

Palma Del Mar

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5233 Pearlman Way, San Diego, California 92130, Tel: (619) 549-5259 Fax: (619) 792-6537

Ask about our "Special Financing" for homes
purchased in Phase 9-2

PLAN 1 ~ single story

Three bedrooms/two and one half baths

from: \$375,750

three car "tandem" garage

Approximately 2230 square feet

PLAN 1ALT ~ one & a half stories

Four bedrooms+bonus room/three & one half baths

from: \$405,750

three car "tandem" garage

Approximately 2860 square feet

PLAN 2

Four bedrooms + den/three baths

from: \$408,900

three car garage

Approximately 3102 square feet

PLAN 3

Four bedrooms + bonus room/three baths

from: \$428,050

three car garage

Approximately 3193 square feet

Prices, terms and availability are subject to change without notice.

Prices do not include optional items.

Decorator items are not available through the builder.

(Prices effective October 20, 1997)

~Sales Representative ~ Sharon Scott

~Hostess~ June Wessel

Pardee Homes®

For more information, call 1-888-4-PARDEE or shop our new Web site at www.pardee-homes.com.



State-of-the-Art Communications Technology

Communications technology is changing rapidly, and San Diego is leading the way with the infrastructure necessary for the future. Pardee is giving Palma Del Mar homeowners ready access to the new technology now available in San Diego with highly advanced wiring packages in every home.

Palma Del Mar homes are built to satisfy the communications and entertainment needs of today's most sophisticated homeowners. Moreover, the technology in these homes is so ahead of the times it will accommodate services not yet introduced. For example, the cutting-edge wiring in Palma Del Mar homes allows families to network their computers and peripherals, share videos from separate rooms, receive satellite and cable TV service simultaneously and telecommute with speed and clarity.

STANDARD FEATURES

The standard features of Palma Del Mar's communications packages are anything but standard:

Every Family Room and every Bedroom is equipped with two high-speed Category 5 wires that handle digital as well as analog communication. Having two wires in each room allows Palma Del Mar residents to continue to use their analog-based phones and also subscribe to the new digital services available.

Every Family Room and every Bedroom is also wired with two RG6 coax cables. Having two cables makes it possible to receive current and future services coming in over cable lines while networking entertainment options within the home.

Every Family Room includes an *Information Outlet* (two Category 5 telephone lines, dual video inputs and fourplex electrical outlets), which provide access to sophisticated information and entertainment options including:

- video by phone

- video movies and games on demand
- closed-circuit television (useful for security)
- satellite distribution (without having to give up standard cable service)

At the heart of every home is a *Communications Hub* that pulls all the technology and capabilities together. This hub, discreetly housed in the coat closet, provides easy and convenient access for current and future networking needs. Many of the optional features described below connect at this central place.

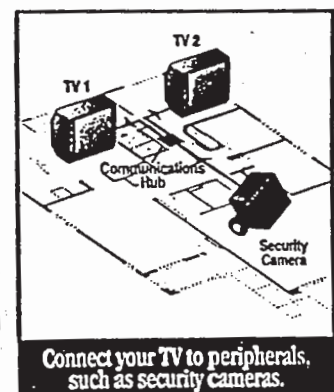
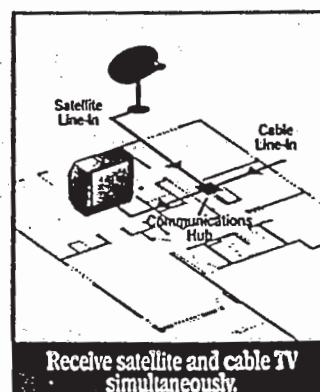
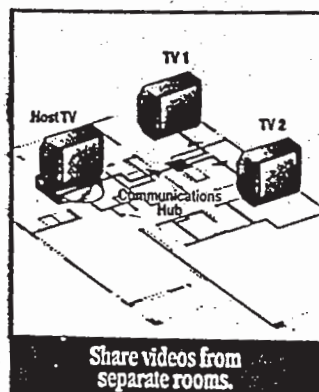
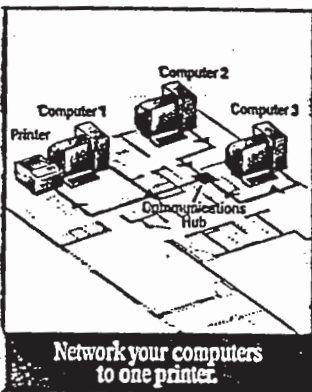
OPTIONAL FEATURES

