



Providence
at
45 RANCH

What is it about 4S Ranch that's reminiscent of hometown America? Maybe it's a neighbor's friendly hello. The kids playing ball on a nearby little league field or the breathtaking landscape surrounding the community. Or maybe it's simply the comfort of knowing everything you need is right at your doorstep. Built on hometown traditions, the master planned community of 4S Ranch will offer a 25-acre community park, a lively pedestrian promenade and several schools that will become part of the award-winning Poway Unified School District. And situated within this remarkable community is Providence, a distinctive new neighborhood by William Lyon Homes.

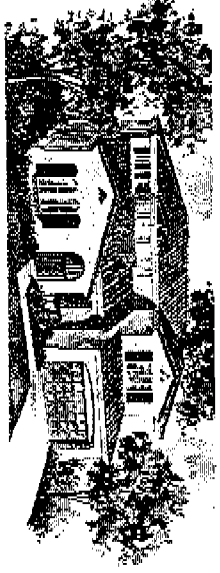
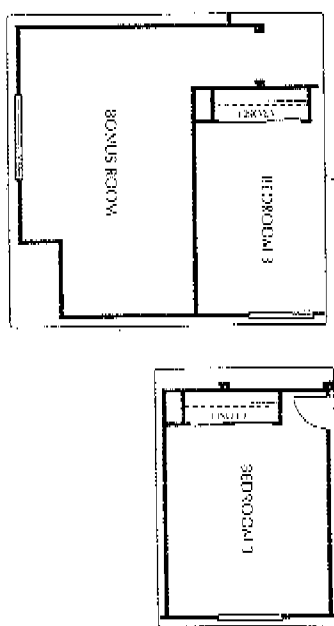
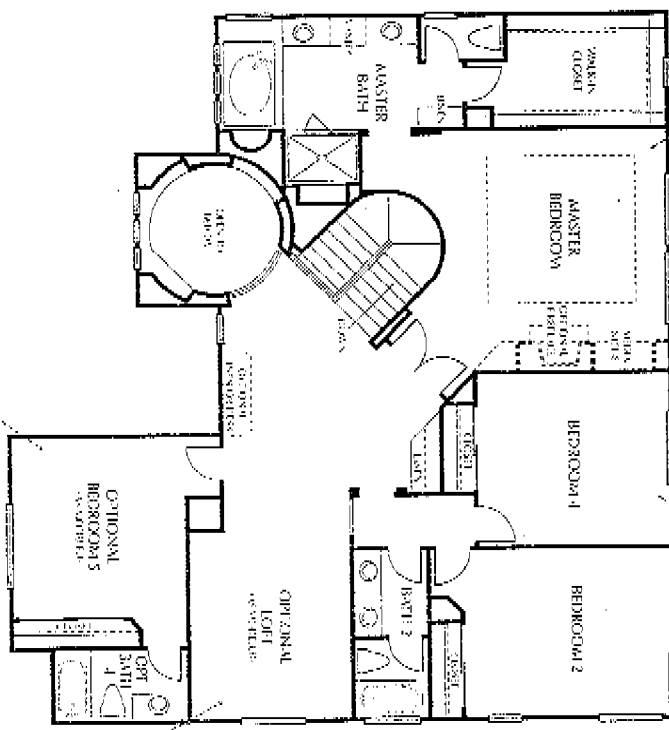
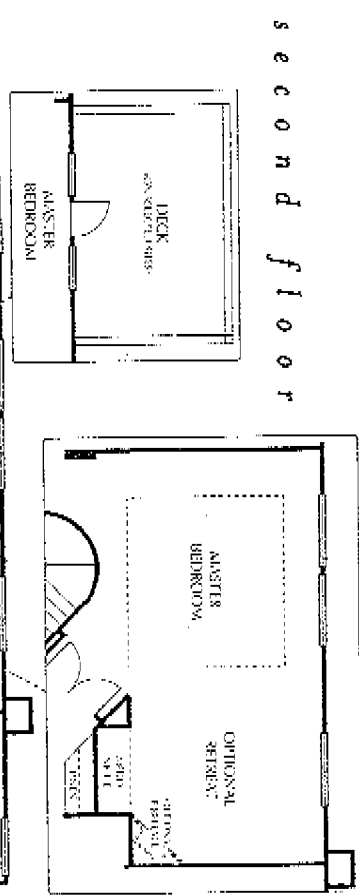
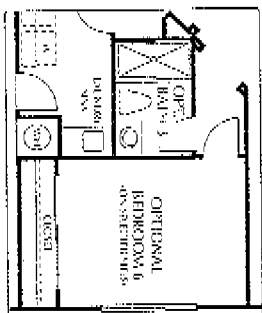
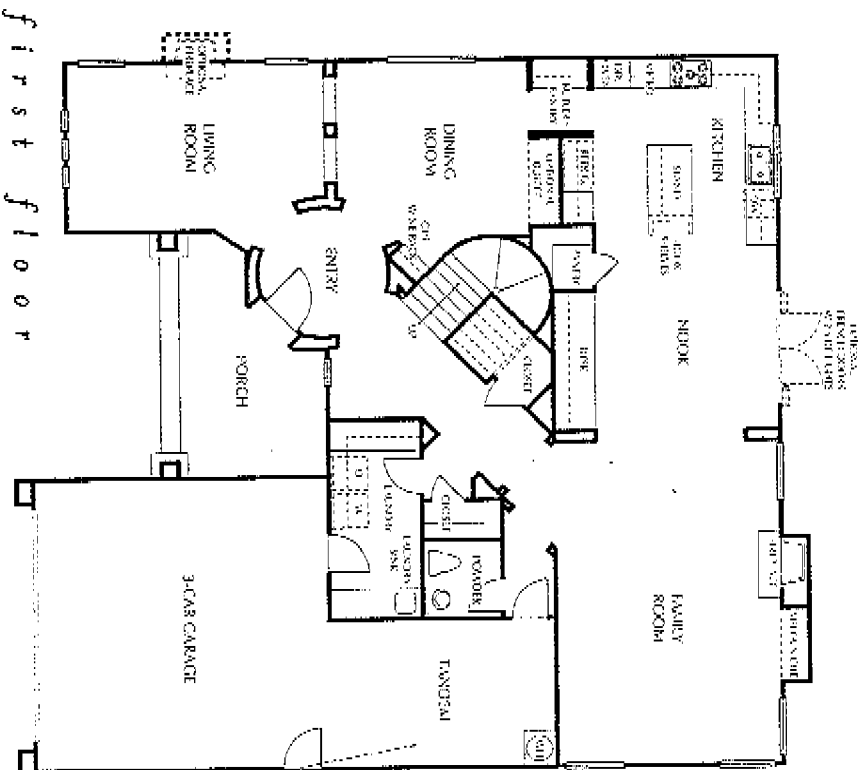


