

FEW NEW COMMUNITIES enjoy the prestige and acclaim of 4S Ranch, a 2,900-acre master-planned community situated in the canyons of North San Diego. Rich in local history and natural beauty, this unmatched setting is now home to an inspiring ensemble of distinctive neighborhoods, who together make up this vibrant and extraordinary new community.

4S Ranch is much like the small town of yesteryear. A place where residents take pride in their well-groomed streets. And where local schools will be truly local — most within walking distance. 4S Ranch is also surrounded by open space and interlaced with miles of walking trails that connect neighborhoods to local convenience stores and the 4S Commons town center. Few residential communities measure up to the charm and appeal of this new hometown.

It is here at 4S Ranch that award-winning Buie Communities has chosen to build Belle Rive, an elegant collection of custom-quality, single-family residences. These new homes will fulfill your every expectation; they have been designed to please the most particular.

Luxury, comfort, and convenience are evident throughout. Each model comes with its own roster of fine appointments and amenities. Gourmet kitchens with food preparation islands, generous-sized pantries, and top-of-the-line appliances. Great rooms or family rooms with wood burning fireplaces and media niches. Grand master suites with huge walk-in closets and lavish baths. You even have a choice of room-use options that make it possible to customize your new home to suit your specific needs.

Belle Rive at 4S Ranch. An extraordinary enclave of 82 custom-quality, single-family residences designed and built by a true master builder. Belle Rive is a place you'll be proud to call home.

## APPOINTMENTS

### GENERAL FEATURES

Central air conditioning  
(dual zone in Plans 2 & 3)

Hardwired smoke detectors

Gas and electric dryer hook-up and sink  
(Plans 2 & 3) in laundry area

3-car garages with roll-up doors  
and automatic openers

Interior laundry room with  
upper cabinetry

Centrally located linen cabinets

### DISTINCTIVE LIVING AREAS

Designer-selected, wall-to-wall carpeting  
in living room, dining room, hallways,  
master bedroom and dressing area,  
secondary bedrooms, and family room

No-wax vinyl in kitchen, secondary baths,  
and laundry

Elegant ceramic tile entry foyer

Nine and ten foot ceilings most rooms  
on first floor

Contemporary staircases with oak handrail  
and cap with painted balusters  
and newel posts

Media niche in family room

Wood burning fireplace featuring designer  
pre-cast concrete surround and  
clear tempered glass doors

Rounded drywall corners in selected areas

Raised panel colonist interior doors

### WELL-DESIGNED KITCHENS

Hand-set ceramic tile countertops  
with backsplash

Contemporary oak cabinetry with  
smooth glide drawers

Kitchen Aid appliances including  
gas cook top with self-cleaning double  
ovens, multi-cycle dishwasher,  
and microwave oven

Porecelain enameled double bowl sink  
with single lever pull out faucet

Deluxe countertop islands for  
casual dining and food preparation

Pre-plumbed for automatic ice maker

Recessed lighting

Under cabinet fluorescent task lighting

Generous sized pantries for storage

Heavy duty garbage disposal

### MASTER SUITE APPOINTMENTS

37" high dual pullman oak cabinets

Handset 6"x6" ceramic tile countertops

Spacious walk-in closet

Oval tub with  
separate glass-enclosed shower

Handset ceramic tile showers with  
clear glass enclosures and recessed  
shampoo niche

Designer chrome fixtures

Expansive walk-in closets in master suite

### EXTERIOR DETAILING

Color-blended, fire resistant,  
long-life concrete tile roofs

Nine expertly designed exterior elevations

Architecturally specified exterior  
color palette

Full side and rear yard fencing  
with access gate

Complete front yard landscaping

Full-size concrete driveways

Convenient electrical outlet at rear yard

Exterior gas outlet for barbecue

White vinyl trimmed,  
multi-paned windows

Designer-selected lighting fixtures

### ENERGY

#### CONSERVATION FEATURES

R-13 exterior wall insulation

R-30 ceiling insulation

Energy-efficient gas forced-air  
heating with pilotless ignition and  
night setback for energy savings  
(dual zone in Plans 2 & 3)