You may also choose to equip your home with these other communication and entertainment features demonstrated in the Plan 3:

- Additional *Information Outlets* (see above) for each of the Bedrooms
- Dual Category 5 phone jacks in every Bedroom
- Dual RG6 coax cable outlets in every Bedroom
- State-of-the-art home theater and/or music systems, including big screen television, laser disc player, receiver and built-in Klipsch® speakers (as displayed in models)
- Security camera
- Surge protector for entire home
- Channel plus modulator

NETWORK YOUR HOME

Here are some examples of how you and your family might take advantage of Palma Del Mar's sophisticated communications capabilities. Remember, while Pardee has put the wiring in place, you may require additional hardware to activate certain applications and services and there may be additional costs including cable and/or satellite charges.



- Balcony with French doors at Bonus Room
- Door between Bedroom 3 and Bath 2—Plan 2
- Door between Dining Room and Kitchen—Plans 1 and 3
- Recirculating Grundsof® water circulation pump
- General Electric® washer and dryer
- French doors with concrete stoop at Master Bedroom and Nook Plan 1, Family Room, Den, Nook and Dining Room Plan 2, and Master Bedroom, Bedroom 4 and Nook Plan 3
- Sliding glass door with concrete stoop from Nook to side-yard—Plan 2
- Plan 1 Bonus Room balcony with maintenance free Trex® decking and French doors at selected lots—see plans

The Kitchen Possibilities*

- Granite, Corian® or ceramic tile with accent liners on Kitchen countertop in choice of selected colors (as shown in models)
- White under-counter cast iron hi-low sink
- General Electric® convection microwave
- General Electric® built-in convection oven over self-cleaning oven
- General Electric® 24 cubic foot refrigerator with cabinet panels to match Kitchen cabinetry
- Recessed-panel cabinetry in choice of mocha maple, bordeaux on maple and limed oak finishes. Also available in raised panel white and high-gloss white finishes.
- Glass front inserts for upper Kitchen cabinetry
- Instant hot water dispenser at Kitchen sink by ISE®
- Recycling center cabinet
- Pull out shelves under cooktop

The Master Bedroom Suite Selections*

- Ceramic tile with accent liners, granite or marble tile in the Master Bath, in selected colors (as shown in models)

- Master Bath with cabinetry in choice of honey maple, mocha maple, bordeaux on maple and limed oak finishes. Also available in raised panel high-gloss white finish.
- Spa jets in Jacuzzi® bath tub
- Price Pfister® hand-held shower in Master Bath tub
- Door between Master Bedroom and Master Bath
- Acrylic 'glass' block in bath tub areas
- Fireplace—All plans

Customize By Room**

- Plan 1—Bedroom 2 or Optional Den; Bedroom 2 & Bedroom 3 or Optional Master Bedroom 2; 3-car tandem garage or Optional Office
- Plans 1B & 1C—Bonus Room and Bedroom 4 w/ Bath 3
- Plan 2—Den or Optional Bedroom 5 Bedroom 4 or Optional Master Bedroom Retreat
- Plan 3—Bedroom 4 or Optional Den

* Available at additional cost and subject to construction cutoff dates

** Some options are pre-plotted

Important Notes

Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Features" or as shown on the floor plans. 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 built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, 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 other changes. Certain items included in our homes are warranted by the individual manufacturer 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 optional items.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conception. AZ 5115 (June 1997)

