



Phase 1 Pricing

Proposed move in is August

Lot 2	Plan 3AR	\$ 599,520
Lot 4	Plan 3BR	\$ 603,520
Lot 22	Plan 3C	\$ 594,520

Phase 2A Pricing

Proposed move is September

Lot 19	Plan 1CR	\$ 565,900
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Community Representatives:

Glenda Macready, Oscar Ortega, and Janis Williams
3/26/2007

2601 Pummelo Court, Escondido, CA 92027
tel 760.233.8038 fax 760.233.9602

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CHAPARRAL
CREEK

Price List

Residence One

From \$ 565,900

Approximately 2698 Sq. Ft.

4 Bedrooms, with Great Room * Optional Bedroom 5 at loft.

3 Bathrooms

2-car Garage

Residence Two

Temporarily Sold Out

From \$ N/A

Approximately 2889 Sq. Ft.

5 Bedrooms, with Family Room & Library *Optional Master Retreat at Bedroom 4

*Optional Bunk Room at Bedrooms 2 & 3, * Optional Master Deck/included Patio,

3.5 Bathrooms

2 Car Garage & 1 Car Garage-Compact Split, 2-car Garage (2X), 3 car Garage (2Z)

Residence Three

From \$ 594,520

Approximately 3,058

5 Bedrooms with Family Room * Optional Den at Bedroom 5 &

*Optional Teen Room at Bedroom 4 * Optional Master Deck/included Patio

4 Baths

3-Car Garage Tandem

Community Representatives:

Glenda Macready, Oscar Ortega, and Janis Williams

03/8/2007

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SheaHomes
Caring since 1881

FOR DRAMATIC EXTERIORS

- Dramatic architecture
- Designer selected exterior color palette
- Concrete or "flat" tile roofs (per elevation)
- Rear and side-yard fencing with gates at both sideyards
- Front yard landscaping with automatic sprinkler system
- Gas stub-out for homeowner-installed BBQ
- Aluminum rain gutters at entry and all house accessible doors
- Attached 2 or 3-car garage with metal roll up doors including one automatic opener with two transmitters
- Finished garage interiors that include drywall, texture and paint

A FLAIR FOR ELEGANT INTERIORS

- Elegant arches throughout the home
- Frazee Paint in "Impressive Ivory"
- Dramatic entry doors
- Antique brass finish lever door hardware
- Textured walls and bull nose corners throughout
- Designer cabinets in Almond or Ginger finish with semi-concealed hinges
- Gas/wood-burning fireplace in Family/Great Room
- Recessed can lighting
- Framed mirror above a Kohler® pedestal sink in all powder baths
- Family/Great Room pre-wired for ceiling fan
- Stair rail system stained to coordinate with cabinet color
- Silent touch Decora™ light switches
- Raised panel wardrobe doors in all secondary bedrooms
- Extra built-in shelving in all closets
- Corian® countertops with Moen® chrome fixtures in all secondary bathrooms
- Interior laundry room with white melamine cabinets, Corian® countertops and utility sink

A TASTE FOR A SUMPTUOUS KITCHEN

- Stainless Steel GE® appliances:
 - 30" gas cook top with sealed burners
 - Built-in 30" self-cleaning, single electric oven
 - Built-in 30" microwave oven with turntable
 - Built-in Energy Star 5-cycle dishwasher
- Granite slab countertops with 6" back splash & full splash at cook top in choice of several colors
- Designer cabinets in Almond or Ginger finish with semi-concealed hinges
- Stainless steel sink with disposal system and stainless steel Moen® faucet with pull-out spray
- Pot-and-pan drawers near cook top, mounted on dual roller guides, for extra storage
- Gourmet kitchen islands with breakfast bar

A HEARTH FOR SPACIOUS MASTER SUITES

- Dramatic coffered ceiling
- Large walk-in closets with mirrored wardrobe doors and built-in shelving
- Adult height designer cabinets in Almond or Ginger finish with semi-concealed hinges
- Corian® countertops with Moen® widespread faucets and dual china sinks
- 60" oval tub with white ceramic tile surround
- Shower with white 6"-by-6" ceramic tile and clear glass enclosure
- Kohler® suites that includes sink, toilet and oval tub
- Master bedroom pre-wired for ceiling fan
- Master Retreat (Plan 3)

