

Mosaic

a jackson pendo community

MOSAIC FEATURES

EXTERIOR DETAILS MAKE AN INSTANT IMPRESSION.

- ✦ Charming architecture in early California Spanish and Craftsman styling*
- ✦ Warm, inviting entries with 8-foot entry doors and decorative hardware*
- ✦ Stylish, fire-resistant concrete tile roofing in architecturally coordinated palettes
- ✦ Private patios with rear/side-yard fencing, and stubbed gas hook-ups for barbecues
- ✦ Aluminum rain gutters and post-tension concrete foundations
- ✦ The convenience of front yard maintenance by the HOA
- ✦ Architecturally themed exterior coach lighting

SMART DESIGN, TO THE LAST DETAIL.

- ✦ Thoughtful floor plans designed for family living, featuring interior arches, raised panel doors and bullnose drywall corners
- ✦ CATV and RG-6 structured wiring system throughout; secondary bedrooms pre-wired for telephone and cable TV
- ✦ Designer light fixtures with decorative switches
- ✦ Conveniently located linen cabinetry, under-stair storage and upstairs laundry with gas hook-up
- ✦ Exceptional stair detailing with stained newel posts and handrail, completed with white pickets
- ✦ Dual sinks in secondary baths
- ✦ Formal foyer and Jack & Jill bath (Residence Three)
- ✦ Optional gas-burning fireplaces with decorative mantles (all Residences) and optional media niches (Residence One & Three)

DELICIOUS TOUCHES IN THE KITCHEN.

- ✦ Beechwood cabinetry in designer 'honey' stain with finished interiors
- ✦ Smart gourmet center islands (Residence Two & Three) and under-cabinet lighting
- ✦ Elegant 6" x 6" ceramic countertop tile, in choice of white or optional almond with 6" backsplash
- ✦ Maytag self-cleaning gas range with sealed burners, micro/hood combo and built-in dishwasher
- ✦ Cast-iron sink with Moen plumbing fixtures and pull-out spray wand
- ✦ Refrigerator area plumbed for ice maker

INSPIRING MASTER SUITES.

- ✦ Elegant master baths with easy to maintain oval tubs and separate showers with fiberglass surrounds
- ✦ Cultured marble countertops with bullnose edges
- ✦ His and Hers china sinks with chrome Moen fixtures
- ✦ Expansive walk-in closets with shelving

WALL-TO-WALL ENERGY EFFICIENCY.

- ✦ White vinyl dual-glazed windows with Low E glass
- ✦ Gas central forced-air heating and air conditioning, including night set-back thermostat
- ✦ Cast-iron waste lines in select areas for noise reduction; copper plumbing throughout
- ✦ Efficient 50-gallon water heater

DON'T FORGET THE GARAGE. WE DIDN'T.

- ✦ Fully drywalled with fog coat interior
- ✦ 8-foot raised panel sectional steel, semi-insulated, roll-up garage door
- ✦ Automatic garage door opener with transmitter

OPTIONS & ENHANCEMENTS.

- ✦ We are pleased to offer a variety of optional design features. See your Community Sales Manager for a complete list of the customizing opportunities available.

* Varies by floor plan and elevation

** Floor plans, pricing, features and specifications subject to change at anytime

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Residence One ~ from \$475,000

