



Americana

AT SCRIPPS RANCH VILLAGES

A COMMUNITY OF BROOKFIELD HOMES



Americana

PLAN ONE - THE ROCKWELL

Two Story - Approx. 2,502 Square Feet
 4 Bedrooms - 3 Baths
 Three Car Garage

FROM \$298,900 - \$301,900
(TEMPORARILY SOLD OUT)

PLAN TWO - THE WHITMAN

Two Story - Approx. 2,834 Square Feet
 5 Bedrooms - 4 Baths
 Three Car Garage

FROM \$321,900
Only 1 Home Available

PLAN THREE - THE ELLINGTON

Two Story - Approx. 3,039 Square Feet
 5 Bedrooms + Bonus Room - 4.5 Baths
 Three Car Garage

FROM \$337,900
Only 1 Home Available

Sales Representatives

Lorene Angelos Rice
 Donna Alessandra

PHASE 2B OPENS FEBRUARY 21

Effective Date: January 31, 1998

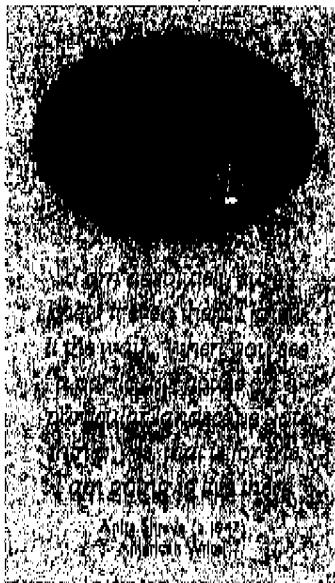
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HOME, IN ONE FORM OR ANOTHER, IS THE GREAT OBJECT OF LIFE.

Josiah Gilbert Holland (1819-1881)
American Editor and Writer

So, what is your ideal vision of home? Do you imagine scenic vistas of open valleys and rolling hills? A peaceful setting with parks and recreation nearby? A neighborhood that actually feels like a neighborhood? And a home that has unique character and feel?

Perhaps then, an Americana home within the well-established family community of Scripps Ranch Villages will be the perfect match for you. Americana offers distinctive Craftsman and Monterey style homes featuring spacious floorplans, designer kitchens and three-car garages. All homes are comfortably situated on lots averaging 7,500 square feet, (that's plenty of room for both a gas grill and a swingset).



But comfort, convenience and amenities don't end at your doorstep. Scripps Ranch Villages spans 1,200 acres of rolling countryside generously interspersed with parks, greenbelts, botanical gardens and nature trails. Spring Canyon Park, for example, includes 18 acres of ballfields, basketball and volleyball courts, playgrounds and picnic areas.

For those of you with kids, you'll appreciate the quality of the community's schools, including Dingeman Elementary, Scripps High and a new middle school, Thurgood Marshall, opening in 1998.

Come discover Americana at Scripps Ranch Villages. You may just find the place you've been waiting to call home.