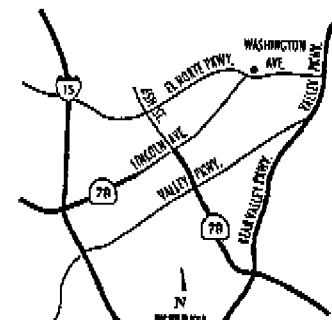
A FOCUS ON QUALITY, COMFORT AND COMMUNICATION

- Dual-glazed Almond vinyl windows
- High-efficiency air conditioning and gas heating with digitally programmable night set-back thermostat
- High-speed data wiring, including CAT-5 phone & RG6-Q4 cable outlets throughout
- Conduit provided to receive fiber optics

**FEATURES LIST**

Over a century of caring...it adds up to 126 years of Shea traditions and an abundance of quality features, choices and customer satisfaction at Chaparral Creek.

Chaparral Creek
2601 Pummelo Court
Escondido, CA 92026
Phone (760) 233-8038
Fax (760) 233-9602



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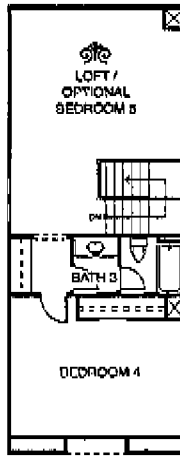
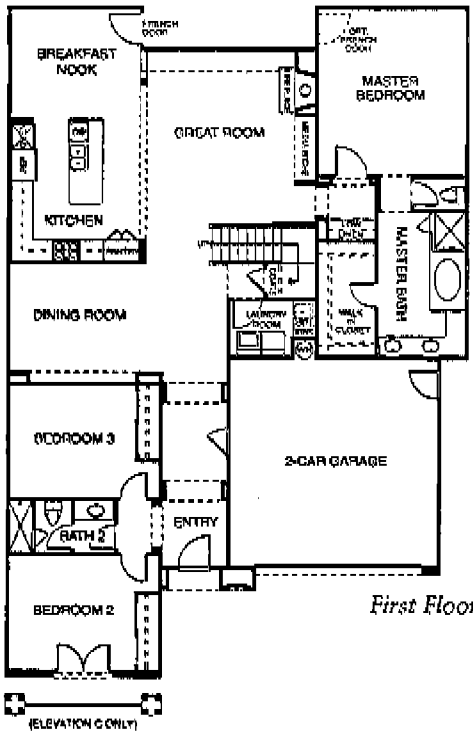


SHEA FAMILY OF COMPANIES
CELEBRATING 126 YEARS



PLAN 1-R

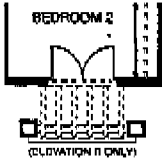
Approx. 2,698 sq. ft.



Second Floor

First Floor

- Two-Story
- Formal Dining Room
- Great Room with Fireplace and Media Niche
- Kitchen with Island and Pantry
- Breakfast Nook
- First Floor Master Bedroom with Walk-In Closet, Dual Sinks and Separate Tub and Shower
- 3 Secondary Bedrooms
- 3 Bathrooms
- Loft
- First Floor Laundry Room
- 2-Car Garage
- Floorplan Alternate
Bedroom 5 at Loft



Window location, styles, sizes, ceiling heights and room dimensions may vary per elevation.

