

— FIELDSTONE —
HOMESTEAD
AT 4th RANCHSM

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HOMESTEAD

AT 4S RANCH

PRICING INFORMATION

Effective April 20th, 2002

Plan 2860

Starting at \$490,990

#198:
 \$502,580

3 BEDROOMS, 3 FULL BATHROOMS, LARGE LOFT, 3 CAR GARAGE WITH 4TH BEDROOM OPTION (IN LIEU OF 3RD CAR GARAGE), & OPTIONAL DECK OFF MASTER.

Plan 3296

Starting at \$517,530

5 BEDROOMS, 3 FULL BATHROOMS, LARGE LOFT, TANDEM 3 CAR GARAGE WITH OPTIONAL 6TH BEDROOM WITH ADDITIONAL FULL BATH, OPTIONAL DEN & OPTIONAL DECK OFF MASTER.

Plan 3300

Starting at \$510,740

#239
 \$527,000

4 BEDROOMS PLUS OFFICE/DEN INCLUDING MASTER RETREAT, 3 FULL BATHROOMS, LARGE LOFT, TANDEM 3 CAR GARAGE, WITH OPTIONAL 5TH BEDROOM & OPTIONAL DECK OFF MASTER.

All of our homes include the following features

Air conditioning.	Walk-in pantries.
Attached 3 car garages (with garage openers)	Wood burning fireplace.
Front yard landscaping.	Large flexible lofts.
Structured wiring.	Rear and side yard fencing.
Kitchen desk.	Rounded corners throughout.
	Decora rocker light switches.

Sharon Geier
Sales Manager

Akasha Hiler
Sales Associate

Prices subject to change without notice

9919 Fox Meadow Road, San Diego, California 92127

Phone: 858/485-8041

Fax: 858/485-8462

Web Site: www.fieldstone-homes.com

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HomeFitting[®] Gives You the Power of Choice!

The Choices Used to be Made *For* You!

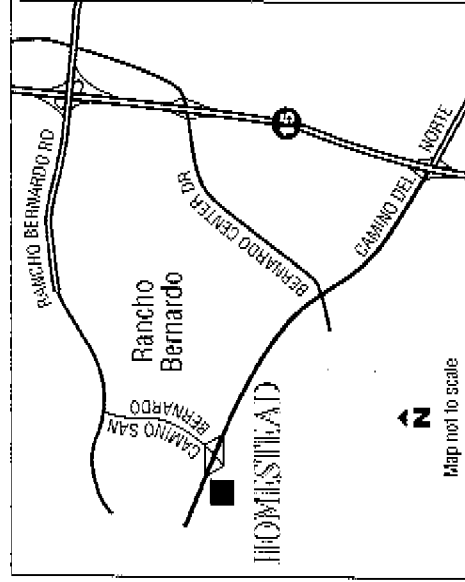
Up until now there has been no flexibility in the selection of your home or lot. Homebuilders decided which features would best meet your needs, or what color scheme reflected your personal taste.

Now the Choice is *Yours*!

Recognizing your desire for individuality in your own home, we're now putting the really important decisions in *your* hands.

By allowing you to put the home of your dreams on your dream lot.

By providing a full range of no-cost choices and custom opportunities.



Fieldstone Homestead at 4S Ranch

9919 Fox Meadow Road
 San Diego, CA 92127
 (858) 485-8041
www.fieldstone-homes.com



A Tradition of Excellence



Fieldstone Homestead Features

Exterior Architectural Amenities

Choice of floor plans, elevations & exterior colors on the lot of your choice.*
 Fire-resistant concrete tile roofing
 Attached 3-car garage
 Sectional roll-up garage door(s)
 Electric garage door openers**
 Kwikset antique brass entry door hardware
 Covered porch

Spacious Gourmet Kitchens

Hand set ceramic tile countertops
 Oak finish kitchen cabinets with roller guides
 Generous pantries
 Whirlpool multi-cycle dishwasher
 Refrigerator area plumbed for icemaker
 Recessed ceiling lighting
 Whirlpool gas-sealed burner range & self cleaning oven

Luxury Master Bathrooms

Cultured marble counter
 Elegant Moen dual-lever chrome faucets
 Compartmentalized water closets
 Decorator bar lighting
 Dual Sinks

Energy/Environmentally Efficient Features

Air conditioning**
 Dual-glazed windows
 Forward-air heating with programmable night set-back thermostat
 Energy-efficient water heater with glass lining
 R-19 insulation in living space ceilings
 R-11 plus Dow Blueboard with an R-value of 5
 Low-flow toilets
 Low-flow shower heads
 Polycell weatherproofing of all exterior openings
 Copper water system throughout

Elegant Interior Design

Custom ceramic tile entry
 Raised panel interior doors
 Bullnose corners throughout**
 Decora light switches throughout**
 Built-in desk in kitchen**
 Cultured marble countertops in baths
 Double sink in secondary bath
 Flexible loft areas

