



A T S A N E L I J O H I L L S

SAGEWOOD



### Sales Prices

Mariposa \* \* \* \$350,995

Approximately 2,326 square feet

3 Bedrooms, Den, 2 Baths

2 Car Garage, Single Story

Wisteria \* \* \* \$398,190 - \$439,840

Approximately 2,545 - 2,933 square feet

4 Bedrooms, 3 Baths

2 Car Garage, Two Story

Jasmine \* \* \* \$391,790 - \$405,970

Approximately 2,850 - 3,100 square feet

5 Bedrooms, 3 Baths

3 Car Garage, Two Story

Mandeville \* \* \* \$388,977 - \$408,645

Approximately 2,755 - 3,100 square feet

4 Bedrooms, 3 Baths

3 Car Garage, Two Story

Dan C. Matthews -Sales Manager Al Leonard- Sales

1634 Sagewood Way, San Marcos, CA 92078

Tel 760 752-9760 Fax 760 752-9734

In our continuing effort to improve our product, Western Pacific Housing, Inc. reserves the right to make changes or modifications to maps, plans, specifications, materials, features and colors without notice. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. Prices are effective as of date of publication and are subject to change without notice. 01-15/02

# Features

## DISTINCTIVE EXTERIORS

- Handsome Craftsman, Bungalow, Monterey, Spanish, Old World, and French Country architecture
- Attractive balconies (Mandeville and Jasmine per elevation)
- Long-lasting, fire-resistant concrete tile roofs
- Custom exterior color schemes
- Dramatic eight-foot, raised-panel entry doors
- Sectional roll-up garage door with two transmitters
- Direct interior access from garage
- Rear and side-yard fencing
- Landscaped front yard with irrigation system

## SPACIOUS INTERIORS

- Durable ceramic tile entry floors
- Volume nine-foot ceilings throughout home (Wisteria, Mandeville, and Jasmine)
- Ten-foot ceilings throughout as featured in the Mariposa
- Formal living room and dining room
- Comfortable family rooms with thoughtfully designed media centers
- Wood-burning fireplace with glass doors and ceramic tile accents
- Contemporary recessed lighting
- Raised-panel interior doors
- Handcrafted, lower linen, autumn oak cabinetry

## FUNCTIONAL AND STYLISH KITCHENS

- Beautiful handcrafted autumn oak cabinetry
- Hand-set ceramic tile countertops and backsplash
- Contemporary recessed lighting
- Under-cabinet fluorescent task lighting
- Island cabinets with ceramic tile countertops
- White-on-white C.E.® appliances including:
  - Built-in gas cooktop with hood
  - Built-in self-cleaning oven
  - Built-in microwave oven
  - Multi-cycle dishwasher
- Disposal
- Dual-compartment sinks with Moen® pull-out faucet
- Refrigerator area plumbed for icemaker
- Spacious pantry
- Casual dining nook

## LUXURIOUS MASTER SUITES

- Handcrafted autumn oak cabinetry
- Ceramic tile countertop and backsplash
- Separate tub and shower
- Clear-glass shower enclosure
- Oversized walk-in closets

# HOME TECHNOLOGY CONVENIENCES

Pre-wired with Category 5 phone wiring to kitchens, family rooms, and all standard bedrooms

Pre-wired with upgraded cable wiring for television in family room and all standard bedrooms

Central heating with energy-efficient setback thermostat

Efficient dual-glazed windows

# WESTERN PACIFIC HOUSING

## QUALITY FEATURES

50-gallon water heater

Smoke detectors

Water-saving plumbing fixtures

Fully-insulated exterior walls and attic

200-amp electric panel

Soft-touch electrical switches

# OPTIONS

Please see your sales representative for a full list of upgrades and options.

## DESIGN STUDIO

To customize your new home, we are proud to offer a wide variety of options and upgrades at our Design Studio. From distinctive floor and window coverings to custom cabinetry, our design team is available to help you select your own personal expressions for your new home.

In an effort to improve our product for most consumer needs, Western Pacific Housing, Inc. reserves the right to modify features, specifications, plans, and prices without notice and/or obligation. All square footage is approximate. Not all features are available in all plans. Entry, ceiling, window and wall configurations vary per plan and elevation. All renderings are artistic illustrations. See sales representative for details. ©2007 Western Pacific Housing, Inc. All rights reserved.

