



RYLAND HERITAGE AT 4^S RANCH

Current Available Homes for Sale

Residence One

3,643 Square Feet, Two Level Home

4 Bedrooms with loft, Office and 4 1/2 Baths

2-Car Garage

From \$ 573,990 To \$ 598,990

Residence Two

3,798 Square Feet, Two Level Home

4 Bedrooms with Bonus Room, Den,

Master Retreat and 3 Baths

3-Car Tandem Garage

From \$ 552,990 To \$ 579,990

Residence Three

4,039 Square Feet, Two Level Home

5 Bedrooms with Den, Master Retreat

and 3 1/2 Baths

3-Car Tandem Garage

From \$ 556,990 To \$ 608,990

Taxes = 1.01% plus \$165/Month for Mello Roos

Home Owner's Association \$78/Month for Two Parks and Common Areas.

16770 Deer Ridge Road • San Diego, California 92127 • (858) 521-0945 • (858) 521-0956 fax



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All floorplans and exterior renderings are artist's conceptions. Floorplans, exteriors and standard features may vary depending on the elevation and options selected. Room dimensions are approximate. Ryland Homes reserves the right to modify all plans and specifications without notice or obligation. Effective 11/21/00

PRICE LIST



RYLAND HERITAGE AT 45 RANCH

Standard Features Within the Home

- Cozy wood-burning fireplaces with gas log lighter
- Plush carpeting
- Decorative ceramic tile entryway (12"x12")
- Decorator selected light fixtures
- Pre-wired for cable TV in all bedrooms, family room
- Pre-wired for phone in all bedrooms, tech center, and kitchen
- Pre-wired for ceiling fan in family room
- Smoke detector
- Copper electrical wiring
- Classique raised panel interior doors
- Custom quality rounded drywall corners
- Interior laundry area
- Dramatic raised ceilings
- Custom textured walls and ceilings
- Rocker light switches
- Prewired hi-speed cable
- Maple stairways with white painted balusters

Energy Saving Appointments

- Dual glazed vinyl windows & doors throughout
- Automatic set back thermostat
- Energy efficient glass fireplace doors
- Energy saving large capacity water heater with R-12 insulation
- R-30 ceiling insulation
- R-13 exterior wall insulation
- Economical gas forced air heating furnace
- Pilotless electric ignition on furnace and gas range
- Water saving bath fixtures
- 75 gallon water heater
- Dual heating and air conditioning

Exterior Features

- Decorative nickel polished brass entry hardware
- Fireproof concrete roof tiles
- Patio electrical outlet in rear
- Roll-up sectional garage doors with automatic opener on double door
- Drywall textured finish garages
- Finely detailed unique elevations

- 3 car tandem garages with concrete driveway (Residence 2 & 3)
- Service for gas barbeque
- Side & rear fencing
- Front landscaping

Kitchen

- Mortar-set ceramic tile counters (6'x6')
- Handcrafted maple cabinetry
- GE dishwasher in choice of black or white
- GE microwave oven in choice of black or white
- GE 4 burner cook top
- GE double oven in choice of black or white
- GE Spacemaker refrigerator (Plan 2)
- Refrigerator area plumbed for ice maker
- Gourmet preparation island in kitchen
- Breakfast nooks
- Garbage Disposal
- MOEN pull-out faucet

Master Suite

- Separate showers with glass enclosures
- Ceramic tile counters
- Handcrafted maple pullman cabinetry
- Pre-wire for optional ceiling fan
- Spacious walk-in closets
- Spacious master bathroom tub

For a complete comprehensive list of options available, please consult your sales representative.