75-gallon glass-lined water heater

Energy-efficient exterior door weather  
stripping throughout

Dual-paned windows throughout

Water saver toilets

### BROADBAND TECHNOLOGIES

Pre-wired for telephone with CAT5e  
phone/data outlets in kitchen and  
master bedrooms

Four universal outlets  
(phone/data/cable TV with CAT5e and  
RG6 quad shield coaxial cable)

OnQ Structured wiring system  
(voice/video) for remaining rooms

### CUSTOMIZING OPTIONS

Mirrored wardrobe doors

Various room options including  
garage conversions (first floor options  
must be pre-plotted)

Stain-grade handrails and pickets

Custom crafted staircases with  
turned balusters

Floor covering upgrade packages

Glass tub enclosures in secondary baths

Ceiling fan option in all bedrooms  
and family room

Kitchen countertop and backsplash  
upgrade packages

Cabinet upgrade packages

Kitchen appliance and color options

Alarm system

Upgraded wiring packages for additional  
CAT5e phone lines, RG6 cable,  
and computer networking

Additional home technology  
enhancements

Pre-wiring for  
home theater/stereo systems

### THE COMMUNITY OF 48 RANCH

10 miles of hiking and biking trails

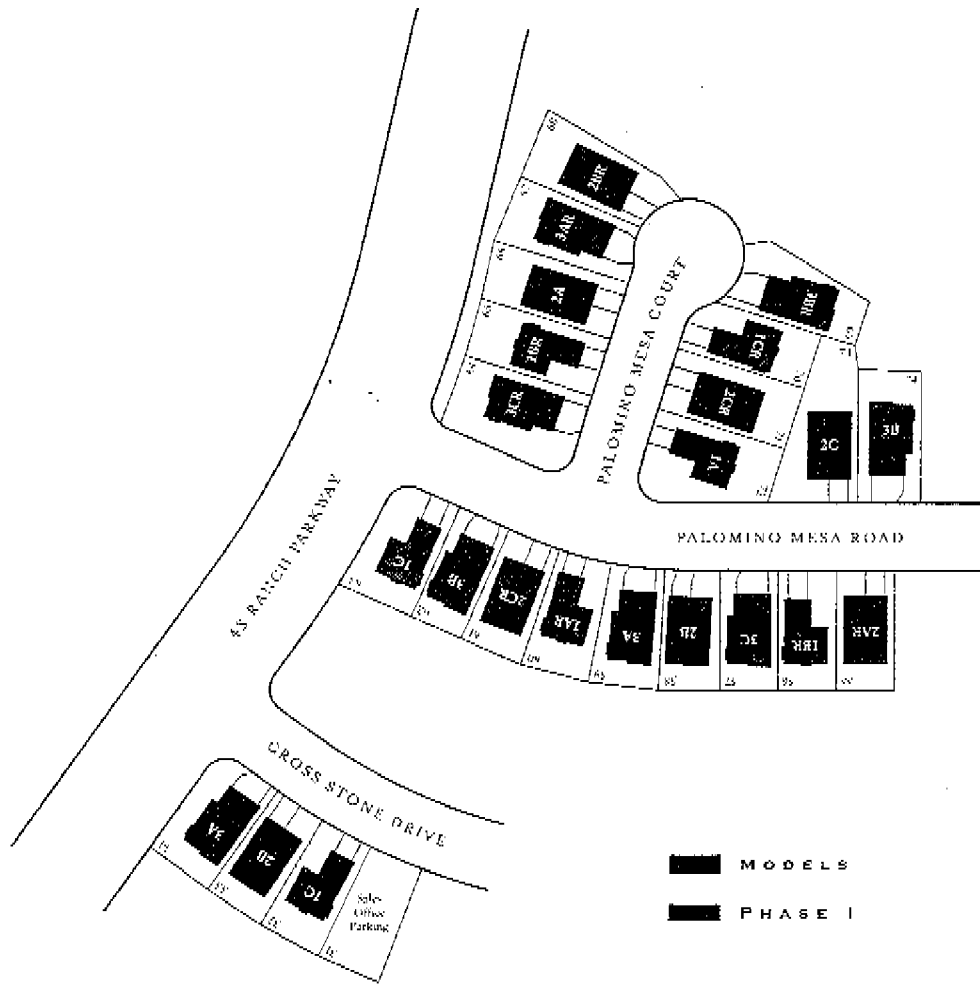
25-acre community park  
with athletic fields

