



SaltFire

AT CARLSBAD

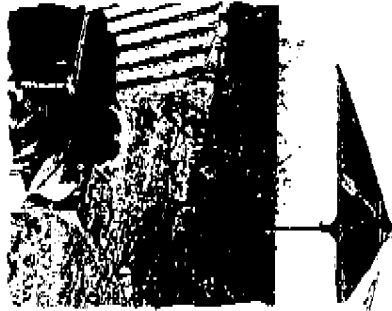
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Salt Aire

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PRICING

EFFECTIVE 3/01/98

PHASE II

RESIDENCE ONE

From \$ N/A

Two Bedrooms
 Three Baths
 Study or Third Bedroom
 One Story with Loft
 Approximately 2,731 Square Feet
 Optional Rooms: Fourth Bedroom with Bath

RESIDENCE TWO

From \$ 379,900

Four Bedrooms
 Den
 Three Baths
 Two Stories
 Approximately 3,239 Square Feet
 Optional Rooms: Fifth Bedroom with Bath
 Fourth Bath

LIVING SUITE available on selected lots

From \$ 399,900

Approximately 3,585 Square Feet

RESIDENCE THREE

From \$ 389,900

Three Bedrooms, Master Retreat
 Three Baths
 Library
 Two Stories
 Approximately 3,484 Square Feet
 Optional Rooms: Fourth Bedroom with Bath
 Bonus Room

In the interest of continuing product improvement, Monarch Communities of California reserves the right to change prices, elevations, plan specifications, materials or features without notice or obligation. Square footage is approximate and window location and bedroom dimensions may vary per elevation. Some options may not be available in all plans due to construction cut-off dates. See sales representative for details.

