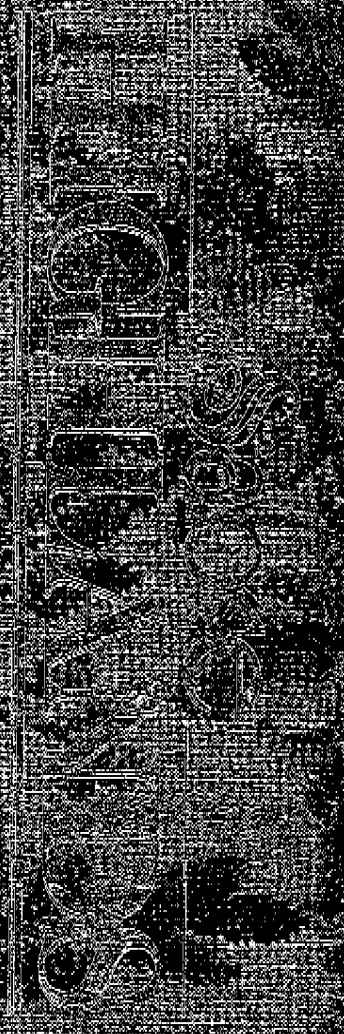


Where family living begins.



Pardee Homes

Features

THE STREET SCENE

- Classic traditional architecture
- Dramatic white frame window styles including mullion and clerestory
- Elegant paneled entry doors with distinctive hardware
- Metal roll-up garage doors (raised panel design varies per elevation)
- Stone or brick veneers (varies per elevation)
- Front yard landscaping with automatic irrigation system

GRACIOUS LIVING AREAS

- Traditional parquet flooring or ceramic tile in foyers
- Spacious Living Rooms with dramatic vaulted ceilings
- Plush carpeting in choice of designer colors over pad included in Living Room, Dining Room, Family Room, Master Suite (including Master Dressing Area), secondary bedrooms, halls and stairways
- Wood-burning fireplace with gas lighter valve and glass doors in Family Room (Plans 1 & 2) and Living Room (Plan 3)
- Decorative brass interior door hardware
- French door from Family Room to backyard (Plans 1 & 2)

GOURMET KITCHENS

- Hand-set ceramic tile counter tops
- Choice of light oak-stained, whitewash oak or white matte cabinetry *(subject to construction cutoff date)*
- Double sink with new Euro-style faucet
- General Electric® built-in self-cleaning oven and microwave
- 30" gas glass cooktop with sealed burner design
- General Electric® multi-function dishwasher (all appliances in white finish)
- Refrigerator space equipped with waterline for ice maker
- Storage pantry
- Quality vinyl floor covering
- Recessed ceiling and under-cabinet task lighting
- Cozy nook areas (Plans 2 & 3)

ELEGANCE IN DETAIL

- Decorative lighting fixtures and architecturally specified recessed lighting
- Six-panel interior doors
- Ceramic tile face and hearth on fireplaces
- Pedestal sink in Powder Room (Plan 1)
- Rocker light switches
- Rounded-corner interior walls

THE MASTER SUITE

- Elegant Master Bedroom Suites
- Walk-in closets and generous dressing areas
- Large soaking tub
- Separate stall shower with clear glass enclosure
- Dual sinks with ceramic tile counter top
- Ceramic tile tub and shower surrounds
- Mirrored wardrobe doors

FOR YOUR SAFETY AND COMFORT

- Dual pane windows
- Thermostatically controlled gas forced-air heating and air conditioning
- Night setback thermostat
- Cable TV and telephone jacks in selected areas
- Smoke detectors with warning buzzer
- Electric outlet and gas line for dryer
- Water-saving shower heads and low-flow toilets
- Automatic garage door opener with two controls for double doors
- Exterior gas barbecue stub
- Pre-wired for ceiling fans (Master Bedroom and Family Room; Bonus Room—Plans 3B & C)

(continued on back)

Options

OPTIONS — IF YOU PLEASE*

(Available at additional cost)

- Upgraded carpet and pad
- Upgraded hard surface flooring materials
- Mirrored wardrobe doors for secondary bedrooms
- Tub/shower enclosure (secondary bathrooms)
- Hydros whirl® tub in Master Bath, with jets
- Security system
- Optional door at Master Suite between bedroom and bath (all plans)
- Automatic garage door opener with two controls for single-car garage door (Plan 3)
- Ceiling fans in Master Bedroom, Family Room and secondary bedrooms; Bonus Room — Plans 3B & C *(Available with or without light kit)*

