

# Sandpiper

AT AVIARA®

*By Warmington Homes*

**ARCHITECTURAL DETAILS**

*Individually-detailed Early California style stucco exteriors*  
*Long lasting, fire-resistant barrel concrete tile roofs*  
*Dual-glazed white aluminum windows*  
*Decorative half round and transom windows (per plan)*  
*Elegant eight-foot raised panel entry doors*  
*Single-lite, Therma-Tru French doors*  
*Two and one-half and three-car garages with raised panel sectional roll-up doors with windows*

**SPACIOUS LIVING AREAS**

*Ceramic tile or wood parquet entry*  
*Wall-to-wall carpeting in living areas*  
*Vinyl sheet flooring in kitchens, secondary baths and laundry areas*  
*Spacious formal living and dining rooms*  
*Family rooms with TV niches and woodburning fireplaces stubbed for gas logs*  
*Cozy breakfast nooks*  
*Custom-styled radius bullnose corners on interior walls*  
*Textured ceilings throughout*  
*Raised panel interior doors with detailed casing*  
*Solid oak stair systems with footlights*  
*Impressive volume or nine foot ceilings*

**GOURMET KITCHENS**

*G.E. White Monogram 5-burner gas cooktop*  
*G.E. White Monogram built-in self cleaning ovens*  
*G.E. White Potscrubber multi-cycle dishwasher*  
*G.E. White Spacemaker Plus built-in microwave oven*  
*G.E. Trash Compactor*  
*Custom oak cabinets with white interiors, adjustable shelves and roller guide drawers by Gordon's Cabinet Shop*  
*Built-in recycle bins*  
*Easy-care ceramic tile countertops*  
*Porcelain coated cast-iron, hi-lo sink with disposal*  
*Price Pfister pullout faucet*  
*Under cabinet lighting*  
*Large pantries*  
*Recessed ceiling lights*  
*Recessed refrigerator space plumbed for icemaker*

**LUXURIOUS MASTER SUITES**

*Double-door entry (plans 2, 4, & 5)*  
*Compartmentalized private bath/dressing area*  
*Double basin oak pullman cabinet with ceramic tile countertop*  
*Full-width mirror and beveled glass medicine cabinet*  
*Large walk-in closet*

**LUXURIOUS MASTER SUITES**

-cont.

- *Separate oval tub and full ceramic tile shower with soap niche and clear glass enclosure*
- *Stylish combination brass and chrome plumbing fixtures*
- *Leisure sitting areas*
- *Built-in recessed lights*
- *Optional fireplace with TV niche*

**ADDITIONAL QUALITY FEATURES**

- *Rear- and side-yard fencing*
- *Custom oak cabinets with ceramic countertop (bath 3)*
- *Full 48" mirrors*
- *Decorator selected lighting fixtures*
- *Decora light switches*
- *Dramatic plant shelves*
- *Security locks on all front doors*
- *Recirculating hot water system*
- *Gas forced-air heating*
- *Copper water lines*
- *Interior laundry service area with sink and cabinets*
- *Concrete driveways and walkways*
- *Plumbed for gas dryer hook-up*
- *Pre-wired for television in all bedrooms and family areas*
- *Telephone outlets in all bedrooms and kitchens*
- *One garage door opener with two transmitters*
- *Central air conditioning*
- *Underground utilities*
- *Gas barbecue stub*

**ENERGY SAVING FEATURES**

- *Exterior wall and ceiling insulation*
- *Energy-efficient gas water heater*
- *Insulated air ducts*
- *Flow control on all shower fixture heads*
- *Dual-glazed windows*
- *Weatherstripping on exterior doors*
- *Pilotless ignition forced-air heating*
- *Automatic set-back thermostat*