(features continued)

- General Electric® appliances including Profile™ 5-burner cooktop and two built-in 30" self-cleaning ovens
- Kitchen appliances in choice of black or white finish
- General Electric® Quiet Power™ dishwasher
- Cooking island—Plans 2 and 3
- Spacious storage pantries
- Undercabinet task and recessed lighting
- Pre-wired for cable TV and telephone

The Elegant Master Bedroom Suite

- Spacious Master Bedroom Suite designed to include private sitting and dressing areas, and walk-in closets with mirrored door and Closetmaid® wire shelving
- Hand-set four-inch ceramic tile in choice of two colors at the Master Bath countertop with decorative Price Pfister® polished chrome and black plumbing hardware
- Compartmentalized Master Bath with his and her vanity areas
- Custom raised panel cabinets in white matte finish
- Jacuzzi® oval soaking tub and separate walk-in shower with ceramic tile surrounds and clear safety glass enclosure

The Notable Energy Savers

- Weather-stripping on exterior doors
- Fifty gallon energy saving water heater with quick recovery
- Night set-back thermostats by Honeywell®
- Glass fireplace doors
- White vinyl-frame dual pane windows

Options

The Alternatives — If you please*

- Upgraded carpet and pad
- Upgraded hard surface flooring
- Zoned air conditioning by Carrier®
- Security system
- Video entry security system
- Intercom
- Central vacuum
- Home Theater built-in in all Family Rooms and Bonus Room—Plans 1 Alternate and 3
- State of the art home theater and/or music system including big screen television, laser disc player, receiver and built-in Klipsch® speakers (as displayed in models)
- Mirrored wardrobe doors at secondary bedrooms
- Home office package including two dedicated Category 5 telephone lines, dual video inputs and duplex electrical outlet with surge protector
- Surge protector for entire home
- Communications package for home network
- Single-lite French doors in certain locations
- Recessed and/or track lighting in various locations
- Ceiling fans in three finishes with or without light kit
- Tub enclosures for secondary bathrooms with choice of clear or obscure glass
- Fiberglass door with leaded glass insert in choice of two styles
- Automatic garage door opener at single-car garage door
- Additional phone, cable TV and/or electrical outlets
- Garage storage cabinets
- Freezer outlet in garage
- Additional weatherproof exterior electrical outlet
- Crown molding in Living Room, Dining Room, and Master Bedroom
- Wall sconces and wiring in pre-selected areas

Features

The Impressive Exterior

- Distinctive Early California architecture—some exteriors accented with tile and wrought iron details
- Energy efficient raised-panel fiberglass entry doors
- Decorative Kwikset® Titan front door hardware with antique brass finish
- Architecturally specified exterior color palette
- Concrete Spanish S-style roof tiles
- Metal sectional roll-up garage doors with glass panel inserts and automatic garage door opener with two controls
- Side- and rear-yard wood fencing
- Concrete walks and driveways
- Weatherproof exterior electrical outlets
- Exterior barbecue gas outlet

The Distinctive Interior

- Formal entry with choice of 12" x 12" ceramic tile or traditional wood flooring
- Plush carpeting over pad in choice of designer colors (see floor plans for specific areas)
- Wood-burning fireplaces with glass doors featuring wood mantel and ceramic tile face and hearth in the Family Room—ceramic tile in choice of selected colors.
- Custom radius wall corners
- Elegant interior architectural details and distinctive lighting fixtures and architecturally specified recessed lighting
- Kwikset® Titan antique brass lever interior door hardware
- Single-lite French doors and sliding tempered glass doors (per plan) to private outside areas
- Raised-panel interior passage doors
- Elegant custom-detailed staircase with extra deep skirting and maple or oak handrail
- Powder Room with traditional pedestal lavatory—Plan 1
- Large wardrobe or walk-in closets with raised panel wardrobe doors in secondary bedrooms

