

Monte Claire



*Preliminary
Brochure*

W Western
Pacific
Housing
San Diego Division



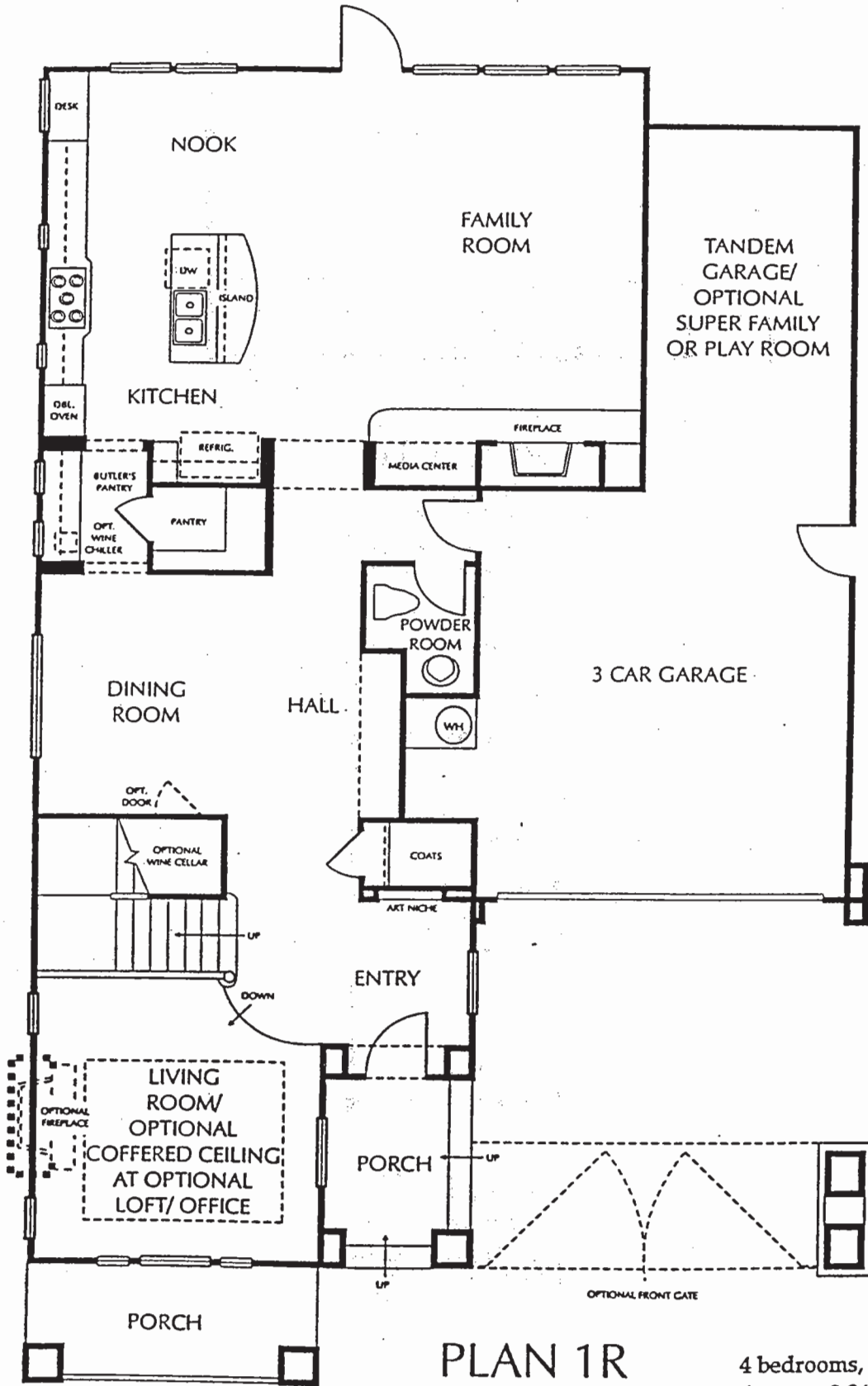
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Model 11K



Model 11K

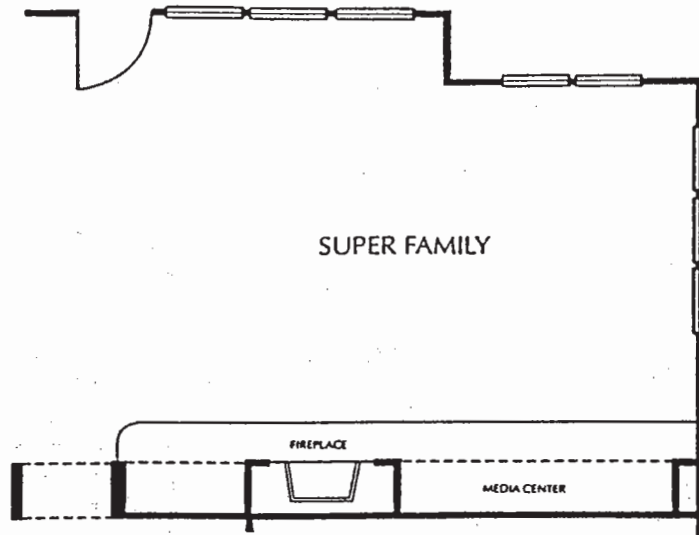
IN OUR CONTINUING EFFORT TO IMPROVE OUR PRODUCT, WESTERN PACIFIC HOUSING, INC. RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO MAPS, PLANS, SPECIFICATIONS, MATERIALS, FEATURES AND COLORS WITHOUT NOTICE. ALL MAPS, PLANS, LANDSCAPING AND ELEVATION RENDERINGS ARE ARTIST'S CONCEPTIONS AND ARE NOT TO SCALE.



PLAN 1R
FIRST STORY

4 bedrooms, 2.5 baths
Approx. 2,849 sq. ft.

