

CARMEL

At San Elijo Hills



RICHMOND

AMERICAN HOMES

CARMEL

At San Elijo Hills

<u>LOT</u>	<u>PHASE</u>	<u>PLAN</u>	<u>ADDRESS</u>	<u>PRICE</u>	<u>COE</u>
1	6	1AR	1570 Archer Road	\$434,290	JULY
Includes Bedroom 4 suite w/private Bath					
2	6	3CR	1572 Archer Road	\$446,490	JULY
4	6	1B	1573 Archer Road	\$417,890	JULY
5 *	6	2C	1571 Archer Road	\$441,190	JULY
*Includes Deck off Master Bedroom					
7	6	1C	1565 Archer Road	\$416,990	JULY
8**	6	2A	1563 Archer Road	\$443,290	JULY
**Includes Deck & 4 th bedroom in lieu of Den					

RESIDENCE ONE

Three to Four Bedrooms
3 to 3 ½ Baths
Den
Optional Study
Optional Suite with Private Bath
2-Car Garage plus
Storage Garage
Approximately 2,576 to
2,819 Square Feet

RESIDENCE TWO

Three to Five Bedrooms
3 to 4 Baths
Den
Loft
Optional Studio
2-Car Garage plus
Storage Garage
Approximately 2,843 to
3,047 Square Feet

RESIDENCE THREE

Four to Six Bedrooms
3 ½ to 4 ½ Baths
Optional Loft
Optional Office
Optional Suite with Private Bath
2-Car Garage plus
Storage Garage
Approximately 2,999 to
3,164 Square Feet

01/09/2002 (subject to change without notice)

In order to save everyone the inconvenience of a pre-release campout for sales phase releases, a priority list will be established based upon the date on our "Guest Information" card you filled out upon your visit to our sales center. Richmond American Homes will make every effort possible to notify guest registrants of phase releases but cannot be held responsible. It is the responsibility of prospective buyers to check with the sales office for actual phase release dates. Please ask sales representative for details.

Effective: 06-30-01

In our continuing effort to improve our product, Richmond American reserves the right to make changes or modifications to maps, plan specifications, materials, features and colors without notice. Prices are proposed and do not represent the final pricing. Optional features may be included at additional cost and are subject to construction cut-off dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. All square footages are approximate. Fencing and walls will vary according to size and location of lots.



RICHMOND
AMERICAN HOMES

CARMEL

At San Eljo Hills

<u>LOT</u>	<u>PHASE</u>	<u>PLAN</u>	<u>ADDRESS</u>	<u>PRICE</u>	<u>COE</u>
10	5	1AR	1488 Crystal Court	\$402,990	FEB
16	5	2BR	1497 Crystal Court	\$416,990	FEB
17	5	1C	1495 Crystal Court	\$407,990	FEB
Above homes include 4 th Bedroom upgrade					
19	5	2C	1489 Crystal Court	\$421,990	FEB
Includes Deck off Master Bedroom & numerous upgrades					
27	5	2D	1574 Archer Road	\$404,990	FEB
Includes Bedroom 4 suite w/private bath					

RESIDENCE ONE

Three to Four Bedrooms
3 to 3 ½ Baths
Den
Optional Study
Optional Suite with Private Bath
2-Car Garage plus
Storage Garage
Approximately 2,576 to
2,819 Square Feet

RESIDENCE TWO

Three to Five Bedrooms
3 to 4 Baths
Den
Loft
Optional Studio
2-Car Garage plus
Storage Garage
Approximately 2,843 to
3,047 Square Feet

RESIDENCE THREE

Four to Six Bedrooms
3 ½ to 4 ½ Baths
Optional Loft
Optional Office
Optional Suite with Private Bath
2-Car Garage plus
Storage Garage
Approximately 2,999 to
3,164 Square Feet

01/09/2002 (subject to change without notice)

