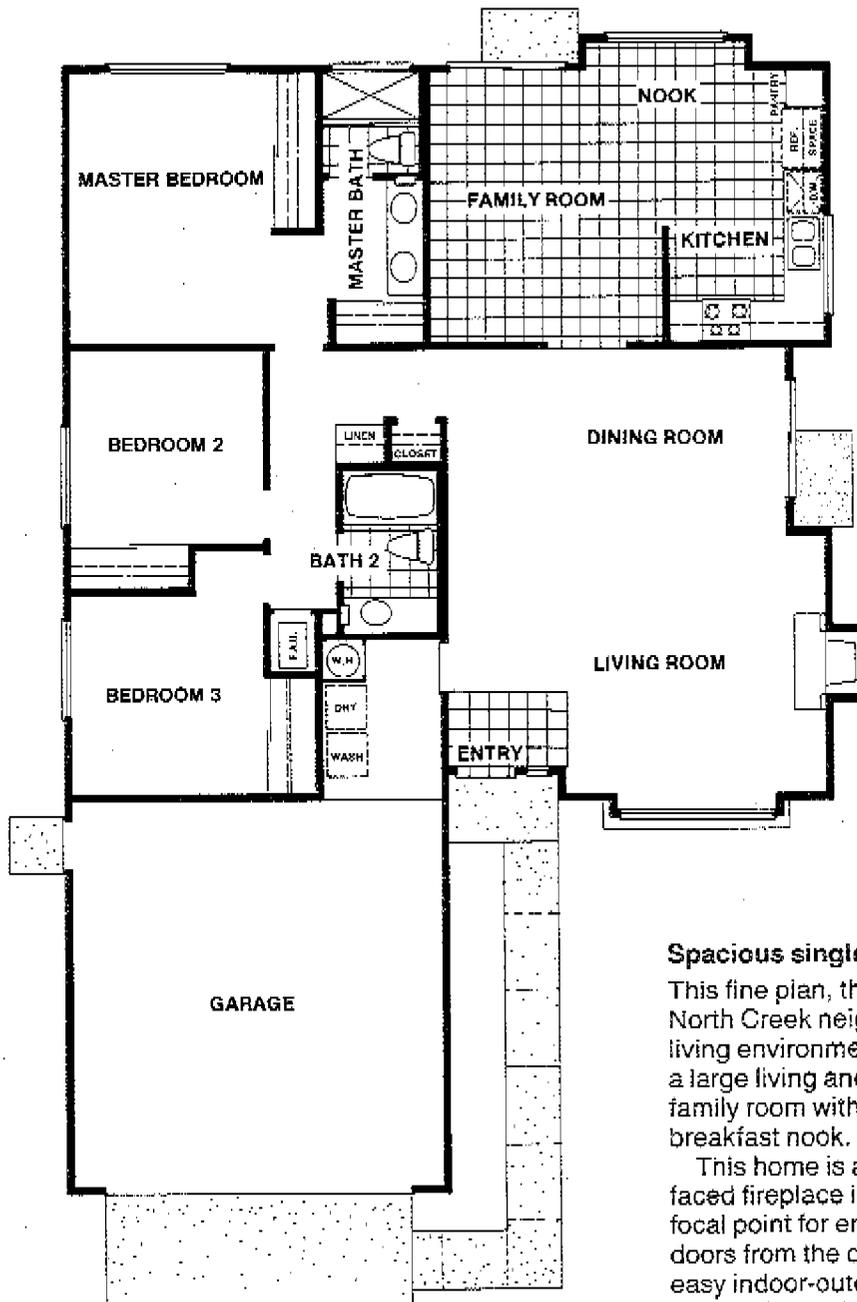


Plan 1R

3 Bedrooms, 2 Bath
1,495 sq. ft.

NORTH CREEK

—Sabre Springs—

**Spacious single-level living.**

This fine plan, the only one-story home in the North Creek neighborhood, offers a spacious living environment with three bedrooms, a large living and dining room area and a family room with adjoining family-sized breakfast nook.

This home is a class act, from the brick-faced fireplace in the living room (a stunning focal point for entertaining), to sliding glass doors from the dining room (that make for easy indoor-outdoor good times) to the "zoned" area for bedrooms and baths (that provide for comfort, privacy and quiet).