- Cultured marble countertops with decorator selected hardware and custom raised panel white matte cabinetry in Bath 2
- Four-inch ceramic tile countertop and tub shower surrounds in choice of two colors in Bath 3
- Separate interior Laundry Room with cultured marble countertop, white matte cabinetry, and sink
- Generous linen closets—Walk-in linens—Plans 1 and 2
- Decora® Wide rocker light switches by Leviton™
- Prepped for air conditioning
- Pre-wired for ceiling fan—Family Room, Bonus Room, and all bedrooms
- Pre-wired for security system
- Cable TV and telephone jacks in all bedrooms
- Pre-wired with high speed Category 5 ISDN compatible phone lines
- Smoke detectors with warning buzzer and battery back-up
- 220V electric and gas service for clothes dryer
- Dimmer light switch in Dining Room

Your Technology Features

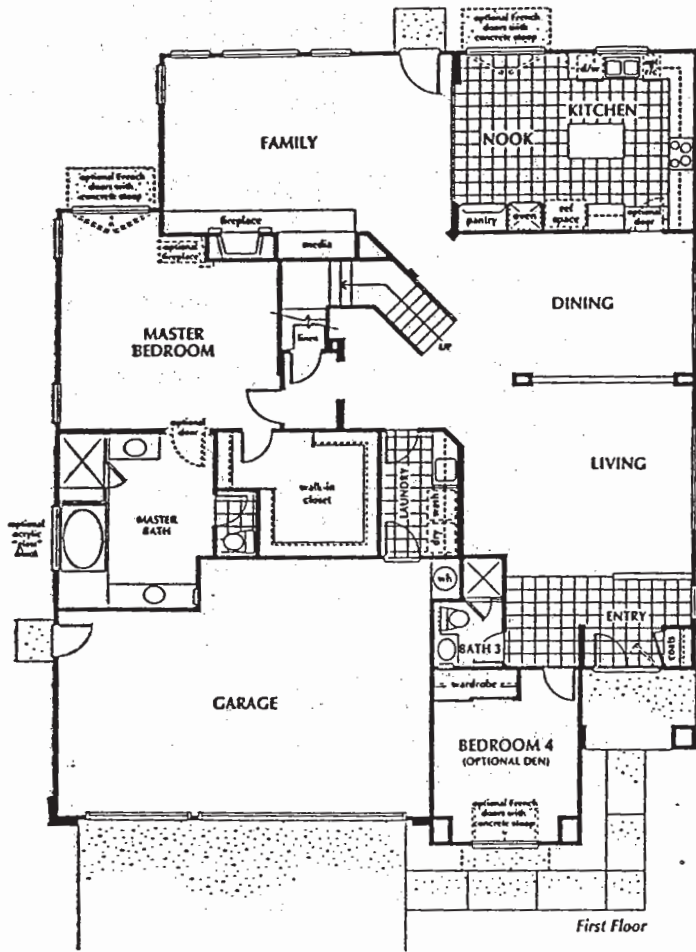
- Pre-wired with highspeed Category 5 wire throughout home
- Pre-wired with RG6 coax cable throughout home
- Information outlet in Family Room featuring two Category 5 phone jacks and two coaxial cable outlets for connecting to the information super highway
- Communications hub for future home network possibilities