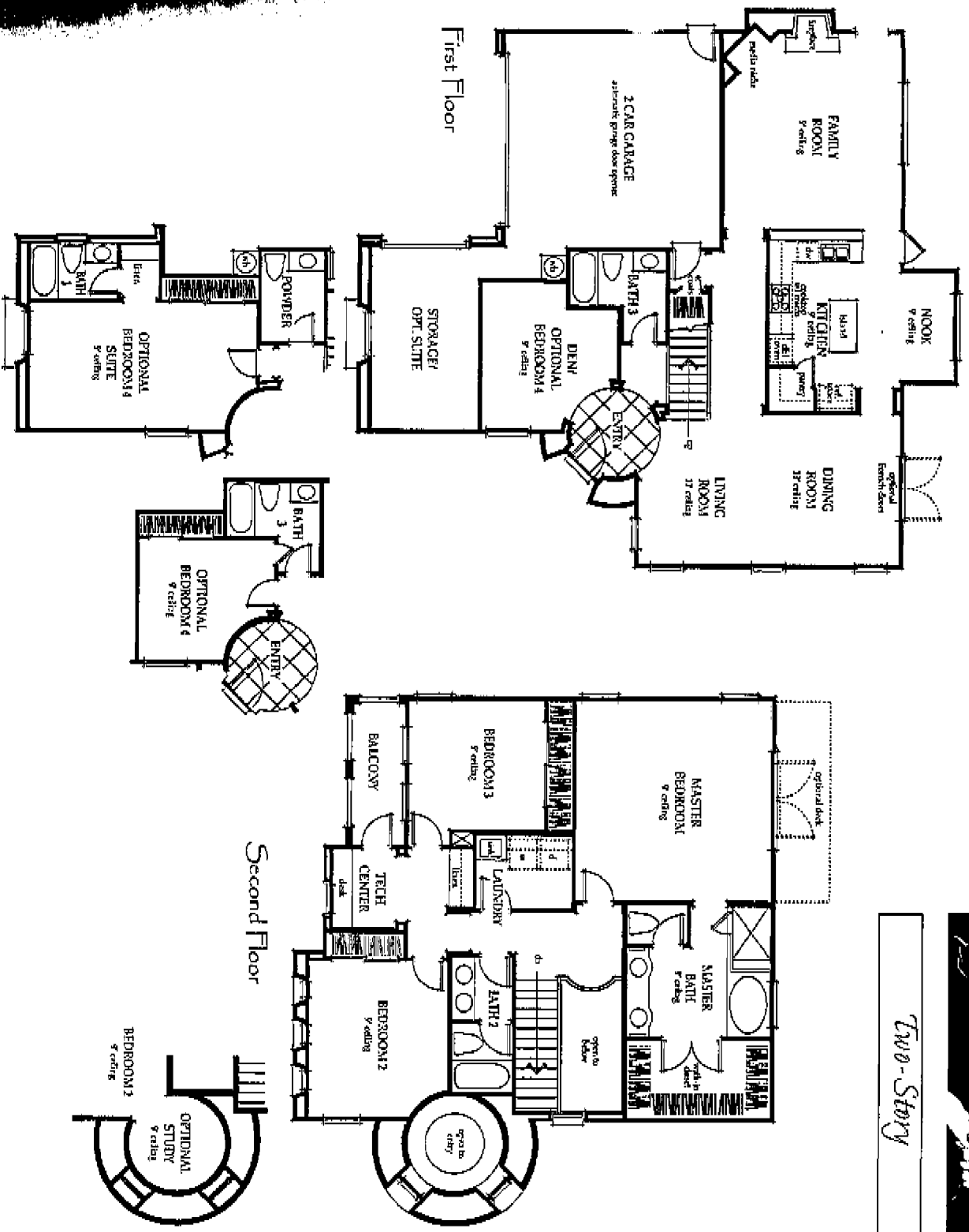
In order to save everyone the inconvenience of a pre-release cleanup for sales phase releases, a priority list will be established based upon the date on our "Guest Information" card you filled out upon your visit to our sales center. Richmond American Homes will make every effort possible to notify guest registrants of phase releases but cannot be held responsible. It is the responsibility of prospective buyers to check with the sales office for actual phase release dates. Please ask sales representative for details.

