

# Hillsborough

*Elegant Homes at the Summit of Sabre Springs*



## Pardee Homes

# FEATURES

## ARCHITECTURE AND CONSTRUCTION

- Traditional and mediterranean architecture; some elevations with brick and stone
- Concrete Spanish-style barrel and flat tile roof — varies per elevation
- Finished concrete walks and driveway
- All exterior walls and ceilings fully insulated
- Silent Floor® flooring system
- Rear property line block wall and side property line cedar fencing
- Front-connecting cedar fence with gate
- Front yard sodded with one tree
- Automatic sprinkler system with timer installed in front yard
- Decorative polished brass door hardware
- Metal roll-up garage door with glass lites
- Automatic garage door opener with two controls for two-car garage door
- Weatherstripping on exterior doors
- Weatherproof exterior electrical outlet
- Finished garage interior

## INTERIOR NOTEWORTHIES

- Distinctive lighting fixtures and architecturally specified recessed lighting
- Plush carpeting in choice of designer colors
- Entry with individual selection of either 12" x 12" ceramic tile or wood parquet flooring
- Vinyl sheet flooring in Kitchen, Nook, Master Bath and Bath 2 water closet, Bath 3 and Laundry
- Custom hand-textured ceiling and wall treatments
- Sloping ceilings
- Wood-burning fireplace with gas lighter valve and glass doors in Family Room, with ceramic tile in choice of color on face and hearth
- Six-panel interior doors
- Decorative interior door hardware
- Decora® wide rocker light switches
- Interior Laundry Area with laundry sink, including gas and 220V service for dryer — all plans
- Spacious linen cabinets
- Mirrored wardrobe doors — all bedrooms

- Closetmaid® wire closet shelving — all bedrooms
- Thermostatically controlled forced-air heating with night set back feature
- Air conditioning
- Prewired for cable TV and telephone in all bedrooms, Family Room, Den, and Bonus Room
- Smoke detectors with warning buzzers
- Rounded drywall corners
- Dual-pane windows
- Maple handrail with wood balustrade
- Prewired for ceiling fan in Family Room and Master Bedroom — all plans

## YOUR KITCHEN

- Hand-set ceramic tile counter tops
- Hand-finished maple cabinetry with adjustable shelves in choice of stain: natural, fruitwood, whitewash or white matte
- General Electric® built-in appliances including: self-cleaning oven, 36" gas cooktop, microwave oven and multifunction dishwasher
- Refrigerator space equipped with waterline for ice maker
- Generous storage pantry
- Prewired for telephone
- Under-cabinet task lighting
- Recycling center

## RETREATING TO THE MASTER SUITE

- Large Master Bedroom Suite designed for privacy and elegance
- Mirrored wardrobe doors
- Private Dressing Area
- Hand-set ceramic tile counter tops
- Double sinks with decorative plumbing hardware
- Jacuzzi® oval tubs with large separate stall showers
- Compartmentalized water closet

*(continued on back)*

**Hillsborough**

## OPTIONS

(Available at additional cost and subject to construction cutoff dates.)

### OPTIONS – IF YOU PLEASE

- Upgraded carpet and pad
- Upgraded hard surface flooring and fireplace face and hearth
- Clear glass tub/shower enclosure — Bath 2
- Hand-set ceramic tile counter tops — Bath 2
- Spa jets in Jacuzzi® tub in Master Bath
- Security system
- Optional door in Master Suite between Bedroom and Bath — all plans
- Ceiling fan in all Family Rooms and Master Bedrooms and Bonus Room — Plan 3
- General Electric® trash compactor
- General Electric® Monogram appliance package
- General Electric® refrigerator
- Refrigerator panels to match kitchen cabinetry
- General Electric® washer and dryer
- Garage door opener for one-car garage door — Plans 2 and 3

### CUSTOM DESIGN OPTIONS

- Window seat in Nook— Plan 1
- Single-lite French doors in Master Bedroom — Plan 1, and Dining Room — Plans 2 and 3
- Master Bedroom deck with double single-lite French doors—Plan 3, or single-lite French door—Plan 2 (selected lots only)
- Fireplace in Master Bedroom — Plans 2 and 3
- Kitchen counter tops:
  - Liners or rope liners in choice of selected colors to accent standard tile:
  - 3" x 3" porcelain tile in choice of selected colors
  - Corian® in choice of selected colors
  - Granite slab in choice of selected colors
- Master Bath counter tops and tub/shower surrounds:
  - Liners or rope liners in choice of selected colors to accent standard tile
  - 3" x 3" porcelain tile in choice of selected colors
- Media niche cabinetry in all Family Rooms and Bonus Room — Plan 3
- Dry bar in Bonus Room — Plan 3
- Home theater with built-in cabinetry, includes Mitsubishi® TV, Pioneer® laser disc player and receiver with six speakers

- Home office wiring package with dedicated phone line and/or electrical circuit

### BUYER'S CHOICE ROOM OPTIONS

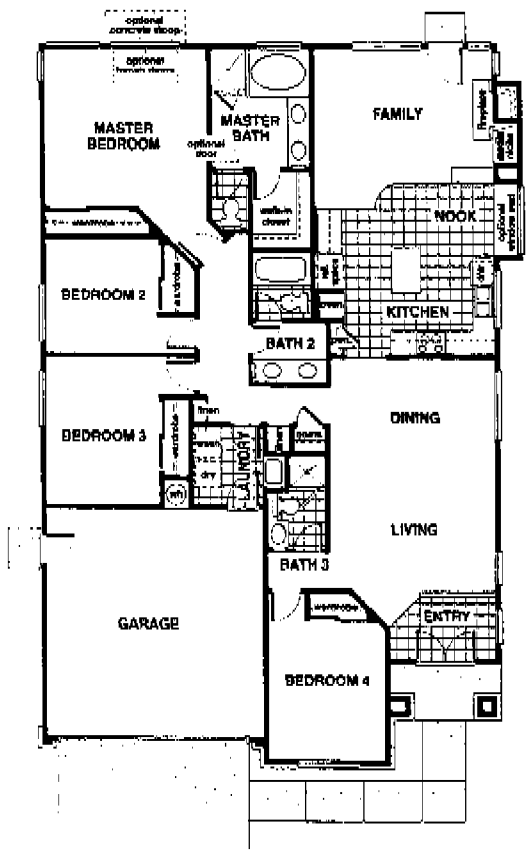
- Plan 1 — Bedrooms 2 and 3 or Optional Dual Master Bedroom; Den or Optional Bedroom 4
- Plan 2 — Den or Optional Bedroom 5; Bedroom 3 or Optional Loft
- Plan 3 — Optional Master Bedroom Retreat or Optional Bedroom 5 or Optional Loft; Bedroom 2 or Optional Den or Optional Dorm

