



BRIDLE RIDGE

Carnal Country Highlands

A new LIVING SMART[®] neighborhood by Pardee Homes



Love where you live...





*F*rom stunning architectural detail and environmentally friendly features to a convenient coastal-close location, the reasons to fall in love with Bridle Ridge are endless. You'll simply adore the Carmel Country Highlands community surrounded by over 800 acres of beautifully preserved open space with miles of pristine trails. Along with high-achieving schools and popular new shopping, this is what your heart desires.



RESIDENCE

One

AS MODELED

2-Story
3 Bedrooms / 3 Bathrooms
Den / Great Room
3-Bay Tandem Garage
2,353 sq. ft.

STANDARD

2-Story
4 Bedrooms / 3 Bathrooms
Great Room
3-Bay Tandem Garage
2,353 sq. ft.
Optional Den in lieu of Bedroom 4

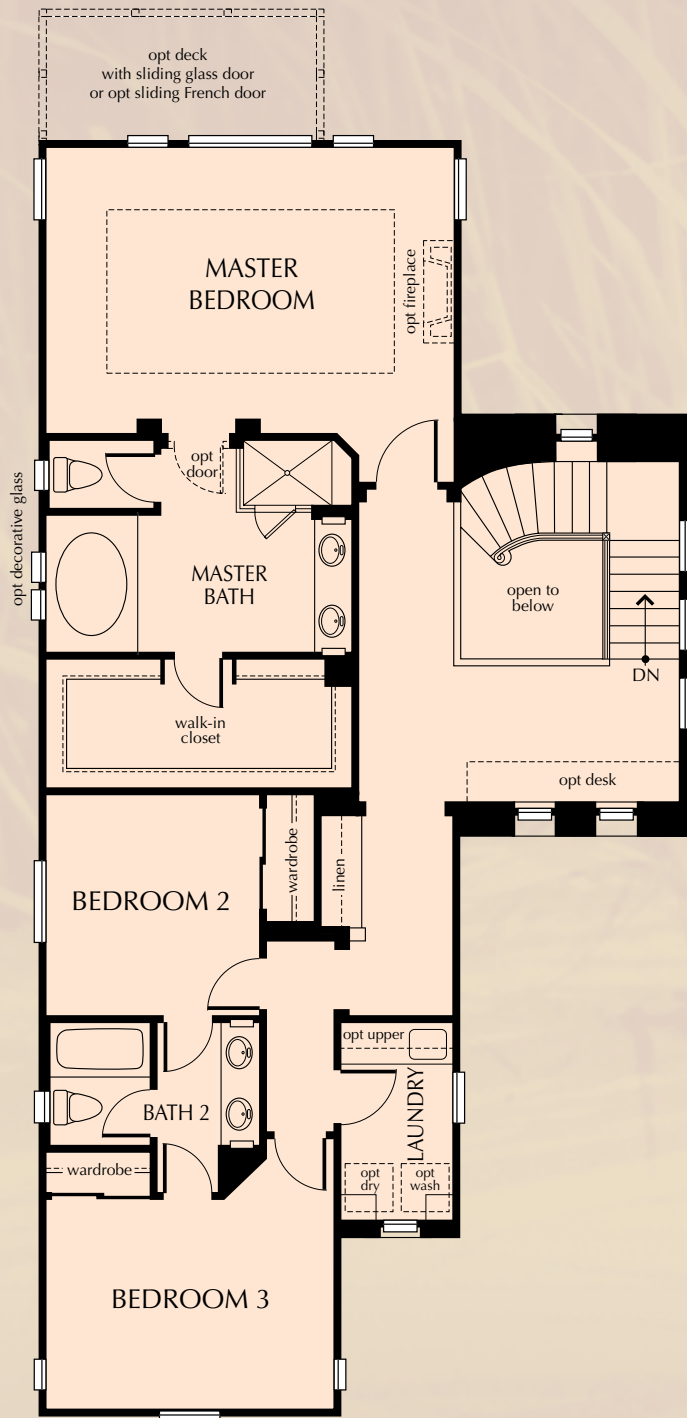


First Floor

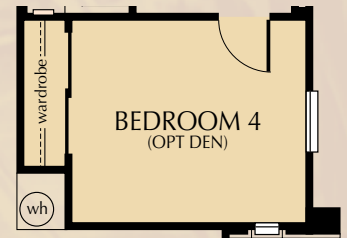


{ MODEL: Residence One - B (Reversed) - French }





Second Floor



Bedroom 4 in lieu of optional Den

All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price. Floor plans subject to change. All square footage is approximate. For floor plan options, see sales representative.

