

Huntington Heights

HUNTINGTON HEIGHTS

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General Information

- * Schools are Del Mar Elementary, Earl Warren Middle School and Torrey Pines High School

Plan 1

Four bedrooms + bonus or five bedrooms from: \$420,000
3.5 baths/three car garage
Approximately 3,021 square feet

Plan 2A/C

Four bedrooms + bonus or five bedrooms from: \$440,000
4.5 baths/three car garage
Approximately 3,248 square feet

Plan 2B*

Four bedrooms + bonus or five bedrooms from: \$447,000
4.5 baths/three car garage
Approximately 3,248 square feet
* with optional flex space - approximately 3,428 square feet

Plan 3B/C

Four bedrooms + bonus or five bedrooms from: \$470,000
4.5 baths/ three car garage
Approximately 3,625 square feet

Plan 3A

Four bedrooms + bonus or five bedrooms from: \$475,000
4.5 baths/ three car garage
Approximately 3,625 square feet

Note: All three plans have optional dens & flex space,
ask sales representative for details

~ Sales Representatives ~
Ron Wilcox and Colleen Radelow

Prices, terms & availability are
subject to change without notice.

Pardee Homes[®]
Pardee Construction Company • A Weyerhaeuser Company



Plan 1C

MODEL

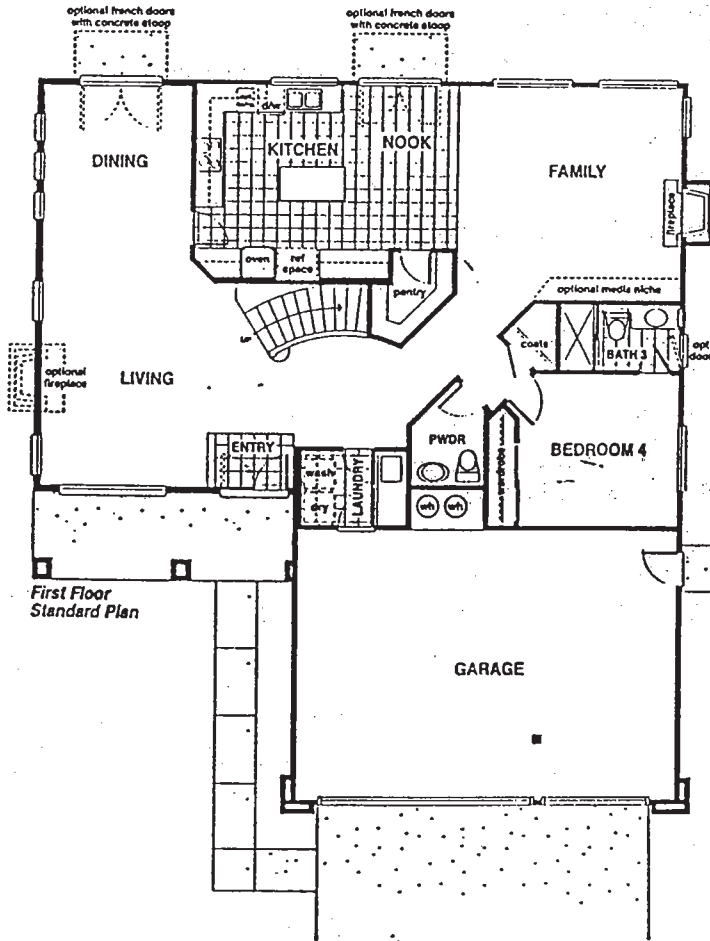
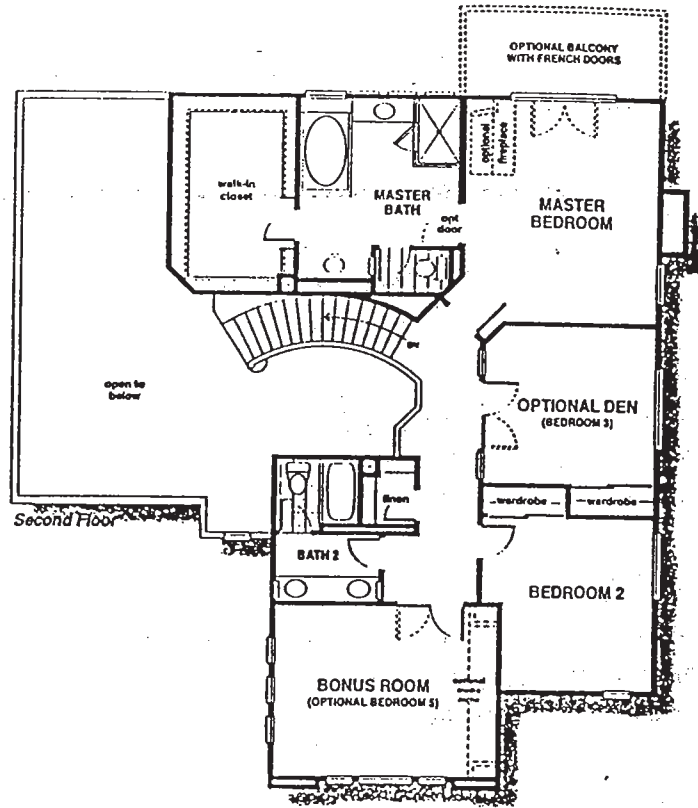
4 Bedrooms