All residents automatically become members of the San Elito Hills Master Association which maintains the common areas and enforces architectural standards. Please see sales representative for complete details.

# Wisteria

Two story • Approximately 2,545 - 2,933 square feet

Four bedrooms • Three baths • Family room

Kitchen with dining nook • Living room • Dining room

Two-car garage • Optional bonus room

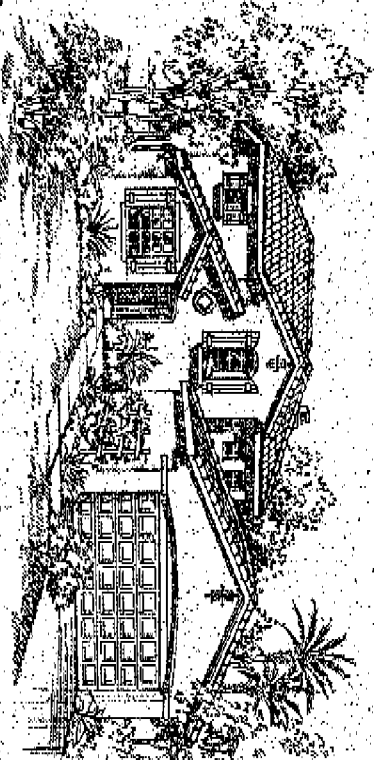
Optional teen suite with bedroom three

Optional loft one • Optional loft two • Optional detached office

Optional deck • Optional detached single-car garage

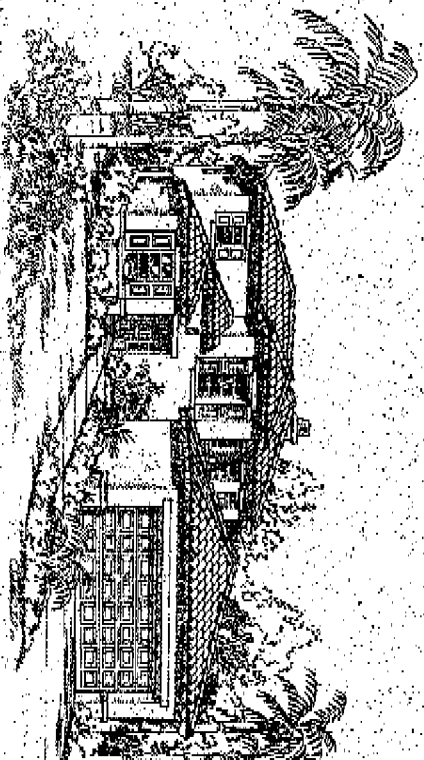
2A

Spanish



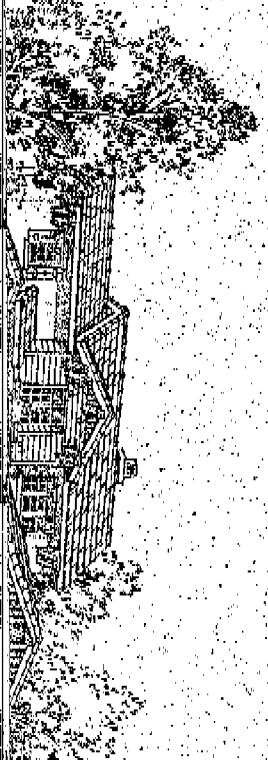
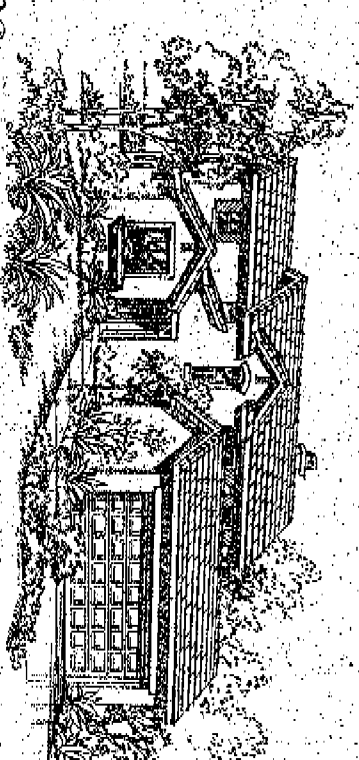
2B

