

# Heights

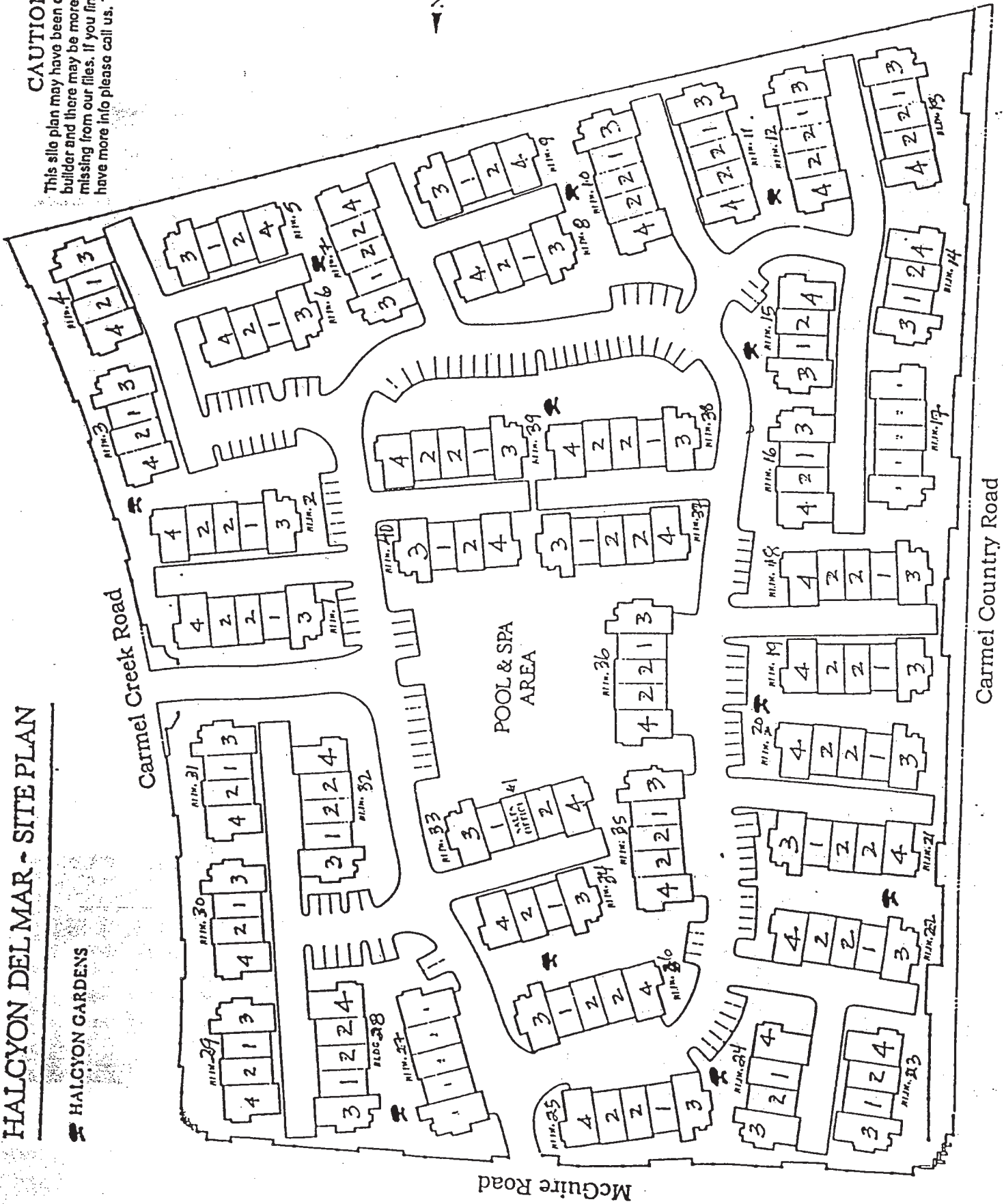
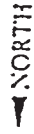
Del Mar Highlands

