

PROVENÇAL



## PROVENCAL

*Welcome to Provencal an exclusive collection of beautifully designed condominium homes featuring an ideal setting on the 6th fairway of the Carmel Mountain Ranch championship golf course. Reminiscent of the south of France--that enchanted land that bewitched Cezanne and van Gogh--Provencal offers charming French Country architectural styling highlighted by quoins, keystones, and quadra-foils, accented by colorful wood shutters. The interiors of Provencal homes are as elegant as their exteriors are charming, and they reflect the same thoughtful attention to architectural detailing. We hope you enjoy your visit to Provencal and the Carmel Mountain Ranch community.*

### CASTELLANE

PLAN ONE 1075 sq.ft.

One story, 2 bedrooms with two full baths.

Direct entry from enclosed single-car garage and covered car-port.

From: **\$154,990**

### BEAUCAIRE

PLAN THREE 1393 sq.ft.

Two stories, 2 bedrooms plus loft, two full baths & interior laundry room. Direct entry from enclosed two-car garage.

From: **\$174,990**

### VALENCE

PLAN TWO 1114 sq.ft.

One story, 2 bedrooms, optional den, two baths, & interior laundry. Direct entry from enclosed single- or two-car garage.

From: **\$155,990**

### AVIGNON

PLAN FOUR 1642 sq.ft.

Two stories, 3 bedrooms, two full baths plus powder room. Interior laundry and direct entry from enclosed two-car garage.

From: **\$191,990**

### CHATILLON

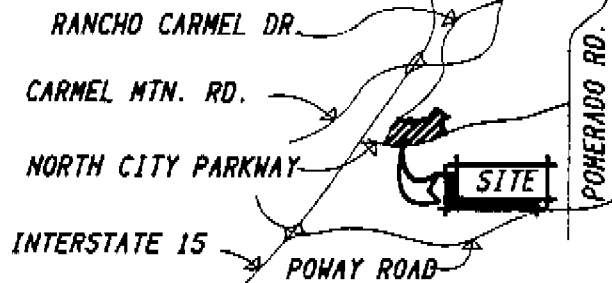
PLAN TEN 1228 sq.ft.

One story, 2 bedrooms, master bedroom retreat, two full baths. Direct entry from enclosed single-car garage and covered car-port.