- Wiring for ceiling fans — all secondary bedrooms, Retreats, Dens and lofts
- Balcony at Master Bedroom with french doors (Plans 2 & 3) *(pre-selected lots only)*

- General Electric® built-in refrigerator
- General Electric® appliance package (refrigerator, washer & dryer)
- Media niche built-in (all Family Rooms)
- Enhanced landscaping option

CUSTOM DESIGN OPTIONS*

(Available at additional cost)

- Kitchen counter tops:
 - Liners or rope liners in choice of selected colors to accent standard tile
 - Granite tile in choice of selected colors
 - Corian counter tops in selected colors with edge selections
 - DAL Expressions 3 x 3 porcelain tile in choice of selected colors
- Master Bath counter top and tub/shower surrounds:
 - Liners or rope liners in choice of selected colors

BUYERS CHOICE ROOM OPTIONS*

(Available at additional cost)

- Plan 1 - Master Bedroom Retreat
- Plan 2 - Den
- Plan 3 - Master Retreat, Loft or Bedroom 6:
 - Recessed ceiling lights in Dining Room offered when Retreat, Loft or Bedroom 6 are chosen

PRE-PLOTTED OPTIONS*

- Plan 1C — Bedroom 4
- Plans 2 & 3 — Optional balcony at Master Bedroom with french doors *(pre-selected lots only)*
- Plans 3B & C — Bonus Room
- 3-car garage in Plans 2B, 2D, 2E, 3B & 3C

* Options available at additional cost and subject to construction out-off dates.

IMPORTANT NOTES

Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard surface flooring only in those areas specifically listed above or on the floor plans. Models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and drapery, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Some options may not be available after construction start dates.

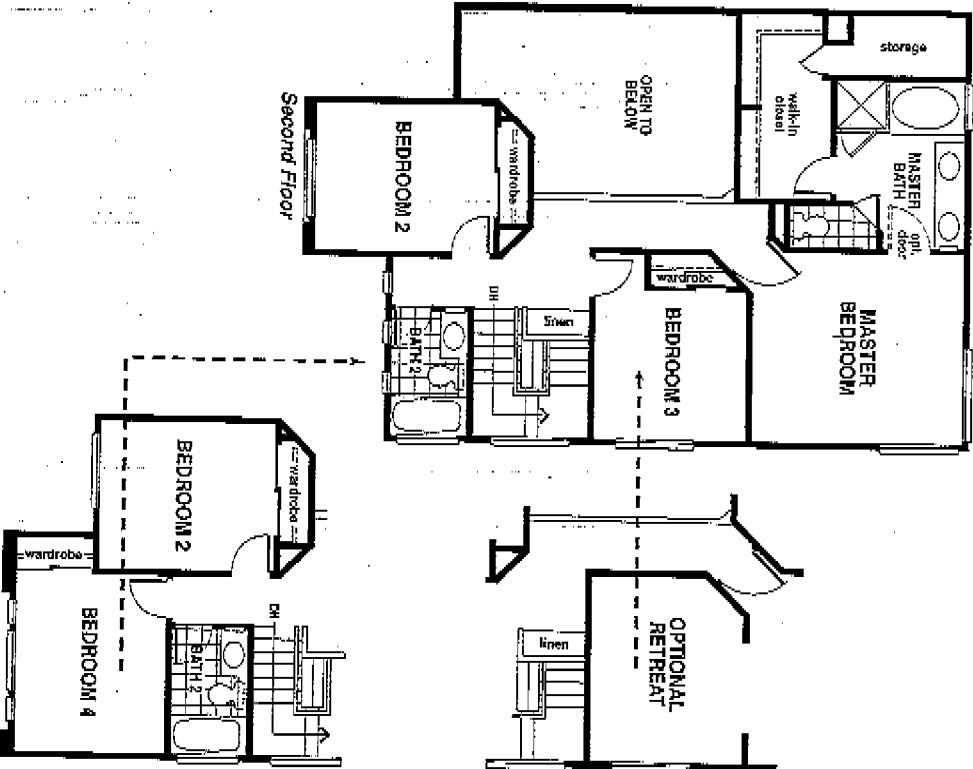
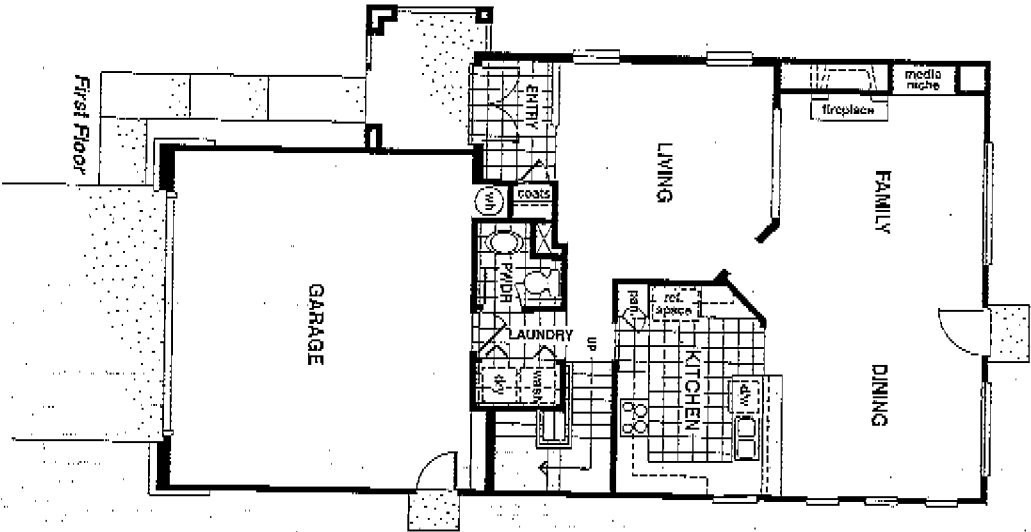
The items listed herein, with the exception of the optional features above or on the floor plans, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Parade Homes. We reserve the right to substitute manufacturers and to make substitutions of color. Certain items included in our plans are warranted by the individual manufacturer and/or suppliers. Blenders containing copies of these warranties are available for inspection upon request. Our sales office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Pools, terris, and specifications are subject to change without notice. Prices do not include optional items.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conceptions. (June, 1995)

