

What was to be their first real estate development was started right here in Poway in 1979. Since then, Royster Construction Company, Inc. has built over 50 homes and commercial projects. It is their magnificent



custom homes that Royster Construction Company, Inc. is known for throughout San Diego County.

Ranging up to 9,000 square feet, a "Royster-built home" always reflects the professional craftsmanship seldom seen in many so-called custom-styled homes.

Footman Lane includes many of the Royster custom home details such as distinctive architecture, gracious, winding staircases, large kitchen center islands and stone and brick fireplaces.

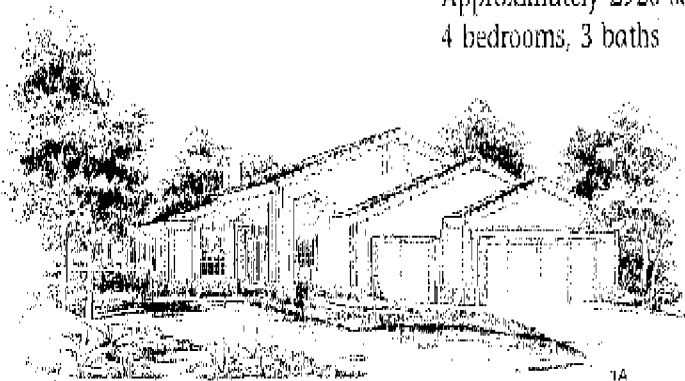
Constructed for the discriminating buyer, Footman Lane is a shining example of quality construction and effort starting from the detailed architectural styling through the masterful quality construction.

Footman Lane...homes as discriminating as the people who buy them.

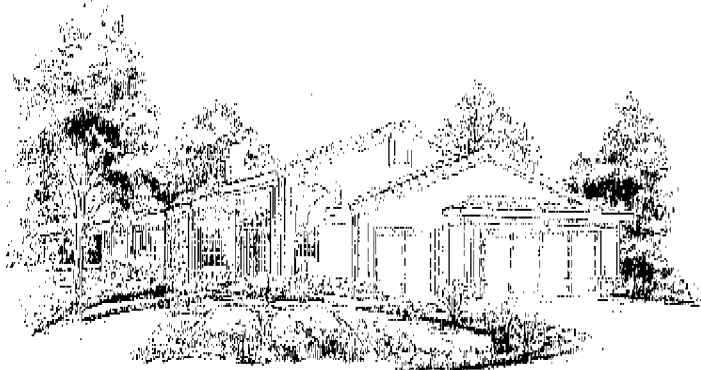


- Distinctive Cape Cod architecture
- Concrete tile roof
- Three-car garages
- Roll-up garage doors with automatic opener
- 5 piece sectional garage doors
- Rear & side yard fencing
- Raised panel eight foot high mahogany entry floor
- Dramatic formal entry
- Vaulted ceilings, radiused wall corners
- Wood burning fireplaces in family rooms
- Raised panel interior doors with polished brass hardware
- Custom designed wet bars
- Extensive pre-wiring for telephone & cable television to all primary rooms
- Hand-routed solid oak stair rails and stair hand rails & skirt
- Custom oak cabinets and ceramic tile countertops in all secondary baths
- Interior laundry room with ceramic tile countertop & oak cabinetry, prepared for gas or 220 electric dryer
- Decorative interior & exterior lighting fixtures
- Mirrored wardrobe doors in all secondary bedrooms
- Bath tubs and showers with 8" ceramic tile surrounds
- Vitreous china basins in all baths
- Sprinkler wall-in closets in master suites
- Split/double shelf & pole - all closets
- Dramatic skylight - Plans 1 & 3
- Custom oak cabinetry with melamine interior shelving and roller drawers
- 18" mortar set backsplash
- Hand set ceramic tile counter tops in choice of colors
- Food preparation island - Plan 3
- Large pantry
- Pre-plumbed for automatic icemaker
- Insulated 1/2 horsepower garbage disposal system
- Jean-Air built-in gas cooktop, self-cleaning double oven, microwave, trash compactor and dishwasher in choice of white or black finish
- Polished brass plumbing fixtures in master baths & powder rooms
- Amara built-in refrigerator
- Built-in vacuum system
- Security system
- Intercom system
- Exposed aggregate driveway
- Water saver toilets
- Baldwin entry hardware
- Extra insulation in baths, master bedroom
- Built-in ironing center
- Glass block detailed walls
- Built-in entertainment center
- Master suite fireplace
- Custom fireplace finishes
- French doors to den - (Plan 2)
- Extra garage door opener
- Upgraded interior & exterior lighting fixtures
- Upgraded floor coverings throughout living areas
- Window coverings

