

La Strada

at Torrey Hills

HOME FEATURES

GOURMET KITCHENS

Cabinets in your choice of 3 finishes: White, Antique White or Honey Maple

12" x 12" granite tile countertops with polished edges and 6" backsplash, in your choice of 4 granite colors

Premium Kitchenaid® appliances including a built-in 36" 5 burner gas cooktop, and self cleaning 30" double oven, 4 cycle dishwasher with 5 levels and delay start, and microwave oven with trim kit, all in a choice of black or white finish

Kohler® white cast iron sink with 2 basins and Price Pfister® pullout faucet

Ceramic tile flooring

MASTER BATH SUITES

Cabinets in your choice of finishes: White or Antique White

Pullmans in 6" x 6" ceramic tiles by Dal®, in your color choice of White or Ivory

Spacious showers with dual shower heads (Plans 2 & 3) and built-in seat, 6" x 6" ceramic tile floor and surrounds with a clear glass shower enclosure

Extra deep acrylic bathtub

Price Pfister® lever handle faucets in brushed nickel finish with chrome accents

Bathroom accessories in brushed nickel finish

One-piece elongated water closets

Built-in closet shelving with painted finish

Full height mirror with polished edges and two-sided mirrored wardrobe doors

Ceramic tile flooring in water closet

THOUGHTFUL INTERIORS

Honey Maple finish stair handrail and tread ends with gloss enamel painted, turned balusters

Paint finished stool and apron sills at all windows in living, dining, family and master suite rooms

4 1/4" high colonial style base boards

Colonist style doors with raised panels, gloss enamel paint finish and nickel, egg-shaped knobs

Linen cabinets in your choice of White, or Antique White

Wood or gas burning 42" wide raised fireplaces in family rooms with glass doors and pre-cast fire surround, complete with gas log key and gas log lighter

Carpet in all living, family and bedrooms

Ceramic tile in the entry, kitchen, nook, master water closet, and powder room

DETAILED SECONDARY BATHROOMS

Cabinets in your choice of 2 finishes: White, or Antique White to match your selection of white or ivory 4 1/4" x 4 1/4" ceramic tile countertops and backsplash -

Acrylic bath tub with ceramic tile surround

Price Pfister® center-set faucet in chrome finish with lever handles

AUTHENTIC EXTERIORS

8' tall, hand-hewn solid wood entry doors from the Estate Collection, with Baldwin Estate® door hardware in antique nickel or oil-rubbed bronze finish

Paint finished wood sectional garage doors with automatic door opener and 2 remote control transmitters

Pioneer® premier concrete roof tiles in Old World Slate or Regal S Tile to match elevation style

COMPREHENSIVE CONSTRUCTION

Category 5 wiring enabling high speed Internet access with voice and data outlets pre-installed in the family room

Pre-wired for phone & cable TV in all bedrooms, kitchen, family room and loft or den

Pre-wired and pre-plumbed for air conditioning

Dual zone HVAC with separate system for first and second floors

Rheem® 75 gallon energy saving water heater with built-in insulation blanket, rated at R16.67 with 5 year warranty

Convenient gas stub-outs pre-installed for dryer and BBQ

Rounded bullnose drywall trims on corners

Garage is fully drywalled with light textured finish

Combination fan-light in master and secondary water closets

Cast iron riser pipes on vertical drops through living areas and insulation in all plumbing bays to minimize plumbing noise

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YOU FOUND THE RIGHT HOME. NOW WHAT?

1. THE WARM UP.

Before you start out on your homebuying quest, you need to get prequalified with our preferred lender. It's free, and will tell you how much you are qualified to borrow.

2. THE PURCHASE.

So you've fallen in love with the perfect home. To secure this home, you'll need to pay a deposit and make an appointment with your sales counselor to complete the purchase contract. The number of purchasing documents can be intimidating, but don't worry. We'll find a quiet spot for you to read them carefully. You'll find they aren't so scary after all. Keep paper and a pen handy - questions are natural. Consult with your sales counselors to answer them. As with any legal document, make certain you are comfortable in your understanding before signing.

3. THE MONEY.

It's time for the loan, and not all money is created equal.

A representative from our preferred mortgage lender will meet with you to discuss your situation and tailor a home loan that's just right for you. If you choose to use our preferred lender, we'll provide an extra incentive to you for the time saving and efficient processing. You can talk with the lender about including additional purchases like design options and upgrades in your mortgage. Next, your loan application is submitted. The lender orders a credit report and verifications are made. Your "good faith" and truth in lending statements are issued. After your home has been appraised, the loan amount is confirmed, your loan is approved and documents are issued.

4. THE FUN PART.

Make your home "truly you" with an array of selections and custom options. Our sales counselors and design center staff coordinators are ready to help!

It's your home - let your personality shine. Our design center is filled with imaginative choices to suit your tastes. While you're oohing and ahing, however, it's best to keep your lifestyle in mind. Each home offers a list of options, from special rooms to decorating details. Perhaps you'd like a home office. Special kitchen counters. Mix and match - these are the details that will really make your house a home. If you are interested in the options, be sure to learn about the construction cut-off dates.

5. THE CONSTRUCTION SITE.

Watching your home's progress is exciting, and visits are welcomed. For your safety and security, please ask for and observe our "ground rules from the ground up."

