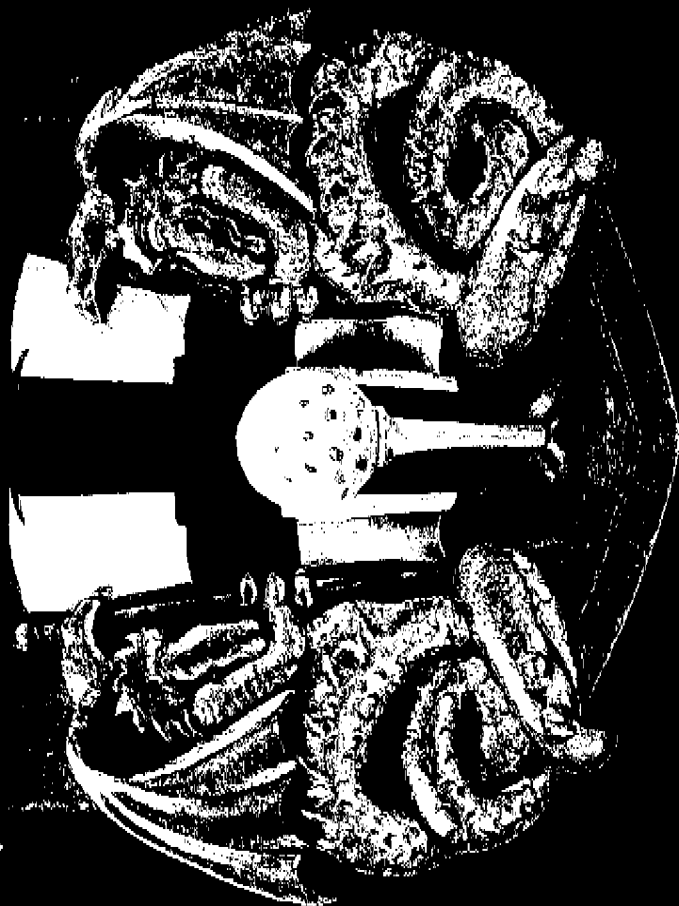


# Royal St. George's



# The Immediate Location



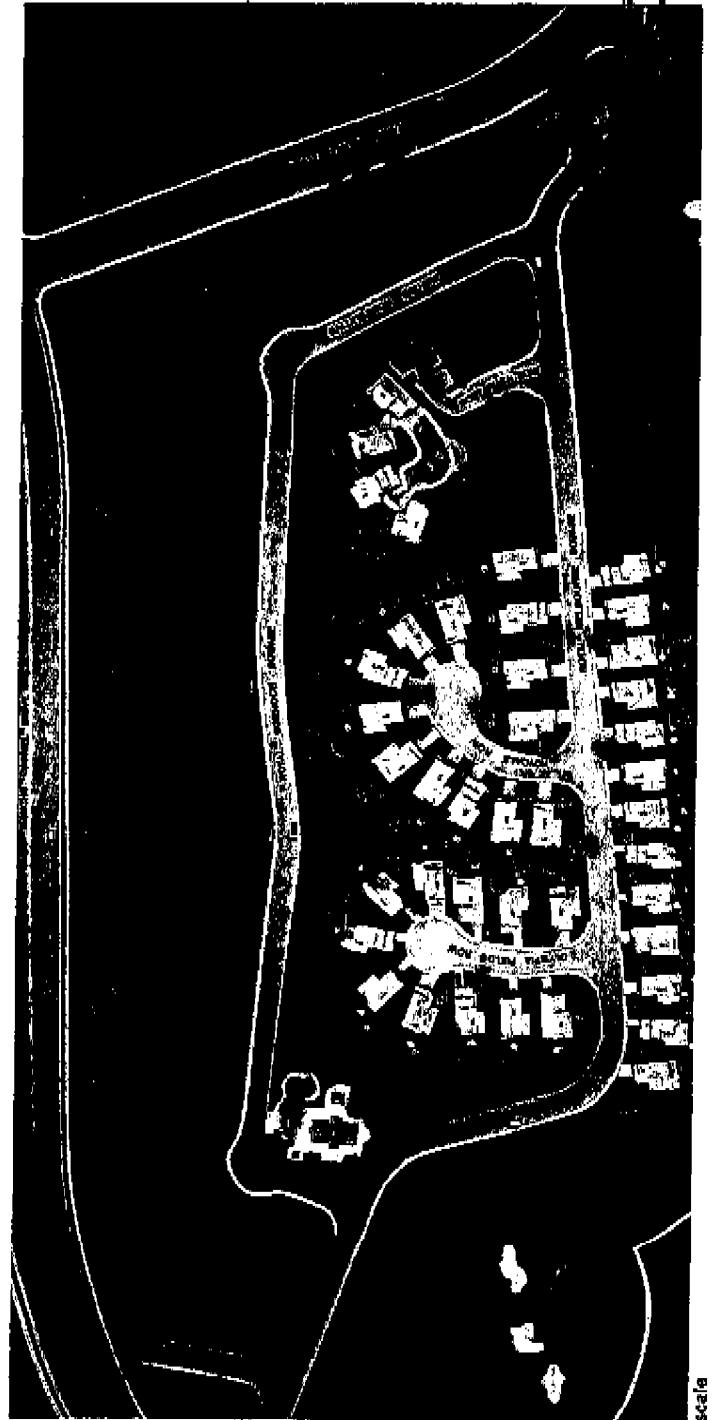
**R**oyal St. Georges commands a wonderful panorama from its sloping hillsides at the southern end of Carmel Mountain Ranch. The unique elevations and terrain of Royal St. Georges have enabled Barratt to design lot locations providing multiple vistas-up to one hundred and eighty degree views of unmatched splendor. Unforgettable sunrises and breath-taking sunsets will mellow your mood as you gaze out upon the lush green fairways curving around the granite bluffs.

A short distance from the Carmel Mountain Ranch exit off Interstate Fifteen is the gate guarded entrance of Royal St. Georges. From there you wind up the tree-lined hill to the model homes on Port Rush Row. A natural pool in front reflects the classic sun kissed lines of the authentic Tudor architecture. The Royal Turnberry, Royal Birkdale, Royal Lytham & St. Annes and Royal & Ancient St. Andrews all showcase the English country ambience throughout sculpted rock gardens. The graded lots give you a sense of privacy, with ample space to grow a garden of your own design or add an outdoor spa.

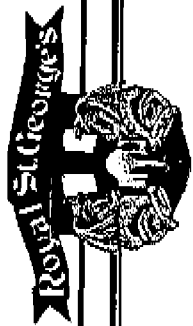
As you tour the model homes you will notice the sweeping view encompassing the outstanding amenities of Carmel Mountain Ranch.