# HALCYON DEL MAR - SITE PLAN

HALCYON GARDENS

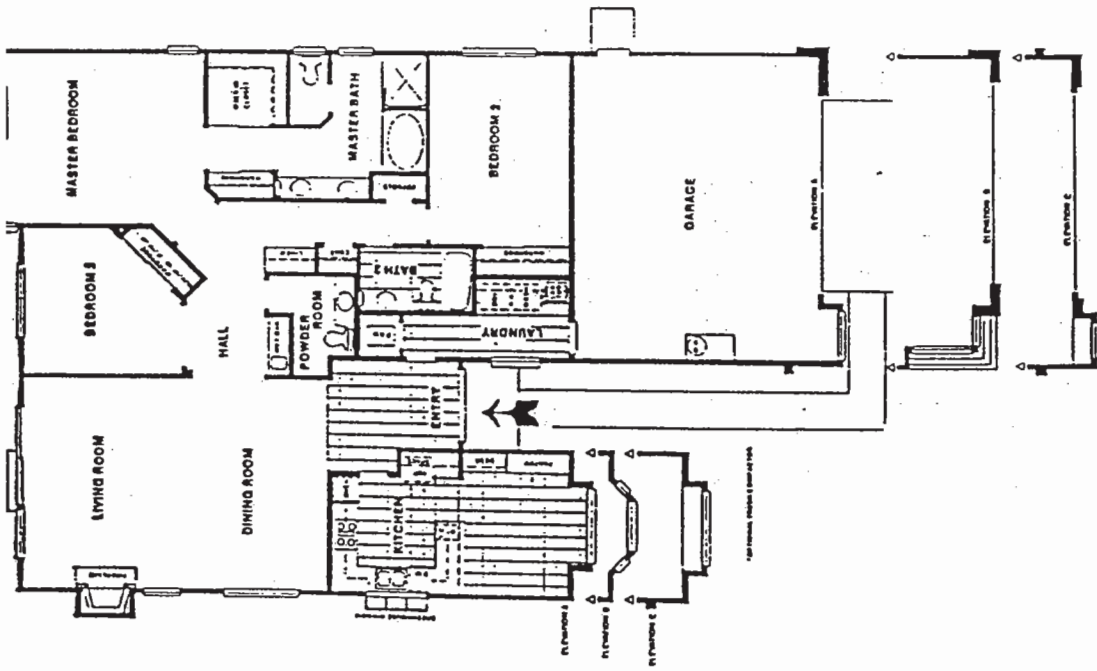
## CAUTION

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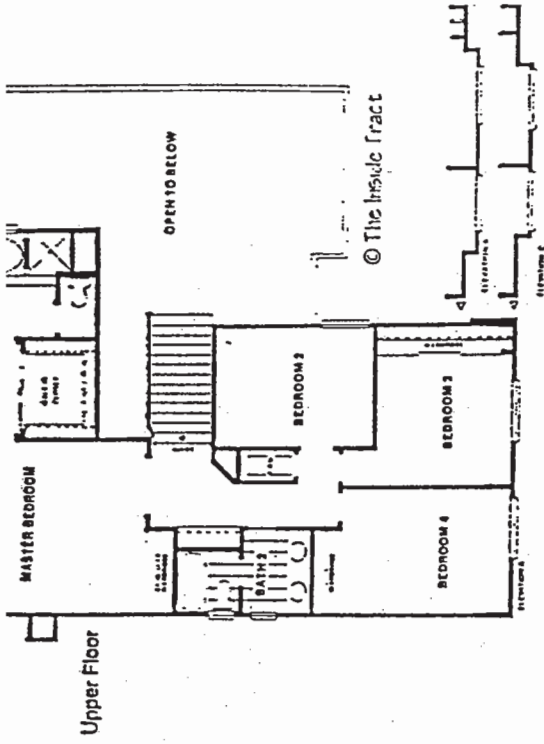
Carmel Country Road