### IMPORTANT NOTES

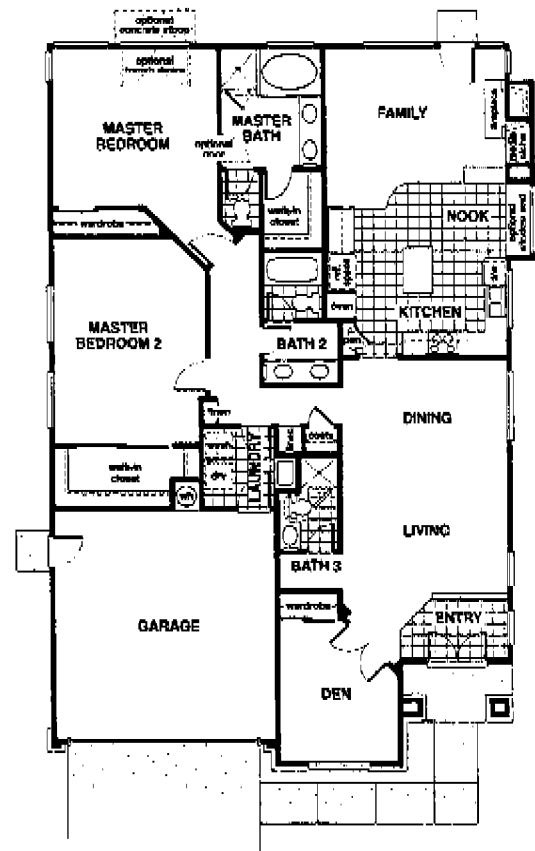
Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard surface flooring only in those areas specifically listed above or on the floor plans. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Some options may not be available after construction cutoff dates.

The items listed herein, with the exception of the optional features above or on the floor plans, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make substitutions of color. Certain items included in our homes are warranted by the individual manufacturer and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our sales office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms, and specifications are subject to change without notice. Prices do not include optional items.

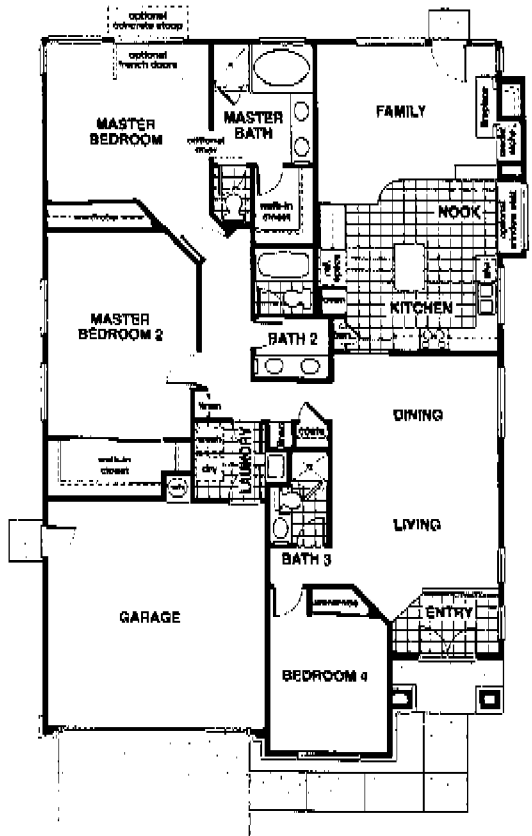
We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conception.  
(May, 1995)



**PLAN 1 OPTION 1:**  
Bedroom 2, Bedroom 3, Bedroom 4



**PLAN 1 OPTION 2:**  
Dual Master Bedrooms, Den



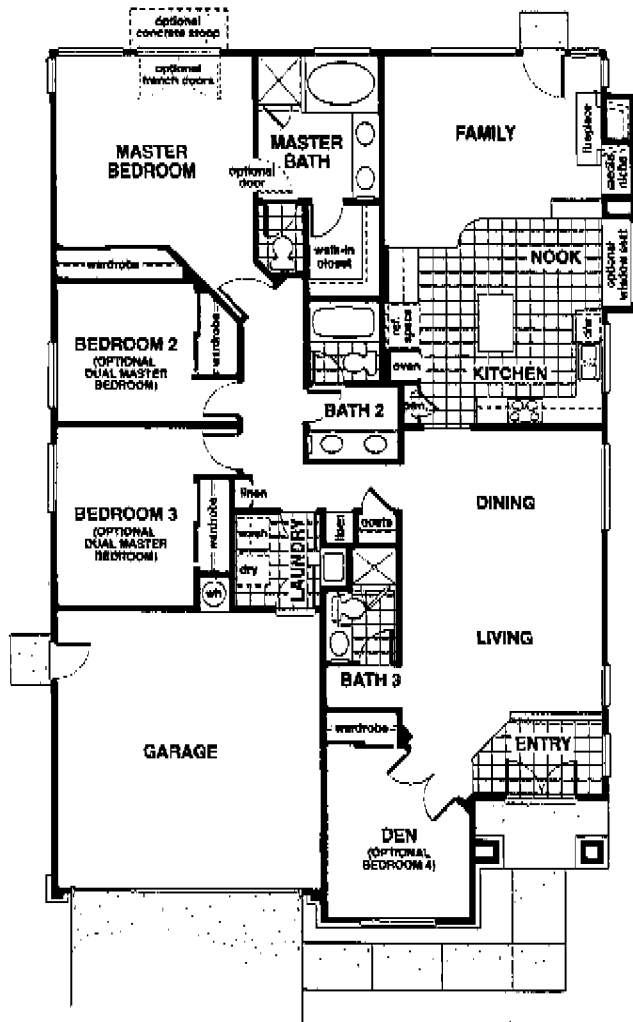
**PLAN 1 OPTION 3:**  
Dual Master Bedrooms, Bedroom 4