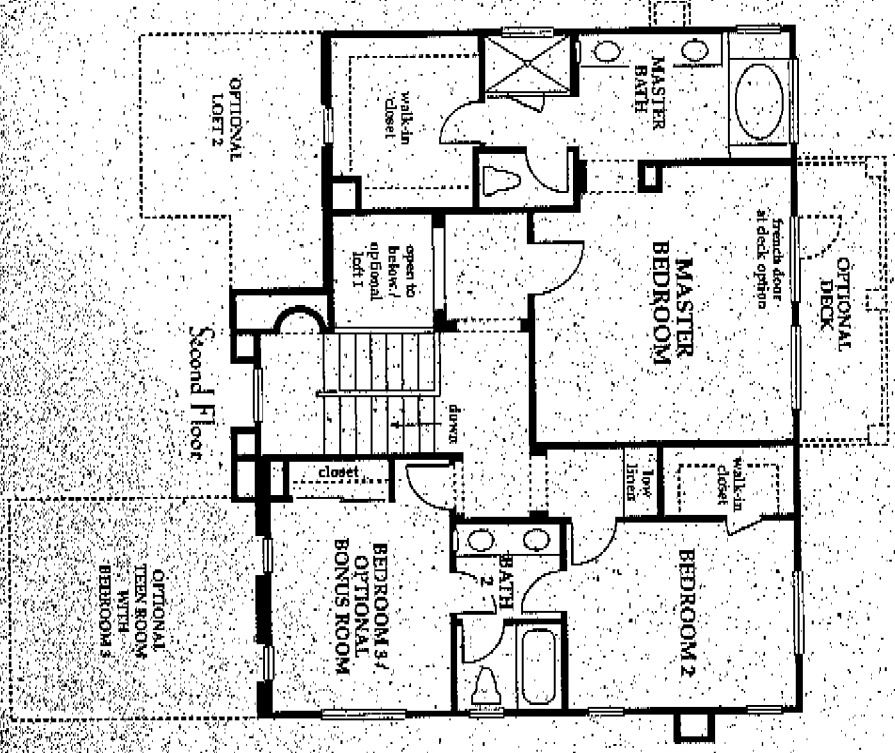
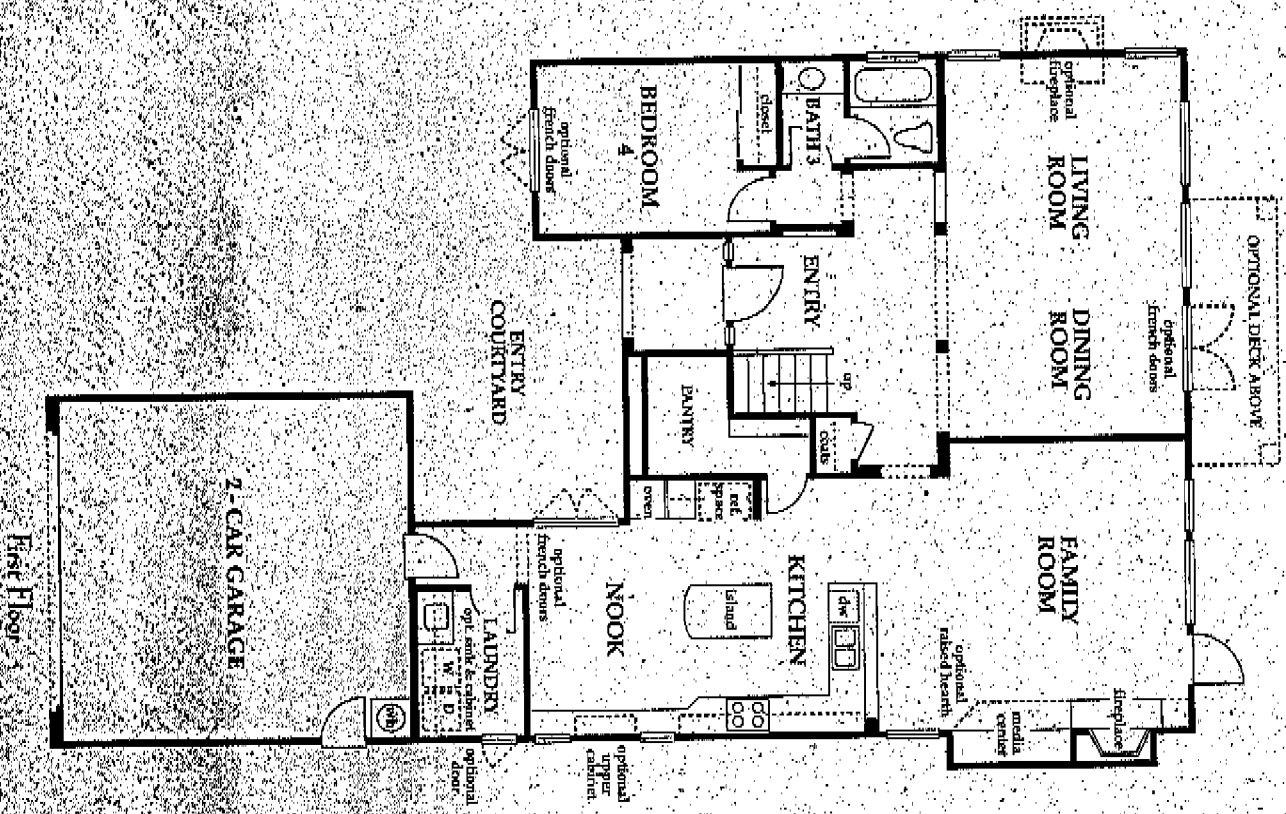
Mountain