1,582 SQUARE FEET
THREE BEDROOMS, 2.5 BATHS
ASK ABOUT PRE-SELECTED OPTIONS ON SELECT LOTS

Residence Two ~ from \$499,000

1,620 SQUARE FEET
THREE BEDROOMS, 2.5 BATHS, TECH LOFT

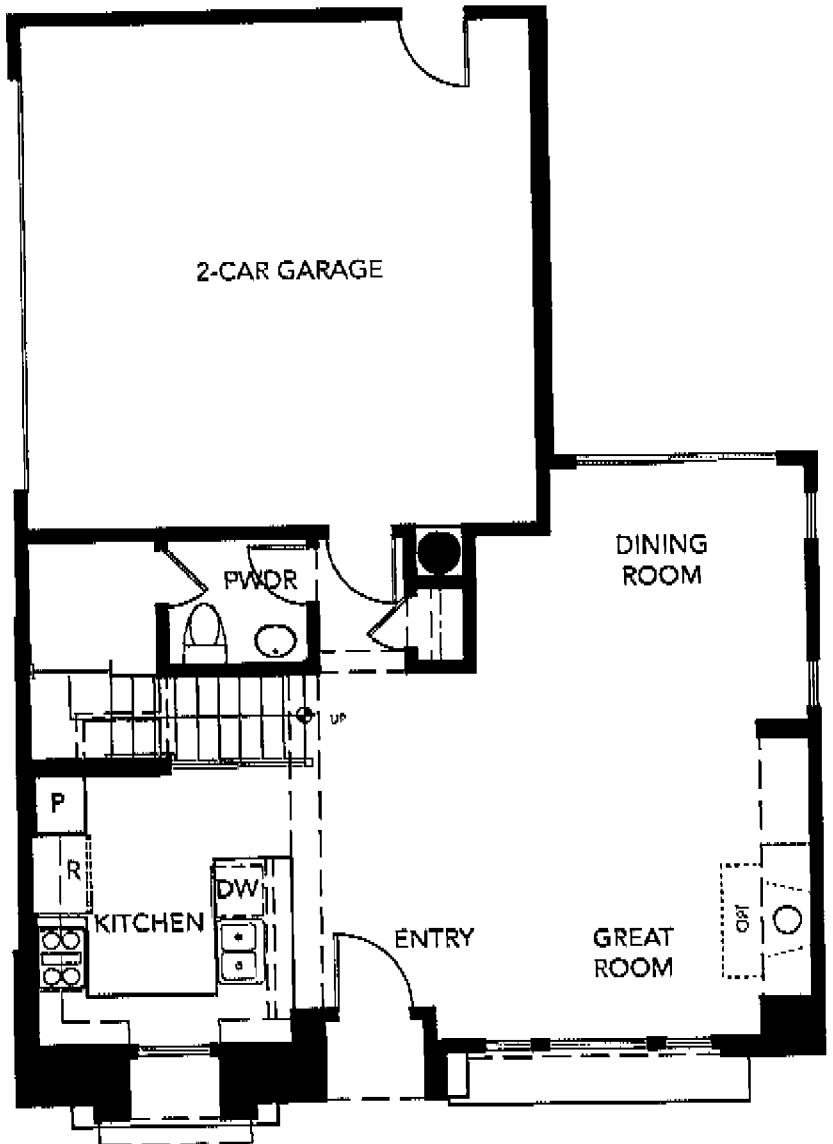
Residence Three ~ from \$517,000

1,842 SQUARE FEET
THREE BEDROOMS, 2.5 BATHS, PLUS FIRST FLOOR DEN/OFFICE
GREAT ISLAND KITCHEN!
ASK ABOUT THE BEAUTIFUL PRE-SELECTED OPTIONS ON LOTS 2 AND 3