{ Residence One - A - *Spanish* }

{ Residence One - C - *Monterey* }



RESIDENCE

Two

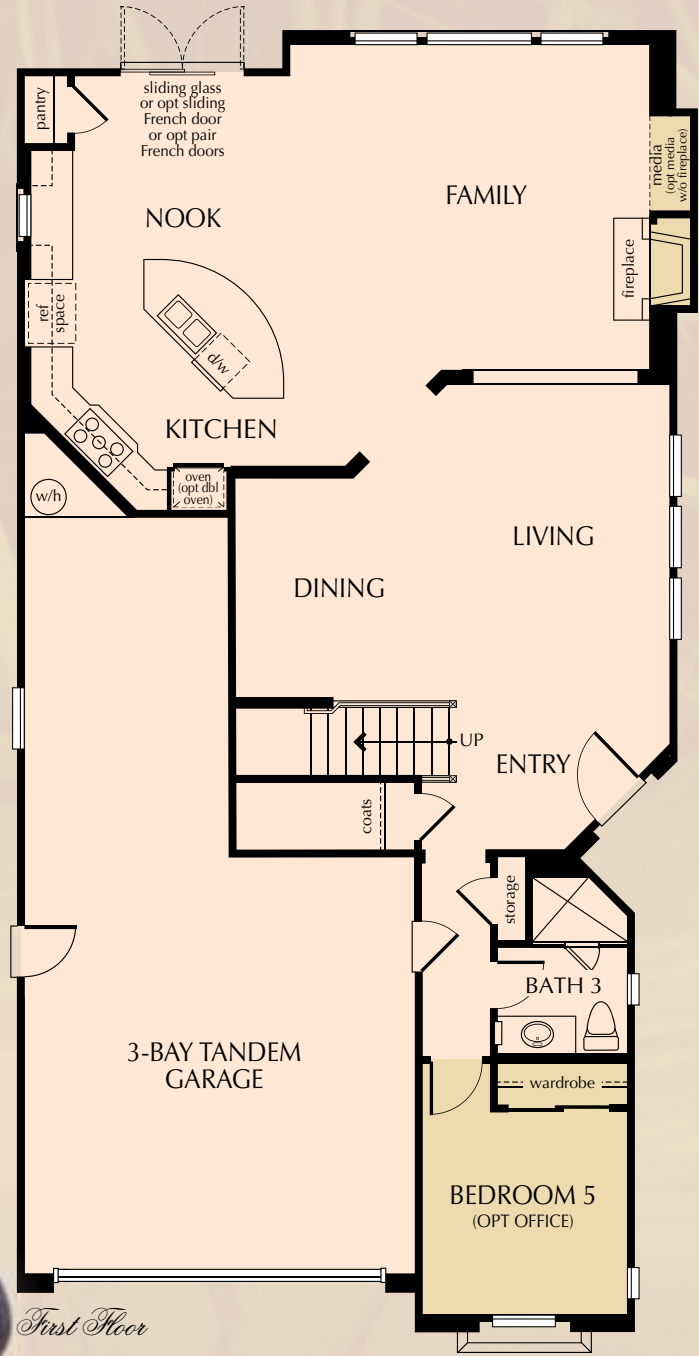
AS MODELED

2-Story
5 Bedrooms / 3 Bathrooms
Loft
3-Bay Tandem Garage
2,691 sq. ft.

STANDARD

2-Story
5 Bedrooms / 3 Bathrooms
Loft
3-Bay Tandem Garage
2,691 sq. ft.

Optional Office in lieu of Bedroom 5
Optional Expanded Loft in lieu
of Bedroom 2 and Loft



{ MODEL: Residence Two - A (Reversed) - Spanish }





Second Floor



Optional Expanded Loft in lieu of Bedroom 2 and Loft



Optional Office in lieu of Bedroom 5

All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price. Floor plans subject to change. All square footage is approximate. For floor plan options, see sales representative.