2C

French





Floorplan shown

In an effort to improve our product to meet consumer needs, Western Pacific Housing, Inc. reserves the right to modify features, specifications, plans, and pricing without notice and/or obligation. All square footages is approximate. Not all features shown. All dimensions, wall, roof and optional configurations vary per plan and elevation. All renderings are artist's illustrations. See Sales Representative for details. ©2000 Western Pacific Housing, Inc.

# Jasmine

Two-story • Approximately 2,850-3,100 square feet

Five bed rooms • Three baths • Family room • Kitchen with dining nook

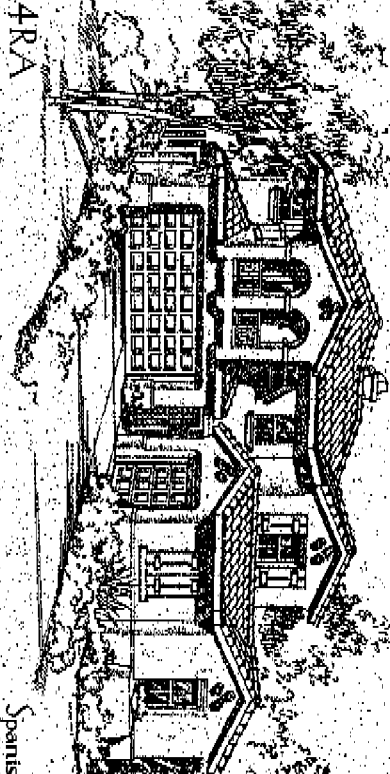
Living room • Dining room • Three-car Garage