Drop in on your home. It's fun. It's also a great way to see the quality of the construction, and get "insights on the insides." Later, these insights will help you understand where things are and how things work. So plan to drop in. Take pictures for a scrapbook. But remember to be careful while you're there!

6. THE CHECK OUT.

Homeowner orientation. Learn about the features and maintenance of your new home, and make sure we've delivered everything to your satisfaction.

You're officially in the homestretch. From the moment you walk through the door, smell the new carpet and marvel at your options, you'll be overwhelmed realizing that your dream is being

delivered. You'll learn interesting tidbits about the features, as well as great maintenance tips. Please look around carefully. Ask questions. Take notes. We're committed to making sure you're happy.

7. THE CLOSING.

Just a few more details, and you get the happy ending.

The Escrow company confirms your closing. Funds are received and the Grant Deed and Deed of Trust are recorded. Your final closing statement is prepared and your title is issued. It's all downhill from here, where your wonderful reward is waiting. Start planning the housewarming party and collect your keys.

8. HAPPILY EVER AFTER.

Good maintenance, together with our warranty, should keep you and your home happy.

A little maintenance goes a long way. To help you keep your home healthy, we'll teach you tips during the homeowner orientation, and provide you with reference information called "Caring for Your Home." Please follow the suggested guidelines, and familiarize yourself with the SeaCountry Homes warranty. This way, you'll know exactly what to do in the event there's a problem.

9. WE'D LOVE TO HEAR FROM YOU!

You're all moved in. Your dream's come true. But let's not say good-bye! Keep in touch. Let us know how things are going. By giving us feedback, you'll help us to design your next home, and be the best builder possible. Which is our dream!

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AN ACCLAIMED SCHOOL SYSTEM

When it's time for kids to hit the books, a number of schools within the San Dieguito school district await close by. The following is a snapshot of what these schools offer. Because school feeder patterns and courses or programs are subject to change, it's advisable to check with the individual school on specific details.

In addition to these schools, an elementary school is planned for Torrey Hills, which will enable classmates to become playmates close to home.

SCHOOL DISTRICT AT-A-GLANCE

- Kindergarten is a half day program and features computer training
- The Class Size Reduction Act limits class size to 20 for grades 1-3
- Elementary schools are in a GATE reach-out program for learning assistance
- Elementary and middle schools offer before- and after-school day care
- The middle school features a media computer center and theater class
- Many of the high school boys and girls teams have won championships
- The district's average student/teacher ratio is 18 to 1
- Strong academic results; for example, Torrey Pines High School achieved the highest SAT scores in San Diego from 1996 to 1999
- 100% of high school students plan to attend college (27% plan to attend a two-year Junior College).



ELEMENTARY SCHOOLS

Carmel Del Mar
Elementary School
12345 Carmel Park Drive
San Diego, CA 92130
858-481-6789

Del Mar Heights
Elementary School
13555 Boquita Drive
Del Mar, CA 92104
858-755-9367

Del Mar Hills
Elementary School
14085 Mango Drive
Del Mar, CA 92014
858-755-9763

Ashley Falls School
13030 Ashley Falls Drive
San Diego, CA 92130
858-259-7812

Sage Canyon School
5290 Harvest Run Drive
San Diego, CA 92130
858-481-7844

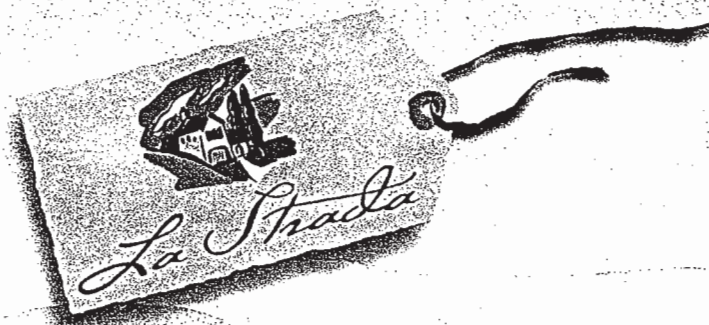
MIDDLE SCHOOL/ JUNIOR HIGH

Earl Warren Junior
High School
155 Stevens Street
Solana Beach, CA 92075
858-755-1558

HIGH SCHOOL

Torrey Pines High School
3710 Del Mar Heights Road
San Diego, CA 92130
858-755-0125

THIS INFORMATION WAS INDEPENDENTLY COMPILED BY THE NATIONAL SCHOOL REPORTING SERVICES, INC., WHICH GATHERED DATA DIRECTLY FROM THE SCHOOL DISTRICT. THE INFORMATION IS BELIEVED TO BE ACCURATE, BUT IS SUBJECT TO CHANGE. IT IS INTENDED ONLY AS AN OVERVIEW, AND IS NOT INTENDED TO ENDORSE, RECOMMEND OR DISCOURAGE ATTENDANCE AT THESE SCHOOLS.



