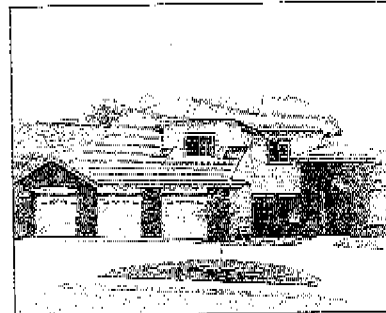


Designed for luxury and comfort, the 23 new homes at La Manda Estates are distinguished by dramatic styling and a new spaciousness. There is a choice of Mediterranean and Country Traditional exteriors, and an exciting array of amenities in each plan. Among the enhancements are graceful archways, formal entries, impressive living and family rooms, some with

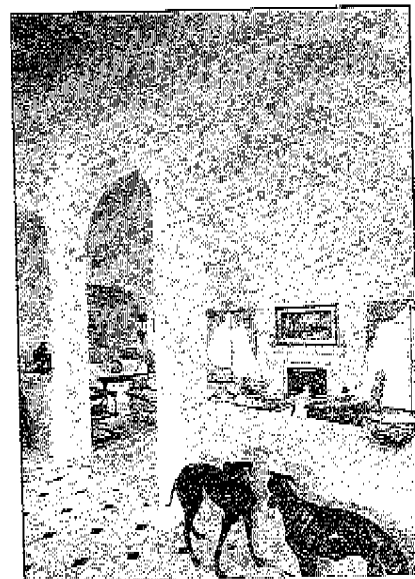
LA MANDA ESTATES

wet bars, and private master suites.

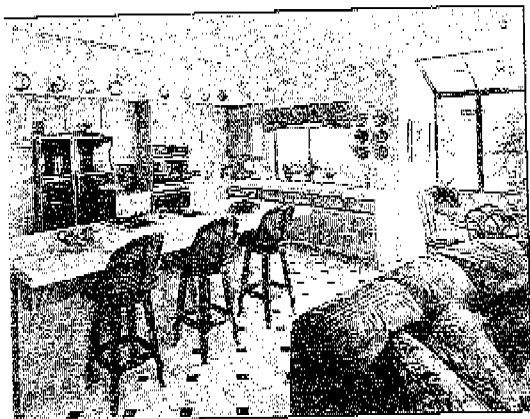
The beautiful homes of La Manda Estates are from Gateway, a builder known for quality residential properties. We invite you to tour these impressive homes and to plan a new future at La Manda Estates.

La Manda Estates
 12284 Malabar Drive
 Poway, California 92064
 619-748-9366



Entertainment Areas

- ▼ Elegant mahogany double-entry doors with glass
- ▼ Formal foyer with a choice of ceramic tile
- ▼ Vaulted ceilings
- ▼ Mediterranean-style archways
- ▼ Living room with fireplace
- ▼ Formal dining room - Most plans
- ▼ Family room with fireplace



- ▼ French doors to patio area
- ▼ Wood-burning fireplaces with gas log lighter and glass doors
- ▼ Plush carpeting in a choice of designer colors
- ▼ Custom hand-trowelled ceilings and walls
- ▼ Distinctive lighting fixtures

Gourmet Kitchens

- ▼ Ceramic tile counter tops
- ▼ Premium quality MasterCraft oak cabinets, Marquis Cathedral style
- ▼ Sunny breakfast nooks
- ▼ Built-in Jenn-Air oven/microwave combination
- ▼ Built-in Jenn-Air gas cooktop with downdraft feature
- ▼ Three-compartment cast iron sink
- ▼ Delta pull-out spray faucet
- ▼ Built-in Jenn-Air dishwasher and trash compactor
- ▼ Refrigerator space pre-plumbed for icemaker
- ▼ Step-in storage pantries - Plan 3535



Luxurious Master Suite

- ▼ Designed for comfort and relaxation
- ▼ Vaulted ceilings
- ▼ Wood-burning fireplace with gas log lighter and glass doors - Plan 3535
- ▼ Large mirrored wardrobe and walk-in closets - Most plans
- ▼ Fine oak cabinetry, European hinges
- ▼ Hand-finished ceramic tile vanity tops
- ▼ Inviting whirlpool fixed-jet tub
- ▼ Ceramic tile shower stall with clear glass enclosure
- ▼ Dual vitreous china basins
- ▼ Delta epic faucets and polished brass and chrome fixtures
- ▼ Designer low profile water closet - Powder room and master bath

All Baths

- ▼ Fine oak cabinetry
- ▼ Vitreous china basins
- ▼ Elongated china water closets
- ▼ Ceramic tile around showers and tubs
- ▼ Ceramic tile counter tops