Three neighborhood parks

Future elementary school

*Belle River*  
AT 48 RANCH

### PLOT PLAN



## The LOIRE

PLAN 1

Two Story, 2,264 Square Feet  
 2,482 Square Feet with  
 Den/Bedroom 5 Option, 3 Bedrooms  
 plus Loft with option for Bedroom 4  
 or Master Retreat, 2 1/2 Baths  
 Optional Den or Bedroom 5 downstairs  
 with Full Bath, 3-Car Tandem Garage  
 (2 with Den or Bedroom 5 Options).

From \$ \_\_\_\_\_

## The RHÔNE

PLAN 2

Two Story, 2,865 Square Feet  
 3,016 Square Feet with  
 Bedroom 6 Option, 3 Bedrooms  
 plus Loft with option for Bedroom 4  
 3 Baths, Den (with option for Bedroom 5)  
 Optional Bedroom 6 downstairs  
 3-Car Tandem Garage  
 (2 with Bedroom 6 Option).

From \$ \_\_\_\_\_

## The SEINE

PLAN 3

Two Story, 3,047 Square Feet  
 3,248 Square Feet with  
 Bedroom 6 or Den Option,  
 5 Bedrooms (4 with Loft or  
 Master Retreat Option), 3 Baths  
 Optional Bedroom 6 or  
 Den downstairs, 3-Car Garage  
 (2 with Bedroom 6 or Den Options).

From \$ \_\_\_\_\_

The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, specifications, materials, features, colors, and price without notice. Prices may be increased or decreased at any time. Product type is subject to availability. Optional features may be included at additional costs. All maps, plans, landscaping, and elevation renderings are illustrative artist conceptions and not to scale. This plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown. Rather, it is for general reference only and the actual details shown may vary depending on actual land conditions and other factors. Prices effective date of publication. Subsequent sales may result in unavailability of any or all price levels.



BUILD COMMUNITIES

NO RMINA

92015/92027  
12

510-070

1990+

~~2500~~

2200

# Belle Rive

AT 45 RANCH

PHASE 1A

**The Loire / Plan 1**

Two Story: 2,264 Square Feet, 2,482 Square Feet with Den/Bedroom 5 Option. 3 bedrooms plus Loft with option for Bedroom 4 or Master Retreat, 2 1/2 Baths, Optional Den Or Bed 5 Downstairs with Full Bath, 3 - Car Tandem Garage (2 with Den or Bedroom 5 Option).

Lot	Option	Price
60	DEN	\$480,225
63	BEDROOM 4	\$478,125
65	DEN	\$493,225

**The Rhone / Plan 2**

Two Story: 2,865 Square Feet, 3,016 square Feet with Bedroom 6 Option. 3 Bedrooms plus Loft with option Bedroom 4, 3 Baths, Den (with option for Bedroom 5) Optional Bedroom 6 downstairs, 3-Car Tandem Garage (2 with Bedroom 6 Option).

61	BEDROOM 6	\$507,275
66		\$515,300
68		\$518,300

**The Seine / Plan 3**

Two Story: 3,047 Square Feet, 3,248 Square Feet with Bedroom 6 Option. 5 Bedroom (4 with Loft or Master Retreat Option), 3 Baths, Optional Bedroom 6 or Den downstairs, 3-Car Garage (2 with Bedroom 6 or Den Option).