Approximately 2920 sq. ft.
4 bedrooms, 3 baths

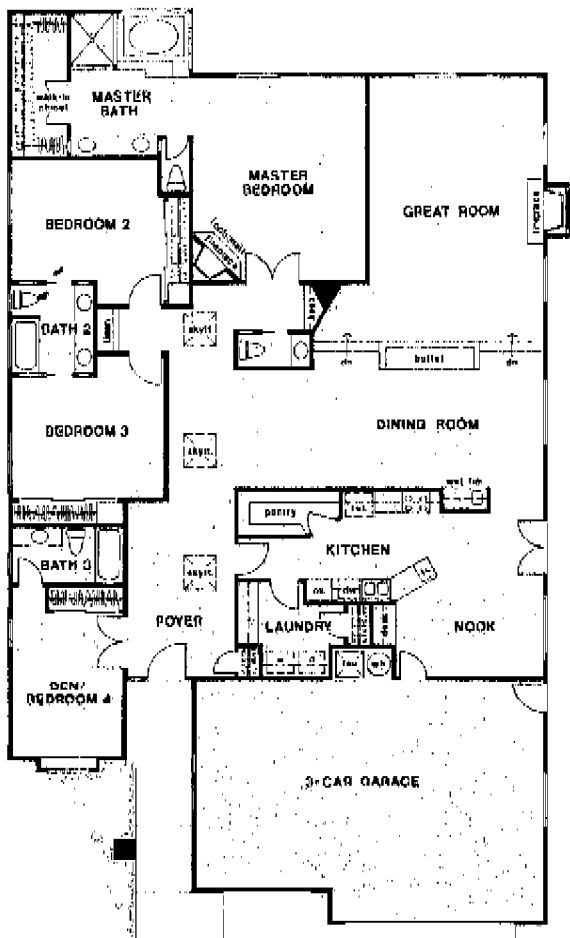


1A



1B

Artist's Concept



Approximately 3090 sq. ft.
4 bedrooms, 4 baths

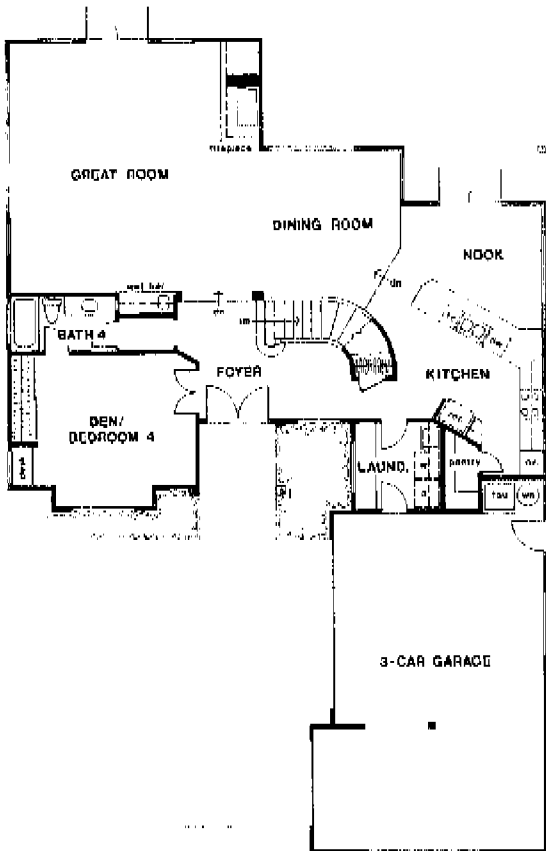


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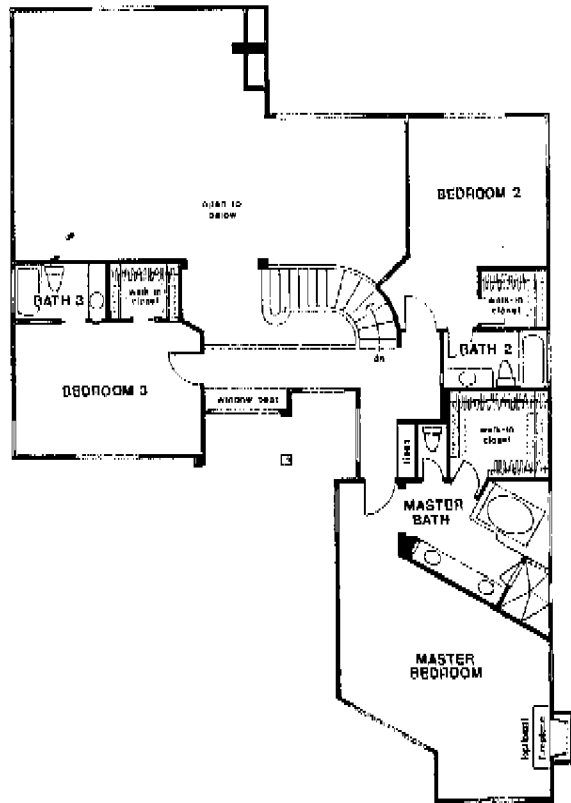


Artist's Concept

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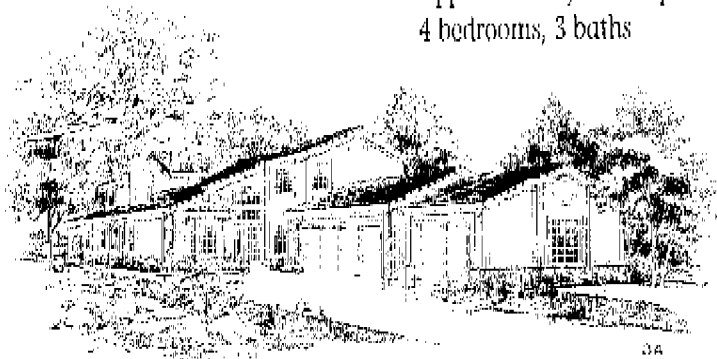