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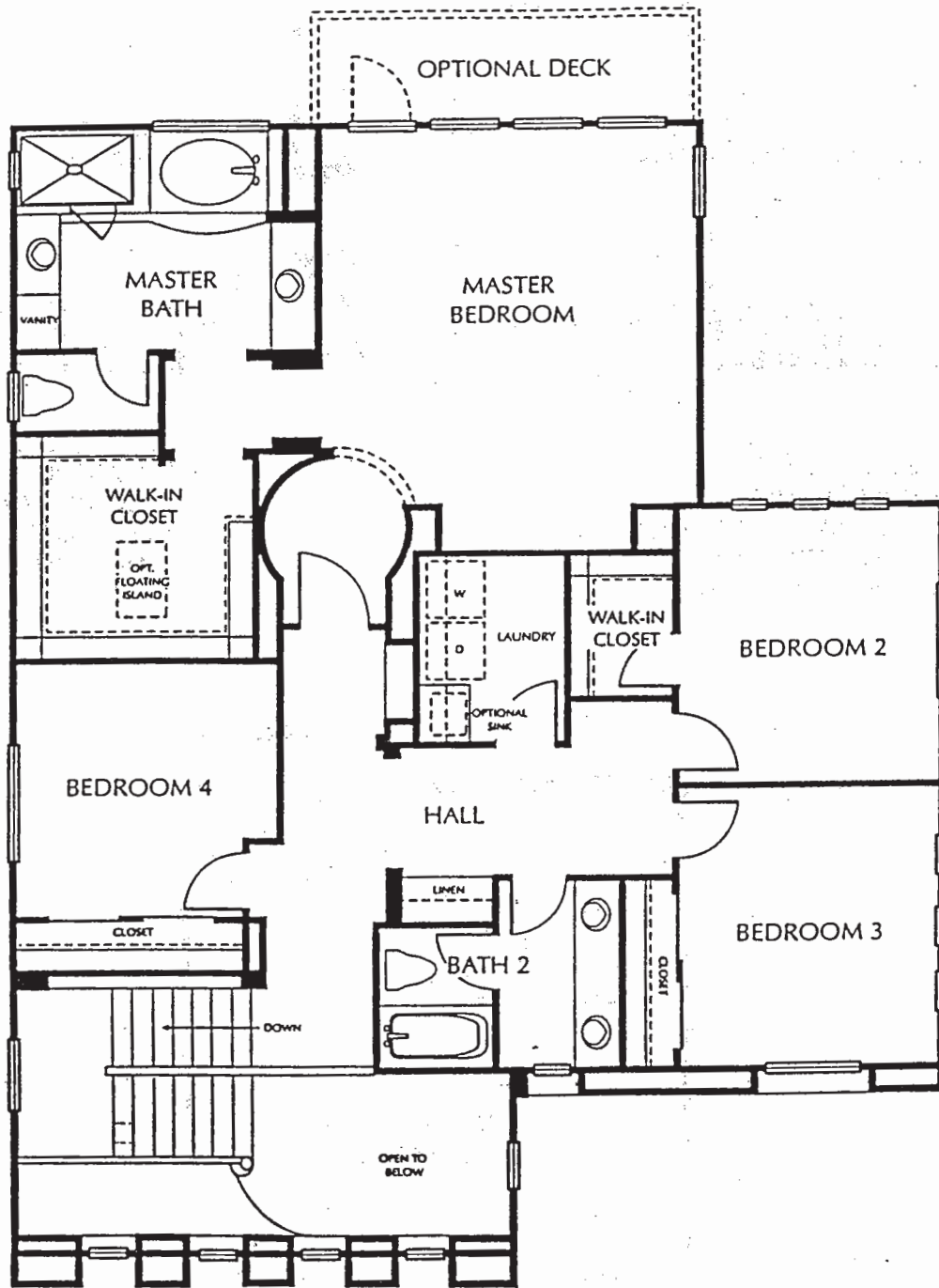


PLAN 1R
 FIRST STORY
 OPTIONAL SUPER FAMILY
 AT TANDEM GARAGE
 ADDS 189 SQ. FT.



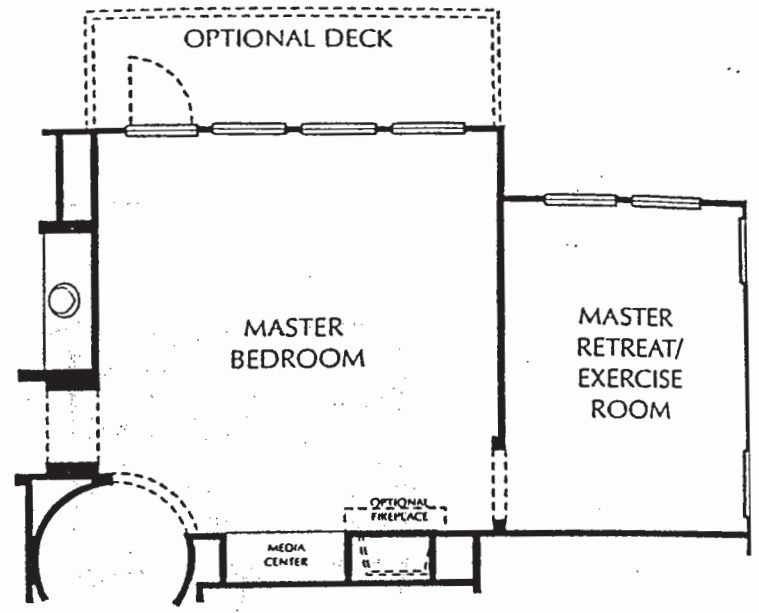
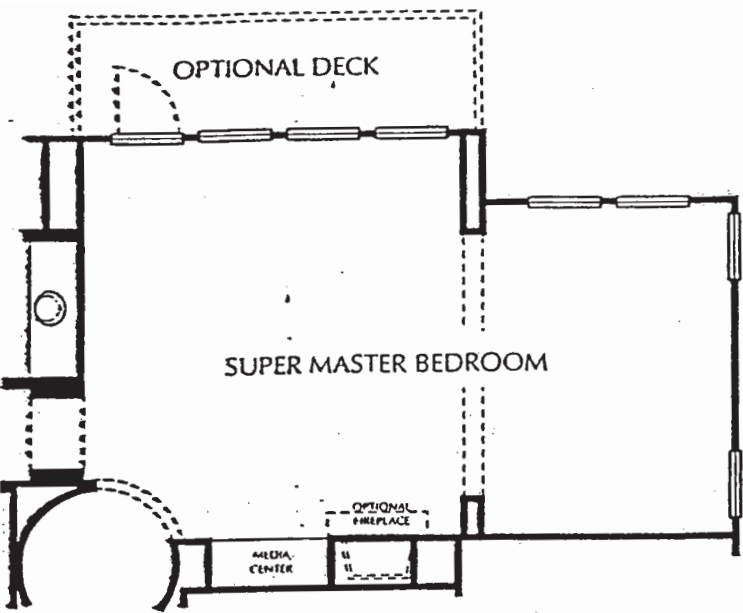
PLAN 1R
 FIRST STORY
 OPTIONAL PLAY ROOM
 AT TANDEM GARAGE
 ADDS 189 SQ. FT.

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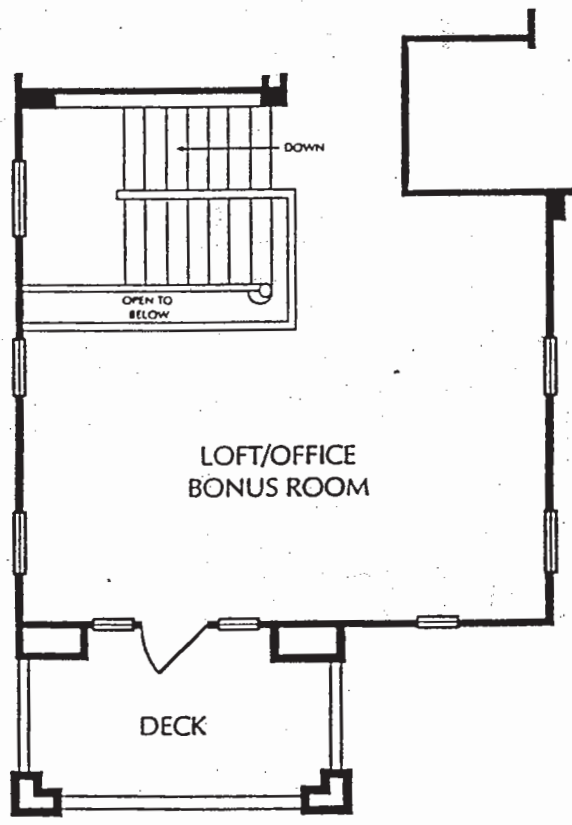
PLAN 1R
SECOND STORY