Providence
at
4S RANCH

Constructed in the architectural styles of Spanish Colonial, Craftsman, and French, these spacious and contemporary homes feature four innovative floor plans, gorgeous views, and the most modern amenities. At Providence, your new home can be enhanced with a porte-cochère, a private office or bonus room for the kids. Enjoy a cozy retreat off your master bedroom, spend hours in your new game room or start an esteemed collection in your new wine closet. Whatever your pleasure, Providence has just what you're looking for. So take a few moments and see what Providence can offer your family. Not only will you find quality craftsmanship, endless options and livable floor plans, you'll also discover the pride that comes with owning a William Lyon home.

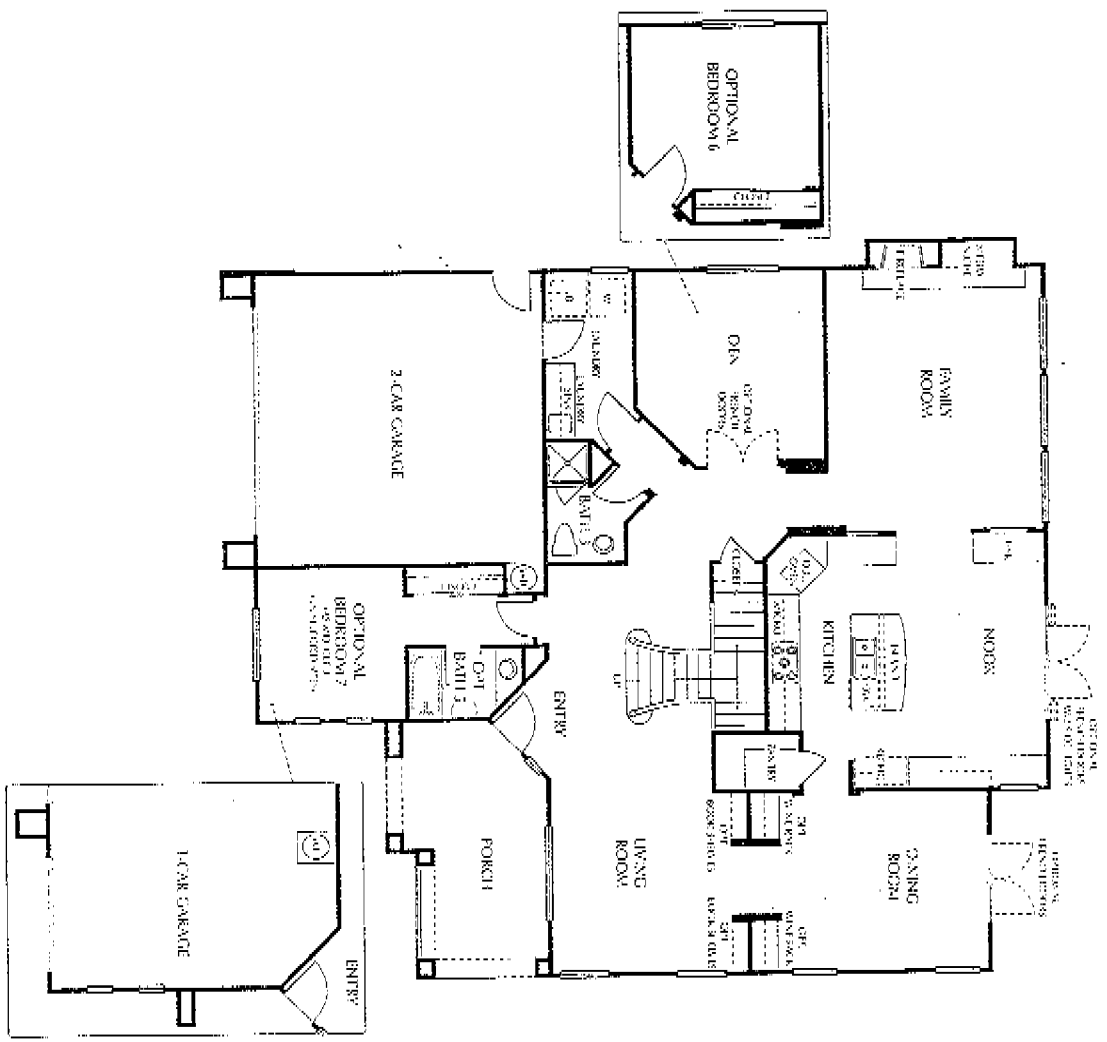


Ashby PLAN 1A

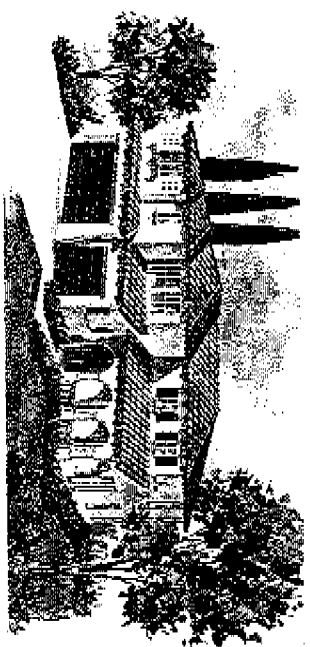


Ashby • Plan 1A • 3,412 ~ 3,572 square feet • 4 Bedrooms • Bonus Room • 2½ Baths • 3-Car Garage*