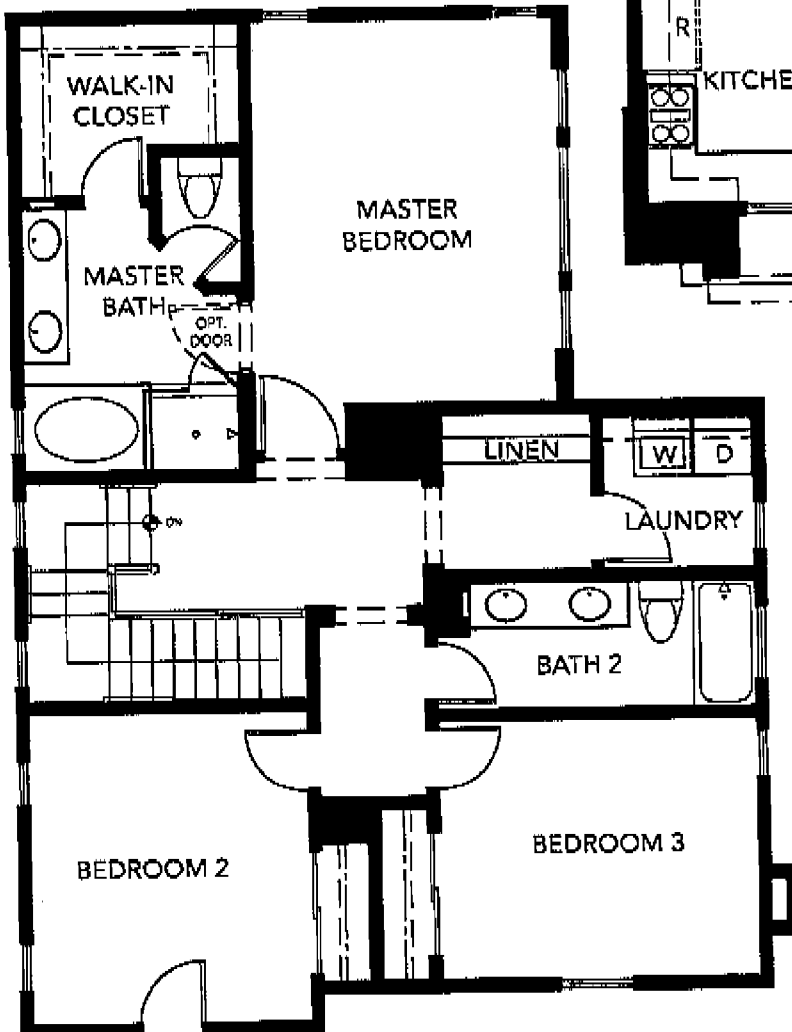
*Prices effective as of October 27, 2006
Square footage is approximate
Product and pricing based on availability
Builder reserves the right to modify pricing without obligation or further notice*