Optional master retreat • Optional loft • Optional bonus room

Optional teen suite with bath four • Optional den

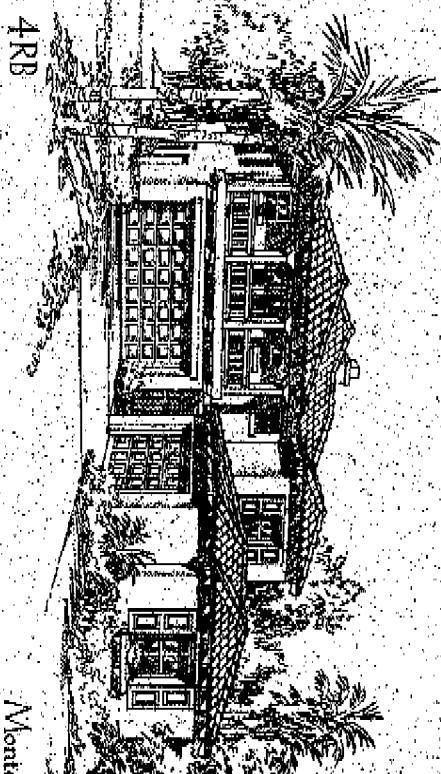
Optional office • Optional tech center

Optional ball four • Optional deck



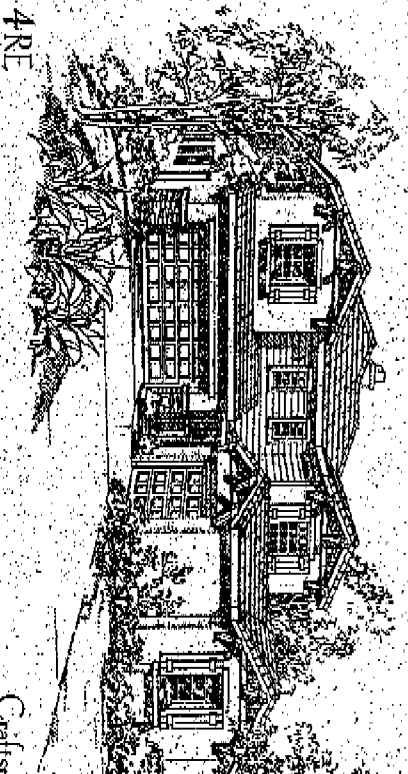
4RA

Spanish



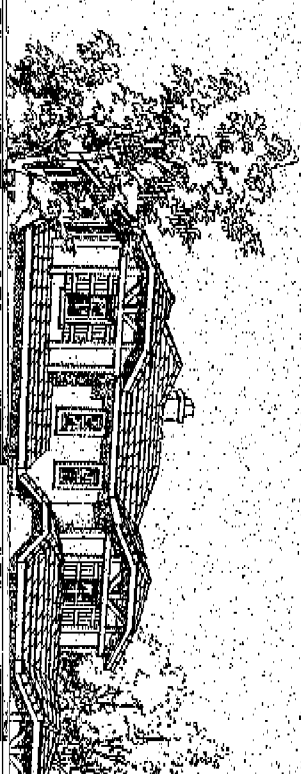
4RB

Monte



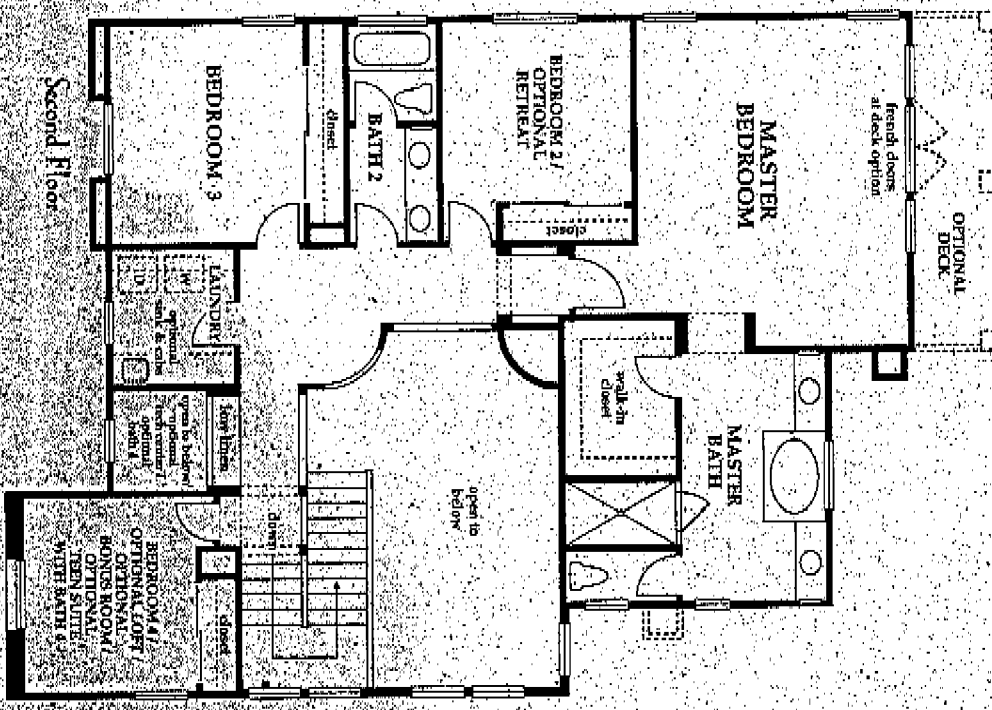