MONARCH *communities*

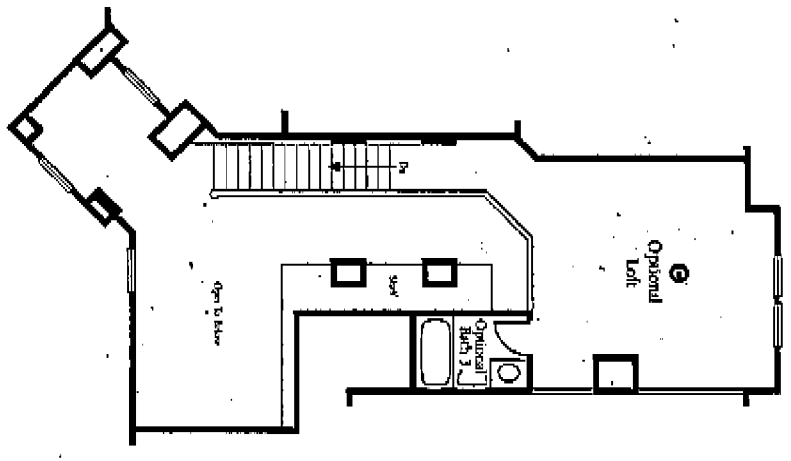
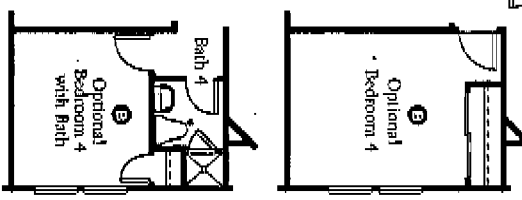
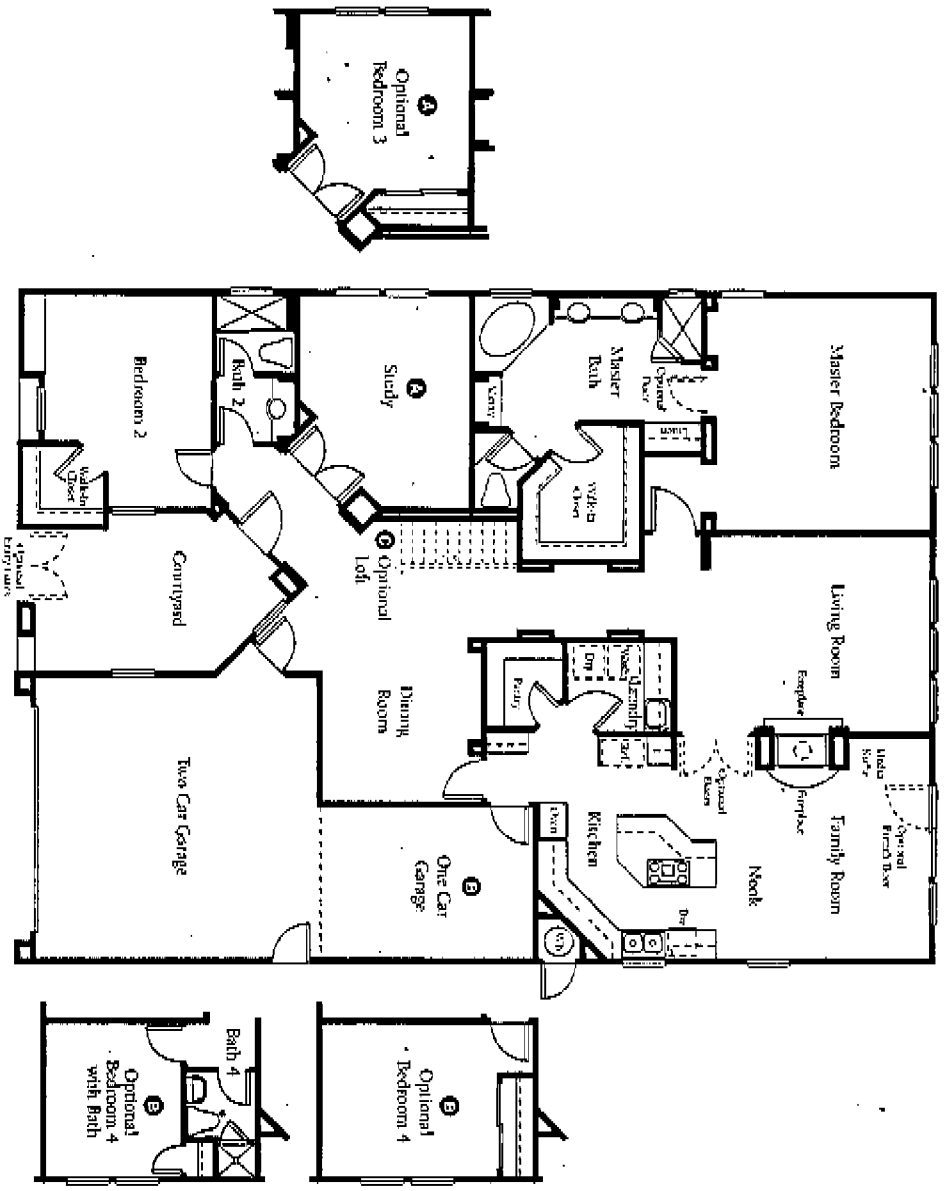




R E S I D E N C E O N E

ONE STORY TWO BEDROOMS · TWO BATHS · STUDY OR THIRD BEDROOM · KITCHEN WITH NOOK AND ISLAND COOKTOP
LARGE COURTYARD · THREE CAR TANDEM GARAGE

OPTIONAL ROOMS: LOFT WITH THIRD BATH · FOURTH BEDROOM WITH FOURTH BATH
APPROXIMATELY 2,341 SQ. FT.



A secluded entry courtyard and lofty, angled interiors dramatize the space of this oh-so-versatile one-story home.