59		\$517,300
62	BEDROOM 6	\$521,850
64	RETREAT	\$527,500

**Belle Rive Sales Office**  
Jan Schoolbred  
15015 Cross Stone Drive  
PHONE: 858.312.1351

January 31, 2003

**Homeowner's Association Dues: \$95.00 Per Month**  
Please see Sales Agent for details

Belle Rive Development Company, LLC, and Buie Communities, LLC. reserve the right to revise prices upward or downward without notice or obligation. Maps, plan specifications, materials, features and colors are subject to change and availability. Optional features may be included at additional cost and are subject to construction cutoff dates.

# The LOIRE

PLAN 1

Two Story

2,264 Square Feet

2,482 Square Feet with  
Den/Bedroom 5 Option

3 Bedrooms plus Loft  
with option for Bedroom 4

or Master Retreat

2 1/2 Baths

Optional Den or  
Bedroom 5 downstairs

with Full Bath

3-Car Tandem Garage

(2 with Den or

Bedroom 5 Options)



ELEVATION A

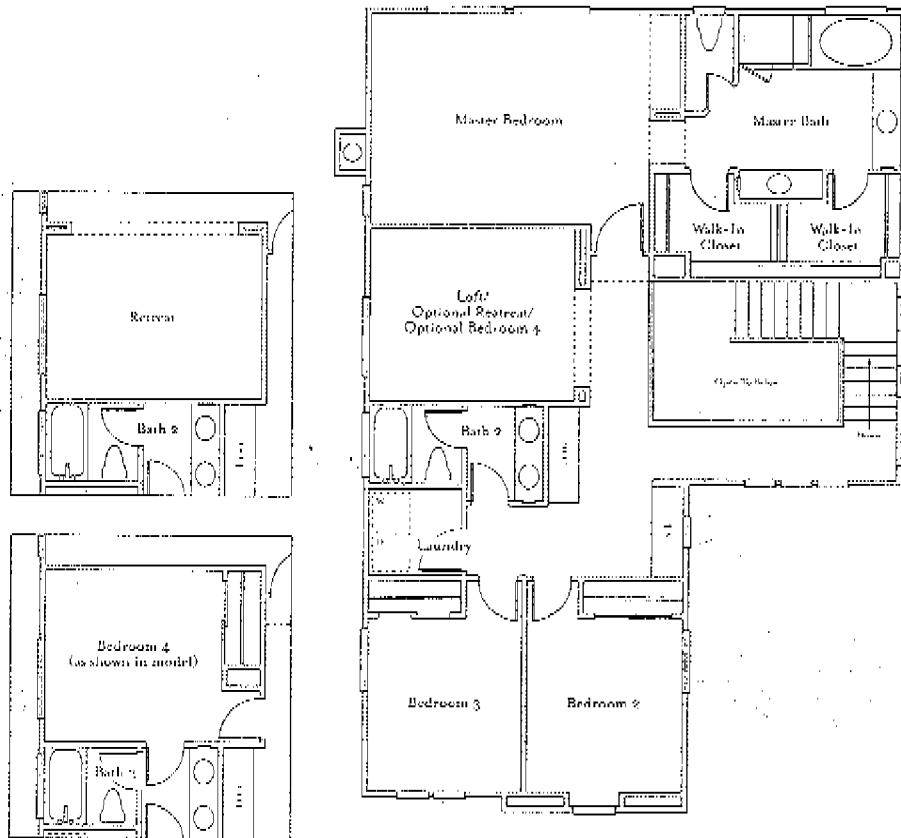


ELEVATION B

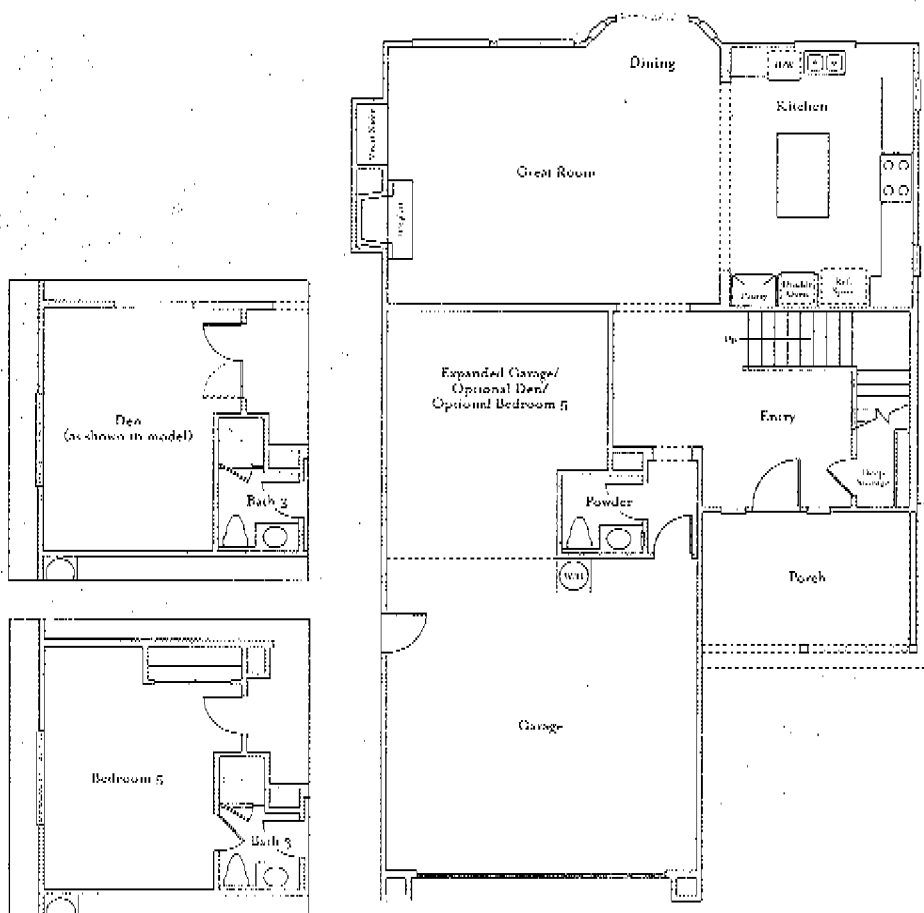


ELEVATION C

Artist's renderings. Window placement and wall facade will vary from the models depending upon the exterior elevation.



SECOND FLOOR



FIRST FLOOR

# The RHÔNE

PLAN 2

Two Story

2,865 Square Feet

3,016 Square Feet with

Bedroom 6 Option

3 Bedrooms plus Loft

with option for Bedroom 4

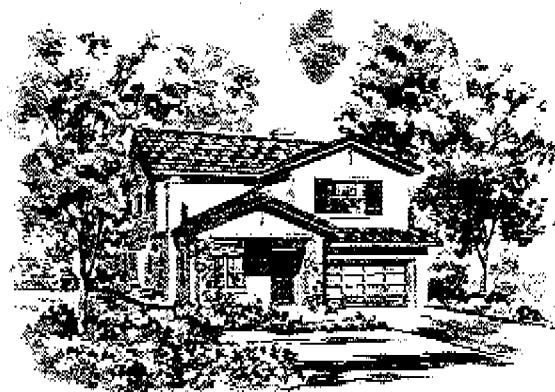
3 Baths

Den (with option for Bedroom 5)

Optional Bedroom 6 downstairs

3-Car Tandem Garage

(2 with Bedroom 6 Option)



