



CHAPARRAL  
RIDGE

**SheaHomes**  
*Caring since 1881*



CHAPARRAL  
RIDGE

**Price List**

**Residence One Single Story**

**From \$ 597,330**

Approximately 2653 Sq. Ft.

4 Bedrooms, with Great Room & Sitting Area

\*Optional Office at Bedroom 4

2.5 Bathrooms

3-car Tandem Garage

**Residence Two**

**From \$ 621,760**

Approximately 3,023-3,187 Sq. Ft. (Varies Per Elevation)

4 Bedrooms, with Great Room & Formal Dining Room

\*Optional Den at Bedroom 3

\*Optional Bedroom 5 at Game Room

3.5 Bathrooms

3 Car Garage

**Residence Three**

**From \$ 678,830**

Approximately 3,475-3,488 Sq. Ft. (Varies Per Elevation)

5 Bedrooms with Great Room, Formal living Room and Formal Dining Room

\* Optional Media Room/Bonus Room at Bedroom 4

4.5 Baths

3-Car Tandem Garage with Storage Area

**Residence Four**

**From \$ 661,550**

Approximately 3,561-3,635 Sq. Ft. (Varies Per Elevation)

5 Bedrooms with Great Room, Formal living Room and Formal Dining Room

\* Optional Media Room/Bonus Room at Bedroom 4

4.5 Baths

3-Car or 4 Car Tandem Garage with Storage Area

**Community Representatives:**

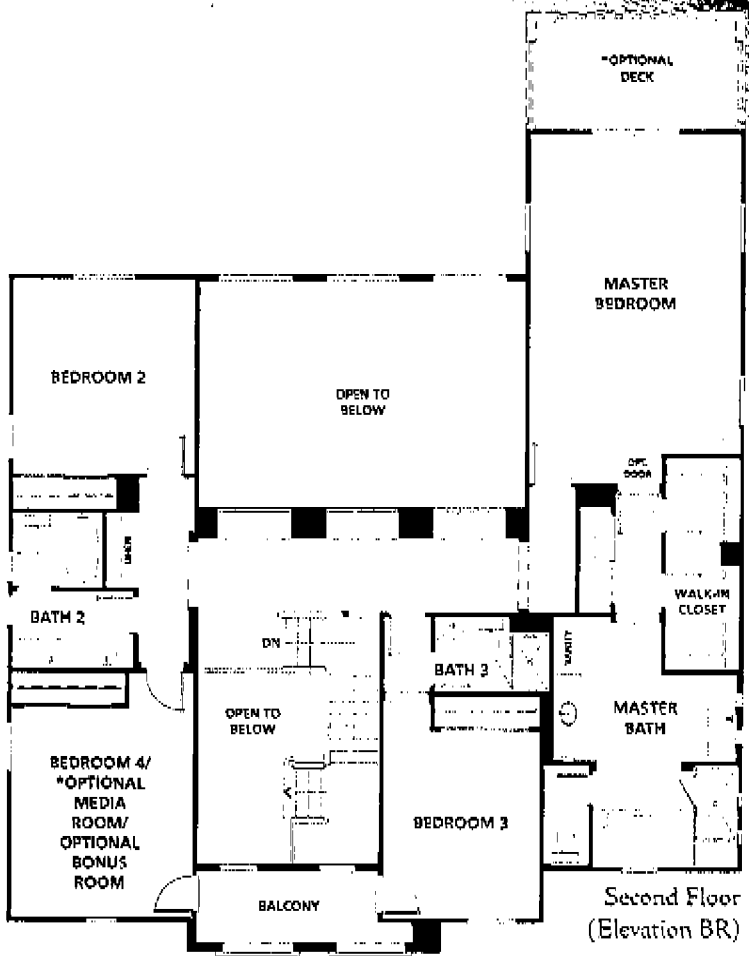
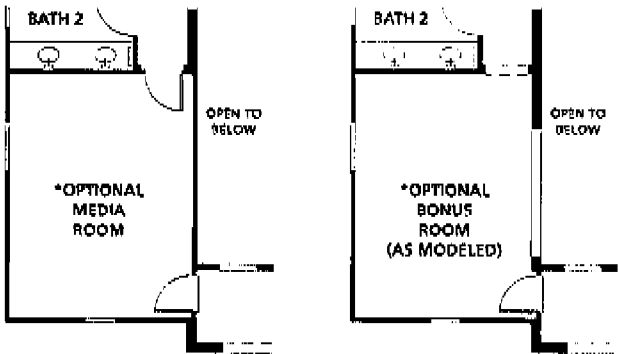
**Glenda Macready, Oscar Ortega, and Janis Williams**  
**(760)233-5769**

