

MONTEREY POINT

Monterey Point is a development of single-family, detached houses in the City of Poway, California.

Known as "The City in the Country", Poway is located in the geographic center of San Diego County. Poway has developed as a bedroom community with citizens who take great pride in the many recreational amenities within the community. Lake Poway, abundant riding/hiking trails, and many well groomed parks take Powayans outside to enjoy the Mediterranean climate.

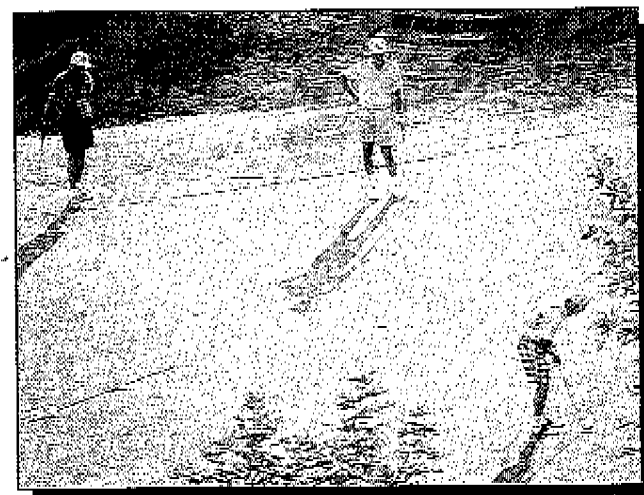
Incorporated in just 1980, the city founders were concerned that growth be well planned and managed. Poway today shows their success. The new neighborhoods afford homeowners great views of the surrounding granite studded hills. The abundant trails and green belts throughout the community lead you to think it is one unending park, and the school system is legendary for top test scores.

The Monterey Point project is neatly tucked away on the top of a mesa in an established neighborhood within walking distance of the Twin Peaks Plaza. Many of the homes will overlook the Carmel Mountain Ranch golf course and surrounding hills.

The homes, designed by nationally recognized architect Dale Nagle, FAIA, will offer from 2,063 square feet to 2,859 square feet of interior space with three car garages and many outstanding features included in the sale price. The large (average 17,000 square foot) lots afford buyers the luxury of views, a generously sized and secure entry courtyard, pool sized backyards, and room for recreational vehicles.

The Monterey Point project meets the builder's traditional high standards and assures buyers excellent value: a large home on an extraordinarily large lot and potentially tremendous savings over market value.

There are only 17 of these beautiful homes available. Early registration is recommended.



FEATURES

Impressive Interiors that Enhance your Lifestyle

- Entertainment wet bars with DUPONT Corian countertops
- Generous allowance for your choice of flooring materials
- Carved and turned balusters and handrails
- Impressive hand troweled ceiling and wall treatments
- Plant shelves and arched doorways*
- Elegant double door entry*
- Precast concrete fireplace face and hearth
- 2 Wood-burning fireplaces with glass doors in most plans
- Efficient gas log lighters*
- Skylights for natural light
- Rounded wall corners
- Soaring vaulted ceilings in most rooms
- Generous linen cabinets
- Raised panel interior doors
- Attractive brass door hardware
- Unique built-in bookcases*
- Bonus room or library in some models
- Mirrored wardrobe doors throughout

Convenient Kitchens to Inspire the Gourmet

- Chic Euro-style white cabinets
- Gourmet center island in every home
- Exclusive DUPONT Corian countertops with double sinks
- Breakfast nook
- Recessed task lighting
- Exclusive G.E. Monogram Series appliances (self-cleaning oven, convection/microwave oven, dishwasher, gas cook top, built-in refrigerator)
- Deluxe single handle spray faucet
- Under cabinet lighting in selected areas
- Pantry*