Open One

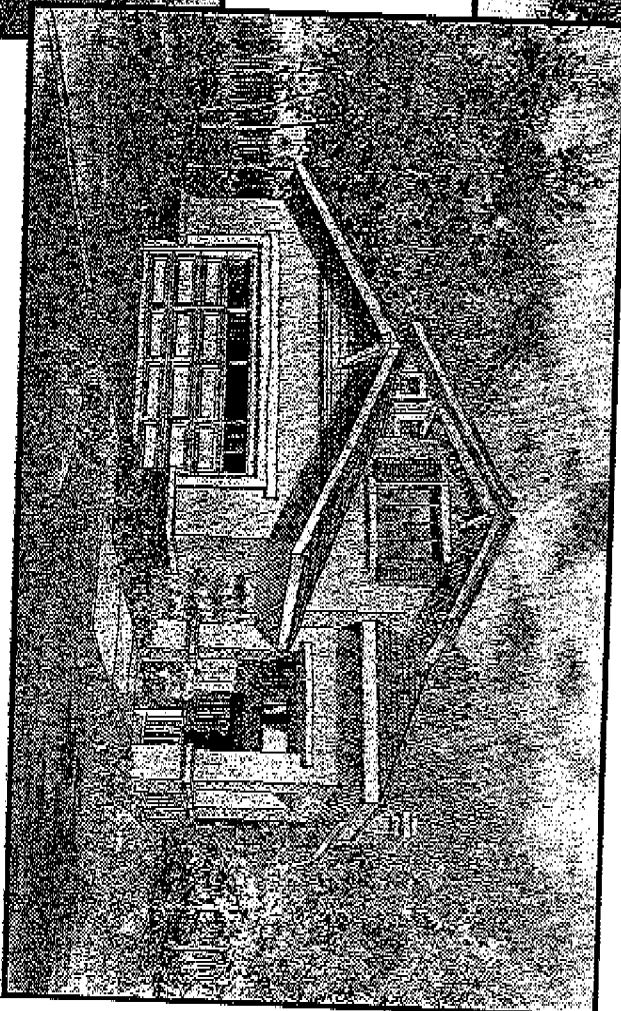
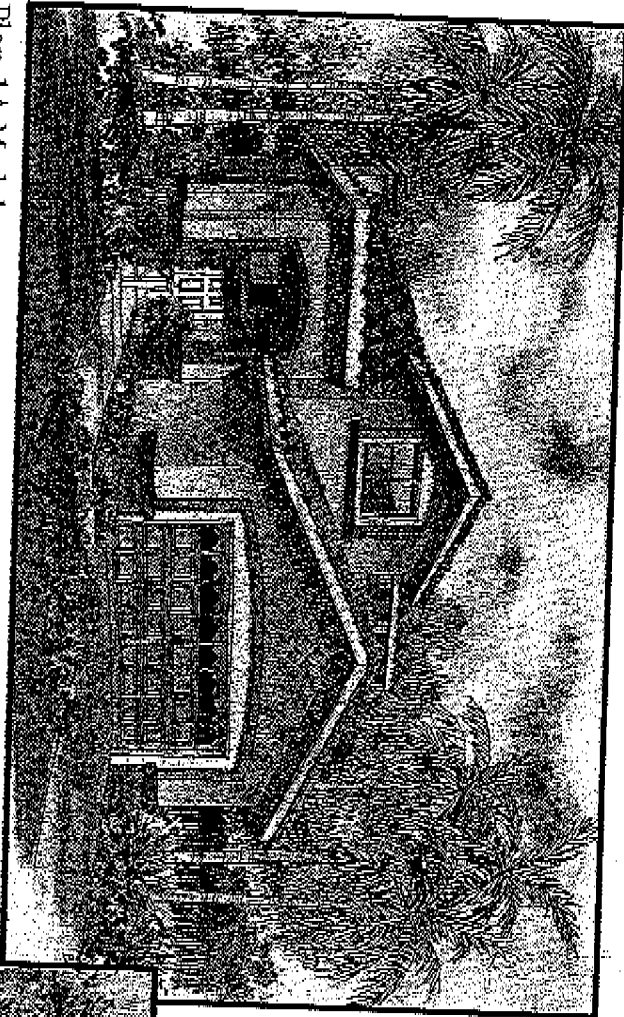
ELEVATION A