Enhancing the serene rolling hillsides of Carmel Mountain Ranch is an 18-hole championship golf course that winds through the foothills in the tradition of The Royal and Ancient Golf Course at St. Andrews in Scotland. For your enjoyment, Carmel Mountain Ranch will also include hiking and jogging trails, beautiful green parks and grassy areas. Future plans also call for a major shopping center, convenient neighborhood commercial centers, two hotels, a fire station and three proposed schools. Your family's health needs are well served by the new Scripps Clinic satellite facility offering specialists in 19 fields of medicine. The 170-acre Carmel Mountain Ranch Research and Technology Park has already attracted TRW, which is operating one of the nation's most sophisticated robotic manufacturing plants.

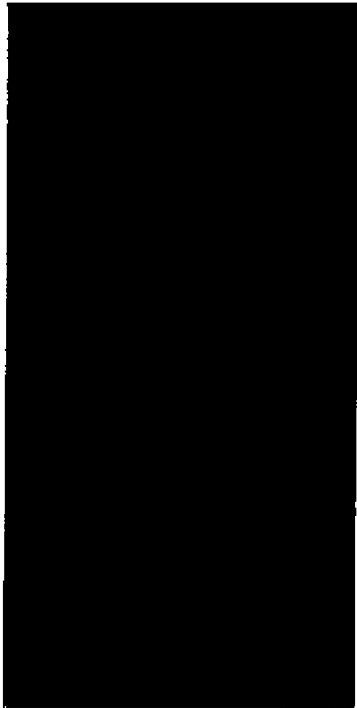
The setting of Royal St. Georges gives you extraordinary perspectives of a boundless horizon.



# The Ideal Community



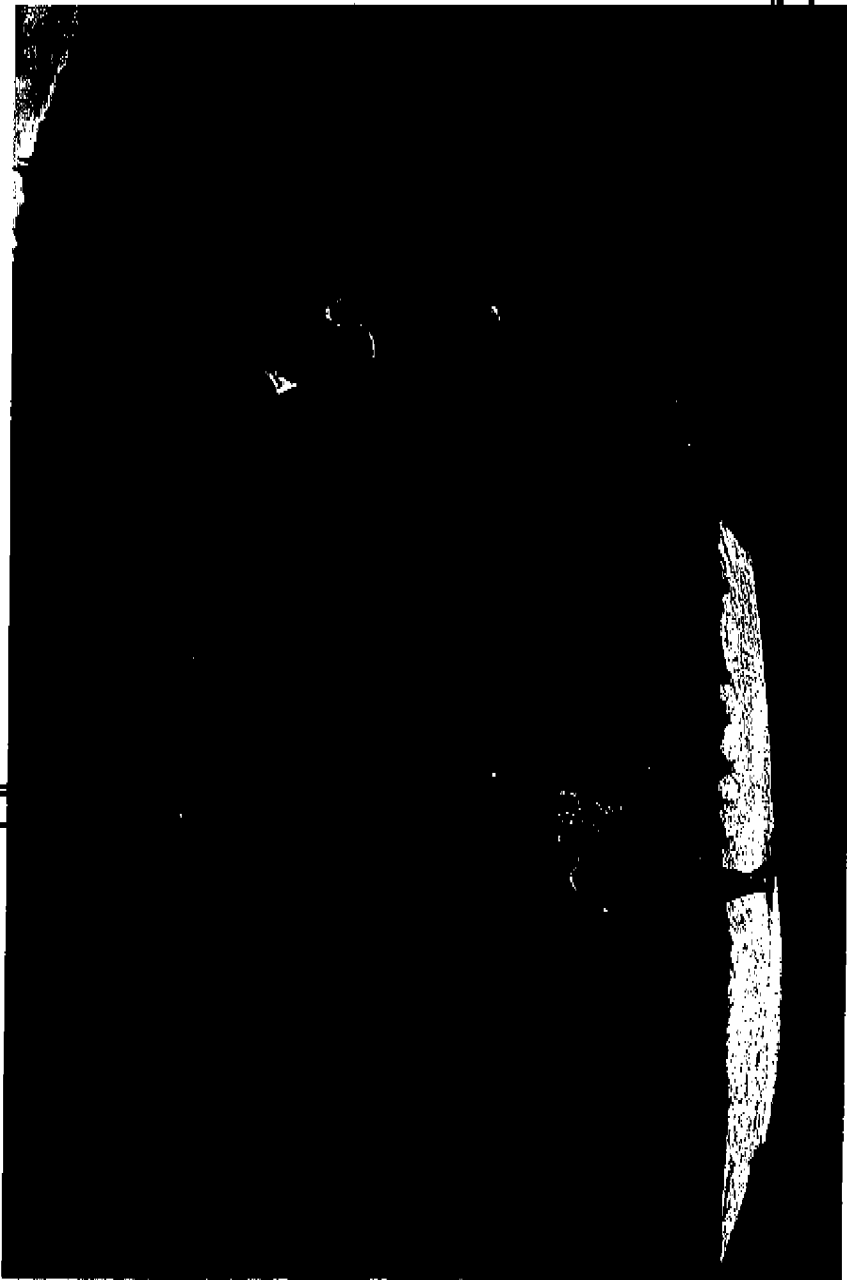
**T**he ideal community in which to live is one that combines the dreams of tomorrow with the realities of today. It is a wide open space where you can get close to nature yet be close to business and shopping. A community that offers you choices: outdoor activities, entertainment, comfort, memories. Choices designed to enrich the quality of your life. The ideal community is a place where you can live, work and play. Barratt San Diego has designed the ideal community . . . Royal St. George's at Carmel Mountain Ranch.



Royal St. George's is impressive with its attention to all facets of living. Here you will get a wonderful sense of balance from an environment that responds to your personal needs and tastes. There is an abundance of recreation, enough to satisfy the most ardent of enthusiasts. Nearby fishing, hiking and jogging trails, pool and spa on the grounds, play facilities for the younger set and the glorious Carmel Mountain Golf Course, winding its way around Royal St. George's.

The crowning touch of Royal St. George's is the warmth and charm that flows from the authentic English country architecture. The homes of Royal St. George's reflect the inspirational vision of the designers who built the famous golf courses at Scotland. The models—Royal Turnberry, Royal Birkdale, Royal Lytham & St. Annes and Royal & Ancient St. Andrews—all capture a sense of dramatic beauty in the midst of unspoiled nature.

From the moment you enter the guarded gate entrance Royal St. George's will caress you with the same loving care and attention that goes into the landscaping, the exterior detailing and the interior design. One and two story homes with three to five bedrooms are available, each featuring a number of amenities and that special Barratt quality.