Laundry/Utility Rooms

- White cabiners
- 220V electric & gas dryer hookups

Exteriors to Complement Beautiful Surroundings

- Elevations designed by a nationally acclaimed award-winning architect
- Enclosed entry courtyards for privacy
- Sunny balconies on select plans
- Architectural emphasis on courtyard gates
- Solid mahogany entry doors
- Generous pool-sized lots
- Three car garage
- Romantic French doors in select plans*
- Durable concrete tile roof
- Traditional white-framed mullioned windows on most plans
- Distinctive entry lighting fixtures
- Quality bronze door hardware
- Streetside landscaping to courtyard wall
- Decorative concrete driveway and front walk

Commanding Grand Master Suites

- Generous walk-in closets
- His and her dressing areas*
- Romantic wood-burning fireplaces, some with raised hearths*
- Mirrored wardrobe doors
- Beautiful polished brass and chrome bath fixtures
- Relaxing oversized oval tub with hydro massage jets
- Separate shower
- Compartmentalized master bath
- Soaring vaulted ceilings
- Full width mirrors
- Clear shower enclosure
- Attractive white cabinetry
- Water efficient elongated water closet
- Ceiling outlet for paddle fan or chandelier

Refreshing Powder Rooms and Baths

- Pedestal sink in powder room with chrome and brass fixtures
- Designer selected mirrors
- Designer selected lighting
- Water efficient elongated water closet
- White cabiners
- Inviting clear tub and shower enclosures
- Lavatory, tub and shower sets in Euro-style white in secondary baths

Comfort and Efficiency Features

- Dual glazed windows for added insulation throughout
- 75 gallon energy efficient gas water heater
- Recirculating hot water system
- Smoke detectors
- Extra phone jacks and cable TV outlets
- Convenient hose bibs on all four exterior walls
- Dual systems for heating and air-conditioning
- Automatic garage door openers
- Fully dry walled and painted garage
- Rocker switches for all lighting
- Fully insulated exterior walls and ceilings
- Gas BBQ stub to patio
- Practical under stairway storage*
- Security deadbolt on front door and garage-to-house door
- Durable copper plumbing
- Electric front gate release
- Security system
- Interroom system
- Fully fenced
- Rear yard access gate
- Roll-up garage doors

* Some features are only offered in select plans/lots

The builder reserves the right to incorporate modifications to existing plans, specifications and features without any notice or obligation to any purchaser. Square footage figures are approximate and may vary.

The builder may at times offer opportunities to personalize your home. These optional items and/or selections, if offered, will be available at additional costs, and the availability of any optional item or selection is not guaranteed by the Builder. Some options are only offered in select plans.

Renderings, floor plan displays and maps are artist's conceptions and are not intended to be an actual description of the buildings, walks, driveways, fencing, or landscaping.

Certain landscaping is included in the purchase price of a home. This landscaping is basic in nature and is designed with a thought to the overall appearance of the community. A certain number of trees and/or shrubs have been raised throughout the project; however, each lot may not have the same number of trees and/or shrubs.