3 Bedrooms • 2½ Baths • Optional Master Bedroom Retreat • Approximately 1,778 Square Feet
(Elevation C • Pre-platted with 4 Bedrooms • Approximately 1,910 Square Feet)

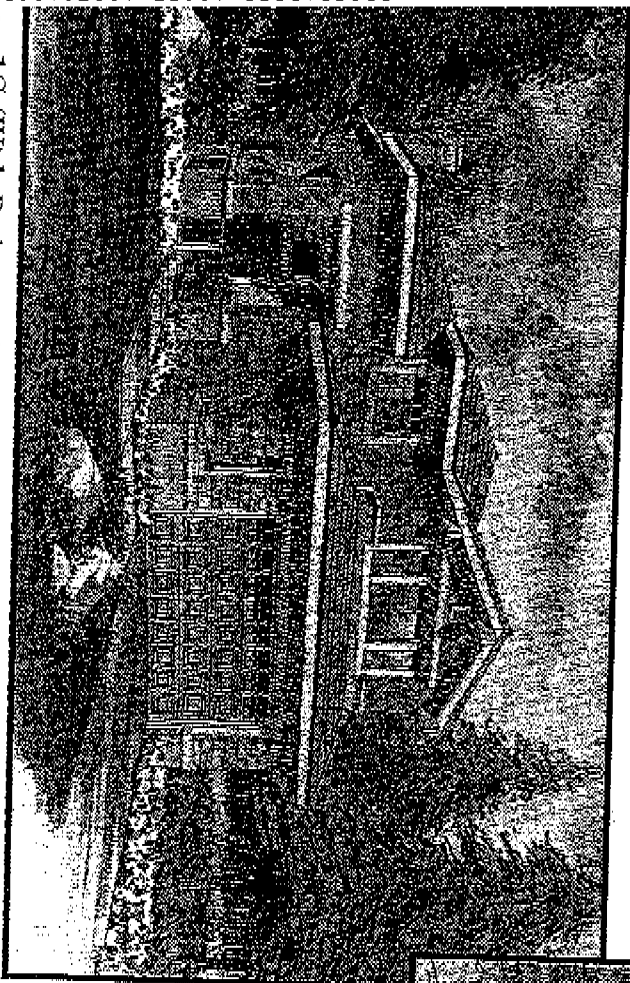


BEDROOM 4 - ELEVATION "C" ONLY
(APPROXIMATELY 1,910 SQ. FT.)