The Gourmet Kitchen

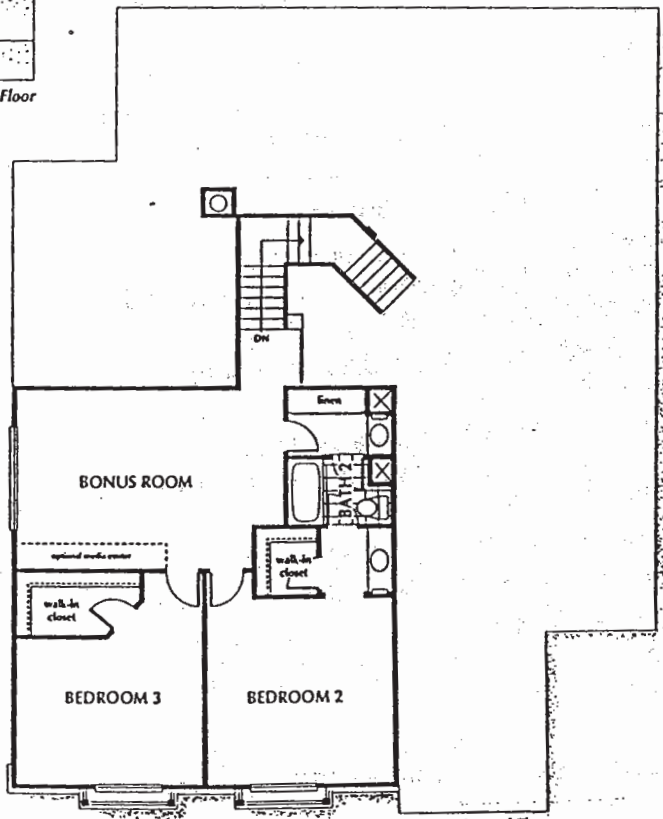
- Hand-set six-inch ceramic tile countertops in choice of two colors
- Custom maple or white matte cabinetry
- Cast-iron sink with white Price Pfister® gourmet pull-out spray faucet.
- Quality vinyl flooring by Congoleum® in choice of designer colors

(features continued)

Plan 3AR STANDARD
 4 Bedrooms and Bonus Room • 3 Baths
 3,193 square feet (approximately) • 3-car garage



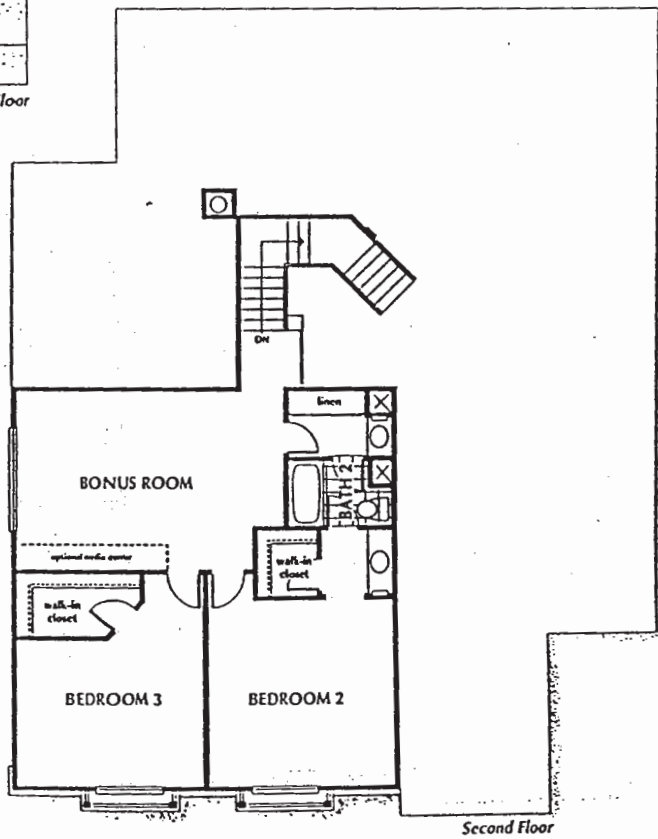
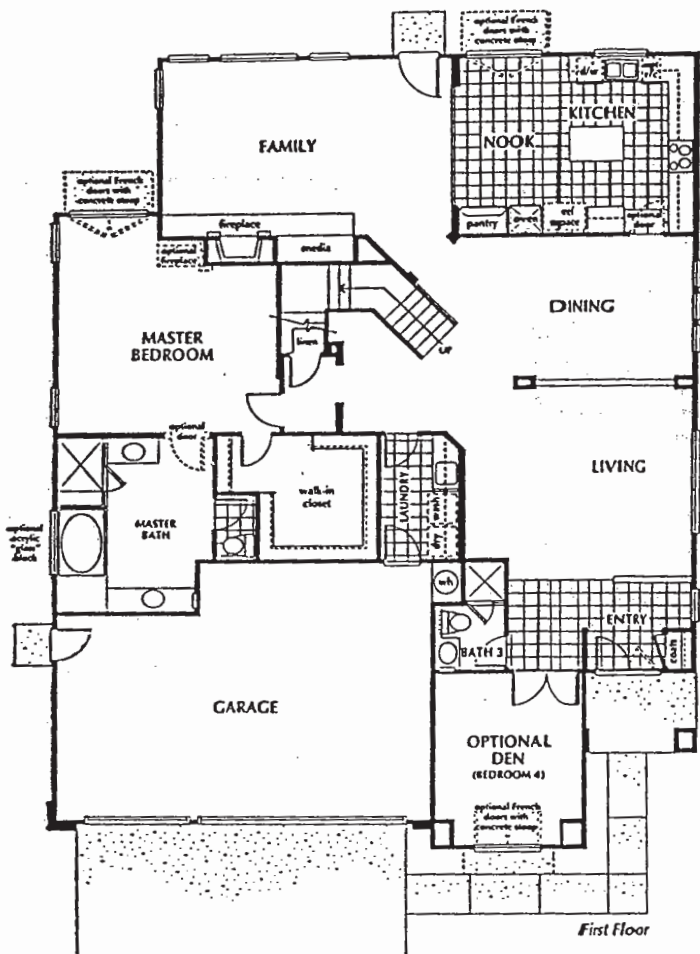
First Floor