Additional Included Features

Pre-cast concrete wood-burning fireplace
 Silent floor truss joist system with lifetime manufacturer's warranty
 Designer-selected wall-to-wall carpeting throughout living area
 Easy-care, no-wax vinyl flooring in kitchen and bath

Complete rear and side yard fencing

Advanced warning smoke detectors in all bedrooms
 Pressure balanced tub & shower valves
 Cable TV in all bedrooms
 Structured wiring
 Fire sprinklers

Community Amenities

Award Winning Poway School System
 Rolling Hills Elementary School
 Black Mountain Middle School
 Mt. Carmel High School
 634-Acre 4S Ranch Business Park
 25-Acre 4S Ranch Community Park with groomed athletic fields
 Three neighborhood parks
 Approximately 10 miles of hiking and biking trails

HomeFitting® Options

Fieldstone's HomeFitting® program is a unique concept in homebuying, reflecting our goal to give buyers the power of choice in designing their homes. Providing the ultimate opportunity to create your dream home, you have many choices.*

Upgraded appliances by Whirlpool and KitchenAid

Den option (Plan 2860 & 3296)
 Optional cabinets with sink in laundry room
 Built-in media center
 Security system
 Intercom system
 Central vacuum
 Wide variety of decorator countertops
 Master and secondary bath tub enclosures
 Whirlpool refrigerator, washer and/or dryer
 Gas stub for BBQ in rear yard
 Master bedroom decks in all plans (on selected homesites)

*Elevation, floor plan, tile colors, paint choices, plumbing fixtures, fireplaces and other options are available prior to construction cut-off dates. See your sales representative for details.

**These amenities have become standard features effective with construction Phase 5.



A Tradition of Excellence

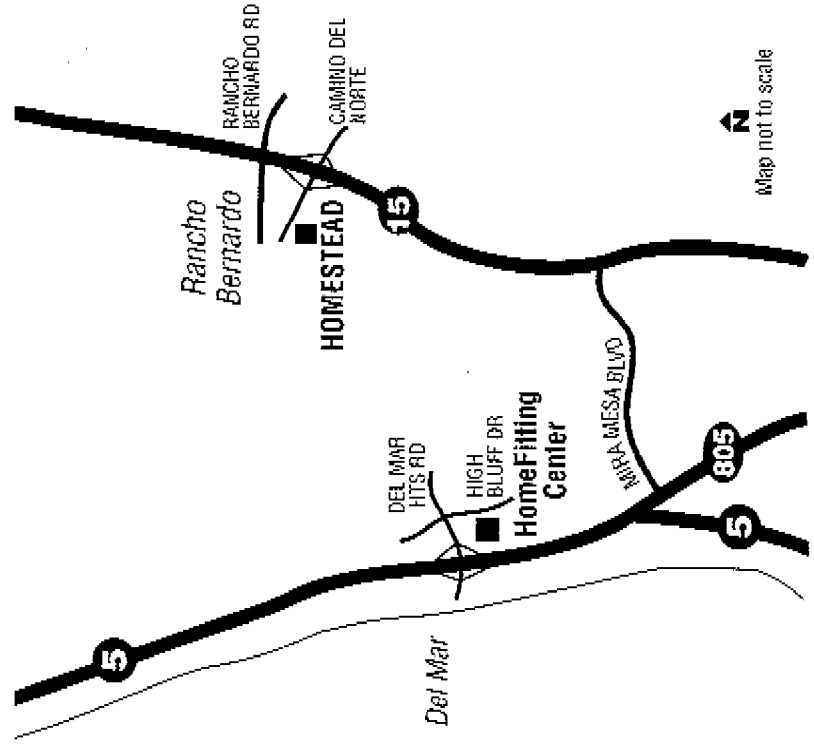
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HomeFitting[®] Gives You the Power of Choice!

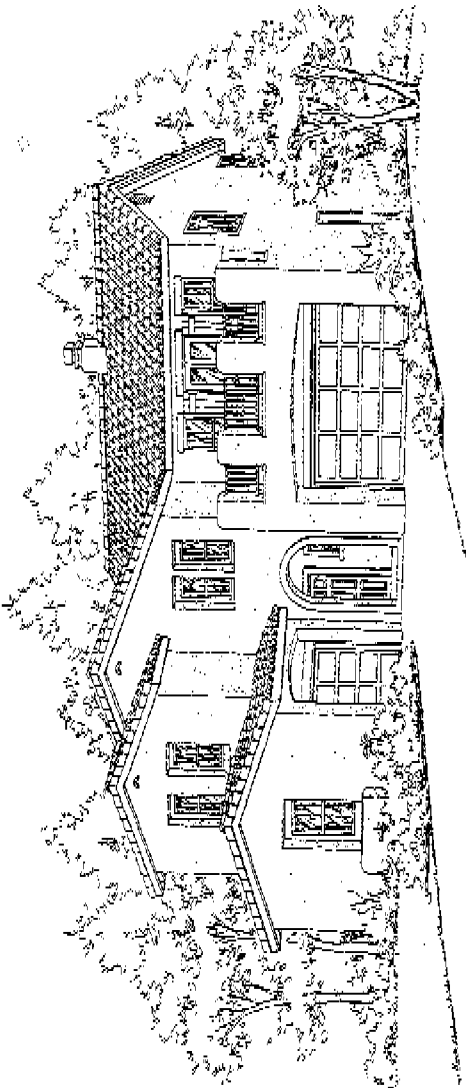
**Customize your Home and its Location.
 Personalize its Features.
 Maximize its Value.**