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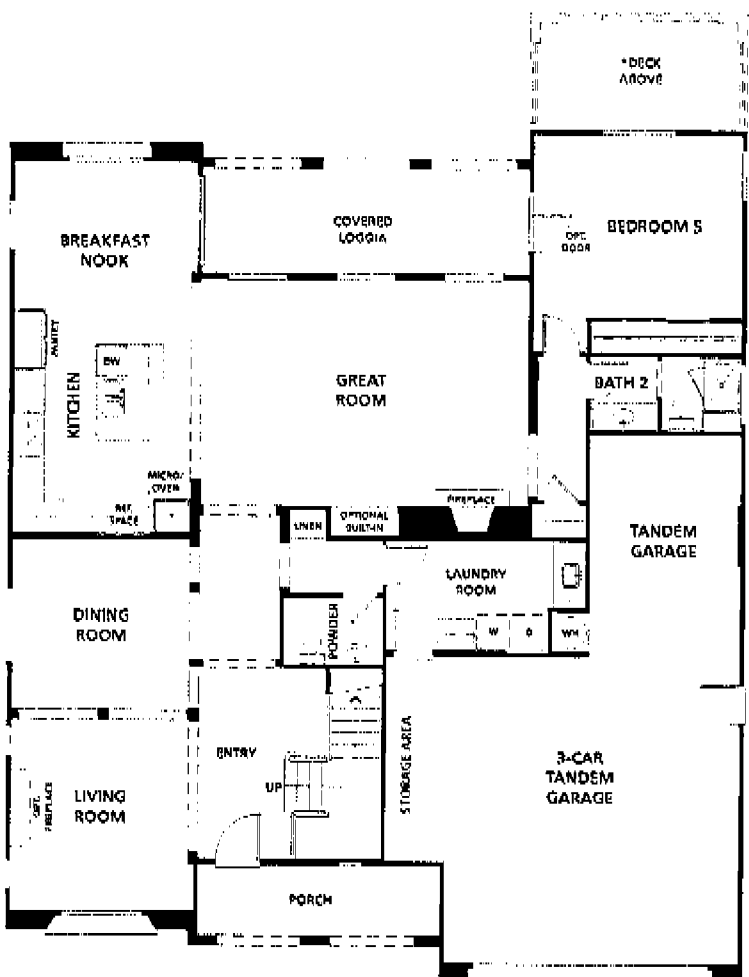
All information is preliminary and subject to change without prior notice. Shea Homes reserves the right to change elevations, materials and prices without notice. All square footages shown herein are approximate. Room dimensions vary per elevation. See Community Representatives for further details. A community by Shea Homes Limited Partnership, an independent member of the Shea family of companies.

# PLAN THREE-R

3,475 - 3,488 Square Feet  
(Varies Per Elevation)



Second Floor (Elevation BR)



First Floor (Elevation BR)



*Two-Story*

Covered Porch Entry

Living Room with  
Optional Fireplace

Formal Dining Room

Great Room with Volume  
Ceiling, Fireplace and  
Media Niche

Great Room with Fireplace  
and Media Niche

Kitchen with Breakfast Bar  
Island and Pantry

Breakfast Nook with  
Access to Covered Loggia

Master Bedroom with  
Dual Walk-In Closets,  
Dual Sinks and Separate  
Tub and Shower

4 Secondary Bedrooms

4.5 Bathrooms

First Floor Laundry  
Room with Sink

3-Car Tandem Garage  
with Storage Area

*\*Floorplan Alternates:*

Media Room at Bedroom 4

Bonus Room at Bedroom 4

Deck off Master Bedroom



3,475 sq. ft.

3AR



3,488 sq. ft.