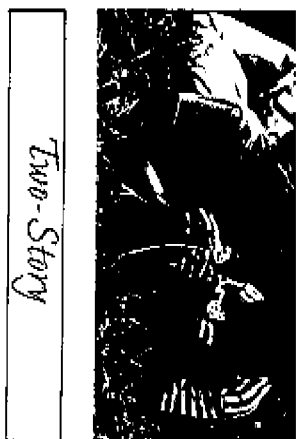
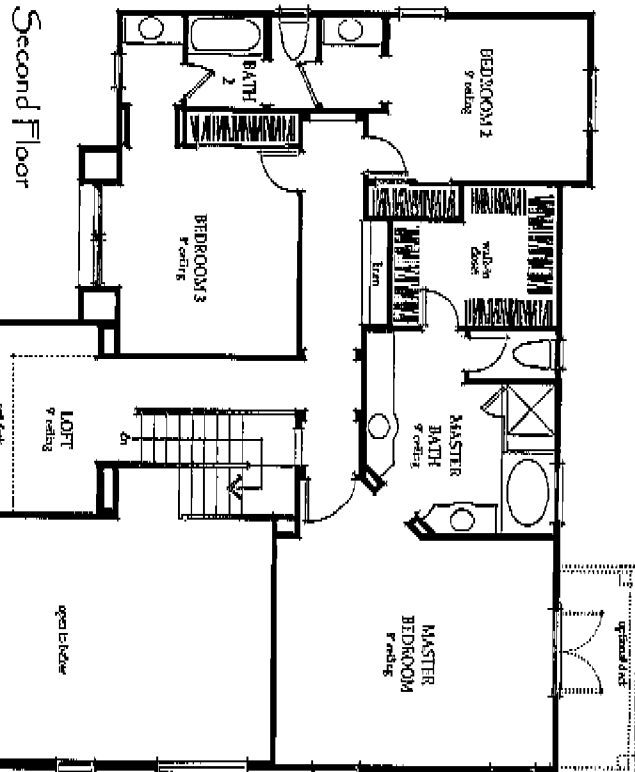
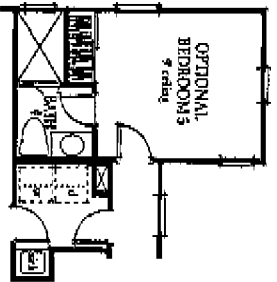
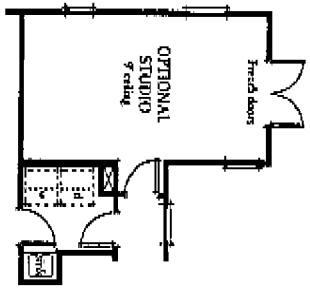
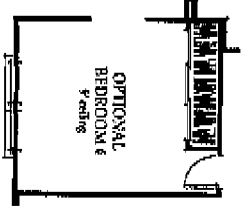
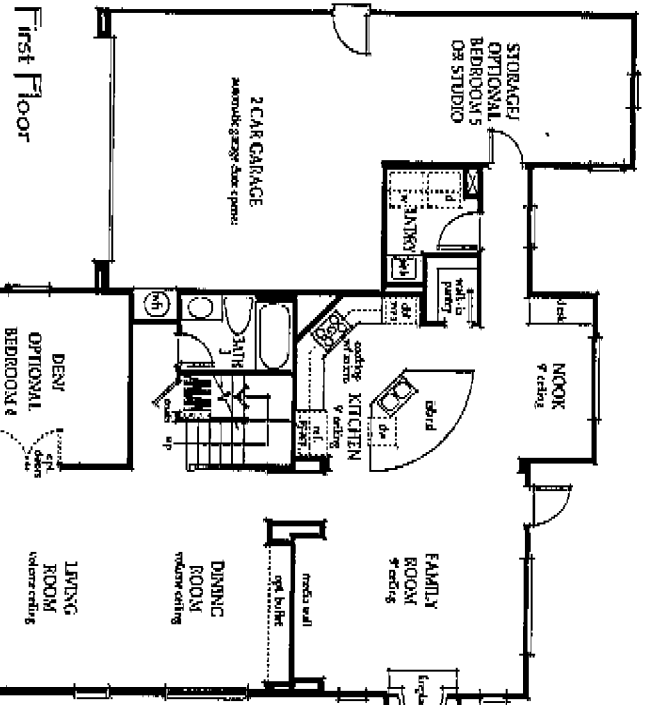
Effective: 06-30-01