# PLAN 1CR MODEL

3 Bedrooms, Den  
3 Baths  
1,959 square feet  
*(Approximately)*

Available with up to  
four bedrooms

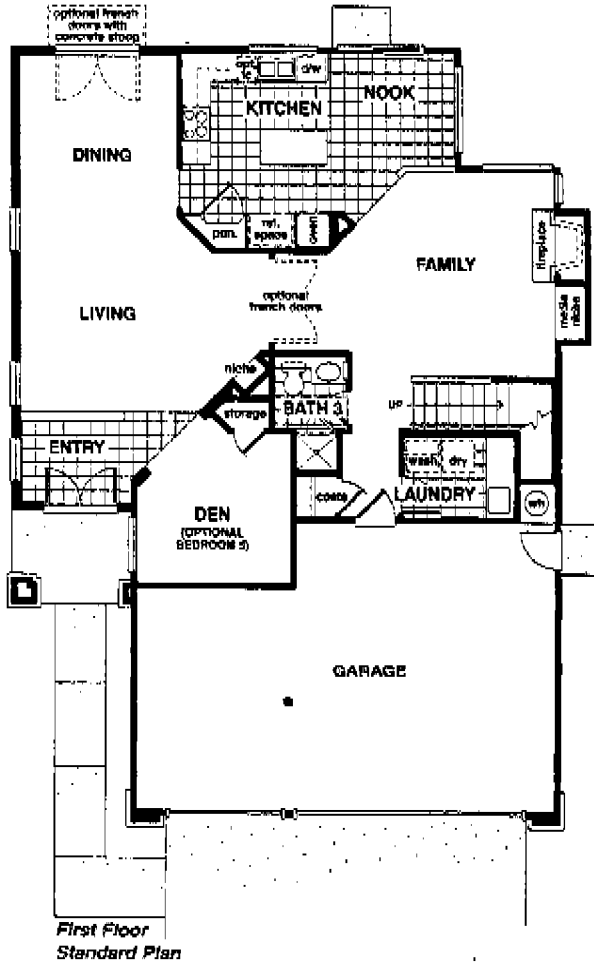
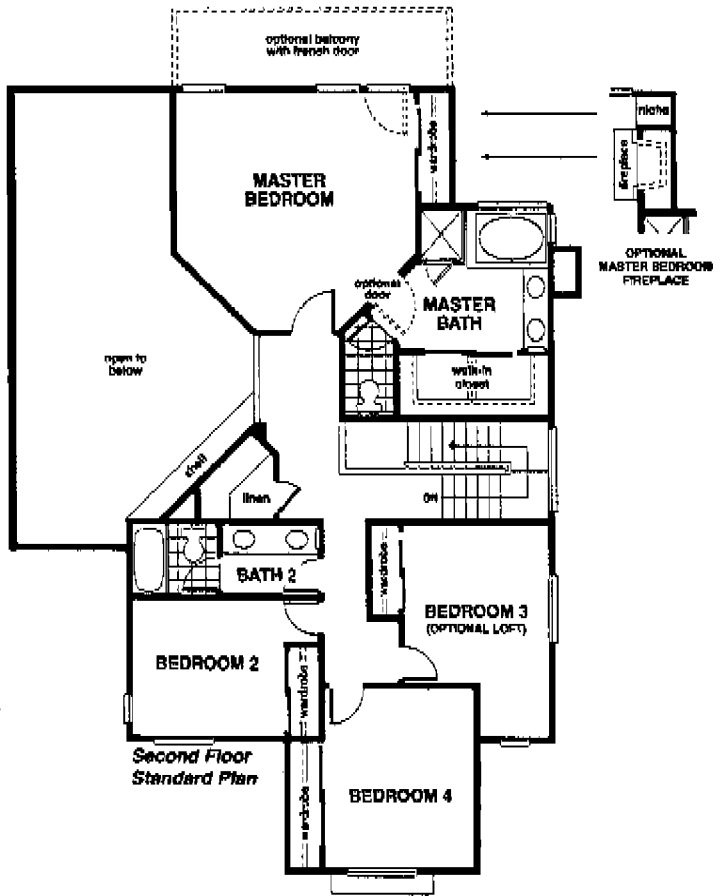
Plan 1A Exterior  
1,948 square feet  
*(Approximately)*



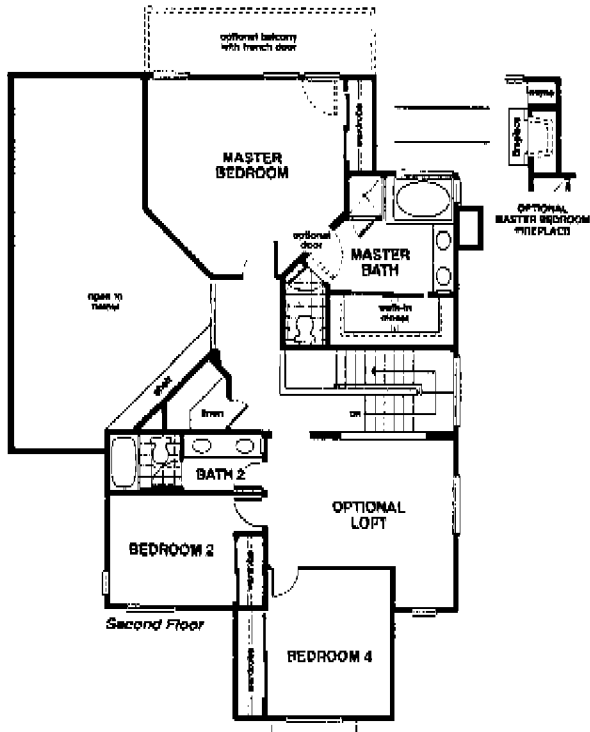
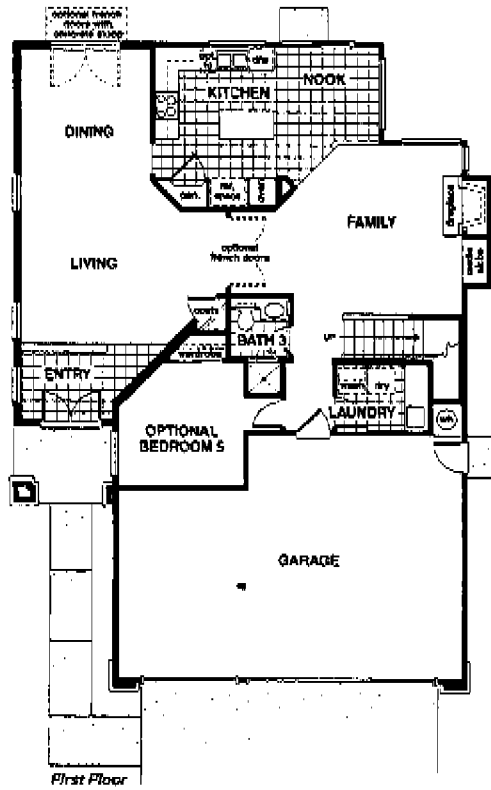
# PLAN 2A MODEL

