

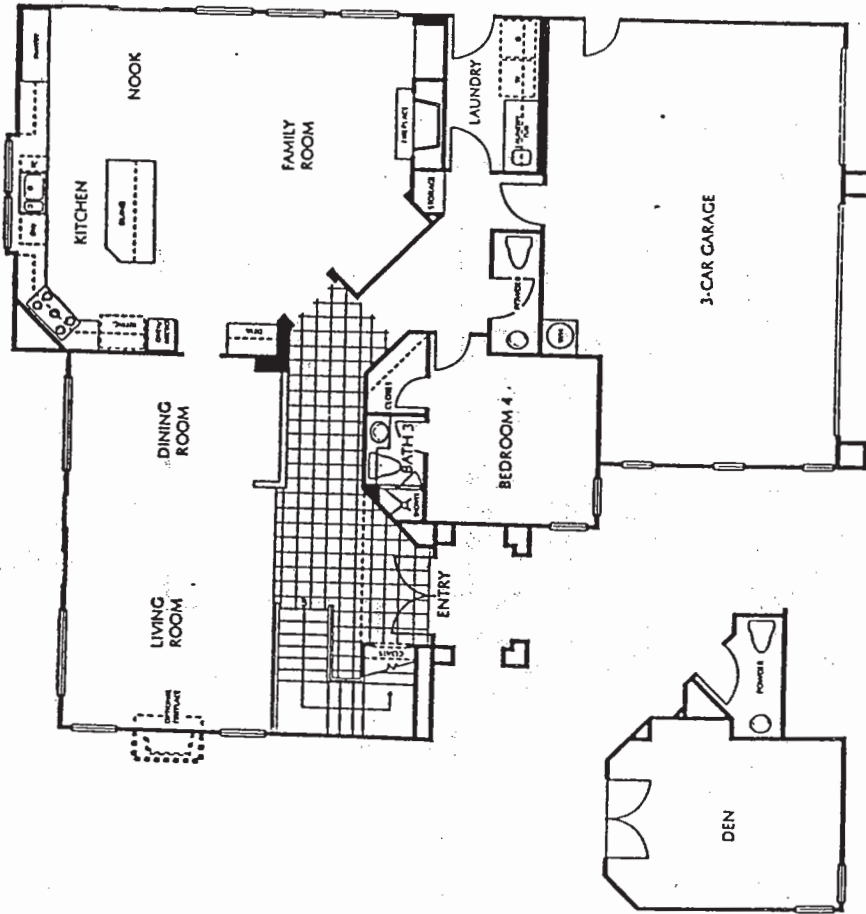
Carmel Del Mar

Provence

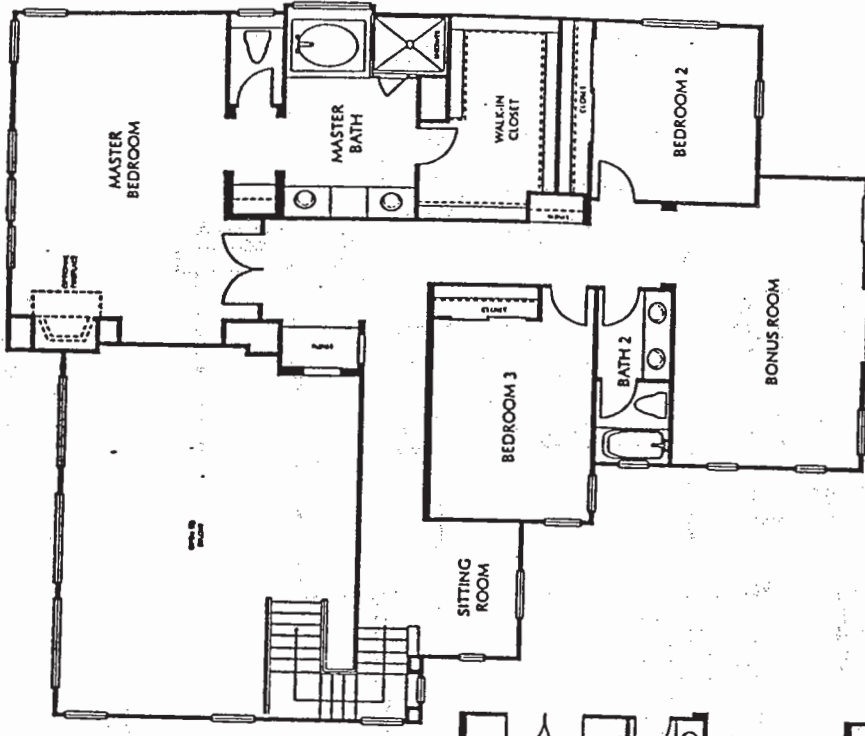
BORDEAUX

4 Bedrooms Plus Bonus Room, 3 1/2 Baths, 3,481 Square Feet

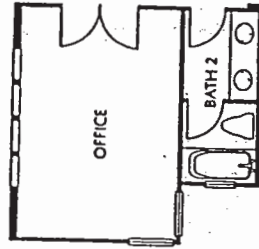
PROVENCE



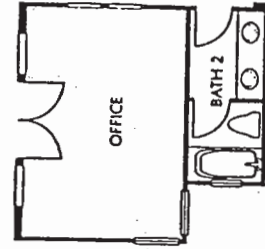
PLAN 2
FIRST FLOOR
OPTIONAL DEN



PLAN 2
SECOND FLOOR



PLAN 2
SECOND FLOOR
OPTIONAL OFFICE 2

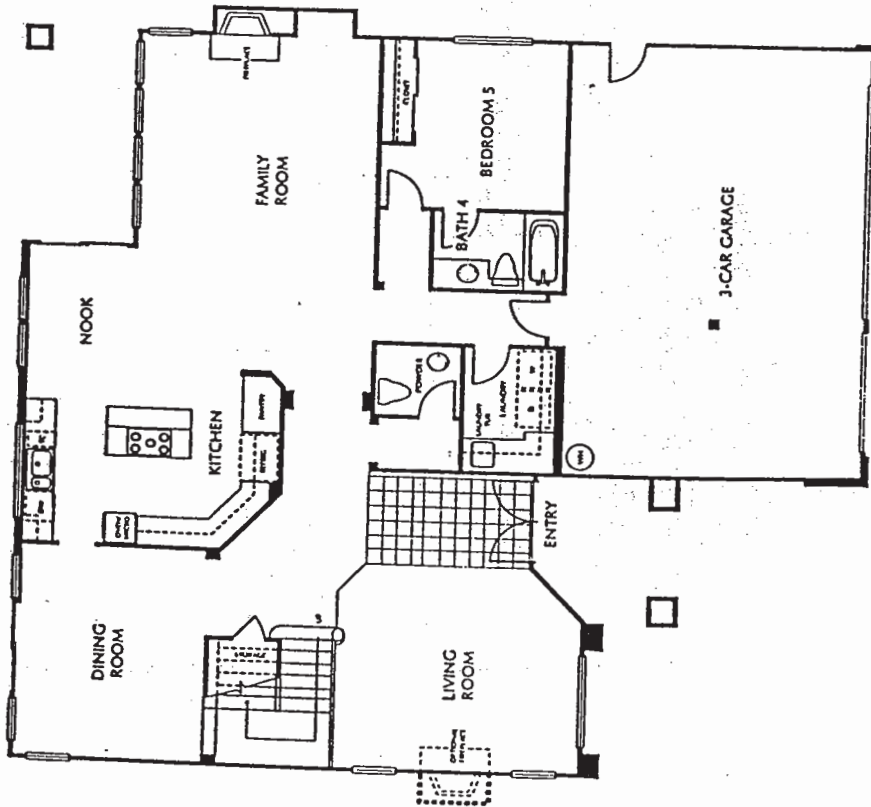


PLAN 2
SECOND FLOOR
OPTIONAL OFFICE 1

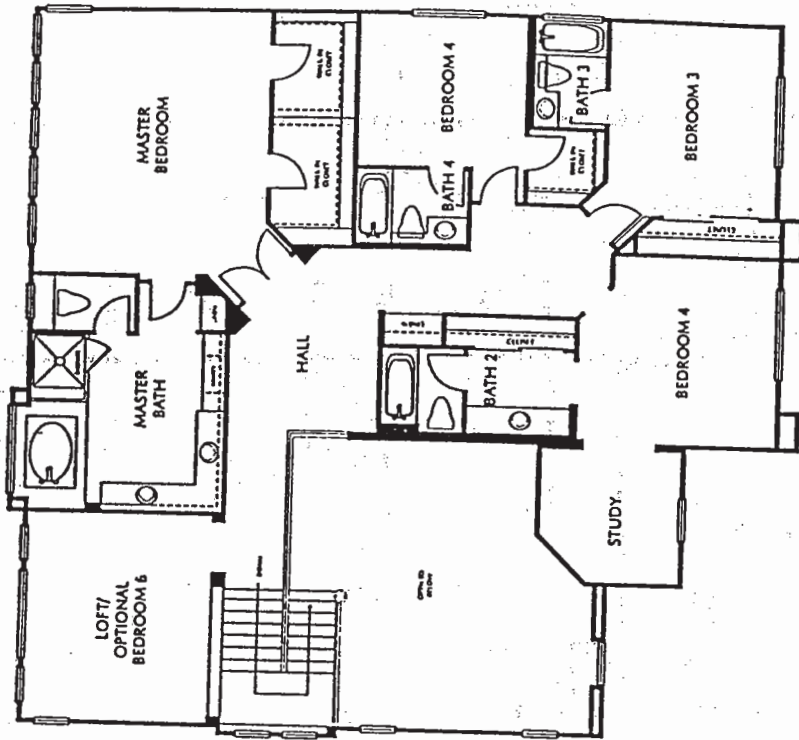
PRELIMINARY



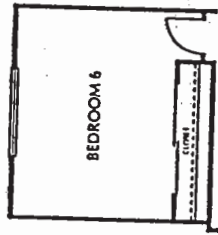
The builder reserves the right to incorporate modifications to existing plans and specifications without notice or obligation to any purchaser. Square footages are approximate. All lot lines are conceptual and are not intended to be an actual description of property boundaries. Elevation drawings are artistic. All lot lines are conceptual and are not intended to be an actual description of property boundaries. Elevation drawings are artistic. All lot lines are conceptual and are not intended to be an actual description of property boundaries. Elevation drawings are artistic.