Bonus Room
(Optional Den shown)

3 1/2 Baths

3-car garage

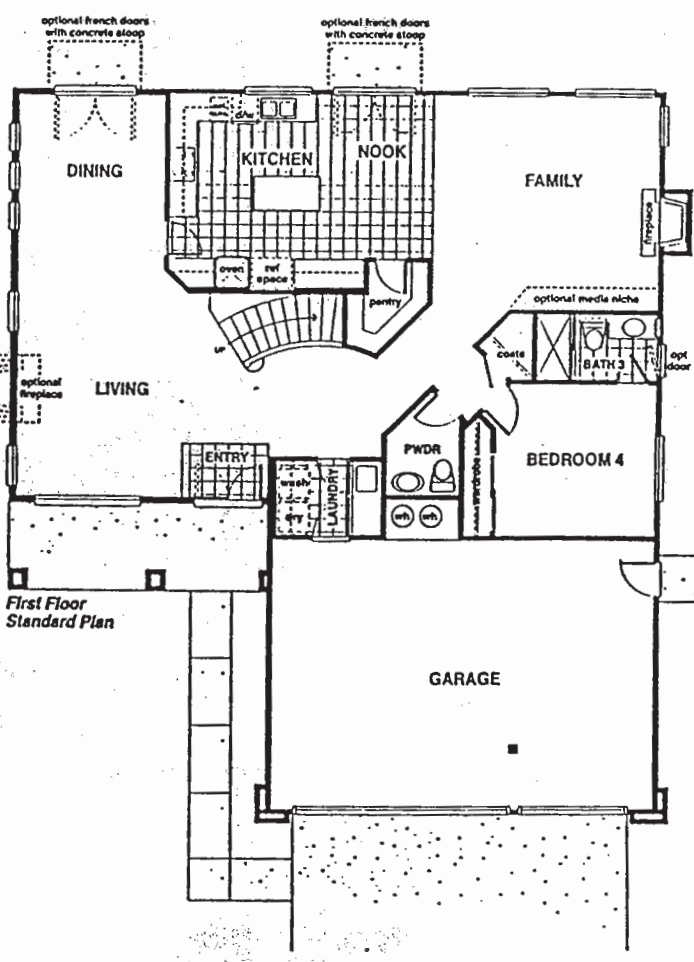
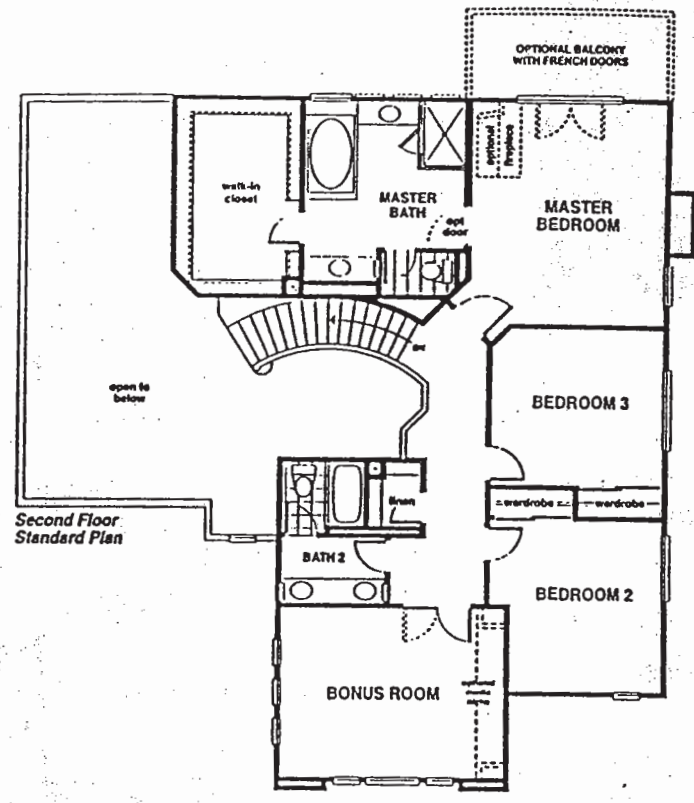
3,028 Square Feet
(approximately)