4 Bedrooms, Den  
3 Baths  
2,520 square feet  
(Approximately)

Available with up to  
five bedrooms



# PLAN 2 VARIATIONS

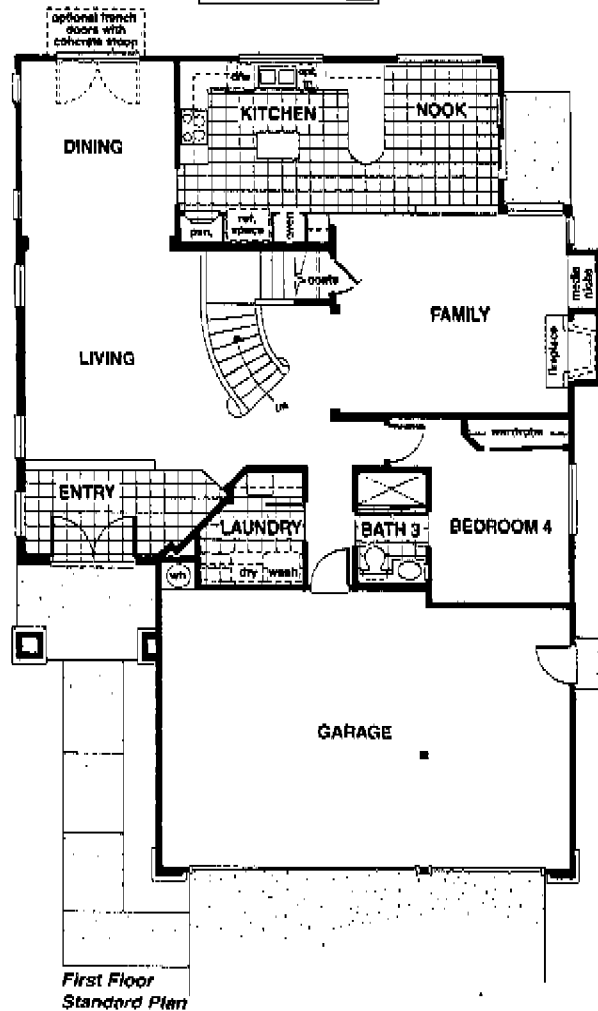
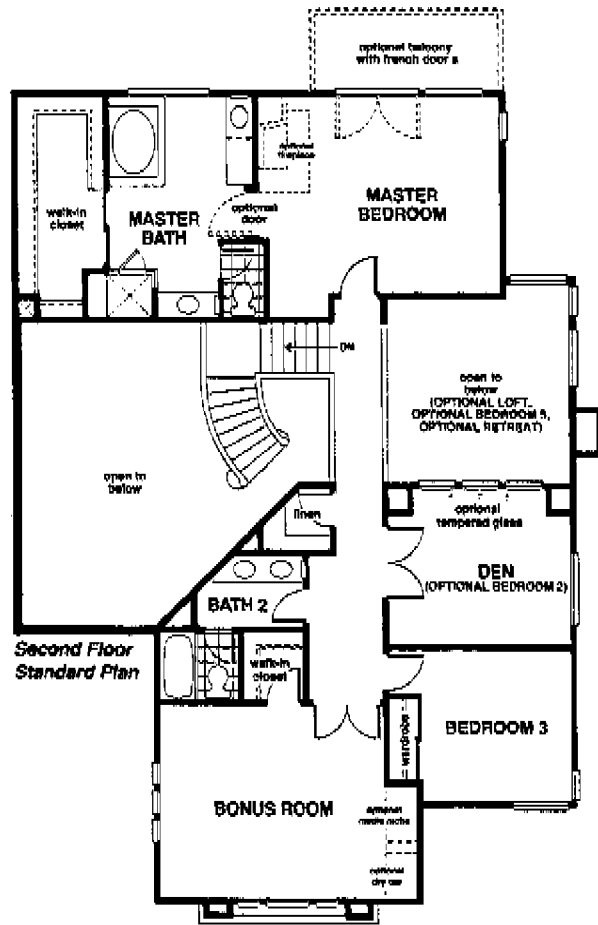


(Options are available at additional cost and subject to construction cutoff dates.)