PLAN 3
FIRST FLOOR



PLAN 3
SECOND FLOOR

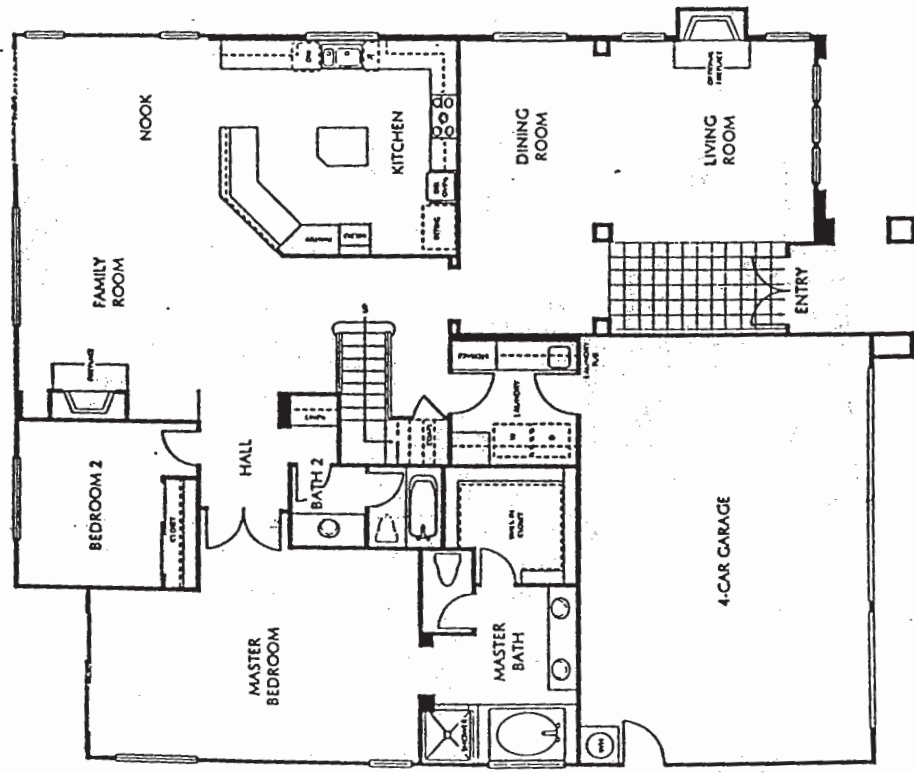


PLAN 3
SECOND FLOOR
OPTIONAL BEDROOM 6

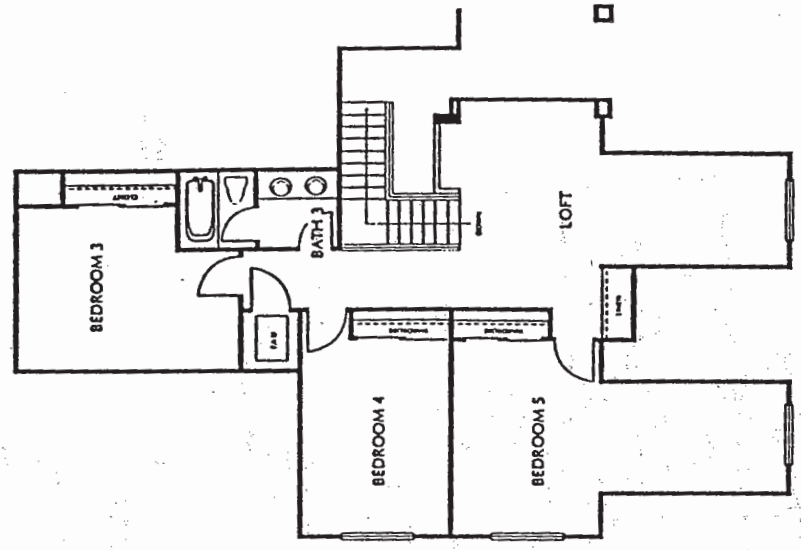
