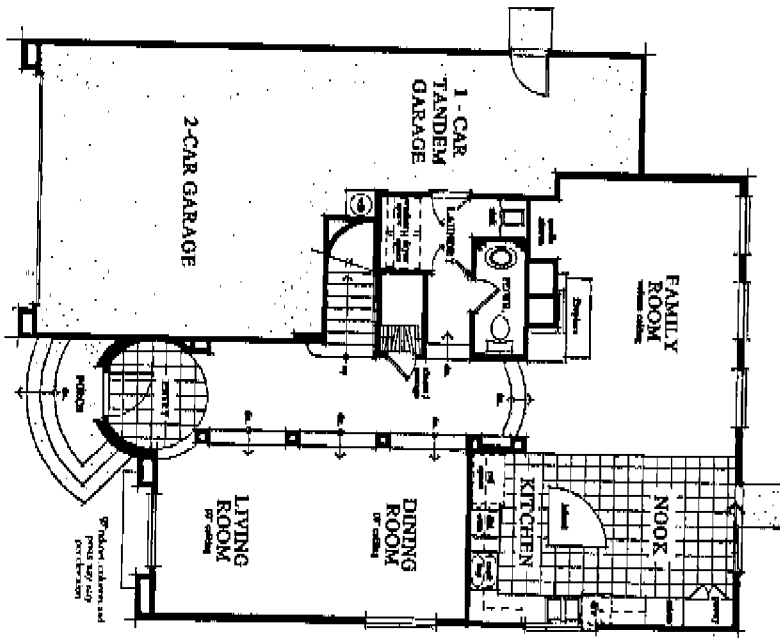




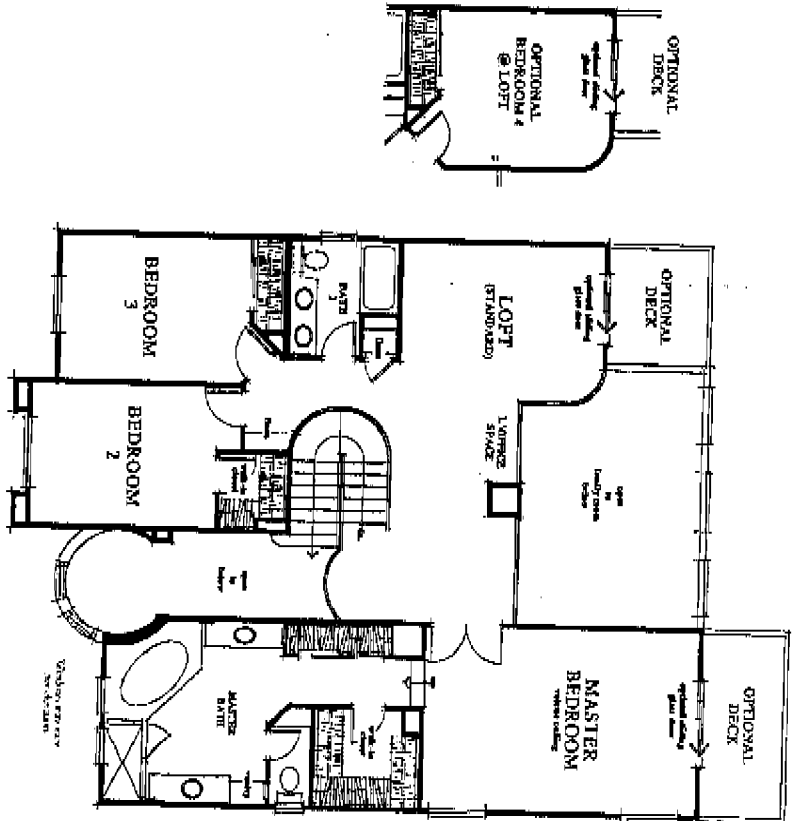
SAN LUCENA  
AT SCRIPPS RANCH

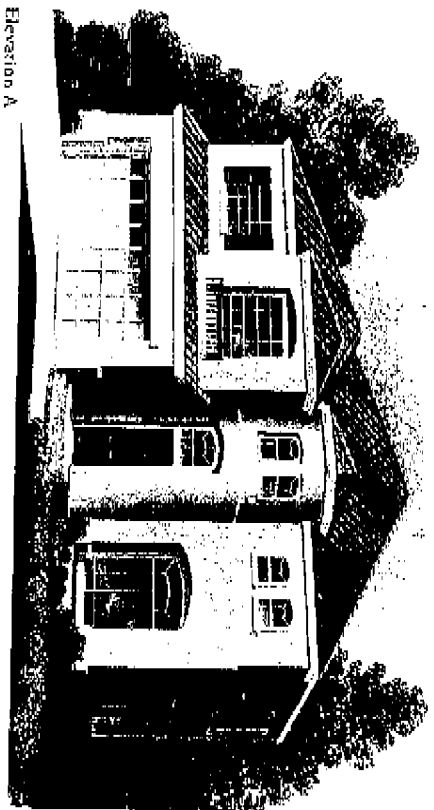


FIRST FLOOR

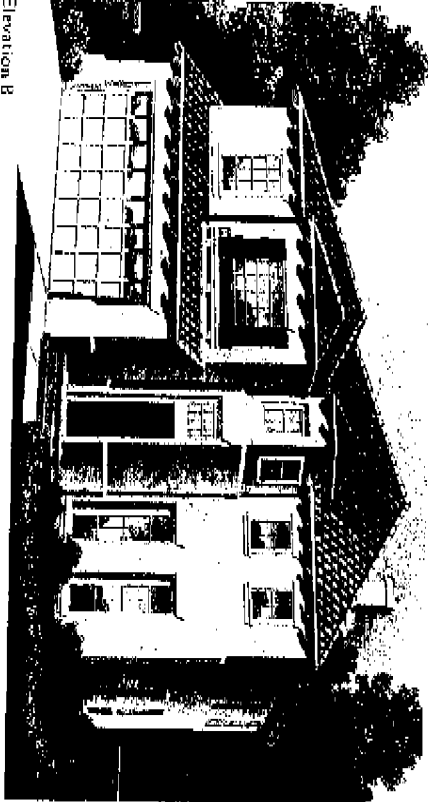


SECOND FLOOR

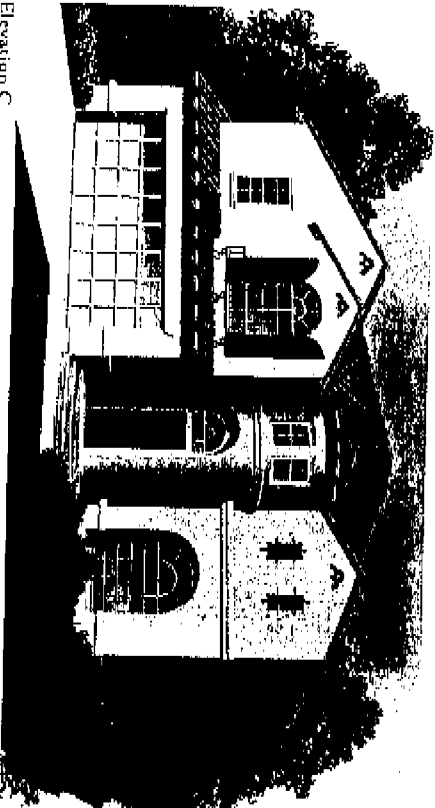




Elevation A



Elevation B



Elevation C

# THE SALDANA

Its dramatic curved porch and entry way instantly tell you this is no ordinary home.

In fact, every room in this spectacular family home has its own special appeal. The first level includes formal living and dining rooms with airy 10' ceilings. And look at the huge gourmet kitchen with its beautiful wedge-shaped island, double-door pantry and sunny breakfast nook. Adjoining the kitchen is the impressive family room with volume ceiling and handsome fireplace. On the first floor, you'll also find an attractive laundry room, ample storage closet and powder room. Up the graceful curved stairway, the second story awaits, with built-in office area, large bedrooms and luxurious master suite with volume ceiling and enormous master bath with walk-in and wardrobe closets, dual vanities and separate tub and shower. An optional balcony enhances the master suite.