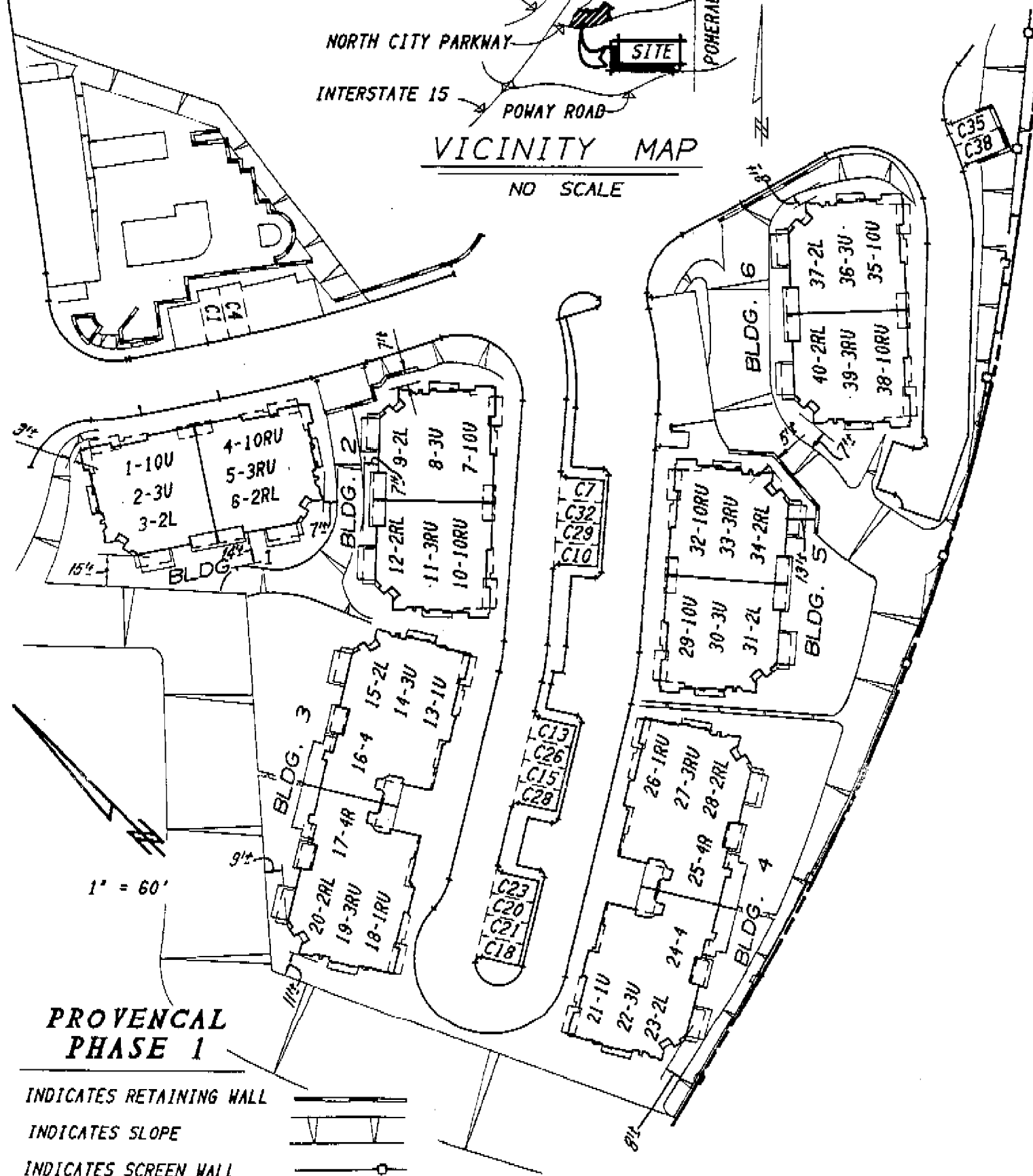
From: **\$161,990**

*Prices effective September 28, 1991*



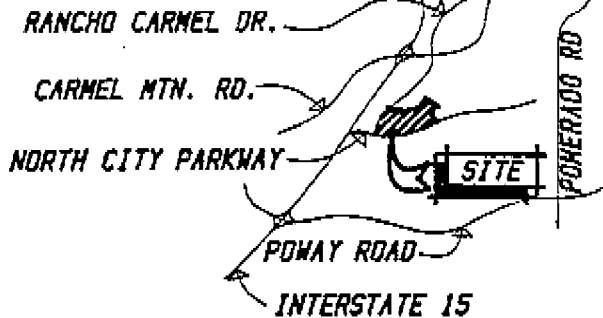


**VICINITY MAP**  
 NO SCALE



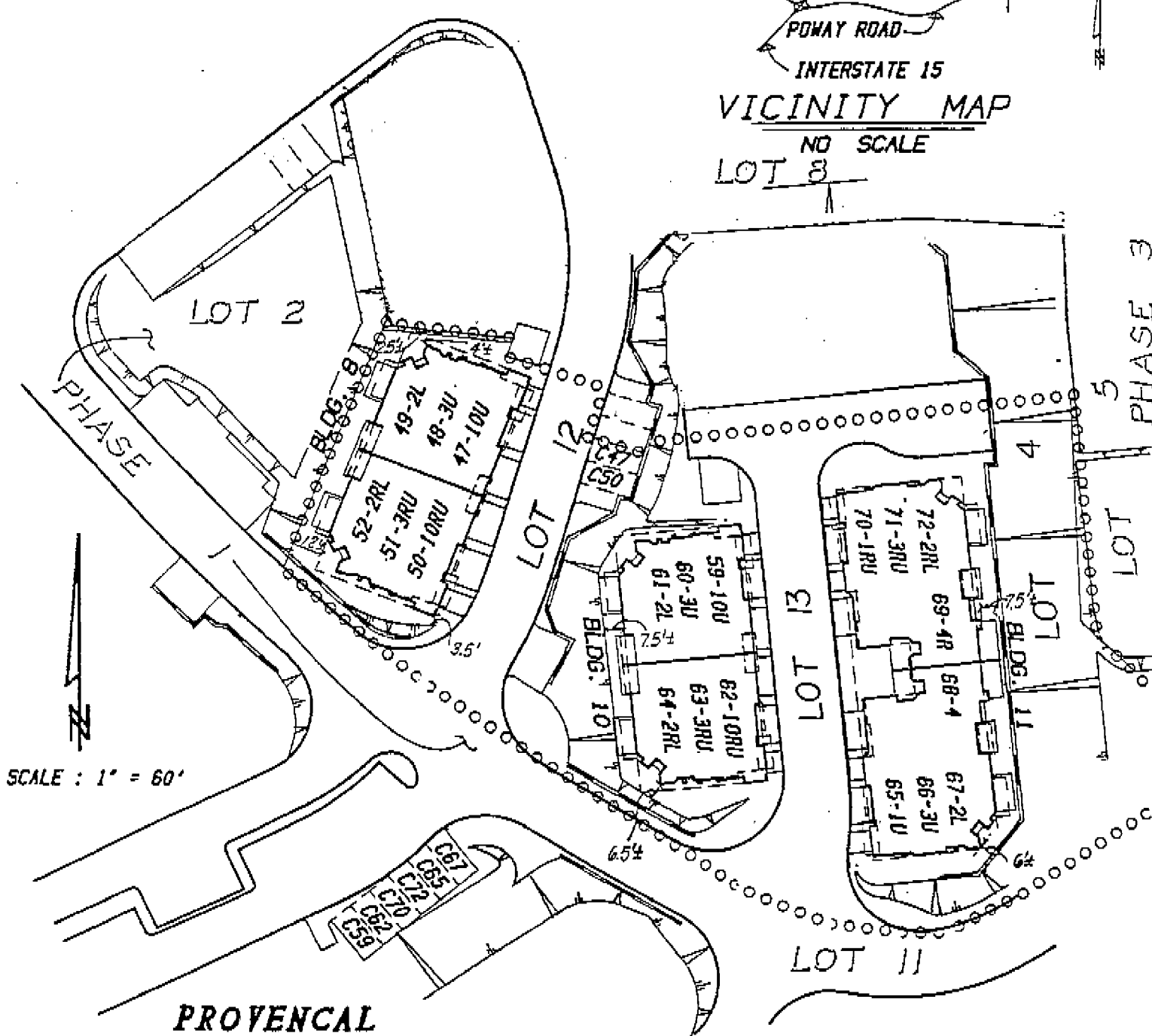
**PROVENCAL  
 PHASE 1**

- INDICATES RETAINING WALL
- INDICATES SLOPE
- INDICATES SCREEN WALL



### VICINITY MAP

NO SCALE  
LOT 8



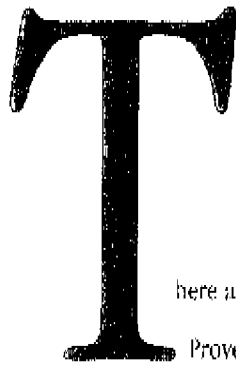
SCALE : 1" = 60'