PRELIMINARY



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PLAN 4
FIRST FLOOR

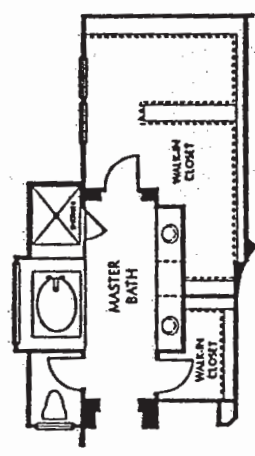
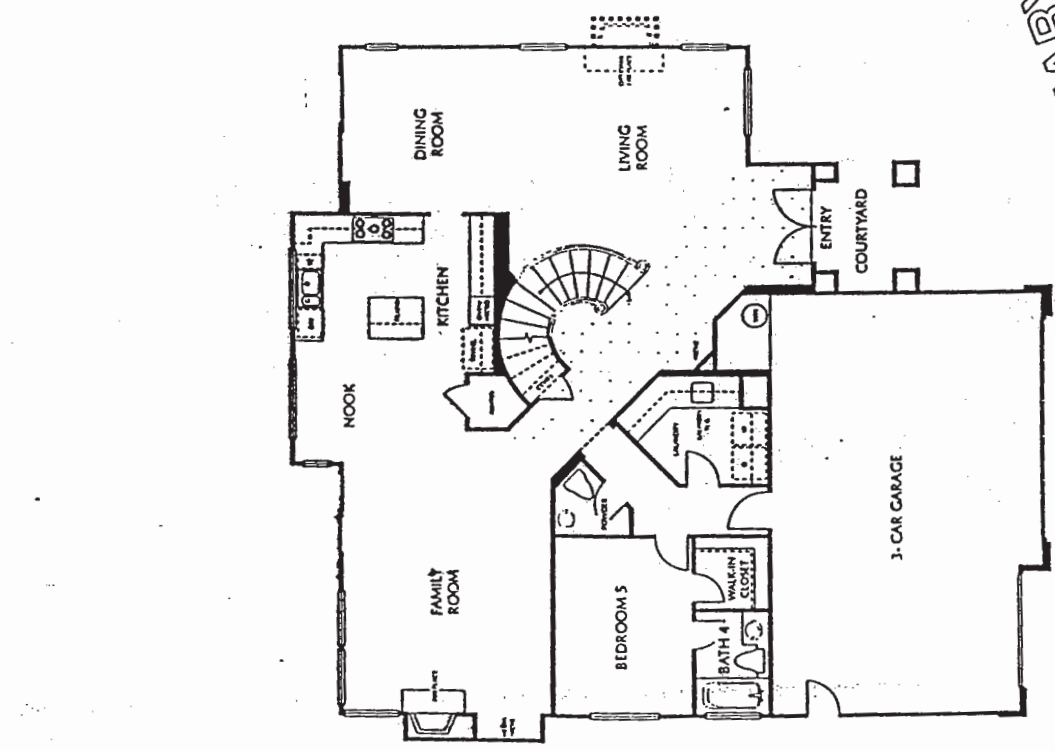