{ Residence Two - B - *French* }

{ Residence Two - C (Reversed) - *Monterey* }



RESIDENCE

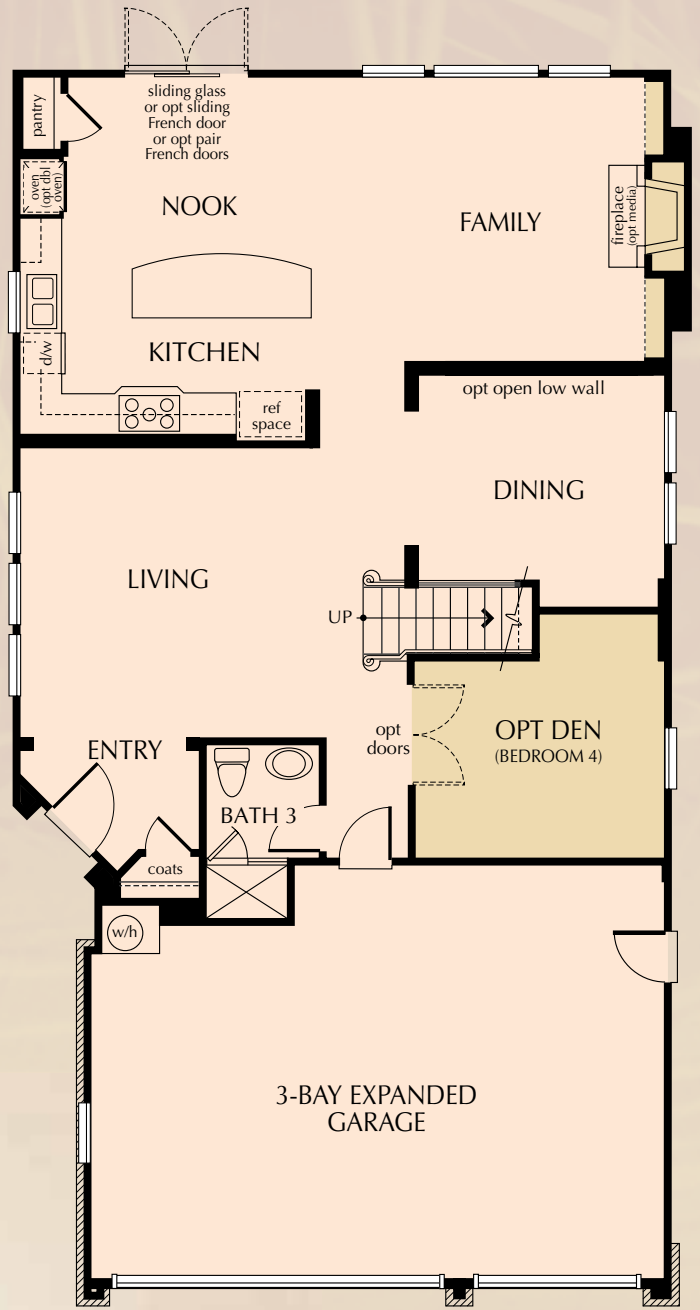
Three

AS MODELED

2-Story
3 Bedrooms / 3 Bathrooms
Den / Loft
3-Bay Expanded Garage
2,734 sq. ft.

STANDARD

2-Story
4 Bedrooms / 3 Bathrooms
Loft
3-Bay Expanded Garage
2,734 sq. ft.
Optional Loft 2 in lieu of Bedroom 2
Optional Bedroom 5 in lieu of Loft 1
Optional Den in lieu of Bedroom 4