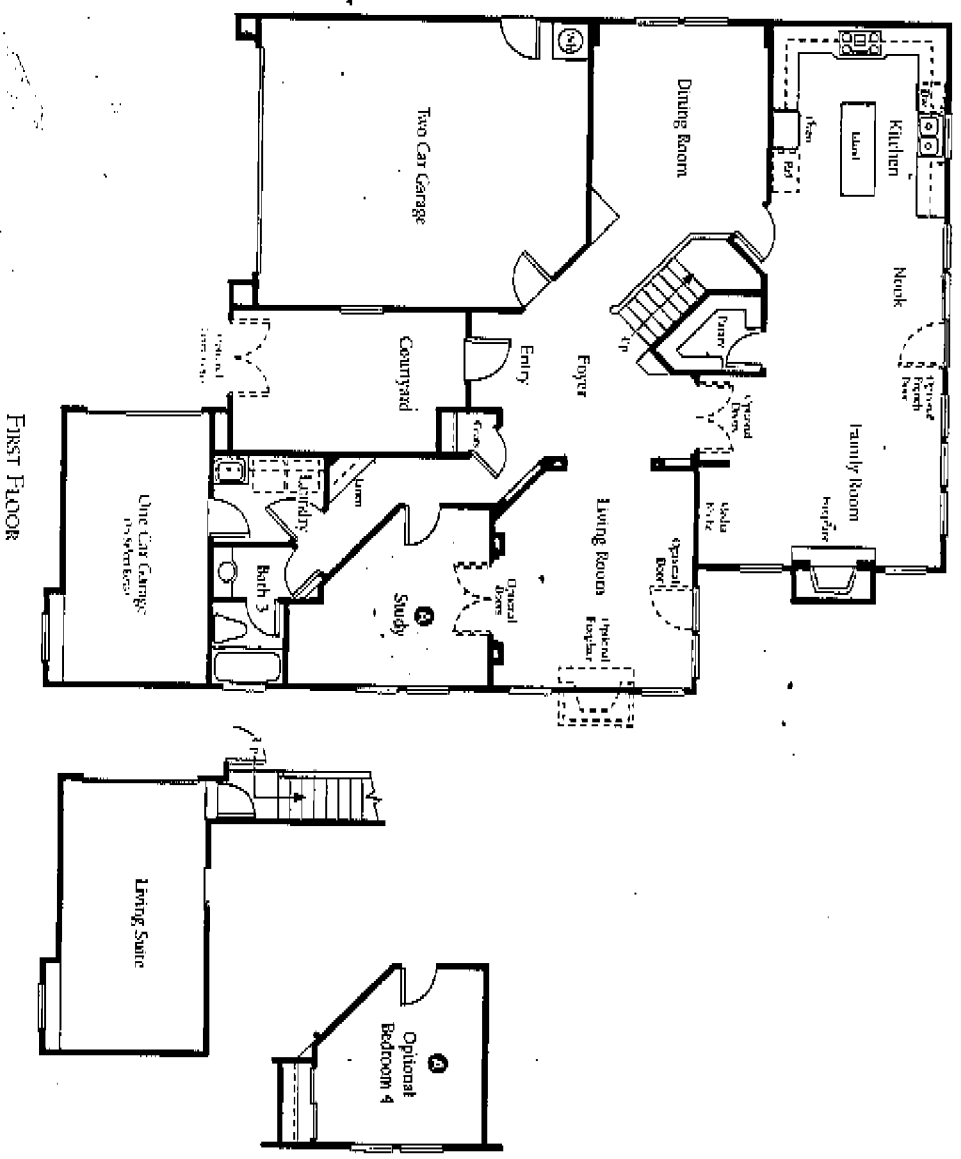
High-spirited entertaining, relaxed visits, professional and artistic pursuits await in thoughtfully planned rooms that accommodate every mood.