## PROVENÇAL PHASE 2A

- INDICATES RETAINING WALL
- INDICATES SLOPE
- INDICATES PHASING LINE

**NOTE:**  
 LOCATIONS OF BUILDINGS, SLOPES AND RETAINING WALLS AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS.



A large, bold, black serif letter 'T' with a decorative, slightly flared top bar and a solid vertical stem.

here are few places more perfect than Provence -- the enchanted land that bewitched and beguiled Paul Cézanne and Vincent van Gogh. There is a quality of light and a provocative blend of color and texture that is unmistakably the style of Provence. Earthy yet elegant, simple yet sophisticated, it has charmed millions and influenced interior design and architectural forms around the world. The "style Provençal" infuses the Mediterranean culture of southern France with a distinctive character all its own that is instantly recognizable world-wide as the "French country style." Provençal captures the essential romance -- the contagious "joie de vivre" --- of this style both in its architecture and in the interior design of its model homes. Earthy, graceful, eclectic, gracious, comfortable—Provençal is all of these and more. Welcome to the French country style of Provençal at Carmel Mountain Ranch.\*



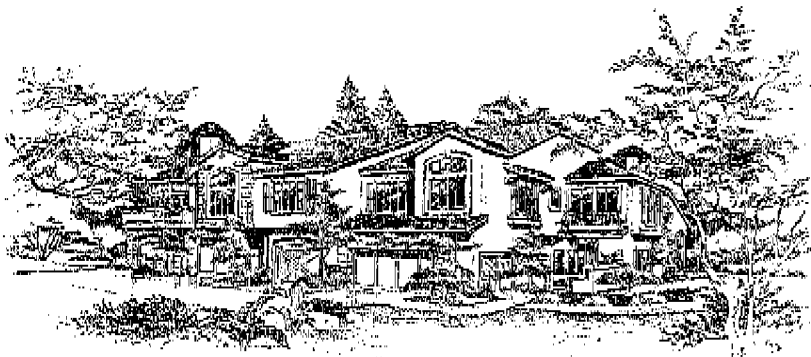
**R**arely does a residential neighborhood offer natural beauty, a convenient location, nearby employment and recreational attractions for adults and children alike. You'll find them all at Carmel Mountain Ranch.\*

Enhancing the serene rolling hillsides of this 1,500-acre master-planned community is an 18-hole championship golf course that winds through the foothills. Adding to your recreational pleasure are the neighborhood and community parks, multi-use playing fields and courts, hiking and jogging trails, and picnic and play areas.

A major shopping center, with a supermarket and drug store, is in the plans for Carmel Mountain Ranch. You can also look forward to a hotel and three proposed schools. And serving your family's health and safety needs are the new Scripps Clinic and the Carmel Mountain Ranch Fire Station.

The 170-acre Carmel Mountain Ranch Research and Technology Park has already attracted TRW, Sony and State Farm Insurance.