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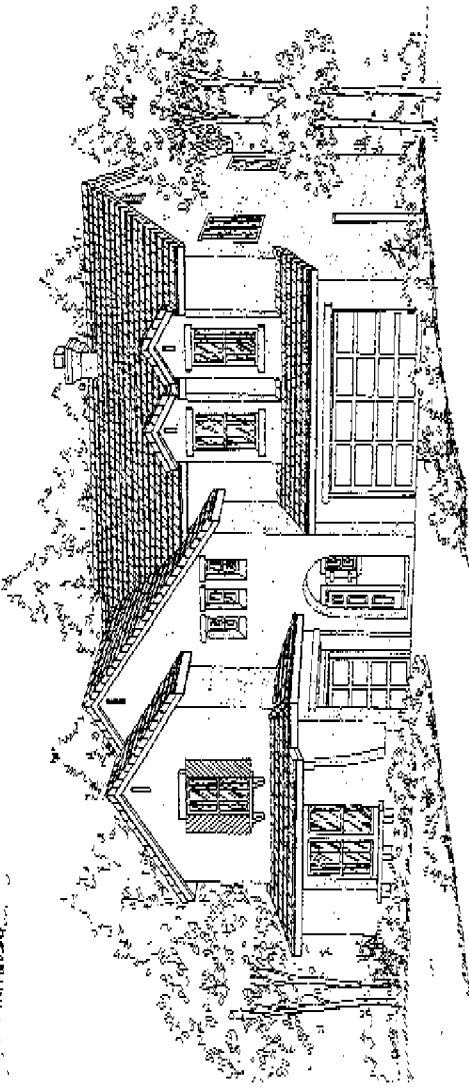
Visit the elegantly appointed HomeFitting[®] Center today, where one of our design professionals is available to assist you in this once-in-a-lifetime opportunity! It's located at 12780 High Bluff Drive, Suite 130, in San Diego. Phone: **858/350-7600** Fax: **858/350-7606**. Call to make an appointment at your convenience.
 Driving Directions: Take the 5 Freeway north and exit at Del Mar Heights Road going east and turn right on High Bluff Drive.



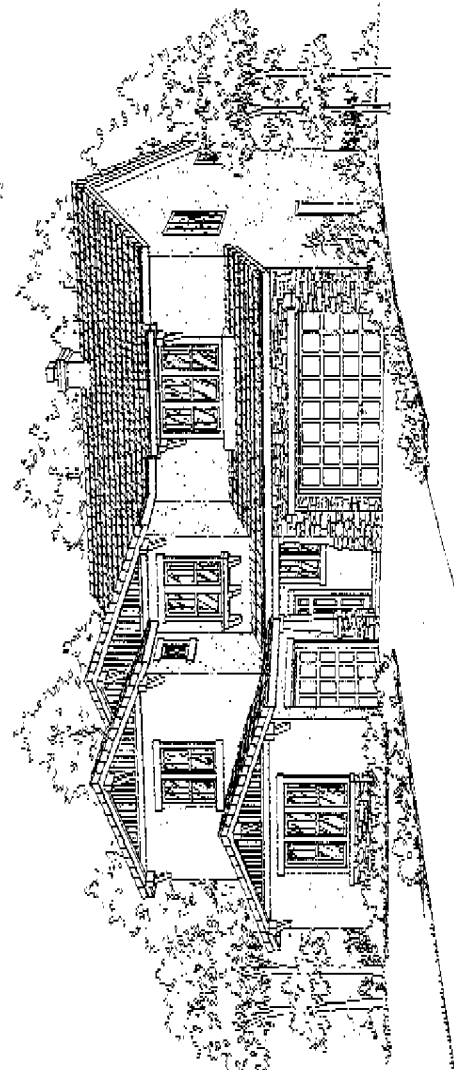
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Plan 2860-A