PLAN 4
SECOND FLOOR

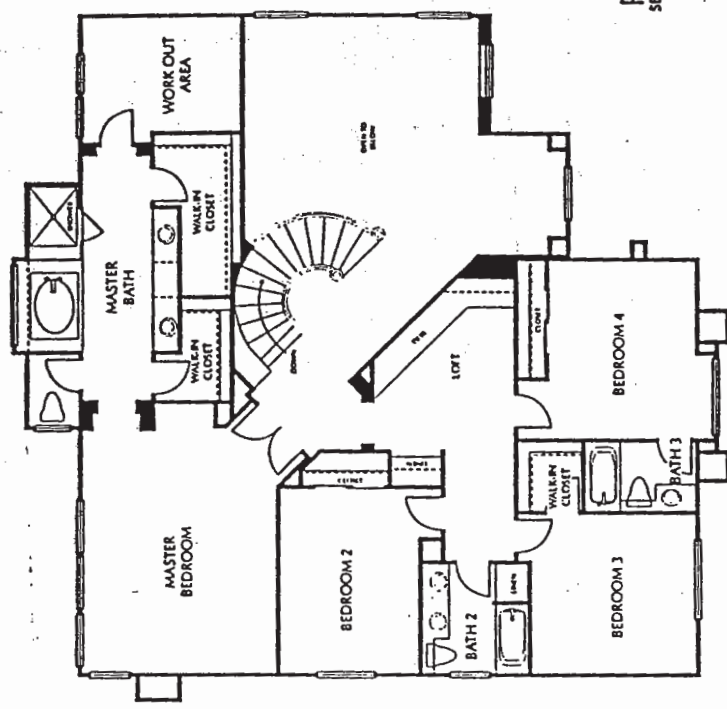
PRELIMINARY



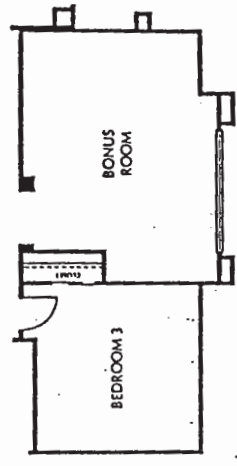
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PLAN 1
SECOND FLOOR
OPTIONAL WALK-IN CLOSET



PLAN 1
SECOND FLOOR



PLAN 1
SECOND FLOOR
OPTIONAL BONUS ROOM

PRELIMINARY



PLAN 1
FIRST FLOOR



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Old World Charm Near the Ocean

Welcome to Provence, a delightful neighborhood of French Country-style homes in the beautiful master-planned community of Carmel del Mar, only three miles from the Pacific Ocean.

At Provence you'll find a choice of four spacious floorplans, with a further choice of three charming exteriors for each plan.

All of these homes are beautifully appointed and carefully crafted to provide you with the quality, look and feel of an elegant custom home.

Flexible floorplans plus a host of options and upgrades allow you to personalize the home of your choice to your specific needs and lifestyle.

The location of Provence is convenient to two large community shopping centers and several neighborhood parks. The beach and quaint seaside village of Del Mar are only a few miles away, while other attractions in the immediate area include the Torrey Pines State Reserve, the Torrey Pines Golf Course, the Del Mar Fairgrounds and Race Track, and the Rancho Santa Fe Polo Grounds.