3 Bedroom

2 1/2 Bath

Family Room

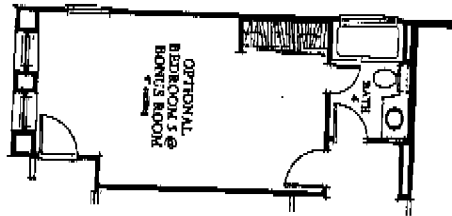
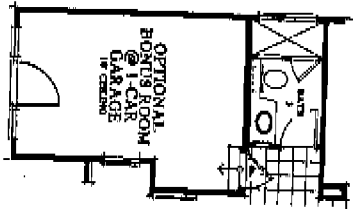
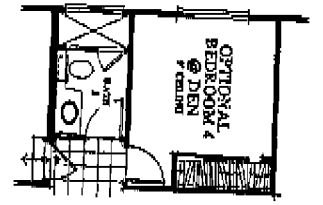
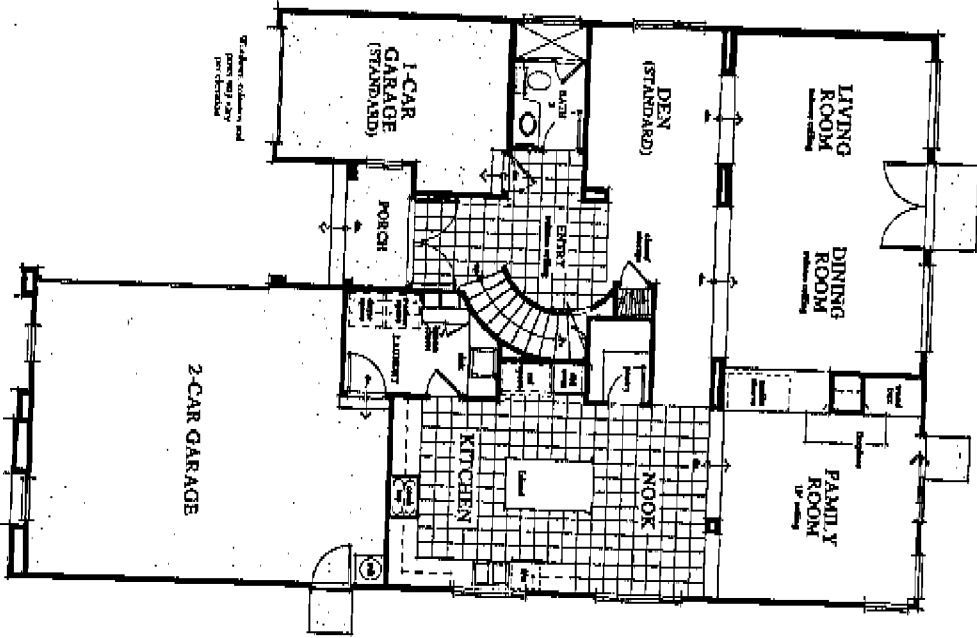
Loft