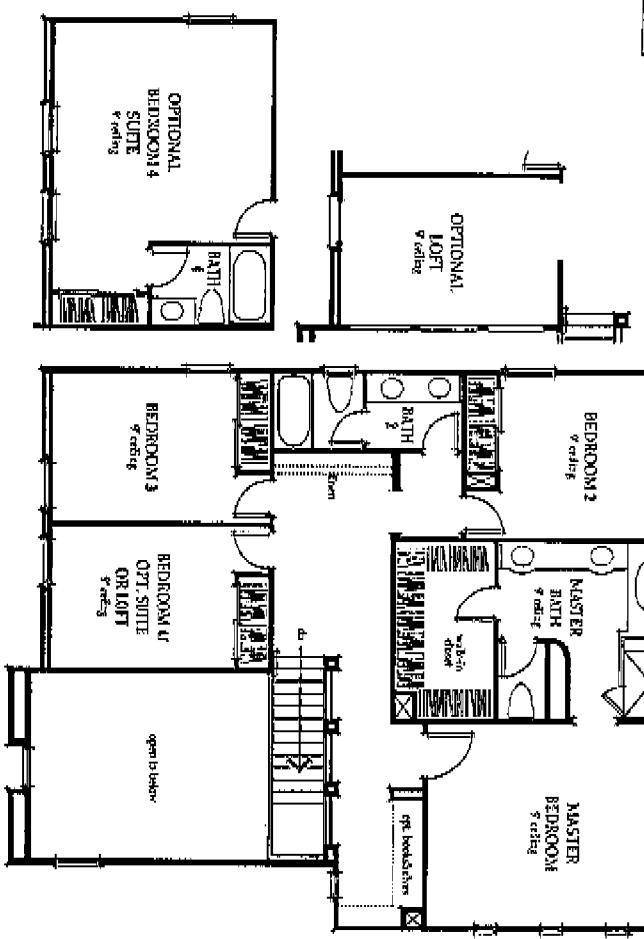
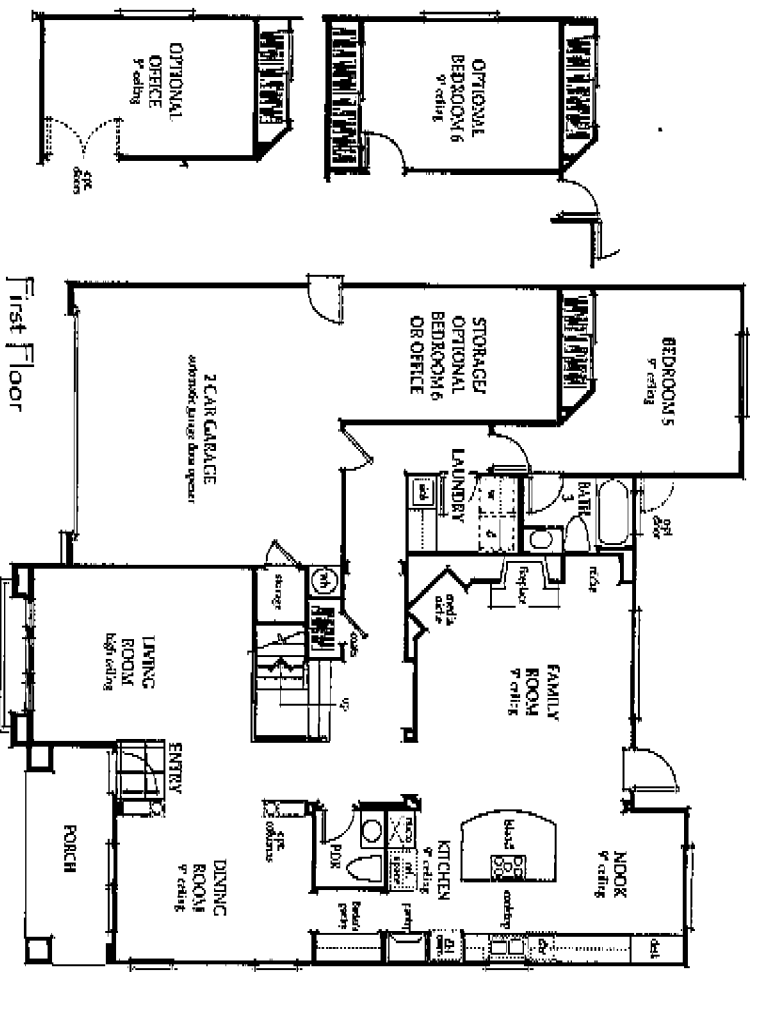
In our continuing effort to improve our product, Richmond American reserves the right to make changes or modifications to maps, plan specifications, materials, features and colors without notice. Prices are proposed and do not represent the final pricing. Optional features may be included at additional cost and are subject to construction cut-off dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. All square footages are approximate. Fencing and walls will vary according to size and location of lots.



