

PRICE SHEET



RIDGEVIEW

Residence One

\$357,000 - 435,000

Approximately 2,882 - 3,145 Square Feet

- ◆ Four Bedroom
- ◆ Three & One-Half Bath
- ◆ Formal Living & Dining Room with Volume Ceiling
- ◆ Family Room with Corner Fireplace & Media Niche
- ◆ Three-Car Split Garage
- ◆ Kitchen with Center Island & Adjacent Nook
- ◆ Interior Laundry Room with Sink Option
- ◆ Bedroom 5 with Bath 4; Office; 4-Car Garage; Master Bedroom Deck Options

Residence Two

\$395,000 - 495,200

Approximately 3,415 Square Feet

- ◆ Five Bedroom
- ◆ Three & One-Half Bath
- ◆ Formal Living with Volume Ceiling
- ◆ Dining Room with Butler's Pantry & Volume Ceiling
- ◆ Family Room with Woodburning Fireplace & Media Niche
- ◆ Loft
- ◆ Kitchen with Center Island & Adjacent Nook
- ◆ Interior Laundry Room with Sink Option
- ◆ Three-Car Garage
- ◆ Master Retreat; Bedroom 6; Guest Room Suite; 4-Car Tandem Garage Options

Residence Three

\$398,000 - 465,900

Approximately 3,724 Square Feet

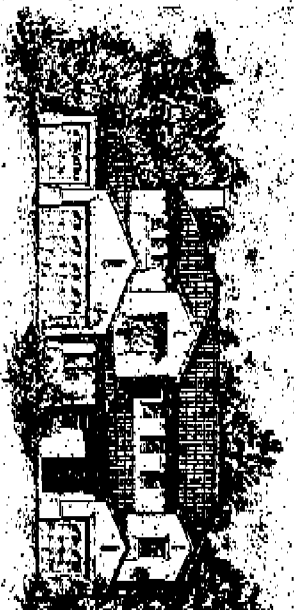
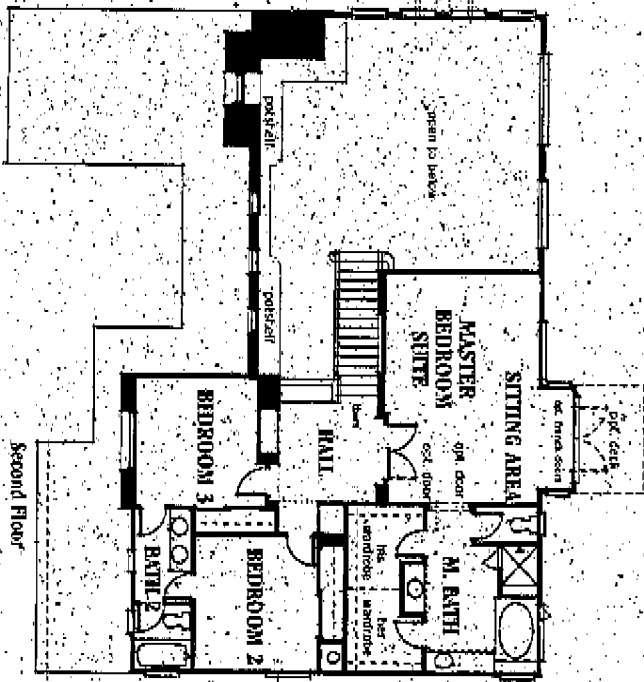
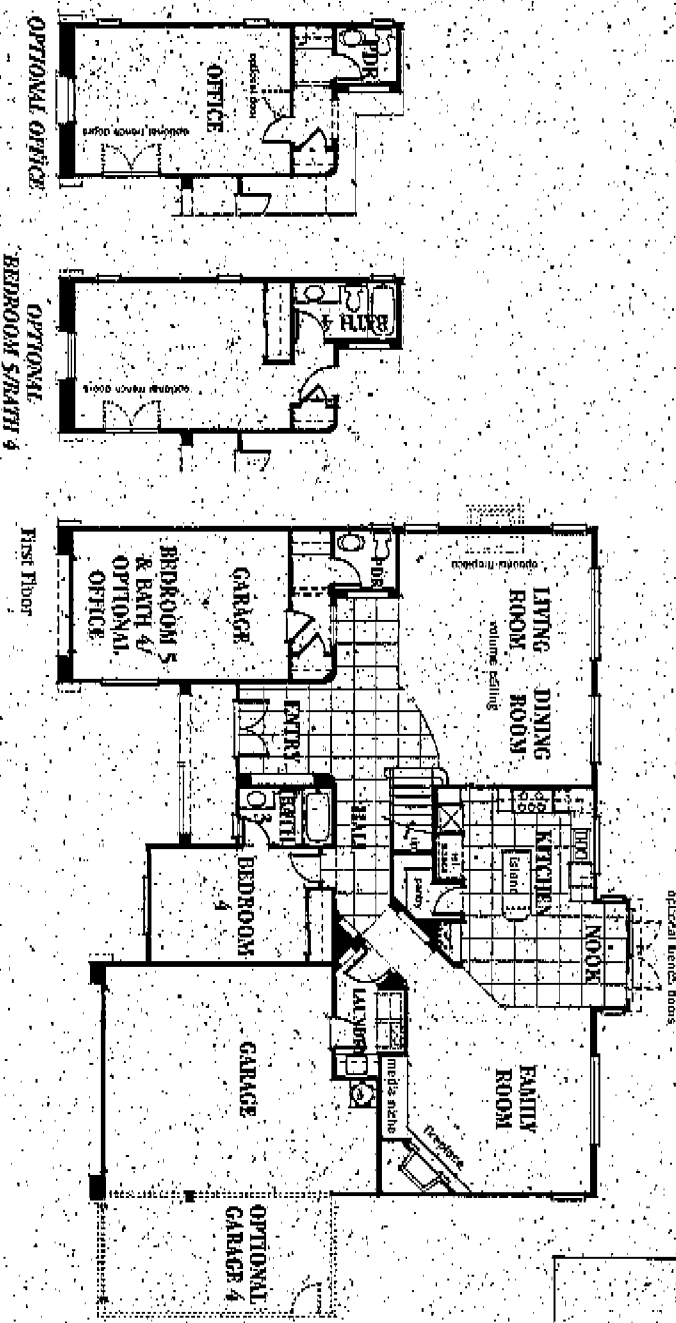
- ◆ Five Bedroom
- ◆ Four & One-Half Bath
- ◆ Teen Room
- ◆ Formal Living Room with Volume Ceiling
- ◆ Formal Dining Room
- ◆ Super Family Room with Woodburning Fireplace & Media Niche
- ◆ Kitchen with Breakfast Bar, Center Island Cooktop, Butler's Pantry & Adjacent Nook
- ◆ Oversized Interior Laundry Room/Mud Room with Sink Option
- ◆ Three-Car Garage
- ◆ Den; 4-Car Tandem Garage; Bedroom 6 Options