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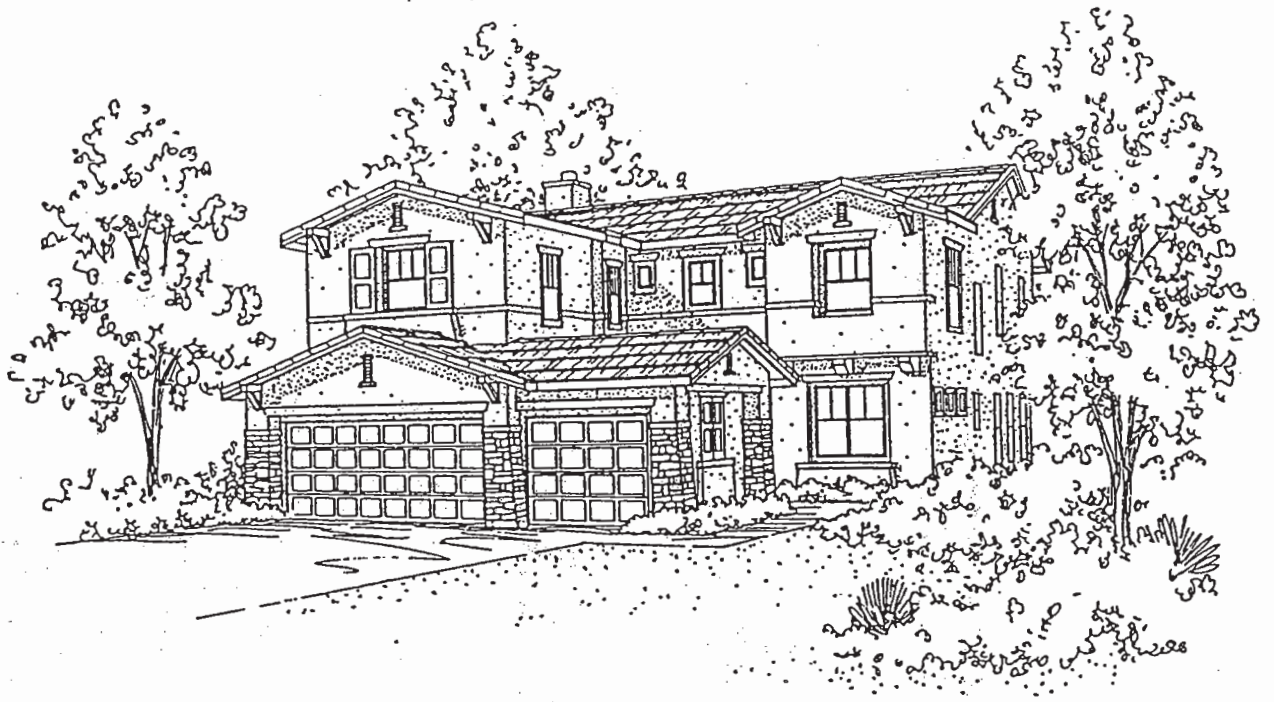


PLAN 1R
 SECOND STORY
 OPTIONAL SUPER MASTER BEDROOM
 AT MASTER BEDROOM
 ADDS APPROX. 143 SQ. FT.

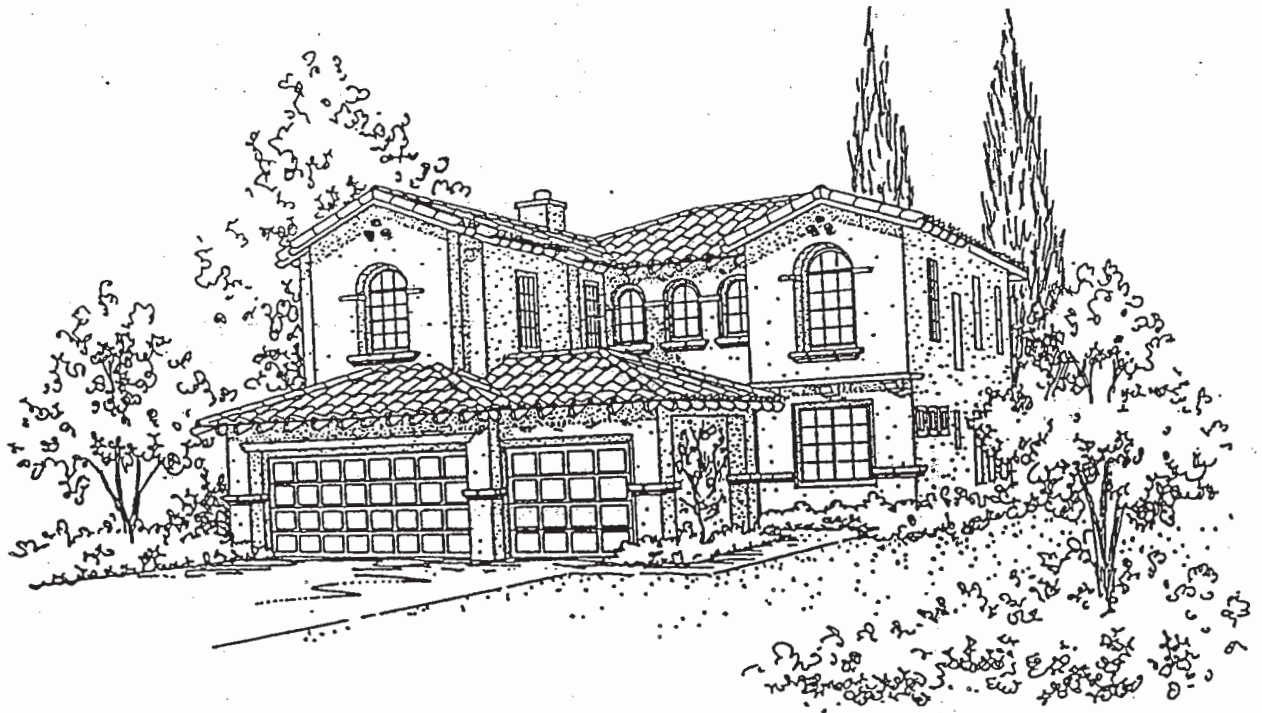
PLAN 1R
 SECOND STORY
 OPTIONAL MASTER RETREAT
 AT MASTER BEDROOM
 ADDS APPROX. 143 SQ. FT.



PLAN 1R
 SECOND STORY
 OPTIONAL LOFT/OFFICE/BONUS ROOM WITH DECK
 ADDS APPROX. 339 SQ. FT.