3BR - Modeled

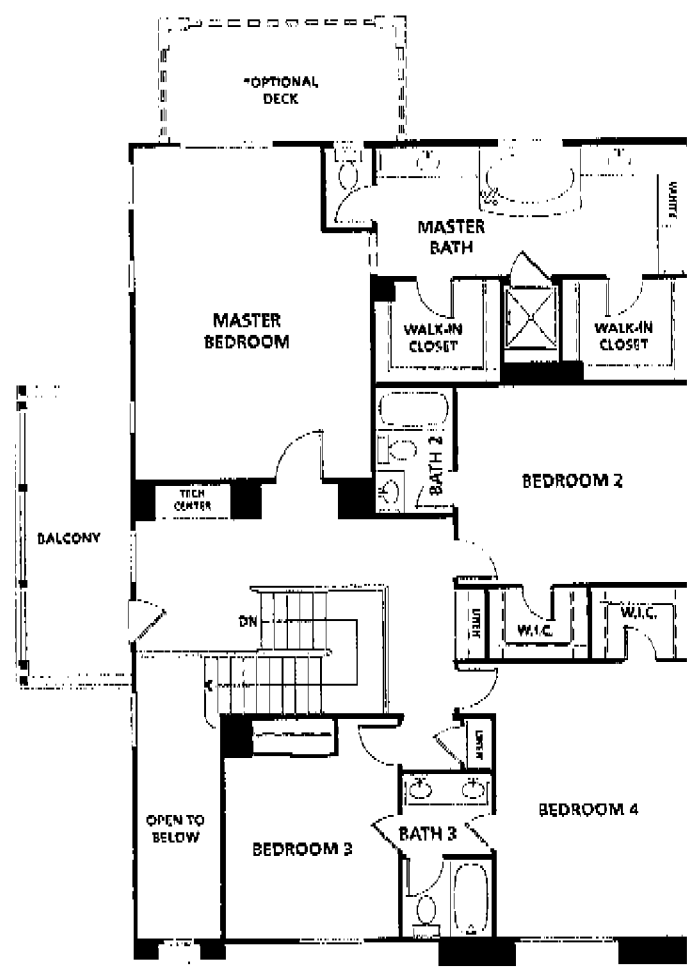


3,475 sq. ft.