GRAND OPENING HOME PRICES

HOME SITE NUMBER	PLAN TYPE ELEVATION STYLE	OPTIONAL FEATURES INCLUDED*	SALES PRICE
1	1B	3 car garage	\$670,880
*Bedroom #4 with bathroom, deck off master bedroom with French doors, fireplaces in living room & master bedroom, French doors at nook, storage under stairs			
2	1C	2 car garage	\$655,880
*Deck off master bedroom with French doors, fireplaces in living room and master bedroom, storage under stairs			
3	1A	3 car garage	\$665,880
*Bedroom #4 with bathroom, fireplace in master bedroom, storage under stairs			
4	2BR	3 car garage	\$669,880
*Deck off master bedroom with French doors, bedroom #4 with bathroom, fireplace in living room			
5	3CR	3 car garage	\$689,880
*Fireplaces in living room & master bedroom, deck off master bedroom with French doors			
6	2AR	3 car garage	\$685,880
*Bedroom #4 with bathroom, fireplaces in living room & master bedroom			
7	3BR	3 car garage	\$699,880
*Bedroom #5 with bathroom, fireplaces in living room & master bedroom, deck off master bedroom with French doors, French doors at nook			
8	3AR	3 car garage	\$775,880
*Fireplaces in living room & master bedroom, deck off master bedroom with French doors, French doors at nook, opening French doors at living room, French door at den			
9	2CR	3 car garage	\$755,880
*Bedroom #4 with bathroom, fireplace in living room, deck off master bedroom with French doors, French door at dining room, exterior fireplace, French doors at nook, French doors in bedroom #3			
10	3BR	3 car garage	\$745,800
*Bedroom #5 with bathroom, fireplace in living room, deck off master bedroom with French doors, French doors at den, French doors at nook			
11	2AR	3 car garage	\$699,880
*Bedroom #4 with bathroom, fireplaces in living room & master bedroom, deck off master bedroom with French doors, French doors at nook			

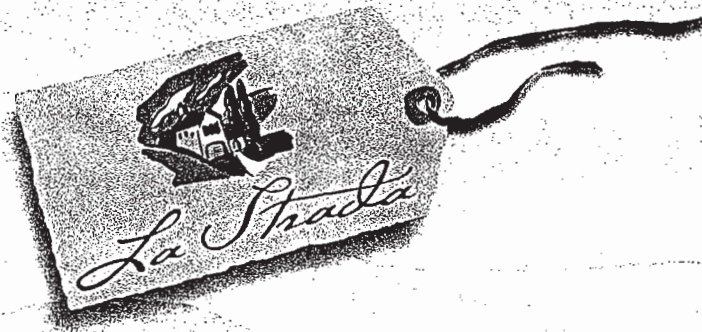
ASK ABOUT OUR ACCUBANC MORTGAGE INCENTIVES

Some home sites may have restrictions on the options that can be selected. Please see your Sales Counselor for more information.

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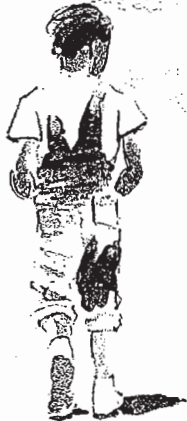
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AVAILABLE HOME PRICES

HOME SITE NUMBER	PLAN TYPE ELEVATION STYLE	OPTIONAL FEATURES INCLUDED*	SALES PRICE
		OCTOBER	MOVE-IN!!
28	IB	3 car garage	\$688,880
*Bedroom # 4 with bathroom, deck off master bedroom with French doors LAST HOME LEFT ON QUIET AND PRIVATE CANYON SIDE!			
2	IAR	3 car garage	\$701,413
*Bedroom #4 with bathroom, deck off master bedroom with French doors Bonus room ILO open space with guardrail open to below: 3200 total square footage GENEROUS BACK YARD WITH APPROXIMATELY A 45-FOOT DEPTH			
		AUGUST	MOVE-IN!!
6	2AR	3 car garage	\$694,999
*Bedroom #4 with bathroom, fireplaces in Living Room, Master Bedroom and Family Room Merlot cabinets at Kitchen, Nook, and Linen; Merlot stair system Stainless Steel kitchen appliances PRIVATE, INTIMATE LOCATION NESTLED IN THE CUL-DE-SAC QUIET CANYON VIEW FROM THE "SPANISH" FRONT DECK			

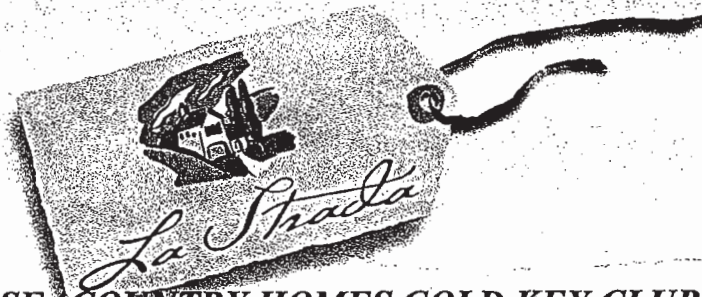


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WHAT IS SEACOUNTRY HOMES GOLD KEY CLUB?