Optional Bedroom & at Loft

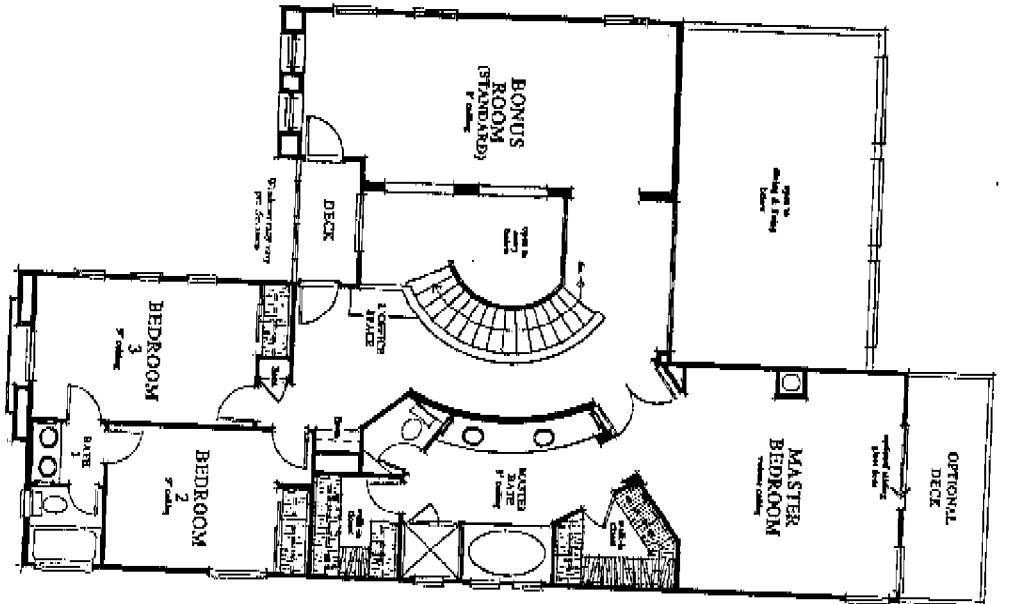
Optional Deck off Master Bedroom and Loft

3-Car Garage

FIRST FLOOR



SECOND FLOOR



OPTIONAL DECK

MASTER BEDROOM

BONUS ROOM (STANDARD)

BEDROOM 3

BEDROOM 2

BEDROOM 1

DECK

MASTER BAY WINDOW

WALK-IN CLOSET

STAIRS DOWN TO 1ST FLOOR

STAIRS DOWN TO 1ST FLOOR

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

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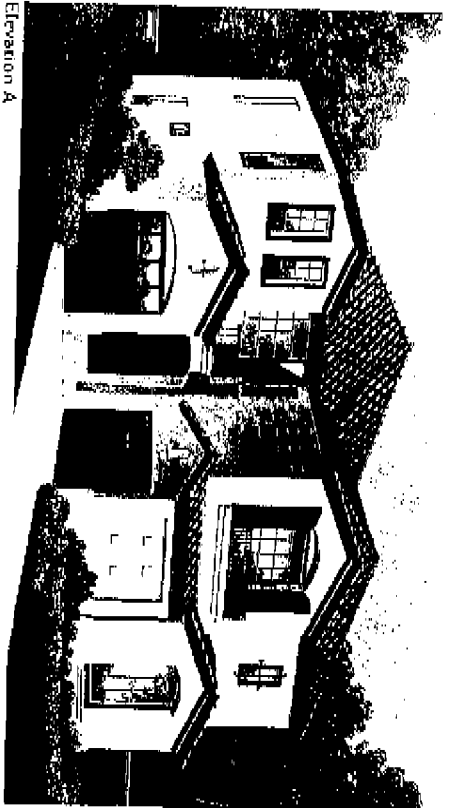
WALK-IN CLOSET