First Floor

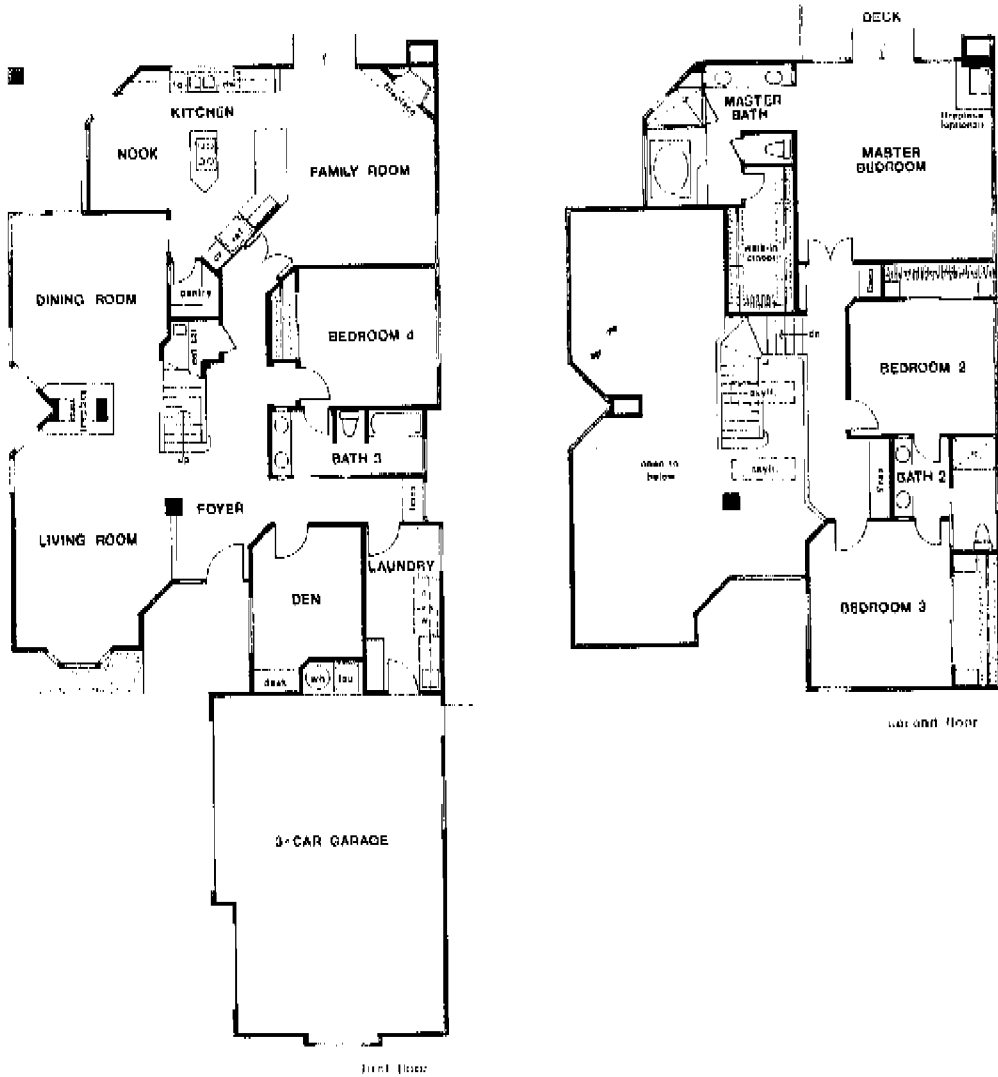


Second Floor

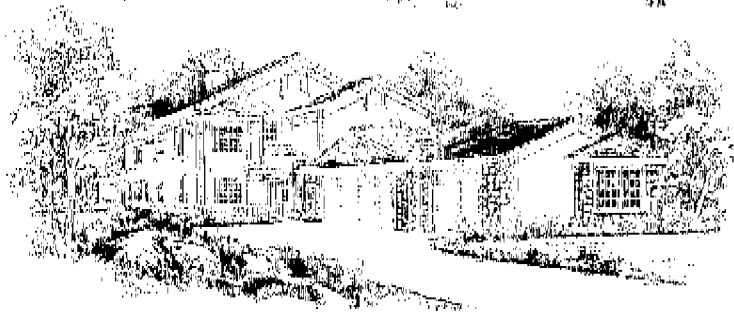
Approximately 3115 sq. ft.
4 bedrooms, 3 baths