Tim Rockwell

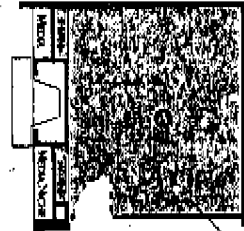
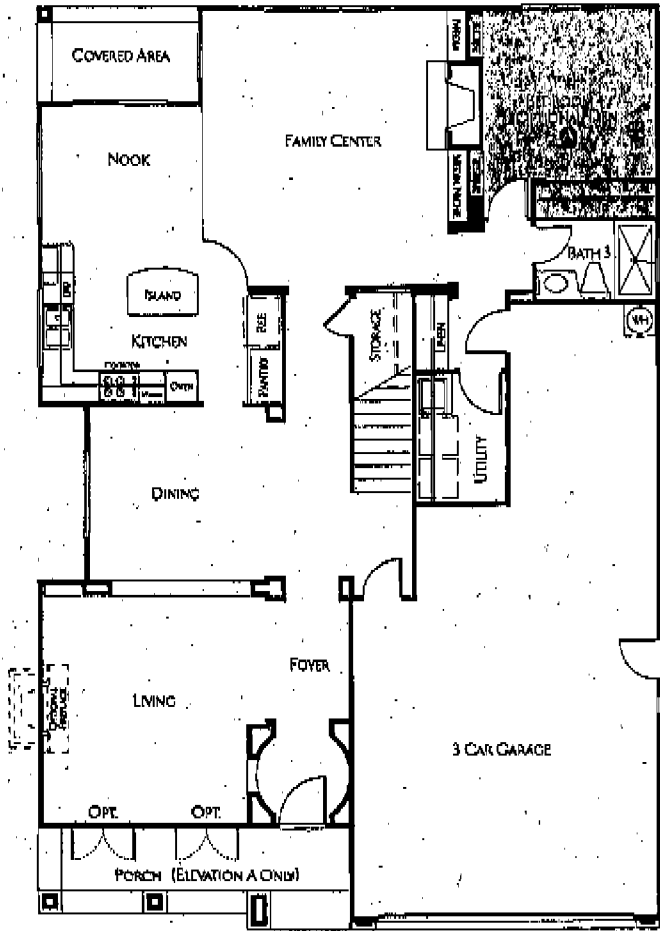


THE ROCKWELL
PLAZA

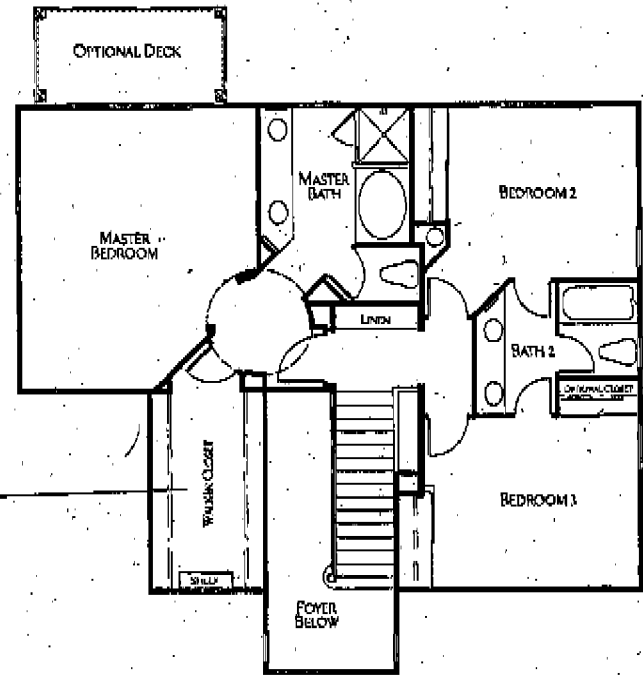
Illustration renderings are artist's conceptions and are not to scale.

THE ROCKWELL

Plan One, Two Stories, 3 Car Garage, 4 Bedrooms, 3 Baths, Approx. 2,502 Square Feet



Den, office or bedroom, you get a full bath just steps away.



You can practically live in this closet. (Along with your clothes.)