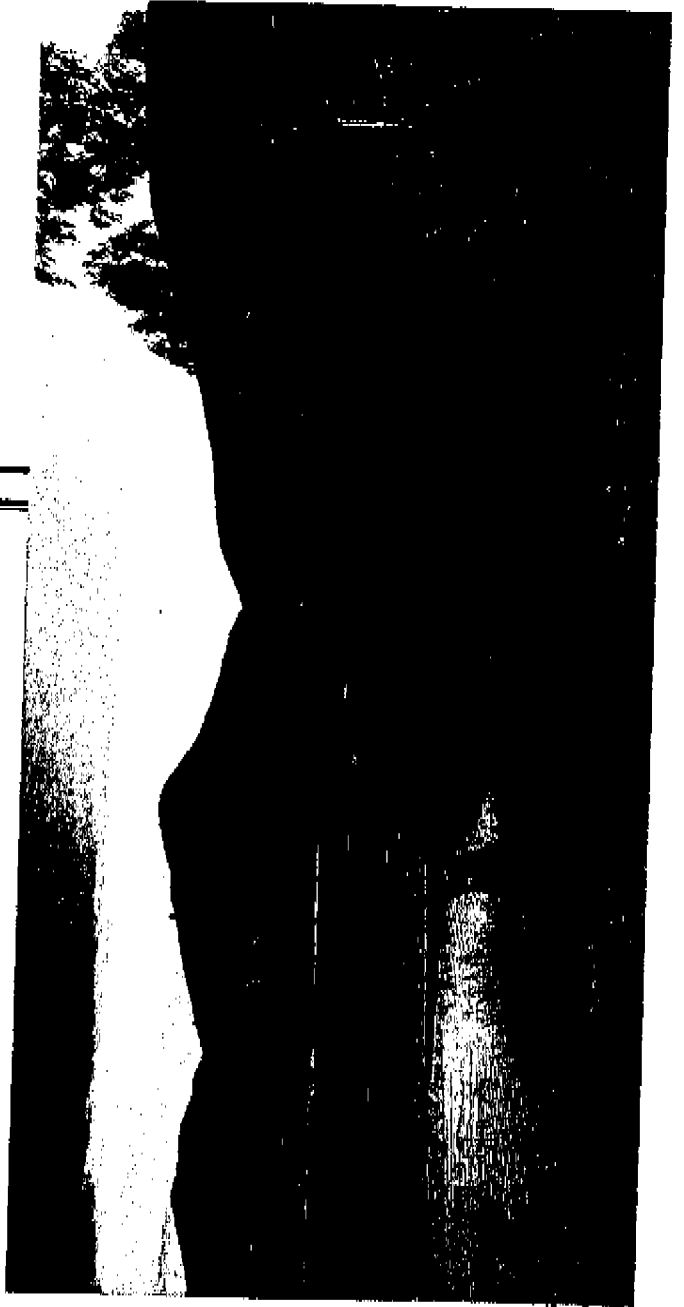
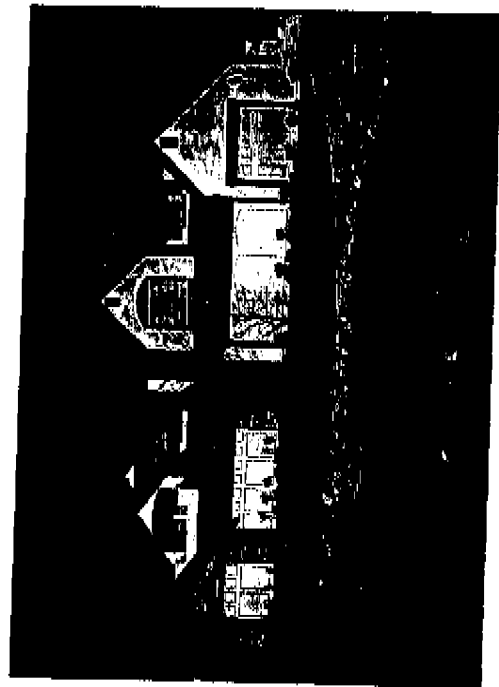




Into each home at Royal St. George's Barratt has introduced a number of standard features that enhance the distinctive use of space and heighten the feeling of luxury living. The exterior stucco, brick and stone treatments are of authentic Tudor styling. Etched glass is inlaid in the elegant genuine mahogany entry doors. All bath and shower enclosures are ceramic tiled. There is a decor paneled door with levered handles and detailed base and casing in every doorway. Recessed lighting lends an elegant touch throughout each home, with all kitchens showcasing indirect fluorescent ceilings. Alder finished cabinets with coordinating trim and ample cupboard space are also standard in each model.

The fireplaces are all wood burning and feature magnificent ornate detailing on the mantle and hearth. A special touch unique to Royal St. George's are the angled walls and ceilings that follow the contour of the exterior Tudor architecture. This creates a spectacular vision of space and design.

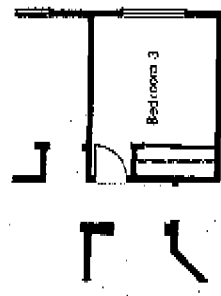
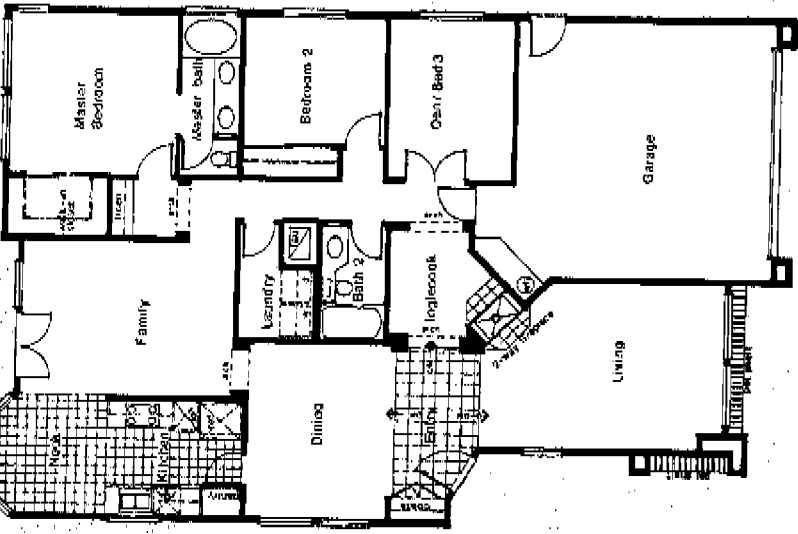
Royal St. George's . . . the choice is yours.