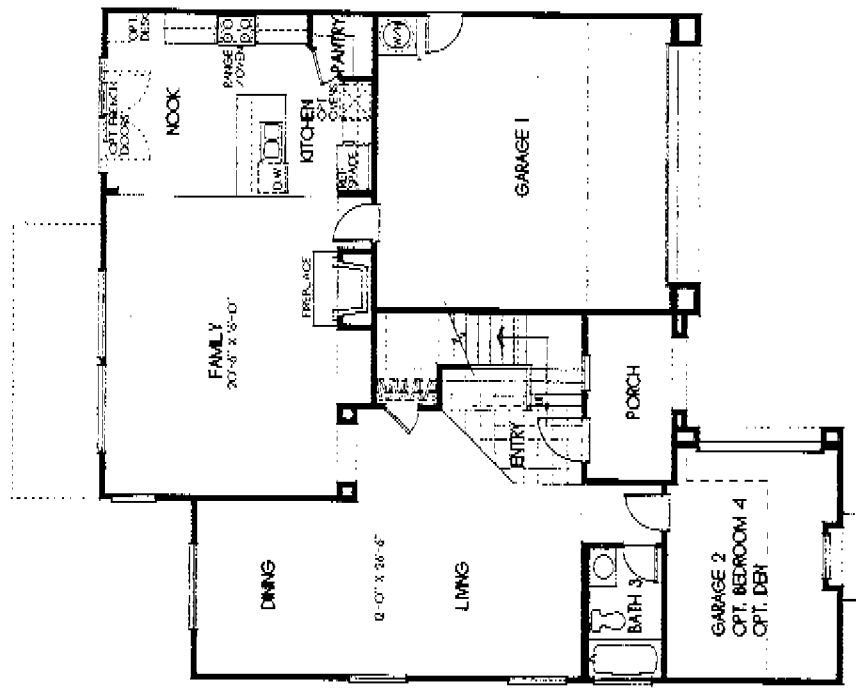
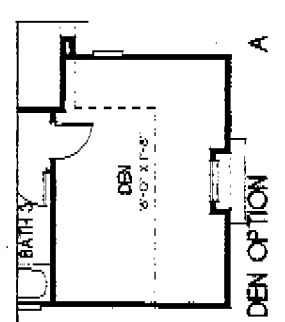
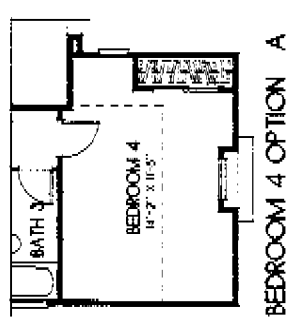
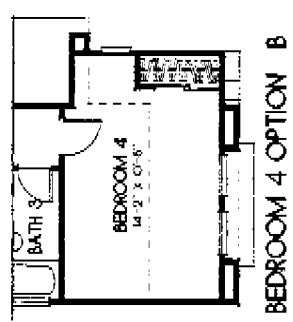
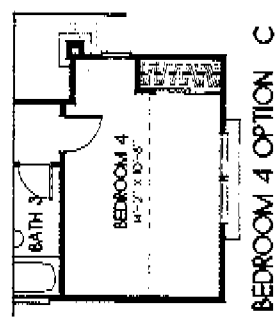
Plan 2860-B