See reverse side

PLAN 1
STANDARD

4 Bedrooms
 Bonus Room
 3 1/2 Baths
 3-car garage
 3,028 Square Feet
 (approximately)





Plan 2BR

MODEL

4 Bedrooms

Bonus Room

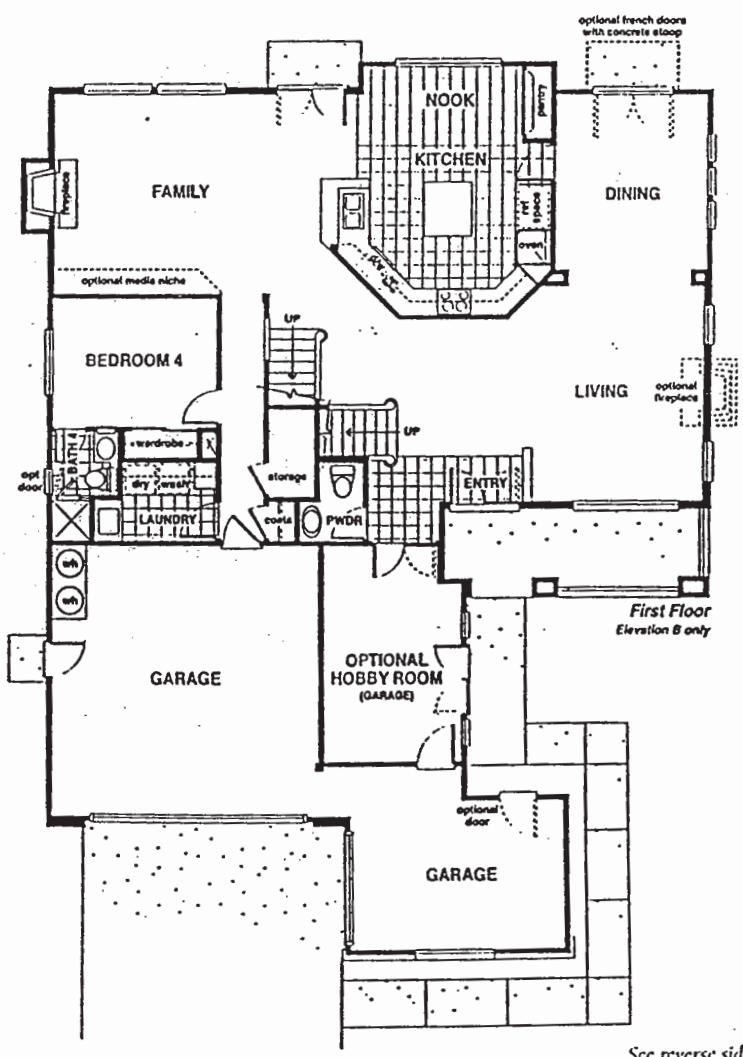
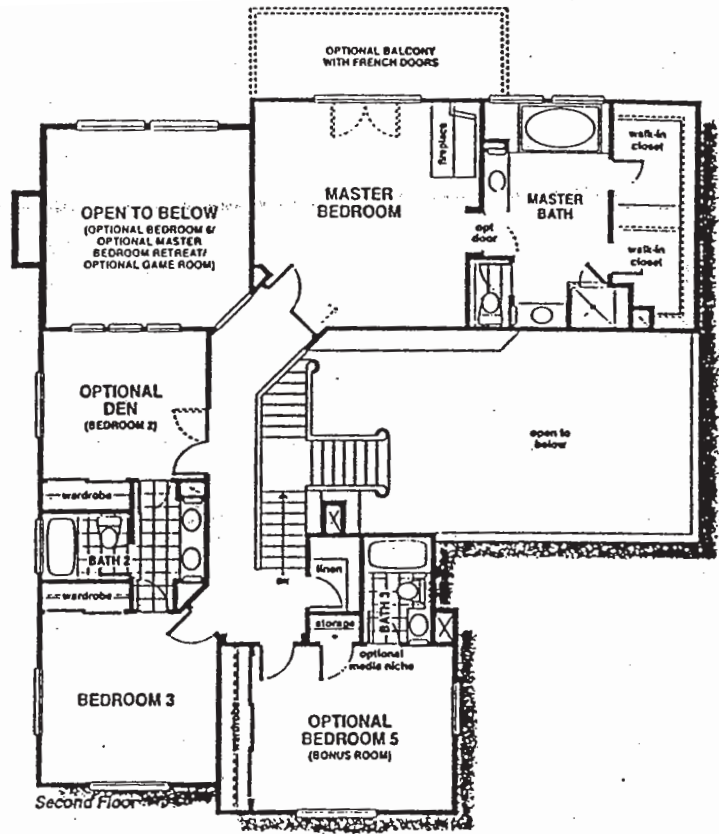
(Optional Den, Bedroom 5 & Hobby Room shown)

4 1/2 Baths

Oversize 3-car garage

3,428 Square Feet
(approximately)

Available with up to 6 Bedrooms &
3,669 Square Feet (approximately)