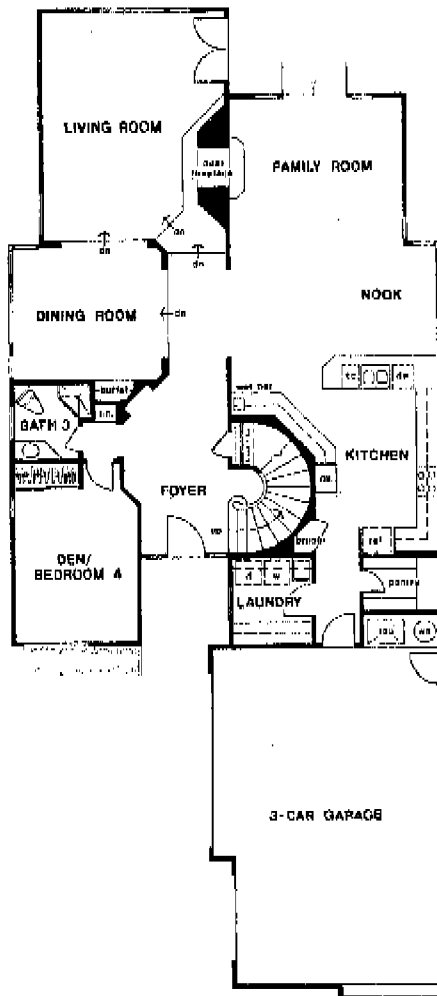
Artist's Concept



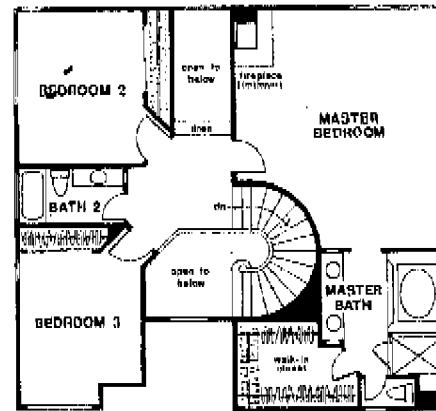
Approximately 3195 sq. ft.
4 bedrooms, 3 baths



Artist's Concept



first floor



second floor