Two-Story







Two-Story





FEATURES

Distinctive Exteriors

- Exquisitely crafted exterior detailing
- Distinctive architecture inspired by Spanish Colonial, French Country, Craftsman and Italian Renaissance styles
- Handsome, durable fire-resistant concrete tile roofs
- Impressive raised panel entry doors
- Attractive oil-rubbed bronze entry hardware
- Roll-up garage doors

Gracious Living Areas

- Hand-set ceramic tile flooring in entryway
- Stately raised panel interior doors
- Handsome polished brass hardware
- Maple stairway handrails and white painted balusters
- Traditional wood-burning fireplace in family room
- Design enhancing rounded drywall corners in select areas

Kitchen Highlights

- Beechwood cabinetry featuring easy-care concealed hinges and adjustable shelves
- Hand-set ceramic tile countertop
- Deluxe energy-efficient General Electric white appliances including:
 - 5 Burner built-in gas cooktop with scaled burners
 - Built-in 30" double oven
 - Built-in microwave
 - 5 cycle 41" Potscrubber® dishwasher
- Gourmet kitchen layout with island and pantry
- Recessed downlighting with fluorescent under cabinet lighting
- Refrigerator area plumbed for automatic icemaker

Luxurious Master Suites

- Spacious walk-in closet
- Hand-set ceramic tile countertop and dual china sinks
- Separate shower with ceramic tile surround and clear glass enclosure
- Elegant Oval tub
- Polished chrome fixtures with widespread faucets
- Compartmentalized water closet
- Expansive vanity mirrors
- Mirrored wardrobe doors

Value Added Features

- Interior laundry room with utility sink
- Rear and side yard fencing
- Central air conditioning with night set-back thermostat
- Elegant, design-enhancing lighting fixtures
- Subtle recessed lighting
- State-of-the-art "Open House" structured wiring system
- Pre-wired for TV-Universal outlets in family room, master bedroom and tech/desk
- Smoke detector in all bedrooms
- Complete drywall in garage
- Decora electrical switches
- Pre-wired for data/voice outlets for telephone, fax, modem with category-5 "high speed" data cable in kitchen and master bedroom
- Raised panel wardrobe doors in secondary bedrooms
- Gas stubbed for barbecue in rear yard