# PLAN 3B MODEL

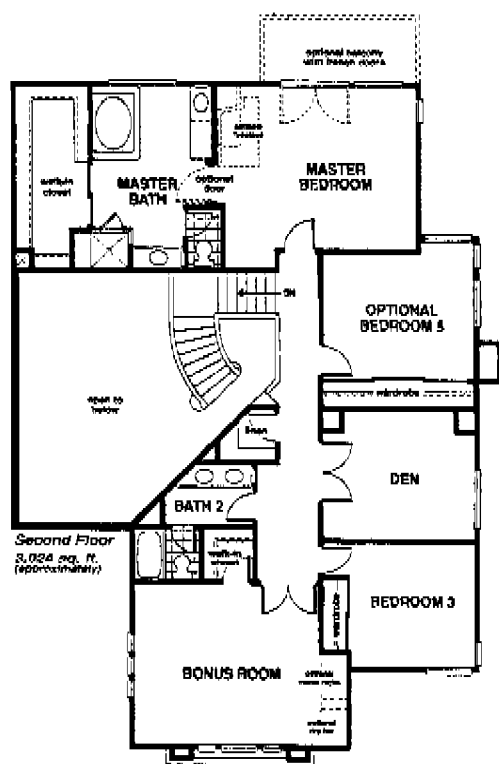
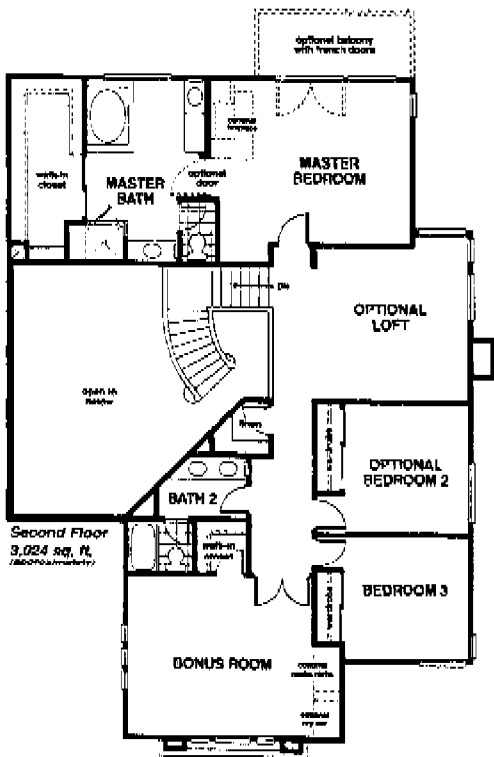
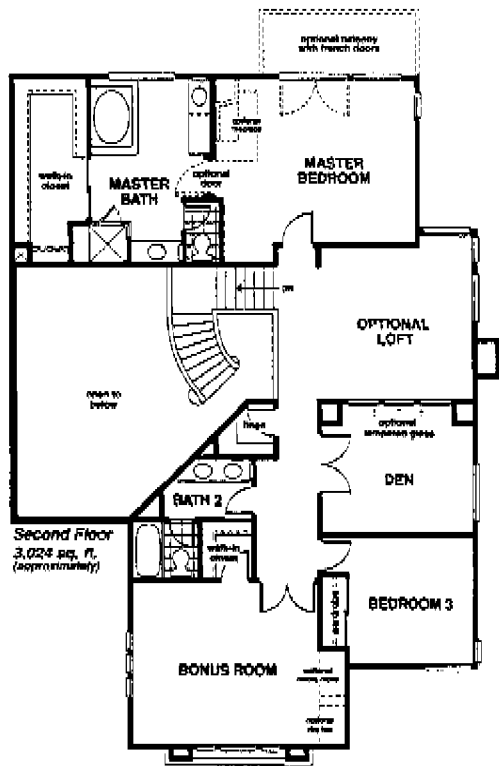
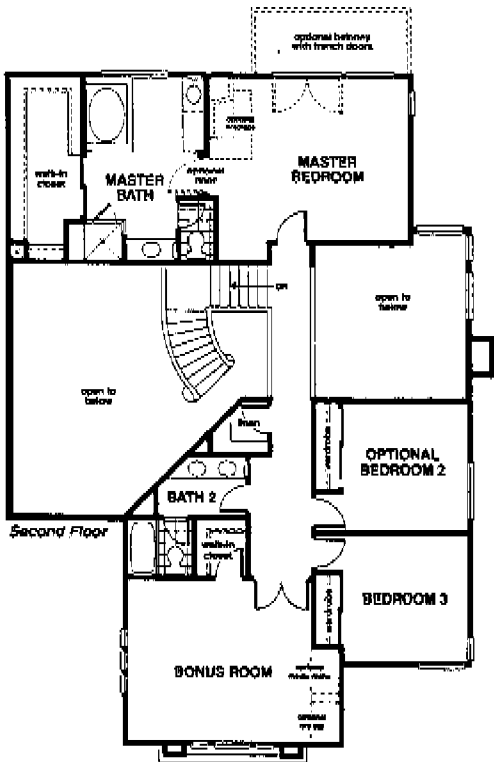
3 Bedrooms, Den  
and Bonus Room  
3 Baths  
3-car garage  
2,841 square feet  
*(Approximately)*

Available with up to  
five bedrooms and  
Bonus Room  
3,024 square feet  
*(Approximately)*