Plan 1A Model

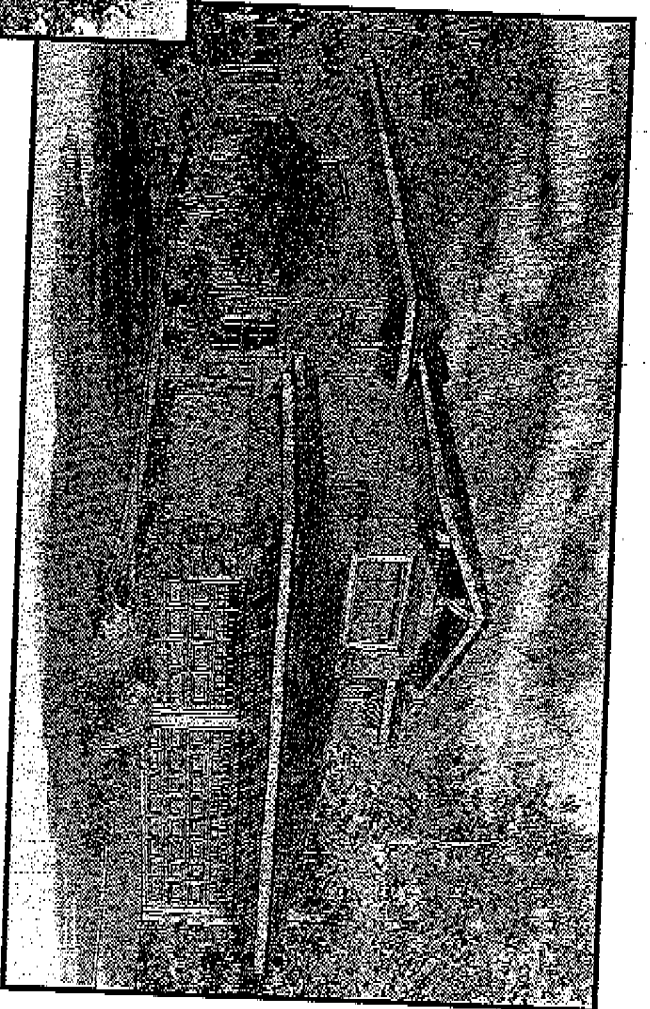


Plan 1BR

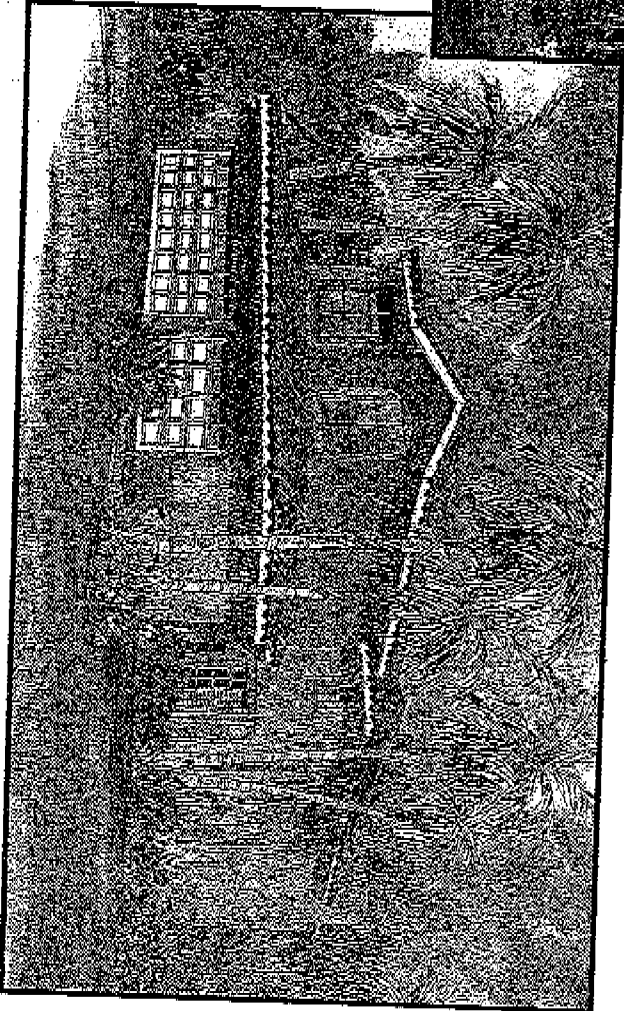


an IC (With Bedroom 4 approximately 1,910 Sq.Ft.)