Shea Homes

Caring since 1881

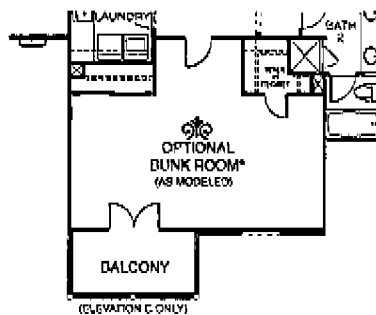
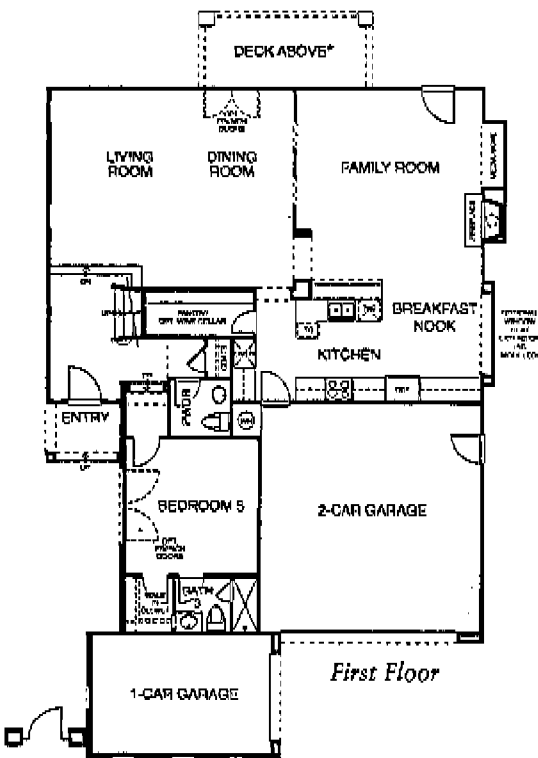
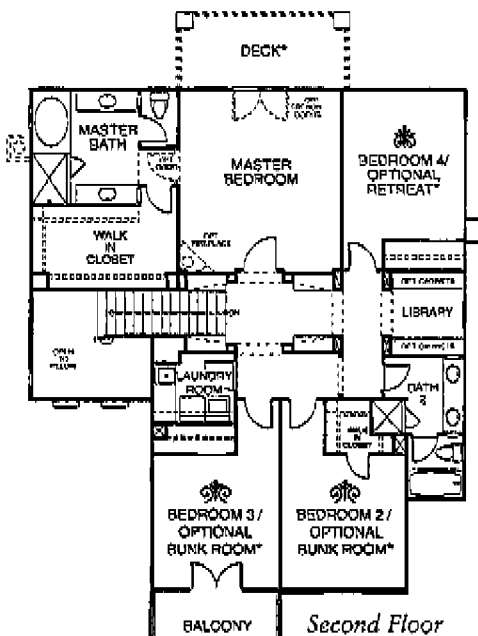
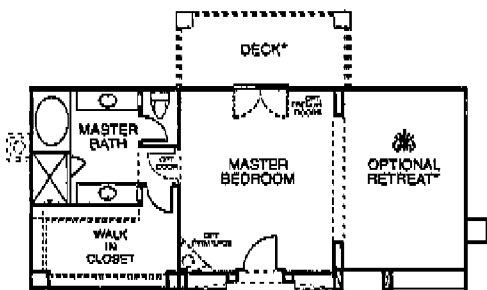
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THE SHEA FAMILY OF COMPANIES
CELEBRATING 125 YEARS





PLAN 2-R
Approx. 2,889 sq. ft.



Window location, styles, sizes, balcony, patio, ceiling heights and room dimensions may vary per elevation.

- Two-Story
- Living Room
- Formal Dining Room
- Family Room with Fireplace and Media Niche
- Kitchen with Breakfast Bar and Walk-in Pantry
- Breakfast Nook
- Master Bedroom with Walk-In Closet, Dual Sinks and Separate Tub and Shower
- 4 Secondary Bedrooms
- 3.5 Bathrooms
- Library
- Second Floor Laundry Room
- 3-Car Split Garage
- Floorplan Alternates*
- Master Bedroom Retreat at Bedroom 4
- Bunk Room at Bedroom 2 & 3
- Deck off Master Bedroom