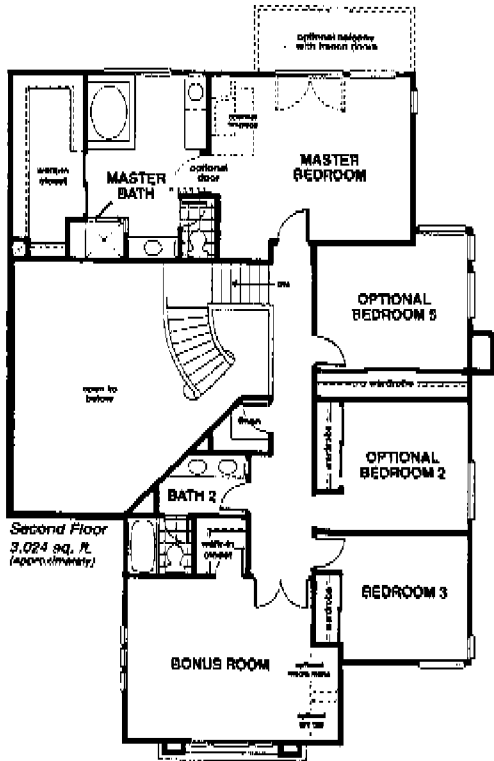


# PLAN 3 VARIATIONS

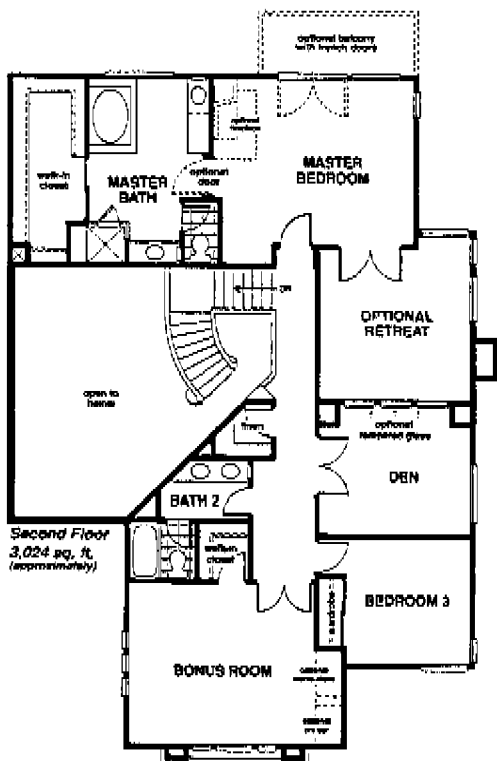


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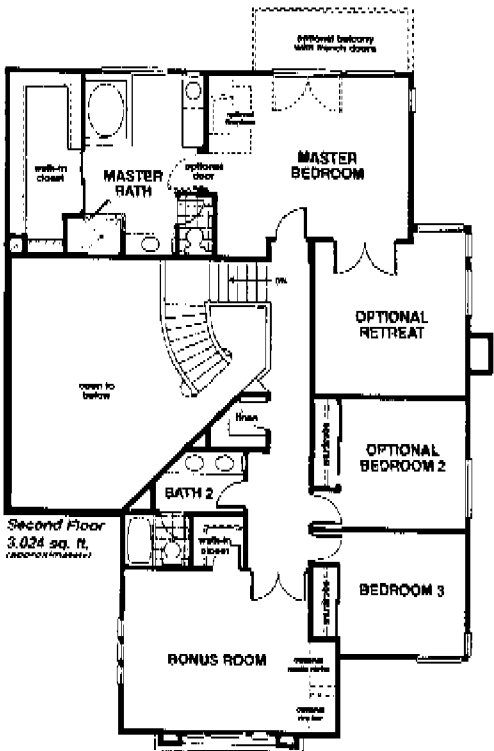
**PLAN 3**  
VARIATIONS



Second Floor  
3,024 sq. ft.  
(approximately)



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3,024 sq. ft.  
(approximately)



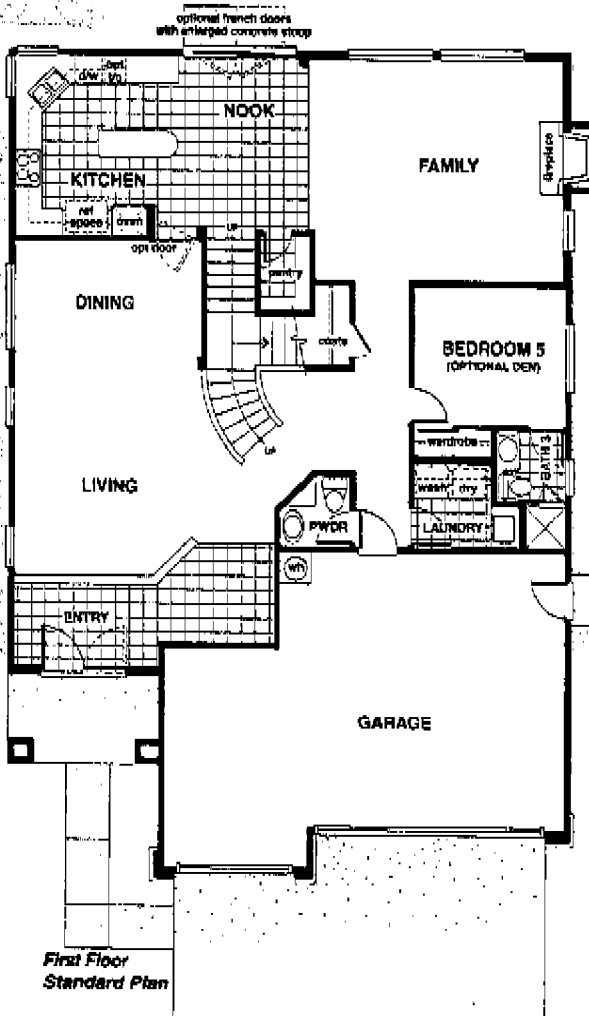
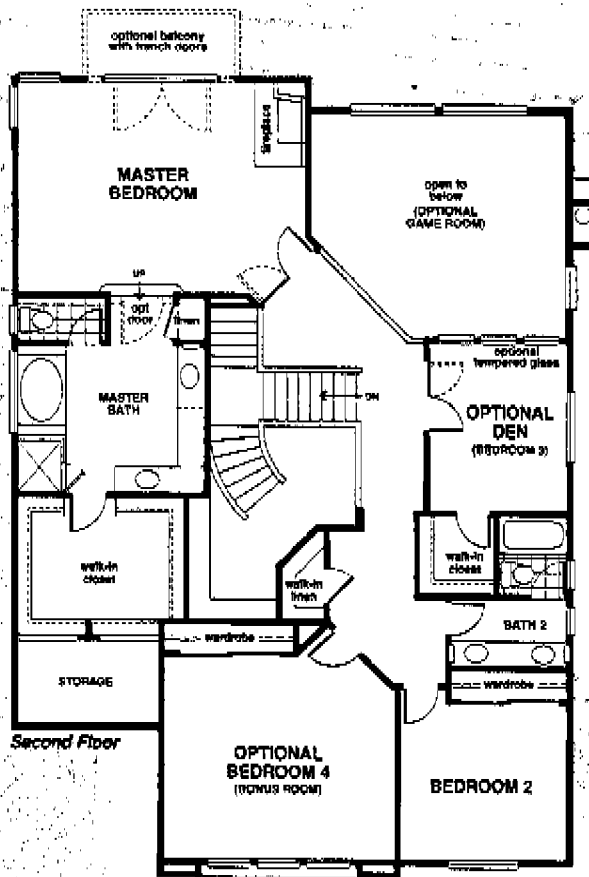
Second Floor  
3,024 sq. ft.  
(approximately)