Interior Details

- ▼ Custom-crafted oak stair rails with turned newel post and balustrades
- ▼ Paneled interior doors with polished brass lever handles
- ▼ Detailed casing and baseboards with bullnose corners
- ▼ Contemporary recessed lighting
- ▼ Built-in plant shelves



- ▼ Solarium windows in kitchens, nooks and bathrooms - Plans 2350 and 2837
- ▼ Spacious secondary bedrooms
- ▼ Separate interior laundry room with gas and electric connections
- ▼ Thermostatically-controlled forced air heating
- ▼ Air conditioning
- ▼ Pre-wired for cable TV and telephone
- ▼ Pre-wired for security alarm system, central vacuum and intercom
- ▼ Smoke detectors
- ▼ Full insulation of exterior walls (R-11), ceilings (R-30) and vaulted ceilings (R-19)
- ▼ All copper piping throughout

Exterior Appointments

- ▼ Distinctive architecture with Mediterranean, Spanish and Country Traditional styling
- ▼ Solid brass viewers on front doors
- ▼ Concrete tile roof
- ▼ Double-paned windows
- ▼ Dual-glazed skylights
- ▼ Concrete walks and driveway
- ▼ Finished three-car garages
- ▼ Garage door opener

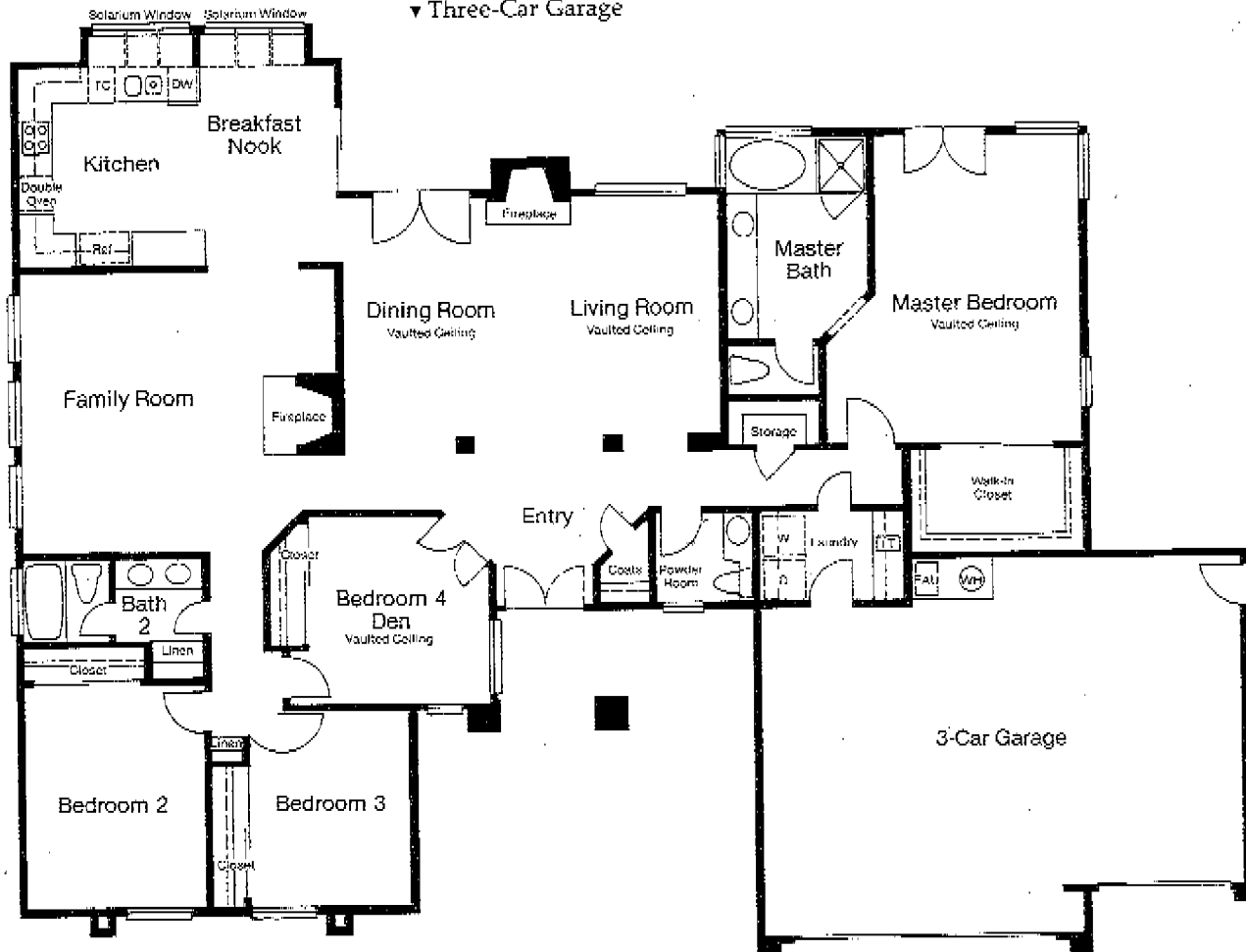
Optional Items

- ▼ Upgraded floor coverings including carpet and pad, ceramic tile, hardwood or marble
- ▼ Alarm, intercom or central vacuum system