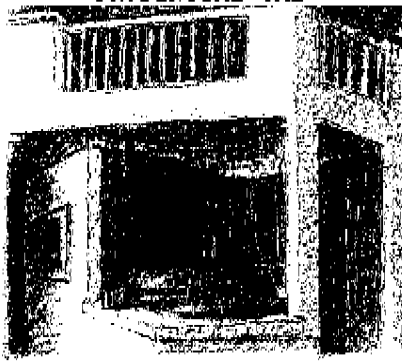
FOUR UNIT BUILDING



SIX UNIT BUILDING



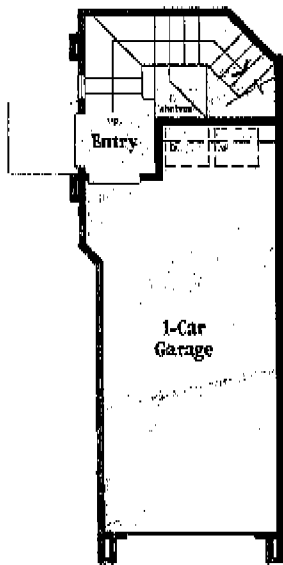
EIGHT UNIT BUILDING



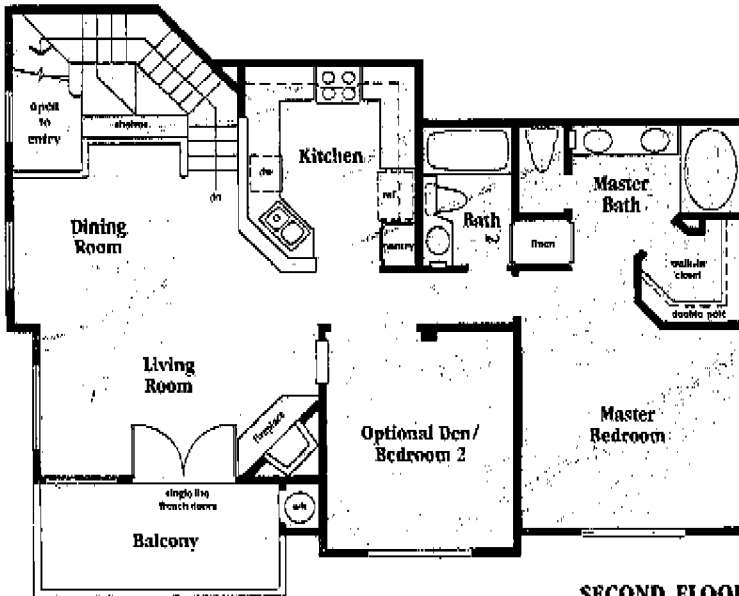
# CASTELLANE

PLAN ONE

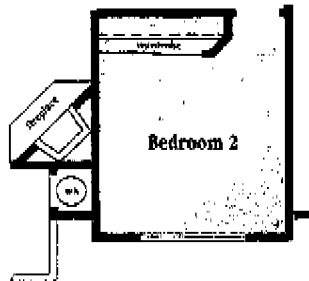
*This charming residence is ideal for professional singles or couples who want a smaller residence with minimum maintenance and maximum luxury.*



FIRST FLOOR

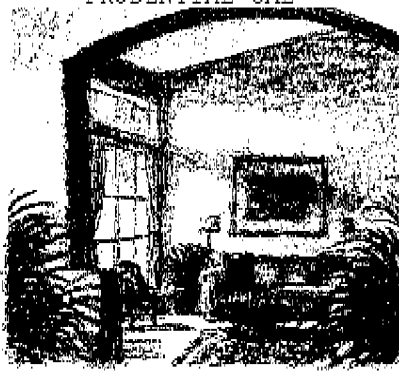


SECOND FLOOR



One Story • Two Bedrooms • Optional Den • Two Full Baths • Living Room with Corner Wood-Burning Fireplace and French Doors • Dining Room • Open-Design Kitchen with Serving Bar • Direct Entry from Enclosed Single Car Garage • Entertainment Balcony