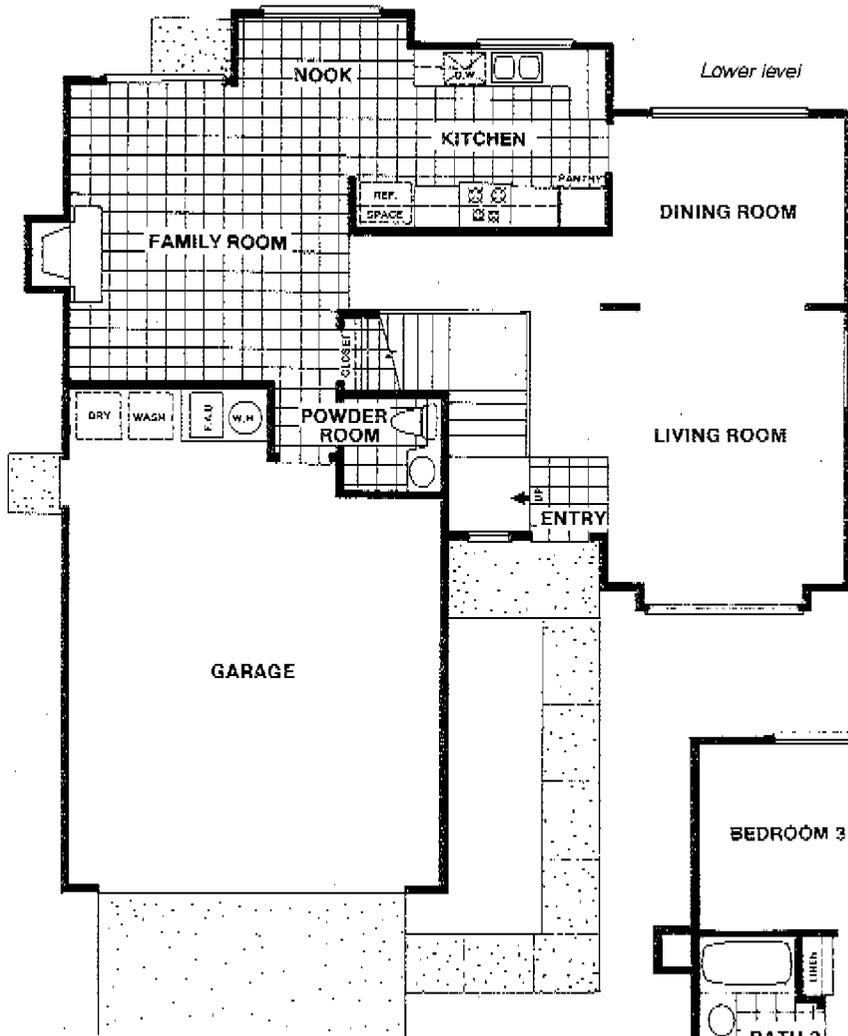
Exterior designs: see other side.

Plan 2R

4 Bedrooms, 2 1/2 Bath
1,785 sq. ft.

NORTH CREEK

—Sabre Springs—

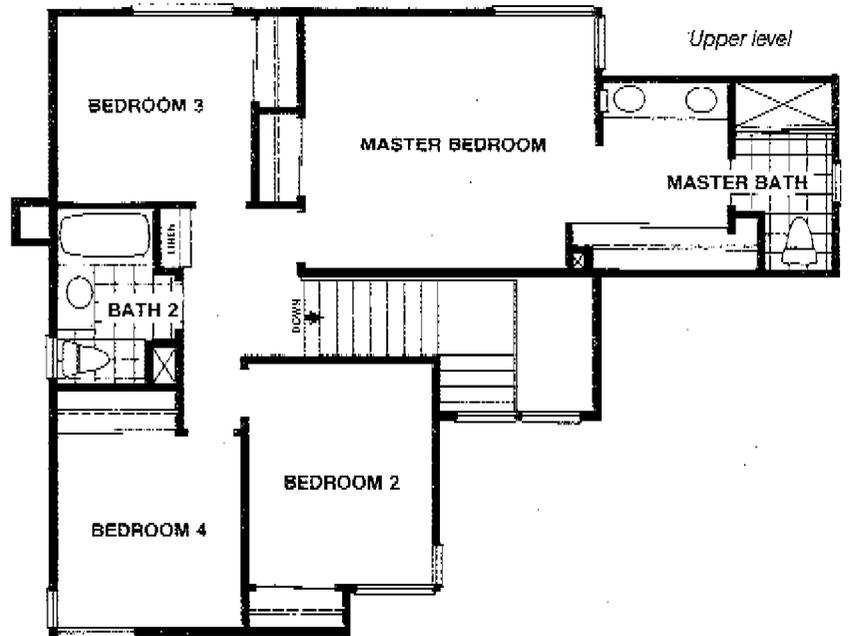


Elegance with comfort.

