



CARRIAGE RUN

Carmel Country Highlands

A LIVINGSMART[®] neighborhood by Pardee Homes.





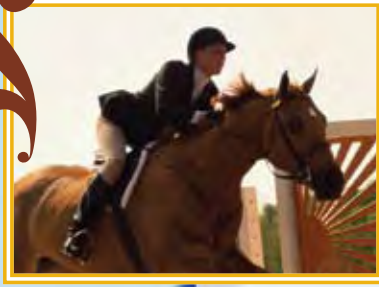


A serene, coastal-close location sparks thoughts of a summer breeze and brisk winter walks on the beach. Salty air drifts lazily toward the cliffs as the setting sun paints the backdrop for a gorgeous new life.

That new life starts at Carriage Run. Peaceful homes are designed with intrigue and sophistication. Pristine beaches wait nearby. Nature reserves its handiwork in an abundance of recreational expressions. Outstanding education is found at award-winning schools. Add LIVINGSMART® standards, and you'll be contributing to the environment and saving on energy costs. Premier coastal living is what you want, and this is where you'll find it.

Let your senses guide you to Carriage Run.





RESIDENCE **ONE**

MODEL: RESIDENCE 1A (REVERSED)

2-Story

3 Bedrooms

3 Bathrooms

Great Room

2-Bay Garage

1,985 Square Feet (approx.)

STANDARD: RESIDENCES 1A, 1B, 1C

2-Story

3 Bedrooms

3 Bathrooms

Great Room

2-Bay Garage

1,985 Square Feet (approx.)



MODELED: Residence 1A (Reversed)

FIRST FLOOR



MODELED: Residence 1A (Reversed)

SECOND FLOOR





Modeled: Residence 1A (Reversed) — Spanish



Residence 1B — French Country



Residence 1C (Reversed) — Tuscan





RESIDENCE

TWO

MODEL: Residence 2C

2-Story

3 Bedrooms

2.5 Bathrooms

Loft

2-Bay Garage

2,197 Square Feet (approx.)

STANDARD: Residences 2A, 2B, 2C

2-Story

4 Bedrooms

2.5 Bathrooms

2-Bay Garage

2,197 Square Feet (approx.)

All square footage is approximate.

MODELED: Residence 2C

FIRST FLOOR



MODELED: Residence 2C

SECOND FLOOR



Bedroom 3 in lieu of Optional Loft



Residence 2A — Spanish



Residence 2B (Reversed) — French Country



Modeled: Residence 2C — Tuscan



RESIDENCE

THREE

MODEL: Residence 3B (Reversed)

2-Story

4 Bedrooms

2.5 Bathrooms

Teen Room

2-Bay Garage

2,402 Square Feet (approx.)