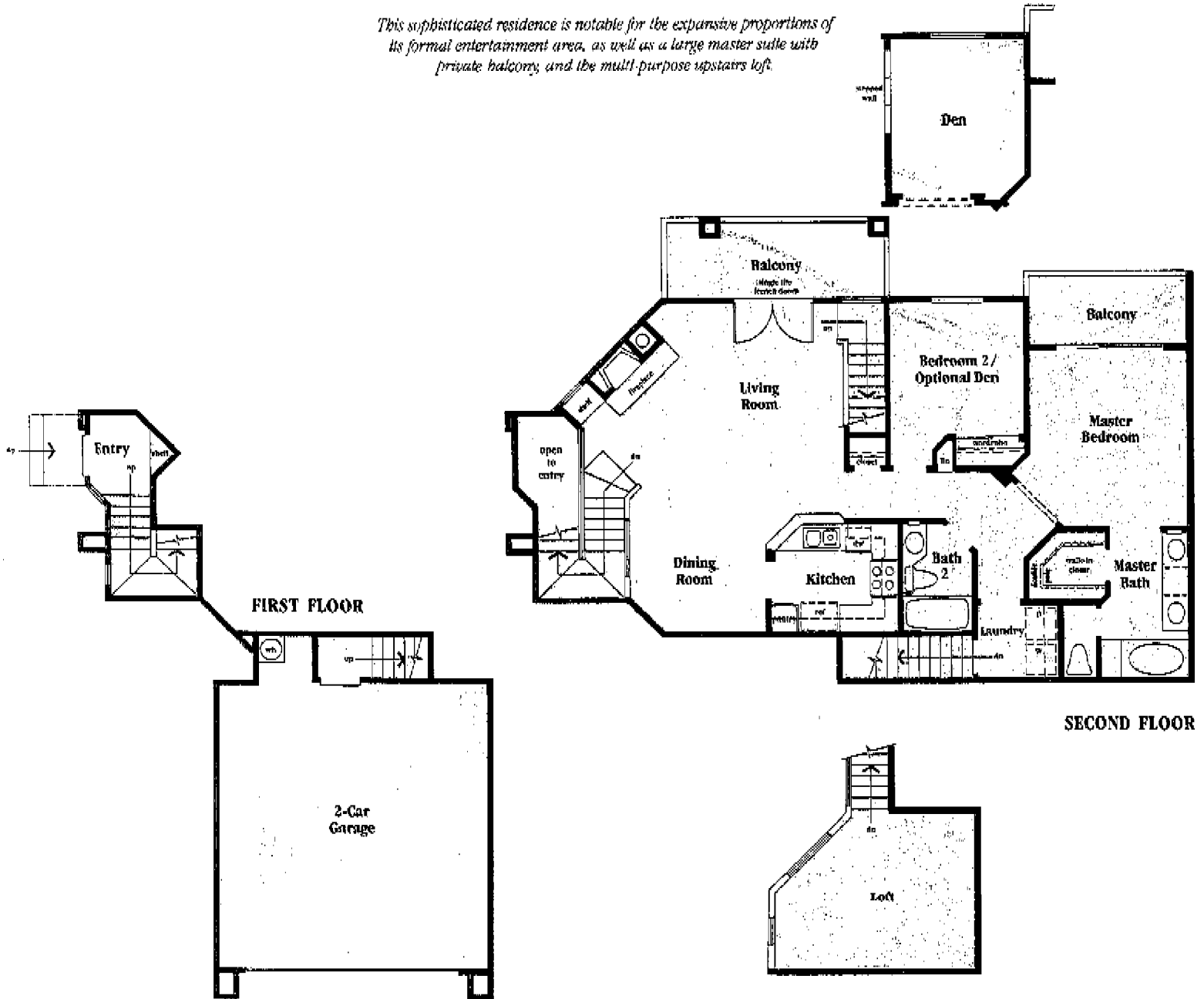




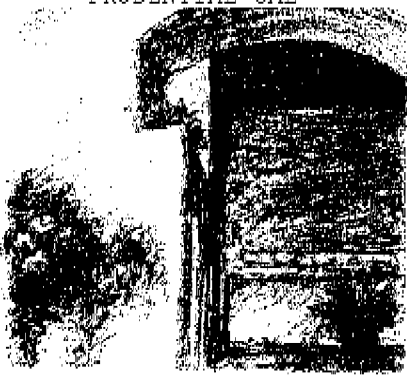
# BEUCAIRE

## PLAN THREE

*This sophisticated residence is notable for the expansive proportions of its formal entertainment area, as well as a large master suite with private balcony, and the multi-purpose upstairs loft.*



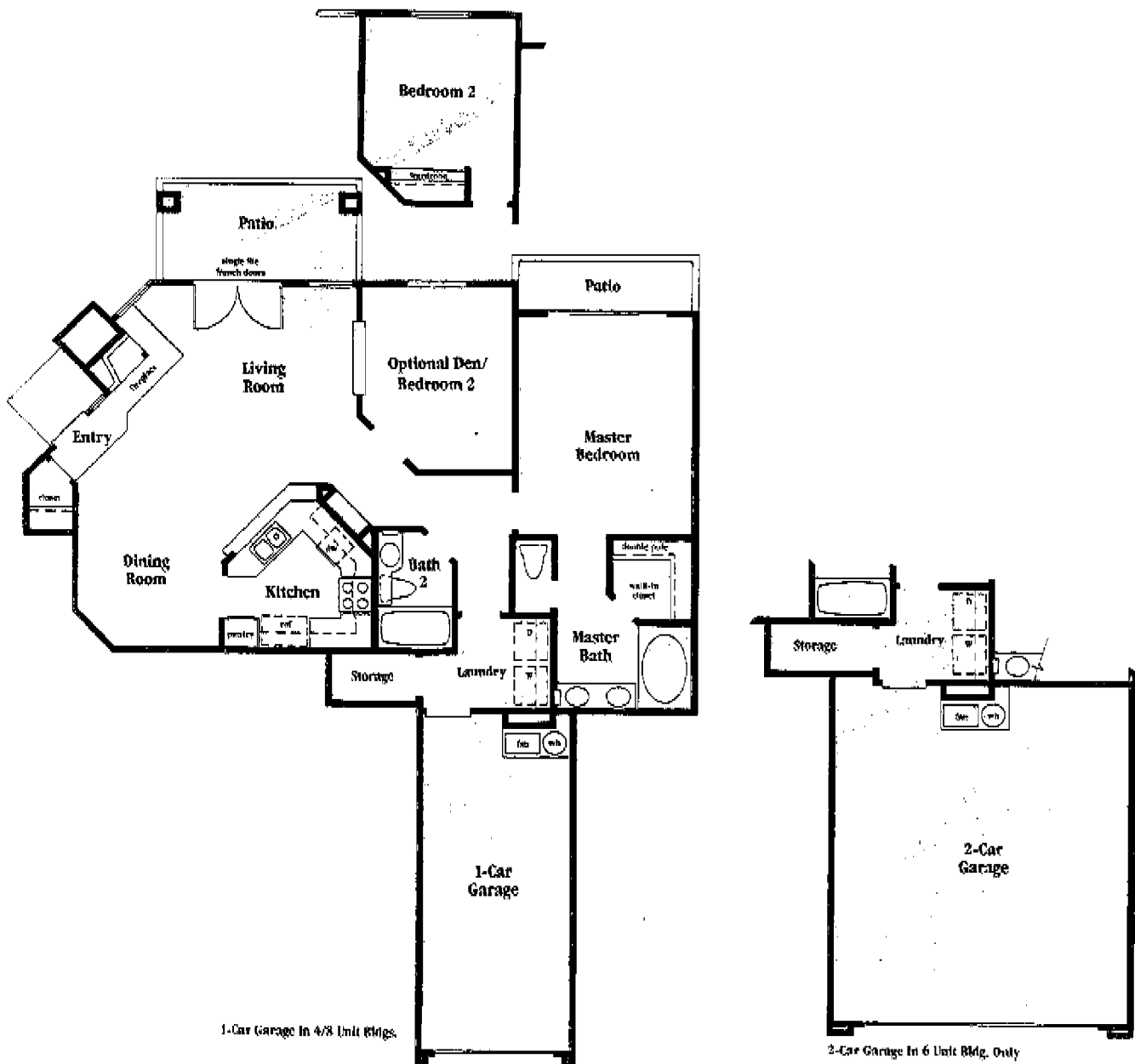
Two Stories • Two Bedrooms plus Loft • Optional Den • Private Balcony off Master Suite • Two Full Baths • Living Room with Wood-Burning Fireplace and French Doors • Dining Room • Open-Design Kitchen with Serving Bar • Interior Laundry Room • Direct Entry from Enclosed Two-Car Garage • Entertainment Balcony with Decorative Wrought Iron Railing



# VALENCE

PLAN TWO

*Single-story luxury is highlighted by a corner wood-burning fireplace and french doors in the formal living room, a separate dining room, an optional den for a busy professional, and a spacious master suite with elegant bath.*



1-Car Garage In 4/8 Unit Bldgs.