**CUSTOM OPTIONS**

*Additional custom options are available.*

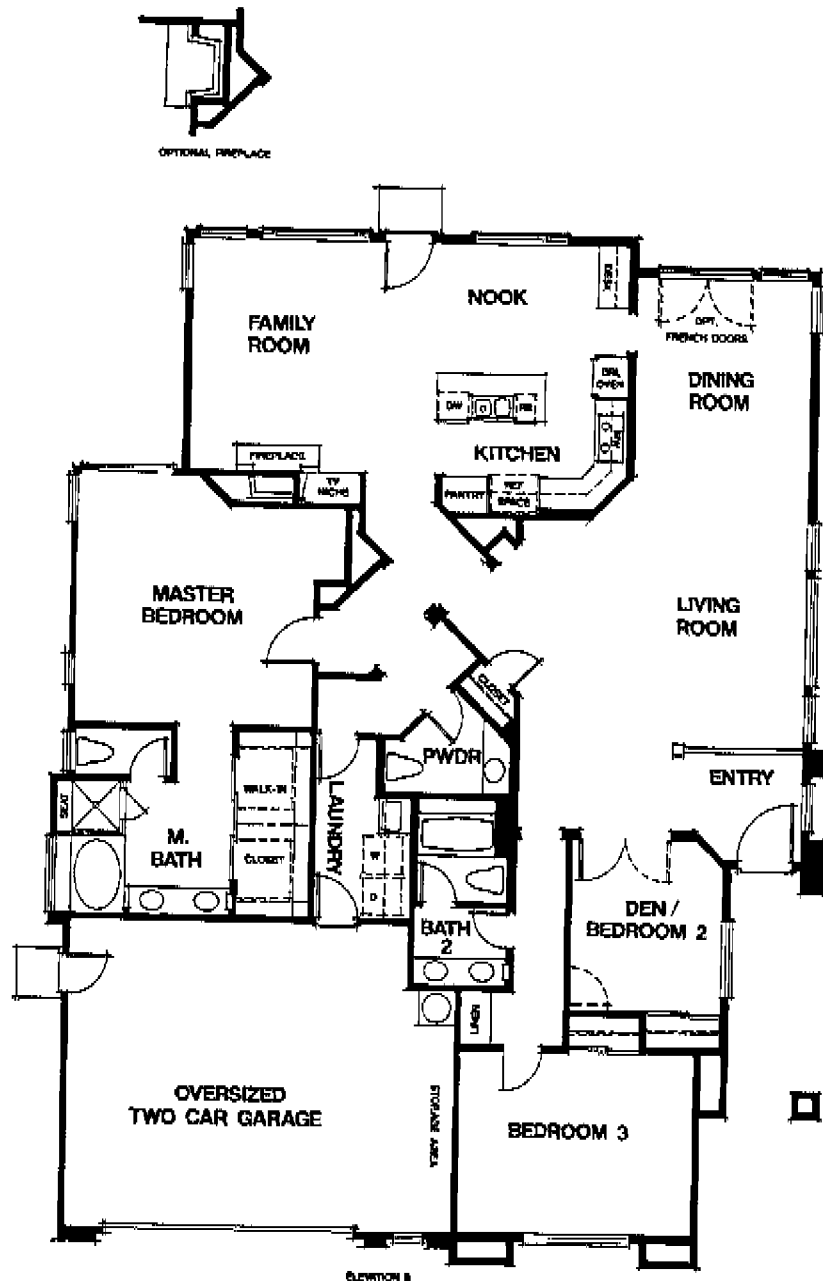
*Please see your sales representative for complete details.*

The seller reserves the right to make changes in plans, features, prices, special offers, and terms without prior notice. Square footages quoted are approximate only. Prices are not determined by square footage. All homes are subject to prior sale. All renderings, floor plans and maps are artist's conception and are not intended to be an accurate representation of buildings, fencing, walks, driveways or landscaping and are not necessarily to scale. Window locations and sizes as well as specific detailing may vary with different elevations.