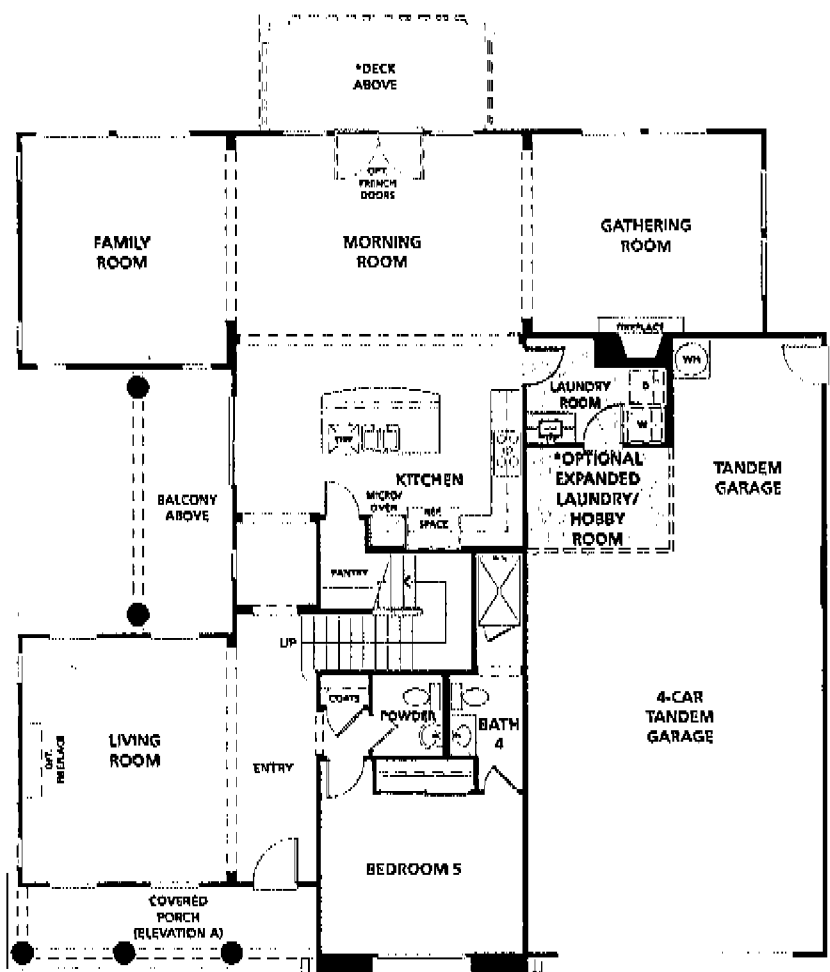
3CR

# PLAN FOUR-R

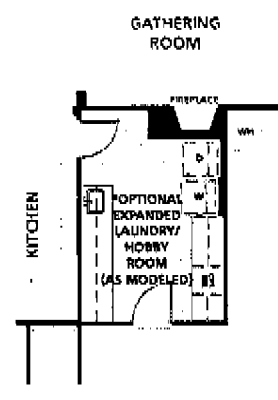
3,561 - 3,635 Square Feet  
(Varies Per Elevation)



Second Floor (Elevation AR)



First Floor (Elevation AR)



\*Available on select homesite



Two-Story

Covered Entry

Living Room with  
Optional Fireplace

Kitchen with Breakfast  
Bar Island and Spacious  
Walk-In Pantry

Covered Balcony at Bedroom 4  
(Elevation B, C)

Family Room

Morning Room

Gathering Room  
with Fireplace

Master Bedroom with  
Dual Walk-In Closets,  
Dual Sinks and Separate  
Tub and Shower

3 Secondary Bedrooms

4.5 Bathrooms

Tech Center with Balcony

First Floor Laundry  
Room with Sink

3 & 4-Car Tandem Garage

*\*Floorplan Alternates*  
Expanded Laundry  
Room/Hobby Room

Deck off Master Bedroom



3,564 - 3,635 sq. ft.

4AR - Modeled



3,561 - 3,632 sq. ft.

4BR

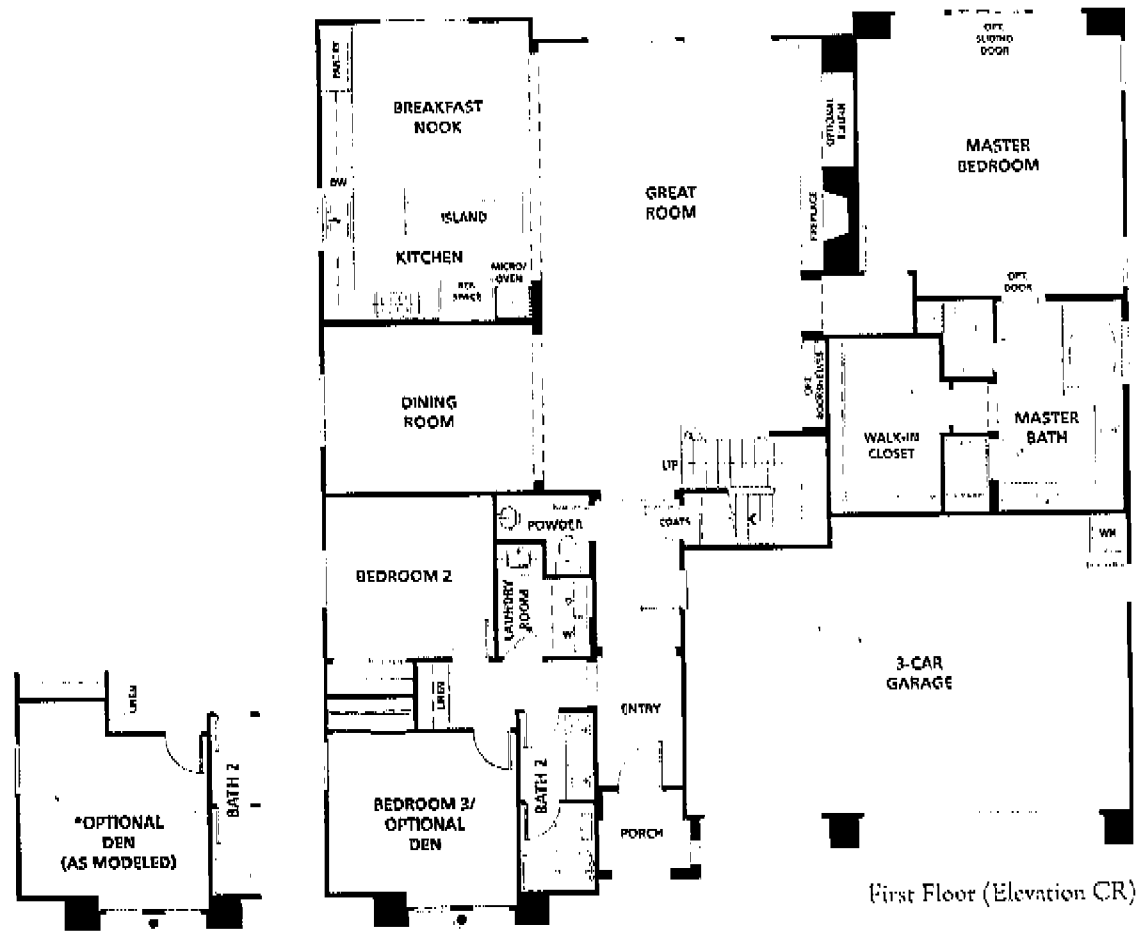
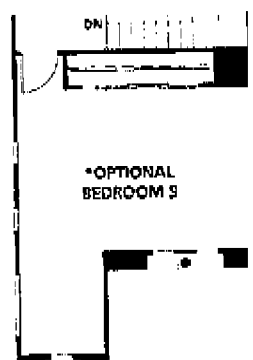
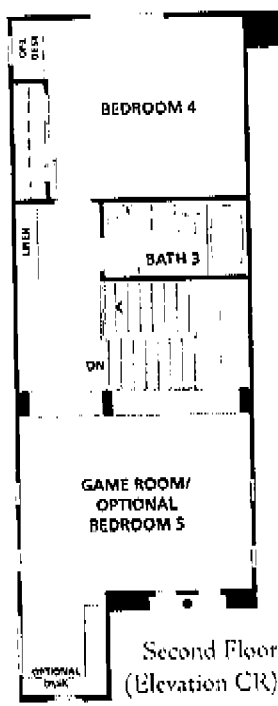