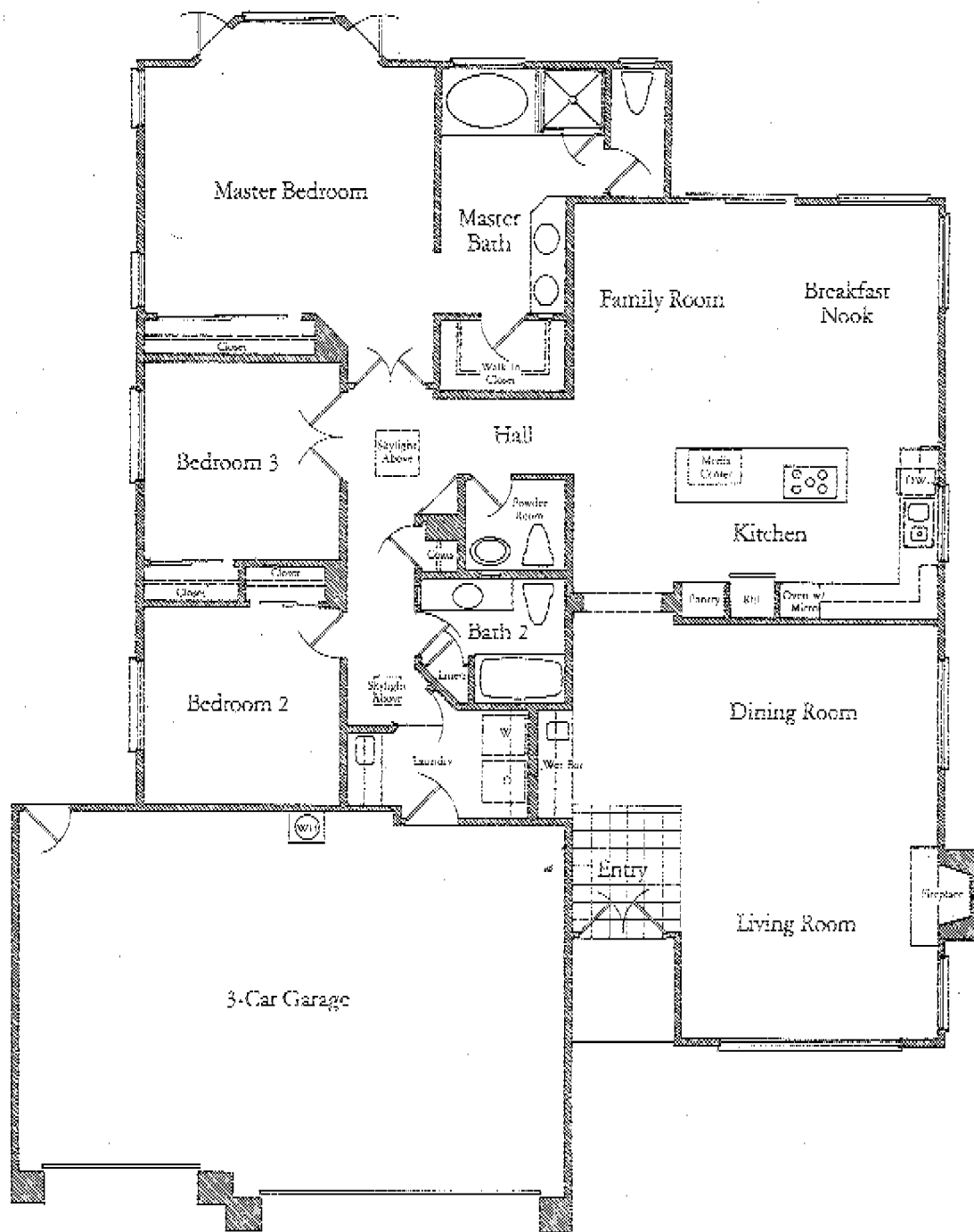
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**MONTEREY POINT
SALES PRICE SCHEDULE**