Shea Homes
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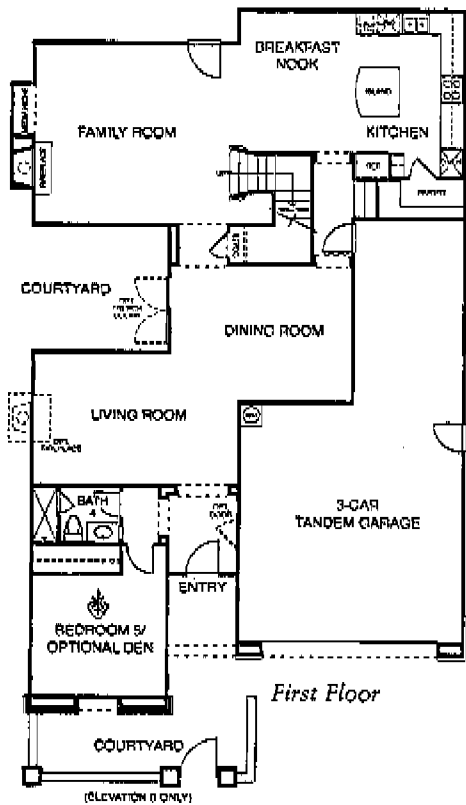
* Per Select Homesites

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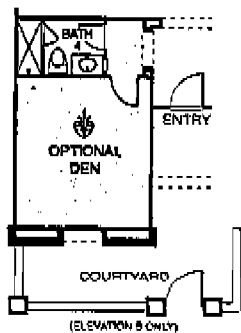
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CELEBRATING 125 YEARS



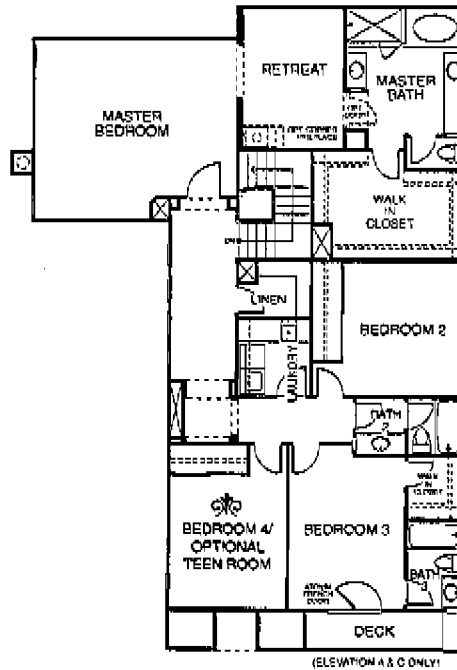
PLAN 3-R
Approx. 3,058 sq. ft.



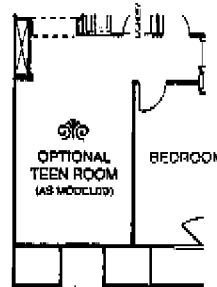
First Floor



(ELEVATION B ONLY)



Second Floor



(AS MODELED)

- Two-Story
- Living Room
- Formal Dining Room
- Family Room with Fireplace and Media Niche
- Kitchen with Island and Walk-in Pantry
- Breakfast Nook
- Master Bedroom with Retreat, Walk-In Closet, Dual Sinks and Separate Tub and Shower
- 4 Secondary Bedrooms
- 4 Bathrooms
- Second Floor Laundry Room
- 3-Car Tandem Garage
- Floorplan Alternates
- Den at Bedroom 5
- Teen Room at Bedroom 4

Window location, styles, sizes, courtyard, patio, ceiling heights and room dimensions may vary per elevation.