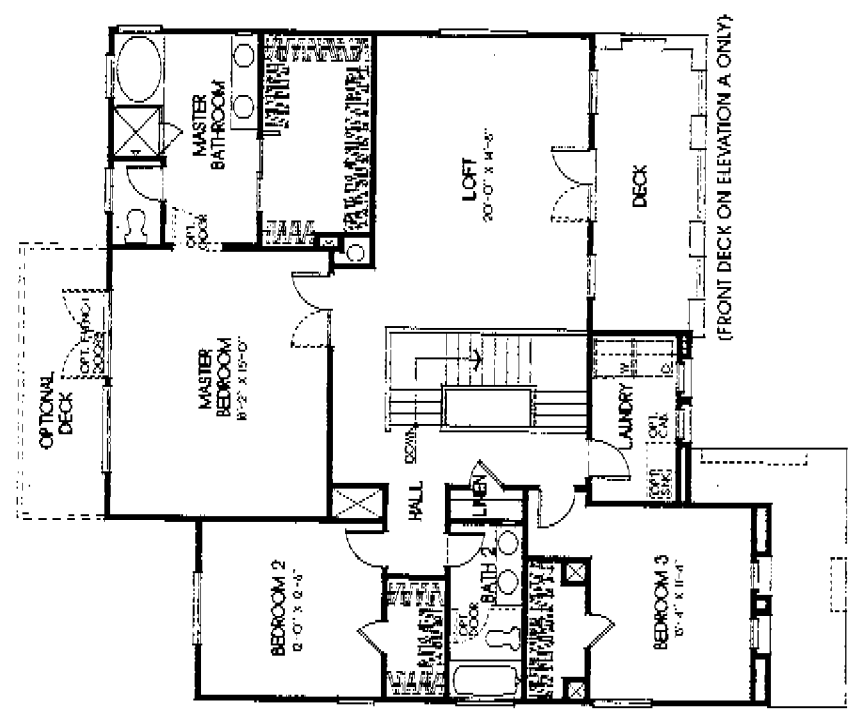
Plan 2860-C

Fieldstone Homestead - Plan 2860

2,860 Square Feet

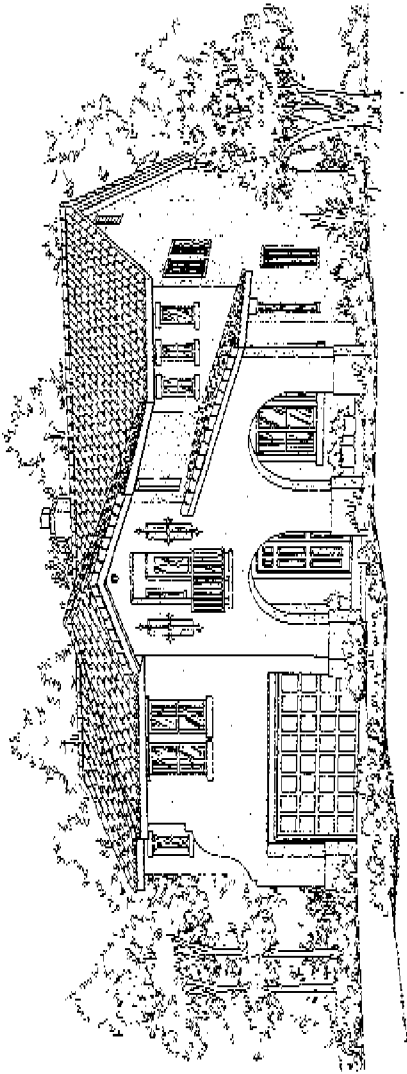


BEDROOM 4 OPTION MODELED

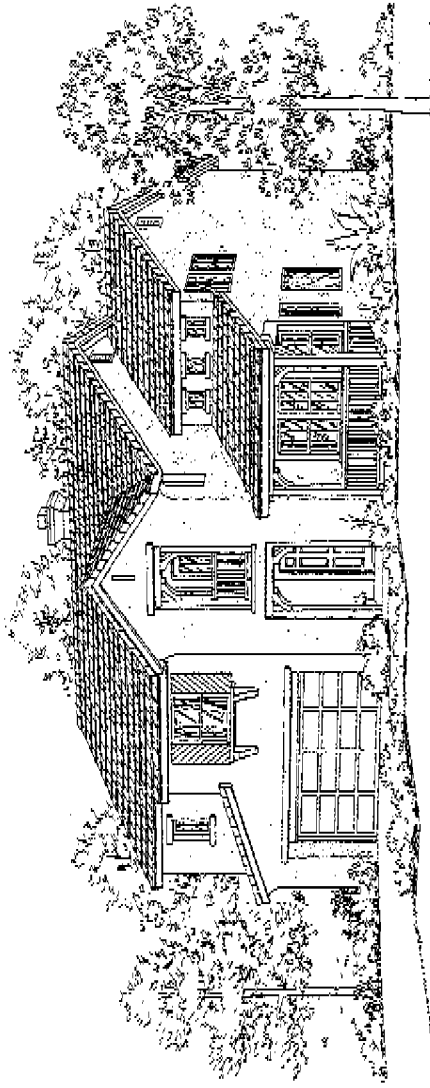


(FRONT DECK ON ELEVATION A ONLY)

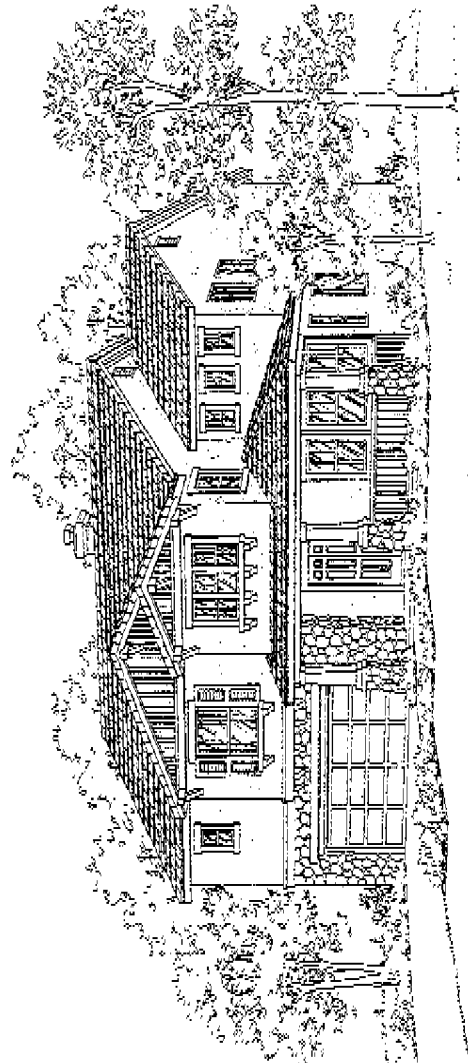
Fieldstone reserves the right to substitute product and design without notice or obligation. Room dimensions are approximate. Window sizes and placements may vary with elevations.