R E S I D E N C E T W O

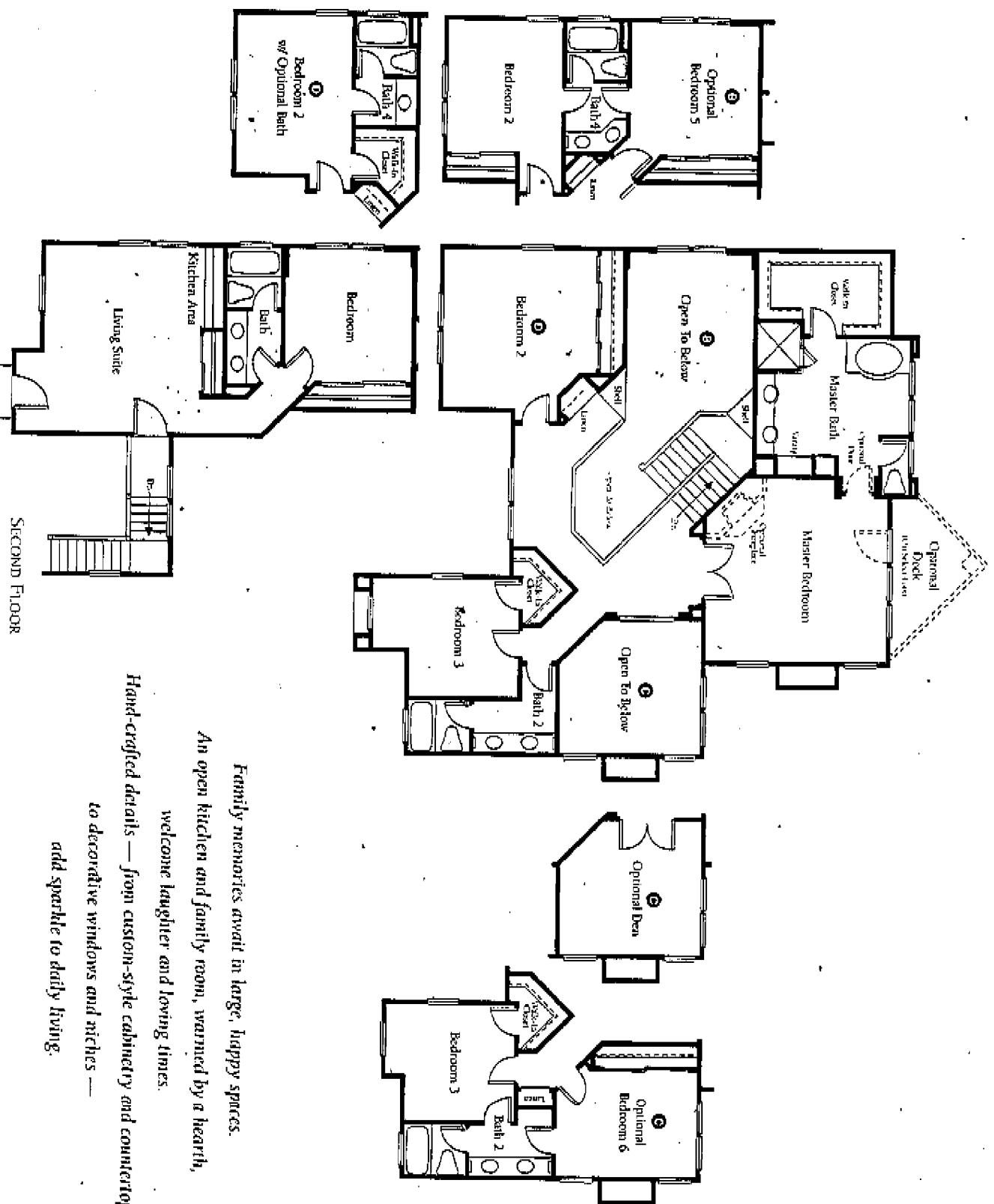
TWO STORIES · FOUR BEDROOMS OR THREE BEDROOMS PLUS STUDY · THREE BATHS · FORMAL LIVING AND DINING ROOM
LARGE COURTYARD · SPILT THREE CAR GARAGE (ON MOST PLANS)