Mcquire Road

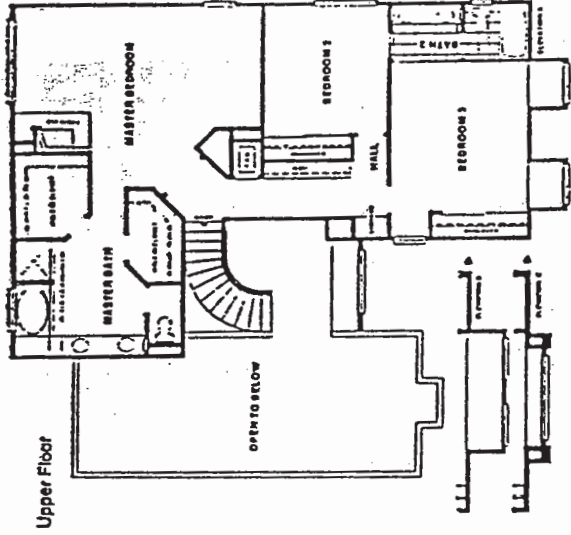


**HEIGHTS DEL MAR HIGHLANDS**

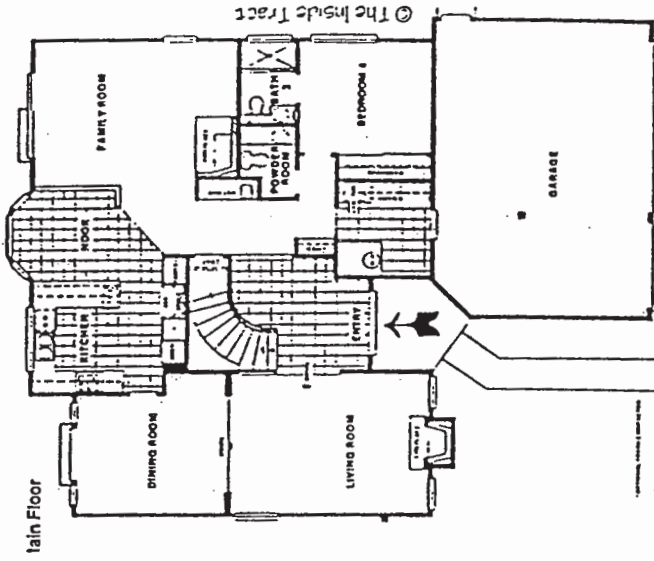
Model: PLAN 1  
 Area: EDM B/T Code: HTS  
 Approx SQ/FT: 2006  
 ©The Inside Tract



**HEIGHTS DEL MAR HIGHLANDS**  
 Model: PLAN 2  
 Area: EDM B/T Code: HTS  
 Approx SQ/FT: 2424  
 ©The Inside Tract



Upper Floor

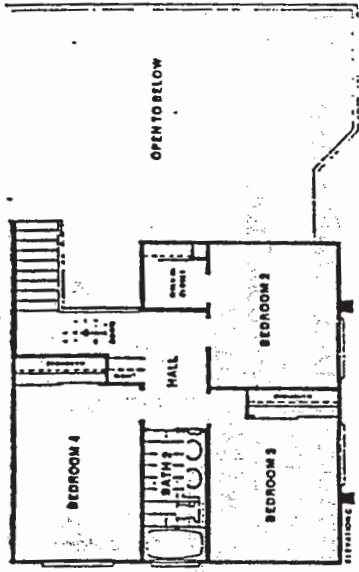


Main Floor

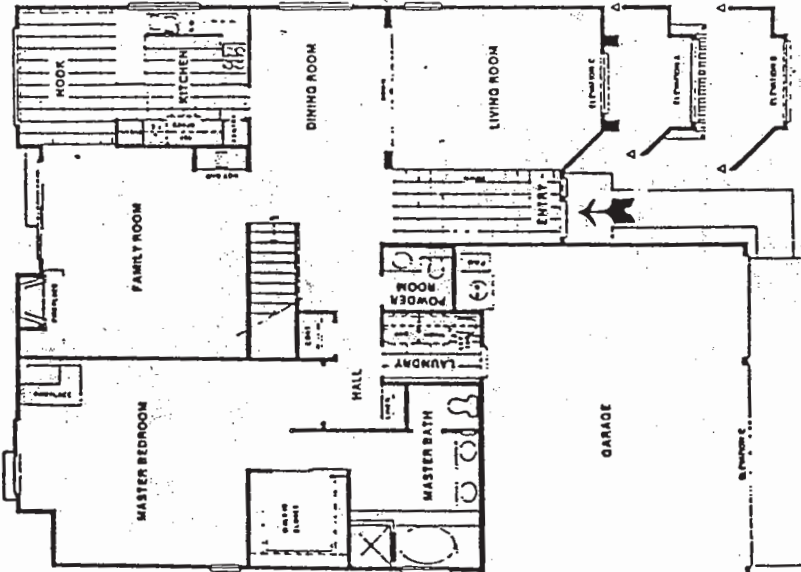
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**HEIGHTS DEL MAR HIGHLANDS**

Model: PLAN 4  
 Area: EDM B/T Code: HTS  
 Approx SQ/FT: 2839  
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Upper Floor

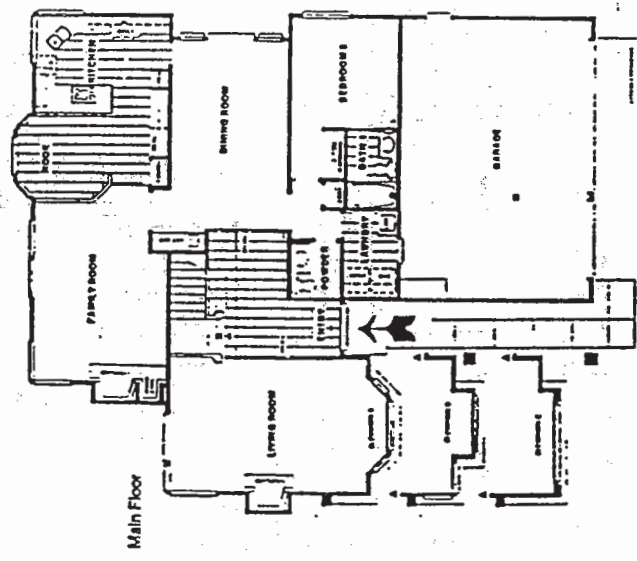
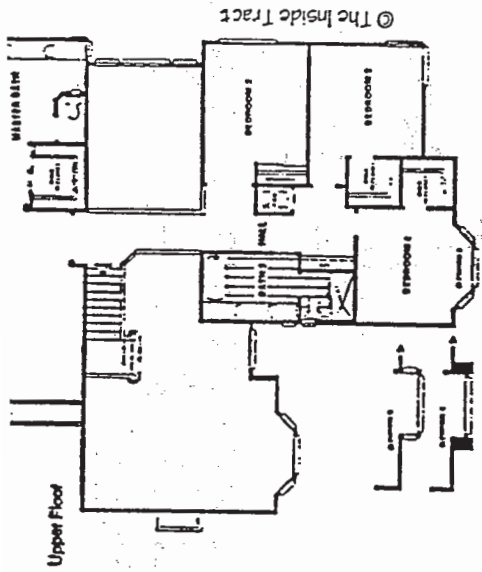