THE WESTMAN



THE WESTMAN



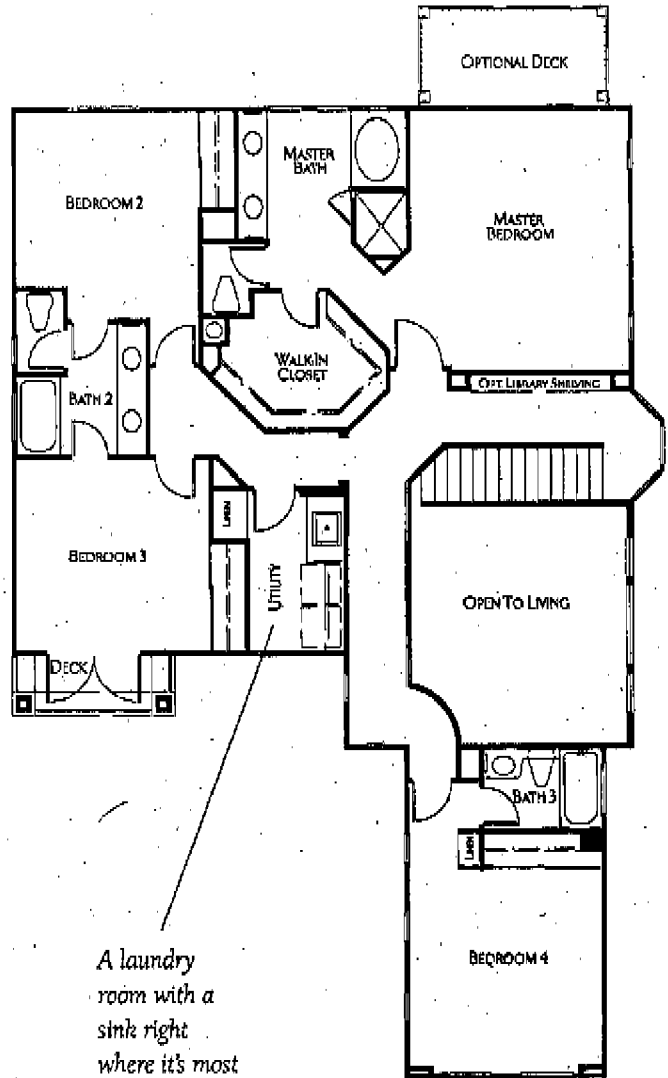
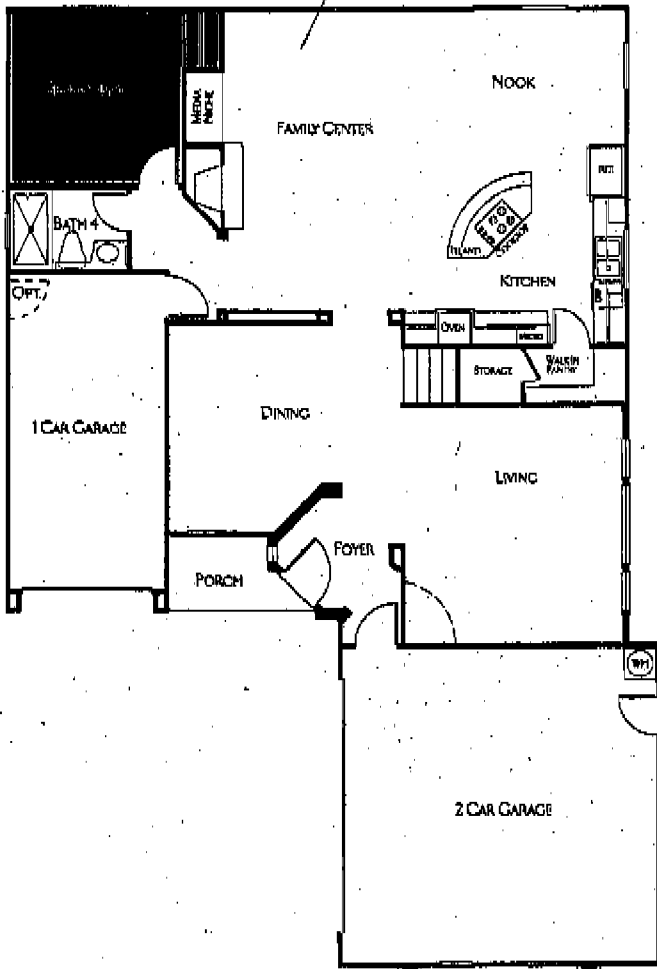
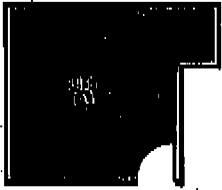
THE WESTMAN

THE WHITMAN

Plan Two, Two Stories, 3 Car Garage, 5 Bedrooms, 4 Baths, Aprox. 2,834 Square Feet



With a fire in the fireplace, and a movie playing, your family center is the center of comfort.