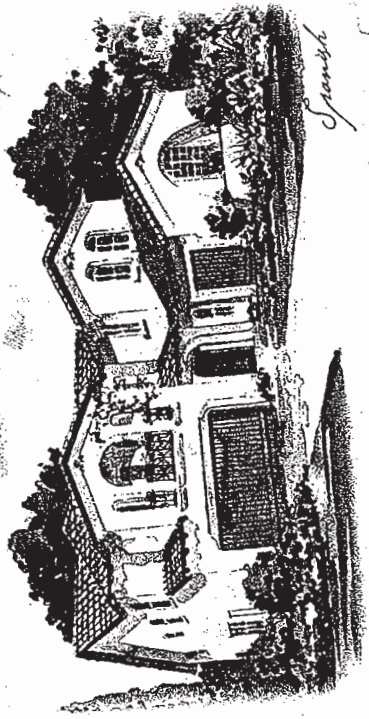
With many new home communities, the question of how to sell a limited number of homes to which prospective homeowners, in the fairest way possible, always seems to arise. This is particularly true of neighborhoods with unique and exciting homes that are generating a great deal of interest. The standard answers have been "Camp Outs" or a "Lottery". Both of which can be difficult and seem unfair. SeaCountry Homes has established the use of a priority system called the Gold Key Club. Because of the tremendous input from previous prospective homeowners who showed a strong desire and interest in our new homes, a system that gave them the ability to have "priority" in selecting their favorite homesites seemed fair. With that in mind, here is how the Gold Key Club works, step by step.

- ✓ First, register to be an Inner Circle Member by filling out a guest registration card including the date. This will keep you updated with future information, changes within our community and the timing of various neighborhood openings and events.
- ✓ Second, pre-qualify for your new home purchase with our preferred lender, Scott Fifer from Accubanc Mortgage. Upon filling out the pre-qualification form, you will automatically become a Gold Key Club Member.
- ✓ As we continue to build at La Strada by SeaCountry Homes, you will receive announcements about our latest selection of homes available for purchase. You can contact our Sales Office for specific information regarding the number of homes being offered for sale, the pricing information and date the homes will be released for sale. We will also ask that, if you haven't already done so, you submit your pre-application form with Scott Fifer from Accubanc Mortgage. You will be able to make an appointment with our Sales Counselors, to actually walk the available homesites and select your favorite.
- ✓ The morning that the homes are offered for sale, you can simply check in at the designated time. You **do not** need to arrive early, and you **do not** need to camp out the night before.
- ✓ After everyone has checked in, homebuyers will be called in their Gold Key Club ranking to choose their preferred homesites. If any homesites are not selected by Gold Key Club Members, they may be available for purchase by non-Gold Key Club buyers.
- ✓ After the release of a selection on homes, the Gold Key Club list begins anew. Therefore, if you prefer to purchase a home in a future homesite release, you will want to "Defer" your opportunity to purchase and maintain your original position on the Gold Key Club list. Those buyers who attend the release and defer will be given priority over those who call in to defer.

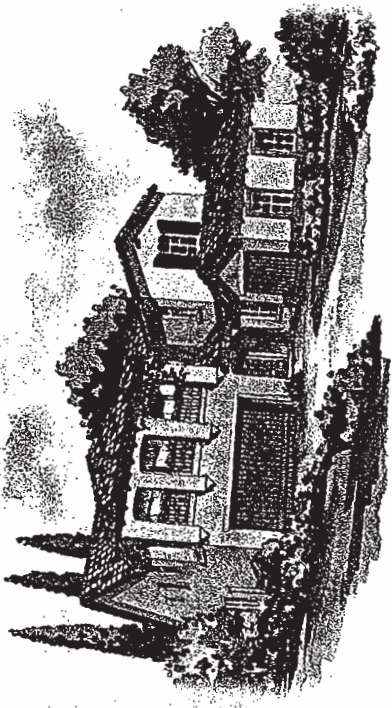


We hope this has helped simplify our process. If you have any additional questions, please feel free to call our Sales Office at (858) 509-1203. We thank you for your interest in La Strada by SeaCountry Homes and look forward to welcoming you as one of our newest homeowners!

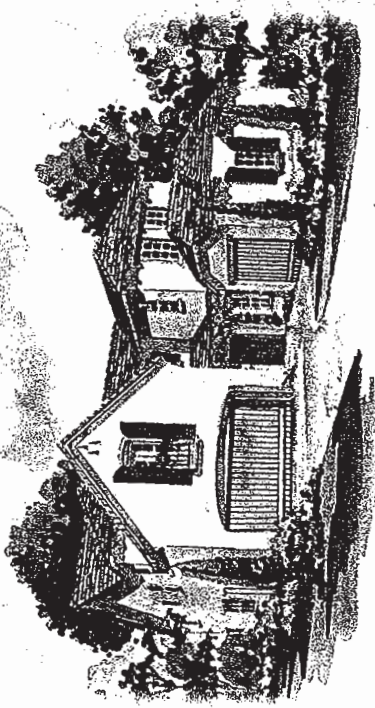
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Spanish