3,564 - 3,635 sq. ft.

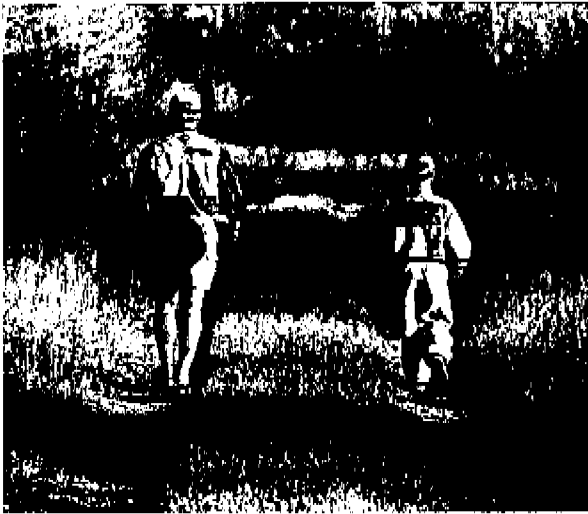
4CR

# PLAN TWO-R

3,023 - 3,187 Square Feet  
(Varies Per Elevation)



\*Available on select home



Two-Story  
Covered Entry

Formal Dining Room

Great Room with Fireplace  
and Media Niche

Kitchen with Breakfast  
Bar Island and Pantry

Breakfast Nook

Downstairs Master Bedroom  
with Walk-In Closet,  
Dual Sinks and Separate  
Tub and Shower

3 Secondary Bedrooms

3.5 Bathrooms

Game Room

First Floor Laundry  
Room with Sink

3-Car Garage

*\*Floorplan Alternates:*

Den at Bedroom 3

Bedroom 5 at Game Room



3,023 sq. ft.

2AR



3,187 sq. ft.

2BR



3,088 sq. ft.

2CR - Modeled

Shea Homes reserves the right to change elevations, specifications, materials and prices without notice. Renderings are artists' conception only. Window locations, sizes and styles, ceiling heights, entry and room dimensions vary per plan and elevation. All square footages herein are approximate. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at additional cost on select home sites. See a Community Representative for further details.





## Over a Century of Caring...

It Adds Up to 126 Years of Shea Tradition, and an Abundance of Quality Features, Choices and Customer Satisfaction at Chaparral Ridge.