Plan 3296-AR



Plan 3296-BR*

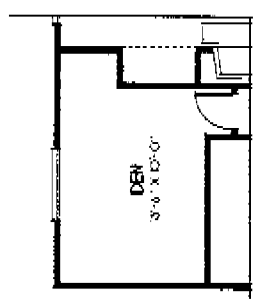


Plan 3296-CR

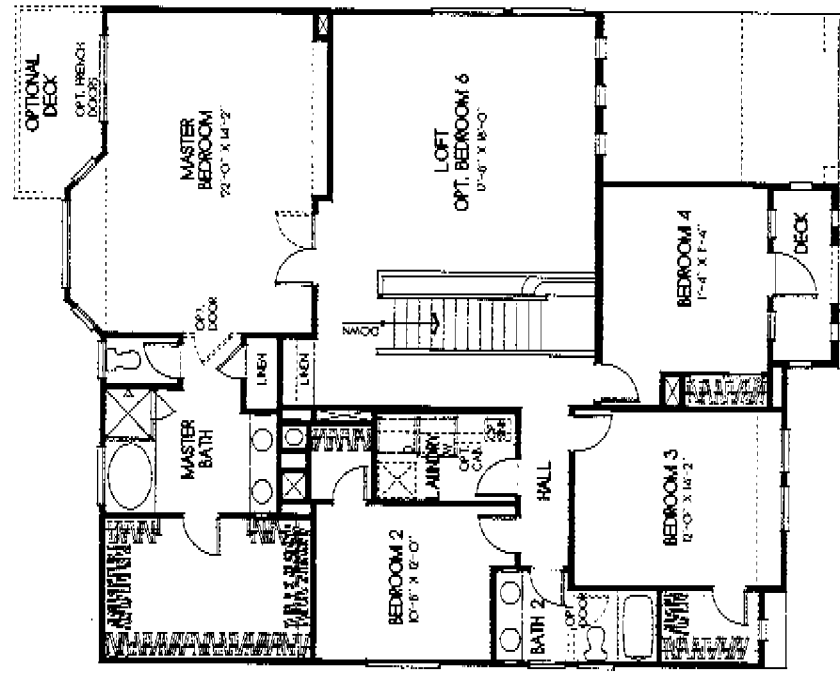
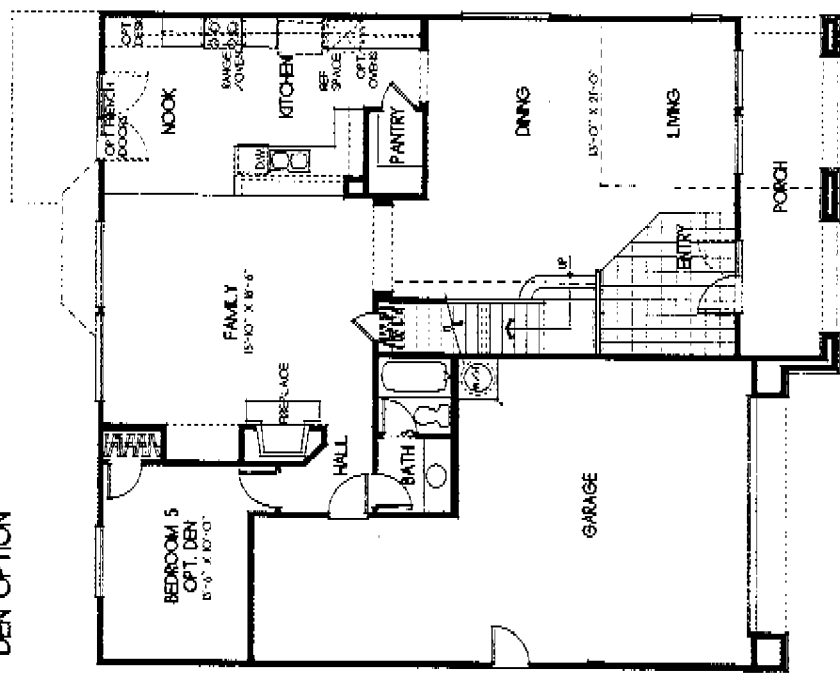
*Front deck on elevation B has openings on sides similar to elevation A. Railing detail changed to match model.