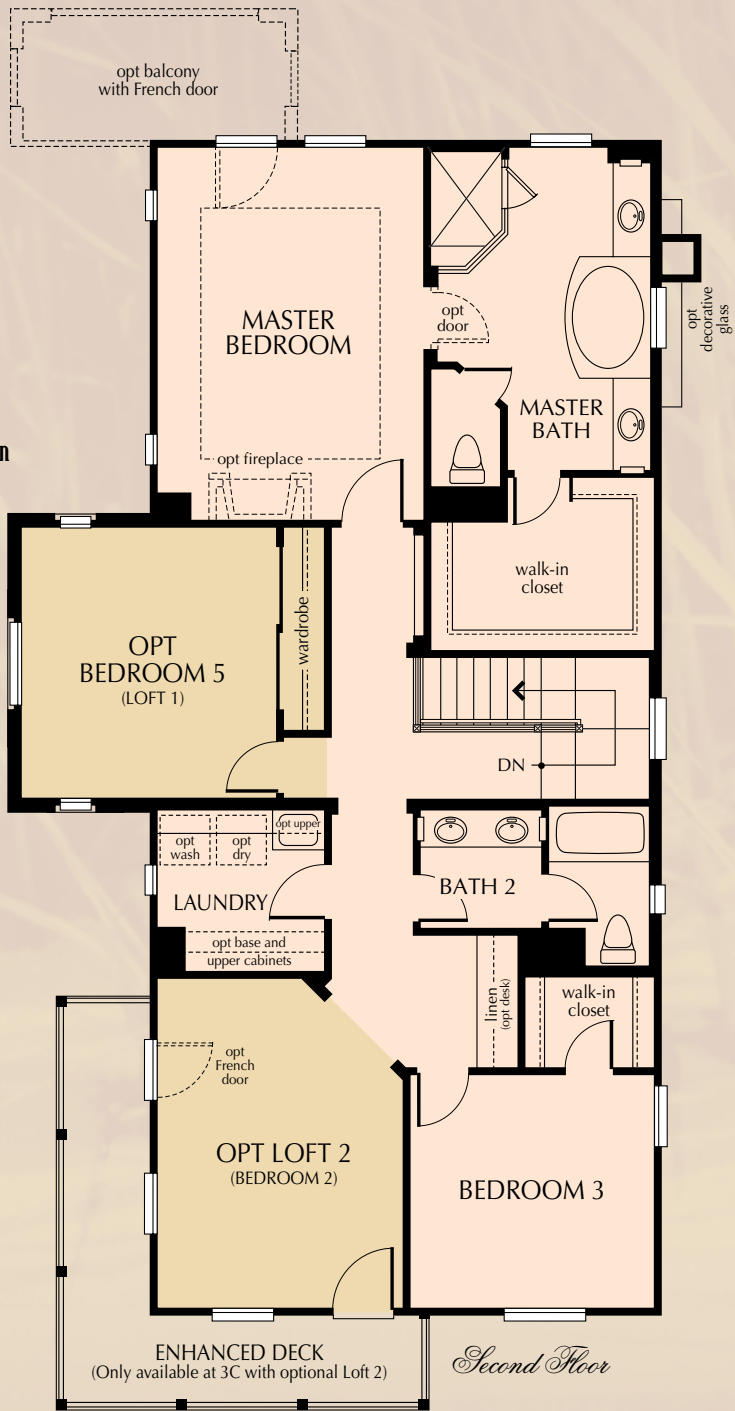


First Floor

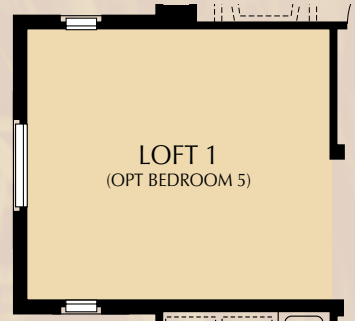


{ MODEL: Residence Three - (- Monterey) }





Bedroom 4 in lieu of optional Den



Loft 1 in lieu of optional Bedroom 5



Bedroom 2 w/Deck in lieu of optional Loft 2

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{ Residence Three - A - *Spanish* }


{ Residence Three - B (Reversed) - *French* }



Live Green and Live Smart.

For earth-friendly living at every level, Pardee Homes' LIVINGSMART® program presents an opportunity for you to save money and preserve the environment simply by living in your beautiful new home. By combining LIVINGSMART features and options that are HEALTHSMART,™ ENERGYSMART,™ EARTHSMART™ and WATERSMART,™ you'll be fully equipped to enjoy the shade of green that's a natural fit for your home and the environment.

LIVINGSMART at a Glance


 **HEALTHSMART** features help improve indoor and outdoor air and water quality.

Included:

- Low formaldehyde insulation
- Upgraded thermostat

Available:

- Carrier washable air filters
- Central Vacuum system
- Low VOC interior paint
- Reverse osmosis water treatment system
- Whole house water filtration system


 **ENERGYSMART** features reduce energy consumption and allow you to save money on utility bills.

Included:

- Energy efficient water heaters
- Low E spectrally selective glass windows
- Energy-efficient fluorescent lighting
- Added insulation
- Tightly sealed ducts to reduce air leakage
- ENERGY STAR® dishwasher

Available:

- ENERGY STAR rated clothes washers & refrigerators
- High SEER air conditioner with 92% AFUE furnace
- Low E² glass at French doors
- Tankless water heaters
- Radiant roof barrier
- Fluorescent can lights (included at kitchen)
- Roof mounted solar panels