Elegant two-story living aptly describes this four-bedroom home, featuring all the room and comfort necessary for the perfect family-oriented lifestyle. A formal entry and a large living room with dramatic ceiling treatment highlight this North Creek plan.

The family room features a fireplace and nearby powder room (close to the garage for quick clean-ups!), providing plenty of space and convenience for casual activities. And an adjoining big kitchen and breakfast nook complement the family setting.

Upstairs, the large master-bedroom suite features a master bath and roomy "dressing room" closet. And the three other bedrooms offer plenty of space with a second full bath conveniently located.



Exterior designs: see other side.

Plan 3

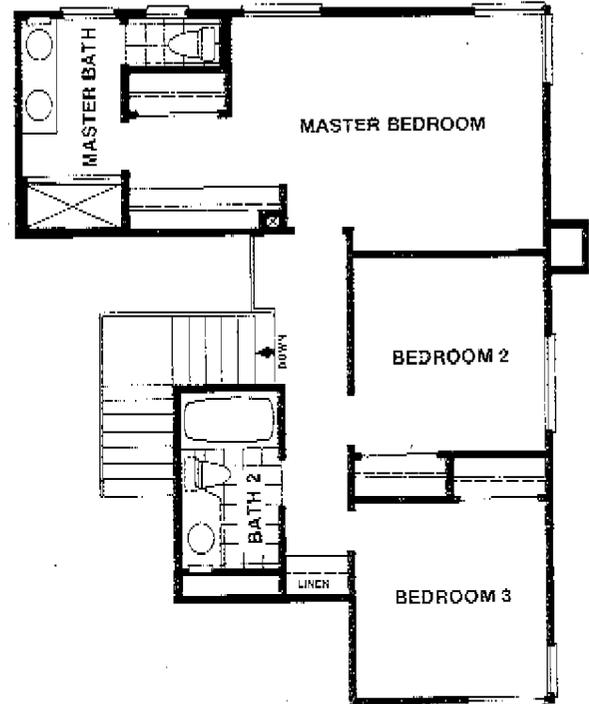
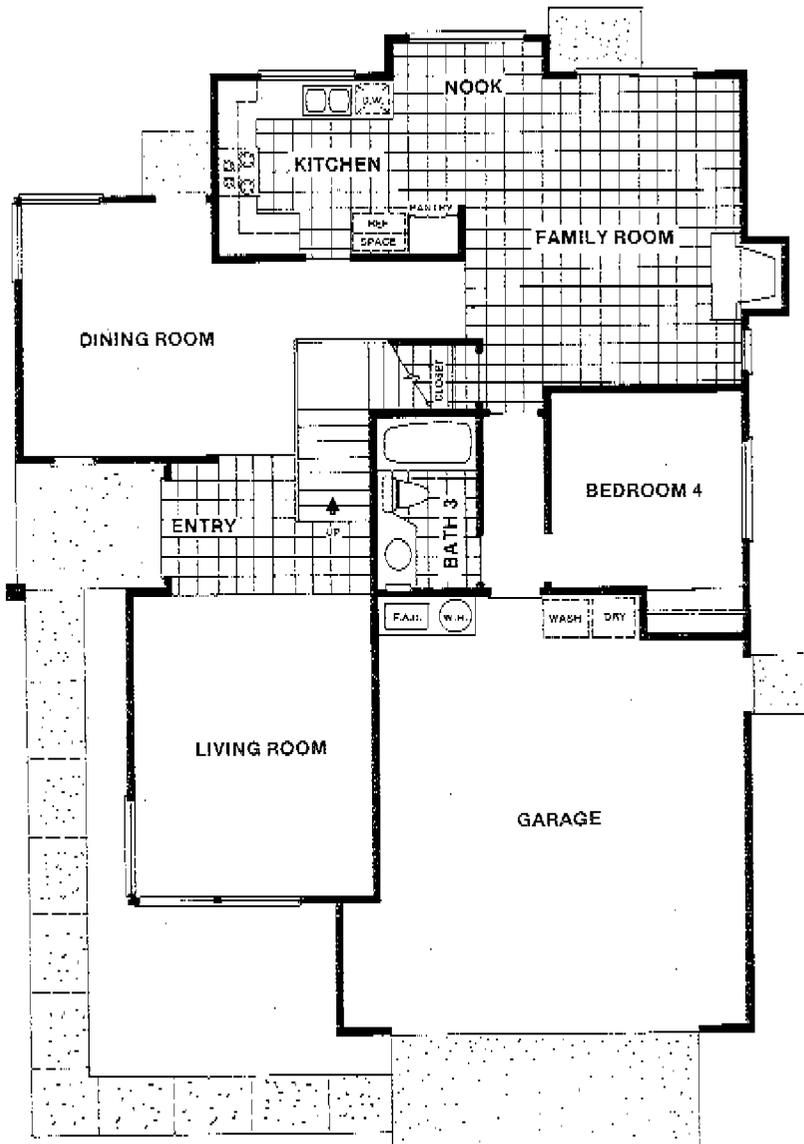
4 Bedrooms, 3 Bath
1,888 sq. ft.