OPTIONAL ROOMS: FOURTH BATH · FIFTH BEDROOM WITH FOURTH BATH · DEN OR SIXTH BEDROOM · LIVING SUITE WITH PRIVATE ENTRY (ON SELECT LOTS)
APPROXIMATELY 3,054 SQ. FT. · 3,400 SQ. FT. WITH LIVING SUITE



*"The future is not the time of love,
when a man wants, he wants now."*

R E S I D E N C E T W O



SECOND FLOOR

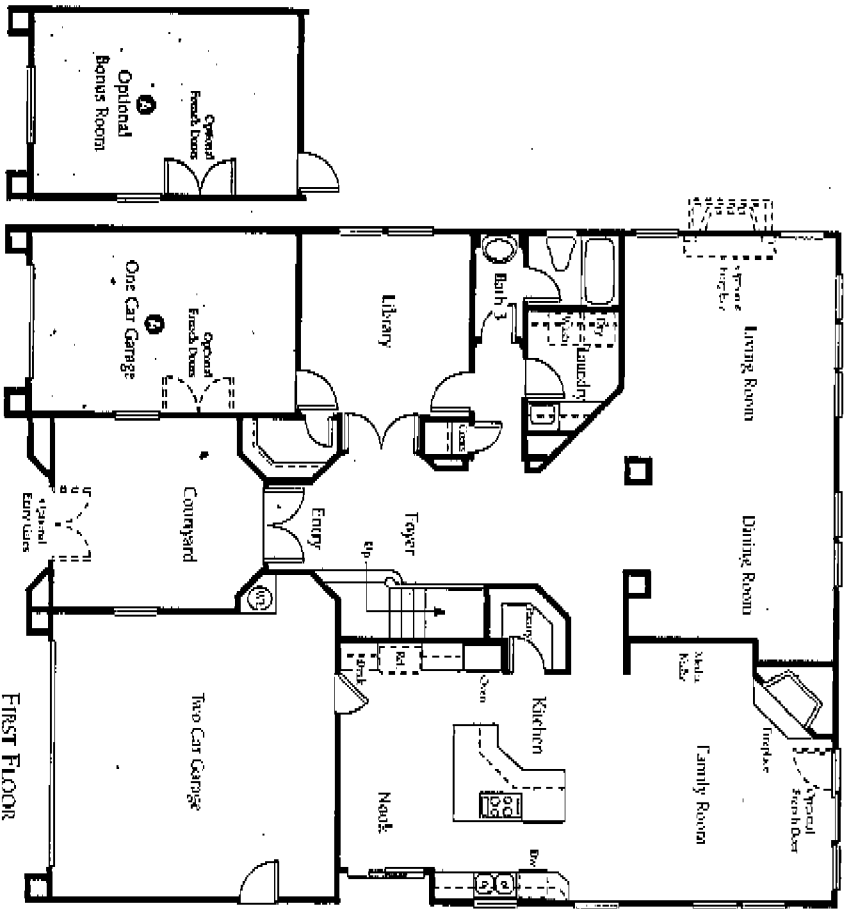
*Family memories await in large, happy spaces.
 An open kitchen and family room, warmed by a hearth,
 welcome laughter and loving times.
 Hand-crafted details — from custom-style cabinetry and countertops,
 to decorative windows and niches —
 add sparkle to daily living.*