Fieldstone Homestead - Plan 3296 (Reverse)

3,296 Square Feet

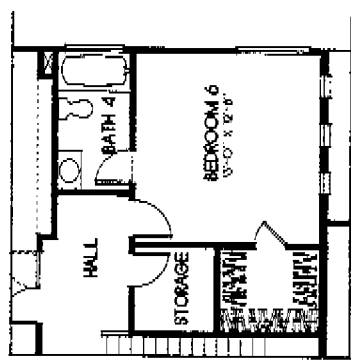


DEN OPTION



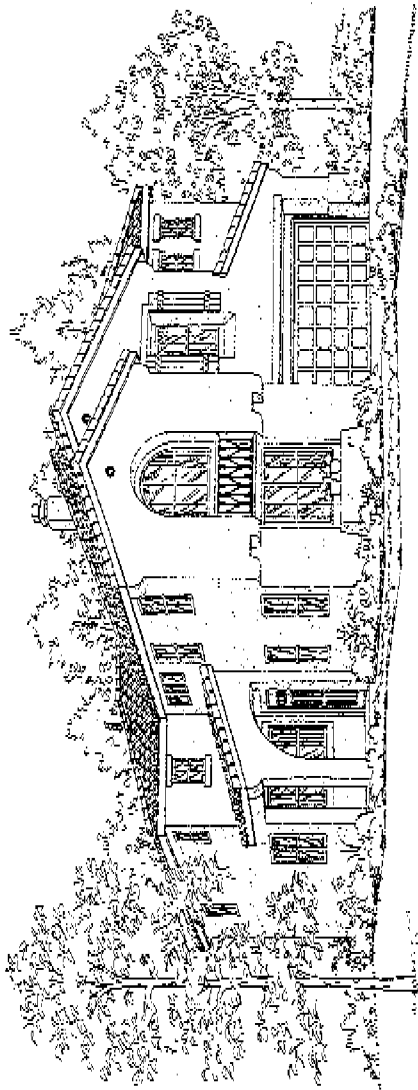
SECOND FLOOR

(FRONT DECK ON ELEVATIONS A & B ONLY)

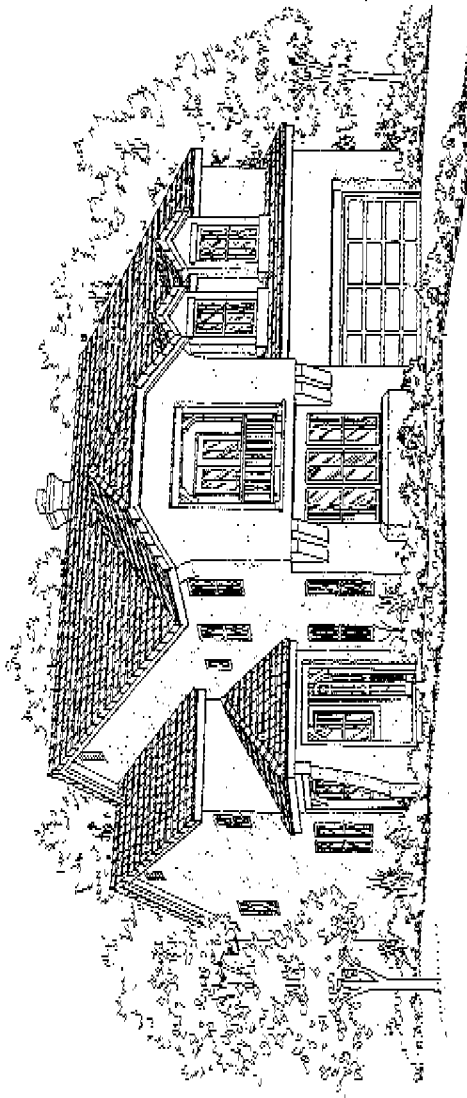


BEDROOM 6 W/BATH 4 OPTION

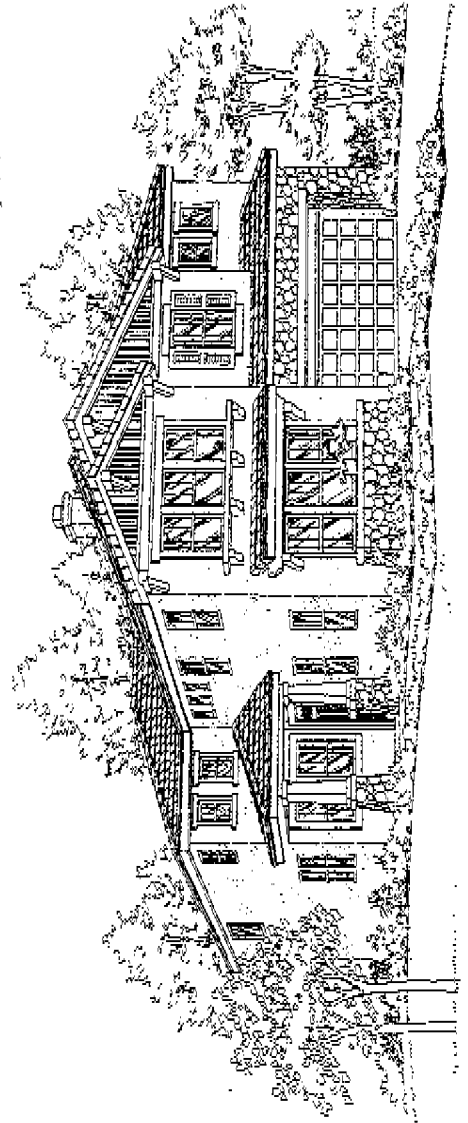
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Plan 3300-A