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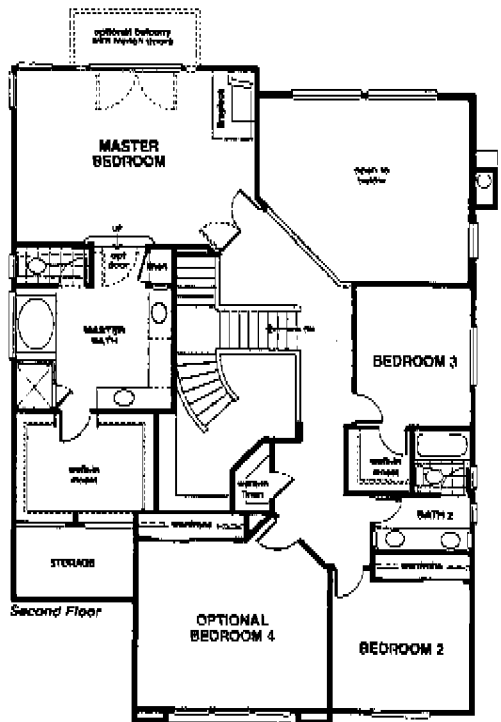
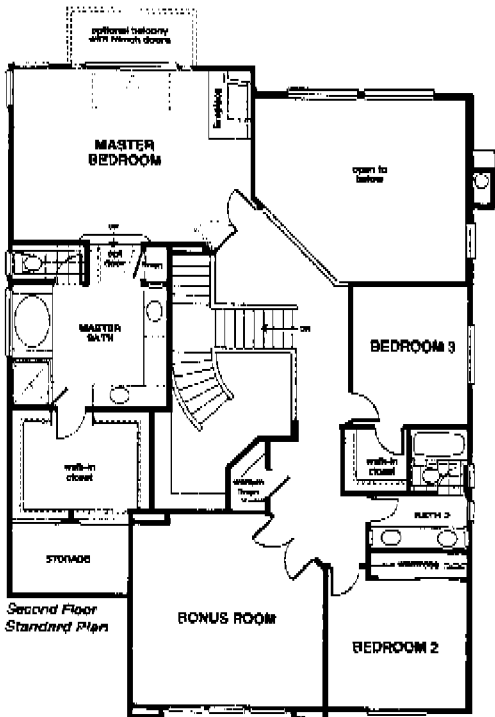
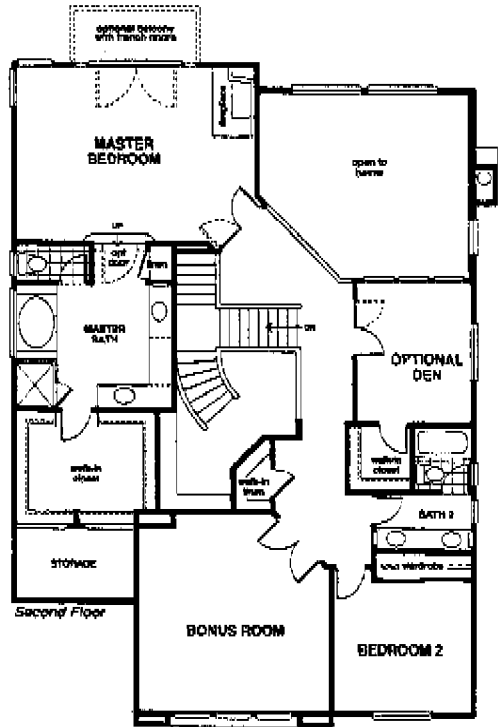
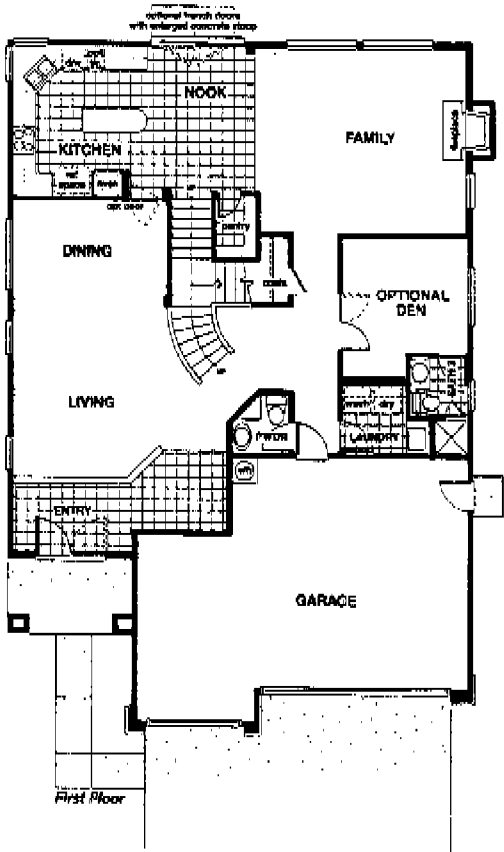
# PLAN 4A MODEL

4 Bedrooms, Bonus Room  
 (Optional Den & Optional  
 Bedroom 4 shown)  
 3½ Baths  
 3,152 square feet  
 (Approximately)

Available with up to  
 five bedrooms and  
 Game Room  
 3,432 square feet  
 (Approximately)