2-Car Garage In 6 Unit Bldg. Only

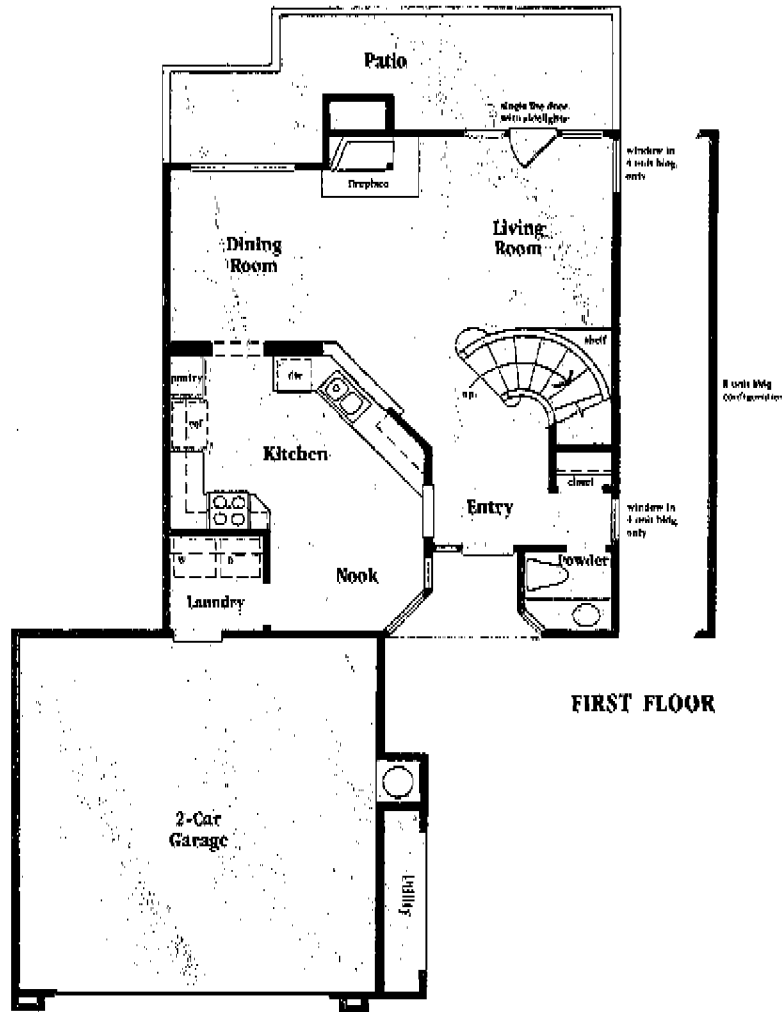
One Story • Two Bedrooms • Optional Den • Private Enclosed Patio off Master Suite • Living Room with Corner Wood-Burning Fireplace and French Doors • Dining Room • Open-Design Kitchen with Serving Bar • Interior Laundry Room • Direct Entry from Enclosed Single- or Two-Car Garage • Enclosed Patio with Stucco Walls



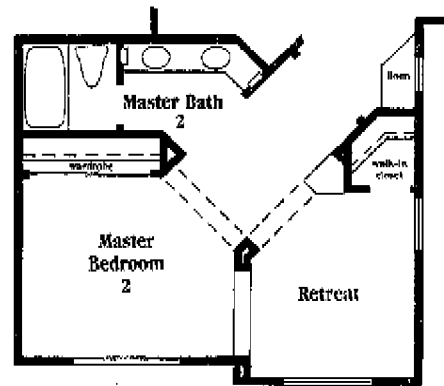
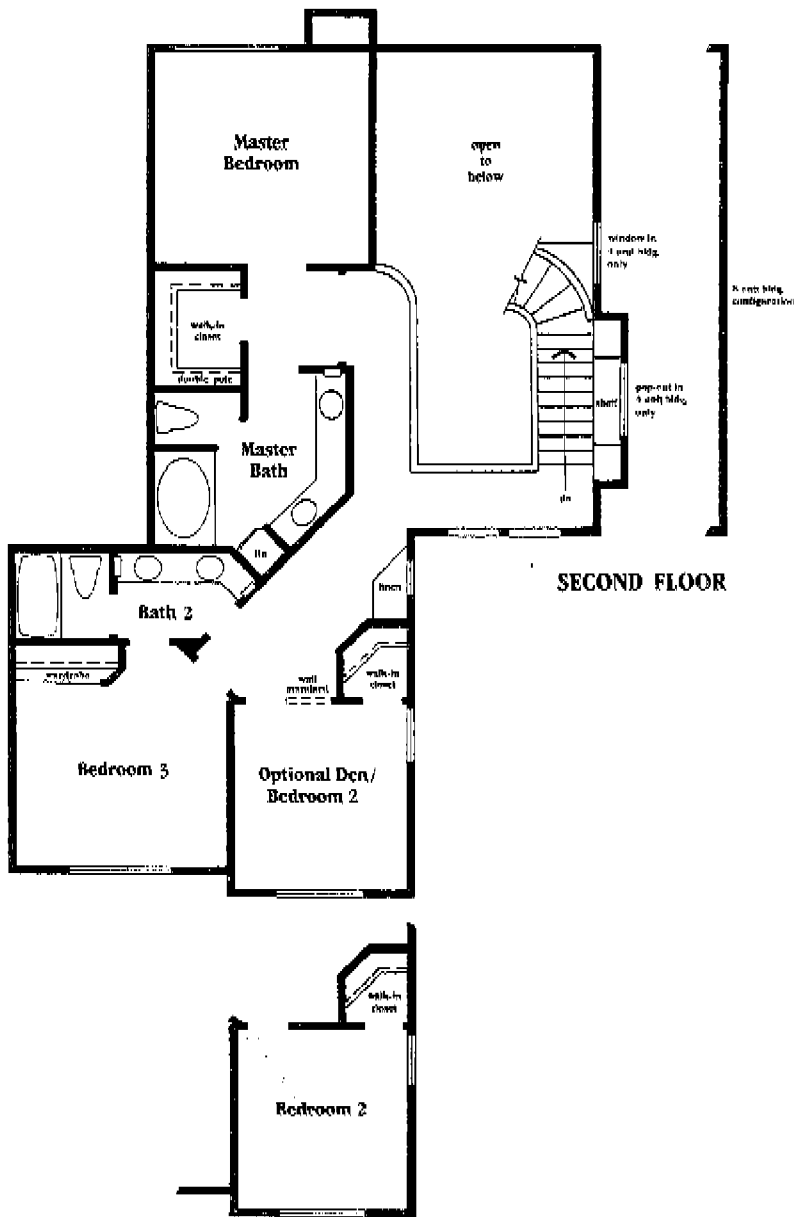
# AVIGNON