Estate Series Plan 2350

Three Bedrooms, Plus Den
2,350 Square Feet

- ▼ Three Bedrooms, Plus Den/Guest Room
- ▼ Two Full Bathrooms with Ceramic Tile Counter tops, Dual Sinks ▼ Powder Room
- ▼ Vaulted Ceilings Throughout ▼ Formal Entry
- ▼ Living Room with Fireplace and Dramatic Archways ▼ Dining Area with French Doors
- ▼ Family Room with Fireplace ▼ Kitchen with Breakfast Nook and Pantry
- ▼ Master Suite with French Doors, Walk-in Closet, Whirlpool Tub, Ceramic Tile Shower ▼ Dual Sinks
- ▼ Interior Laundry Room with Sink
- ▼ Three-Car Garage



Photos are for illustration purposes only and may not necessarily reflect actual floor plans.

In an effort to continually improve our product, the information contained in this brochure may be subject to change without notice.

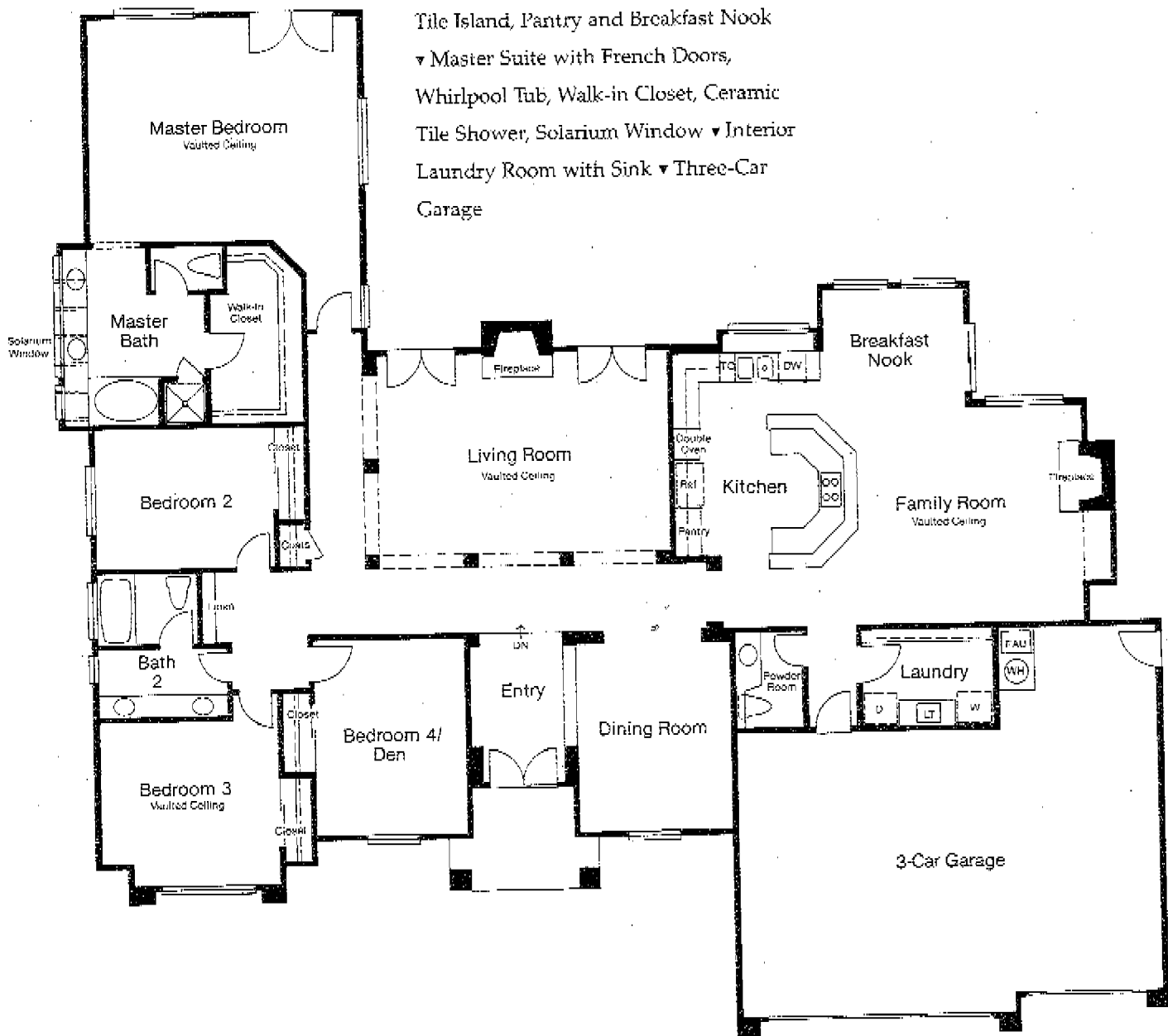
Square footages are approximate.