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EXCLUDED MATERIALS

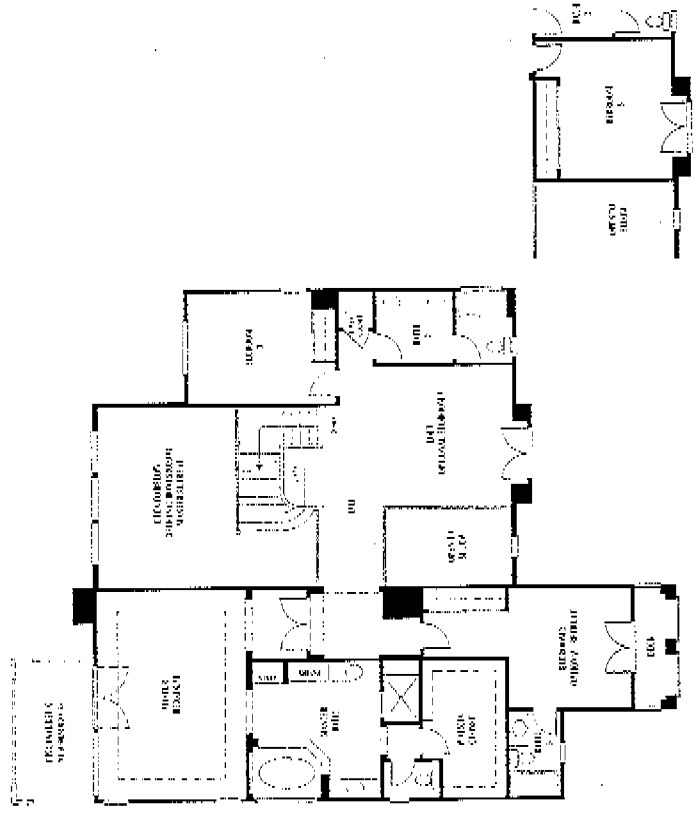
3,043
Sqm

RYLAND HERITAGE AT 45 RANCH

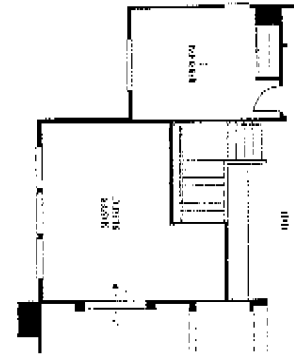
OPTIONAL BEDROOM FIVE SECOND FLOOR

RYLAND
HERITAGE AT 45 RANCH
OPTIONAL BEDROOM FIVE SECOND FLOOR
OPTIONAL MASTER RETREAT SECOND FLOOR
OPTIONAL HUSBUS BONUS SECOND FLOOR
OPTIONAL RETREAT SECOND FLOOR

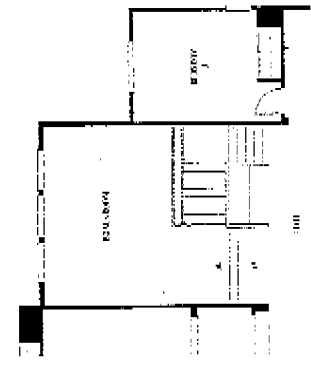
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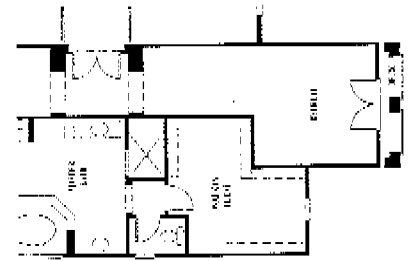
OPTIONAL BEDROOM FIVE SECOND FLOOR