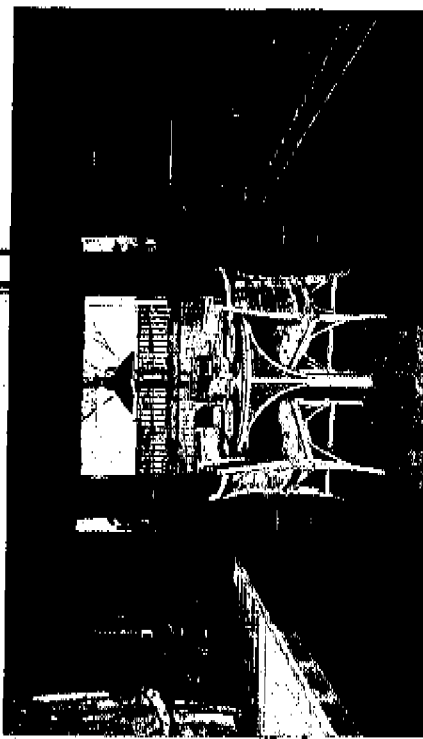
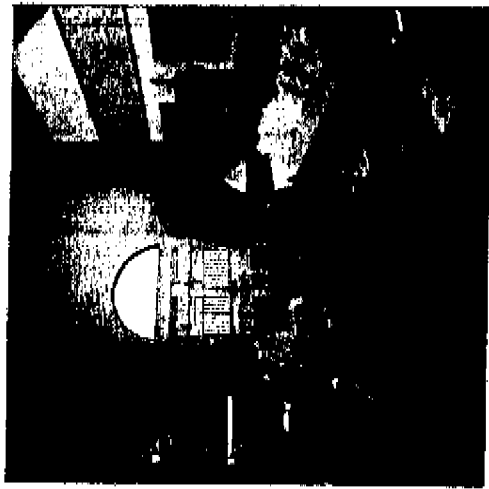
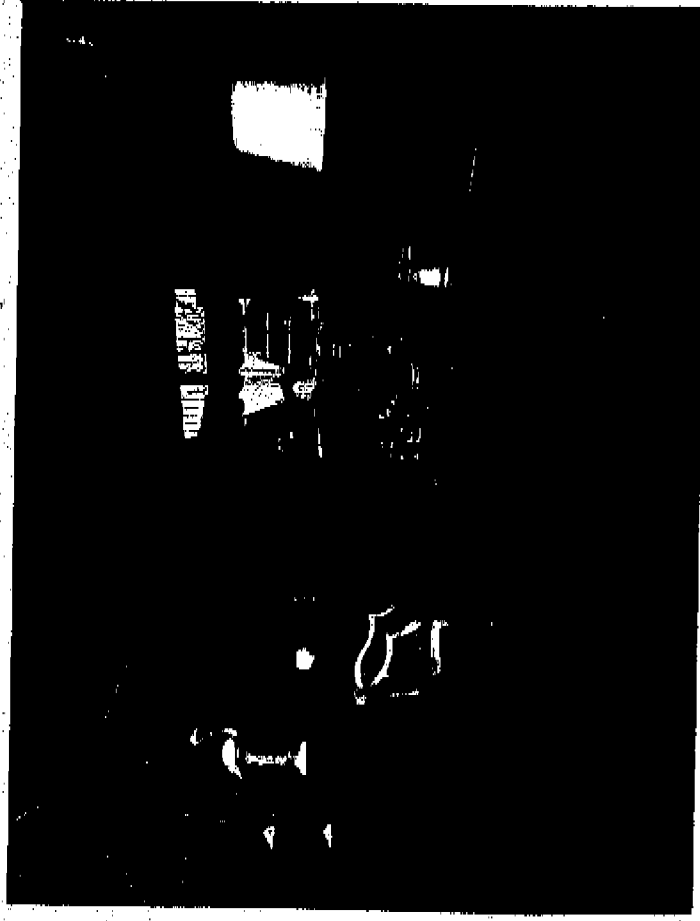
The Royal Turnberry is a haven far removed from the demands of the office or the memory of the putt that wouldn't drop. From the tiled entry way you step down into the inglenook and living room, each giving off the warmth of a two-way fireplace. There are vaulted ceilings and lots of windows throughout this plushly carpeted home, surrounding you with the changing moods of the morning sunrise and evening sunset. The magnificent fairway views from the large formal dining room and family room enhance the serenity of your environment. The exquisite master bedroom features a wonderful view, sliding doors leading out to a private patio, complete master bath and a handy walk-in closet. The flexibility of this home allows you to convert the third bedroom into a den if you so desire. There is also an oversized indoor laundry room for your maximum convenience.

The Royal Turnberry is a personality that adapts to whatever you're looking for in a home, be it a cozy nest or an open door to family and friends.

Because of our policy of constant improvement, Barrett reserves the right to make changes in plans, materials, and specifications without notice and without liability for such changes prior to final delivery.



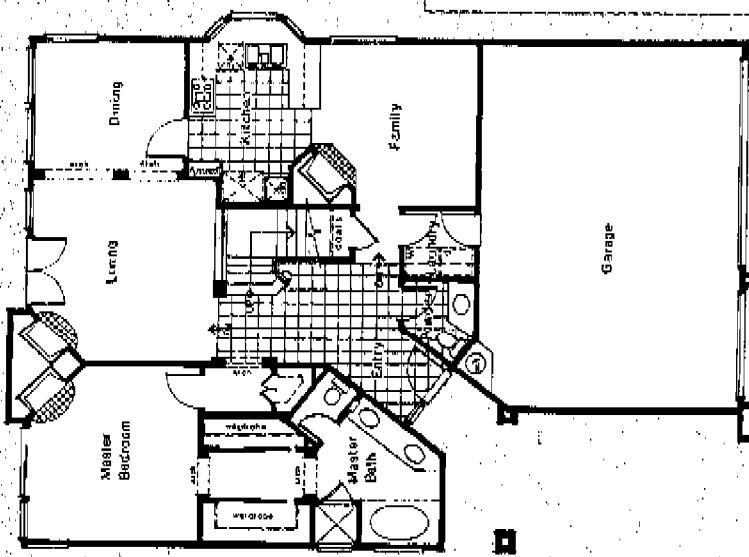
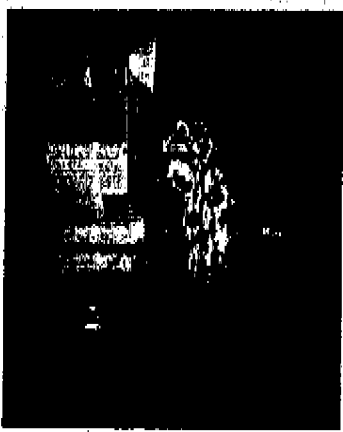
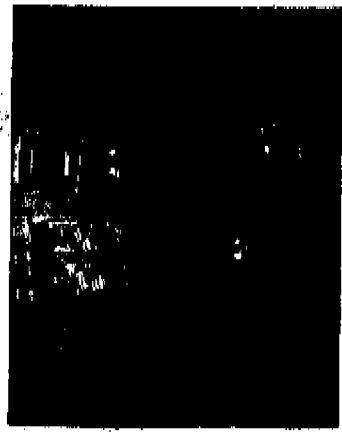
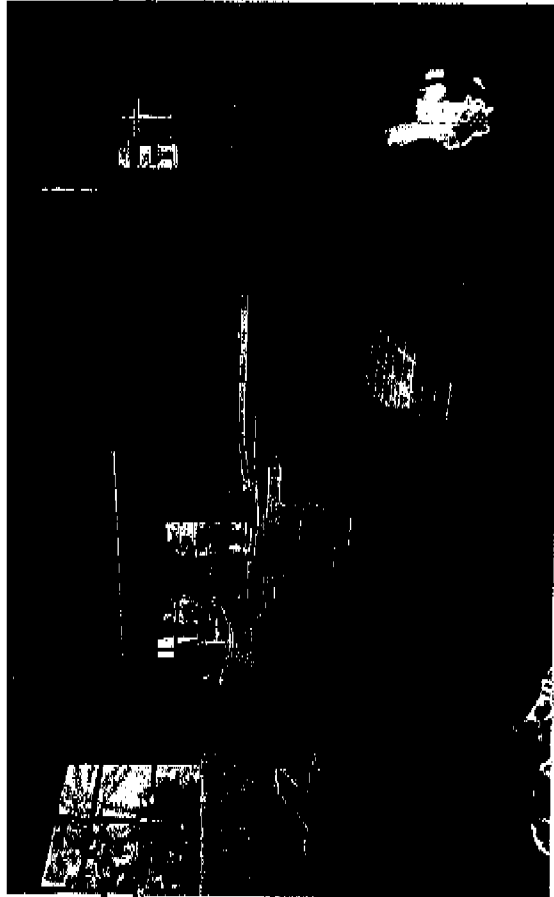
OPTIONAL PLAN