Italian



French Country

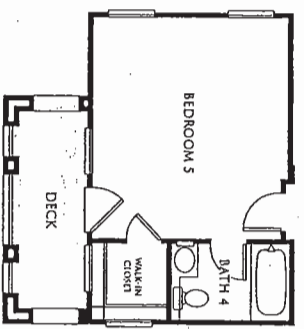
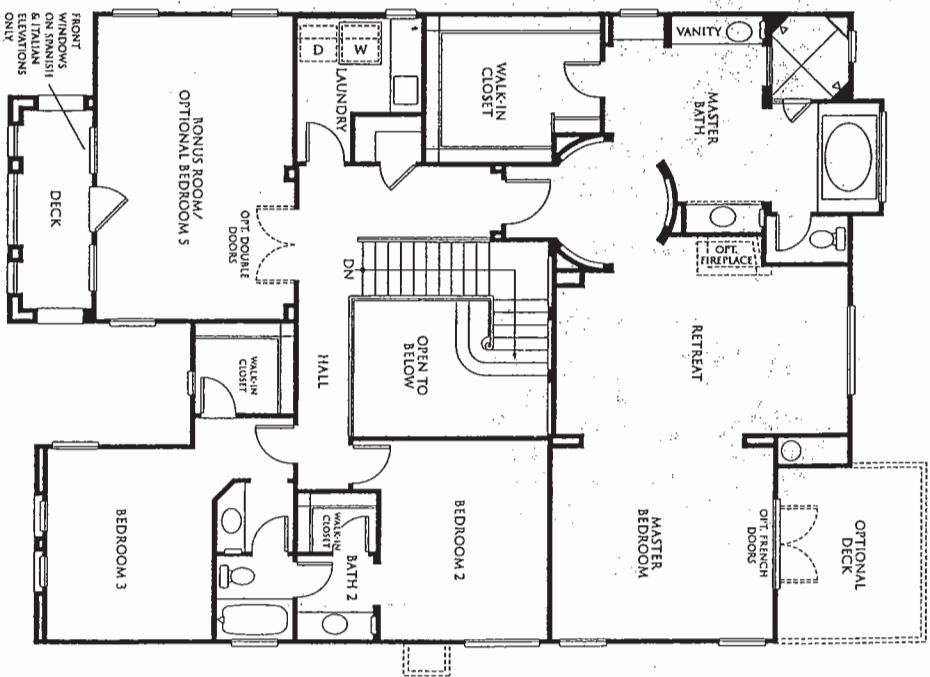
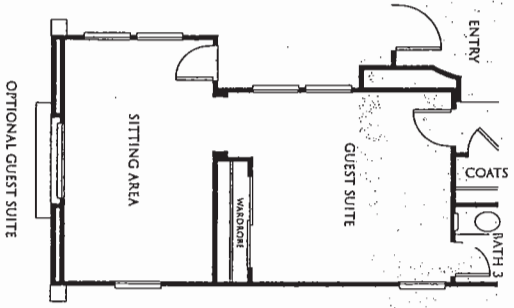
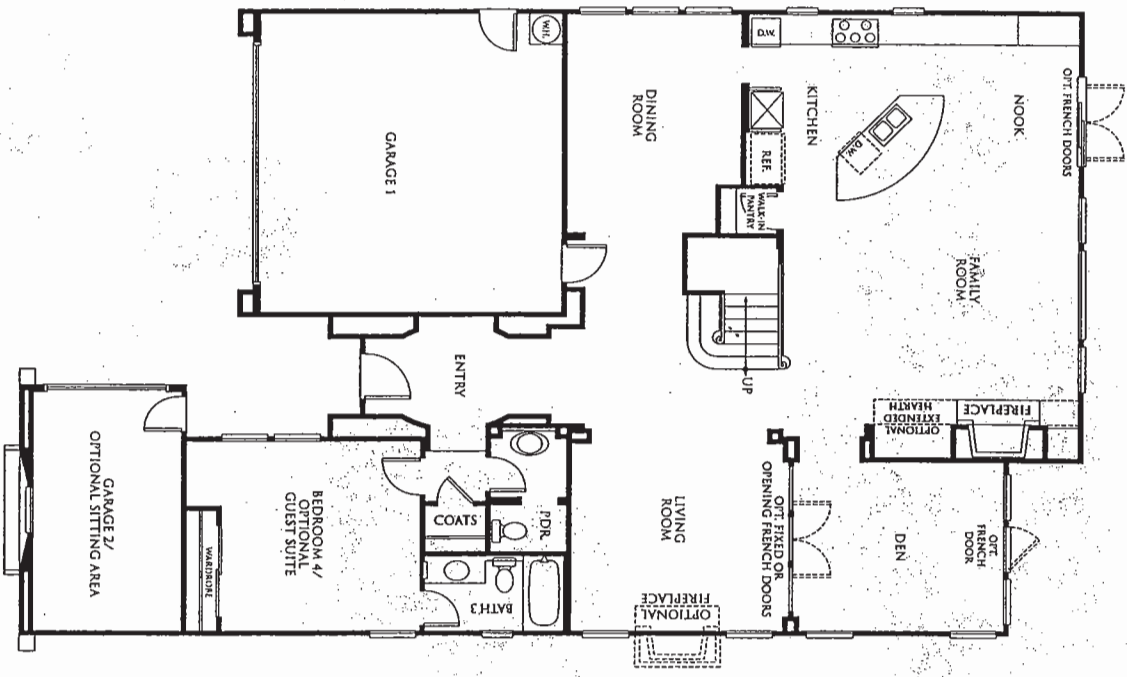
Residence Three