See reverse side

**PLAN 2
STANDARD**

4 Bedrooms

Bonus Room

4 1/2 Baths

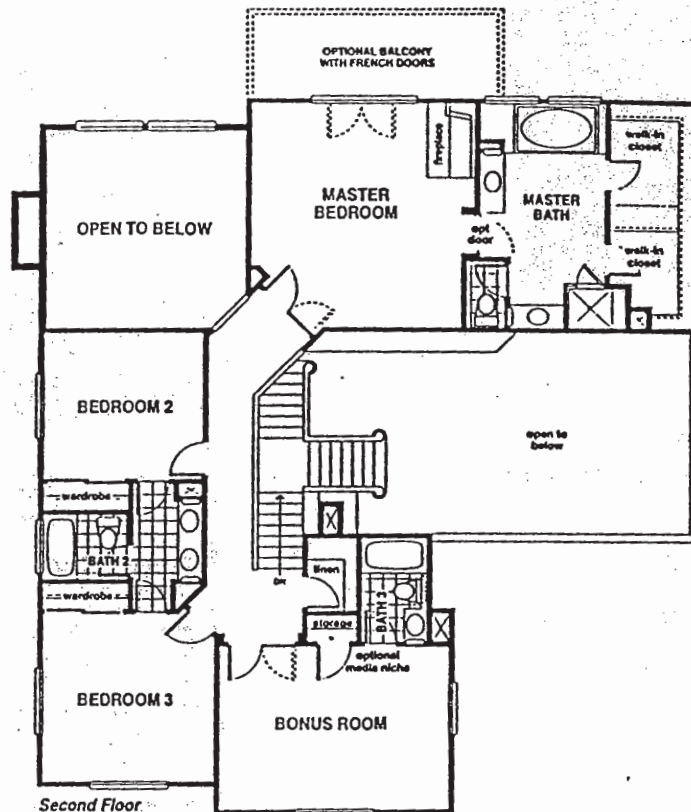
Oversize 3-car garage

3,248 Square Feet