WALK-IN CLOSET

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WALK-IN CLOSET

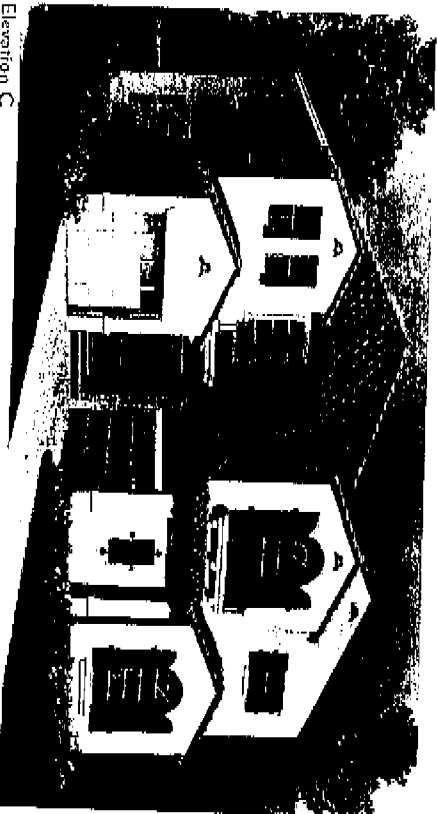
WALK-IN CLOSET



Elevation A



Elevation B



Elevation C

# THE MORATALLA

Distinction and all-out luxury are yours in this dramatic home. From its long entry hall with cathedral ceiling to the formal living and dining room with French doors to the gourmet kitchen with beautiful center island and walk-in pantry, this family home gives you an incentive to leave work on time.

The first story also has a handsome family room with large fireplace, a spacious indoor laundry and your choice of a den or 4th bedroom. Take a walk up the fanned stairway and find beautiful secondary bedrooms with a jack 'n Jill bath, a huge bonus room and a breathtaking master suite with volume ceiling, two walk-in closets and sumptuous bath with curved dual vanities. There's much more, but you need to see it with your own eyes.