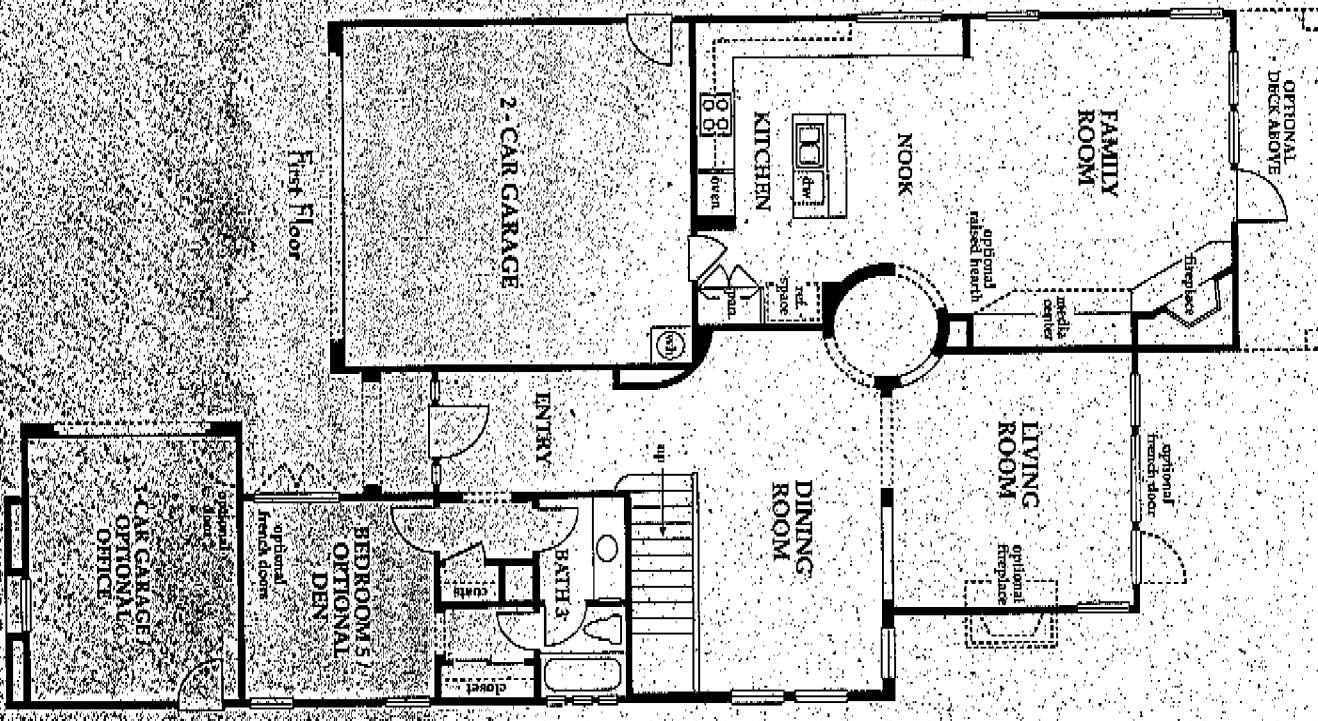
4RE

Craftsman



4RF

Craftsman



Floorplan shown as elevat

an effort to improve our products to meet consumer needs. Western Pacific Housing, Inc. reserves the right to modify features, specifications, plans, and pricing without notice and/or obligation. All square footage is approximate. Not all features are available in all areas.