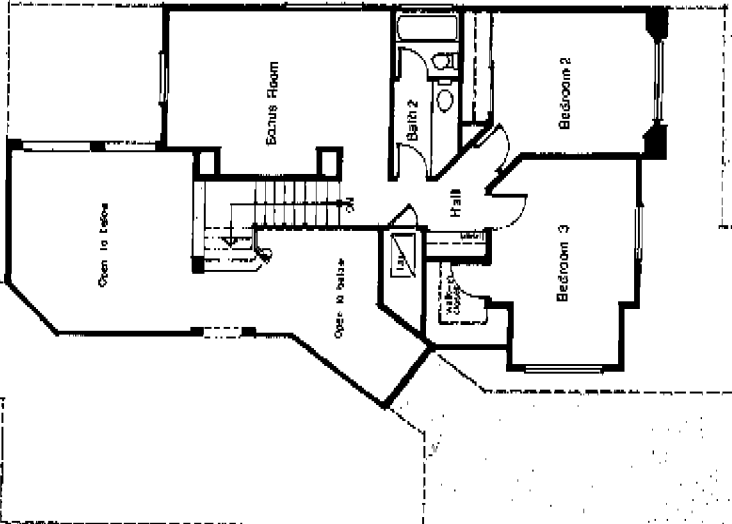
The Royal Birkdale is a masterpiece of design, providing you with the essentials of everyday living with understated elegance. There are visually appealing touches throughout this sumptuous home: custom crafted staircase with intricate detailing, pot shelf, and detailed arching. Your master suite is highlighted by a number of windows, a fireplace and arches leading to the spacious master bath. The formal dining room invites you with its crackling fireplace, charming french doors and fantastic-fairway view courtesy of the clerestory window. The gourmet kitchen, with a beautiful bay window, breakfast bar and many accessories, creates a very comfortable working atmosphere. The formal dining room and family room with its brick fireplace are on either side of the kitchen, each with view windows.

Upstairs are two bedrooms—one with a large walk-in closet—a bathroom and a bonus room that you can choose to be a home office, den or work room through the availability of an option wall. From the hallway railing you can look down to the entry way and living room, keeping you close to the comings and goings while maintaining your privacy.

The Royal Birkdale is a home that entices you with its stately comfort and playful ambience.