R E S I D E N C E T H R E E

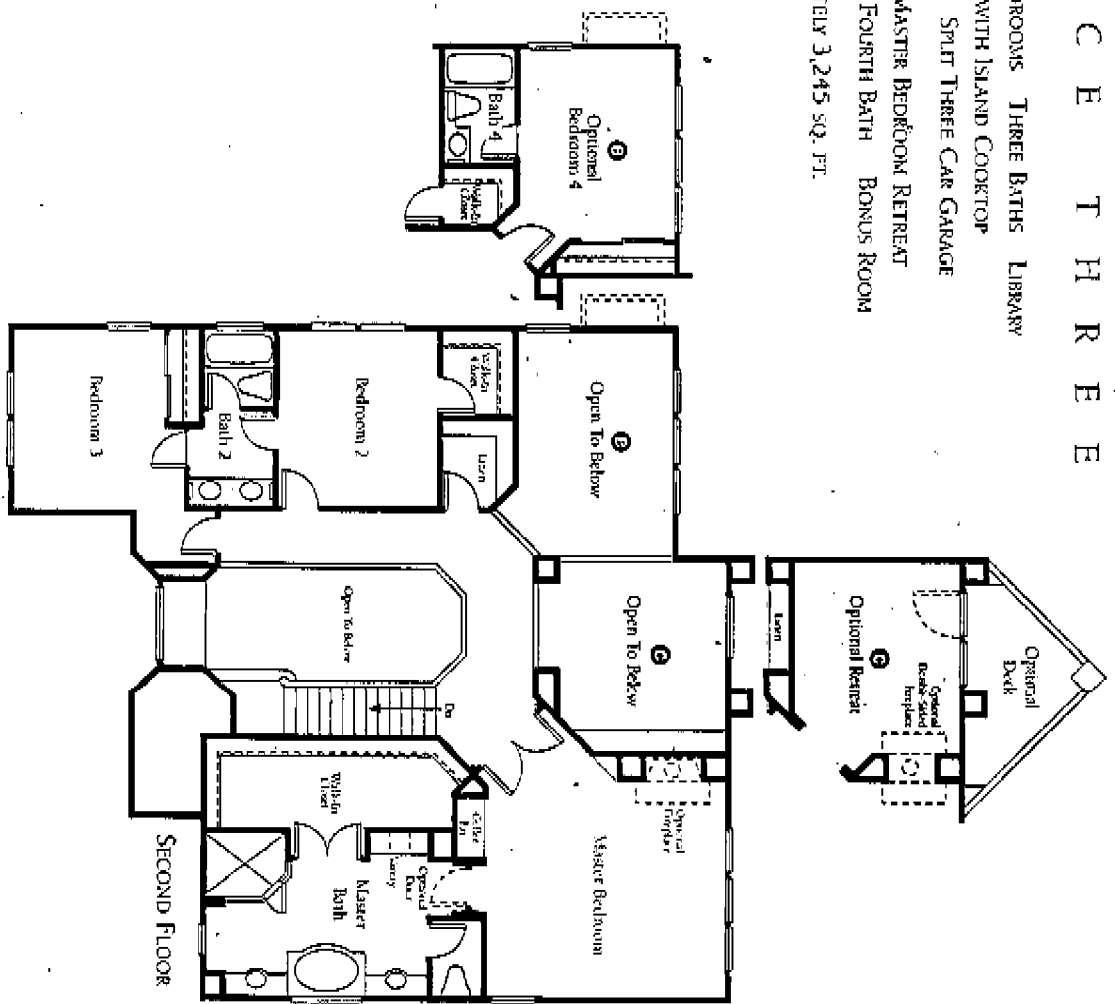


TWO STORIES THREE BEDROOMS THREE BATHS LIBRARY
LARGE KITCHEN WITH ISLAND COOKTOP
PRIVATE COURTYARD SPLIT THREE CAR GARAGE
OPTIONAL ROOMS: MASTER BEDROOM RETREAT
FOURTH BEDROOM WITH FOURTH BATH BONUS ROOM

APPROXIMATELY 3,245 SQ. FT.



FIRST FLOOR



SECOND FLOOR

Living on a grand scale takes on a new meaning in a classic home

that embraces the personalities within.

An open, airy design blends with traditional appointments,
inviting gatherings that are both elegant
and comfortable.



In our continuing effort to improve our product, Monarch Communities of California reserves the right to make changes or modifications to maps. Map plan specifications, materials, features and colors without notice. Renderings are artist's conceptions. All square footages are approximate. Fencing and walls will vary according to site and location in lots. Models do not reflect model preferences.