# Mandeville

Two story • Approximately 2,744—3,100 square feet

Four bedrooms • Three baths • Family room

Kitchen with dining nook • Living room • Dining room • Three-car garage

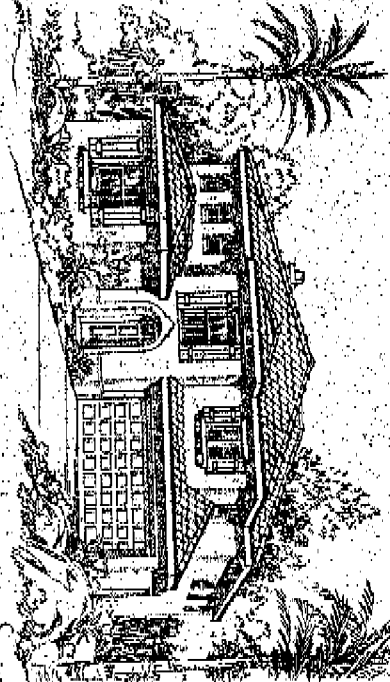
Optional bedroom five • Optional bedroom six

Optional master retreat • Optional loft one

Optional loft two • Optional office • Optional deck

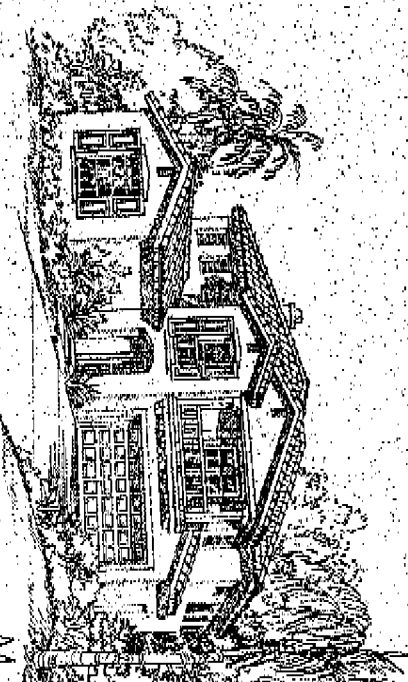
Optional expanded media center

3A



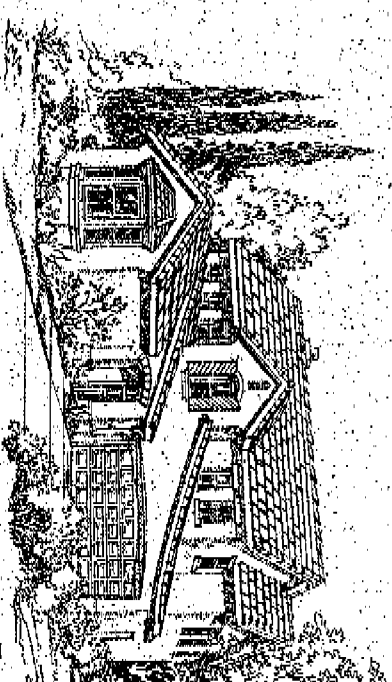
Spanish

3B

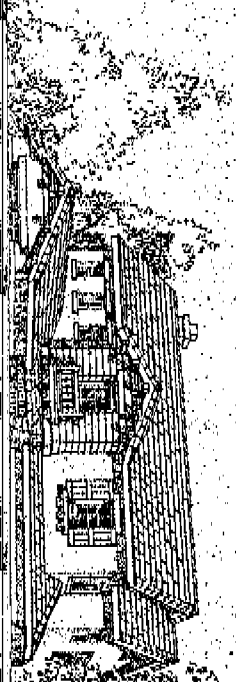