Main Floor

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**HEIGHTS DEL MAR HIGHLANDS**

Model: PLAN 3  
 Area: EDM B/T Code: HTS  
 Approx SQ/FT: 2526  
 © The Inside Tract



**HEIGHTS DEL MAR HIGHLANDS**

Model: PLAN 5  
 Area: EDM B/T Code: HTS  
 Approx SQ/FT: 3157  
 ©The Inside Tract

# Features

Information Deemed Accurate  
But Not Guaranteed

## THE ENTRY:

- Carved oak Entry door
- Decorative antique brass door hardware
- Decorator selected Entry light
- Front door bell chimes
- Custom ceramic tile or wood parquet flooring

## THE LIVING AREAS:

- Plush carpeting in choice of designer colors over 9/16" pad included in Living Room, Dining Room, Family Room, Master Suite (including Master Bath), Secondary Bedrooms, Halls and Stairway
- Wood burning fireplace with gas log-lighter valve featuring Travertine marble or brick face (per plan)
- Volume ceilings
- Textured ceiling treatments
- Step down Living Room (Plans 2, 3, 4 & 5)
- French Doors or sliding tempered glass doors to private outside areas
- Built-in Wet Bar with mirrors featuring ceramic tile countertops and decorative plumbing hardware
- Distinctive, elegant lighting fixtures and architecturally specified recessed lighting
- Six-panel interior passage doors
- Decorative polished brass interior door hardware
- Hardwood 'turned' ballustrades

## THE GOURMET KITCHENS:

- Decorator selected ceramic tile countertops
- Solid oak cabinetry
- Decorative plumbing hardware
- Jenn-Air deluxe 'selective-use' convection/microwave oven
- Jenn-Air deluxe Twin 30" convertible grill/range (see Sales Person for list of Optional attachments)
- Jenn-Air custom deluxe dishwasher
- Refrigerator space equipped with water-line for ice-maker
- Large storage pantry
- Quality vinyl floor covering
- Luminous ceiling
- Breakfast nook

## THE MASTER SUITE:

- Double Master Bedroom entry doors with privacy lock
- Wood burning fireplace with gas log-lighter valve featuring Travertine marble face (Plans 1, 3, 4 & 5)
- Volume ceiling (Plans 1, 2, 3 & 5)
- Large Master Bedroom suite designed with intimate sitting areas
- Large walk-in closets feature mirrored wardrobe doors
- Private dressing area

## ... AND THE LUXURY OF THE MASTER BATH:

- Oval tub with ceramic tile wainscot
- Shower with ceramic tile surrounds and safety glass enclosure
- Decorator selected ceramic tile vanity tops
- Twin pullmans
- Solid oak cabinetry
- Widespread chrome faucets with porcelain handles
- Elongated low contour water closet

## THE CONVENIENCE:

- Large interior Laundry room with sink and solid oak cabinetry
- Secondary Bedrooms feature abundant wardrobe or walk-in closet
- Secondary Baths feature decorator selected ceramic tile vanity tops, decorative plumbing hardware, solid oak cabinetry and tub/shower with tile surrounds
- Solid oak linen cabinets
- Thermostatically controlled forced-air heating
- Prepared for optional air conditioning
- Pre-wired for Cable TV and telephone (including all bedrooms)
- Smoke detector with warning buzzer
- Full insulation of exterior walls and ceiling
- 220-V. and gas service for clothes dryer