3 Bedroom

3 Bath

Family Room

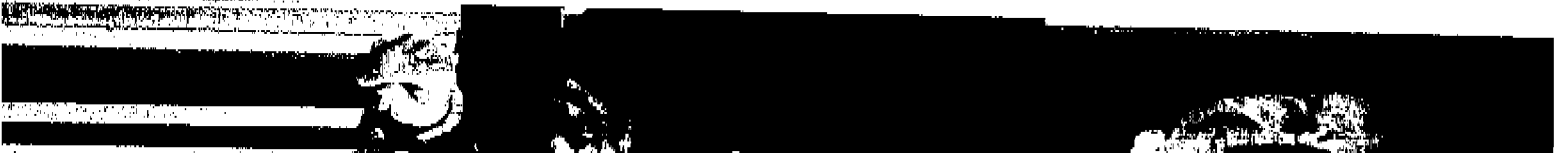
Den

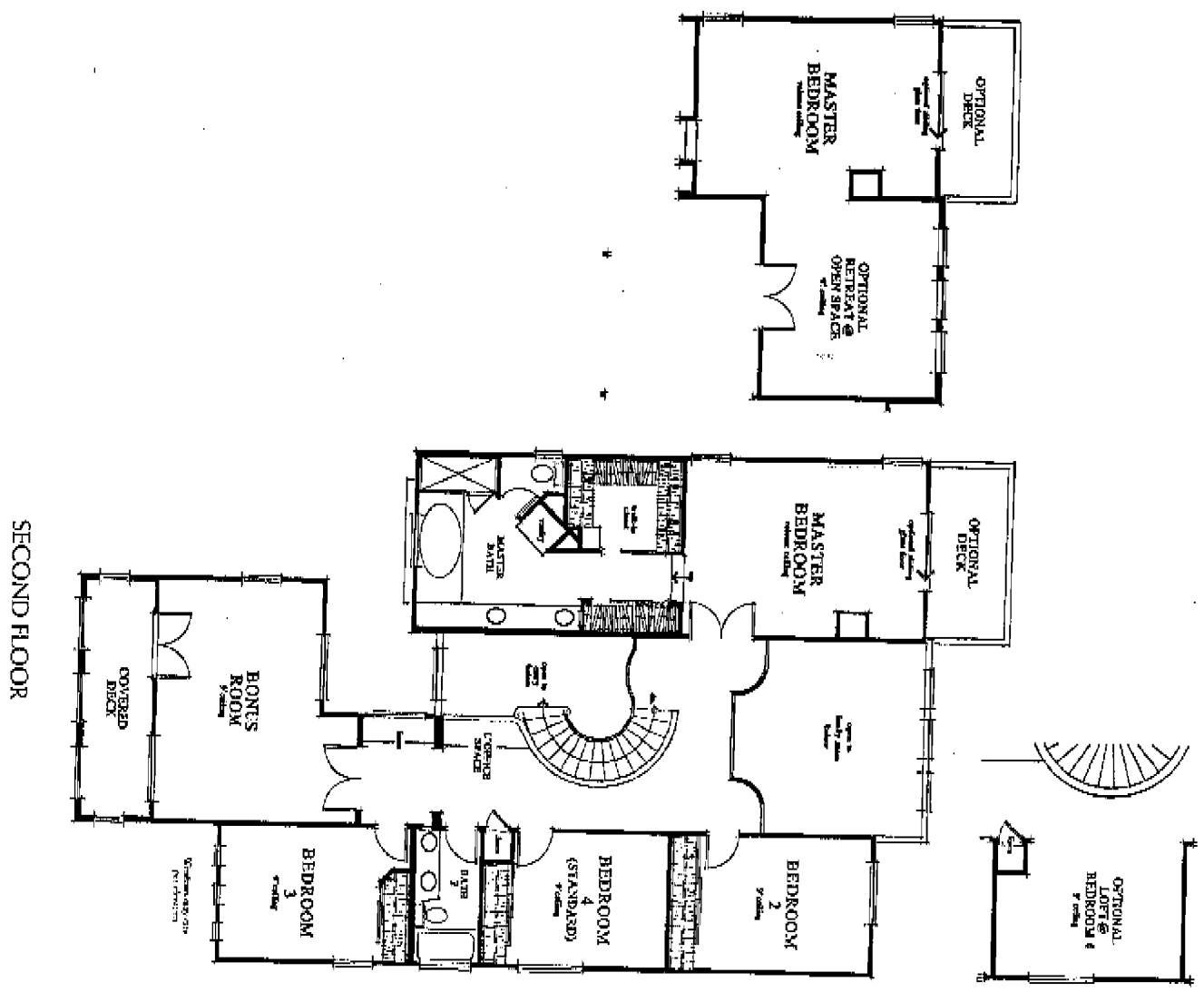
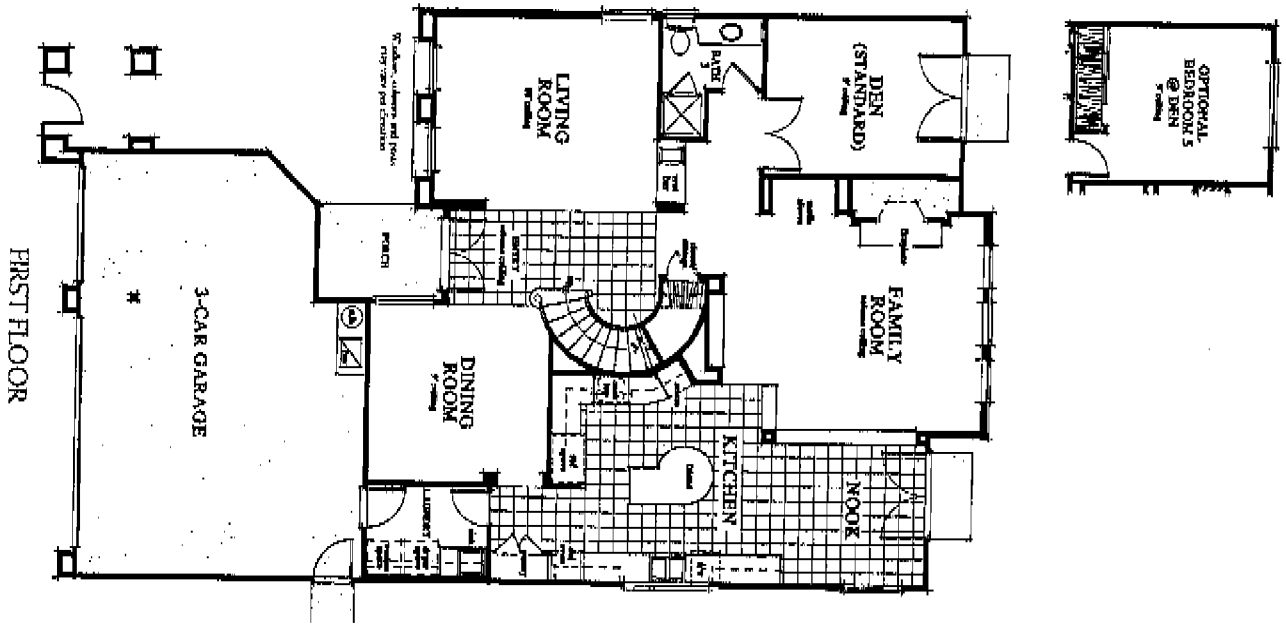
Bonus Room