### An Eye for Stunning Exteriors

- Distinctive early California architecture accented with features such as ceramic tile accents, pre-cast concrete columns, shutters and front and side balconies
- Designer-selected exterior color palette
- Concrete "s" tile roofs
- Front yard landscaping with satellite controlled irrigation timers designed to conserve water
- Porch and coach lights on photocell with override switch
- Rear- and side-yard fencing with gates on both sides
- Gas stub-out for homeowner-installed BBQ and exterior holiday light fixture
- Aluminum rain gutters at entry and all house accessible doors
- Attached 3 & 4-car garages with metal roll up doors including automatic opener with two transmitters
- Finished garage interiors that include drywall, texture and paint
- Average lot size of 14,000 square feet

### A Flair for Splendid Interiors

- Impressive 8' tall entry doors
- Dramatic volume ceiling in select areas
- Antique brass knob or lever door hardware
- Textured walls and bull nose corners throughout
- Designer Beech cabinets in Almond or Ginger stain with semi-concealed hinges
- Wood-burning fireplace in Family/Great Room with stained wood mantle and tile surround
- Recessed lighting
- Framed mirror above a Kohler® pedestal sink in all powder baths
- Family/Great Room pre-wired for ceiling fan
- Stair rail system with stained handrail 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
- Ceramic tile shower walls at secondary bathtubs
- Interior laundry room with white melamine cabinets, Corian® countertops and utility sink cabinets

### A Taste for That Special Kitchen

- Stainless steel GE® appliances:
  - 36" gas cook top with 5 sealed burners
  - Range hood concealed to match cabinetry
  - Dual built-in 30" self-cleaning ovens
  - Built-in 30" microwave with turntable
  - Built-in Energy Star dishwasher with 5-cycle wash
- Granite slab countertops with 6" back splash & full splash at cook top
- Designer Beech cabinets in Almond or Ginger finish with semi-concealed hinges
- Stainless steel sink
- Moen® stainless steel faucet with pull-out spray
- Extra deep pot-and-pan drawers
- Spacious pantries (Walk-in at Plan 4)
- Gourmet kitchen island with Breakfast Bar

### A Heart for Spectacular Master Suites

- Large walk-in closets with mirrored wardrobe doors and built-in shelving
- Adult height recessed panel Beech cabinets in Almond or Ginger finish with semi-concealed hinges
- Corian® countertops with Moen® chrome widespread faucets and dual china sinks
- 8"-by-8" white ceramic tile surrounding a 60" oval tub
- Separate shower with 8"-by-8" ceramic tile including seat and clear glass enclosure
- Kohler® suites that includes sink, toilet and tub
- Decorative framed mirrors above the Kohler® sinks
- Master bedroom pre-wired for ceiling fan

### A Focus on Energy Savings, Construction Quality and Safety

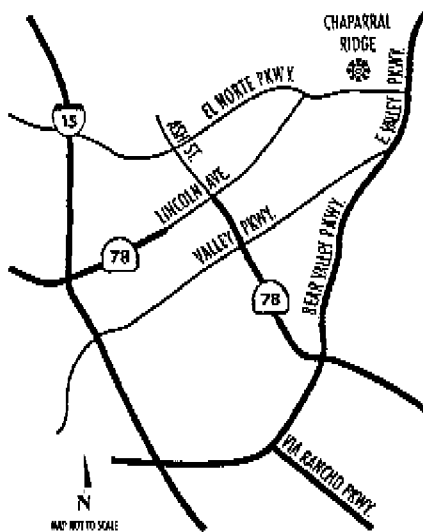
- Low-E dual-glazed Almond vinyl windows and sliding glass doors for energy savings and less fading from ultraviolet rays
- High-efficiency air conditioning and gas heating with digitally programmable night set-back thermostat
- High-speed CAT-5e phone/data wiring and RG6-Quad shield cable outlets throughout with structured wiring distribution panel enabling broadband solutions and in-home networking opportunities
- Fire sprinklers
- Engineered Post-Tension slabs designed to resist structural stresses caused by natural movement in soils

Avail yourself of the full complement of Shea's convenient professional services, including **Shea Design Studio**, **Shea Mortgage** and **Shea Escrow Services**, to enjoy the complete Shea Homes package.

Shea Homes is pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support the affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. Models do not reflect ethnic, age or other preferences. See a Community Representative for further details.

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SHEA FAMILY OF COMPANIES  
CELEBRATING 126 YEARS



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