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Caring since 1881

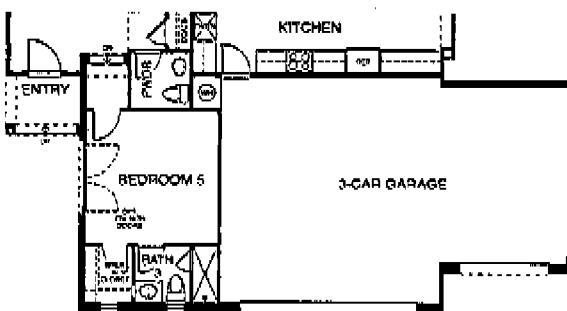
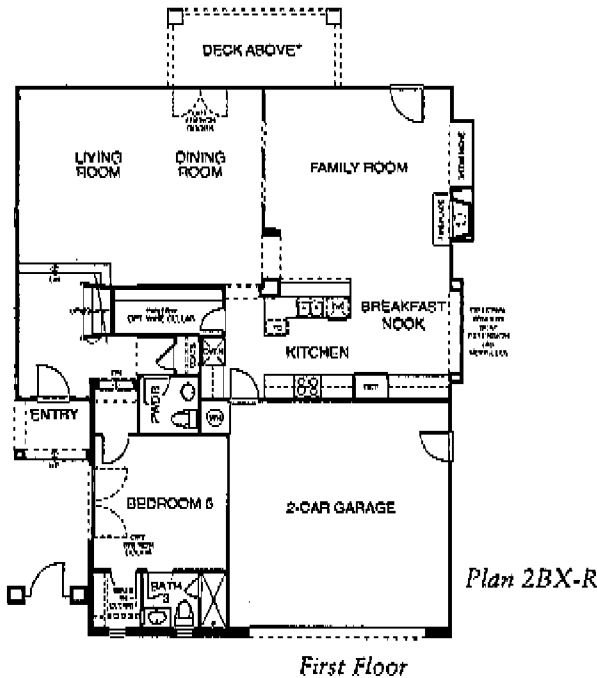
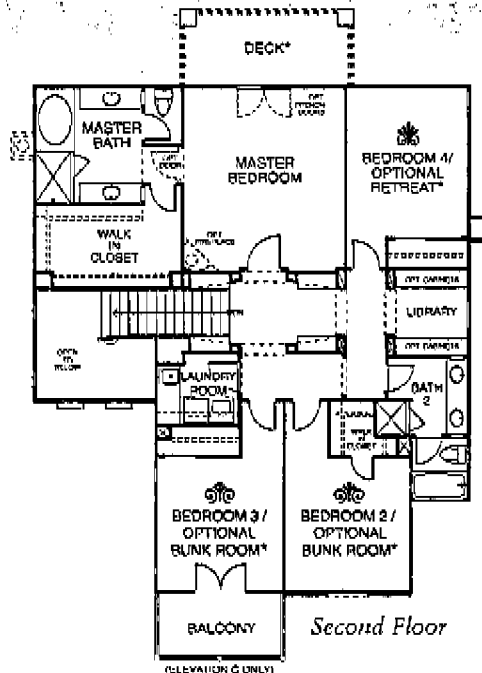
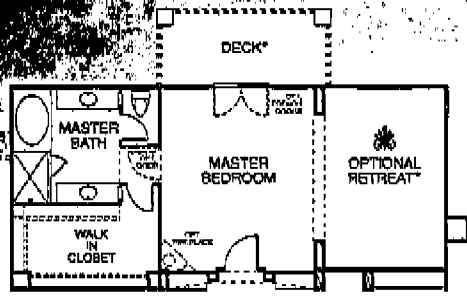
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THE SHEA FAMILY OF COMPANIES
 CELEBRATING 120 YEARS



**PLAN 2X-R
& 2Z-R**
Approx. 2,889 sq. ft.

- Two-Story
- Living Room
- Formal Dining Room
- Family Room with Fireplace and Media Niche
- Kitchen with Breakfast Bar and Walk-in Pantry
- Breakfast Nook
- Master Bedroom with Walk-In Closet, Dual Sinks and Separate Tub and Shower
- 4 Secondary Bedrooms
- 3.5 Bathrooms
- Library
- Second Floor Laundry Room
- 2-Car Garage (2X)
- 3-Car Garage (2Z)
- Floorplan Alternates
- Master Bedroom Retreat at Bedroom 4
- Bunk Room at Bedroom 2 & 3
- Deck off Master Bedroom



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* Per Select Homesites

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