A laundry room with a sink right where it's most useful: steps from your bedrooms and linen closet.





THE ELLINGTON
Plan 38B

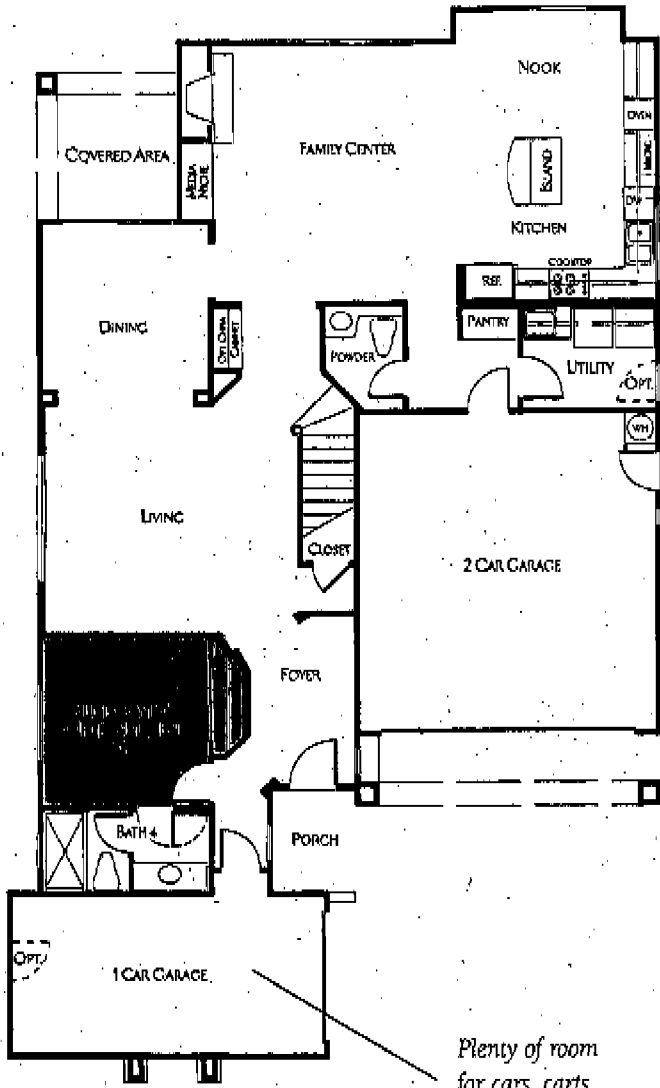


THE ELLINGTON
Plan 3C

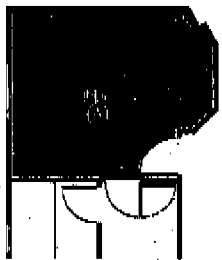
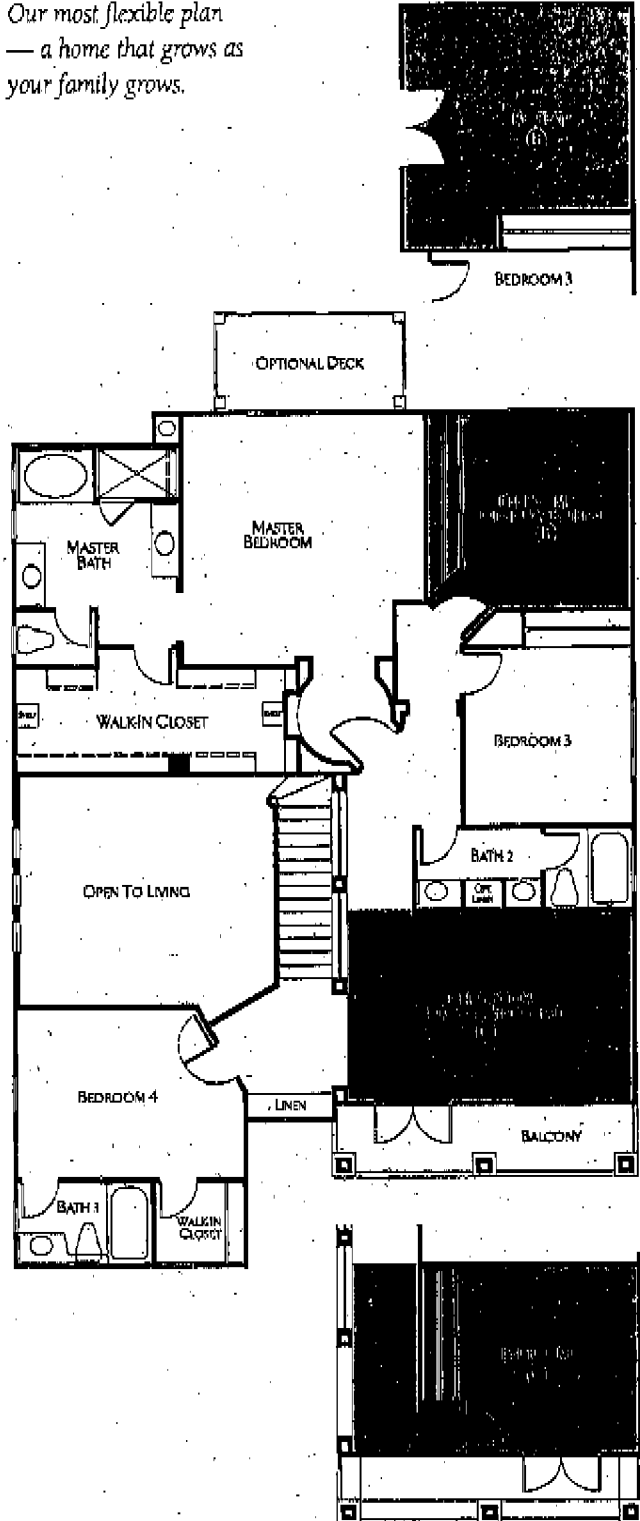
THE ELLINGTON

Plan Three; Two Stories, 3 Car Garage, 5 Bedrooms and Bonus Room or 6 Bedrooms, 4 1/2 Baths, Approx. 3,039 Square Feet

Our most flexible plan — a home that grows as your family grows.



Plenty of room for cars, carts, boats, and well, you decide.



AMERICANA FEATURES

EXTERIOR DETAILING

- Individual exterior custom color schemes
- Side and rear yard fencing
- Dramatic eight-foot entry doors with bronze hardware
- Dual-glazed windows in living areas
- Roll-up steel garage doors with two transmitters
- Electrical outlet in rear and front of house
- Stubbed for gas barbecue at rear of house
- Concrete roof tiles
- Charming porches on selected homes
- Sand finished stucco for easier maintenance
- 3-car garages with drywall interior

COMPREHENSIVE KITCHENS

- Shaker style oak cabinets with hidden hinge door
- White interior and adjustable shelves in upper cabinets and pantry
- No Cost Choice: White or almond ceramic tile countertops
- No Cost Choice: White or Black appliances
- GE® 30" double oven
- GE® four-burner gas cooktop with hood
- Built-in GE® microwave
- GE® dishwasher
- Moen® pull out sprayer
- Plumbed for ice maker
- Dual compartment cast iron sink
- Gourmet cooking islands
- Generous pantries
- Sunny breakfast nooks

MASTER SUITES

- Expansive walk-in closets
- Oak cabinets
- No Cost Choice: White or almond ceramic tile counter tops or cultured marble
- Dual sinks with attractive wide-spread chrome Moen® faucets
- Separate oval tub and shower enclosure with white or almond ceramic tile

EXCEPTIONAL INTERIORS

- Designer-selected ceramic tile in entries
- Wood-burning fireplaces in family rooms with custom hearths and mantels
- Volume ceiling in selected rooms
- Staircase with risers and tread ends
- Plush carpeting throughout the living areas
- Smoke detectors in required areas
- Radius drywall corners
- Generous linen closets and storage areas
- Recessed lighting in selected areas
- Decora® Rocker Switches with dimmer in dining rooms
- Air conditioning
- Entertainment niches for media
- Interior laundry rooms with sink