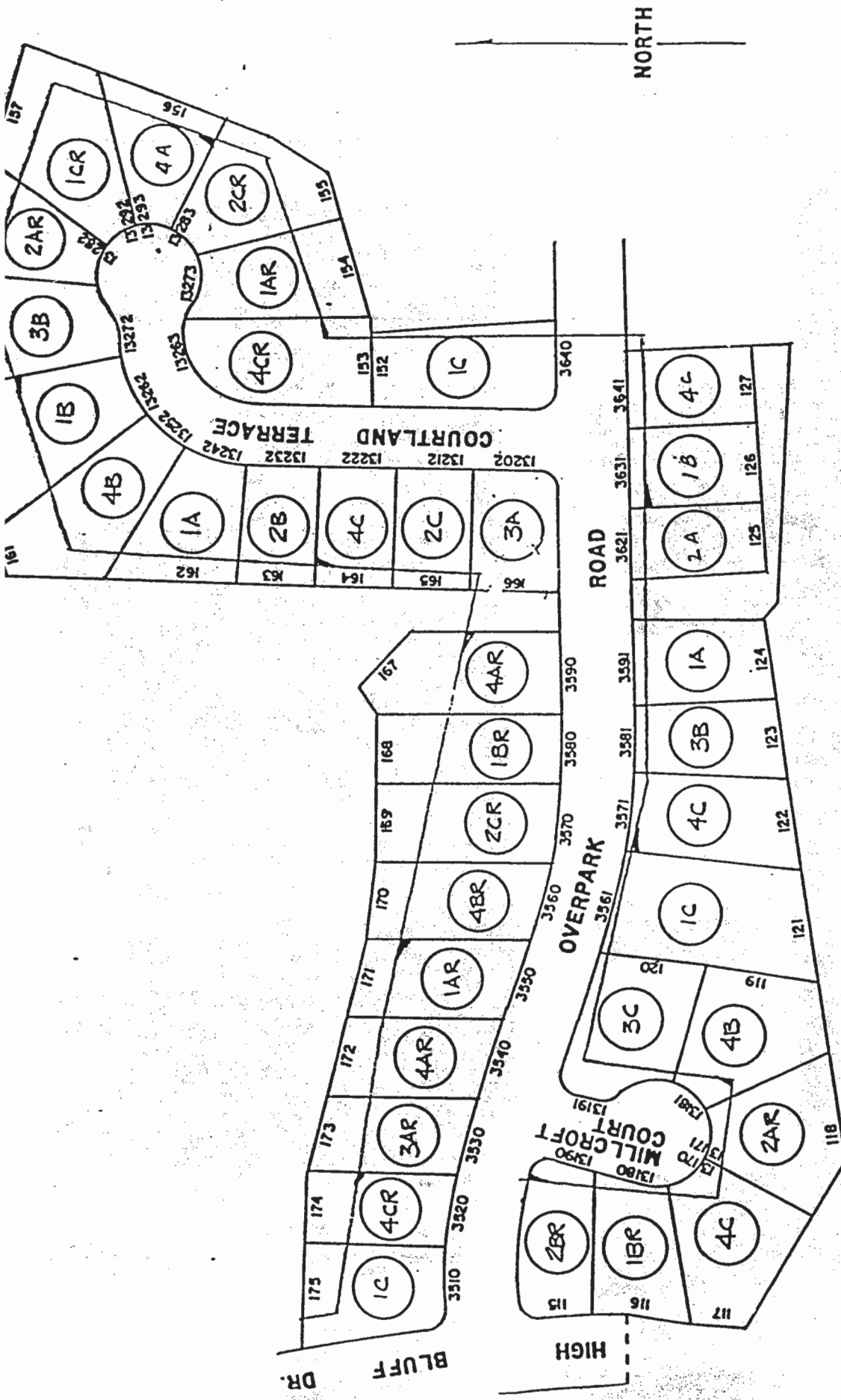
## THE EXTERIOR:

- Traditional architecture blended to include distinctive features of wood, brick, stucco and textured wood-siding
- Three-car garage (Plans 2, 3, 4 & 5)
- Automatic garage door opener with two controls
- Garage interiors completely dry-walled
- Concrete tile roof
- Concrete walks and driveway
- Weatherproof exterior electrical outlets
- Front and side yards seeded with one tree plant per lot

## THE OPTIONS:

- (available at additional cost)
- Jenn-Air deluxe trash compactor
- Upgrade carpet and entry flooring material
- Mirrored wardrobe doors
- Air conditioning