FIRST FLOOR

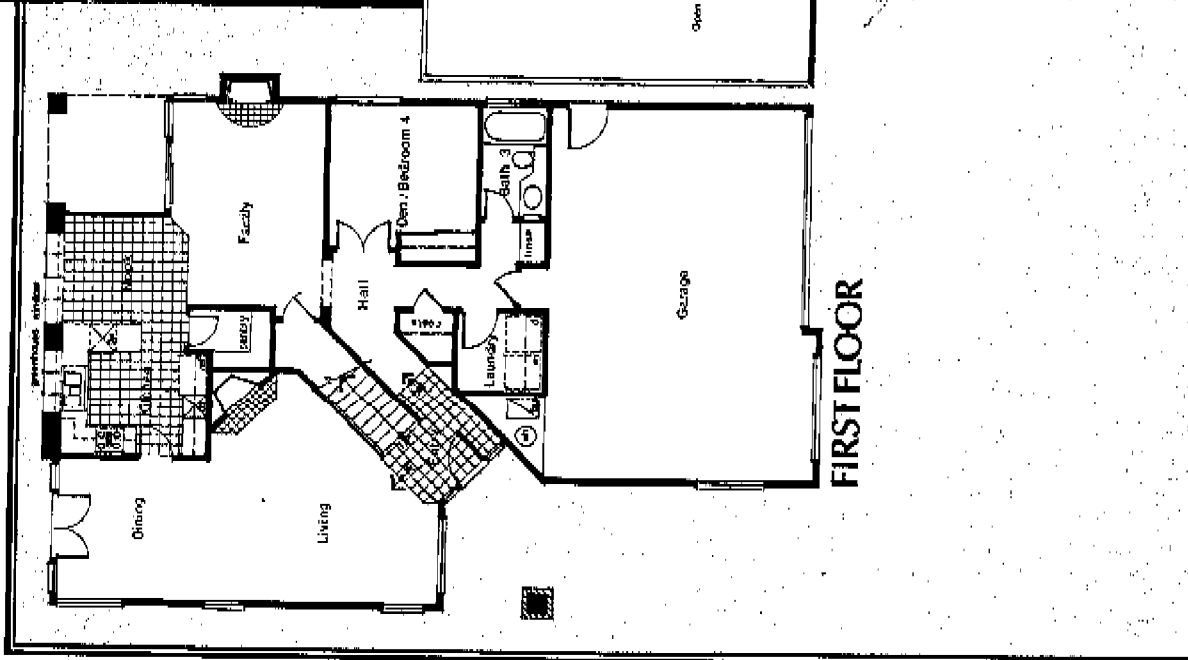
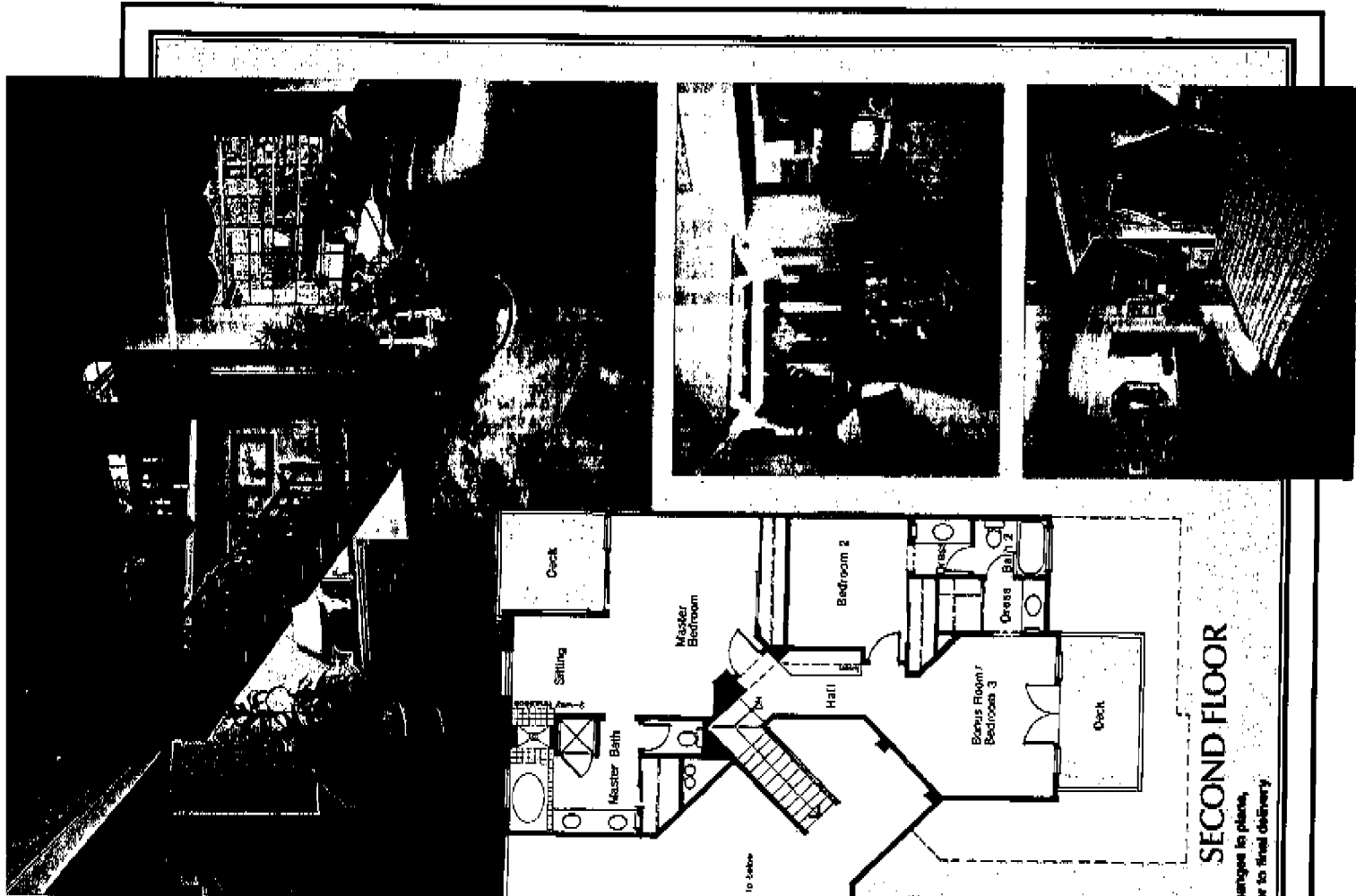


SECOND FLOOR

Because of our policy of constant improvement, Eckardt reserves the right to make changes in plans, materials, and specifications without notice and without liability for such changes prior to final delivery.

The Royal Lytham & St. Annes is your personal expression; a statement that dreams do come true. The master suite is more than ordinary sleeping quarters; it is your private sanctuary. There is a two-way fireplace to warm you as you soak in the cultured marble bath or relax in the quaint sitting room. Your evenings can end and your mornings begin with quiet contemplation on your private deck. The second and third upstairs bedrooms share a "Jack n Jill" bathroom with its two separate vanities. The third bedroom, with a spacious deck, may be used as a workout room or some other purpose that best suits you. Your kitchen is a delight with its solarium windows, breakfast nook, pantry and tiled plant shelves for your indoor garden. There is also a downstairs bedroom which you may wish to utilize as maid's quarters. The formal dining room is stunning with an arched ceiling treatment to reflect those special moments. You and your guests will be enchanted by the angled walls, pot shelves and vaulted ceiling in the living room. This creative use of space also directs your sight to the gallery effect of the distinctive upstairs railing.

Enjoy the dream.



**SECOND FLOOR**

**FIRST FLOOR**

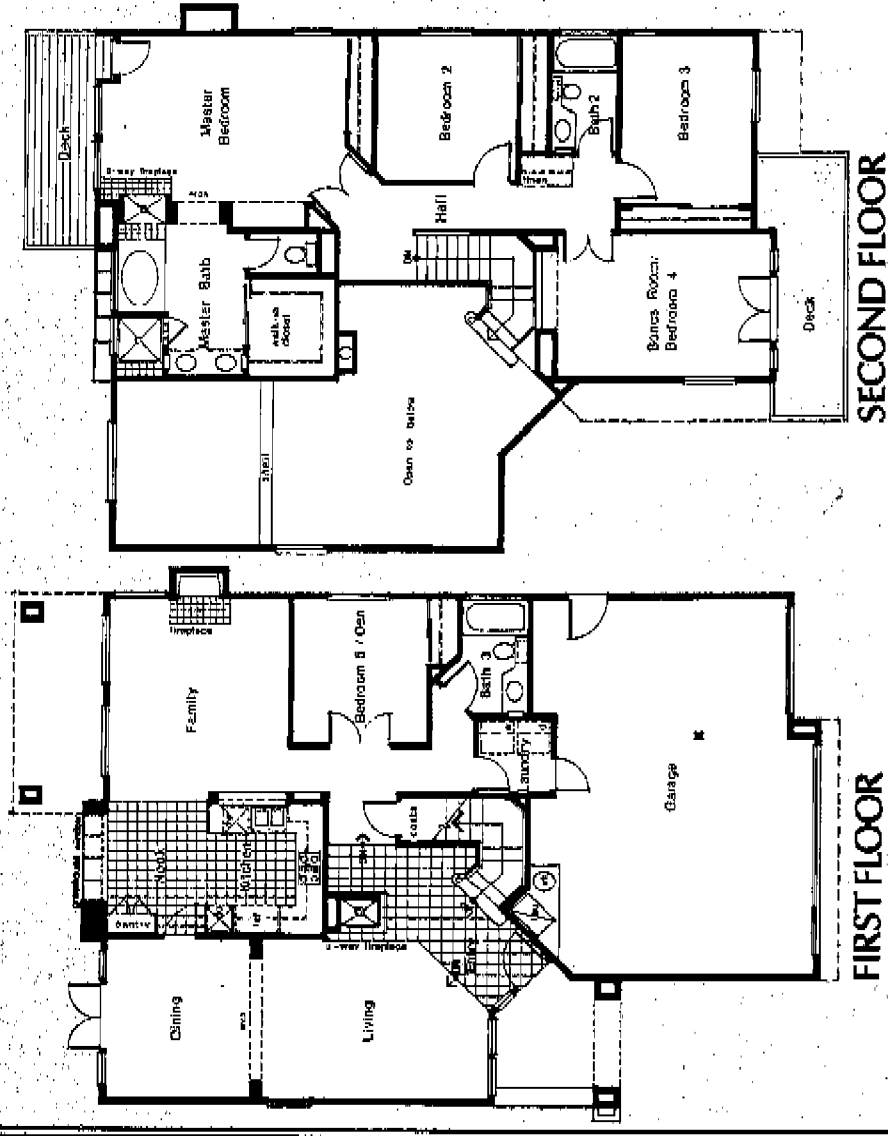
Because of our policy of constant improvement, Bennett reserves the right to make changes to plans, materials, and specifications without notice and without liability for such changes prior to final delivery.