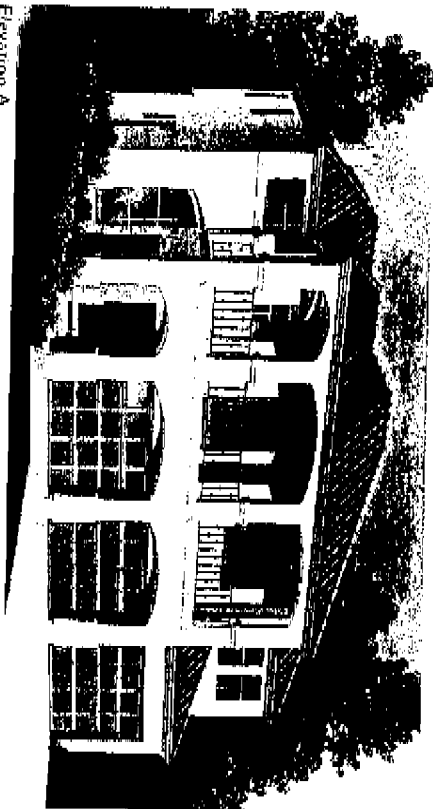
Optional Bedroom 4 at Den

Optional Bonus Room at 1-Car Garage

Optional Bedroom 5 at Bonus Room



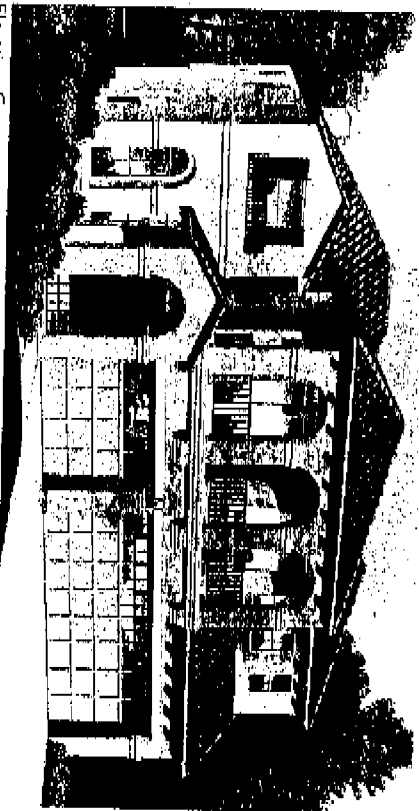




Elevation A



Elevation B



Elevation C

# THE SANTA MARTA

Our award-winning architects pulled out all stops on this dazzling family home. Among its many notable features is its breathtaking entry way, huge gourmet kitchen with curved center island and bright eat-in nook with french doors. Level one also has a spacious family room with cathedral ceiling, stunning hearth fireplace and set-back media alcove. The formal, separate living and dining rooms are elegant places to entertain family and friends. Upstairs, you'll find beautiful, open views of below, large secondary bedrooms, a big bonus room and an opulent master suite with walk-in and wardrobe closets, make-up alcove and gorgeous master bath. A variety of exciting customizing options let you further add to the appeal of this exceptional home.