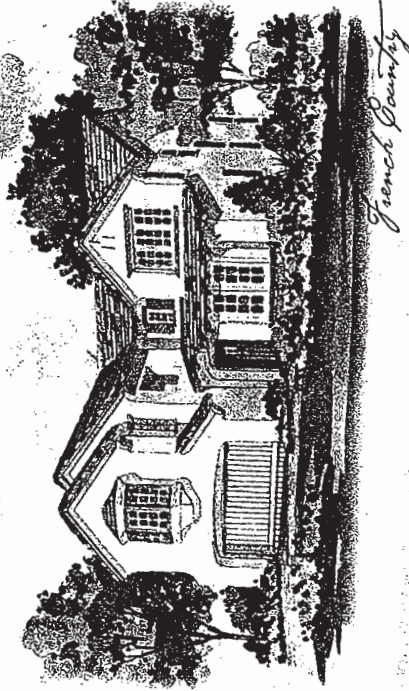
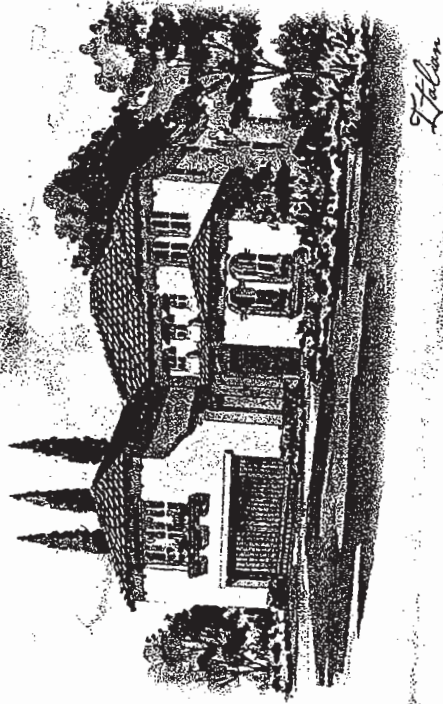
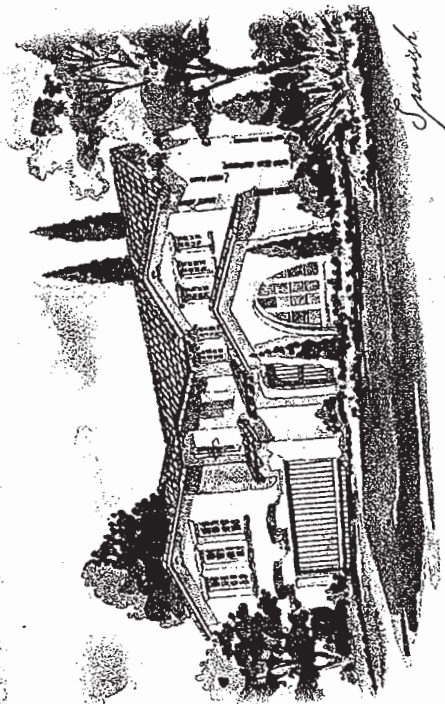
APPROXIMATELY 3,732 SQ. FT.
3 TO 5 BEDROOMS/UP TO 4.5 BATHS/
DEN/3-CAR GARAGE

PRICED FROM: **\$699,880**

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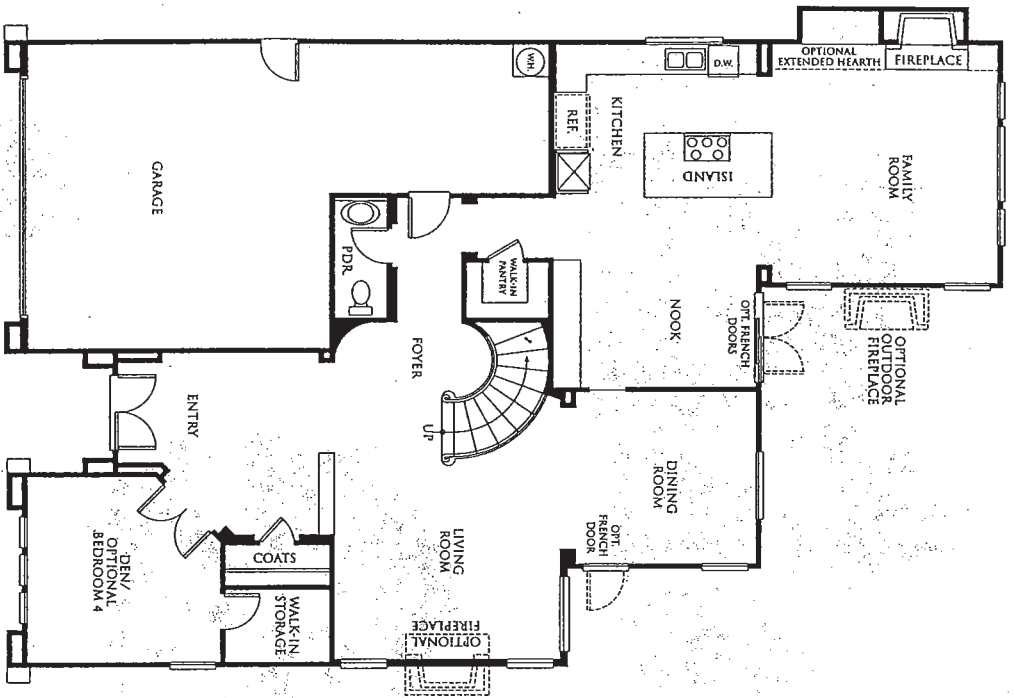
Residence Two