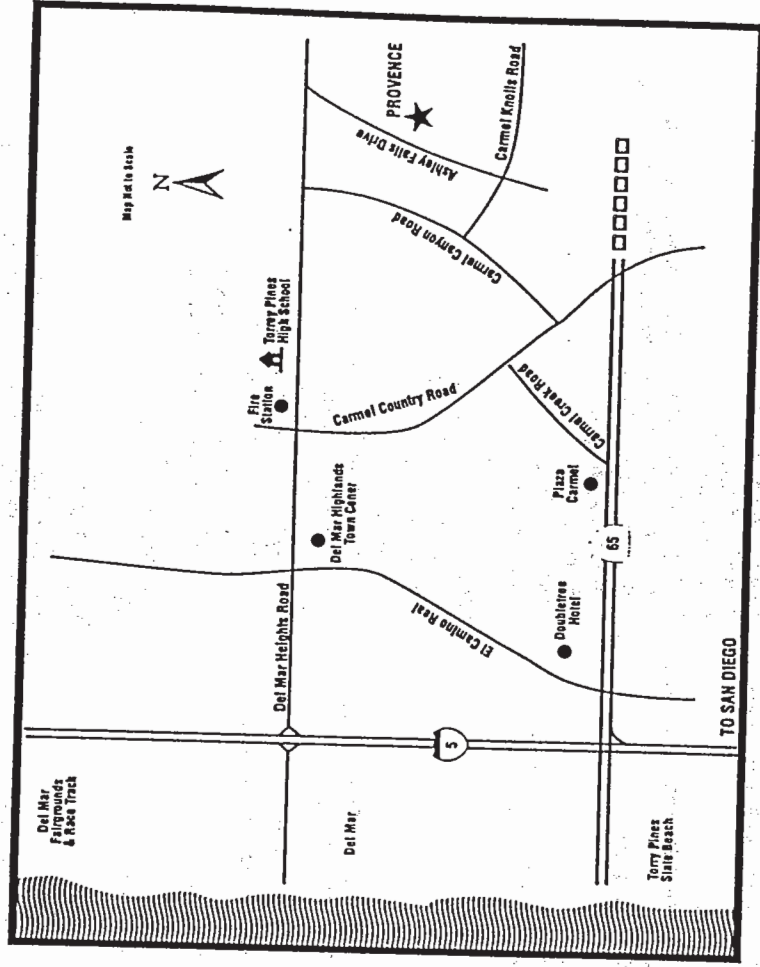
The close proximity to the ocean, of course, provides a wonderful climate year around.

One of the major reasons why many families will choose Provence is because it is in an outstanding school district that includes the nationally recognized Torrey Pines High School.

Nearby access to Interstate 5 makes it easy to commute

to several major centers of employment including the Golden Triangle, Torrey Pines Research Park, Sorrento Valley and Sorrento Mesa.

For charm, comfort, convenience and pride of ownership, you couldn't make a better choice than a spacious and luxurious new home at Provence in coastal Carmel del Mar.



Carmel del Mar
PROVENCE

Amenities

Handsome Exteriors

- Distinctive French Country architecture, some exteriors accented with brick or stone
- Architecturally specified exterior color palette
- Concrete Spanish flat and barrel tile roofs
- Decorative Weiser polished brass front door handleset
- Lighted designer address plate
- Concrete driveway and walkway
- Side and rear-yard fencing
- Roomy three-car garage
- Sectional roll-up garage doors with decorative windows
- Electronic garage door opener with two controls
- Weather-proof exterior electrical outlets
- BBQ gas stub

Inviting Interiors

- Well designed floor plans for your living enjoyment
- Dramatic entries with ceramic tile flooring
- Woodburning fireplace with gas log lighter valve and brick or stone facing to coordinate with exterior
- Custom radius walls
- Dramatic volume ceilings
- Elegant interior architectural details
- Distinctive lighting fixtures and architecturally specified recessed lighting
- Raised panel interior doors
- Polished brass interior door hardware
- Silent-touch/Decora rocker light switches
- Elegant staircase with stained maple cap and maple treads and risers

- Interior laundry room with cabinet and laundry sink
- Pre-wired for security and intercom systems
- Pre-plumbed for central vacuum system
- Channel Plus network wiring package includes category 5 wiring for phone jacks and dual coaxial cable for TV outlets