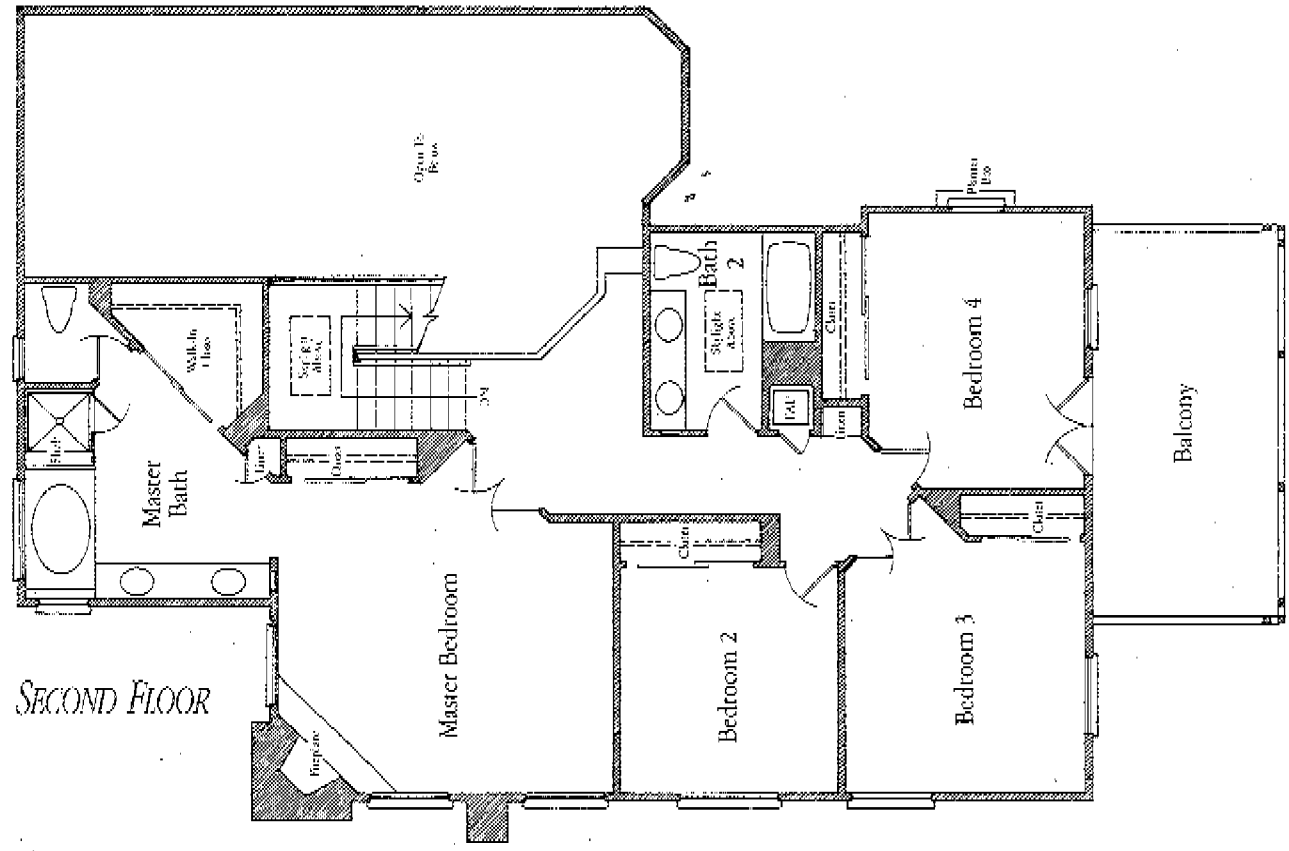
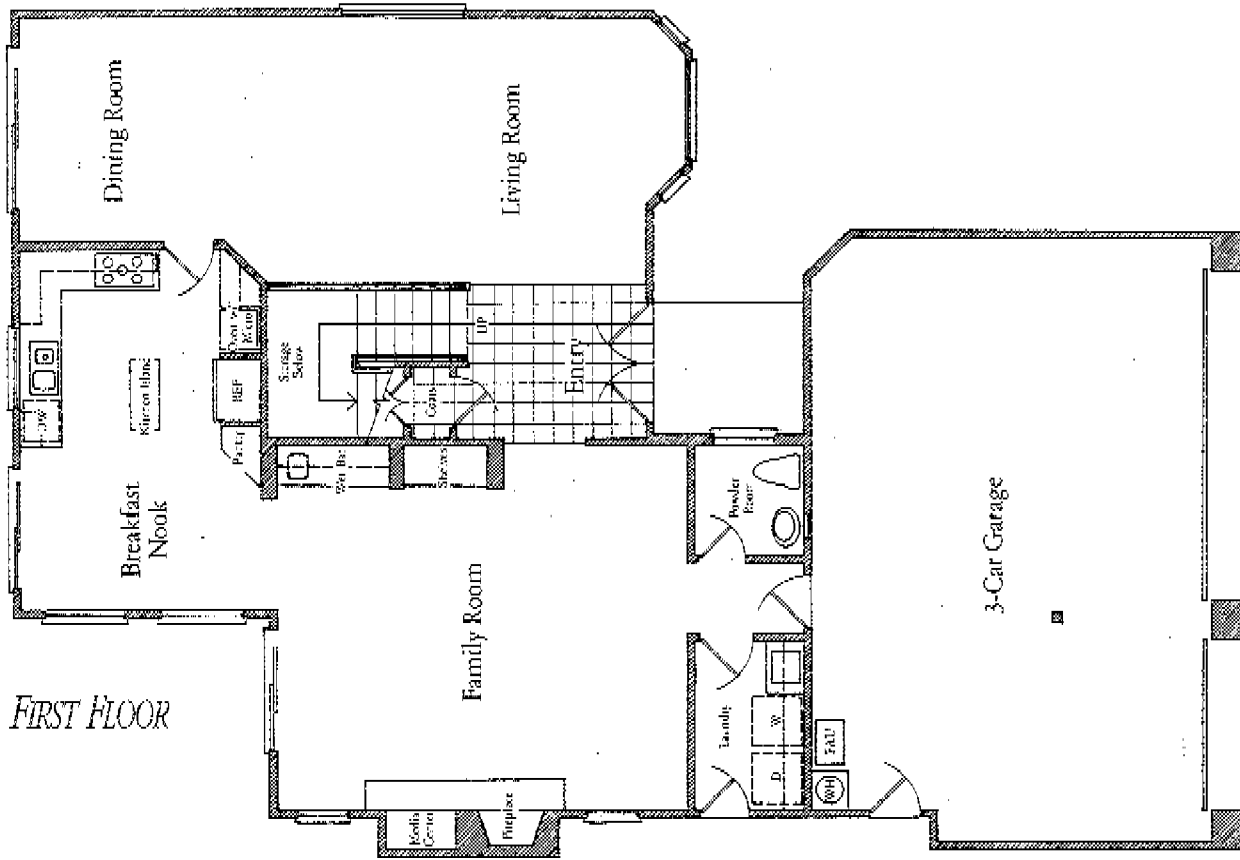
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Lot Number	Plan/ Elevation	Price	Address
1	2063 A	\$ 320,990	12222 COLONY DRIVE SOLD
2	2859 B	415,990	12230 COLONY DRIVE SOLD
3	2859 C	430,990	12238 COLONY DRIVE SOLD
4	2612 C	420,990	12246 COLONY DRIVE
5	2859 A	440,990	12254 COLONY DRIVE
6	2612 B(R)	425,990	12262 COLONY DRIVE
7	2063 A(R)	349,990	12270 COLONY DRIVE SOLD
8	2612 A(R)	399,990	12278 COLONY DRIVE
9	2612 B(R)	409,990	14603 HERITAGE WAY
10	2859 B(R)	425,990	14613 HERITAGE WAY
11	2612 C	389,990	14623 HERITAGE WAY SOLD
12	2859 C(R)	419,990	14633 HERITAGE WAY
13	2612 B(R)	389,990	14643 HERITAGE WAY <i>SOLD</i>
14	2063 B(R)	320,990	14653 HERITAGE WAY
15	2859 B	385,990	14654 HERITAGE WAY
16	2859 A(R)	389,990	14644 HERITAGE WAY
17	2612 C	369,990	12261 COLONY DRIVE SOLD
18	2859 C(R)	399,990	12253 COLONY DRIVE
19	2063 B	299,990	12245 COLONY DRIVE SOLD
20	2859 B(R)	415,990	12237 COLONY DRIVE
21	2859 A(R)	409,990	12229 COLONY DRIVE