STANDARD: Residences 3A, 3B, 3C

2-Story

4 Bedrooms

2.5 Bathrooms

Teen Room

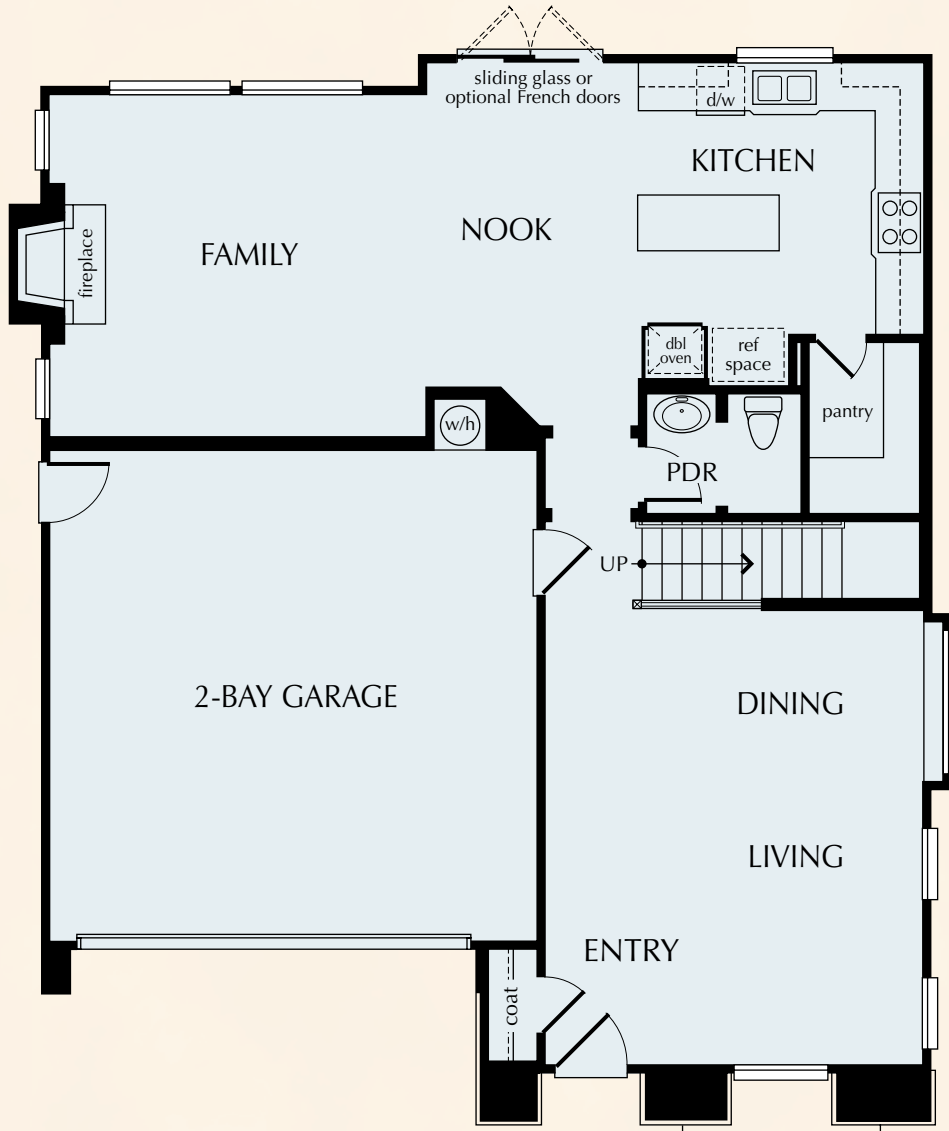
2-Bay Garage

2,402 Square Feet (approx.)

All square footage is approximate.

MODELED: Residence 3B (Reversed)

FIRST FLOOR



MODELED: Residence 3B (Reversed)

SECOND FLOOR





Residence 3A — Spanish



Modeled: Residence 3B (Reversed) — French Country



Residence 3C — Tuscan

LIVINGSMART:

Good for You, Good for the Environment

With the LIVINGSMART® program at Carriage Run, Pardee Homes is once again offering a distinctive way of life — one that preserves the land and its precious resources while also making your home environment more comfortable and efficient.

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



HEALTH
SMART

HEALTHSMART™ choices that support healthy indoor air or water quality



ENERGY
SMART

ENERGYSMART™ choices that reduce energy consumption, possibly lowering energy bills



EARTH
SMART

EARTHSMART™ choices that encourage conservation or use recycled or sustainable resources



WATER
SMART

WATERSMART™ choices that minimize water consumption to conserve this precious resource

Together, these selections are good for your family's well being and good for the environment, making the LIVINGSMART program at Carriage Run the right choice for us all.

Energy Savings — The Cornerstone of LIVINGSMART

Every home at Carriage Run 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.

Unprecedented Possibilities emPOWER™ You

With select homes at Carriage Run, Pardee is introducing emPower, a premium energy package that helps homeowners leverage built-in technologies to manage and reduce their energy usage. This optional program is designed to include:

- A Tankless Water Heater. Using 30 to 50 percent less energy than a conventional water heater, a tankless water heater heats only the amount of water needed, precisely when it is needed.
- Solar Electric Power. Select homesites at Carriage Run have been designed and properly oriented to the sun to accommodate a roof-integrated solar electric power system.