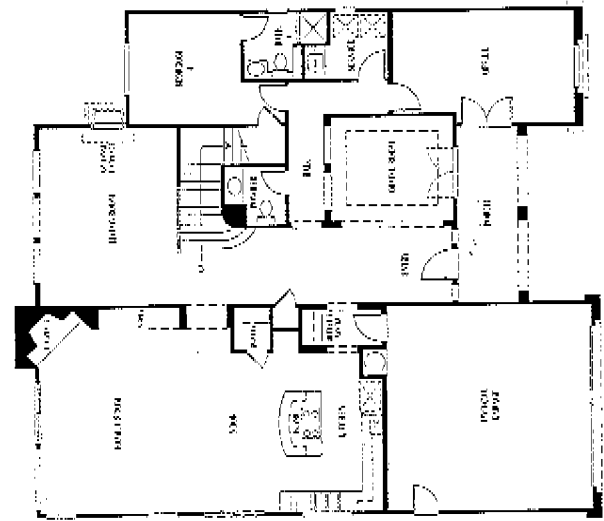
OPTIONAL MASTER RETREAT SECOND FLOOR



OPTIONAL HUSBUS BONUS SECOND FLOOR



OPTIONAL RETREAT SECOND FLOOR

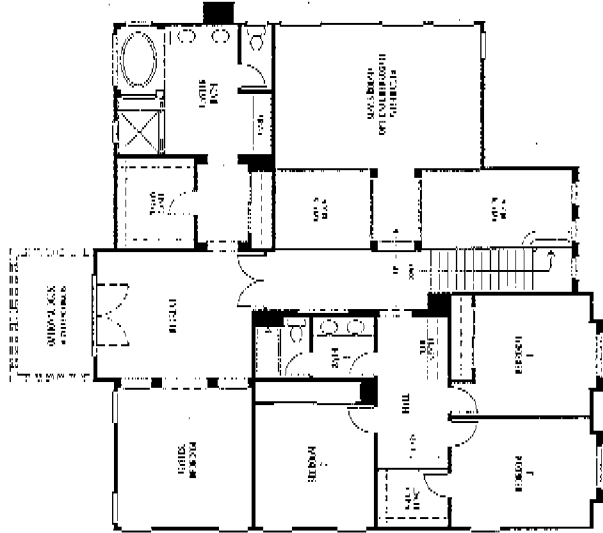


3,798
Square Feet

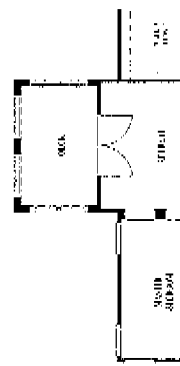
RESIDENCE TWO



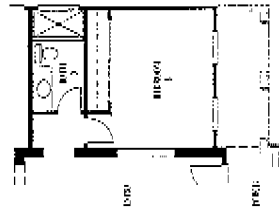
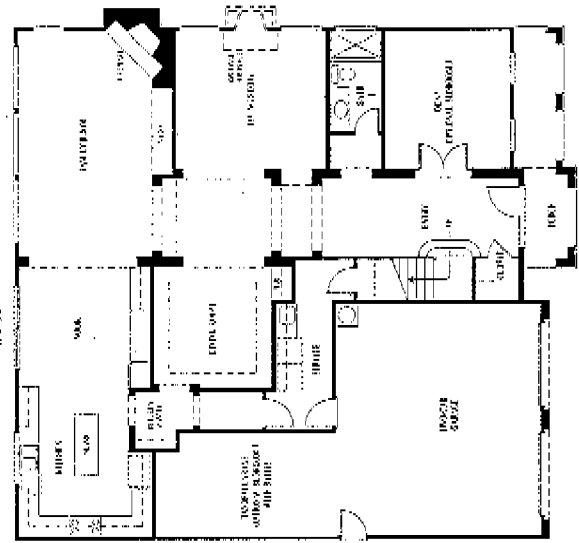
RYLAND
YOU CAN SAVE THE DREAM



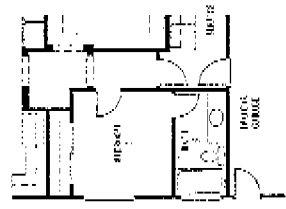
OPTIONAL BEDROOM SIX WITH HALL AND CLOSET SECOND FLOOR



OPTIONAL DECK WITH FRENCH DOORS



OPTIONAL BEDROOM FIVE FIRST FLOOR



OPTIONAL BEDROOM SEVEN WITH BATH FIVE FIRST FLOOR

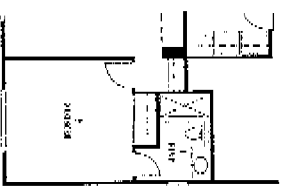
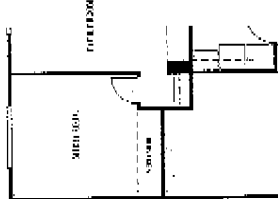
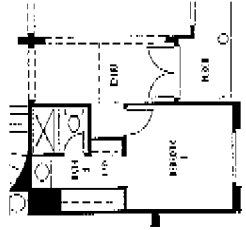
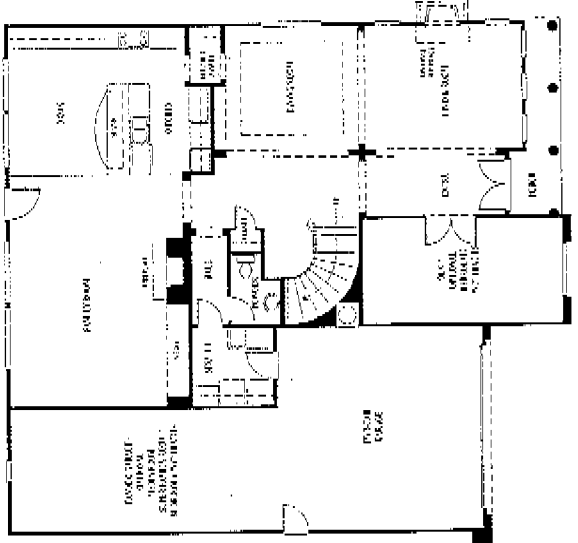
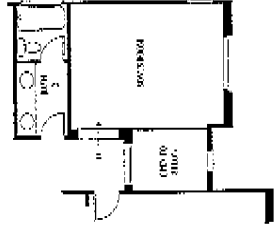
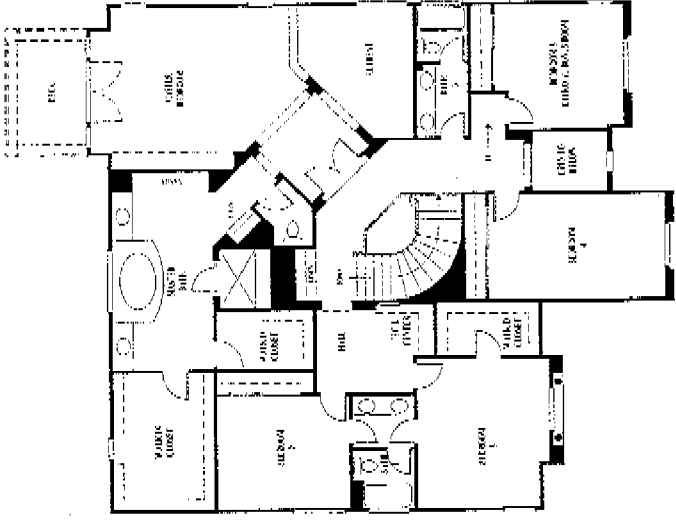


4,0930
Sq. Ft.

RESIDENCE THREE

RYLAND

This plan and specifications are subject to change without notice and are not to be construed as a contract. All dimensions are to the center of the wall unless otherwise noted. All materials and finishes are to be as specified in the schedule of finishes. All work is to be in accordance with the applicable building codes and standards.



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