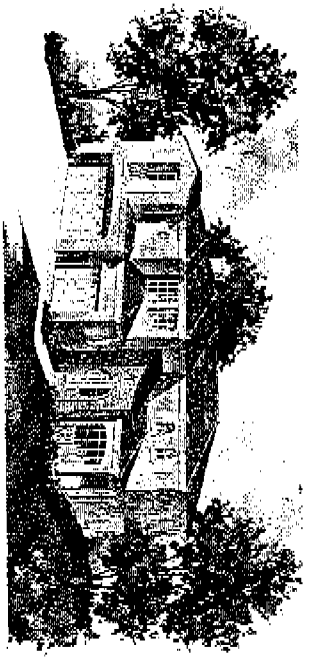
first floor



Plan 2AR



Plan 2BR

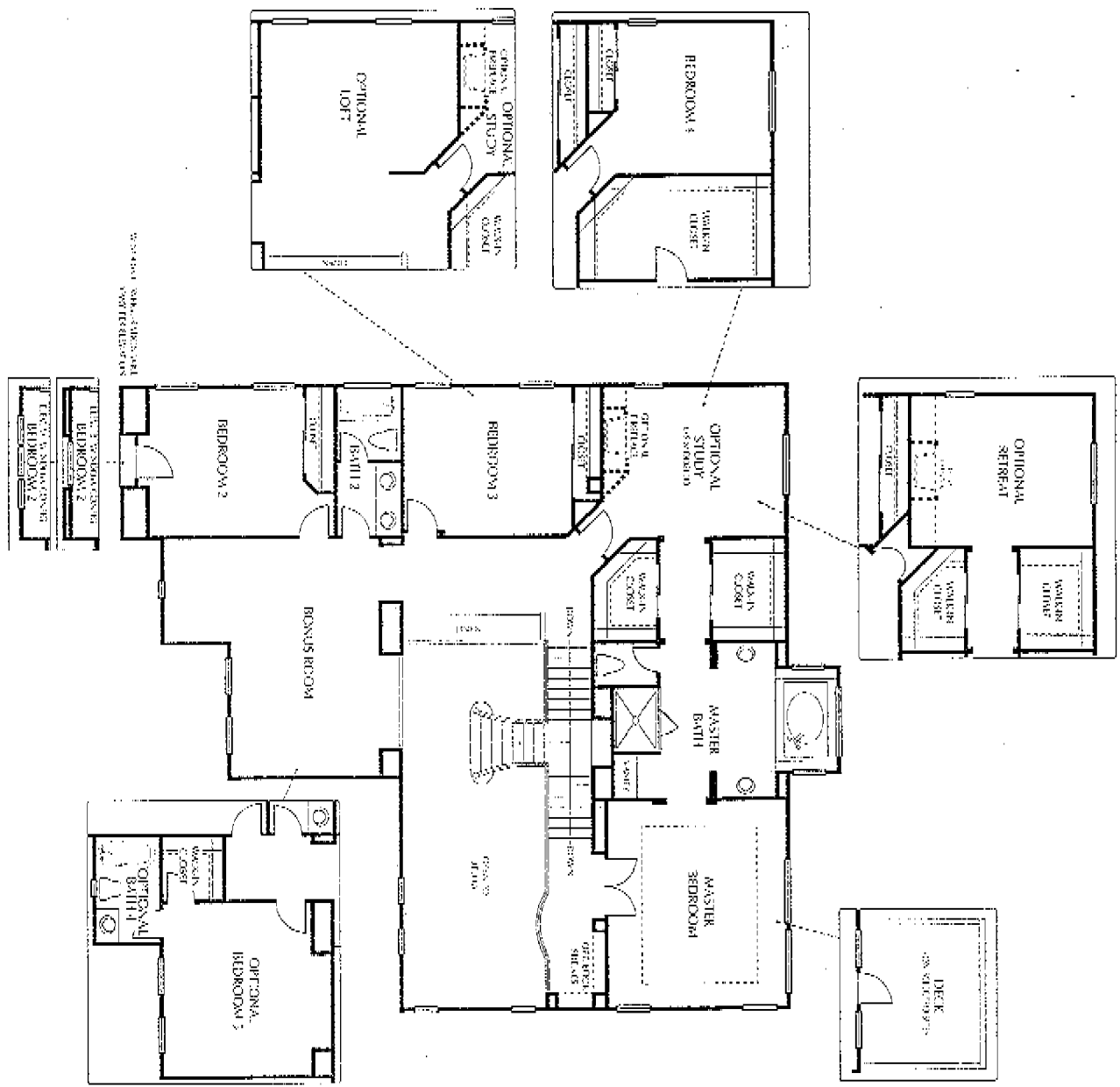


Plan 2CR

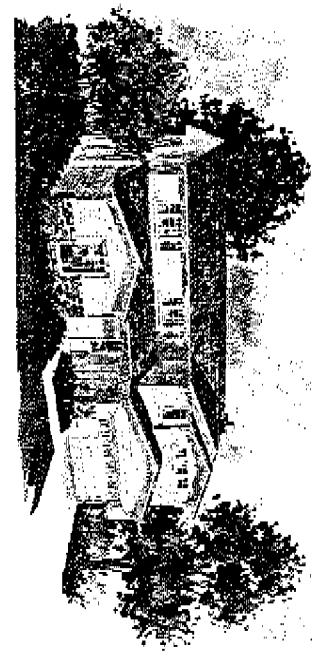