ONLY AT PardeeHomes



Included with Your LIVINGSMART Home

In addition to all the energy-saving features included as part of the ENERGY SMART™ program in all Pardee homes, the following LIVINGSMART® features are an integral part of every Carriage Run home:

- 💡 Fluorescent lights in select recessed cans, significantly reducing energy consumption
- 💡 Dimmer switches and occupancy sensors, achieving optimum lighting efficiency and comfort (select locations)
- 💡 Lyptus® cabinets made using rapid-growing resources from managed forests
- 💡❤️ Low-formaldehyde attic insulation, enhancing energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- 💡 General Electric® ENERGY STAR® dishwasher, saving energy
- 🌱 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 usage while maintaining desired water pressure

Available with Your LIVINGSMART Home

Along with an impressive package of included features, the LIVINGSMART 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.

LIVINGSMART Options*

Carriage Run homeowners may select from the following earth-friendly options:

- 💡🌱 Roof-integrated solar electric power system available on all select exteriors, generating solar electricity for your home
- ❤️ High-efficiency air filtration system, greatly reducing airborne particles
- 💡 Fluorescent lights in addition to the standard package, significantly reducing energy consumption
- 💡🌱 Tankless water heater, delivering up to 6.3 gallons per minute with control panel for temperature adjustments
- 💡 General Electric Advantium® oven with Speedcook technology, cooking up to eight times faster than conventional ovens
- 💡 General Electric ENERGY STAR refrigerator
- 🌱 Convenient recycling center discreetly housed in kitchen cabinet (recycle bins not included)
- ❤️ Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates 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 conditioning system, reducing contaminants such as lead and chlorine
- 💧❤️ On-demand water filtration system
- 💡💧 General Electric ENERGY STAR low-water and energy-saving, front-loading washing machine
- 💡 Spectrally selective glass in French doors (based on per plan options), increasing energy efficiency
- 🌱 Energy efficient 13-SEER air conditioner

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

Included with Your Home

Pardee has masterfully crafted homes of distinction that exude a tradition of excellence, with architecture that inspires the human spirit in an eclectic collection of Spanish, French Country and Tuscan styles, rich in charm and character.

Expressive Exteriors

- Architecturally specified exterior color palettes complement the street scene
- Front yard landscaping (to be maintained by homeowner)
- Therma Tru® Rustic Collection™ composite entry door in pre-selected style and color (varies per plan and exterior)
- Decorative black-hammered or oil-rubbed bronze finish entry door hardware by Emtek® (style varies per exterior)
- French doors in select locations (vary per plan and exterior)
- Galvanized steel sectional roll-up garage doors with garage door openers (designs vary per exterior)
- Weatherproof exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (vary per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART features)
- Vinyl windows with dual-paned, spectrally selective glass

Impressive Interiors

- Stately entry foyer with ceramic tile flooring in a variety of colors
- Plush carpeting made from recycled material 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 3 1/4" painted baseboard and complementary 2 1/4" door casing
- Raised-panel Mastercraft® interior passage and wardrobe doors
- Complementary interior door hardware by Emtek in oil-rubbed bronze finish.
- Fireplace with complementary pre-cast concrete mantel, hearth and surround in a smooth, painted finish
- 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 staircase with generously proportioned painted balusters, newel posts and skirt board and stained maple handrail
- Separate interior laundry room with 6" x 6" white ceramic tile countertop, convenient laundry sink and cabinets
- Spacious linen and coat closets
- Decora® white rocker light switches with dimmer switch in the dining room, motion sensors in bathrooms
- Smoke detectors with warning buzzer and battery back-up
- Convenient secondary bathrooms with Delta® plumbing fixtures and white self-rimming sinks, toilet, fiber glass deep-soaking tub, and 6" x 6" white ceramic tile countertop and backsplash

- Pre-plumbed for optional air conditioning
- Soft-water loop for convenience in connecting soft-water system (soft-water system available as an option)
- Easy-care, no-wax vinyl flooring in laundry room and secondary bathrooms
- 50-gallon water heater