*Sales Office ~ 1433 Montage Glen, Escondido
760.745.2501*

First Floor

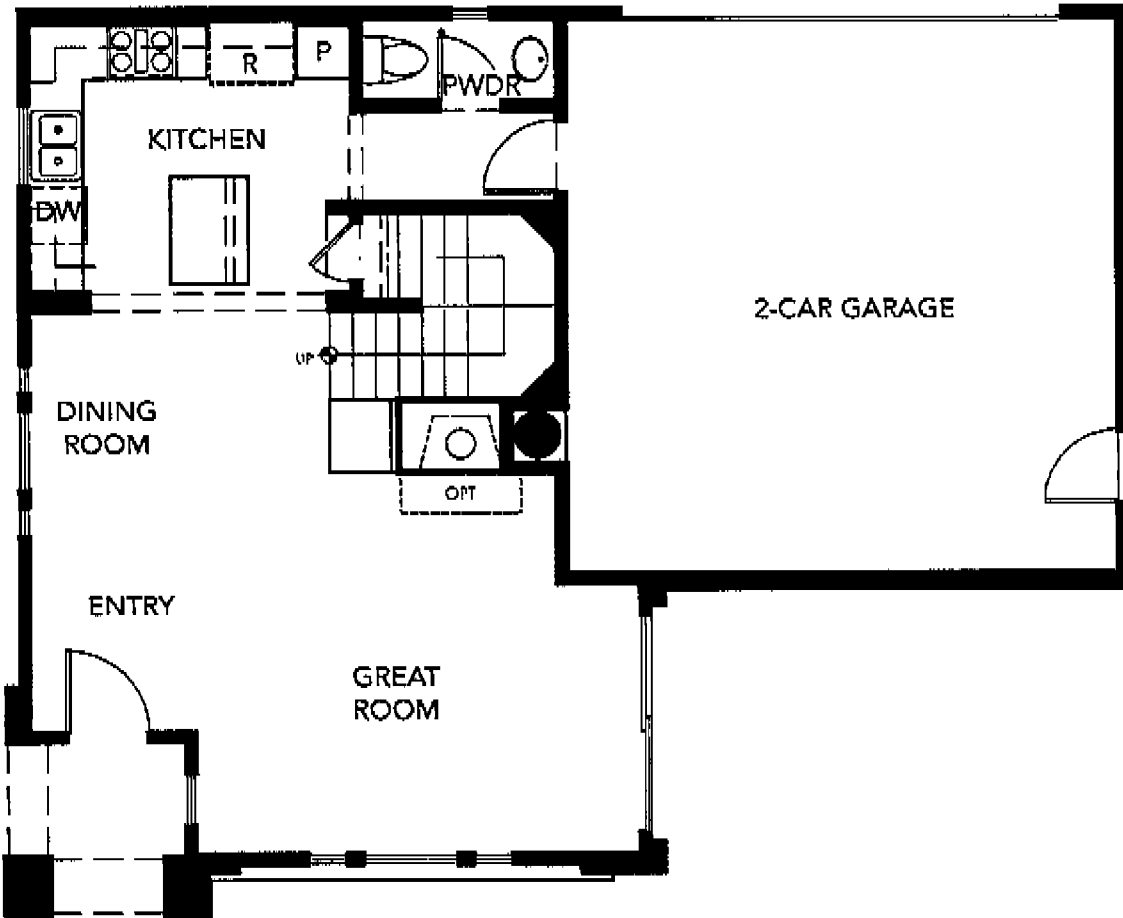


Second Floor

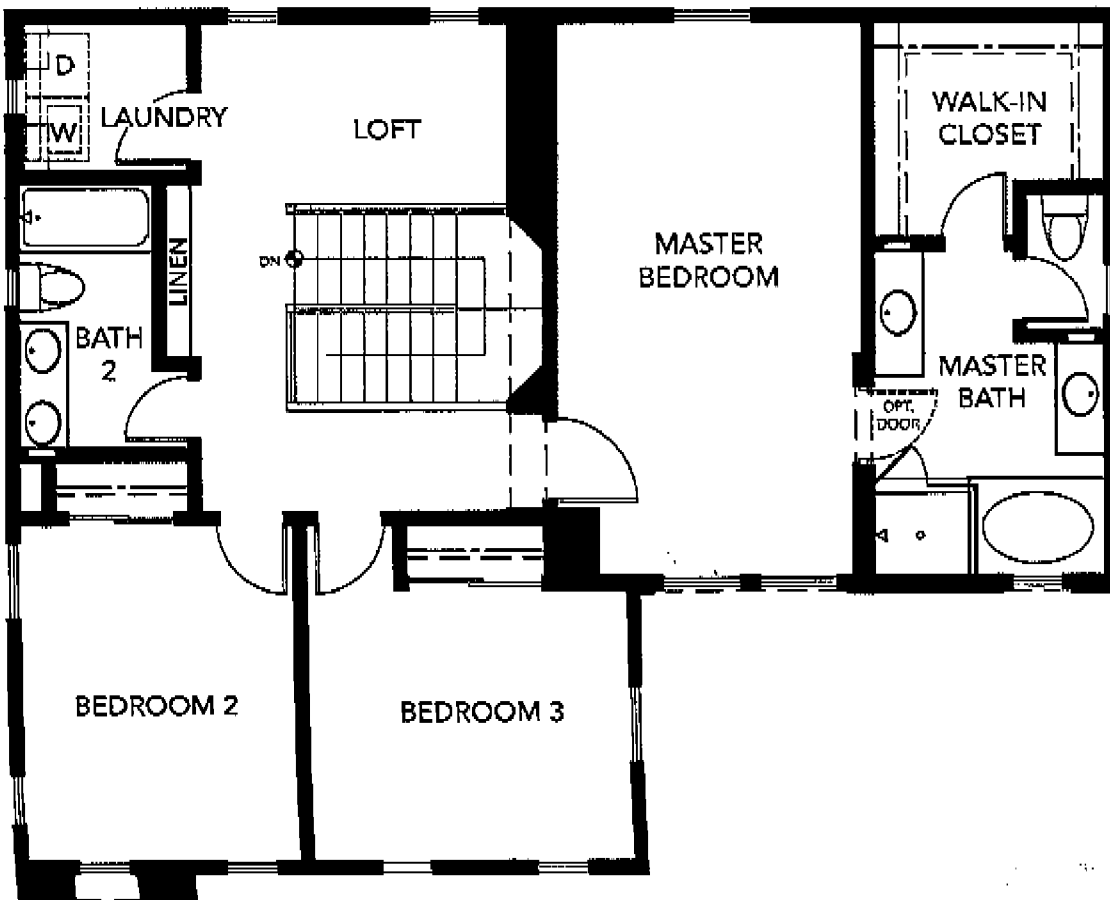


This plan, including features and specifications, subject to change at any time. Windows, doors and kitchenetry by stock plan and elevation. Please see architectural specifications.