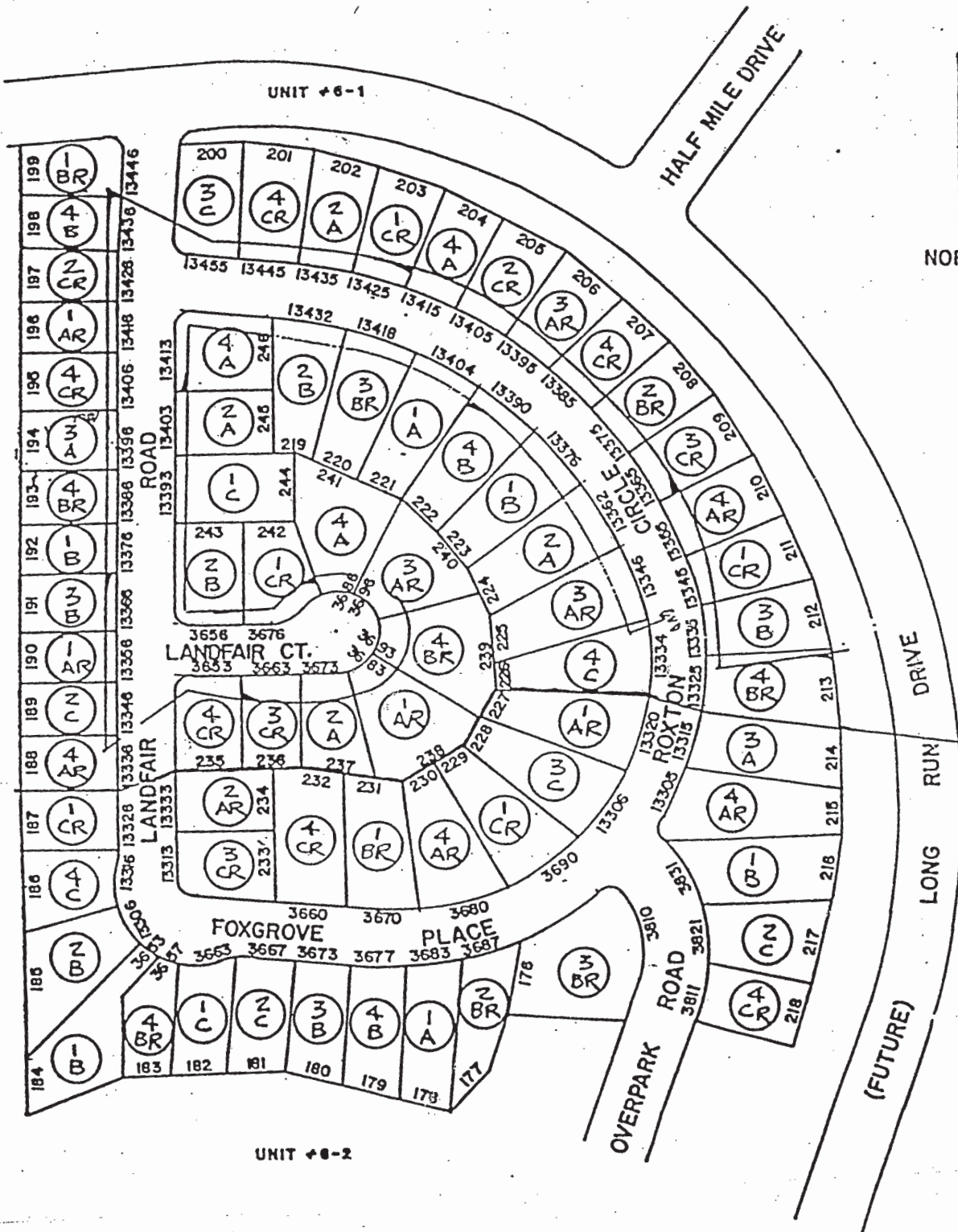
HEIGHTS-DEL MAR HIGHLANDS



# HEIGHTS DEL MAR HIGHLANDS

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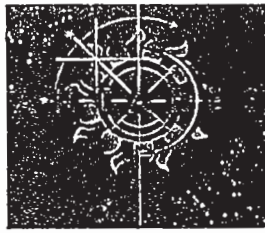
NORTH

HEIGHTS DEL MAR HIGHLANDS

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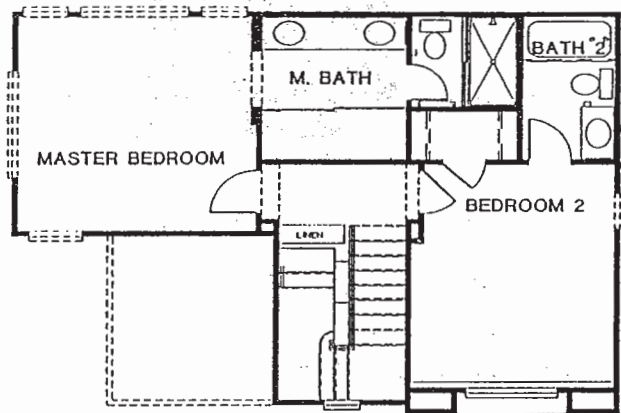