NORTH CREEK

— Sabre Springs —

Lower level

Upper level



Privacy plus.

Here's big two-story living in a four bedroom plan with remarkable "zoning" that provides plenty of privacy, not only in the bedroom situation but in the rest of the house as well (with an emphasis on house guests, if you choose to make Bedroom 4 a den/guest room).

The first level in this gem of a home features a large family room, with fireplace, adjoining a spacious kitchen and breakfast nook. (And then there's still another idea for Bedroom 4: some people call it the "mother-in-law" room!) The luxurious living room and separate dining room are set apart from the family room for more formal entertaining.

The second level offers "zoned" privacy, with an elegant, large master-bedroom suite and adjoining master bath and two roomy bedrooms served by another full bath.

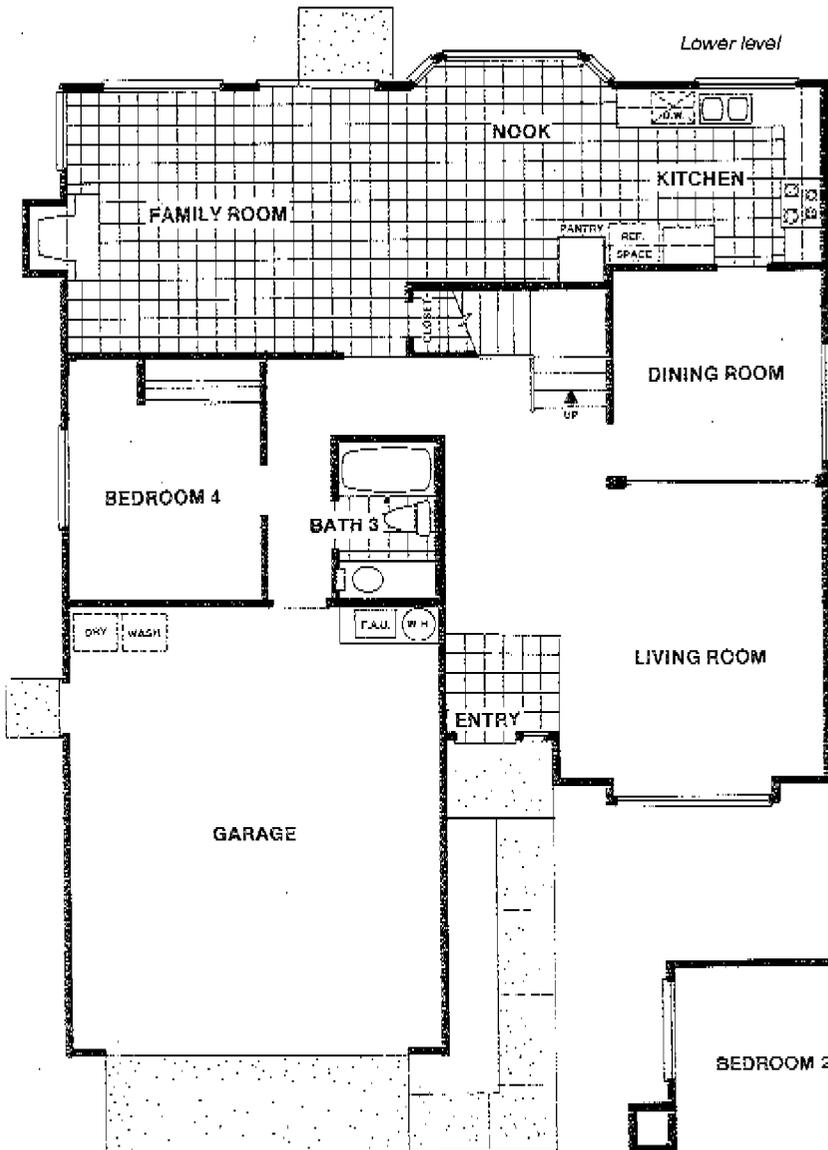
Exterior designs: see other side.