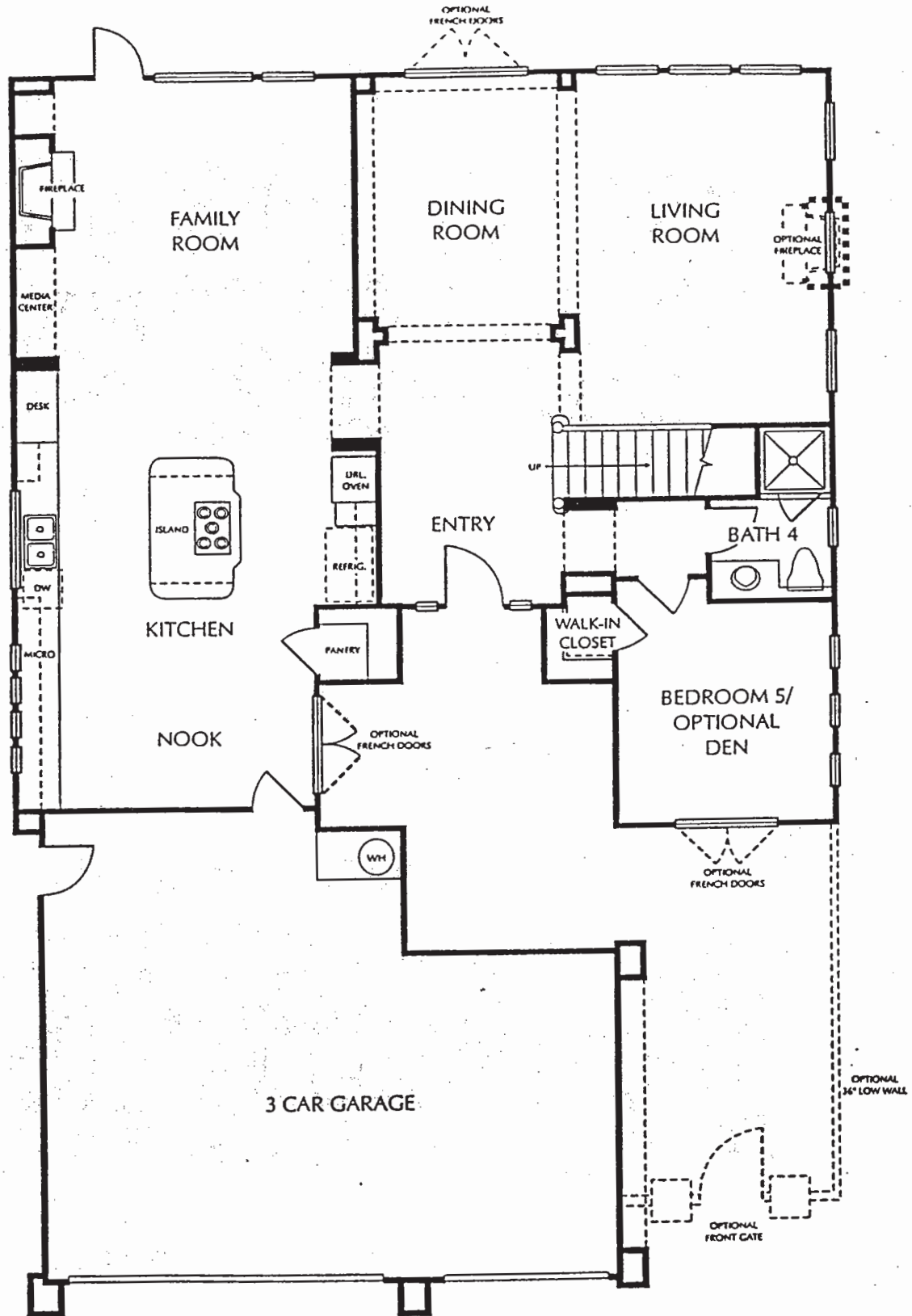


House Concept 2A



House Concept 2B

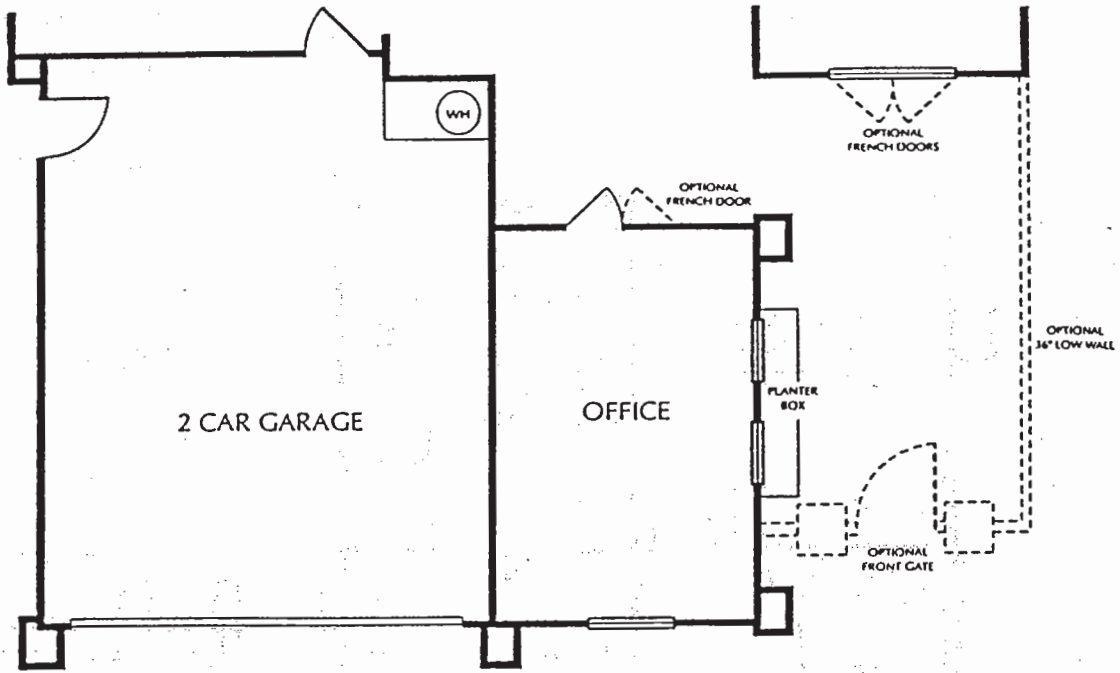
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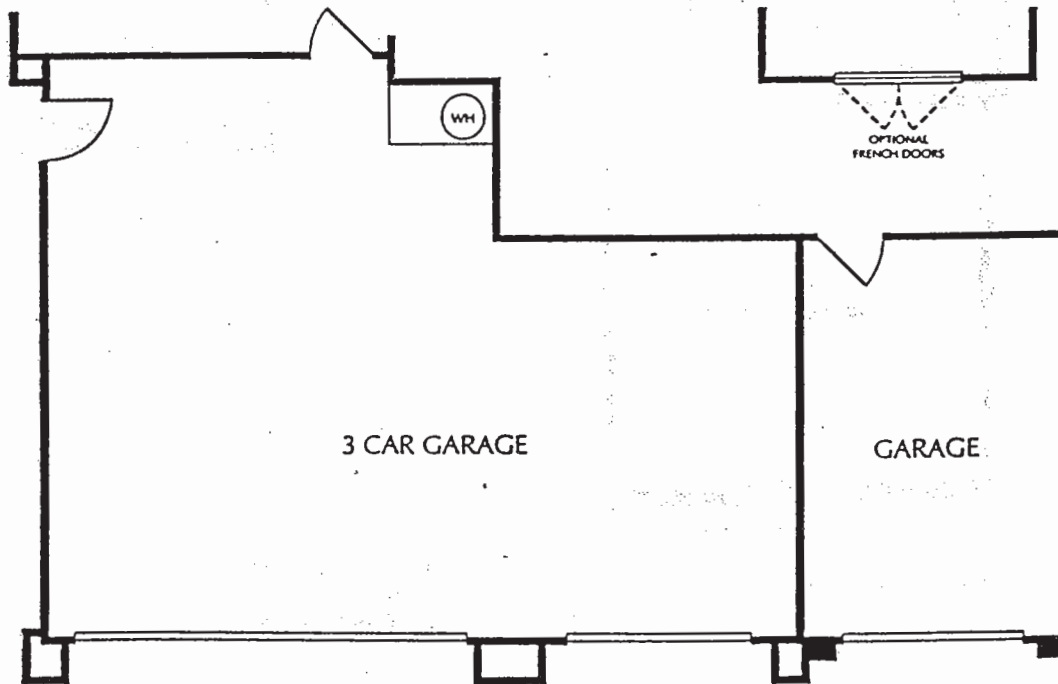
PLAN 2
FIRST STORY

5 bedrooms, 4 baths
Approx. 3,167 sq. ft.