# THE TERRACE - Plan 1 (not a model)

**Single-Story**  
**2,320 Square Feet**  
**Three Bedrooms**  
**Or Two Plus Den Option**  
**Two And One-Half Baths**  
**Oversized Two-Car Garage**

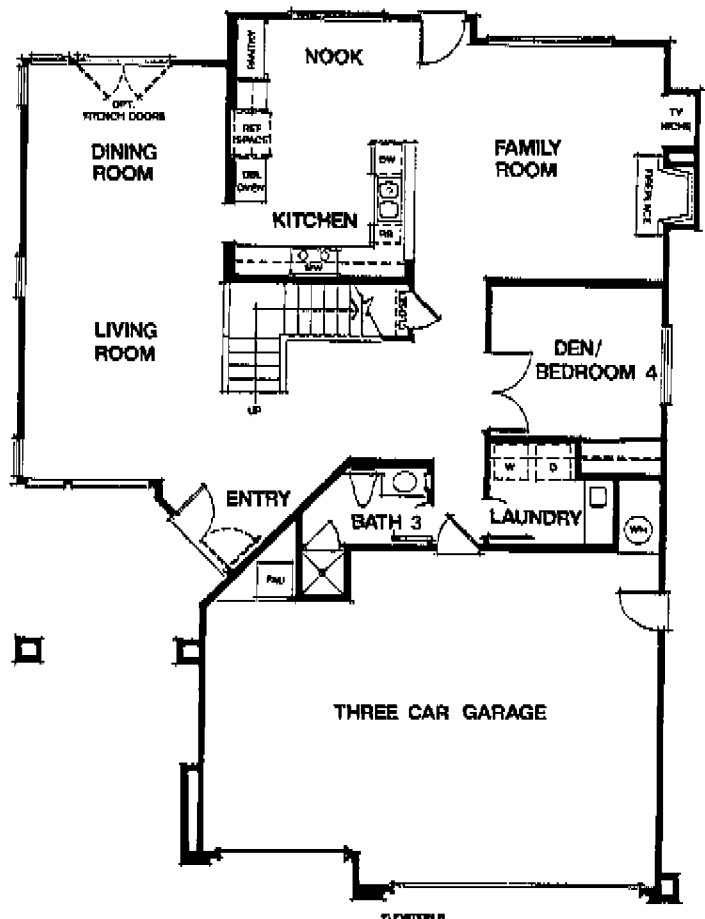
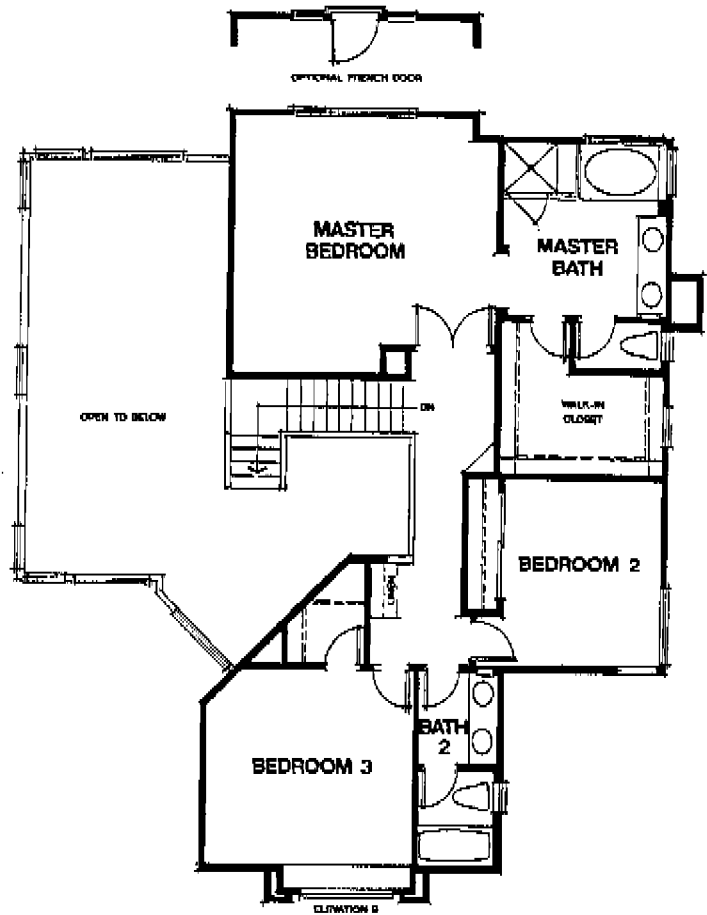
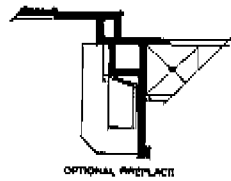
*Perfect for active adults and young families, The Terrace offers a large country kitchen with center work island, nook and adjacent family room with woodburning fireplace and TV niche. The home offers a spacious master suite with a large walk-in closet and an optional fireplace. There is a convenient interior laundry room and a host of included amenities. For nearly 70 years Warmington Homes has been committed to building homes of the highest caliber and to unsurpassed customer service. Ask about our assistance programs that can help you with the purchase of a new Warmington home.*