- Innovative *Detached Homes*
- 3 “*High Design*” Floorplans
  - 2 BEDROOMS + DEN, 2-1/2 BATHS  
*Finished Basements Standard in Phase I*
  - 3 BEDROOMS, 2-1/2 BATHS  
*Finished Basements Standard in Phase I*
  - 3 BEDROOMS + *EFFICIENCY SUITE*
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- *Stunning Architectural Designs*
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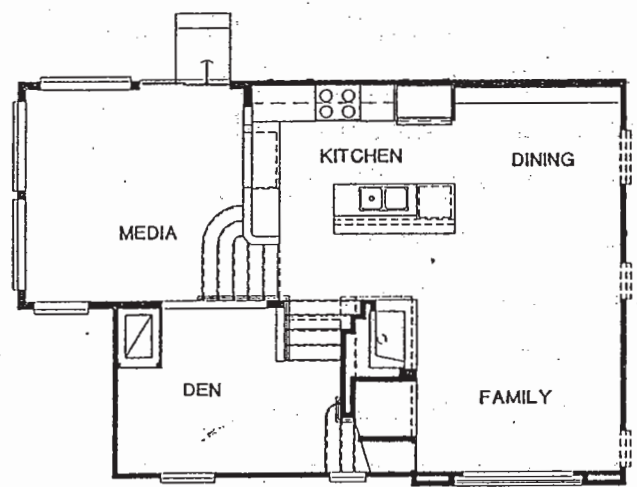
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*To be included on our Priority Reservation List or for  
Further Information, Please Call:  
888/720-9882 or 619/350-9951*

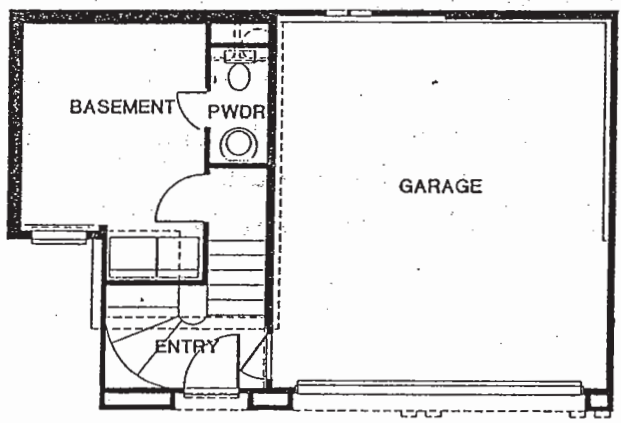
A Total Living Environment™ by RGC



Second Floor



First Floor



Garage Level



Residence Two  
2 Bdrm.  
2-1/2 Baths

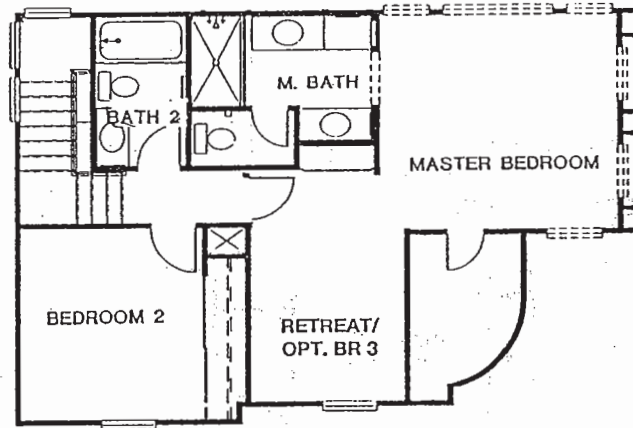
1,482 Sq. Ft.  
(approximately)

An RGC Community  
Marcina Checketts  
Home Counselor  
12684-1 Carmel Country Rd.  
San Diego, CA 92130

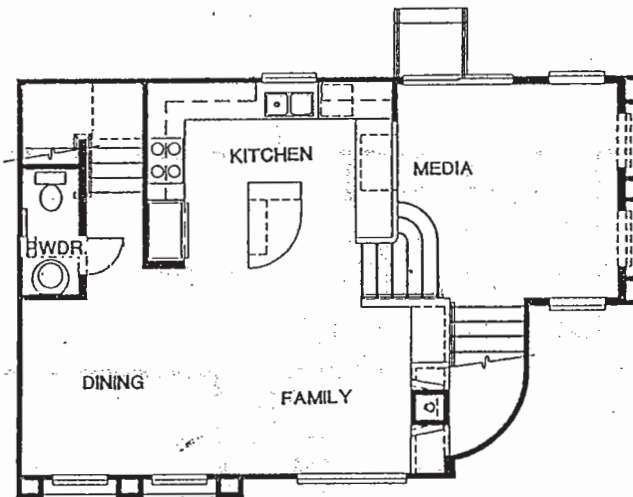
619/350-9951  
888/720-9882

In an effort to continuously improve our neighborhoods, the builder reserves the right to change landscaping, building designs and specifications and prices without advance notice. All renderings and floorplans are artist's conceptions and are not intended to be an "exact" depiction of either the buildings, landscaping or neighborhood. Please consult our home counselors regarding homeowner's fees and special tax assessments.