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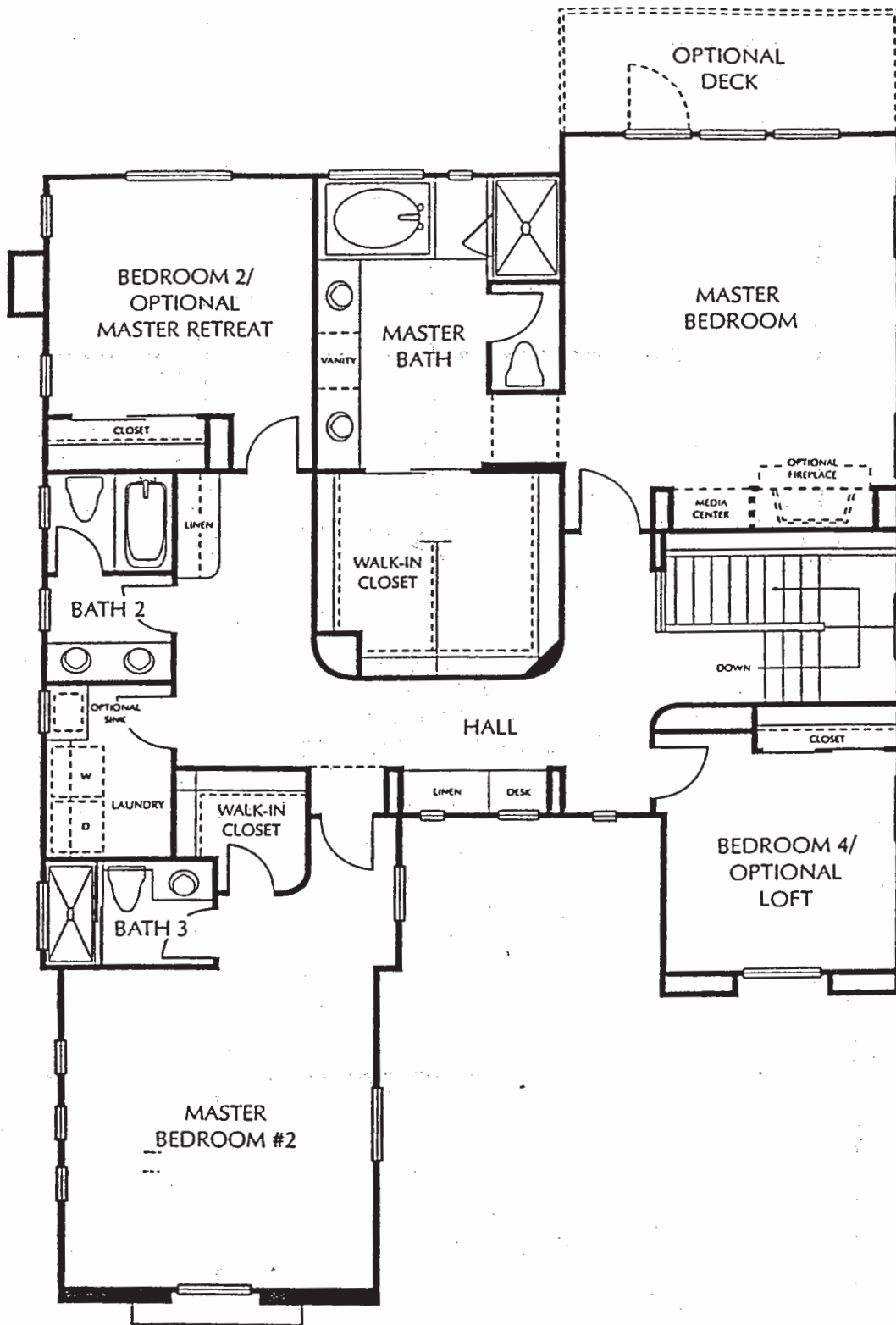


PLAN 2
 FIRST STORY
 OPTIONAL OFFICE AT GARAGE
 ADDS APPROX. 180 SQ. FT.



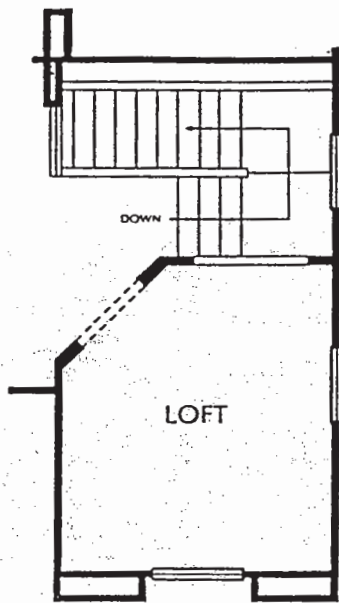
PLAN 2
 FIRST STORY
 OPTIONAL 4TH GARAGE

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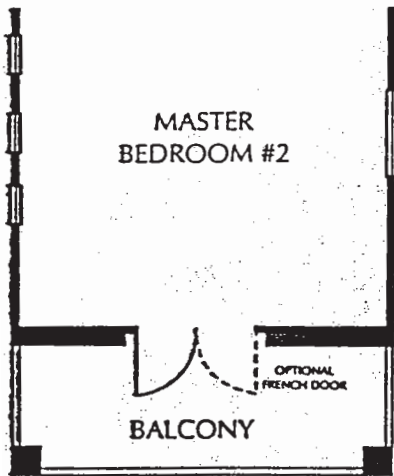


PLAN 2
SECOND STORY

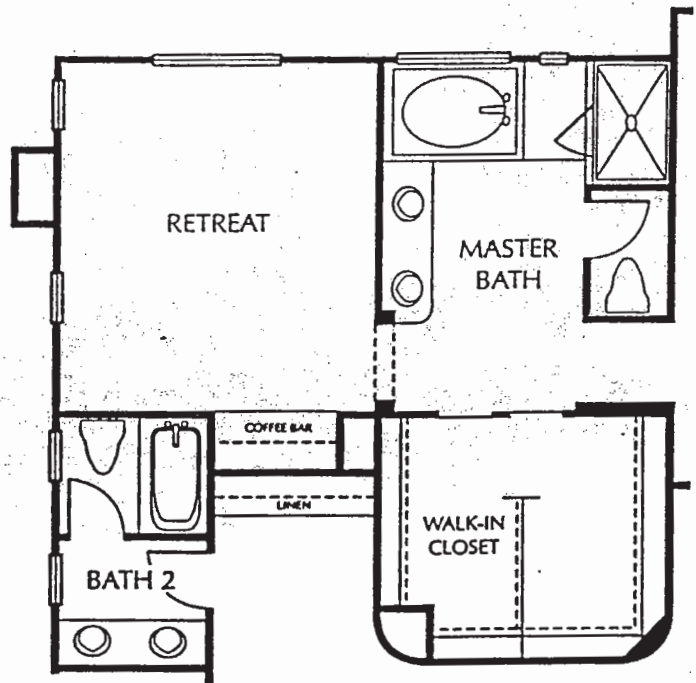
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PLAN 2
SECOND STORY
OPTIONAL LOFT AT BEDROOM 4