(approximately)

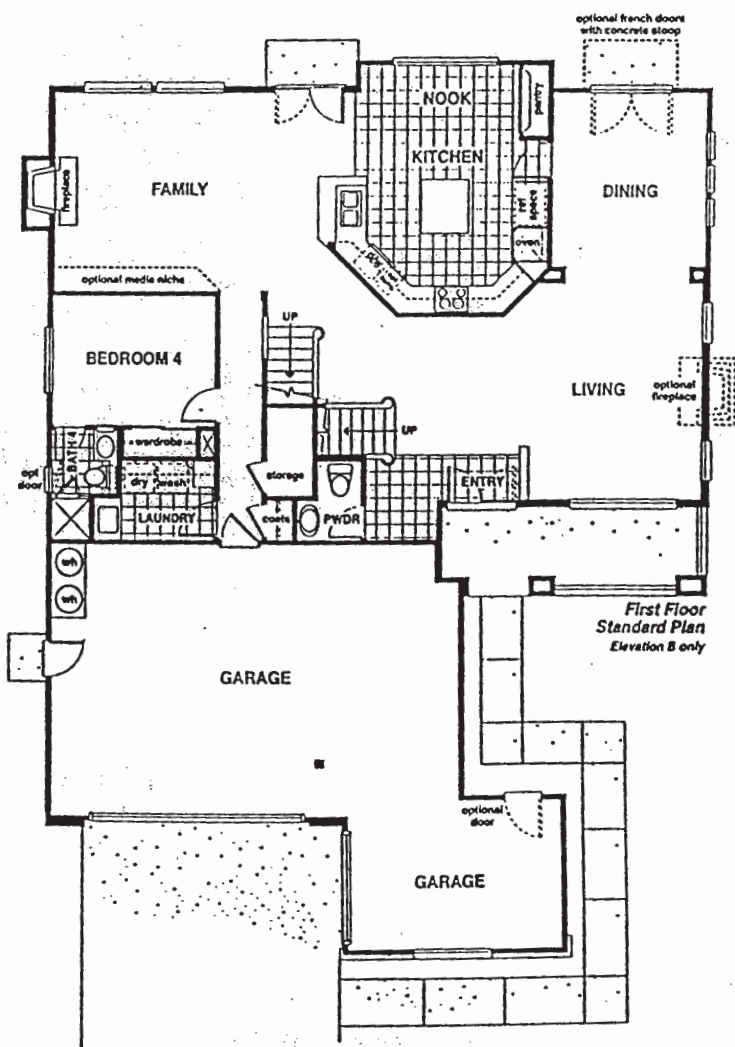
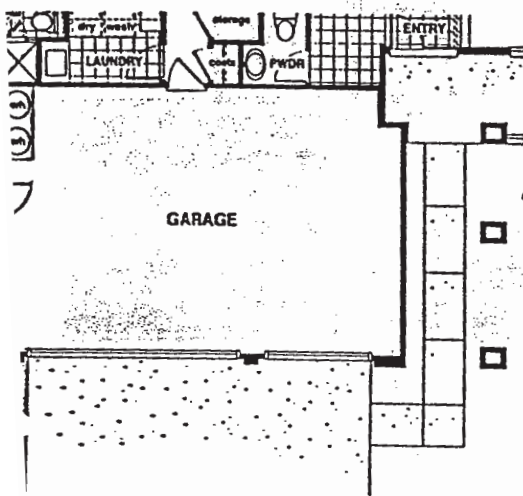
Available with up to 6 Bedrooms
3,489 Square Feet (approximately)