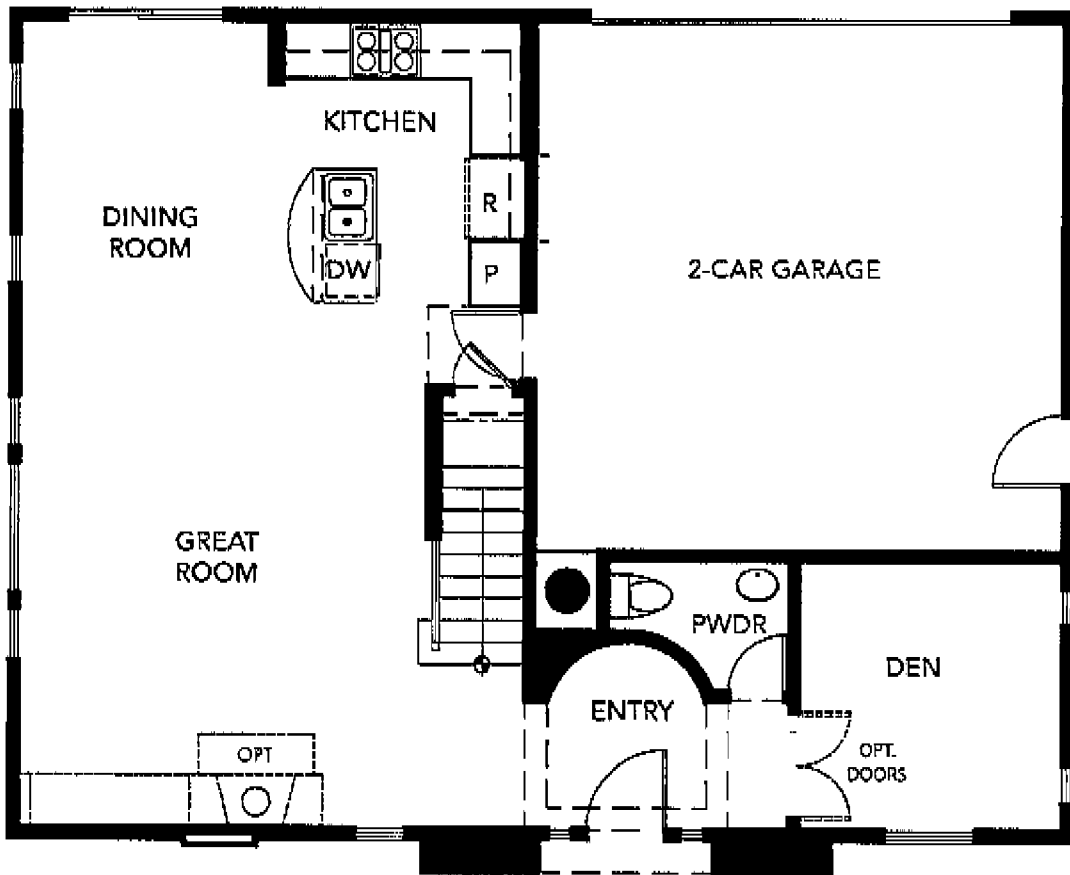
First Floor



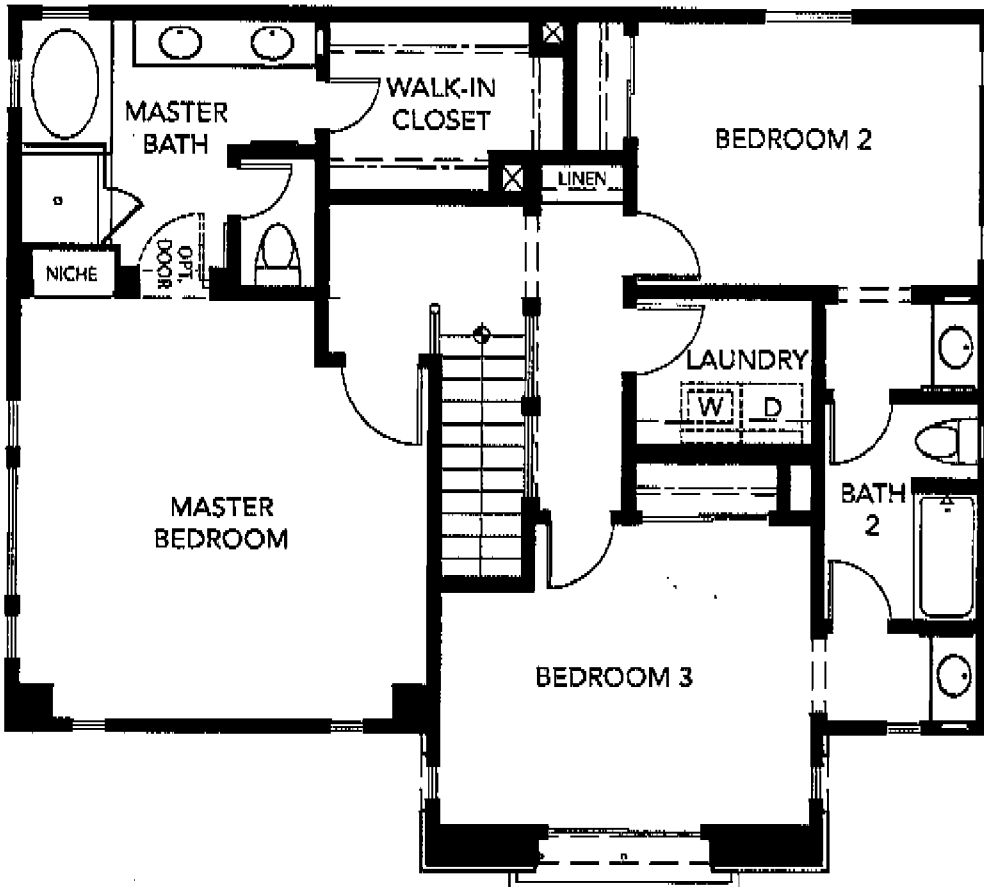
Second Floor

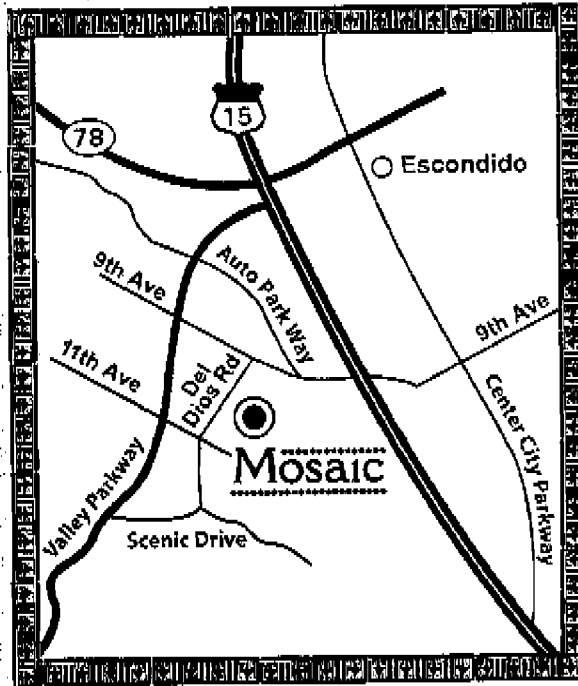


First Floor



Second Floor





Driving Directions:

*Exit 15 at 9th Avenue / Auto Parkway
Turn West on Auto Parkway
Left on 9th Avenue and
Left on Del Dios Road
Left on 11th Avenue*



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