PLAN 2
SECOND STORY
OPTIONAL BALCONY AT
2ND MASTER BEDROOM

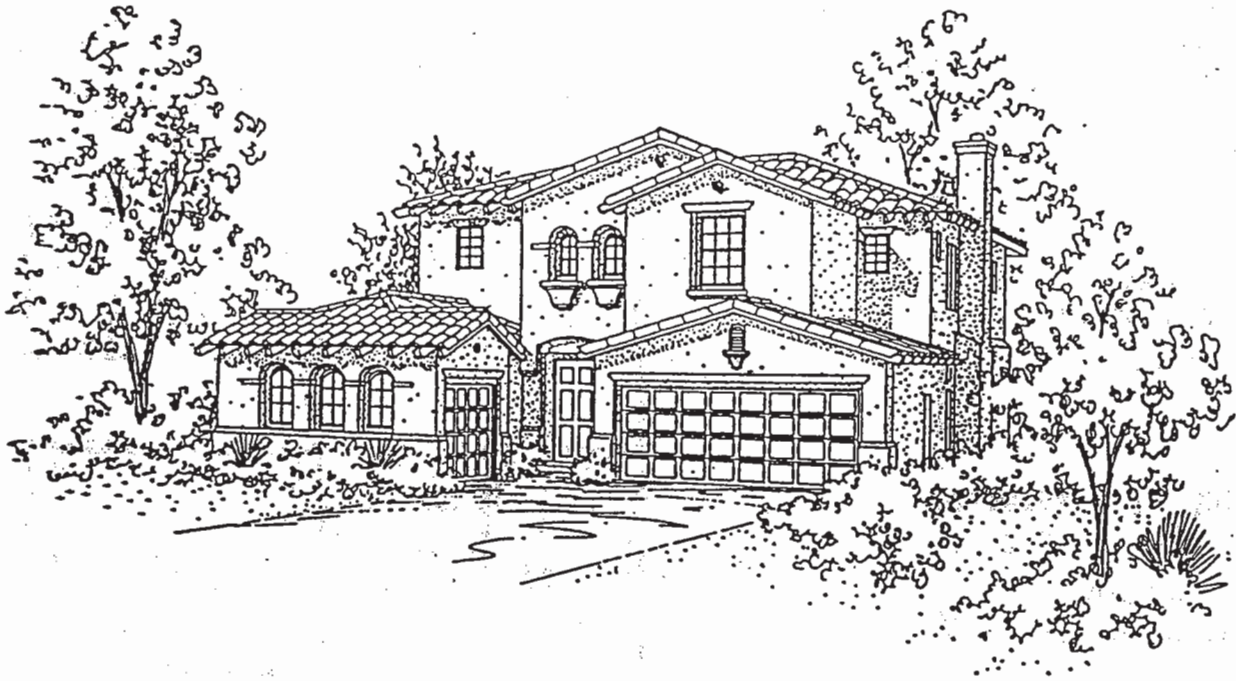


PLAN 2
SECOND STORY
OPTIONAL RETREAT
AT BEDROOM 2

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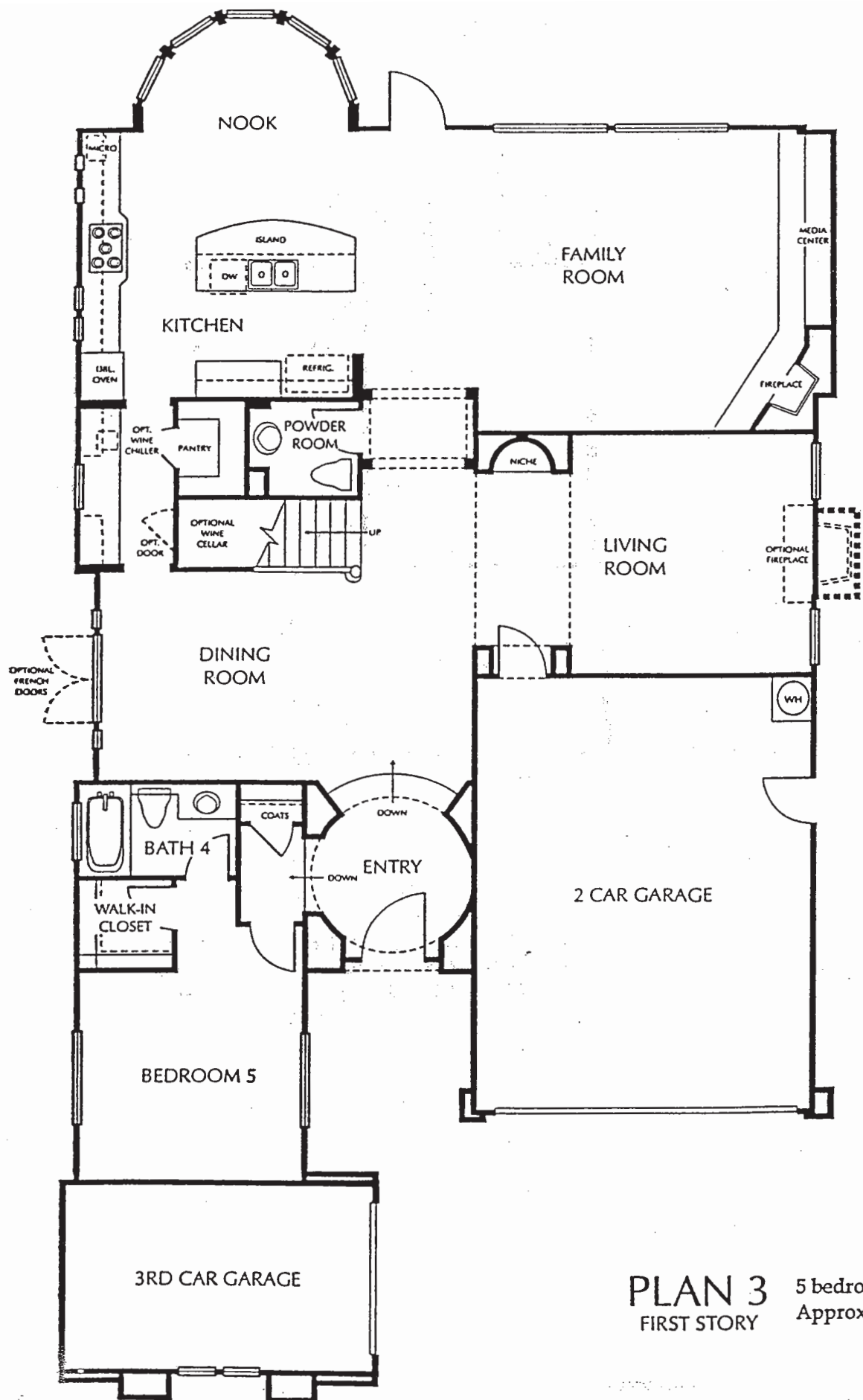