Plan 2B
Available with Hobby Room
3,489 Square Feet (approximately)

Available with Hobby Room &
up to 6 Bedrooms
3,669 Square Feet (approximately)



Second Floor
Standard Plan



First Floor
Standard Plan
Elevation B only

Features

The Impressive Exterior

- Traditional architecture; some exteriors accented with brick and wrought-iron details
- Classic porticos at all entrances; some elevations feature courtyards
- Architect-selected solid maple entry doors — style varies per elevation
- Decorative Kwikset® Titan front door hardware with oil-rubbed bronze finish
- Architecturally specified exterior color palette
- Concrete Spanish-style and flat roof tiles
- Three-car garage with metal sectional roll-up garage doors with glass panels and automatic garage door opener with two controls
- Side and rear yard wood fencing
- Concrete walks and driveway
- Weatherproof exterior electrical outlets
- Exterior barbecue gas outlet

The Distinctive Interior

- Formal entry with choice of 12" x 12" ceramic tile or traditional wood flooring
- Plush carpeting over pad in choice of designer colors — see floor plans for specific areas
- Wood-burning fireplace with glass doors featuring wood mantle and ceramic tile face and hearth in the Family Room — ceramic tile in choice of selected colors
- See-through fireplace between Family Room and Living Room — Plan 3
- Custom radius wall corners
- Dramatic volume ceilings and elegant interior architectural details
- Designer-selected lighting fixtures and architecturally specified recessed lighting
- Kwikset® Titan polished-brass lever interior door hardware
- Single-pane French doors and sliding tempered-glass doors (per plan) to private outside areas
- Raised-panel interior passage doors
- Elegant custom-detailed staircase with extra deep skirting and maple or oak handrail
- Powder Room with traditional pedestal lavatory
- Large wardrobe closet with raised-panel wardrobe doors in secondary bedrooms
- Hand-set 4" ceramic tile vanity top with decorator-selected hardware and custom white matte cabinetry in secondary baths
- Separate interior Laundry Room with cultured marble counter top, sink and white matte cabinetry
- Walk-in linen closet

- Electronic thermostat for controlled Carrier® forced-air heating
- Decora® wide rocker light switches by Leviton®
- Prepared for air conditioning
- Prewired for ceiling fan in Family Room, Bonus Room and all bedrooms
- Prewired for security system
- Cable TV and telephone jacks in all bedrooms
- Smoke detectors with warning buzzer and battery backup
- 220V electric and gas service for clothes dryer
- Dimmer light switch in Dining Room

Your Technology Features

- Communications Hub for future home network possibilities
- Prewired with high speed Category 5 wire throughout home
- Information outlet in Family Room featuring two phone jacks and two coaxial cable outlets on a single plate for connecting to the information superhighway
- Six phone lines

The Gourmet Kitchen

- Hand-set 6" ceramic tile counter tops
- Custom-raised panel cabinetry in choice of two finishes: maple or white matte
- Cast-iron high-low sink with white Moen® gourmet pullout spray faucet; under-counter, cast-iron, high-low sink for Granite or Corian® counter tops also available
- Quality vinyl flooring by Congoleum™ in choice of designer colors
- General Electric® Profile™ appliances including 5-burner cooktop, built-in microwave and double ovens: convection upper and thermal lower
- General Electric® quiet power dishwasher
- Cooking island
- Spacious storage pantries; walk-in pantry — Plans 1 & 3
- Under-cabinet task and recessed lighting
- Prewired for telephone
- Acrylic "glass" block — Plan 3

The Elegant Master Bedroom Suite

- Spacious Master Bedroom Suite designed to include private sitting and dressing areas, and walk-in closets with mirrored doors and wire shelving
- Lustrous, hand-set, 6" ceramic tile and decorative Moen® polished-brass and chrome plumbing hardware in the Master Bath
- Compartmentalized Master Bath with His and Her vanity areas
- Custom cabinets in choice of two finishes: maple or white matte
- Jacuzzi® oval soaking tub and separate walk-in shower with ceramic tile surrounds and clear safety glass enclosure
- Corner fireplace — Plans 2 & 3