In a continuous effort to improve its product, Greystone Homes reserves the right to change floor plans, specifications and prices without notice. Special wall and window treatments, custom paint colors, upgraded floor coverings, landscaping, custom designed walks and patio treatments and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. Please see sales representative should you have any questions. All renderings, floor plans and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping and are not necessarily to scale. All square footages are approximate. Window locations vary per plan. Fencing and walls, if included, will vary according to size and location of lots. Prices effective date of printing. Subsequent sales may cause the unavailability of some or all price categories.

Plan One

Approximately 2,882 - 3,145 Square Feet

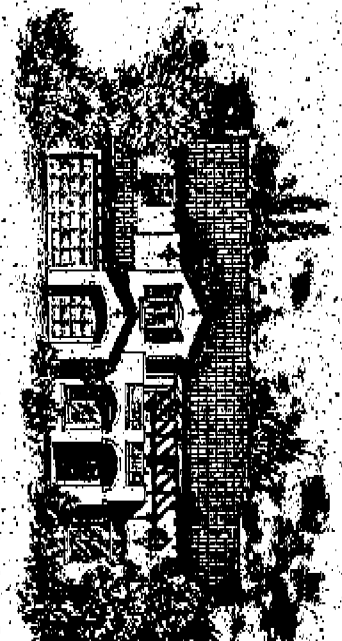
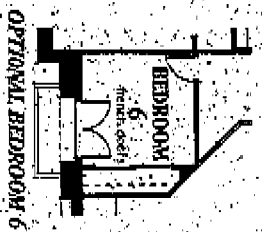
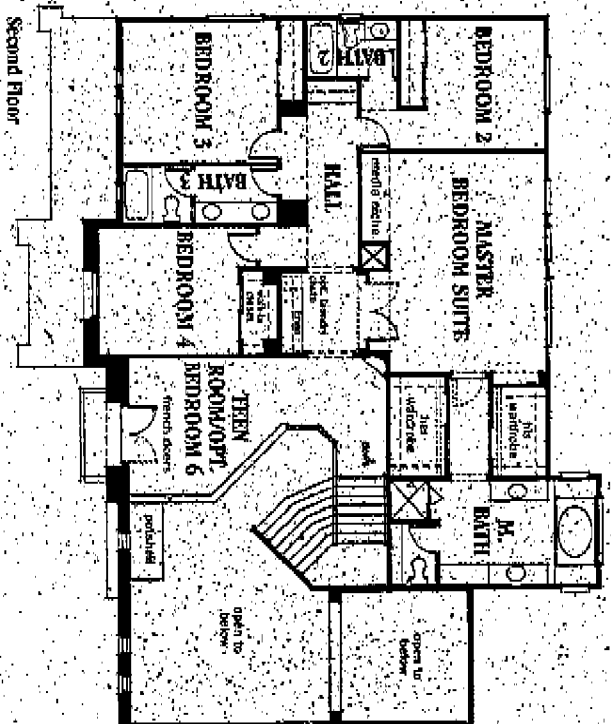
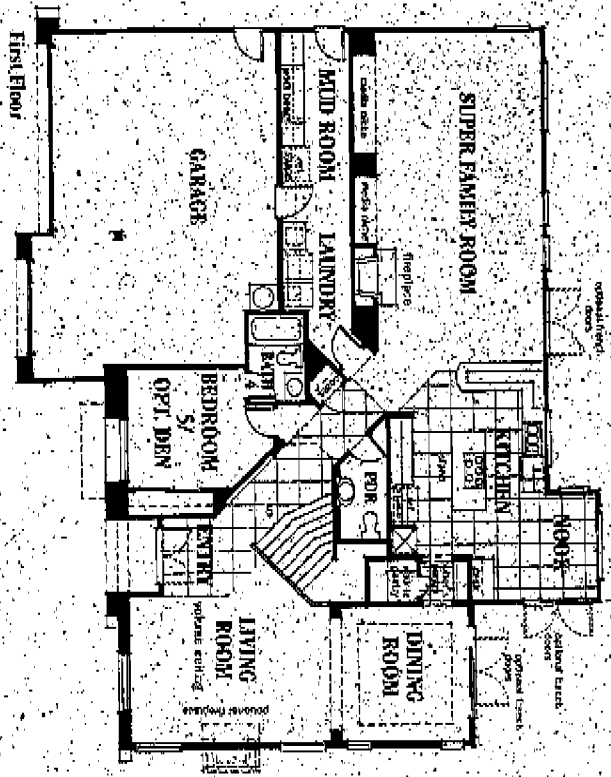
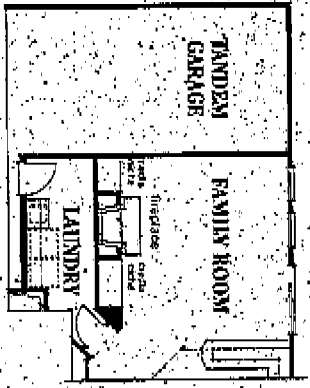
- ❖ Four Bedroom
- ❖ Three & One-Half Bath
- ❖ Formal Living & Dining Room with Volume Ceiling
- ❖ Family Room with Corner Fireplace & Media Niche
- ❖ Three-Car Split Garage
- ❖ Kitchen with Center Island & Adjacent Nook
- ❖ Interior Laundry Room with Sink Option
- ❖ Bedroom 5 with Bath 4 - Office, 4-Car Garage; Master Bedroom Deck Options



Plan Three

Approximately 3,724 Square Feet

- ◆ Five Bedroom
- ◆ Four & One-Half Bath
- ◆ Teen Room
- ◆ Formal Living Room with Volume Ceiling
- ◆ Formal Dining Room
- ◆ Super Family Room with Woodburning Fireplace & Media Niche
- ◆ Kitchen with Breakfast Bar, Center Island Cooktop, Butler's Pantry & Adjacent Nook
- ◆ Oversized Interior Laundry Room/ Mud Room with Sink Option
- ◆ Three-Car Garage
- ◆ Den; 4-Car Tandem Garage; Bedroom 6 Options