House Concept 3A



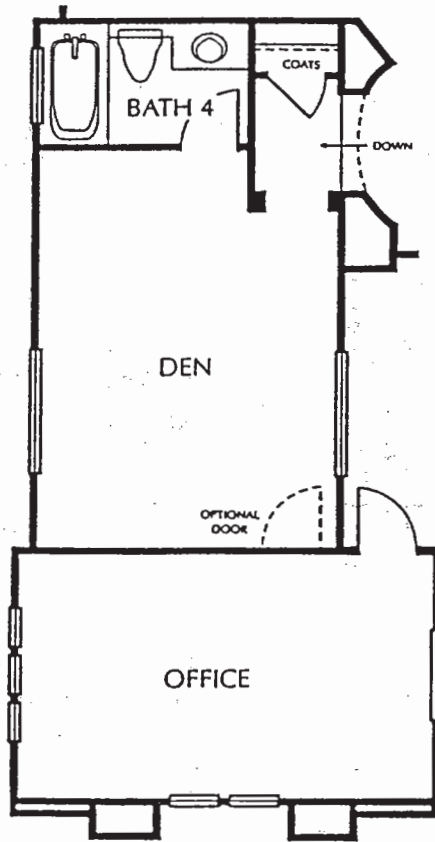
House Concept 3B

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PLAN 3 5 bedrooms, loft, 4.5 baths
 FIRST STORY Approx. 3,633 sq. ft.

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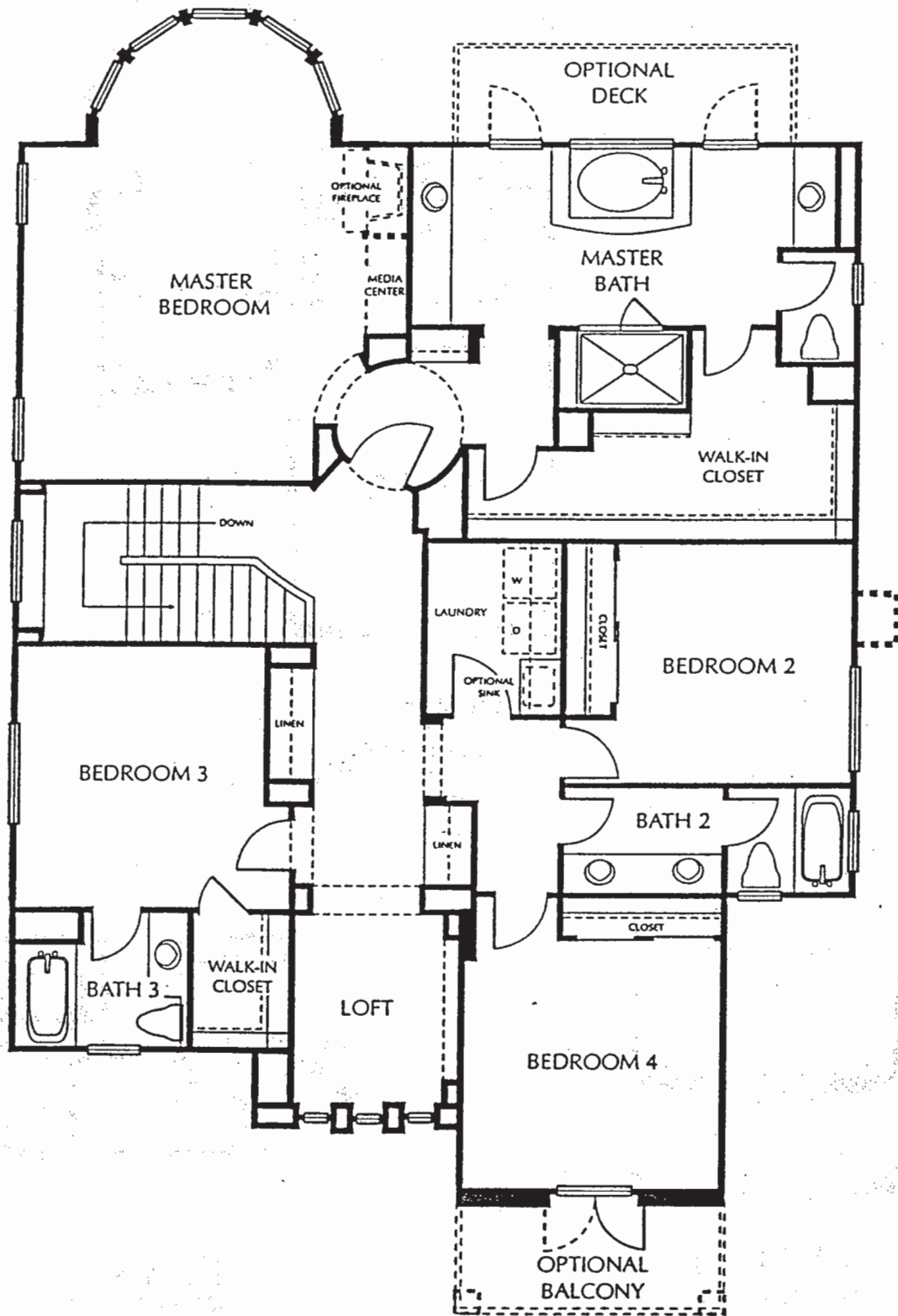
PLAN 3

FIRST STORY

OPTIONAL OFFICE AND DEN
AT GARAGE AND BEDROOM 5
ADDS APPROX. 177 SQ. FT.

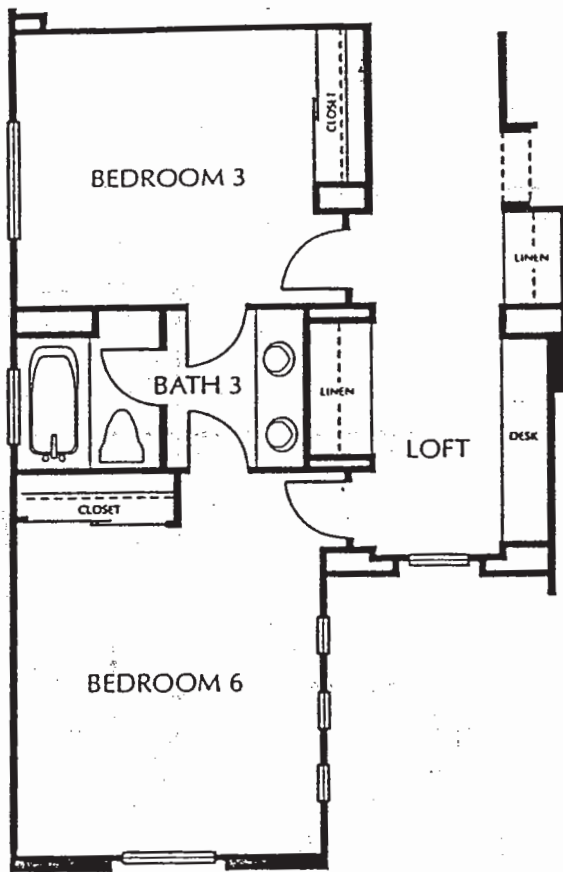
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(Western Pacific Housing) Montclair: 7/20/