4 Bedroom

3 Bath

Family Room

Den

Bonus Room

Optional Bedroom 5 at Den

Optional Loft at Bedroom 4

Optional Retreat at Open Space

Optional Deck off Master Bedroom

3-Car Garage

# FEATURES

GENERAL FEATURES	DISTINCTIVE LIVING AREAS	WELL DESIGNED KITCHENS
10-year Kaufman and Broad Limited Warranty	Designer selected wall-to-wall carpeting in living room, dining room, hallways, master bedroom and dressing area, secondary bedrooms and family rooms	Hand-set ceramic tile countertops with backsplash
3-car garage with interior access	Linen cabinets	Attractive oak cabinetry, natural finish
Smoke detectors	No-wax vinyl floor covering in kitchen, nook, master bath and secondary baths	Pantries
Designer selected interior and exterior lighting fixtures	Ceramic tile entry	Whirlpool appliances including
Raised panel doors throughout	Dramatic cathedral and vaulted ceilings for added spaciousness	Double oven
Pre-wired for cable television and telephone	Decorative overhead plant shelves	4-burner cook-top with lighted ductless hood
Security viewer and electric doorbell	Architectural features include plane shelves and arched windows	Sunny breakfast nook
Chrome interior door hardware	Woodburning fireplace pre-plumbed for gas log lighter, hand-set ceramic tile face and tempered glass doors	Courmet island counters
Gas hook-up and 220 V in laundry area	Master bedroom suites with adjoining baths	Double compartment porcelain enameled steel double sink with waste disposal system
Architecturally specified color palette	Walk-in closet in master suite	Single lever faucet
Dead-bolt lock on front entry	Prepared for ceiling fan in master bedroom and family room	Refrigerator area pre-plumbed for automatic ice maker
Pre-wired for electronic garage door opener	Dramatic windows	Recessed lighting
Tempered safety glass sliding doors	Selected rounded drywall corners	Fluorescent lighting
Metal roll-up garage door with windows	Formal living and dining rooms	
	Custom hand-troweled ceilings	
	Interior laundry room	
	Private balcony pre-planted off master bedroom suite	



**BATH APPOINTMENTS**

- Cultured marble pullman tops with set-in double bowl oval sinks in secondary baths
- His and her dual-sinks in master bath
- Full width vanity mirrors
- Oval soaking tub with separate shower and hand-set ceramic tile surround in master bath
- Clear glass shower enclosure door in master bath
- Designer Delta faucets
- Attractive oak vanities, natural finish
- Designer selected lighting
- Pedestal sink in powder room (The Saldana only)
- Mirrored medicine cabinet
- Copper plumbing

**EXTERIOR FEATURES**

- Low-maintenance, color-blended, concrete tile roof
- Underground utilities
- Full side and rear yard fencing with access gate
- Concrete driveways and walkways
- Screens on all moving windows and sliding glass doors
- Electrical outlet in rear yard
- Award winning architecture
- Expertly designed exterior elevations
- White aluminum framed windows with front decorator mullions (muntins)

**ENERGY CONSERVATION FEATURES**

- Insulated exterior walls and ceilings
- Dual glazed windows and single glazed patio doors throughout
- Energy-efficient gas forced-air heating and air conditioning with automatic set-back thermostat
- Water saving plumbing fixtures
- Ultra low-flow water closets
- Low-flow shower heads
- 50-gallon glass lined water heater with 5 year manufacturer's warranty
- Energy-efficient exterior door weather-stripping
- White roller shades in areas for energy efficiency

**CUSTOMIZING OPTIONS**

- Mirrored wardrobe doors
- Den/Retreat options
- Garage door openers
- Flooring upgrades
- Appliance package upgrades
- Floor covering upgrade packages
- Glass tub enclosures
- Ceiling fan in master bedroom and family room

In an effort to continuously improve its product, Kaufman and Broad reserves the right to change floorplans, specifications and prices without notice. Special wall and window treatments, custom paint colors, upgraded floor coverings, landscaping, custom designed walks and patio trellises and many other items featured in and around the model homes or photographs are decorative suggestions and not included in the purchase price. Renderings and floorplans are artist's conception; landscaping shown is not standard. Please see your Sales Representative should you have any questions. 9/03