Estate Series Plan 2837

Three Bedrooms, Plus Den

2,837 Square Feet

- ▼ Three Bedrooms, Plus Den/Guest Room
- ▼ Two Full Bathrooms with Ceramic Tile Counter tops, Dual Sinks ▼ Powder Room
- ▼ Vaulted Ceilings Throughout ▼ Formal Entry ▼ Living Room with Dramatic Archways, Fireplace and French Doors
- ▼ Formal Dining Room ▼ Family Room with Fireplace ▼ Kitchen with Ceramic Tile Island, Pantry and Breakfast Nook
- ▼ Master Suite with French Doors, Whirlpool Tub, Walk-in Closet, Ceramic Tile Shower, Solarium Window ▼ Interior Laundry Room with Sink ▼ Three-Car Garage



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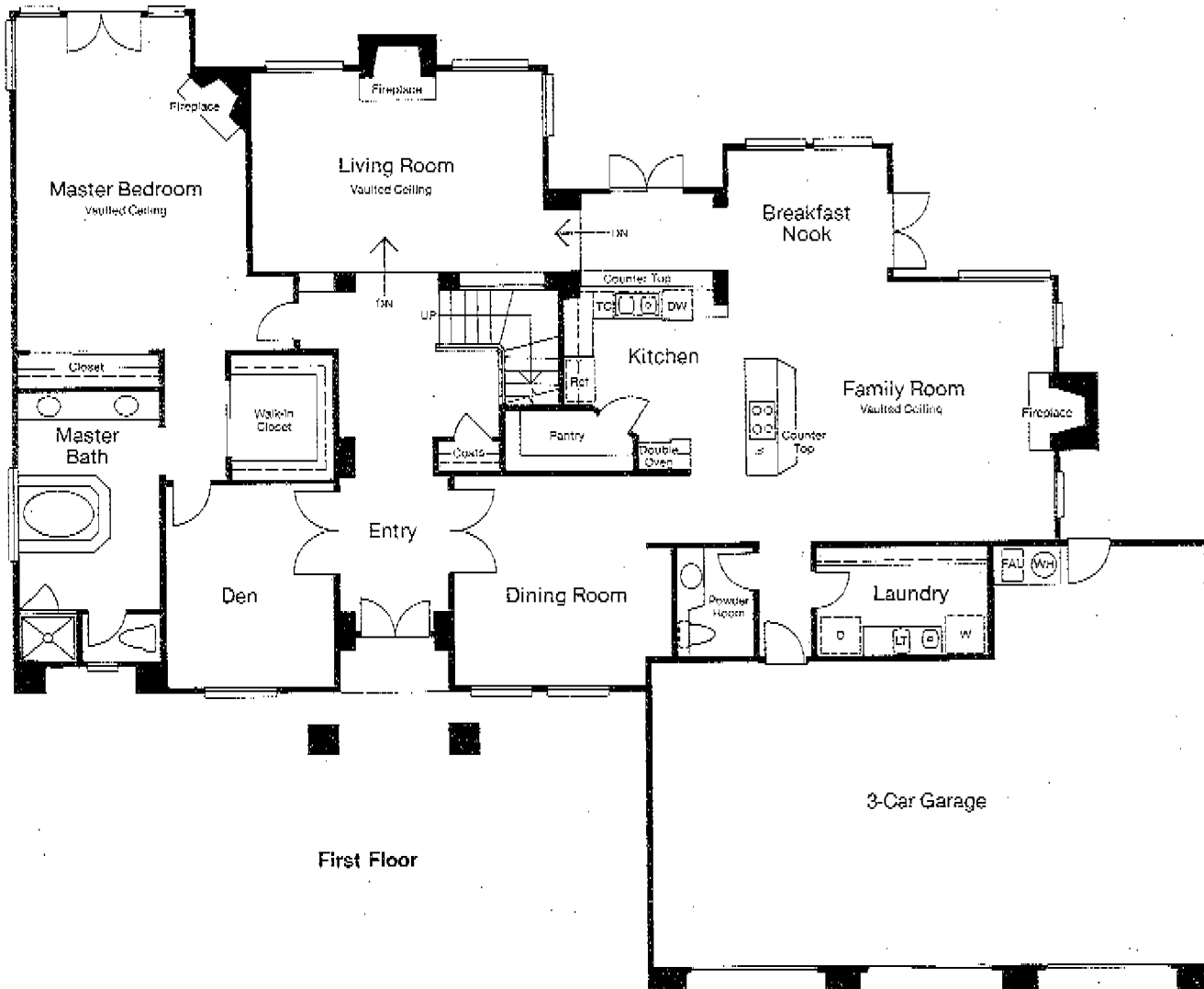
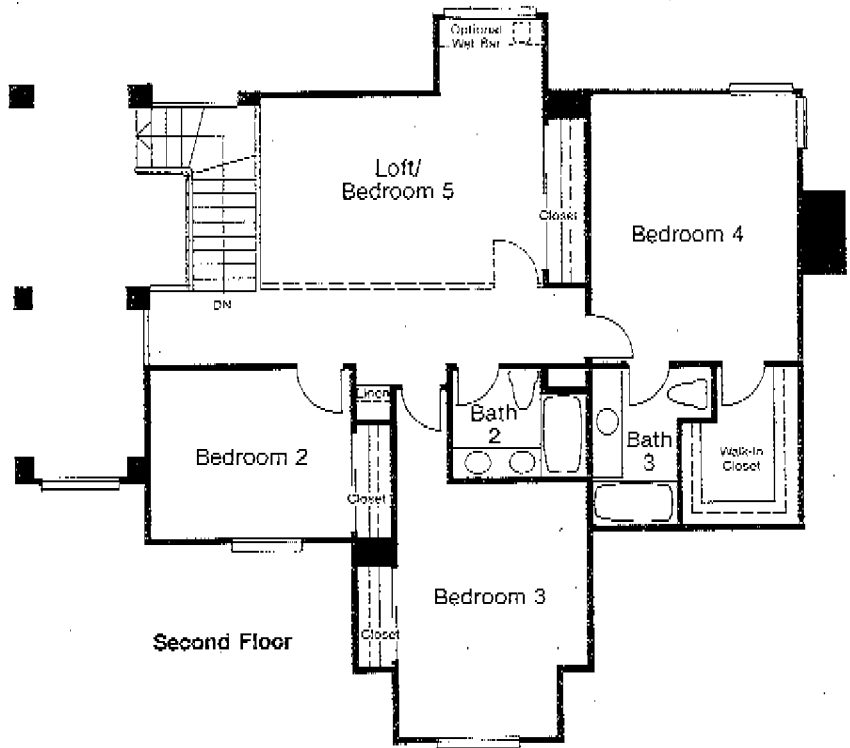
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Square footages are approximate.

Estate Series Plan 3535

Five Bedrooms, Plus Den 3,535 Square Feet

- ▼ Five Bedrooms ▼ Separate Den ▼ Fifth Bedroom/Bonus Room with Optional Wet Bar
- ▼ Three Full Bathrooms ▼ Powder Room ▼ Vaulted Ceilings Throughout
- ▼ Formal Entry ▼ Step-Down Living Room with Fireplace ▼ Formal Dining Room
- ▼ Family Room with Fireplace ▼ Kitchen with Breakfast Nook, Ceramic Tile Island, Step-In Pantry ▼ Master Suite with Fireplace, Whirlpool Tub, Walk-In Closet, Dual Sinks, Ceramic Tile Shower ▼ Interior Laundry Room with Sink
- ▼ Three-Car Garage



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Square footages are approximate.

Executive Series Plan 2691

Five Bedrooms
2,691 Square Feet

- ▼ Five Bedrooms, or Four Bedrooms with Bonus Room
- ▼ Three Full Bathrooms
- ▼ Vaulted Ceilings Throughout
- ▼ Curved Oak Staircase
- ▼ Living Room with Fireplace
- ▼ Family Room with Fireplace and Wet Bar
- ▼ Kitchen with Ceramic Tile Island
- ▼ Breakfast Nook
- ▼ Master Suite with Dual Walk-In Closets, Oval Tub, Dual Sinks and Ceramic Tile Shower
- ▼ Interior Laundry Room
- ▼ Three-Car Garage