The Royal & Ancient St. Andrews is designed to create the ultimate harmony of luxury and space. The home lends itself equally well to quiet family evenings, intimate dinner parties or entertaining on a grand scale. A fabulous master suite, complete with private deck, sitting room and two-way fireplace, is your personal retreat. Down the hallway from the master suite are two bedrooms, a bathroom and a large bonus room. The bonus room has a marvelous sun-fit deck and a view down to the living room.

Downstairs the family room is kept warm with a fireplace and sunlight streaming through the windows. The fully equipped kitchen has a pantry, greenhouse window and window seat that is perfect for keeping an eye on the birds that drop by to cheer up your morning. Formal dinner parties will be lavish affairs in the graceful setting of the dining room. Your finest crystal and silverware will complement this elegant interior accented with a dramatic Tudor roofline. From here you pass under a beautiful plant shelf to the living room, a bright and airy space kept warm by a two-way brick fireplace in the entry way.

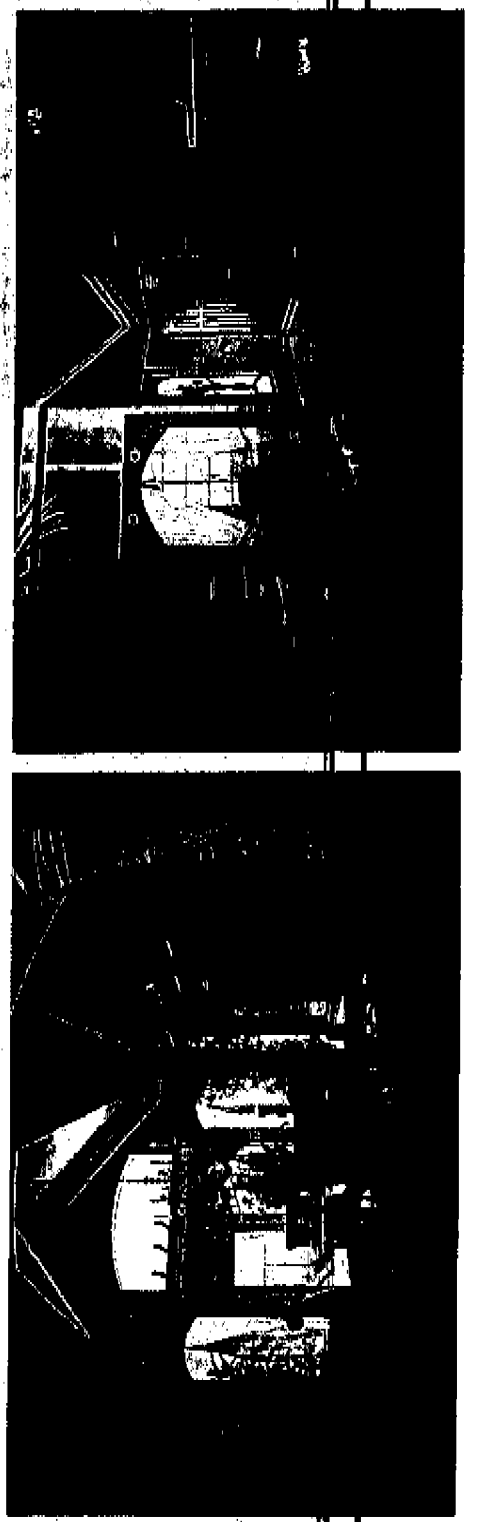
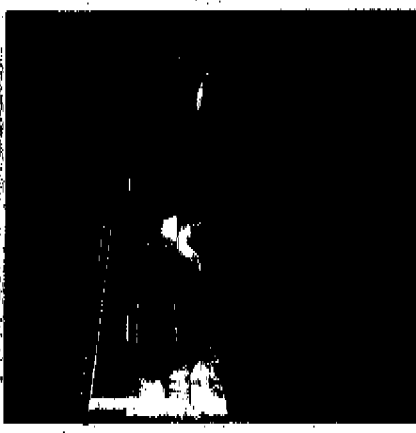
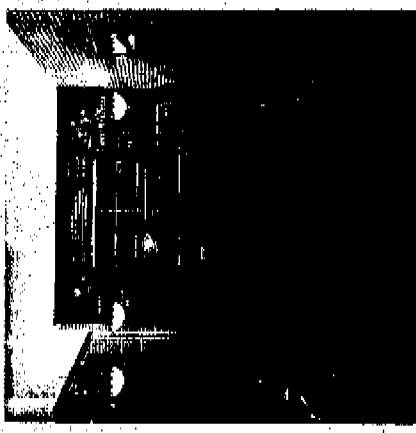
The Royal & Ancient St. Andrews is a home whose potential is as limitless as your imagination. The best part of living in this home is knowing that while your guests have to leave, you never do.