Sizzling Hot Kitchen

- Convenient food preparation island with cabinet faces and furniture legs
- Convenient garbage disposal airswitch at sink top
- Refrigerator space recessed and plumbed for automatic icemaker
- 12" x 12" granite tile countertop with 6" backsplash
- Full-height backsplash behind cooktop with furniture legs
- European-styled raised-panel Lyptus® cabinet doors with hidden hinges, adjustable shelves, deep roll-out drawers for pots and pans and brushed chrome knobs (cooktop only)
- Convenient under-cabinet task lighting
- Dual-compartment, white cast iron sink with Delta Signature™ pullout chrome faucet
- Spacious food storage pantry
- General Electric® Profile™ appliance package in a selection of white or black including:
 - ▶ 1.6 cubic foot microwave oven over 30" built-in thermal self-cleaning oven
 - ▶ Quiet Power® ENERGY STAR dishwasher
 - ▶ 30" four-burner cooktop with sealed burner design
 - ▶ 30" high-performance range hood

Master Bedroom Suite

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

Wired for Today

- Each home at Carriage Run 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 (see a sales representative or options consultant for more specific information about the structured wiring within each home)

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 Studio. Please see your sales representative for additional opportunities.

Choices for Your Gourmet Kitchen

Appliances

- GE® Profile™ stainless steel appliance package
- GE Monogram® stainless steel appliance package
- GE Profile and Monogram refrigerators
- Stainless steel or biscuit porcelain sinks

Cabinetry

- European-style cabinet doors in a variety of finishes and door styles
- Glass door panels in a variety of styles (locations vary per plan)
- Appliance panels for select dishwashers and refrigerators
- Cabinet uplighting
- Recycle center and extended-height upper cabinets (recycle center bins not included)

Countertops

- A wide variety of decorative ceramic tiles, stone, tile, slab or Corian® countertop material
- Customized backsplash designs including tile and stone liners, decos and mosaics

Electrical and Smart-Home 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
- 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
- Home theater and whole-home music systems
- Security system package

Finish Carpentry Selections

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

Stair System

- Handrail stained in various stains
- All-maple stair system including handrail, newel post, balusters and open-end treads
- Maple stair system with wrought iron balusters

Bathroom Suites

- Tub enclosures in secondary bathtubs
- Decorative rain glass in tub/shower enclosures
- Ceramic tile, natural stone, 12" x 12" tile or slab countertop and tub decks for master bath
- Customized backsplash designs including tile and stone liners, decos and mosaics (as shown in models, per plan)
- Spa jets in master bath soaking tub
- Mirrored wardrobe and closet doors
- Decorative framed mirrors (as shown in model)
- Closet organizer systems in a variety of finishes and colors
- Glass block or decorative leaded glass in master bath window(s)
- Hot water recirculating pump for quick hot water access

Other Alternatives

- Pre-cast concrete fireplace mantels and hearths in a variety of colors and finishes
- Window coverings
- Floor safe

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

Note: For EARTHSMART™, HEALTHSMART™, ENERGYSMART™ and WATERSMART™ options, please review the informative LIVINGSMART® section in this brochure.

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 covered by warranties from 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 that 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.

Renderings by Visionscape Imagery, (ZD 19033, PL 05/07)

THE PARDEE HOMES LEGACY



SANTA ROSA
San Diego, California



FOXFIELD
Yorba Linda, California



CARINA
Beaumont, California



BELLA FIORE
Las Vegas, Nevada

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® program.

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.



THE WAY YOU WANT TO LIVE  PardeeHomes

Los Angeles County ▶ Ventura County ▶ Orange County ▶ Inland Empire
San Diego County ▶ Sacramento ▶ Las Vegas

BuyingSmart™

BUYINGSMART with Pardee Homes can make your new home buying experience easier, more enjoyable and completely satisfying for some very simple reasons.

- You can enjoy a premium position on our neighborhood Interest List, even if you defer purchase.
- Once you've completed your prequalification with Pardee Home Loans, you can have confidence that the home of your dreams is within reach.
- You can take advantage of our easy one-stop-shopping with competitive loans from Pardee Home Loans and a stunning selection of lifestyle options.

See a sales representative to begin your personal **BUYINGSMART** experience with Pardee Homes. You're going to love it.





Driving Directions: From the I-5 of I-805 N, take the 56 East Bypass to Fwy 56. Turn right on Carmel Country Rd. Take another right on Carmel Mountain Rd, a right on Canter Heights Dr, left on Carriage Run Dr and follow signs to models.

CARRIAGE RUN

Carmel Country Highlands

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