ELEVATION A

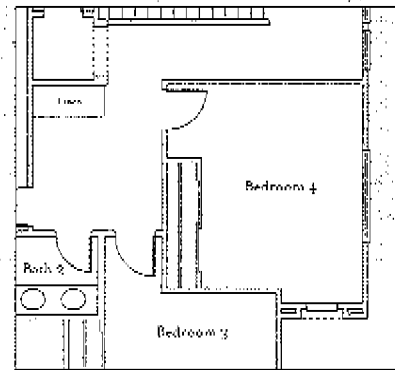
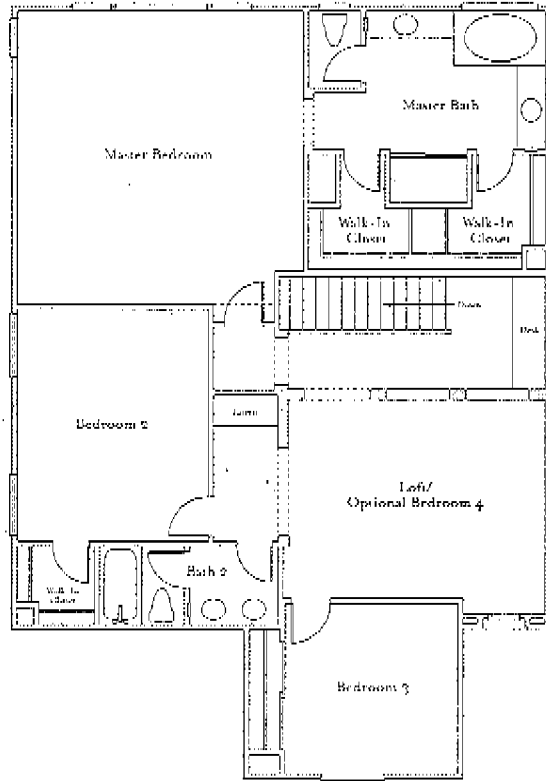


ELEVATION B

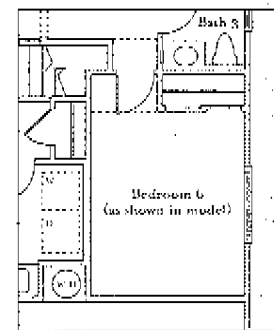
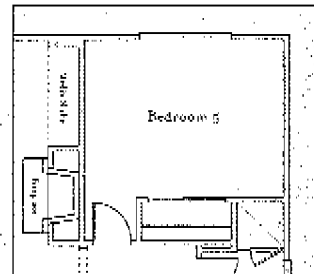
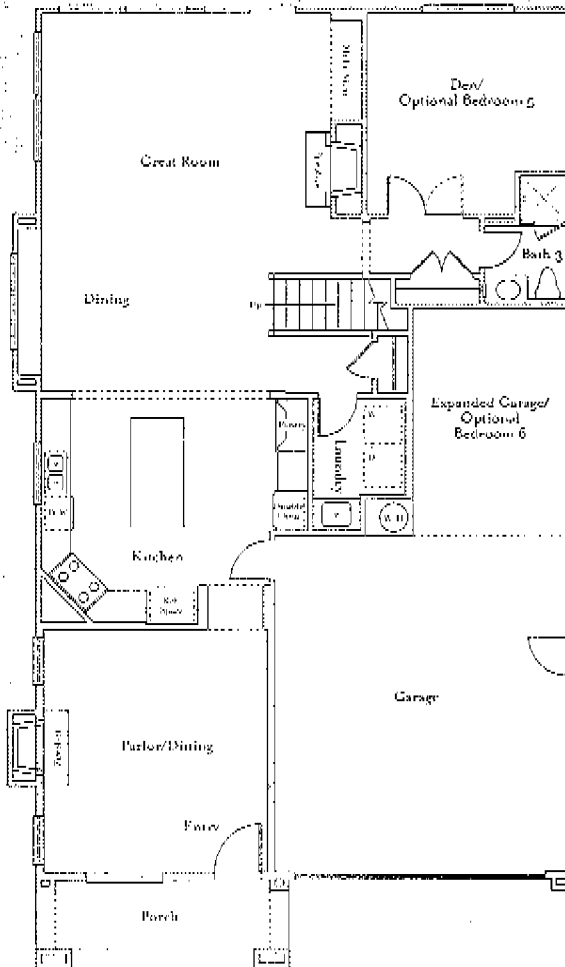


ELEVATION C

Artist's renderings. Window placement and wall facade will vary from the models depending upon the exterior elevation.