WATER AND ENERGY SAVERS

- Night setback thermometer
- Gas forced-air heating
- Upgraded R-30 insulation in ceilings over living area
- Low flow toilets
- Low flow shower heads
- 50 gallon water heater with earthquake strap

SECONDARY BATHS & POWDERS

- Oak cabinets
- Easy to use Moen® faucet
- Convenient solid surface counters in secondary bathrooms
- Ceramic tile countertop in powder room (Plan 3)
- Ceramic tile showers in downstairs bathrooms (Plans 1 & 2)

SPECIAL CONSTRUCTION DETAILS

- Truss joist floor system with 3/4" subfloor with glue, nails and screws
- Copper plumbing throughout
- ISDN ready (CAT 5 twisted pair) high speed wire in kitchen, master and den
- RG6 cable in family, master and den

AMERICANA OPTIONS

HERE IS WHERE YOU CAN MAKE ONE OF OUR HOMES TRULY YOURS. THESE ARE INDIVIDUAL OPTIONS THAT YOU CAN CHOOSE TO ENRICH THE LOOK OF YOUR HOME AND ADD TO YOUR PERSONAL ENJOYMENT. YOU'LL FIND MOST OF THESE OPTIONS IN OUR IMAGINATION ROOM.



EXTERIOR ADDITIONS

Entry door with glass
 Leaded glass window designs in selected areas
 Decks off master bedrooms
 Glass panels in garage doors
 Rain gutter package (in selected areas)

GOURMET KITCHEN REFINEMENTS

GE® Profile five-burner cooktop
 GE® Professional cooktop
 Built-in style GE Profile® refrigerator
 Dishwasher and refrigerator panels to match cabinets
 Cabinets: Choice of maple, oak or thermo foil white cabinets and optional glass fronted cabinets. Cabinets come in four stain colors and two door styles.
 Solid surface Corian® or granite countertops
 Optional ceramic tile countertops and backsplashes

ORGANIZATIONAL BENEFITS

Built-in media centers
 Built-in desk (Plan 1), Built in library wall (Plan 2)
 Built in dining room buffet (Plans 2 & 3)

BATH PERSONALIZATION

Optional ceramic tile countertops and backsplashes
 Clear or obscure glass tub enclosures in secondary baths
 Jetted master tub

COMFORT ENHANCEMENTS

Fan Option
 Music System with built-in speakers
 Home Theater system with surround sound in the family room
 Master bedroom retreat (Plan 3)
 Fireplace in living room (Plan 1)
 Den, bonus room and garage flex space

SECURITY AND SAFETY

Security systems
 Additional garage door openers & transmitters
 Additional electrical options
 US Tec-Digital Networking System

How You Can Find Us:

TAKE I-15 TO SCRIPPS POWAY PARKWAY AND GO EAST. TURN RIGHT (SOUTH) ON SPRING CANYON ROAD AND FOLLOW THE SIGNS. TURN LEFT (NORTH) ON SPRUCE RUN DRIVE AND LEFT ON WILLS CREEK ROAD.

OUR VALUES AND VISIONS

We believe that we have a responsibility to our community, and continually strive to provide homes that are designed to anticipate the potential of years ahead, as well as reflect the time-tested elements of years past.

We address our customers individually, because each of us has different preferences and each of us desires a home that mirrors our unique selves. Brookfield homes are designed to recognize, to nurture and to celebrate personal identity.

We are in the business of providing architecturally distinctive homes that combine human comfort with the natural beauty of our environment. The neighborhoods and master-planned communities we build are balanced and harmonious; arranged to fulfill the promise of the land.

We conduct ourselves with courtesy, integrity, respect and honesty. In doing so, we continually strive to exceed our customers' expectations and to enrich the lives of all those around us.