Second Floor

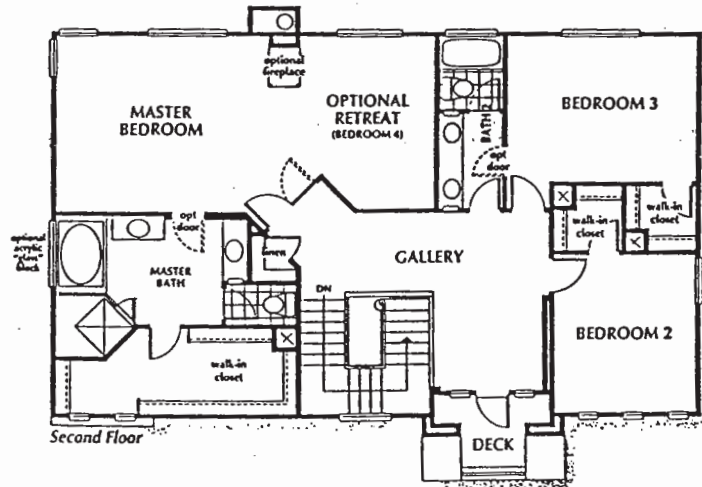
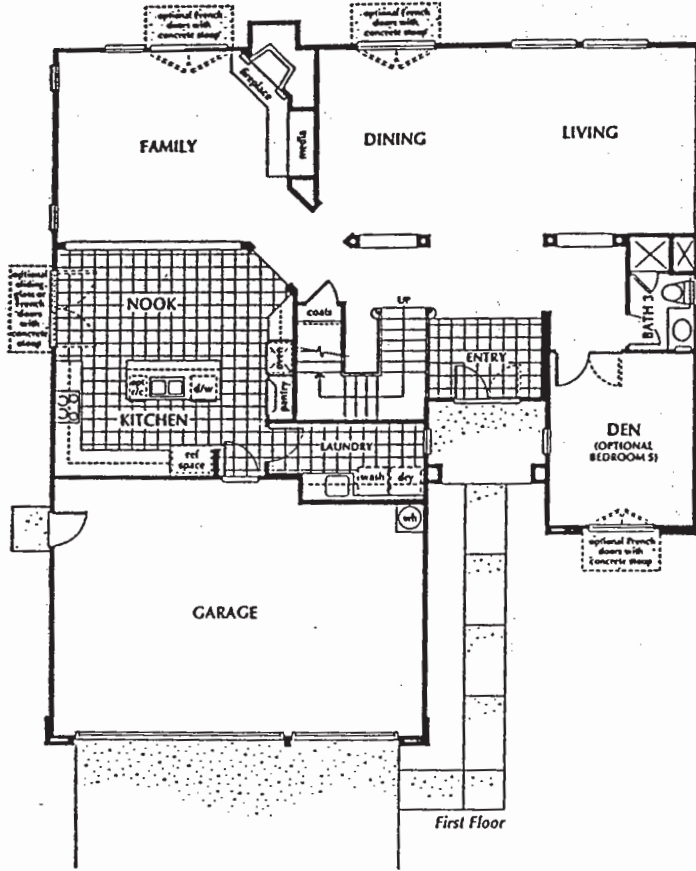