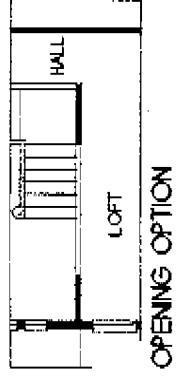
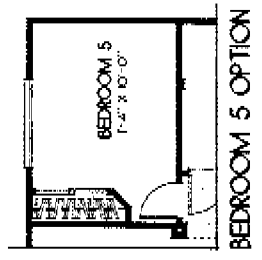
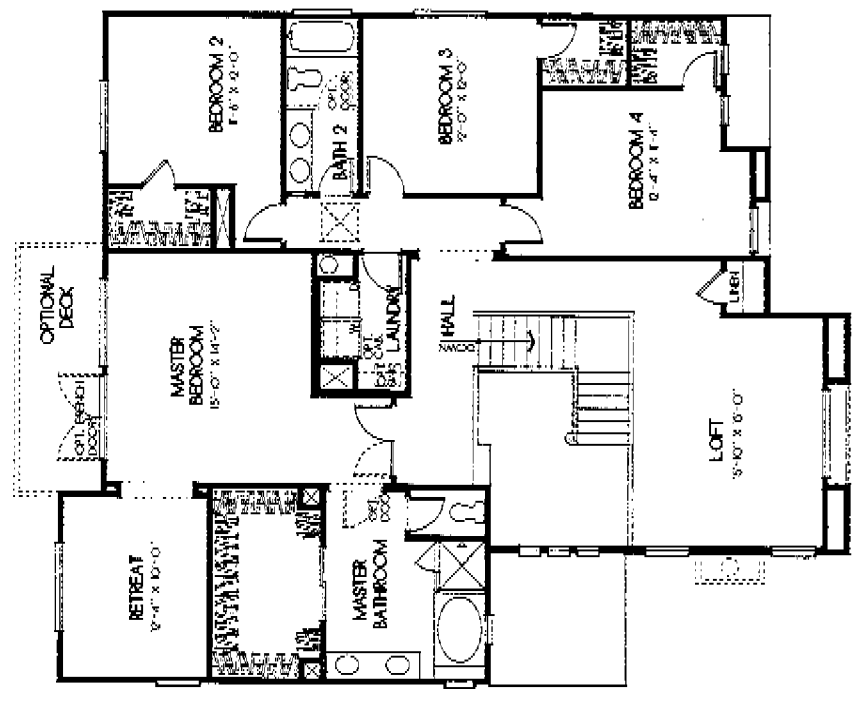
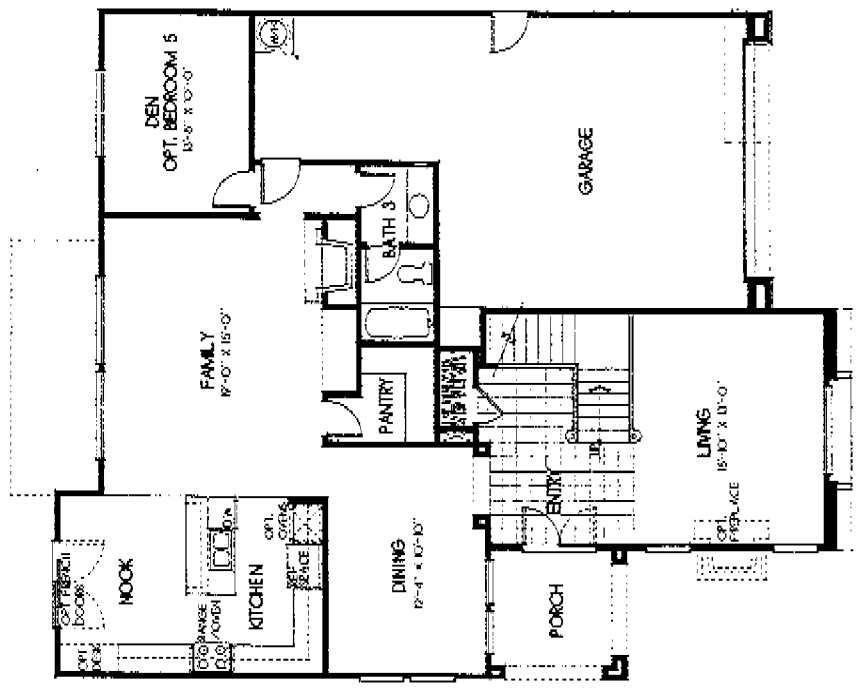
Plan 3300-B



Plan 3300-C

Fieldstone Homestead - Plan 3300

3,300 Square Feet



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