 **EARTHSMART** features either encourage conservation, or use recycled and sustainable resources.

Included:

- Engineered and certified wood products
- Fiberglass entry doors
- Carpet from recycled soda bottles
- Recycling bins at kitchen base cabinets

Available:

- Bamboo flooring (Optional)

 **WATERSMART** features help reduce water consumption inside and around your home.

Included:

- Multi-programmable irrigation clock

Available:

- ENERGY STAR clothes washer
- Tankless Water Heater

Plus, most homes at Bridle Ridge are designed to accommodate a roof integrated solar electric power system.

So the question is, how green are you?

| LIGHT | MEDIUM | DARK |
|---|---|--|
| <ul style="list-style-type: none"> • Carrier washable air filters • High SEER air conditioner and furnace • Radiant roof barrier sheathing | <ul style="list-style-type: none"> • Carrier washable air filters • High SEER air conditioner and 92% AFUE furnace • Radiant roof barrier sheathing • Tankless water heater | <ul style="list-style-type: none"> • Carrier washable air filters • High SEER air conditioner and 92% AFUE furnace • Radiant roof barrier sheathing • Tankless water heater • Roof mounted solar panels |





With LIVINGSMART, harmony can exist between home and environment. Experience this beautiful balance at Bridle Ridge today.



LIVING SMART Empowers People Like You

With LIVING SMART at Bridle Ridge, Pardee Homes is offering a distinctive way of life — one that preserves the land and its precious resources while making your home environment more comfortable and efficient.

This comprehensive package of earth-friendly features and options includes:

-  **HEALTH SMART** choices that support healthy indoor air and water quality.
-  **ENERGY SMART** choices that reduce energy consumption, possibly lowering energy bills.
-  **EARTH SMART** choices that encourage conservation or use recycled or sustainable resources.
-  **WATER SMART** choices that minimize water consumption to conserve this precious resource.

Together, these selections are good for your family's well-being and the environment, making LIVING SMART at Bridle Ridge the right choice for us all.

ENERGY SAVINGS —

The Cornerstone of LIVING SMART

Every home at Bridle Ridge was designed to conserve energy. To achieve optimal efficiency, a home must include technologies that reduce energy demand and others that generate electricity.

The Savings Begin with ENERGY SMART

Key features of the ENERGY SMART home include:

A Better Environment.

Tight construction and sealed duct systems reduce the loss of heated or cooled air and improve indoor air quality.

Efficient Energy Use.

A well-designed, high-efficiency climate system uses less energy to heat and cool the air and makes for a quieter home.

Energy-Saving Windows.










Spectrally selective glass windows keep your home cooler in summer and warmer in winter and can reduce sun damage to interior furnishings by up to 75 percent.

Energy-Efficient Lighting.

The advanced lighting package combines recessed fluorescent lighting, dimmer switches and motion-activated sensors in select locations to reduce energy consumption.

Included with Your LIVING SMART Home

The following LIVING SMART features are an integral part of every Bridle Ridge home:














-  Fluorescent lights in select recessed cans, significantly reducing energy consumption
-  Dimmer switches and occupancy sensors, achieving optimum lighting efficiency and comfort (select locations)
-   Low formaldehyde attic insulation, enhancing energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
-  GE® ENERGY STAR dishwasher
-  Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors
-  Engineered high-performance lumber, using up to 30 percent more of each tree than solid lumber
-  Architect-specified fiberglass entry doors, featuring the rich look of wood without sacrificing any trees
-  Low-flow faucets and showerheads, dramatically cutting water use while maintaining desired water pressure

Available with Your LIVING SMART Home

Along with an impressive package of included features, the LIVING SMART program offers an extensive array of exciting, earth-friendly options. With the right combination, you can create a healthier living environment for your family while substantially reducing your dependence on the utility grid system for power.