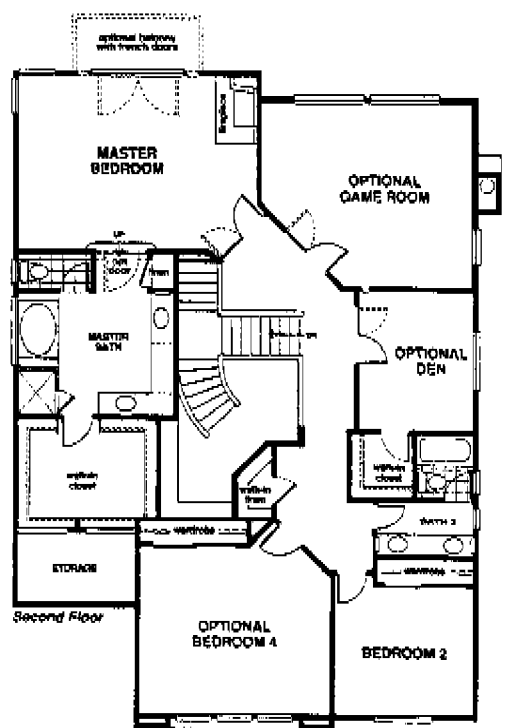
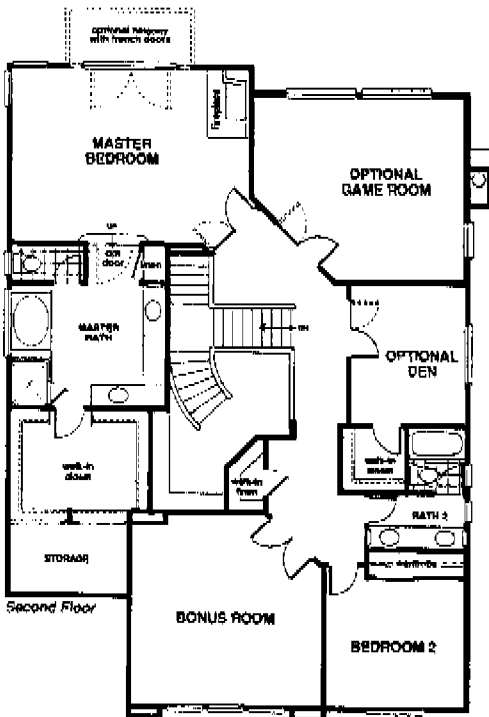
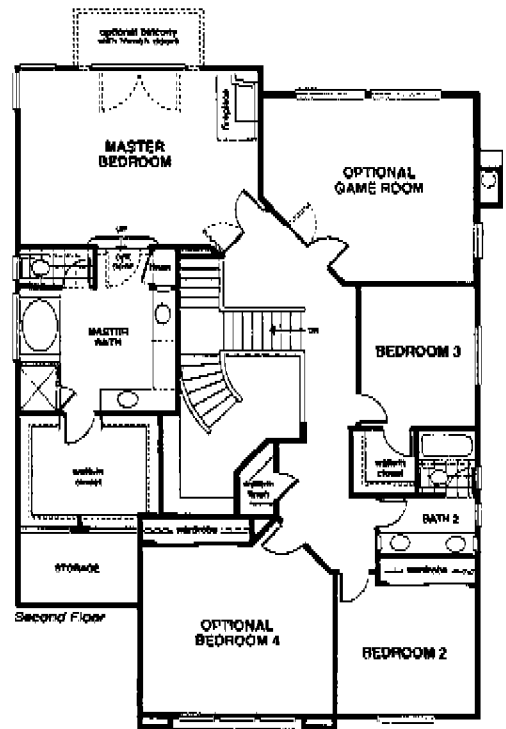
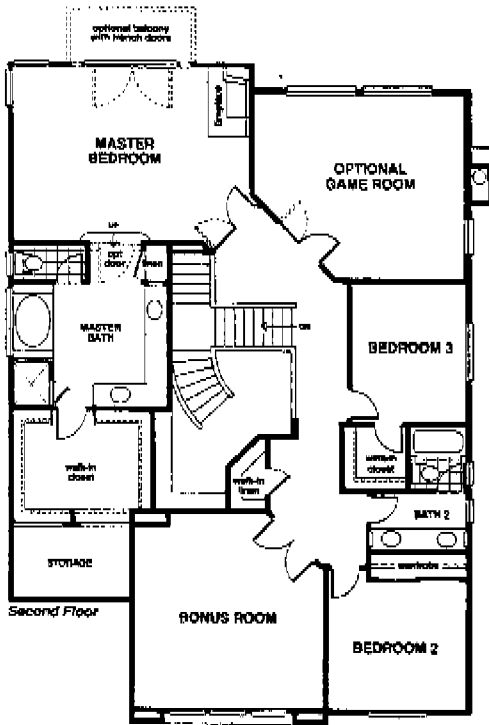


# PLAN 4 VARIATIONS

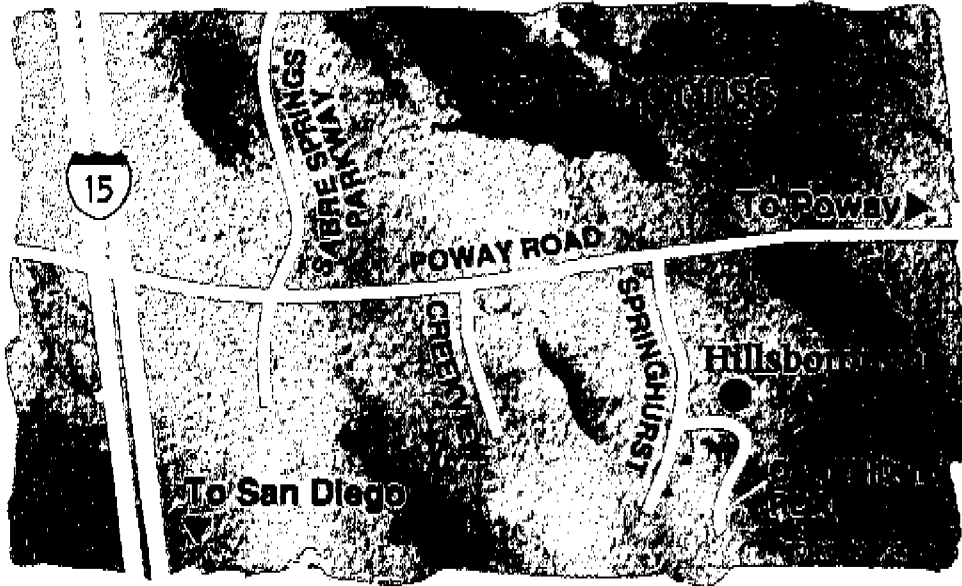


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# PLAN 4 VARIATIONS



*(Options are available at additional cost and subject to construction cutoff dates.)*



*Driving Directions:* From I-15, go east on Poway Road to Springhurst Drive and turn right (south). Follow signs uphill to Caneridge Road and turn left to models.

# Hillsborough

12023 Caneridge Road, San Diego, California 92128, (619)549-5284



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