*Please open here
to view
all five exteriors
now available for
Sabre Highlands,
Plan 2.*



Plan 2D

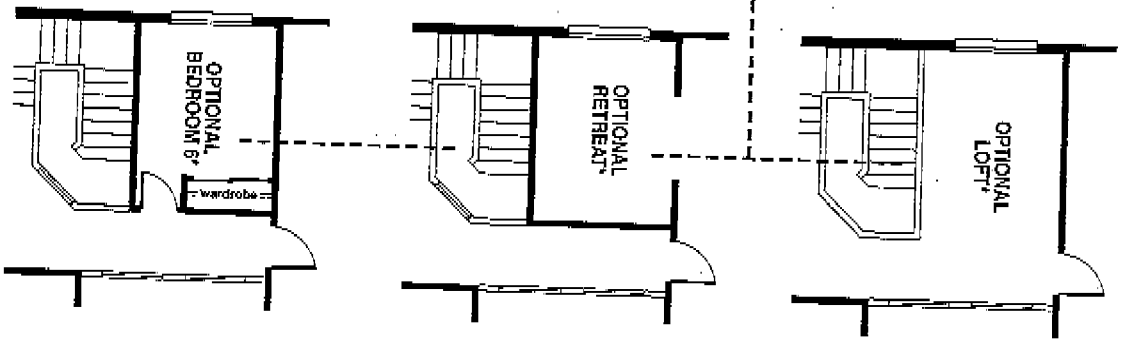
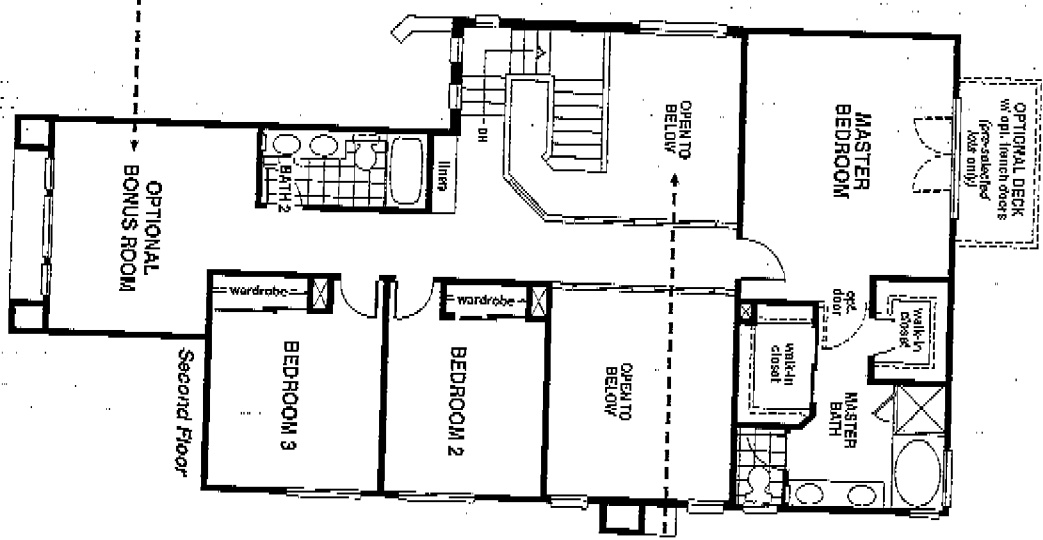
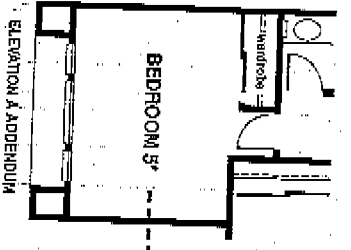
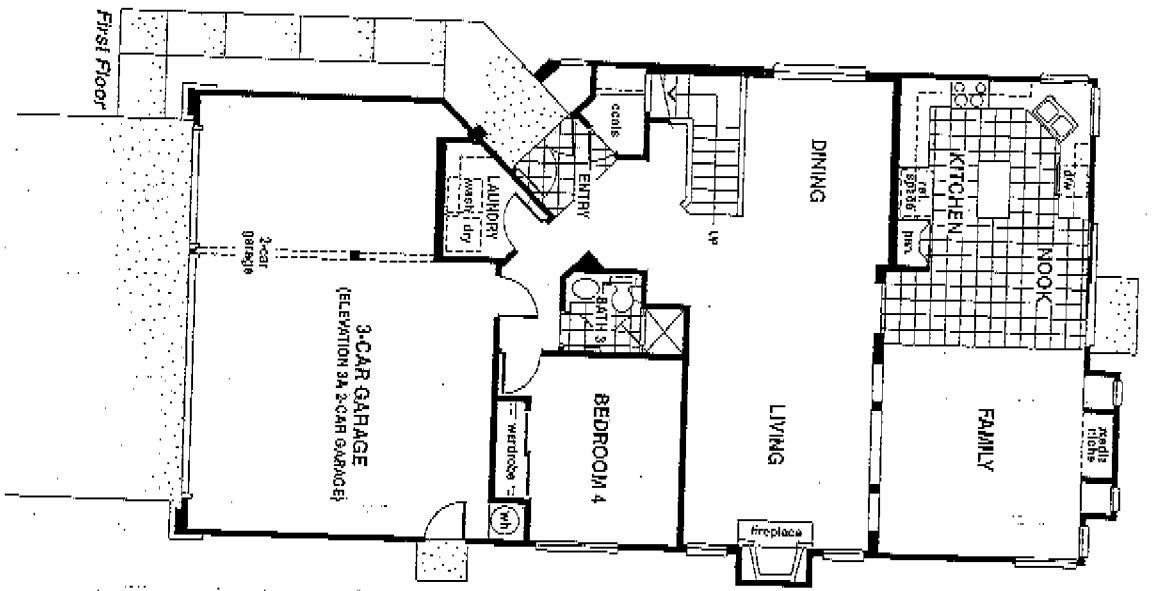