MODEL
4 Bedrooms and Bonus Room (optional Den shown) • 3 Baths
3,193 square feet (approximately) • 3-car garage

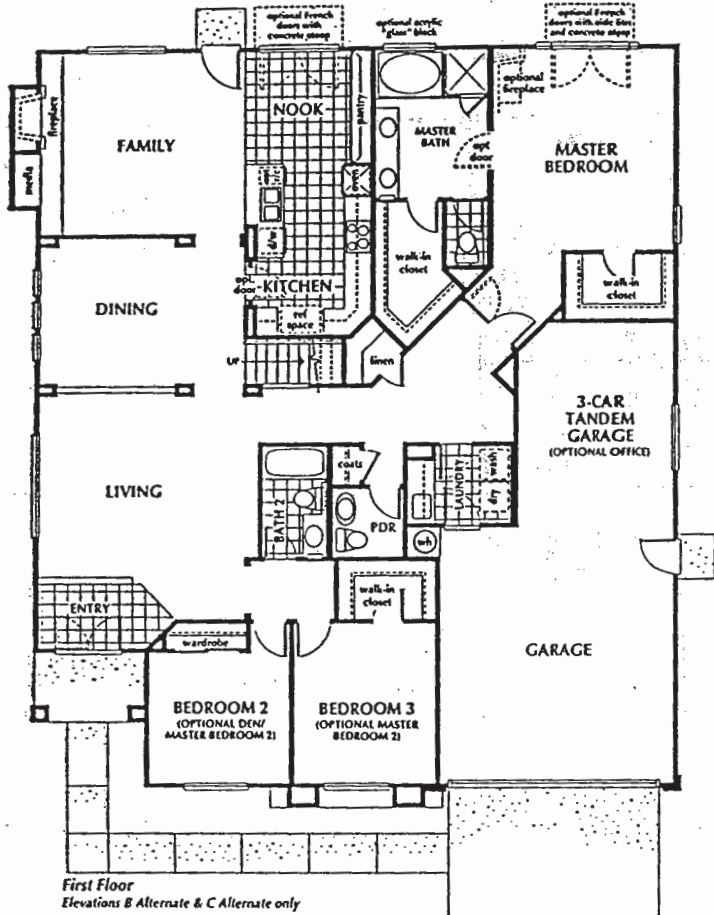




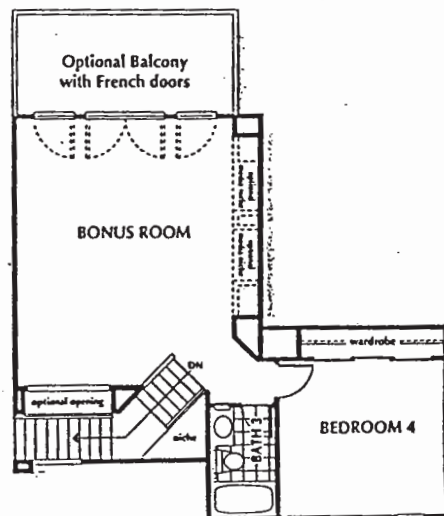
MODEL
4 Bedrooms and Den (optional Master Bedroom Retreat shown) • 3 Baths
3,100 square feet (approximately) • 3-car garage
(Available with up to 5 Bedrooms)