Distinctive Appointments

The Community

- Highly acclaimed Poway Unified School District
- Prestigious Rancho Penasquitos address
- Natural beauty of the area located next to Los Penasquitos Canyon Preserve
- Recreational opportunities including: eight community and neighborhood parks, five recreation centers, an equestrian center, three golf courses and YMCA facility
- Short drive to downtown San Diego, airports, mountains, beaches, Mission Bay, Sea World and Balboa Park

Lasting First Impressions

- Classic exterior styling
- Color-blended fire-resistant tile roof
- Decorative 8" double-door entry with handsome hardware
- Three and four-car garages with sectional roll-up doors and automatic opener
- Garages with drywall and texture finish
- Front yard landscaping with automatic sprinkler system
- Fencing for side and rear yards
- Concrete driveways and walkways
- Gas stub at rear of house for homeowner installed barbecue

Well Appointed Interiors

- Dramatic volume ceilings in selected areas
- Ceramic tile entry flooring
- Elegant wall-to-wall carpeting with a wide array of color selections
- Decorative selected lighting fixtures and custom recessed lighting
- Generous family room with raised hearth and media/entertainment niche
- High efficiency, dual-zone central air-conditioning
- Impressive 42" ledge-stone, wood-burning fireplace with energy-efficient gas log lighter outlet and glass doors
- Fireplace options available in living room
- Custom styled radius, bullnose corners on interior walls
- Technologically advanced Category 5 wiring (specific locations)
- Raised panel Camden passage doors
- Elegant open stairway system

- Window stool and apron and upgraded, enameled baseboards
- Forced-air heating with night setback thermostat for energy savings
- Silent-touch Decora switches
- Upgraded base and door case moldings
- Dual-glazed white, solid vinyl windows
- 7.5-gallon energy-efficient water heater
- Pre-wired for cable television, telephones and additional garage door opener
- Light texture on walls and ceiling

Family Gourmet Kitchen

- Furniture-quality cabinetry with laminated interiors and adjustable shelves in uppers with concealed hinges, cabinet finish, glass doors, wine racks and bookshelf options, available in select locations prior to construction (dealines)
- Fully-laminated drawers with dual side-mounted rollers
- Upgraded "white-on-white" or black appliance package including: gas cooktop with sealed burners; built-in electric, self-cleaning 27" double oven; separate microwave oven; and built-in dishwasher
- Dual-compartment cast-iron sink with heavy duty waste disposal and designer pull-out faucet
- Convenient center gourmet prep island with cabinets below
- Spacious walk-in pantries (Plans One & Three)
- Refrigerator area plumbed for automatic ice maker
- Recessed decorator and fluorescent lighting
- Hand-set ceramic tile countertops (with optional solid surface)
- Undercounter task lighting system
- Vegetable sink option - Plan Two
- Adjacent breakfast nook
- Designed for "optional" built-in 48" refrigerator

Luxurious Master Bedroom Suite & Bath

- Furniture-quality cabinetry
- His 'n' Hers sinks with ceramic tile countertops and stylish, wide-spread, two-tone plumbing fixtures
- Luxurious oval soaking tub with custom hand-set ceramic tile surround
- Separate ceramic tile shower
- Generous walk-in closets with mirror wardrobe doors
- Separate vanity area (Plans One & Three)

- Full width vanity mirrors with designer-selected lighting
- Corner/entrance water closet with water saver commode
- Additional master bedroom suite option available on lower level - Plan Two

Energy Saving Features

- Insulated exterior walls and ceilings
- Dual-glazed white, vinyl windows
- Water-saving commodes and plumbing fixtures
- Weather striping on all exterior doors
- 7.5-gallon energy-efficient water heater with automatic pilotless (gas hook-up in laundry area)
- Dual-zone, high efficiency air conditioning and forced-air heating with auto-night setback thermostat

Bonus Appointments

- Post-tension concrete foundations
- Media/entertainment niche designed into family room
- Technologically advanced Category 5 wiring (specific locations)
- Pre-wired for basic security system
- Silent floor system (upper level)
- Interior laundry room with cabinets and sink option