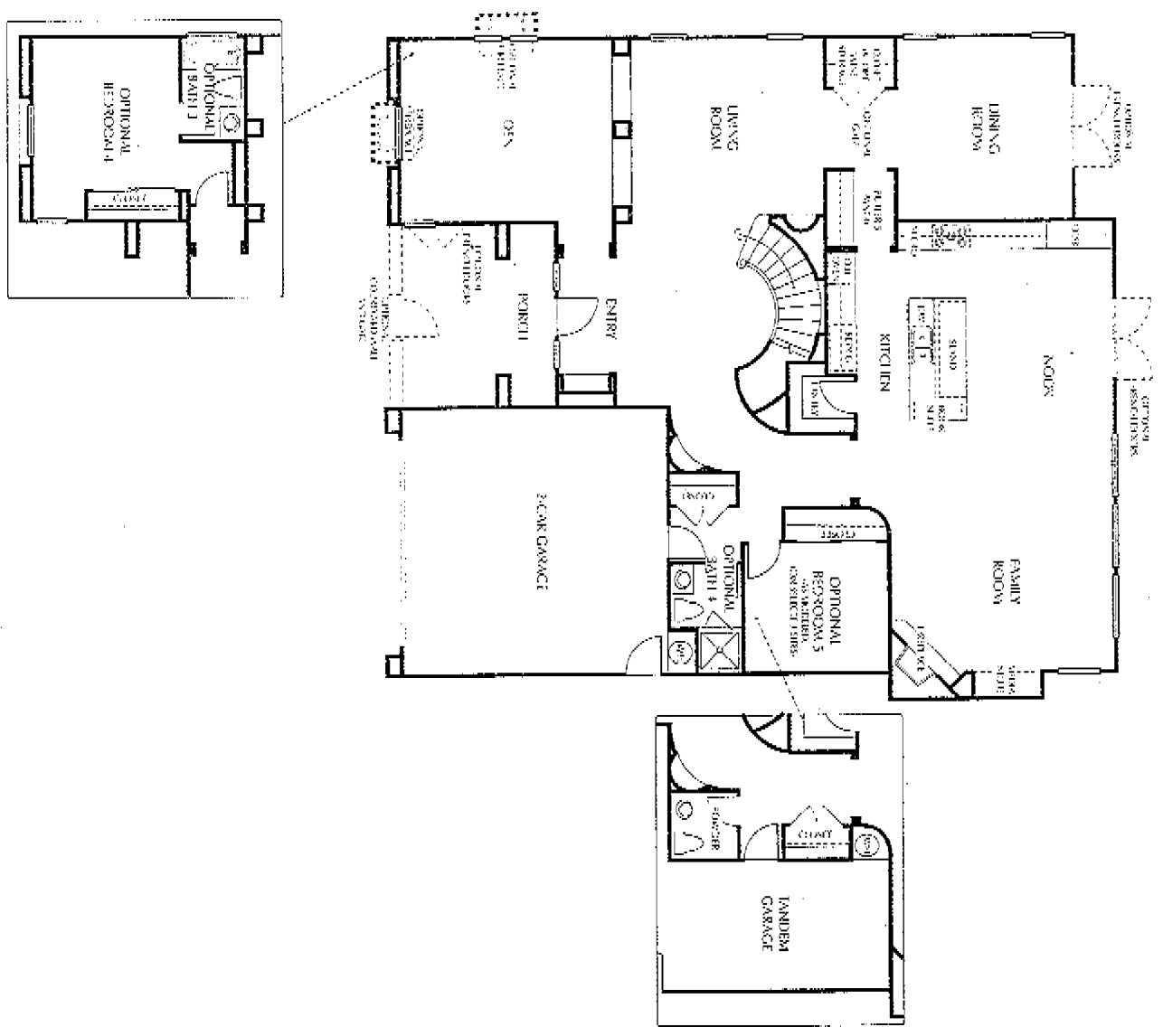
Bristol • Plan 2CR • 3,472 ~ 3,683 square feet • 4 Bedrooms • Den • Bonus Room • 3 Baths • 3-Car Garage*