The Notable Energy Savers

- Weatherstripping on exterior doors
- Two forty-gallon energy-saving water heaters with quick recovery
- Set-back thermostats
- Glass fireplace doors
- Milgard® white vinyl-frame dual-pane windows

See reverse side

Options*

The Alternatives

- Upgraded carpet and pad
- Upgraded hard surface flooring
- Dual-zone air conditioning by Carrier®
- Security system
- Video entry security system
- Intercom
- Central vacuum
- Living Room fireplace — Plans 1 & 2
- Top quality home theater and/or music system including big screen television, laser disc player, receiver and built-in Klipsch® speakers (as displayed in models)
- Mirrored wardrobe doors in secondary bedrooms
- Optional door to exterior from Bath 3 in Plan 1 and Bath 4 in Plans 2 & 3
- Home office package including two dedicated category 5 telephone lines, dual video inputs and duplex electrical outlet
- Surge protector for entire home
- Communications package for home network
- Single-pane French doors in certain locations
- Recessed and/or track lighting in various locations
- Ceiling fans with or without light kit
- Accent liners in choice of selected colors in secondary baths
- Tub enclosures for secondary bathrooms with choice of clear or obscure glass
 - Oak door and sidelights with leaded-glass inserts
- Automatic garage door opener for single-car garage door
- Additional phone, cable TV and/or electrical outlets
- Garage storage cabinets
- Stair rail with wrought-iron pickets and brushed-brass accents with maple or oak handrail
- Freezer outlet in garage
- Additional weatherproof exterior electrical outlet
- Crown molding in Living Room, Dining Room and Master Bedroom

The Kitchen Possibilities

- Granite, Corian® or ceramic tile with accent liners on Kitchen counter top in choice of selected colors (as shown in models)
- General Electric® trash compactor
- General Electric® washer and dryer (super-size capacity)
- General Electric® 24 cubic foot refrigerator with cabinet panels to match Kitchen cabinetry
- Raised-panel cabinetry in choice of mocha-finished maple or limed-finished oak
- Glass-front inserts for upper Kitchen cabinetry
- Instant hot water dispenser in Kitchen sink by ISE®
- Recycling center cabinet
- Recirculating Grundfos® water heater pump

The Master Bedroom Suite Selections

- Marble or ceramic tile with accent liners in the Master Bath, in selected colors (as shown in models)
- Master Bath with cabinetry in choice of mocha-finished maple or limed-finished oak
- Spa jets in Jacuzzi® bath tub
- Moen® hand-held shower in Master Bath tub
- Door between Master Bedroom and Master Bath
- Master Bedroom balcony with maintenance-free Trex® decking and French doors at selected lots — see plans
- Acrylic "glass" block in bath tub areas
- Fireplace — Plan 1

Customize By Room**

- Plan 1 — Den or Optional Bedroom 3; Bonus Room or Optional Bedroom 4
- Plan 2 — Bedroom 2 or Optional Den; Open to below or Game Room/Optional Bedroom 5
- Plan 2B — Third car garage or flex space with side entrance
- Plan 3 — Bedroom 3 or Optional Den; Bonus Room or Optional Bedroom 5

**Early construction cutoff dates

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 under "Features" or as shown 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 or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, 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 other changes. 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. (September 1996)

*Availability at additional cost and subject to construction cutoff dates.

MUNINGTON HEIGHTS

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ASHLEY FALLS COURT
Models &
Sales Office

SEAGROVE WAY

SEAGROVE COURT

Sales Representatives

Ron Wilcox

and

Colleen Radelow

• PROPOSED
SCHOOL AND PARK

Prices, terms and availability are subject to change without notice. This is an artist's concept and not to scale. Pardee Construction Company reserves the right to modify this map at any time without notice.

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