013	
Lot 33 ~ 4C	SOLD	Move-In Feb 2013	
Lot 28 ~ 4BR	SOLD	Move-In May 2013	
Lot 30 ~ 4AR	SOLD	Move-In May 2013	

*****All homes include Front Yard Landscaping; Dual Zoned A/C; Energy Efficient Tankless Water Heater**

Price, availability, options, specifications and COE dates are all subject to change without prior notice

11/26/2012





A Master-Planned Village

Paying tribute to the Arts and Crafts Movement, La Costa Oaks is a master-planned community renowned for its rich architectural detail, traditional craftsmanship and an inspired use of authentic materials. Residents of Westcott at La Costa Oaks enjoy a premier location within the master-planned neighborhood, enhanced by proximity to abundant onsite amenities, rolling hills and La Costa Preserve.

The Neighborhood

- Limited collection of 80 single family homes offering up to 3,316 sq ft of living space with four to five bedrooms plus bonus room or loft, 2.5 to 4.5 baths, 2-car garage plus storage
- Located only 6 miles inland from the Pacific Ocean and close to Encinitas Ranch Town Center and The Forum Carlsbad shopping center
- Residents-only club with swimming and wading pools, and outdoor picnic and barbecue areas plus clubhouse with fitness facility
- Adjacent to dedicated open space including the breathtaking La Costa Preserve offering more than 1,000 acres of nature and wildlife preserve, and hiking trails
- Santa Barbara, Craftsman Bungalow and Italian architectural styles

The Community Association

The La Costa Oaks HOA dues are anticipated to be approximately \$239/month and are estimated to be \$197 at La Costa Oaks build out.

What do my Dues cover?

Westcott homeowners will have access to The Splash, a residents only club, featuring a swimming pool, wading pool, and an outdoor entertaining area with BBQ. Access is also included at the Oaks Club, featuring competition size pool, wading pool, BBQ area, meeting room with kitchen and exercise facility. Dues will also cover the maintenance of all common area landscaping.

Property Taxes

Base Tax: 1.03% Assessments/Bonds: Approx \$840 per year. The total effective tax rate is approximately 1.16% and will vary based upon purchase price.

Preferred Lender

Standard Pacific Mortgage – Valerie Federighi, our lender representative, will assist you through the prequalification registration process which will enable you to be placed on the Westcott Buyer Priority List once approved. You may submit a prequalification online at <https://www.standardpacifichomes.com/finance/prequalification.aspx> or contact Valerie at 760-484-7101 or vfederighi@stanpac.com. A \$15,000 Earnest Money Deposit is required at point of sale.

Schools

Westcott at La Costa Oaks is located within the boundaries of the Encinitas Union and San Dieguito Union High School Districts. Currently the proposed schools are:

- La Costa Heights Elementary School (www.eusd.k12.ca.us/lc/)
- Oak Crest Middle School (www2.sduhsd.net/oc/)
- La Costa Canyon High School (www.lc.sduhsd.net)

Westcott Sales Representatives: Wendy Stagg ~ Heather Bliss

7082 Sitio Corazon, Carlsbad, Ca 92009

westcott@stanpac.com ~ Phone 760.736.9248 Fax 760.736.8013

Sales Center Hours ~ Monday 1:00 pm to 5:00 pm ~ Tuesday through Sunday – 10:00 am to 5:00 pm

www.standardpacifichomes.com

Standard Pacific Homes California Real Estate License No. 01138346



WESTCOTT AT LA COSTA OAKS

LEGEND



RESIDENCE ONE
JENSON



RESIDENCE TWO
ANDERTON



RESIDENCE THREE
ROYCROFT



RESIDENCE FOUR
ASHBEE



MAP NOT TO SCALE



CLOSE TO HOME

La Costa Preserve	2 miles
Edwards Cinemas	4 miles
Grand Plaza	4 miles
The Forum Carlsbad	5 miles
Pacific Ocean	6 miles
Encinitas Ranch Town Center	7 miles

La Costa Heights Elementary School	2 miles
Oak Crest Middle School	6 miles
La Costa Canyon High School	3 miles

Distances are approximate.