second floor

Bristol PLAN 2CR



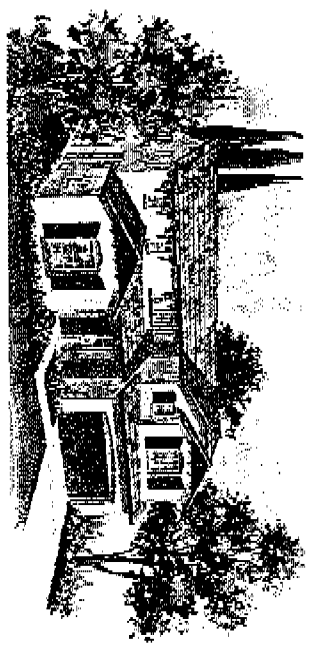
first floor



Plan 3A



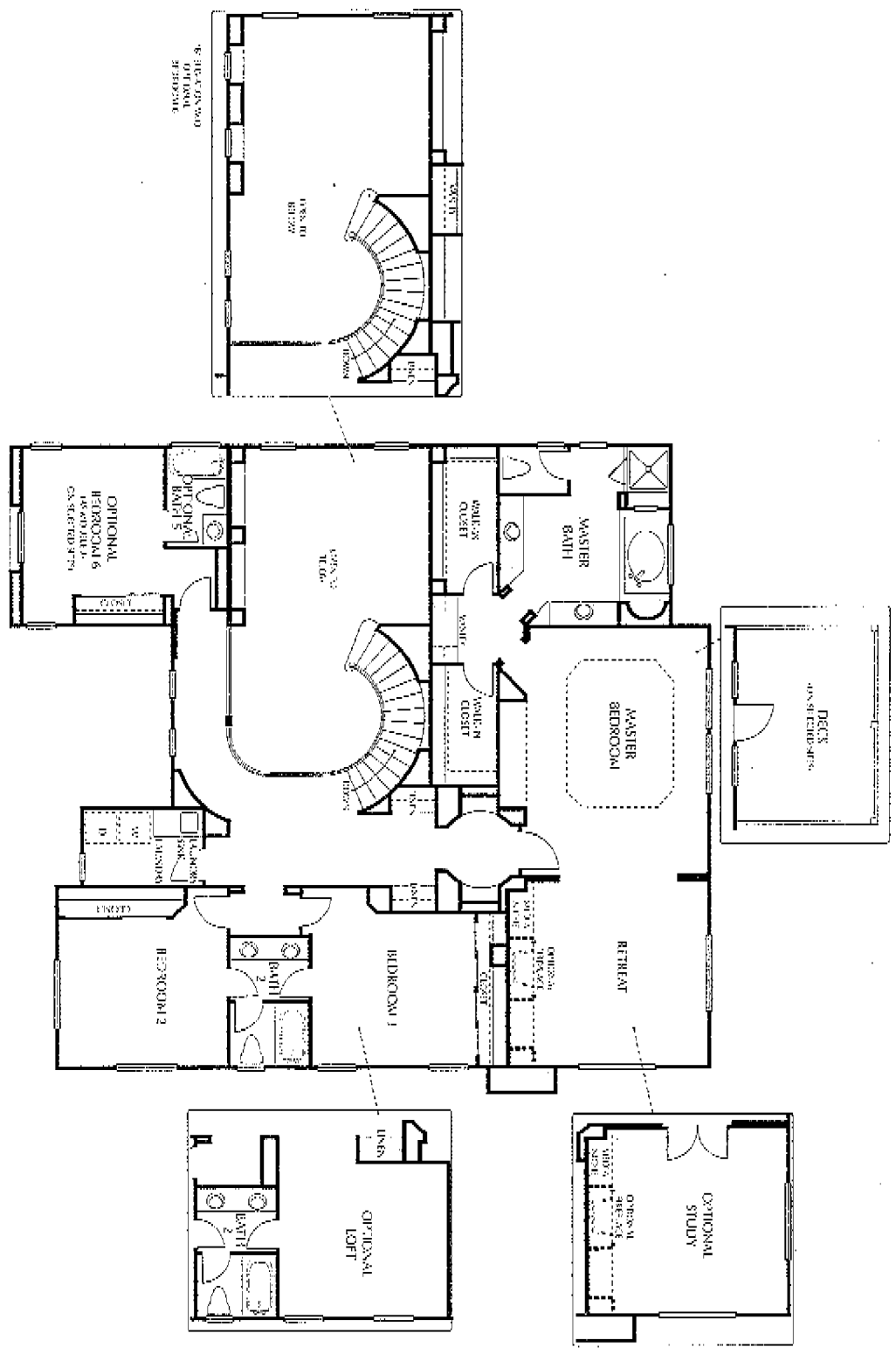
Plan 3B



Plan 3C

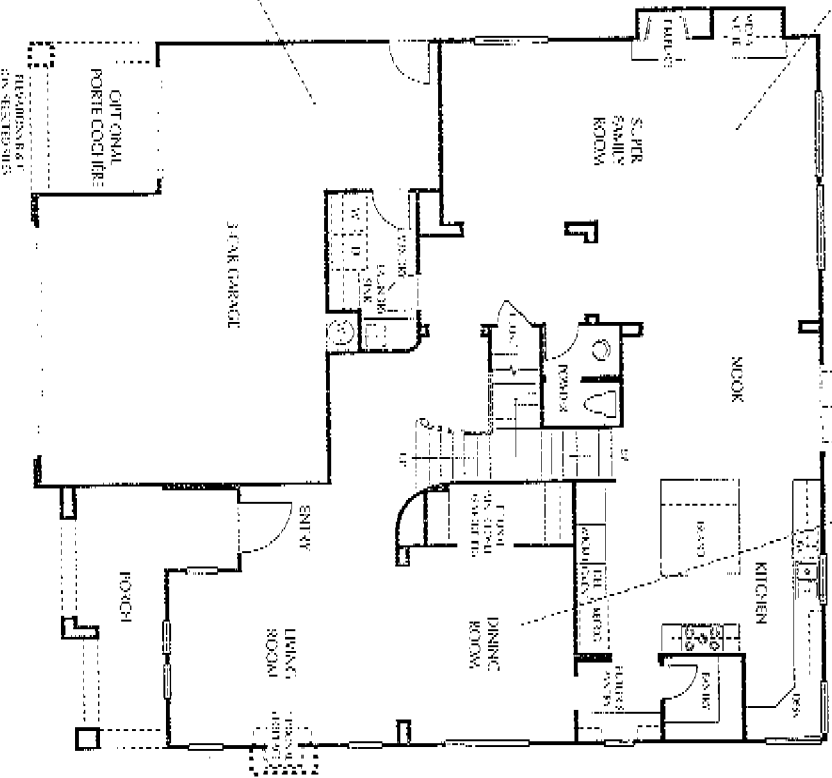