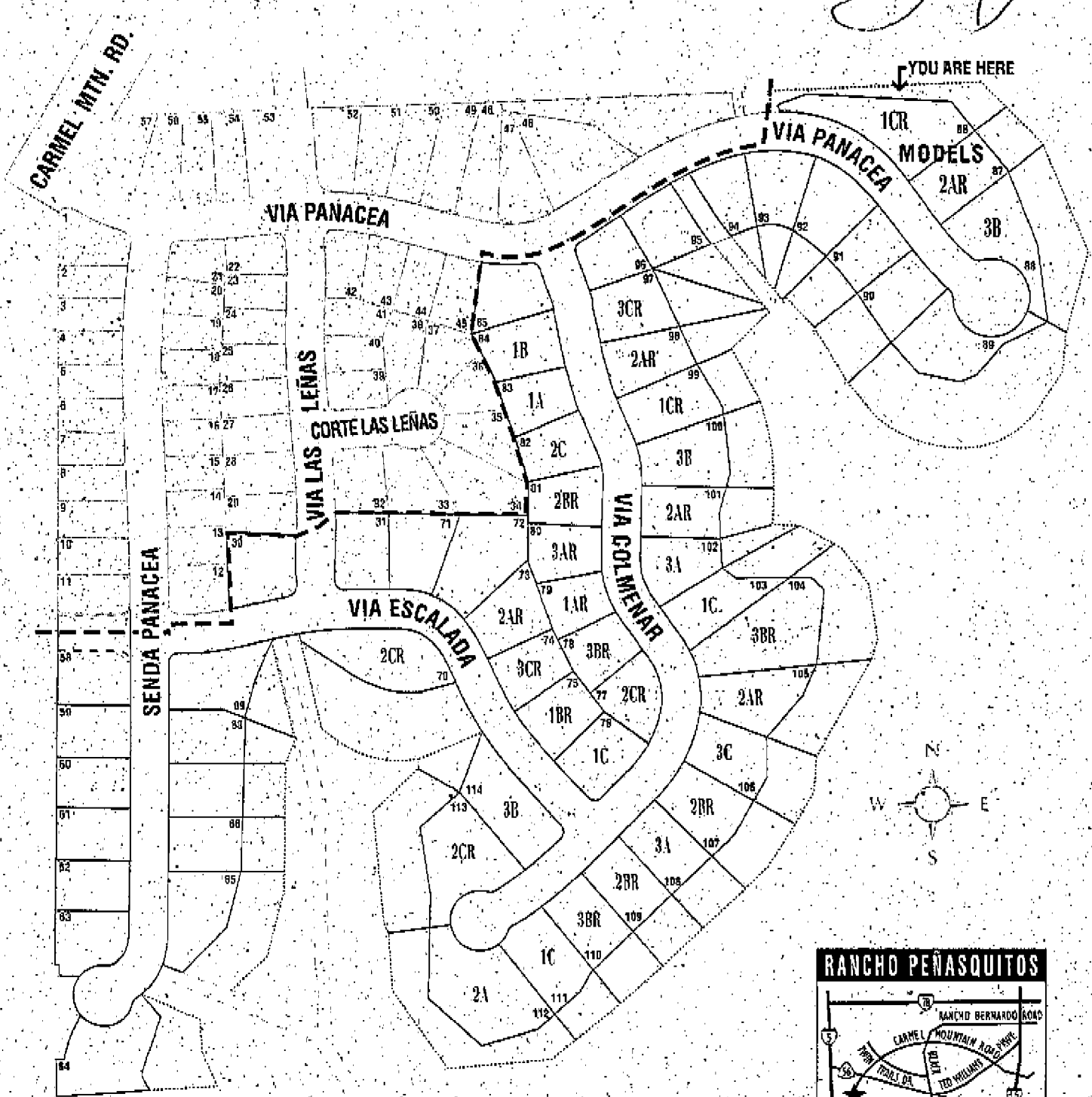
Home Personalization Opportunities

- Greystone Homes offers a variety of Home Personalization opportunities to allow your home to be tailored to meet your unique lifestyle. Prices and availability will vary according to the construction status of each home.
- Please discuss prices and availability for Home Personalization opportunities with your sales representative at the time of your purchase.

In an effort to continuously improve our product, Greystone Homes reserves the right to change the elevations, specifications, materials and prices without prior notice. Variations in materials and colors do exist and separate packages are appropriate and we vary. We cover lessions and sets as well as detailing may vary with different locations.

All occupants, including and mice are at risk a coronavirus and the not intended to be an exact a of other buildings or landscaping. The decorator items in the models, including and not listed finishes, window coverings, second part colors, wallpaper, molding and painting, special tile special lighting and door covers, upgraded appliances and lighting fixtures, patio covers, landscaping and landscaping and certain finishes are for suggestion and display only and are not included in the purchase price. Please see representative for details.

RIDGEVIEW



YOU ARE HERE



Ridgeview
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