Another Neighborhood by Monarch Communities of California

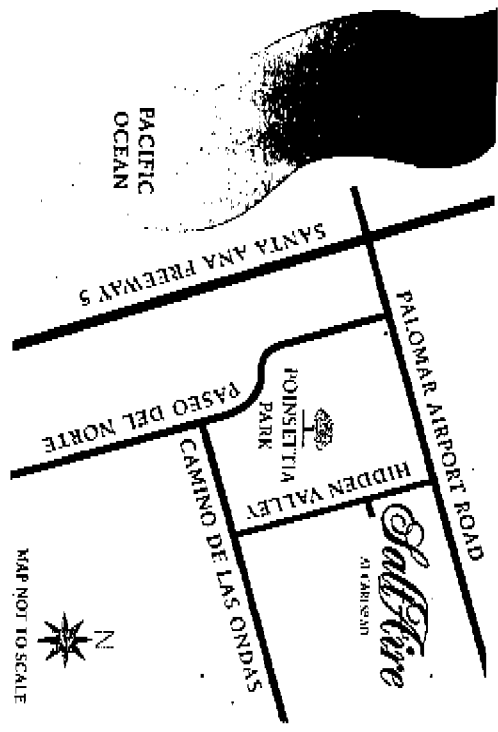
MONARCH

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E L E M E N T S O F S T Y L E

EXTERIOR CHARACTER

- A variety of designer-selected color schemes with handsome brick or stone masonry detailing
- Fire-resistant concrete roof tile in complementary colors
- Dramatic private courtyard entries
- Three-car garages with sectional roll-up doors and two transmitters per door (on most plans)
- Striking architectural window detailing
- Custom-crafted 8'-high entry door with Baldwin hardware
- All exterior walls fully insulated for energy savings
- Professional frontyard landscaping
- Convenient gas barbecue hook-up in backyard

HIGHER LIVING

- Flexible floor plans
- Dramatic volume, vaulted and 9' raised ceilings
- Post-tension foundation system
- Ceramic tile or wood entry flooring

- No-wax vinyl floor in kitchen, baths and laundry room
- Plush carpeting throughout major living areas
- Wood-burning family room fireplace with elegant mantle and stone or brick surround (as modeled)

- Elegantly crafted staircases with stylish hardwood handrails and stairway footlights
- Raised panel Colonial-style interior doors
- Upgraded 4" baseboards and 2 7/8" casings
- All windows and sliding glass doors detailed with interior moldings
- Recessed lighting throughout
- Designer-selected lighting fixtures with "Silent Touch" switches
- Interior laundry room with washer/dryer hook-ups and convenient utility sink
- Pre-wired for telephone, cable television, security and sound systems
- Pre-wired for telecommunications system

- Prepared for future water softener
- Gas-forced air heating with night setback
- Laundry chute (Residence 3)
- Skylight (Residence 1)

A TASTE OF CLASS

- Large kitchen island with built-in cooktop or food preparation area
- Spacious walk-in pantry
- Pre-finished raised-panel white cabinets
- Easy-care laminated interiors in cabinets and drawers
- Handset 8" x 8" ceramic tile countertops
- Dual porcelain-on-cast-iron sinks with waste disposal
- A full line of deluxe General Electric appliances including:
 - Multi-cycle dishwasher
 - Gas cooktop
 - Self-cleaning double oven
 - Microwave oven
- Refrigerator space pre-plumbed for icemaker
- Custom recessed lighting

COASTAL COMFORTS

- Large elegant master bedrooms and baths
- Oversized soaking tub in master bath with ceramic tile surround
- Separate ceramic tile clear glass enclosed shower
- Private make-up vanity
- Dual sinks with wide-spread faucets, hand-set 6" x 6" ceramic tile countertops, and Pullman mirrors
- Custom recessed lighting
- Separate water closet with European-design low-profile toilets
- Enormous walk-in closet with mirrored door
- Convenient coffee bar (Residence 3)

A STYLE OF YOUR OWN

An extensive selection of room options and custom appointments are also available. Please consult with a SaltAire sales representative for details on the many custom opportunities available to you.