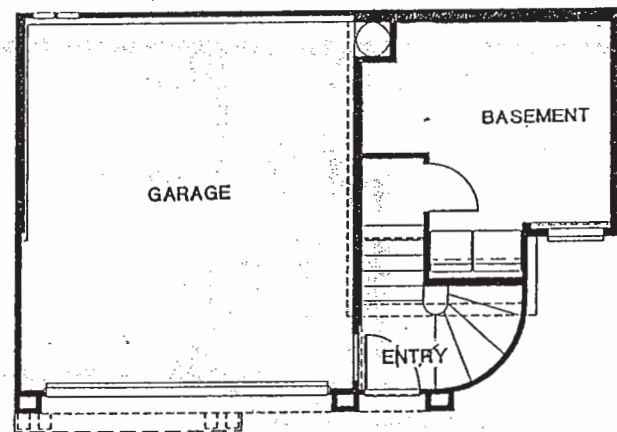
January 12, 1998



Second Floor



First Floor



Garage Level



Residence Three-R  
2 Bdm. plus Retreat  
or 3 Bedrooms  
2-1/2 Baths

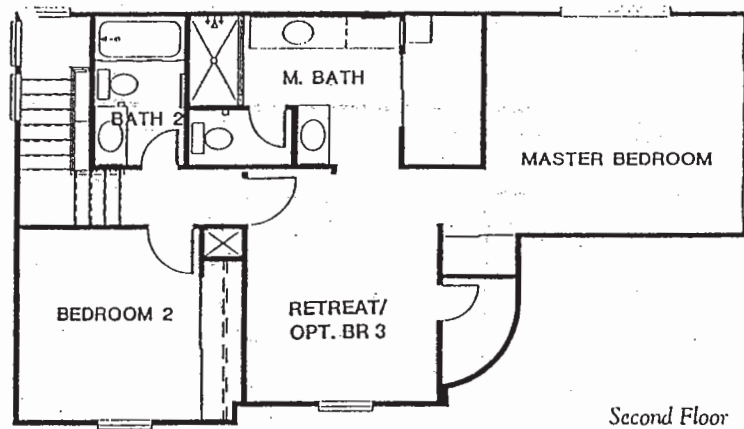
1,586 Sq. Ft.  
(approximately)

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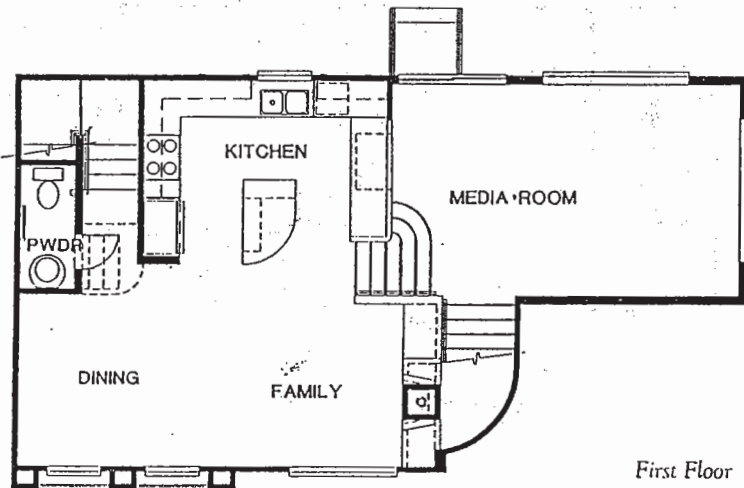
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January 12, 1998



Second Floor



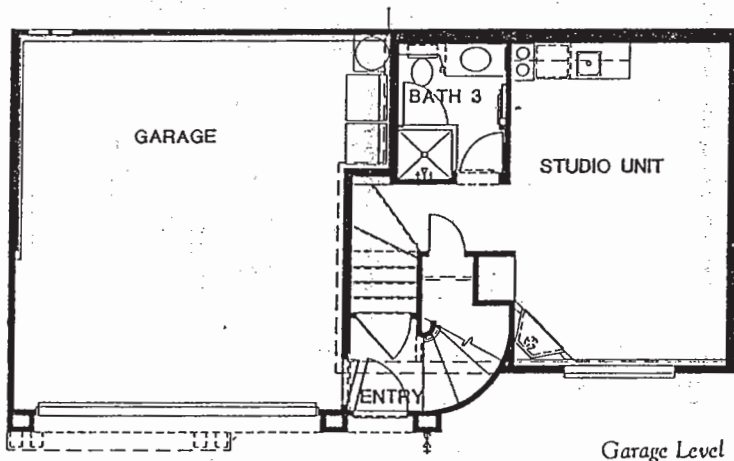
First Floor

**Residence Four-R**  
 2 Bdm. plus Retreat  
 or Opt. 3 Bdm.  
 Efficiency Suite  
 with Full Bath

1,931 Sq. Ft.  
 (approximately)

An RGC Community  
 Marcina Checketts  
 Home Counselor  
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 San Diego, CA 92130

619/350-9951  
 888/720-9882



Garage Level

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