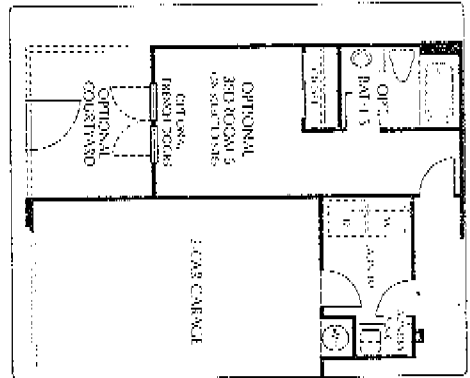
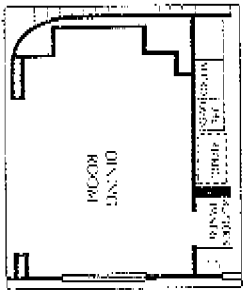
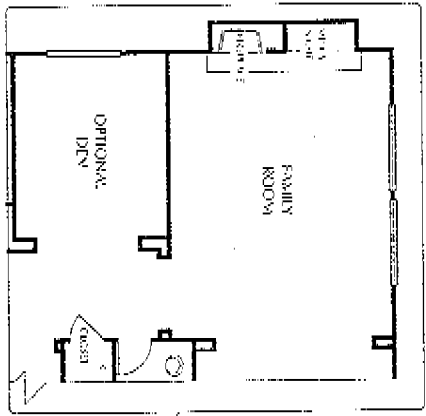
Durham • Plan 3B • 3,652 ~ 4,138 square feet • 3 Bedrooms • Den • Retreat • 2½ Baths • 3-Car Garage*