LIVING SMART Options*

Bridle Ridge homeowners may select from the following earth-friendly options:

-  PowerLight® roof-integrated solar electric power system generating solar electricity for your home (on select homes)
-  Fluorescent lights in addition to the standard package, significantly reducing energy consumption
-   Tankless water heater, delivering up to 8.5 gallons-per-minute with control for temperature adjustments
-  GE ENERGY STAR refrigerator
-  Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates the carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
-  Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage
-  Whole-house water-softening system, reducing contaminants such as lead and chlorine
-   On-demand water filtration system
-   GE ENERGY STAR low water, energy saving and front loading washing machine
-  Energy efficient high SEER air conditioner
-  Carrier air filters (reusable and washable)
-  Radiant roof barrier

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

Included with Your Home

Homes of Distinction

With Bridle Ridge, Pardee has crafted homes rich in the character and detail of a bygone era, while enhancing the quality and convenience expected by today's homeowner.

- Architecturally specified exterior color palettes complement the street scene
- Concrete "S" roof tile on all Spanish exteriors, concrete shingle tiles on all French, Mediterranean and Monterey Plantation exteriors (roof materials have been pre-selected and come in complementary colors that vary per exterior and per color palette)
- Therma Tru® Classic-Craft Rustic Collection™ composite entry door in pre-selected styles and colors (varies per plan and exterior)
- Decorative aged bronze finish entry door hardware by Schlage® (style varies per exterior)
- Complementary interior door hardware by Schlage in aged bronze finish
- Single-lite French doors in select locations (varies per plan and exterior)
- Garages with metal, sectional roll-up doors and garage door openers (designs vary per exterior)
- Masonry side- and rear-yard fencing (varies per homesite; see sales representative for specific locations)
- Weatherproof exterior electrical outlets in select locations
- Exterior gas barbecue outlet
- Exterior light fixtures in complementary styles and finishes (vary per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART® features)
- Dual-paned, low E vinyl windows

Impressive Interiors

- 12" x 12" ceramic tile flooring in a variety of colors; at laundry room, kitchen, bath and entry
- 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 4 1/4" paint-grade baseboard and complementary 2 7/8" door casing
- Hollow core raised 2-panel Carrara interior passage and wardrobe doors
- Fireplace with complementary precast concrete mantel, hearth and surround in a smooth, painted finish (designs vary per room)
- 50-gallon water heater
- Dramatic ceilings and elegant interior architectural details, including soffits in select locations (vary per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting
- Custom-crafted paint grade staircases with generously proportioned newel posts and balusters, with stained maple handrail
- Separate interior laundry room with cultured marble countertop. Convenient laundry sink, white thermofol cabinetry and area drain
- Spacious linen and coat closets

- Decora® white rocker light switches with dimmer switch in the dining room
- Smoke detectors with warning buzzer and battery backup
- Convenient secondary bathrooms with maple cabinetry in Amaretto including white self-rimming sinks, toilet and tubs with cultured marble countertop and splash (Bath 3 has 6 x 6" Dal tile)

Wired For Today

Each home at Bridle Ridge 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. Please see a sales representative or options consultant for more specific information about the structured wiring within each home.

Sizzling Hot Kitchen

- Gourmet kitchen with convenient food preparation island
- 39" wide refrigerator space plumbed for automatic ice-maker
- Slab granite countertop with 6" splash and full-height backsplash behind cooktop
- European-styled amaretto maple cabinets with brushed chrome knobs and recycling bin
- Convenient under-cabinet task lighting
- Dual-compartment, stainless steel sink with Delta® chrome faucet
- Spacious food storage pantry
- GE® appliance package in stainless steel, including:
 - ◇ Microwave oven over a built-in 30" self-cleaning convection oven
 - ◇ Quiet Power ENERGY STAR® dishwasher with soil adjuster to conserve water
 - ◇ 36" five-burner Profile™ cooktop with sealed burner design
 - ◇ 36" high performance Profile vent hood

Master Bedroom Suite

- Spacious master bedroom suite with luxurious bathroom, private dressing area and walk-in closet with raised 2-panel Carrara wardrobe doors
- Adult height his-and-hers lavatories with handset 6" x 6" ceramic tile countertops, white porcelain sinks and compartmentalized water closet, deep soaking bathtub and decorative Delta chrome plumbing fixtures
- European-style Amaretto Maple cabinetry with brushed chrome knobs
- Separate hot-mopped walk-in shower with 6" x 6" ceramic tile surrounds and clear glass shower enclosure

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 Center. Please see your sales representative for additional customizing opportunities.