PLAN FOUR

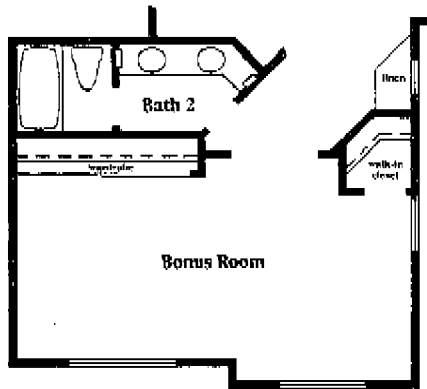
*The "versatility of a custom home" best describes this distinguished residence, designed for discriminating homebuyers looking for charm, elegance and expansive living.*



Two Stories = Three Bedrooms = Optional Den = Optional Second Master Suite with Retreat = Optional Bonus Room = Two Full Baths = First-Floor Guest Powder Room = Living Room with Wood-Burning Fireplace and French Door = Dining Room = Kitchen with Breakfast Nook and Serving Bar = Interior Laundry Room = Direct Entry from Enclosed Two-Car Garage = Enclosed Patio with Stucco Walls



Master Bedroom 2 Option



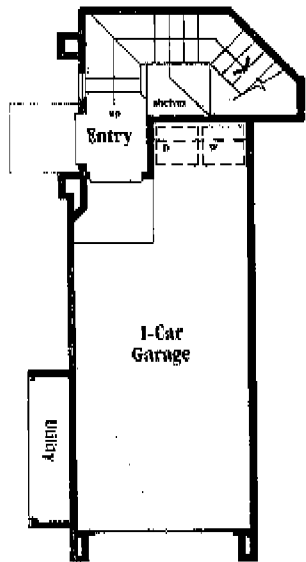
Bonus Room Option



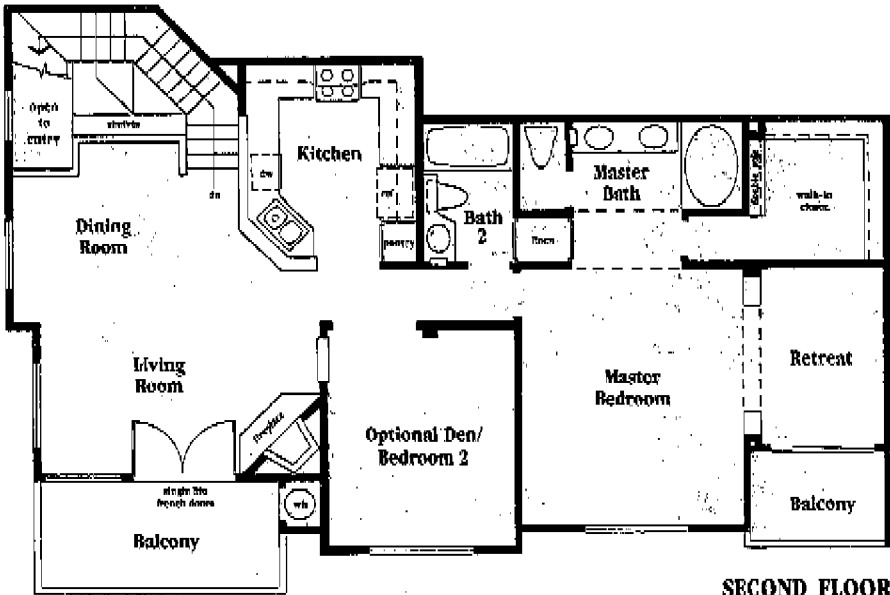
# CHÂTILLON

## PLAN TEN

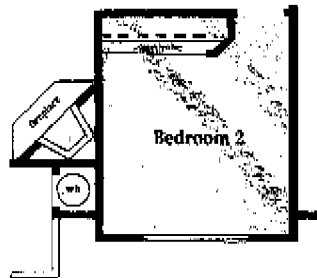
*An elegant residence for singles or couples, highlights include an expansive formal entertainment area with wood-burning fireplace and french doors leading to the balcony; an optional den, and a large master suite with an intimate retreat and a private balcony.*