second floor

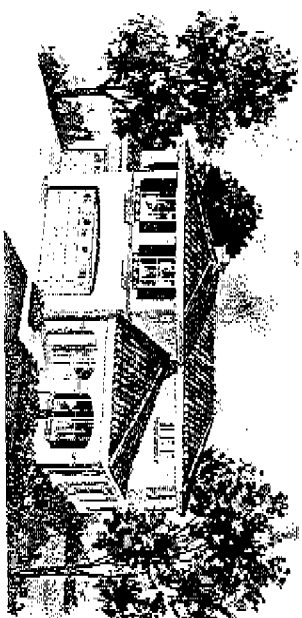


Durham PLAN 3B

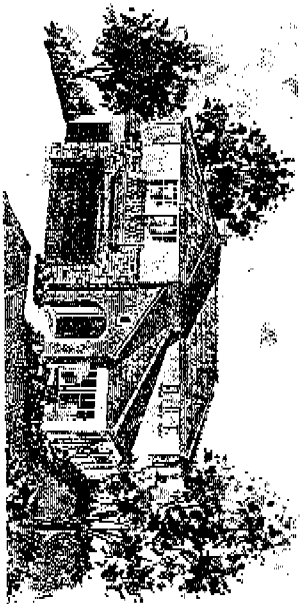
first floor



Plan 4AR



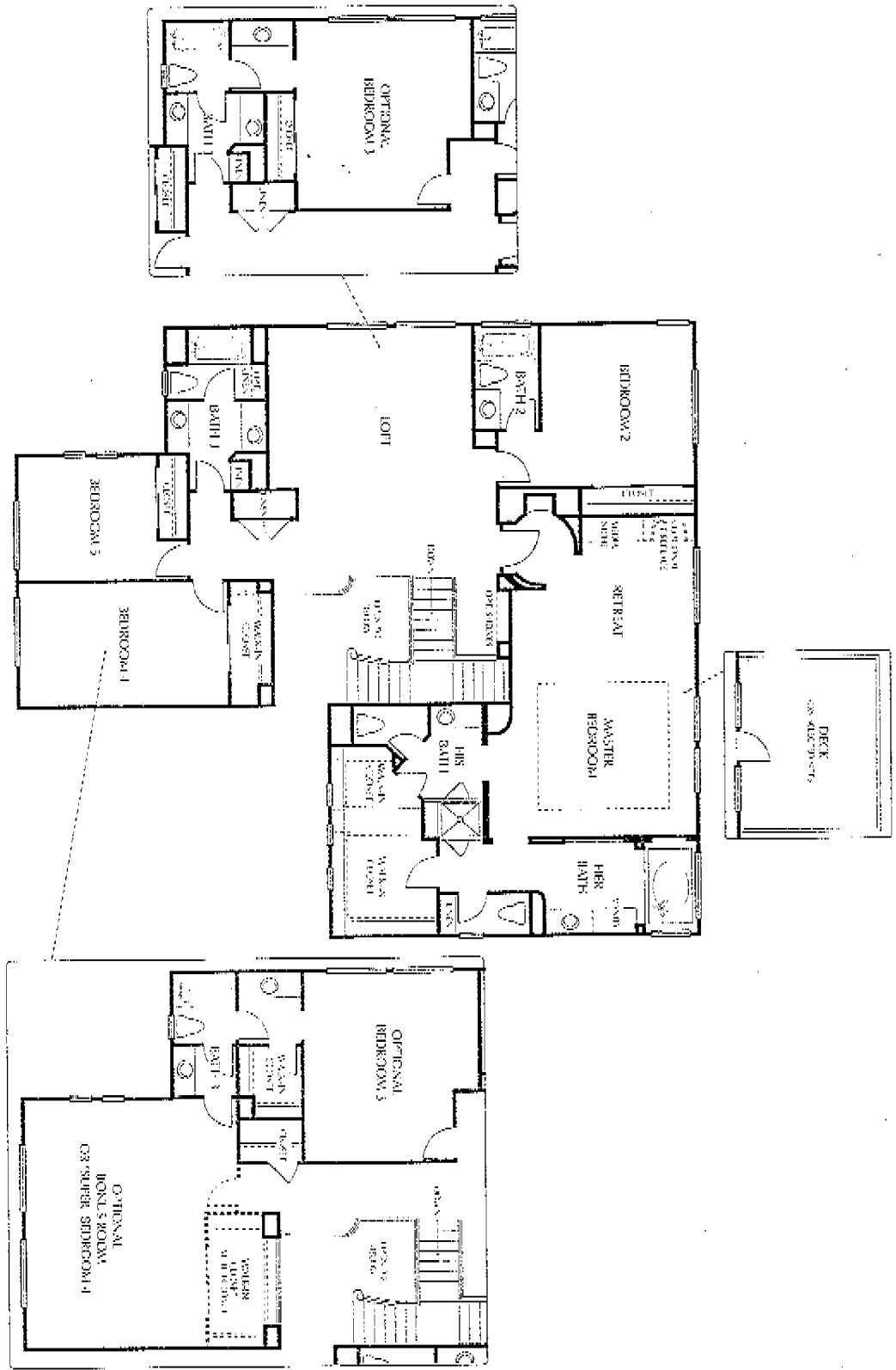
Plan 4BR



Plan 4CR

Windsor • Plan 4CR • 3,839 ~ 4,062 square feet • 4 Bedrooms • Loft • Retreat • 3 1/2 Baths • 3-Car Garage*

second floor



Windsor PLAN 4CR

Providence at 4S Ranch Features

We hope you'll be pleasantly surprised at what we call "standard." They're those extra features that are built into your home at no extra cost. Just look over our Included Features list. You'll see what goes into each and every one of our top-quality homes. And if you want to personalize your new home, check out the Possibilities on the right.

Heating Interiors

- Custom-Crafted Oak Stairway System with Oak Handrails
- Custom-Styled Radius Bulnose Corners
- Formal Dining Areas
- Woodburning Fireplace in Family Rooms
- Built-in Media Niches
- Plush Carpeting
- Hand-Set Ceramic Tile Entries
- Decorator-Selected Vinyl Flooring
- Spacious Oak linen Closets
- Distinctive lighting fixtures and Custom Recessed lighting
- Raised Panel Colonial Interior Doors
- Mirrored French Doors in Master Bedroom
- Six-Paneled Colonial Walk-inrobe Doors in Secondaries
- Dramatic 8' Entry Doors with Elegant Brass Hardware
- Elegant 2' Door Casings and 3' base Molding
- Built-in Dining Room Cabinets - Some Plans
- Dramatic Volume Ceilings
- Gas Forced-Air Heating
- Air Conditioning
- Silent Touch Decor Rocker Switches Throughout
- Interior Laundry Areas with Built-in Cabinets and Laundry Sinks

Gourmet Kitchens

- Designer Granite Counter Tops
- Honey Maple Cabinets with Hilder Hinges, Vinyl Lining and Adjustable Shelves
- Under Cabinet Lighting
- HighLow Cast Iron Sink
- Heavy Duty Disposal
- GE Appliances, Choice of Black or White
- GE Self-Cleaning Oven
- GE Profile Built-in Gas Cooktop
- GE Profile Built-in Gas Cooktop
- GE Pots/boiler Dishwasher
- GE Microwave with Turntable
- Refrigerator Area Plumbed with Waterline for Ice Maker