Gourmet Kitchens

- Designed for maximum efficiency and minimum effort
- Custom-quality ceramic tile countertops
- Deluxe maple or white Euro cabinets with vinyl lining and adjustable shelves

- Spacious pantries
- Under cabinet task lighting
- Price/Pfister deluxe single-handle faucet with pull-out spray
- Low noise level disposal
- G.E. Profile microwave oven
- G.E. Profile double oven with self-cleaning convection upper
- G.E. Profile five-burner gas cooktop
- G.E. Profile dishwasher with Clean Sensor/ Quiet Power Plus
- G.E. trash compactor
- Refrigerator space equipped with waterline for ice-maker
- Breakfast nook with decorative ceiling fan and light

Luxurious Master Suites

- Vaulted ceilings
- Spacious walk-in closets
- Maple or Euro white cabinets
- Ceramic tile countertops with "his" and "hers" dual basins
- Elegant Lasco oval tub and separate shower with ceramic-tile surrounds
- Deluxe faucet and shower controls with polished chrome and brass finish (also in secondary bathrooms)

Quality Construction Features

- Post tensioned foundation
- "Silent Floor" second-story truss joist system
- Copper plumbing
- Silent wall drain pipes
- 12" moisture stop treatment at windows

Energy and Conservation Features

- Dual-glazed vinyl windows
- Fully insulated exterior walls and ceilings
- Water saving plumbing fixtures
- 50-gallon high-efficiency glass-lined gas water heater
- Hot water circulating system
- All exterior doors completely weather-stripped
- Central forced-air heating with digital Venstar thermostat
- Pre-plumbed for air conditioning

Options to Consider

- Air conditioning
- Upgraded flooring
- Cherry cabinets
- Granite, Corian, porcelain tile or ceramic tile with accent lines on kitchen countertops in selected colors and choice of two backsplash heights
- Living room fireplace
- Home theater
- Surround sound
- Video security
- Central vacuum system
- Additional phone, cable TV and electrical outlets
- Mirrored wardrobe doors
- Tub/shower enclosures
- Appliance upgrades:
 - G.E. Profile Series refrigerator
 - G.E. Profile Series washer
 - G.E. Profile Series dryer
 - G.E. Monogram Series microwave
 - G.E. Monogram Series double oven
 - G.E. Monogram Series cooktop
 - G.E. Monogram Series dishwasher
 - G.E. Sub Zero Refrigerator
- Landscape packages
- Decks

Important Notes

Some options have construction cut-off dates. Please consult with our Sales Representative for further information regarding the availability and pricing of options and upgrades. In our continuing policy of research and improvement, Standard Pacific Homes reserves the right to change product design, specifications, materials, options, prices and terms without prior notice.

Garnet del Mar

PROVENCE

5003 Seashell Place, San Diego, CA 92130
(619) 350-6548 • Fax (619) 350-8926



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Garmel del Mar

PROVENCE

STANDARD PACIFIC HOMES

5003 Seashell Place • San Diego, CA 92130
619-350-6548 • Fax: 619-350-8926

PLAN	APPROX SQ. FT.	BEDROOMS	BATHS	STORIES	GARAGE
1- SAVOIE	3,355	5	4 ½	2	3
2- BORDEAUX	3,481	4+Bonus	3 ½	2	3
3- CHAMPAGNE	3,747	5+Loft	5 ½	2	3
4- RHONE	3,292	5	3	2	3

Plan 1	From \$466,900
Plan 2	From \$477,900
Plan 3	From \$496,900
Plan 4	From \$462,900