Plan 1C (Alternate) STANDARD
 4 Bedrooms and Bonus Room • 3 1/2 Baths
 2,863 square feet (approximately) • 3-car tandem garage



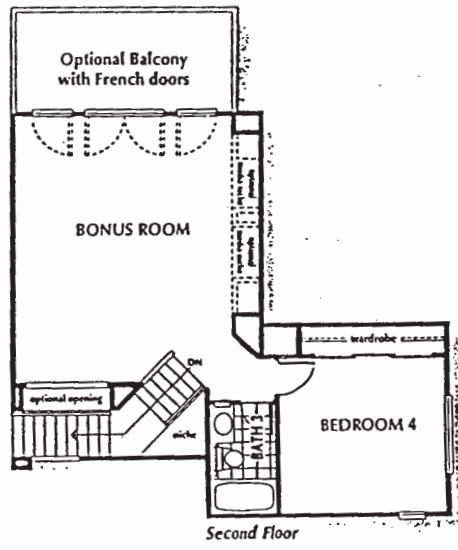
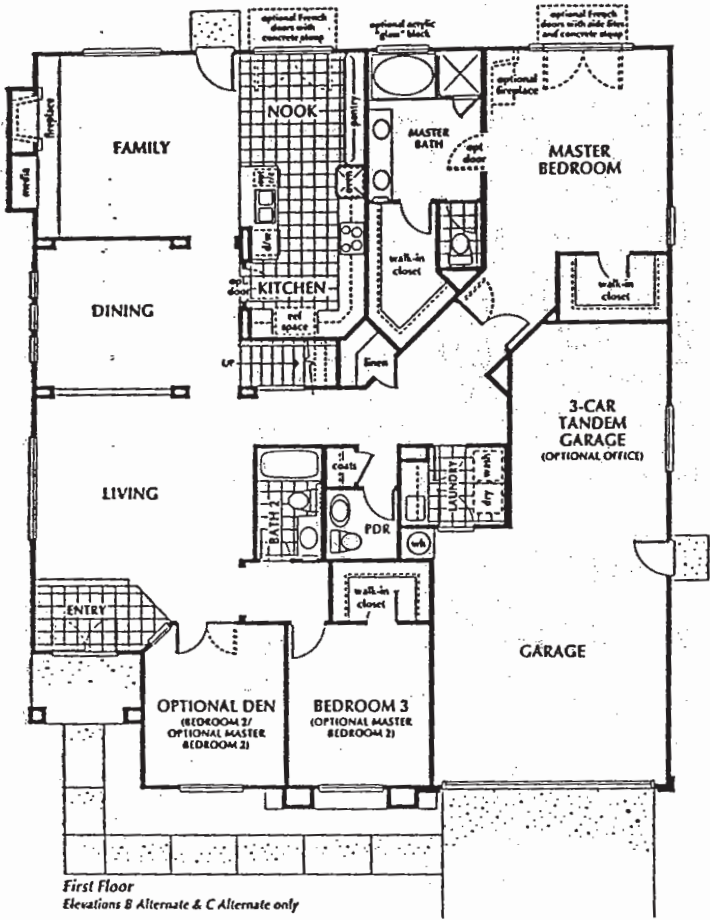
First Floor
 Elevations B Alternate & C Alternate only



Second Floor



MODEL
4 Bedrooms and Bonus Room (optional Den shown) • **3 1/2 Baths**
2,863 square feet (approximately) • **3-car tandem garage**
 (Available up to approximately 3,057 sq. ft.)





STANDARD
3 Bedrooms • 2½ Baths • 3-car tandem garage
2,236 square feet (approximately)