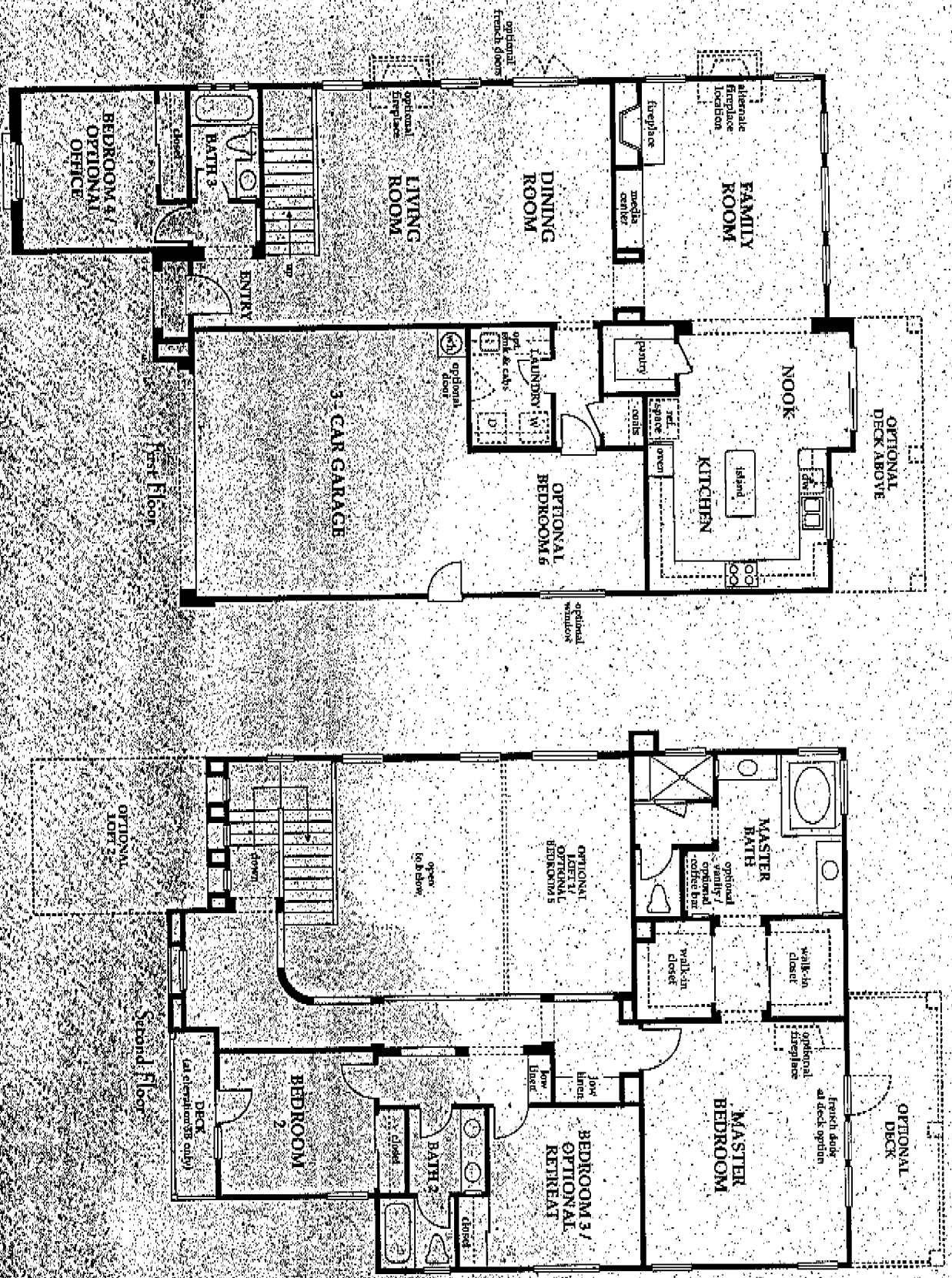
Modern

3C



French

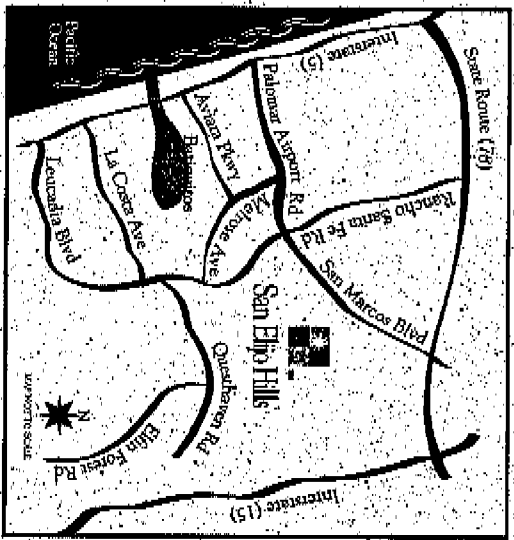




In an effort to improve our product to meet customer needs, Western Pacific Housing, Inc. reserves the right to modify features, specifications, plans, and pricing without notice and/or obligation. All square footage is approximate. Not all features

Floorplan shown a

# San Elijo Hills



1634 Sagenwood Way  
San Marcos, CA 92078

(760) 759-9760

Fax: (760) 752-9734



SAN DIEGO, CA

VISIT US ONLINE  
westernpac.com