OUR COMMITMENT TO YOU

In each of the thousands of homes built since our inception in 1956, we have adhered to the principles which guide us. Brookfield Homes is managed locally by an experienced team that has a vested interest in the business, homes and neighborhoods we build. We live in the community and contribute to its prosperity and quality of life through our work and community service.

While independently and locally operated, Brookfield also draws strength from affiliation with community development and home building operations across the United States and Canada. Brookfield Homes is part of one of North America's largest real estate companies, Brookfield Properties Corporation, a public company with community development, home building and commercial property operations.



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Just the Facts.

About Sabre Springs

Date opened: 1985

Total acres: 1,513.5

Acres of open space: 795.3 (approx. 53%)

Neighborhoods planned: 14

Active neighborhoods: 11

Homes planned: 5,290

Awards: Orchid Award for Sabre Springs environmentally sensitive master plan from the American Institute of Architects, the American Association of Interior Designers, the American Planning Association and the Association of Environmental Professionals.

Parks: 1 existing with 1 more proposed.

Location: Interstate 15 at Poway Road; 22 miles from downtown.

About the Schools

District: Poway Unified School District, 13626 Twin Peaks Road, (619) 748-0010.

Elementary School: Morning Creek, 10925 Morning Creek Drive, (619) 748-4334.

Southcreek Elementary School, proposed near the intersection of Poway Road and Springhurst Road.

Middle School: Meadowbrook, 12320 Meadowbrook Lane, (619) 748-0802.

High School: Rancho Bernardo, 13010 Paseo Lucido, (619) 679-2560.

Awards/Honors: Morning Creek, winner, California Distinguished Schools competition, 1993; Morning Creek, recipient, National Blue Ribbon, 1994; Poway Unified School District, Best School District, *San Diego Magazine*, 1994.

About Nearby Poway

Location: Geographic center of San Diego County.

Recreation: 2,850 acres of dedicated open space; 141 acres of developed parkland; Lake Poway/Clyde E. Rextrode Wilderness Area, a regional park that includes fishing, boating, playgrounds, picnic grounds and trails.

Attractions: Old Poway Historical Park, a 5-acre park featuring turn-of-the-century buildings, walking trails, gazebo, restaurant, historical society museum and period steam locomotive and station.

Cultural/Entertainment: Poway Center for the Performing Arts; capacity: 815 seats.

Newspaper: *Poway News-Chieftain*, a weekly community newspaper.

About Pardee Construction Company

Founded: 1921

David E. Landon, President

Vance T. Meyer, Executive Vice President

Active areas: San Diego; Ventura; Orange County; Los Angeles; Las Vegas, Nevada.

Accomplishments: Largest builder in San Diego County and, with Pardee Construction Company of Nevada, one of the largest in Las Vegas.

Sabre Springs Project Manager: David Poole, Assistant Vice President, Pardee Construction Company, 110 West C Street, Suite 2200, San Diego, California 92101; (619) 525-7240.