Because of our policy of constant improvement, Barratt reserves the right to make changes in plans, materials, and specifications without notice and without liability for such changes prior to final delivery

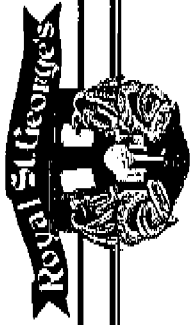


FIRST FLOOR

SECOND FLOOR







# Standard Appointments

## UPON ENTERING

Elegant mahogany entry door

## ONCE INSIDE

Formal entry with ceramic tile  
Plush carpeting in choice of designer colors  
Dramatic vaulted ceilings  
Custom hand-troweled ceiling treatments  
Distinctive, elegant lighting fixtures  
Sliding tempered glass & french doors to private outside areas  
Wood burning fireplace with gas log lighter featuring glass doors

Large wardrobe closets  
Wood burning fireplace with gas log lighter featuring glass doors  
(Plans 2, 3 & 4)  
Sitting areas (Plans 3 & 4)

## ONTO THE MASTER BATH

Large oval tubs of cultured marble with jet stream feature in master baths (All plans)  
Dual china basins with widespread crystal faucet set in master baths  
Cultured onyx vanity tops  
Hand set ceramic tile wainscot at jet stream tub  
Separate shower stalls with hand set ceramic tile wainscot and clear glass shower enclosures (Plans 2, 3 & 4)

## ONTO THE GOURMET KITCHEN

Hand set ceramic tile counter tops  
Solid alder finished cabinets  
Built in self cleaning oven  
Built in five cycle dishwasher  
Refrigerator space equipped with water line for ice maker  
Ash framed luminous ceilings  
Standard microwave oven  
3 compartment cast iron sink with Delta award collection faucet assembly  
Built in gas cook top with griddle feature

## ALL BATHS

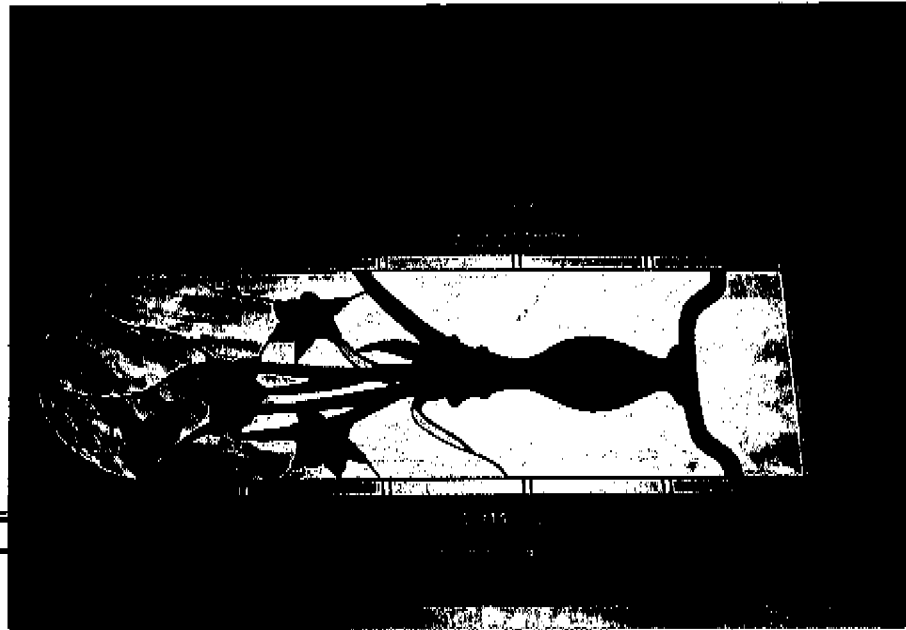
Cultured onyx vanity tops  
Vitreous china basins with Delta award collection crystal faucet assemblies  
Low profile vitreous china water closets  
Tub & shower crystal faucet assemblies, award collection by Delta, with pulsating shower heads

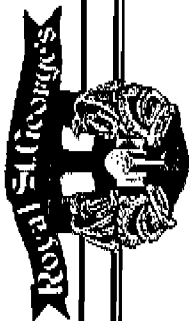
## INTERIOR NOTEWORTHIES

Alder wood linen cabinets  
Custom crafted, genuine mahogany, stair rails with turned newel post and balusters  
Decorative plumbing hardware  
Pre-wired for cable TV and telephone

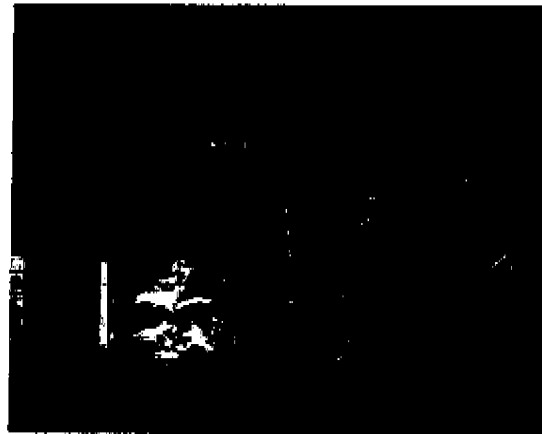
## RETREATING TO THE MASTER SUITE

Large master suite designed for comfort and relaxation





3 car garage (Plans 2, 3 & 4)  
 Thermostatically controlled, high efficient rated, forced air heating - gas & air conditioning  
 Smoke detector with warning buzzer  
 Full insulation of exterior walls & ceilings  
 All copper water systems  
 Gas & electric dryer outlet for laundry facility  
 Weatherstripping on exterior doors  
 Garage door opener  
 13 fireplaces (Varies with plan)  
 Separate interior laundry rooms  
 Decor 2 panel interior doors with lever handles  
 Detailed base and casing



## EXTERIOR DETAILING

Accent and clerestory windows allowing natural light to living areas  
 True muntin windows  
 Concrete walks and driveway  
 Greenhouse window (Plans 3 & 4)  
 Balconies (Plans 3 & 4)  
 Beautiful masonry veneers on selected plans and elevations  
 Front yard landscaping with automatic sprinklers  
 Concrete tile roofs color schemed per elevation  
 Authentic country English architecture

## OPTIONAL ITEMS FOR YOUR CHOOSING

Mirrored wardrobe doors  
 Stained glass windows  
 Upgraded floor coverings including carpet, pad, ceramic tile, marble & vinyl  
 Nu-Tone security system  
 Nu-Tone intercom system

## RECREATIONAL FEATURES AND AMENITIES AT ROYAL ST. GEORGE'S

Panoramic golf course views  
 Gate guarded community  
 Pool & spa facilities  
 Tot lot with separate pool  
 18 hole championship golf course with driving range  
 Close to all major freeways and shopping areas

Near a 170-acre Carmel Mountain Ranch Research and Technology Park  
 Hiking & jogging trails  
 All home sites offering a private location while accentuating picturesque views of the mountain and valleys  
 In the vicinity rural mountain trails for equestrian activities  
 An abundance of parks and picnic grounds within the Carmel Mountain Ranch community



**BARRATT**

*Building Fine Homes Since 1948*