APPROXIMATELY 3,275 SQ. FT.
3 TO 5 BEDROOMS/UP TO 3.5 BATHS/
DEN/3-CAR GARAGE

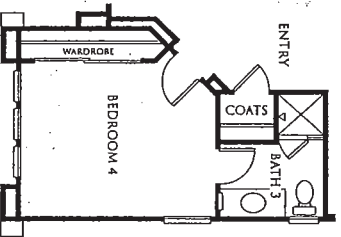
PRICED FROM: \$669,880

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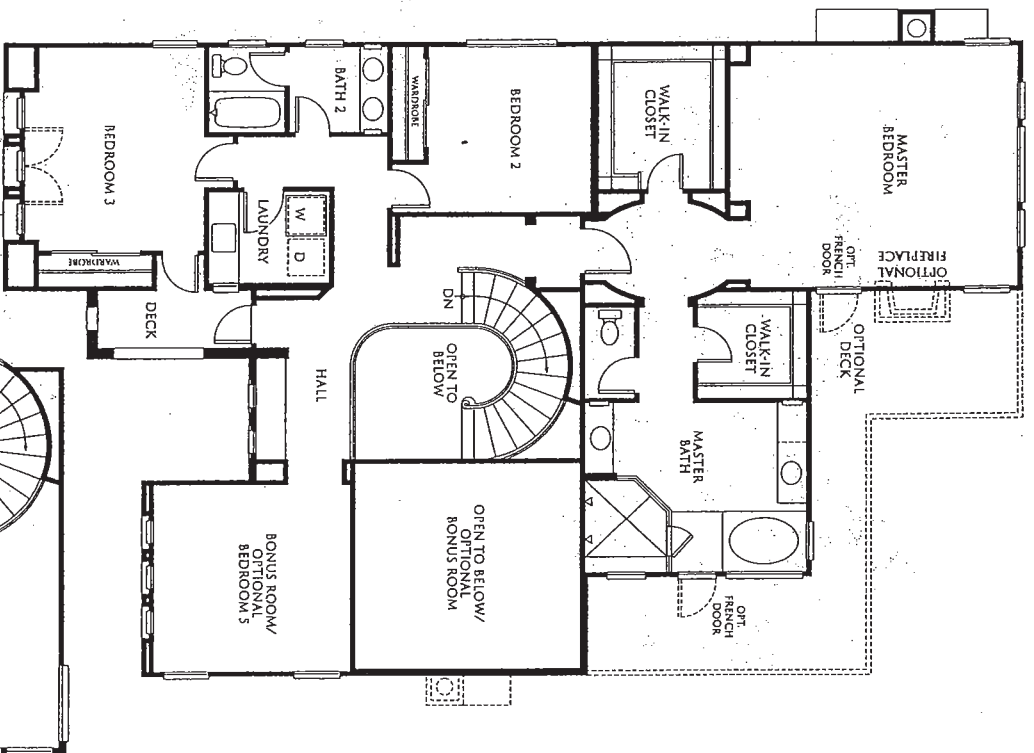




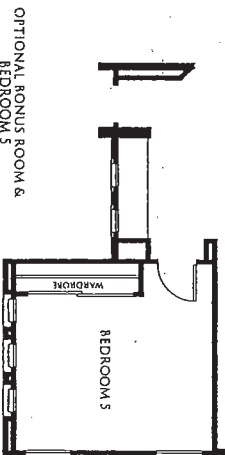
FIRST FLOOR
REVERSED PLAN



OPTIONAL BEDROOM 4 & BATH 3



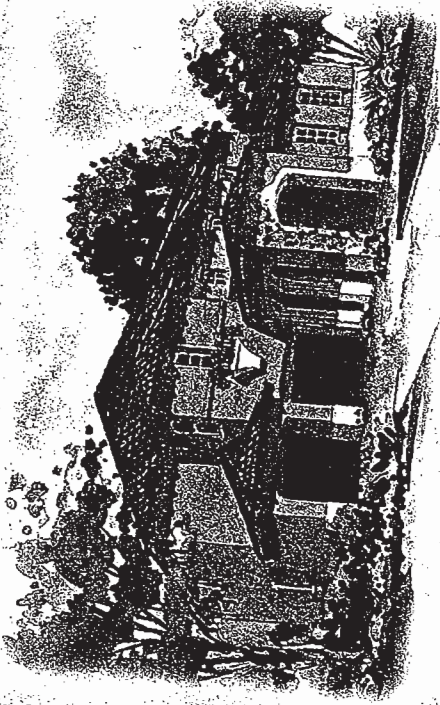
SECOND FLOOR
REVERSED PLAN



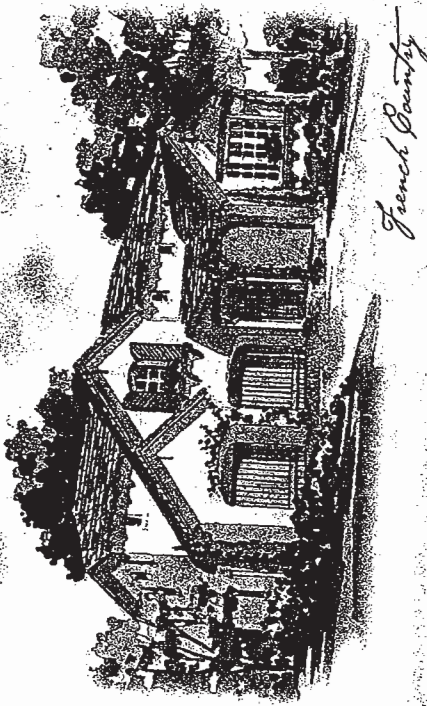
OPTIONAL BONUS ROOM &
BEDROOM 5



Spanish



Colonial



French Country

Residence One

APPROXIMATELY 2,926 SQ. FT.