Choices for Your Gourmet Kitchen

Appliances

- GE® Monogram® stainless steel appliance package
- Choice of GE Profile™ or GE Monogram refrigerator

Cabinetry

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

Countertops

- A wide variety of granite, Corian® or CaesarStone® slab countertop material
- 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 models
- Additional recessed incandescent or fluorescent lights
- Reinforced outlets for ceiling fans, hanging fixtures or wall sconces
- On-demand hot water recirculating pump
- Additional dimmer switches
- Additional duplex outlets
- Exterior holiday light outlets
- Additional telephone, cable or data outlets, plus home office outlet with dual Category-5 and dual coaxial cable
- Pre-wiring and trim for interior speakers, satellite television and home theater systems
- Security system packages

Finish Carpentry Selections

- Crown molding (in select locations)
- Window and door casing package
- Decorative stool-and-apron window trim package
- Decorative leaded glass windows (in select locations)
- Built-in media centers, shelves and bookcases as shown in model
- French doors and sliders in various locations per plan
- Garage floor coating and storage systems
- Glass inserts in select garage doors (varies per exterior)

Fireplaces to Warm Your Home

- Precast concrete fireplace mantels and hearths in a variety of colors

Stair Systems

- Handrail stained similar to cabinets
- All-maple stair system (handrail, newel post, balusters and open-end treads if applicable)
- All-maple stair system with wrought iron balusters

Bathroom Suites

- Tub enclosures for secondary bath tubs
- Ceramic tile, natural stone, 12" x 12" tile or slab master bath countertop and tub decks
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Spa jets in master bath soaking tub
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of finishes and colors

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

Note: For EARTHSMART™, HEALTHSMART™, ENERGYSMART™ and WATERSMART™ options, please see LIVINGSMART® options.

Important Notes About 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" 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 warranted by 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 which 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. Information is accurate as of the date of publication.

(ZD 21449, PL, 08/08)

The Pardee Homes Legacy



Portico
San Diego, California



Carina
Beaumont, California



Segovia
Yorba Linda, California



Oak Crest
Fair Oaks Ranch, California

When you purchase a new home, you are entering a relationship of mutual trust with your homebuilder — one that begins while your home is under construction and lasts throughout the many years of ownership to follow. With Pardee Homes, this relationship is based on a long and rich legacy of quality and forward-thinking, allowing you to rest assured that your trust is well-placed because it is consistently well-earned.

Satisfaction Is Our Proudest Achievement.

As many as 9 out of 10 Pardee homeowners throughout California and Southern Nevada agree that they would refer Pardee to their family and friends.

Our Environmental Commitment Leads the Industry.

Pardee's resolve to incorporate environmentally sound solutions into new-home production has led to our groundbreaking LIVINGSMART® and ENERGYSMART™ programs.

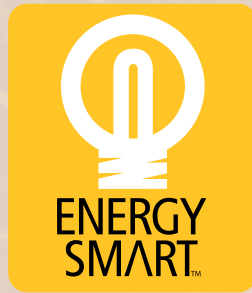
Innovation Is Our Way of Doing Business.

Always looking ahead for thoughtful innovations, Pardee continuously improves the construction and livability of our new homes, the communities that house them and the process of making one of them your own.

Our Experience Means Unparalleled Value.

Established in 1921, Pardee is one of the most knowledgeable homebuilders in the business, incorporating value and meticulous craftsmanship into each quality home we build.

Ultimately, the Pardee Homes Legacy is more than a history of doing things the right way. It's an indicator of the trust we share with each homebuyer and the commitment we've made to achieve your personal satisfaction. Our legacy begins anew with you and with a home for the way you want to live.



SAVING ENERGY. SAVING YOU MONEY.

Pardee Homes proudly presents this neighborhood as ENERGYSMART, which means that your new home has been enhanced with money-saving, energy-efficient features.

Spectrally selective glass will keep it cooler in summer and warmer in winter. Extra insulation and sealed ducts help to reduce air leakage into attic spaces and improve performance of heating and air conditioning systems. Plus, ENERGY STAR® appliances and an efficient water heater further contribute to lowering your energy costs.

Every ENERGYSMART home is also designed and independently certified to exceed local energy codes. It's all part of our commitment to build homes for the way you want to live.





From I-5 or I-805 north, take the 56 Bypass and exit at Carmel Mountain Road and turn right. Proceed to Carmel Mountain Road and turn right. Follow to Furlong Place and turn right to the models.




BRIDLE RIDGE

Carmel Country Highlands

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Information is accurate as of the date of publication.

 **PardeeHomes** | Where smart solutions live.



Tour our homes at PardeeHomes.com