Plan 2ER (approximately 2,179 Sq.Ft.)

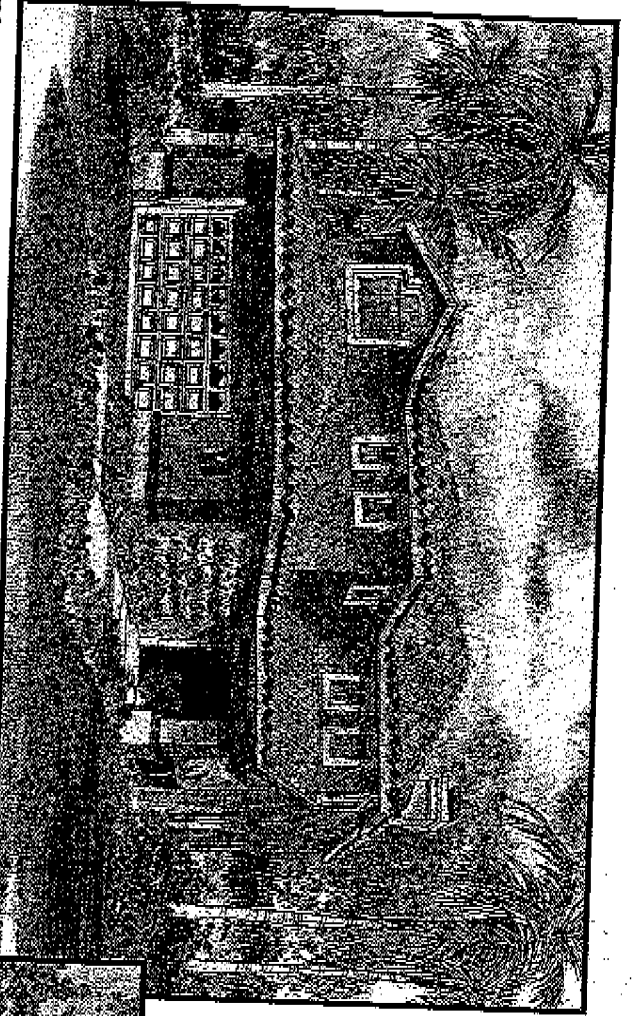
Span Three

ELEVATION B

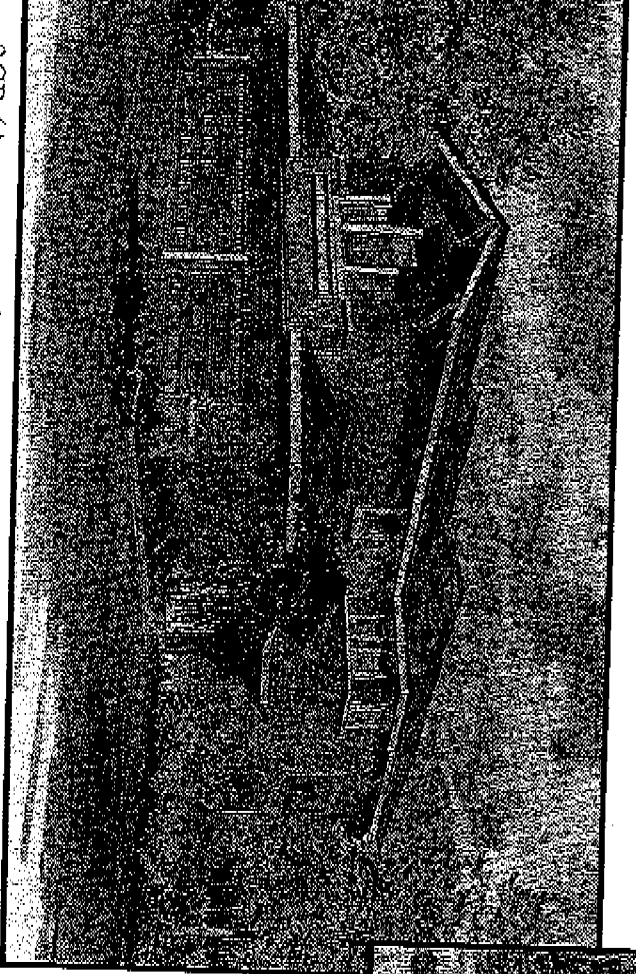
4 Bedrooms and Optional Bonus Room • 3 Baths • Approximately 2,477 Square Feet*
Elevation A • 4 Bedrooms • 3 Baths • 2-car garage • Approximately 2,283 Square Feet. With optional Loft, Retreat or Bedroom 6 • Approximately 2,405 Square Feet



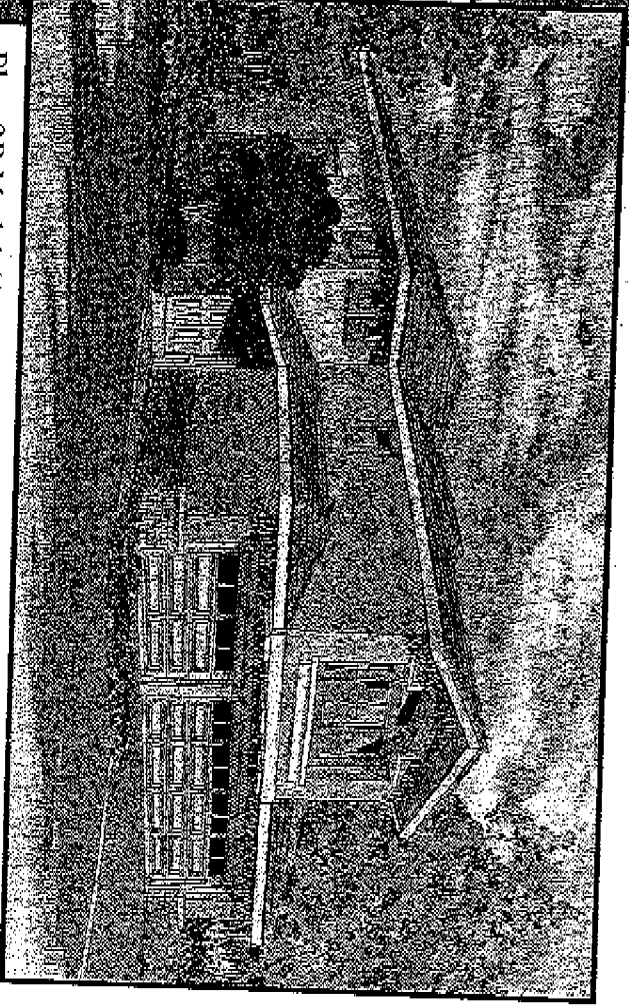
* Room options are available at additional cost. (Approximately 2,600 sq. ft. with maximum room options)



Plan 3AR (Approximately 2,283 Sq.Ft.)
(With Loft/Retreat/Bedroom 6 approximately 2,405 Sq.Ft.)



Plan 3CR (Approximately 2,477 Sq.Ft.)
(With maximum room options approximately 2,600 Sq.Ft.)



Plan 3B Model (Approximately 2,477 Sq.Ft.)
(With maximum room options approximately 2,600 Sq.Ft.)