Sabre Springs

AN OVERVIEW

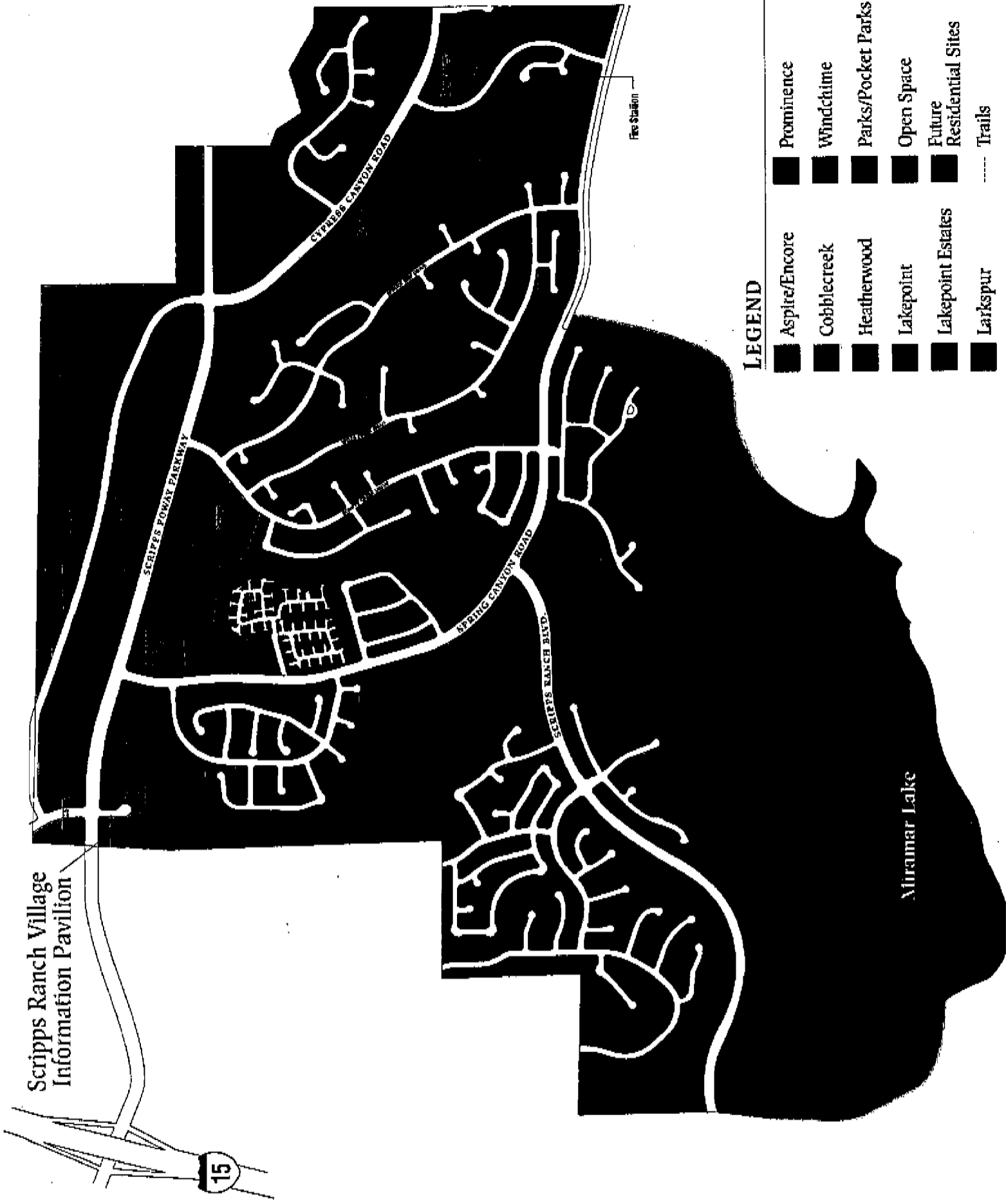
Perhaps no residential community is more revered for its unique family lifestyle than Scripps Ranch.

Nestled amidst 1,200 acres of gently rolling countryside adjacent to Miramar Lake, the neighborhoods of Scripps Ranch Villages were designed to accommodate families of all kinds. There will be beautiful condominiums and townhomes. Luxurious single-family homes. And magnificent estate residences.

To preserve the famed look and feel of Scripps Ranch, nearly 500 acres of open space has been set aside for a variety of outdoor pursuits. Throughout Scripps Ranch Villages, you'll find neighborhood parks. Ball fields. Arborecums. And meandering nature trails.

Other vital community amenities will include two new schools. A church. Retail center. Business park. And fire station.

Most importantly, the Scripps Ranch Villages master plan assures current and future residents of an exceptional quality of life...in one of San Diego's most desirable settings.



LEGEND

	Aspire/Encore		Prominence
	Cobblecreek		Windchime
	Heatherwood		Parks/Pocket Parks
	Lakepoint		Open Space
	Lakepoint Estates		Future Residential Sites
	Larkspur		Trails