2063 SQUARE FEET*

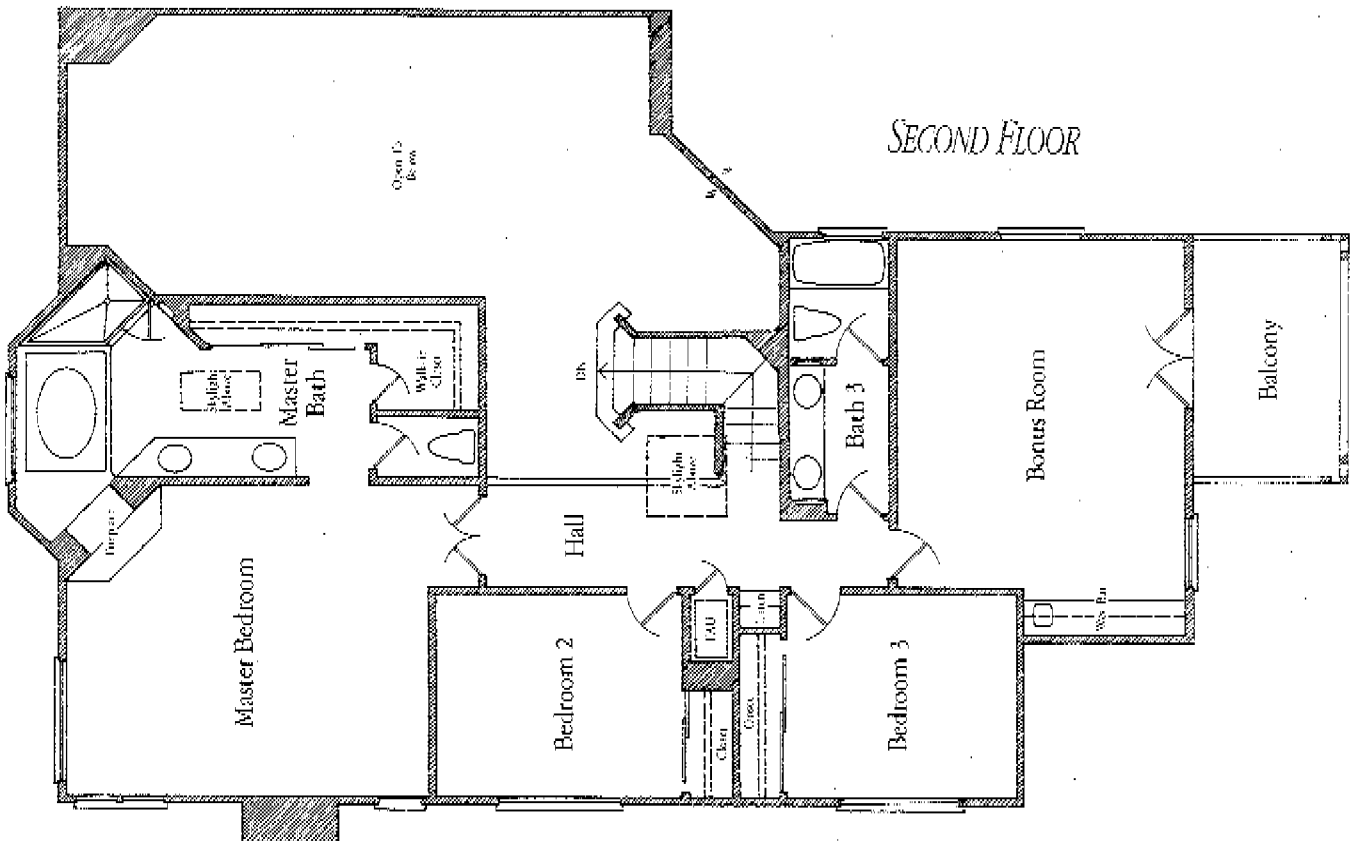
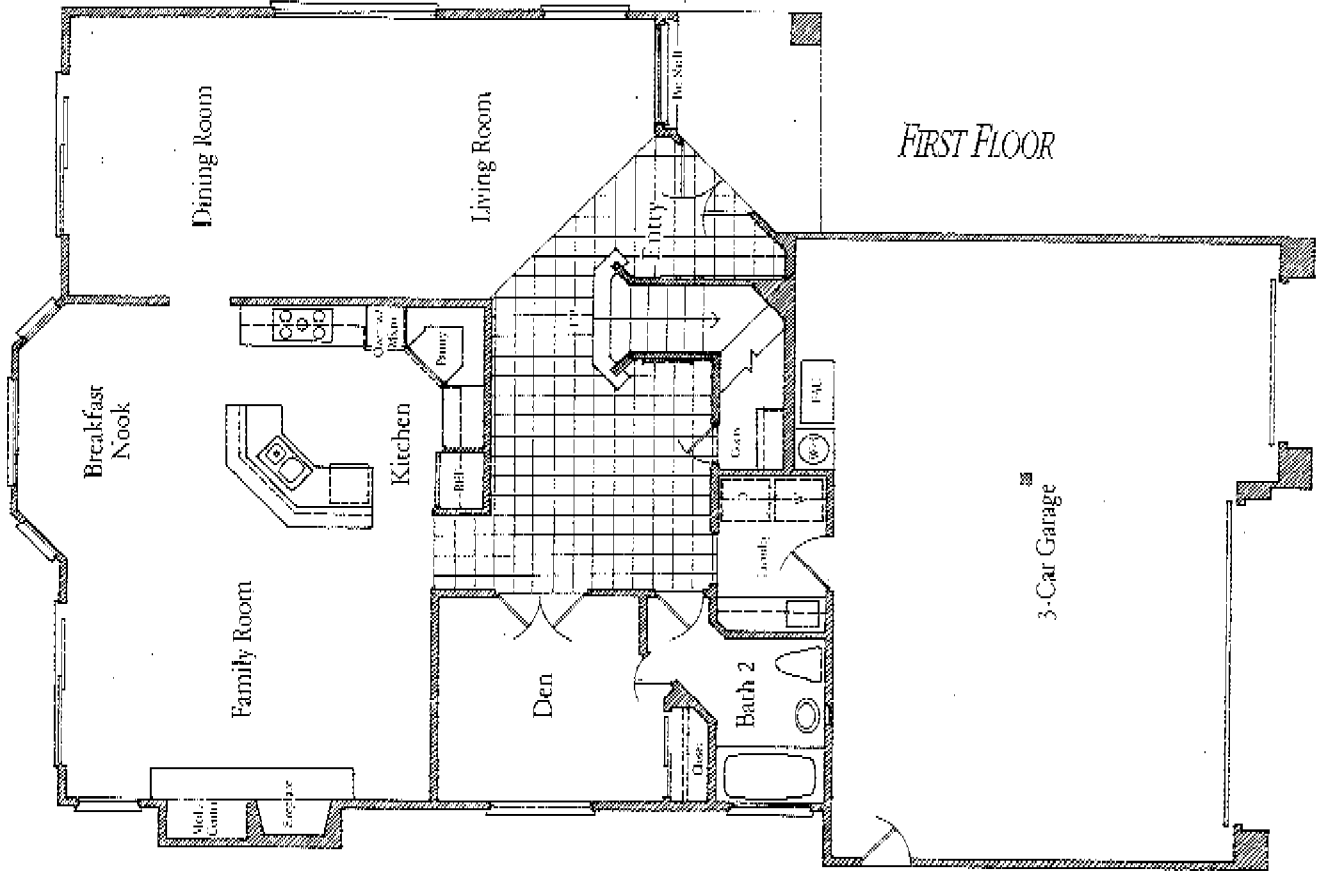


2612 SQUARE FEET*



*Floorplan shown represents illustration A

2859 SQUARE FEET*



*Floorplan shown represents illustration 1.