SECOND FLOOR



FIRST FLOOR



# The SEINE

PLAN 3

Two Story

3,047 Square Feet

3,248 Square Feet with  
Bedroom 6 or Den Option

5 Bedrooms

(4 with Loft or  
Master Retreat Option)

3 Baths

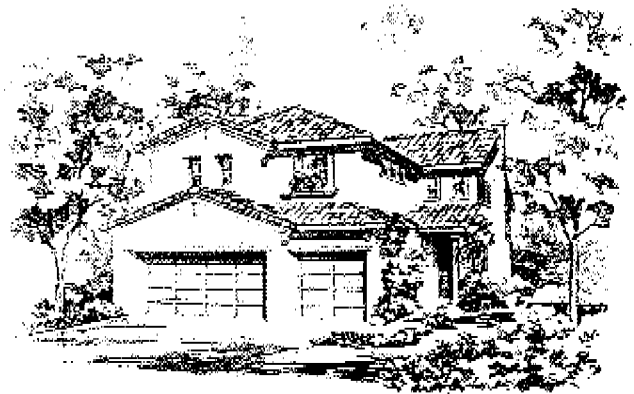
Optional Bedroom 6

or Den downstairs

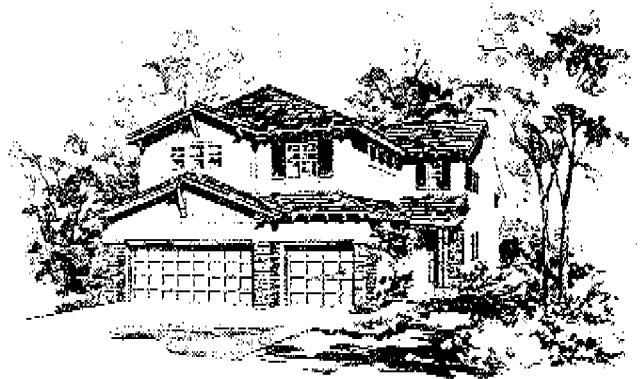
3-Car Garage

(2 with Bedroom 6

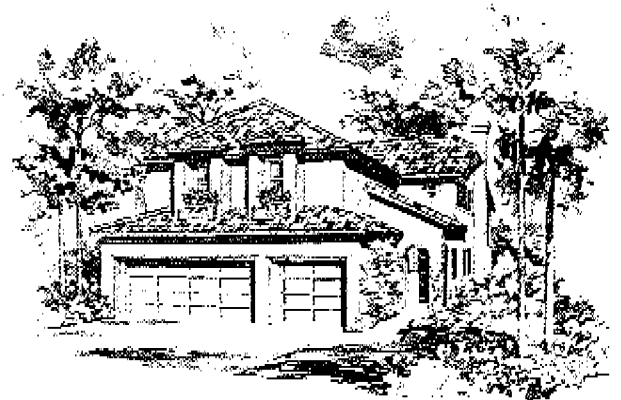
or Den Options)