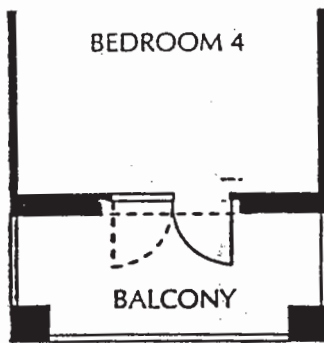


PLAN 3
SECOND STORY

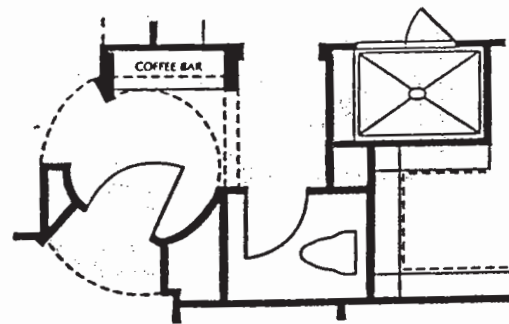
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PLAN 3
 SECOND STORY
 OPTIONAL BEDROOM, 6
 ADDS APPROX. 177 SQ. FT.



PLAN 3
 SECOND STORY
 OPTIONAL BALCONY
 AT BEDROOM 4

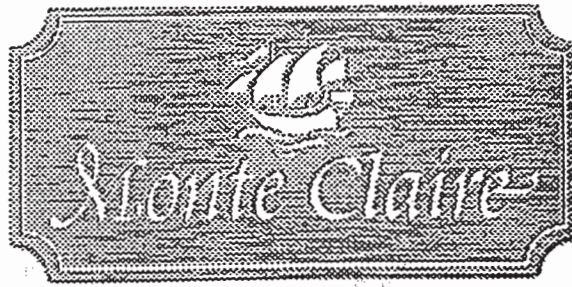


PLAN 3
 SECOND STORY
 OPTIONAL HIS/HER TOILET/COFFEE BAR
 AT MASTER BEDROOM

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(Western Pacific Housing) Montclair 7/20/99

PRELIMINARY FEATURES



❧ DISTINCTIVE EXTERIORS ❧

Meticulously crafted Mediterranean architecture
Custom exterior color schemes
Durable concrete tile roof
Dramatic raised-panel eight foot entry door
Steel sectional roll-up garage doors with automatic opener and two transmitters
Spacious three-car garage and/or extensive storage
Artfully designed exterior light fixtures
Gas stubbed for future backyard barbecue
Concrete driveway and walkway

❧ SPACIOUS INTERIORS ❧

Formal entry with ceramic tile flooring
Elegant volume ten-foot ceilings downstairs and nine-foot ceilings upstairs
Distinctive eight-foot raised panel doors
Thermostatically controlled, forced-air heating
Designer-selected light fixtures
Inviting wood burning fireplace in family room with tile facade
Custom rounded wall and window corners
Oversized base molding and door casings
Magnificent staircase with oak railings and balusters
Spacious family room media niches
Interior laundry room with cabinetry and solid surface countertop
Rocker switches throughout

❧ MASTER SUITE ELEGANCE ❧

Spacious wardrobes with mirrored doors
Decorator-designed hand-set ceramic tile countertop with dual sinks
Oversized oval tub and separate shower with clear glass enclosure
Raised oak panel cabinets
Full-sized mirrors
Private water closet

❧ GOURMET KITCHENS ❧

Raised oak panel cabinets
Designer General Electric.* appliances including:
Built-in gas cooktop
Built-in self-cleaning oven
Built-in microwave
Multi-cycle dishwasher
Heavy duty garbage disposal
Hand-set ceramic tile countertops
Contemporary recessed lighting
Under cabinet fluorescent lighting
Double-compartment, enameled sink
Pre-plumbed for refrigerator icemaker
Convenient food preparation kitchen island with additional storage
Family size breakfast nook

❧ ADDITIONAL FEATURES ❧

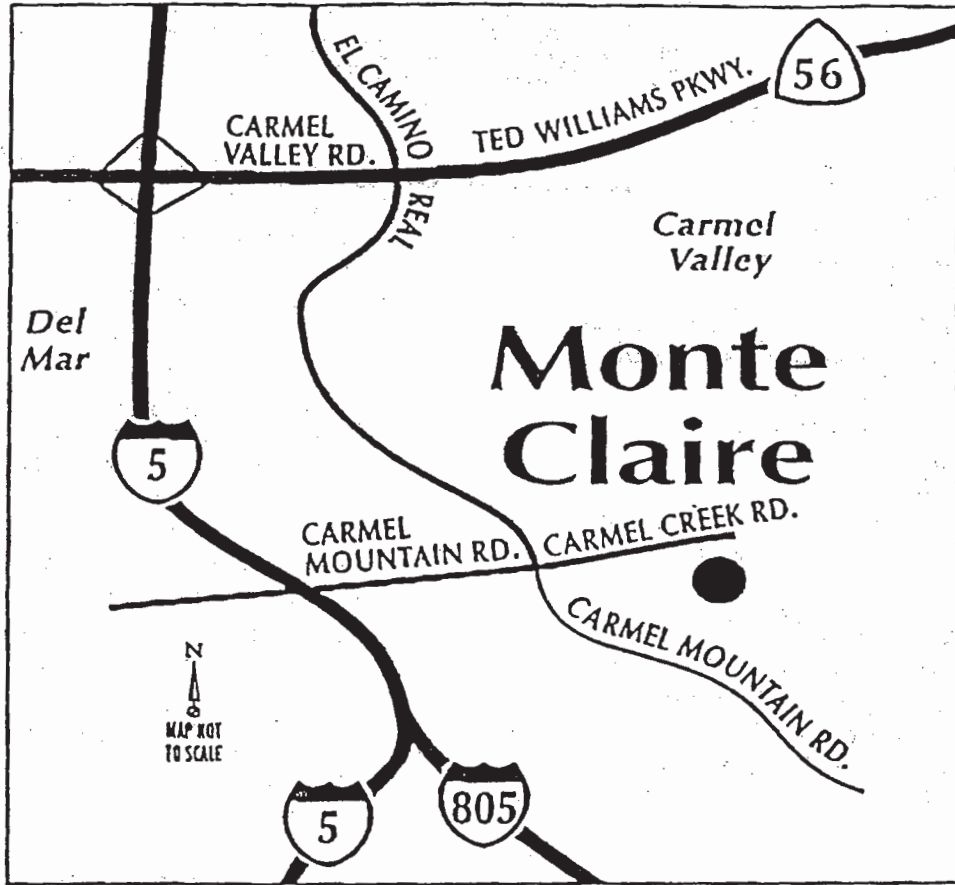
Energy-efficient furnace and 75 gallon water heater
Water-saving toilets and shower heads
Pre-wired for cable TV and telephone
Dual glazed windows for energy efficiency
Smoke detectors

❧ OPTIONS ❧

Please see your sales representative for a full list of upgrades and options.

❧ DESIGN STUDIO ❧

To customize your new home, we are proud to offer a wide variety of options and upgrades at our Design Studio. From distinctive floor and window coverings to custom cabinetry, our design team is available to help you select your own personal expressions for your new home



858-793-3546
858-793-3609 Fax



San Diego Division