Plan 4R

4 Bedrooms, 3 Bath
2,038 sq. ft.

NORTH CREEK

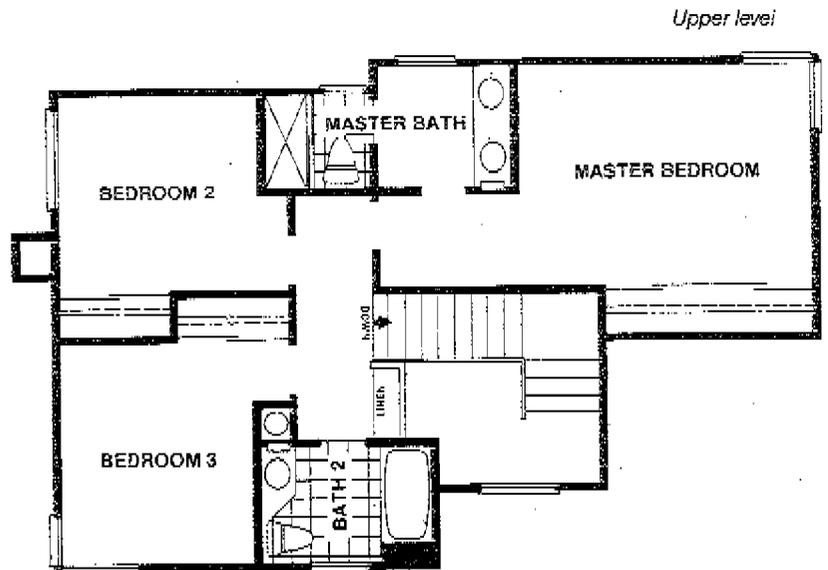
Sabre Springs



The ultimate lifestyle.

For many, this will be the dream home that leaves little more to be desired. This North Creek plan has it all, from a great family room (with fireplace) and adjoining breakfast nook and kitchen area to a large living room and dining room area (perfect for formal entertaining) to a downstairs bedroom that can be used for a guest (permanent, perhaps otherwise) or for a den. A bath just across the hall is also available to the rest of the family.

The upstairs features a truly majestic master-bedroom suite, with adjoining master bath and roomy closet. And there's still more privacy in the two other large bedrooms served by a nearby full bath.



Exterior designs: see other side.

NUKITA CREEK

Sabre Springs

Features

Standard Features

- Custom carved mahogany entry doors
- Distinctive paned windows on front elevations
- Formal entries and spacious living rooms with dramatic ceiling treatments
- Formal dining rooms
- Hand troweled ceilings throughout
- Large kitchens equipped with 3-level cycle dishwasher, storage pantry and gas range featuring continuous-cleaning oven
- Hand-set ceramic tile kitchen counter tops
- Custom stained hardwood kitchen cabinets and pantry
- Refrigerator space plumbed for automatic ice-maker
- Family-sized breakfast nook
- Large family rooms with sliding tempered glass doors to rear yards
- Brick-faced fireplace with gas log-lighter valve and glass screen
- Quality carpet in choice of designer colors included in living room, dining room, hallways and stairs, master bedroom and secondary bedrooms
- Easy-care vinyl sheet flooring included in entry, kitchen, nook, family room, baths and powder room
- Decorator selected lighting fixtures and architecturally specified recessed lighting
- King-size master bedroom suites feature generous wardrobe space and private dressing areas

- Master baths feature custom stained hardwood cabinets with cultured marble counter tops and double-pullman lavatories
- Fully insulated exterior walls and ceilings
- Family-size water heater
- Pre-wired for cable TV
- Underground utilities
- Weatherstripping on front entry door and garage entry door
- Finished concrete walks and driveways
- Smoke detector with warning buzzer
- Spanish style concrete tile roofs
- Front yards seeded and two trees planted in front yard
- Front yard irrigation system

Optional Items

(available at additional costs)

- Upgrade carpet and pad
- Upgrade hard surface materials
- Mirrored wardrobe doors
- Air conditioning
- Space saver microwave
- Eye-level range
- Automatic garage door opener with two controls

Certain models have carpet or flooring not included in the sales price. Our sales price includes carpet and vinyl sheet flooring only in those areas specifically listed under "Standard Features." Decorator items are not included in the purchase price. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price.

The items listed herein, with the exception of Optional Items listed above, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make substitutions of color due to the unavailability of a particular item from a particular manufacturer, or for other reasons. Certain items included in our homes are warranted by the individual manufacturers and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our Sales

Office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the Builder. Prices, terms and specifications are subject to change without notice. Prices do not include lot premiums and optional items.

In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify, relocate or eliminate any or all of the features, specifications, plans, utilities, appliances, products and/or exteriors described herein and to change the design, size or shape thereof, all without any notice or obligation to any purchaser. Renderings are artist's conception.