ELEVATION A

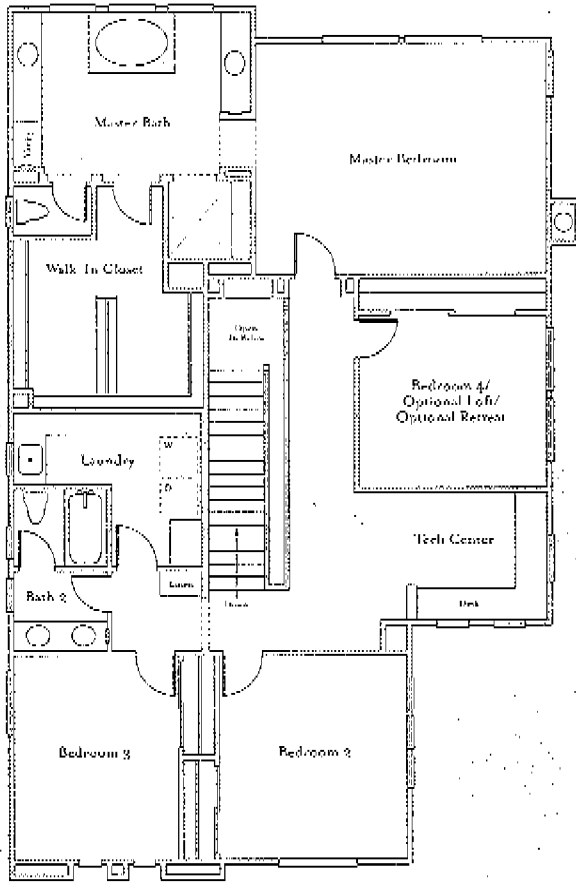


ELEVATION B

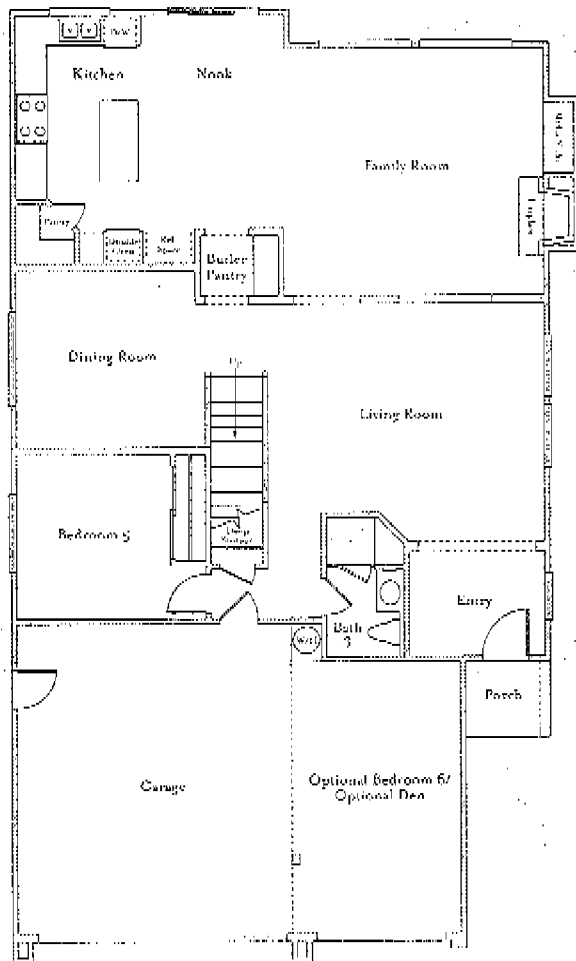
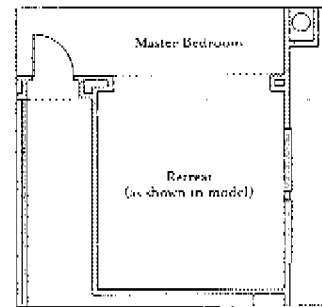
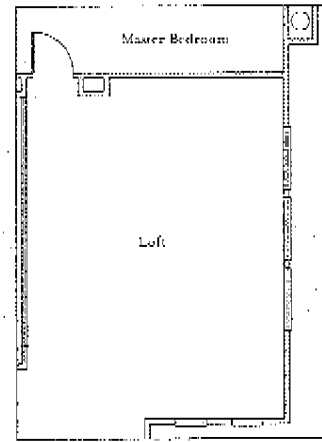


ELEVATION C

Artist's renderings. Window placement and wall facade will vary from the models depending upon the exterior elevation.



SECOND FLOOR



FIRST FLOOR