FIRST FLOOR



SECOND FLOOR



One Story = Two Bedrooms = Optional Den = Master Bedroom Retreat with Private Balcony = Living Room with Corner Wood-Burning Fireplace and French Doors = Dining Room = Open-Design Kitchen with Serving Bar = Direct Entry from Enclosed Single-Car Garage = Entertainment Balcony

# FEATURES

## IN THE LIVING AREAS



Formal ceramic tile entry

Elegant curving staircase—Plan Four

Volume, nine- or ten-foot ceilings throughout most living areas

Oak stair rails—Plans One, Three, Four and Ten

Cozy wood-burning fireplace with energy-efficient glass firescreen in the living room

Coffered ceiling in the dining room—Plan Four

Single or double French-style doors

Dramatic window designs in major living areas

Custom radius walls

Separate dining area

Optional den replacing a secondary bedroom

Optional bonus room with twin wardrobe and walk-in closet replacing two secondary bedrooms—Plan Four

Third floor loft—Plan Three

Wall-to-wall carpeting throughout most major living areas

Decorator lighting fixtures

French-Style raised panel interior doors with detailed door casings

Smoke detector

Energy-efficient, time-controlled thermostat

Forced air heating system and optional cooling system

## IN THE BEDROOMS AND BATHS



Spacious master bedroom suite featuring a compartmented bath with twin-basin vanity and a walk-in closet

Master bath highlights include an oval tub with shower and ceramic tile surrounds

Custom white-wash stained oak cabinetry in the master bath

Walk-in closet in secondary bedroom—Plan Four

Cultured marble pullman countertops in all baths

Twin-basin vanity in the secondary bath—Plan Four

Theatrical lighting in all baths

Optional second master suite with retreat—Plan Four

First-floor powder room with white-wash stained oak cabinetry—Plan Four

## IN THE KITCHEN



Contemporary open design

Built-in, white-on-white Whirlpool appliances including self-cleaning oven, microwave and quiet-wash dishwasher

Custom white-wash stained oak cabinetry

Ceramic tile countertops

Generous serving bar

Convenient pantry

Breakfast nook—Plan Four

High quality double sink with food waste disposal

Recessed ceiling lighting and luminescent under-cabinet counter lighting

Durable sheet vinyl flooring

## EXTERIOR AMENITIES



Charming French country architectural styling featuring quoins, keystones, simulated pre-cast door and window surrounds, quadra-foils and painted wood shutters.

Color-coordinated concrete tile roof

Enclosed two-car garage with direct interior access to the home—Plans Two (selected homes), Three and Four

Enclosed single-car garage with direct access to the interior of the home—Plans One, Two (selected homes), and Ten

Interior laundry room—Plans Two, Three and Four

Walled patio area or entertainment balcony

Private patio off master suite—Plan Two

Private balcony off master suite—Plan Three

Private balcony off master retreat—Plan Ten

Entry courtyard—Plans One and Four

Automatic garage door with remote control

Dry-walled and textured garage interior walls

Energy-efficient, fully-insulated ceilings and exterior walls



© Lyon Communities Inc., 1990. Because of our continuing program of research and development, or changes in materials availability, Lyon Communities reserves the right to substitute product or design, and alter prices, terms, specifications, features and materials, without prior notice or obligation. The Carmel Mountain Ranch® Community Association, financially supported by all owner-residents, maintains certain common areas and facilities. The Provincial Homeowners Association, financially supported by Provincial residents, maintains common areas and facilities within the neighborhood.



Major General William Lyon  
U.S.A.F., Retired  
Chairman of the Board and Chief Executive Officer

The builder's reputation for solid construction and enduring value is important in your home buying decision.

During thirty-five years of residential development, General William Lyon—founder of Lyon Communities Inc.—has directed the construction of over 55,000 homes, housing more than 165,000 people.

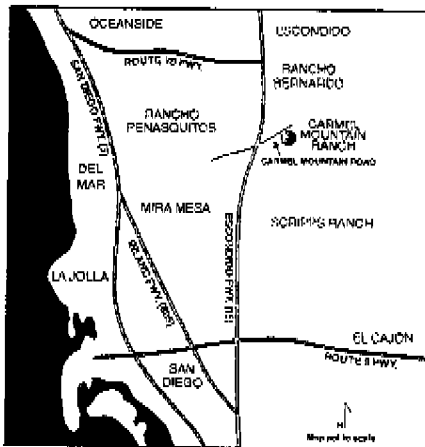
*Professional Builder* magazine's "Builder of the Year" in 1982 and charter member of the California Building Industry's "Hall of Fame," General Lyon has been singled out by *Professional Builder* as America's Number One residential developer. The prestigious *Los Angeles Times* "Annual Survey of Residential Building" also named General Lyon leading home builder in Southern California for a record sixth year.

There is no secret to General Lyon's historic leadership in residential development. It is simply his determination to provide exceptional homes with the greatest values and most desirable locations at the most competitive prices for California home buyers.

While justifiably proud of its many industry awards and achievements, Lyon Communities' greatest pride lies in the demonstration of public confidence which has established General William Lyon as the nation's largest home builder.



*Lyon Communities, Inc.*



# PROVENCAL

11110 Provencal Place

San Diego, California 92128

(619) 451-1527



**Carmel Mountain Ranch**  
A PLACE TO LIVE, WORK & PLAY