- Convenient Butler's Pantry - Plans 1, 3 and 4
- Delta White Pull-out Spray Faucet
- Efficient Island Work Station - All Plans

Luxurious Baths

- 8' x 8' Ceramic Tile Counter Tops in Master Baths
- 4' x 4' Ceramic Tile Counter Tops in Secondary Baths
- Natural Oak Cabinets
- Pedestal Sink and Oval Beveled Mirror in Powder Rooms
- His and Hers Dual Basins in Master Baths and Some Secondary Baths
- Delta Designer faucets with Chrome and Porcelain Handles in Master Baths
- Porcelain Towel Bar in Master Baths
- Elegant Oval Tub and Separate Shower in Master Baths
- Expansive Walk-in Closets in All Master Bedrooms

Water & Energy Savers

- Thermostats with Night Setbacks
- Dual-Glozed Vinyl Windows
- Gas Hook-Up in Laundry Area
- Ultra Low-Flow Toilets
- Low-Flow Shower Heads
- Temperature-Safe Faucet Controls

Exterior Detailing

- Distinctive Craftsman, Spanish Colonial and Country French Inspired Architecture
- Color Palettes Selected for a Varied Streetscape
- Multi-Colored Concrete Tile Roofs
- Front Yard Landscaping with Irrigation System
- Full Yard Fencing
- Sub Out for Gas Bar-B-Que
- Steel Raised Panel Roll-Up Garage Doors with Two Garage Door Openers
- Three-Car Garages
- Elegant Exterior Coach Lighting

Construction Enhancements

- Silent Floor Second Story Truss Joist System
- Copper Plumbing
- Completely Drywalled Garages
- Equipped with Structured Wiring, including Category 5 Computer and Phone Data Wire and RG-6 Coaxial Cable

Possibilities (options to consider)

We know you want your home to boast its own distinct flavor. You'll see we designed the homes of Providence with that in mind. Still, you may be among those who want to explore the options, what we call Possibilities. If so, consider these tasteful choices.

- Elegant Solid Oak Entry Door
- Single or 10-Lite French Doors
- Gracefully Arched Interior Doors
- Fireplace in Living Room - Piers 1 and 4
- Fireplace in Master Bedrooms/Rearlets
- Custom-Designed Built-in Shelves at Media Niches
- Dramatic Wrought Iron Stair Railing
- Elegant Crown Moulding
- Oversized Cape Cod Base and Casing
- Steel and Apron Window Trim Detail
- Built-in Wine Rocks in Dining Rooms
- Mirrored Wardrobe Doors in Secondary Bedrooms
- Frameless Beverage Mirrored Wardrobe Doors in Secondary Bedrooms
- Closet Organizers
- Jetted Tub in Master Baths
- Shower Enclosures
- Deluxe Delta Designer Faucets in Chrome and Brass or Brushed Nickel Finish
- Euro White Kitchen Cabinets
- Elegant Raised Panel Cabinet Door Styles
- Convenient Roll-Out Shelves or Tilt-Out Drawer in Kitchens - Select Locations
- Leaded Glass Upper Cabinet Door Panels
- 18-Gauge Stainless Steel Kitchen Sink
- Upgraded Cast Iron Sinks in Various Colors
- Carinhar Counter Tops in Kitchens or Baths
- Caesarstone Countertops in Kitchens
- Ceramic Tile in Designer Corers and Patterns in Kitchens and Baths
- Upgraded Pesticidal Sinks
- Sub-Zero Refrigerator
- Sub-Zero Wine Cooler
- Leaded Glass Windows
- Appliance Upgrades in Black, White, Bisque or Stainless Steel Finishes
 - GE Profile Gas Cooktop
 - GE Profile Self-Cleaning Oven
 - GE Profile Performance Dishwasher
 - GE Profile Series Washer and Dryer
 - GE Built-in Style Profile or Monogram Refrigerator with Wood Panels
 - GE Convertible Trash Compactor
- Instant Hot Water System
- Convenient Keyless Entry
- Protective Coating for Garage Floors
- Fully Painted Garage Interiors with Fluorescent Lighting
- Garage Cabinets and Activity Organizers
- Decorative Windows in Garage Door
- Enhanced Sprinwell and Dining Room Lighting
- Decorator Sealed Ceiling Fans
- Upgraded Lighting Fixtures - Some Plans
- Nulone In-Home System
 - Nulone In-home Board Center
 - Security System
 - Video Security System
 - Home Theatre System
 - Central Vac System
 - Additional Electrical, Phone, Cable TV Outlets
- Custom-Designed Built-in Desks at Select Locations
- Dramatic Entry Courtyard Wall and Gate - Plan 3
- Porle Cochine or Courtyard - Plan 4
- Additional Hose Bits

*In our continuing policy of research and improvement, we may from time to time change product design specifications, model, size, price and terms without prior notice. Product type is subject to availability. Some room configurations, including but not limited to those indicated, are available only on select sites. Optional features may be included at additional cost subject to construction cutoff dates. A: some footage is approximate. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Architectural elements such as window placement and borders vary according to exterior elevation of the home. Some of these variances may also cause minor variations in square footage. See your sales representative for details.