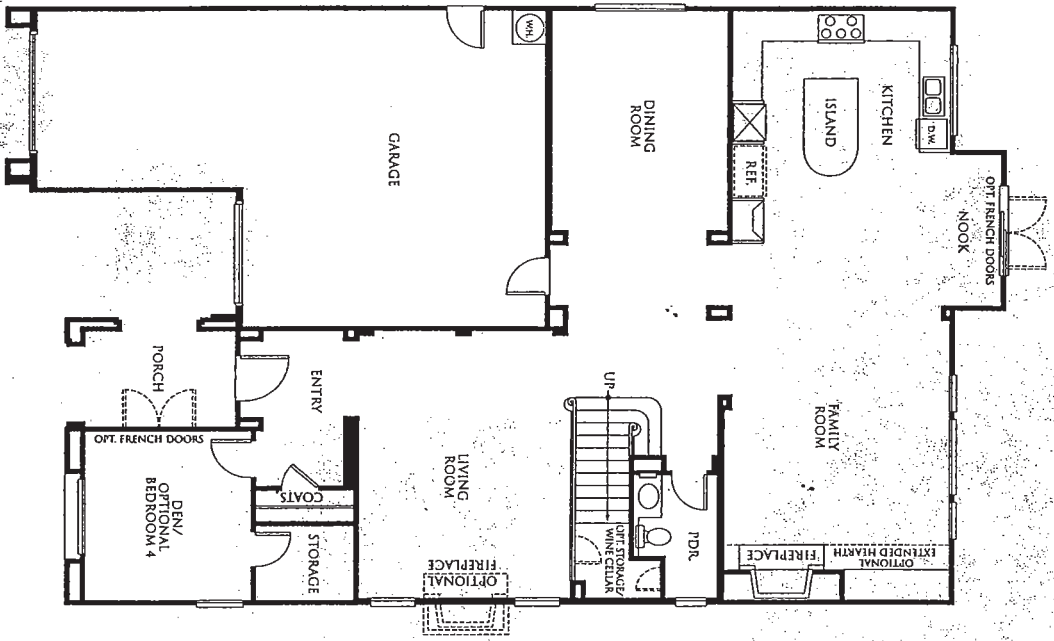
3 OR 4 BEDROOMS/UP TO 4.5 BATHS/

DEN/3-CAR GARAGE

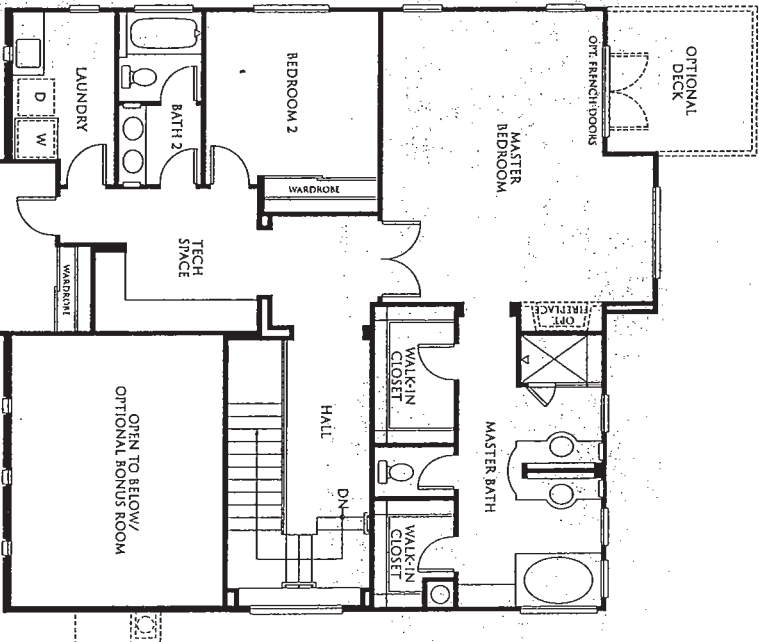
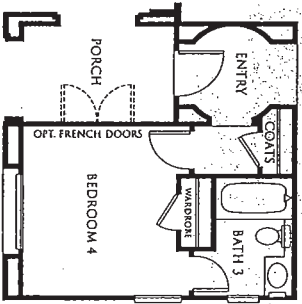
PRICED FROM: \$655,880

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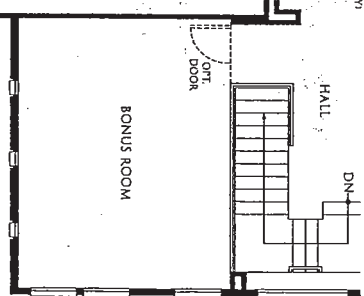




FIRST FLOOR
REVERSED PLAN



SECOND FLOOR
REVERSED PLAN



OPTIONAL BONUS ROOM