Energy Saving Features

- State-of-the-art energy saving dual glazed vinyl framed windows
- Cardinal Low E 2 Glass Windows feature a state-of-the-art, patented "sputter coating" process that provides: 1. enhanced clarity, 2. increased year-round energy efficiency, 3. blockout of most of the sun's damaging ultraviolet rays without the haze or bluish haze of conventional tinting, and 4. greater scratch-resistant durability
- R-19 ceiling insulation
- R-13 wall insulation
- Energy saving 50 gallon hot water heater
- Pilotless ignition furnace
- Insulated heating ducts
- Polycel caulking to reduce air infiltration
- Water saver shower heads
- Water saver elongated toilets

Customizing Options

- Cabinets in a variety of finishes
- Abundant ceramic tile, Corian and granite countertop selections to personalize designs and colors in baths and kitchen
- G.E. upgraded appliances: Profile "built-in style" refrigerator
- Connection oven
- Black and Stainless Steel Appliance Packages
- Washer and Dryer
- Glass kitchen cabinet doors at select locations
- Mirrored wardrobe doors for secondary bedrooms
- Safety glass tub enclosures for secondary baths
- Jetted tub in master bath
- Security system
- Music and intercom system
- Home theater system
- Ceiling fan outlets
- Room options (per plan)
- Electrical options
- Window panels in roll-up garage doors

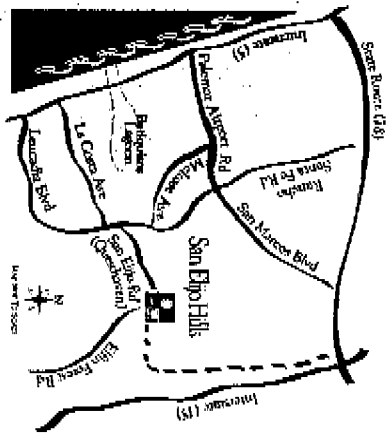
Homeowners Warranty

The Residential Warranty Corporation (RWC) is a special 10-year written protection plan that covers major structural defects in the workmanship and materials in your new home. RWC is insured protection available only from conscientious builders like Richmond American Homes.



To our continuing effort to improve our product, Richmond American Homes reserves the right to make modifications to floorplans, specifications, maps, materials, fixtures, and colors without notice. Prices are subject to change and availability. Option features may be included at additional cost and are subject to construction cutoff dates. All maps, floorplans, landscaping and direction renderings are artist's conceptions and are not to scale. Floorplans will vary based upon elevations. This could affect window sizes and other architectural features. All square footages are approximate. Fixtures and materials will vary according to size and location of lots. All residents automatically become members of the Sun Life Home Owners Association which maintains the common areas and ensures architectural standards. Please see Sales Representative for computer details. Models do not reflect actual program.

CARMEL



1595 Archer Road
 San Marcos, CA 92078
 760-591-0021
 www.richmondamerican.com

The Richmond American story began over a quarter of a century ago, one home, one buyer, one dream at a time. Today, our legend is more alive than ever, with nearly seventy thousand families from coast to coast who call Richmond American "home". What sets us apart from the rest?

Our focus on designing homes for the way people want to live coupled with our sense of pride and commitment to quality that is apparent in every home we build.

Our dedication to excellence has earned us the ranking as one of the nation's top ten homebuilders. At Richmond American we know that to you, our customer, the number of homes we build is only important because of the benefits you receive from our expertise and buying power.

Our dedication is your opportunity to buy with confidence. Richmond American Homes, Home American Mortgage Corporation and AHL Insurance Agency are wholly owned subsidiaries of MDC Holdings, Inc., a New York Stock Exchange company. Working together, we offer you the home of your dreams with realistic financing solutions and a variety of convenient insurance opportunities.

Our success is directly related to your satisfaction . . . and our story continues . . . one home, one buyer, one dream at a time.