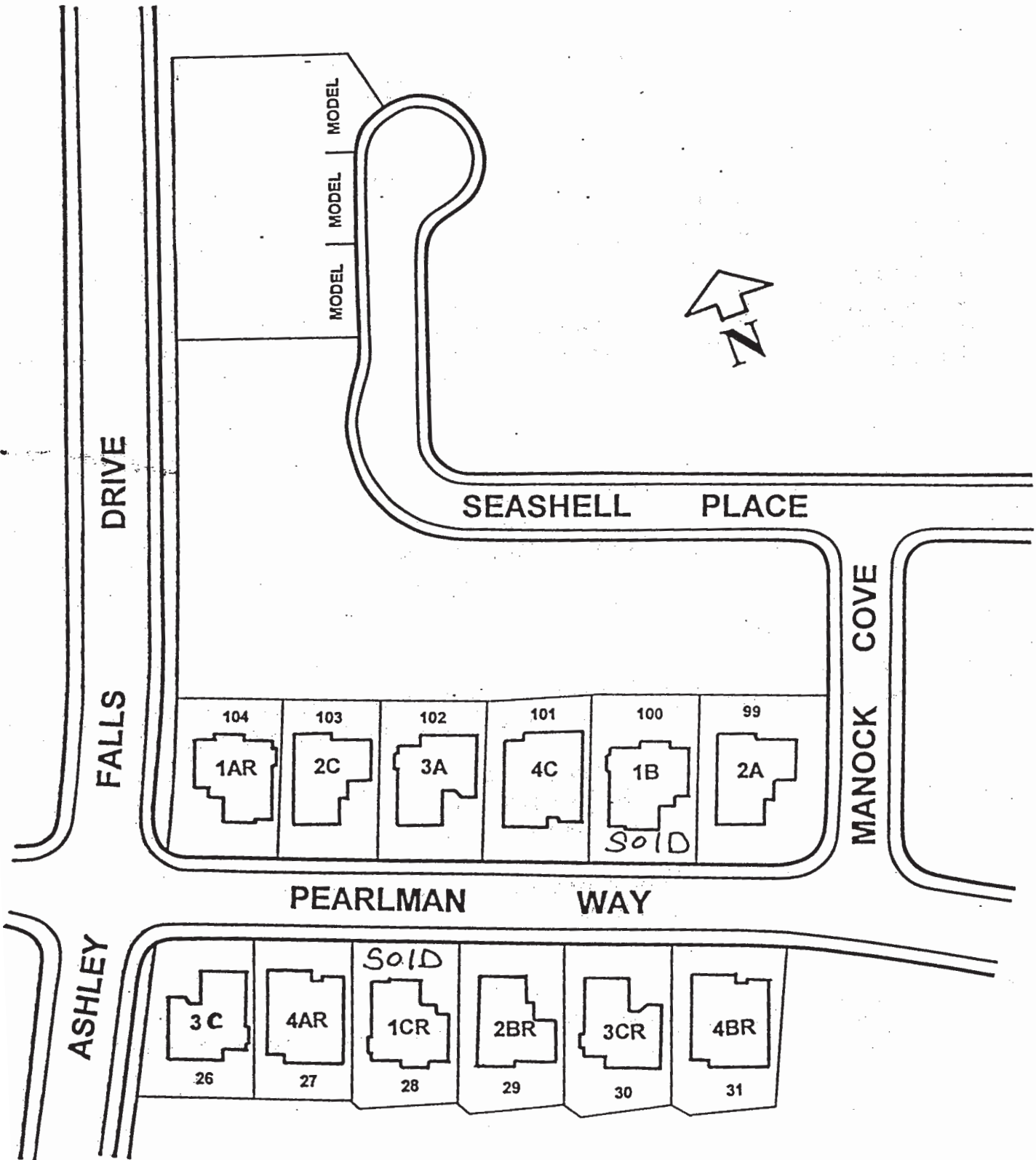
These prices are effective October 6, 1997 and are subject to change without notice. The sales office is open Monday 1:00 p.m. to 5:00 p.m., Tuesday through Sunday 10:00 a.m. to 5:00 p.m.

(619) 350-6548
5003 Seashell Place
San Diego, CA 92130

Your Provence Sales Team
Julie Jones & Lois Schaefer

Owing to our continuing program of research and development or to changes in material availability, we reserve the right to substitute product and design and alter prices or terms without sale or obligation.

PROVENCE



Plan 1		Plan 2		Plan 3		Plan 4	
Lot 28	\$466,900	Lot 29	\$477,900	Lot 26	\$501,900	Lot 27	\$464,900
Lot 100	\$466,900	Lot 99	\$479,900	Lot 30	\$496,900	Lot 31	\$466,900
Lot 104	\$473,900	Lot 103	\$479,900	Lot 102	\$496,900	Lot 101	\$464,900