# THE GARDENS - Plan 2

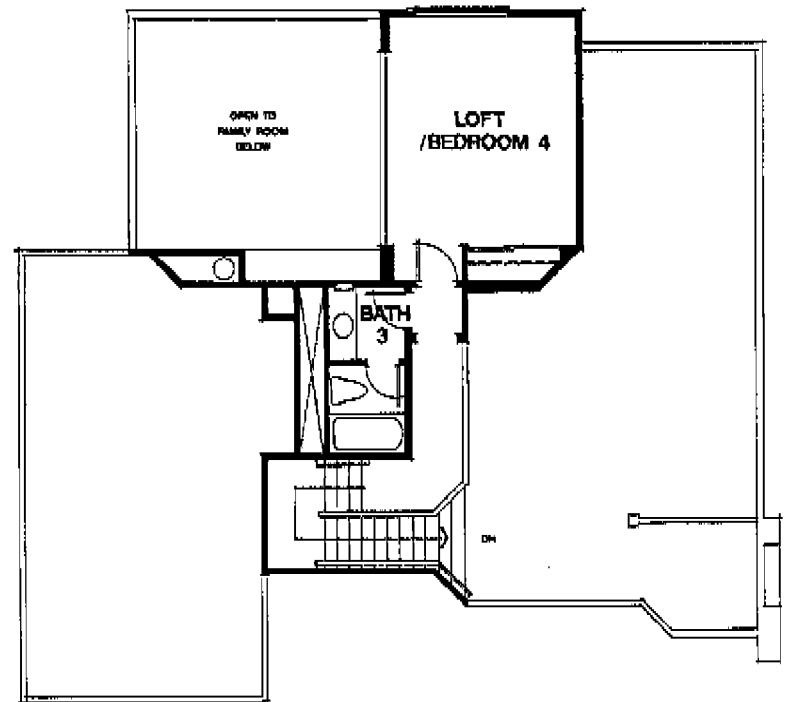
**Two-Story**  
**2,412 Square Feet**  
**Four Bedrooms**  
**Or Three Bedrooms Plus Den**  
**Three Full Baths**  
**Three-Car Garage**

*As the perfect setting for the entire family, The Gardens offers a spacious family room with a woodburning fireplace and TV niche. A formal dining room features optional French doors that open to the rear yard. The kitchen offers a double oven, pantry, and windowed nook area. A lower-level bedroom can be adapted to a home office or den. Upstairs, the master suite offers a large walk-in closet, an optional fireplace, and beautiful French doors. You'll appreciate Warmington's attention to detail with energy-saving features like exterior wall and ceiling insulation and dual-glazed insulated windows.*

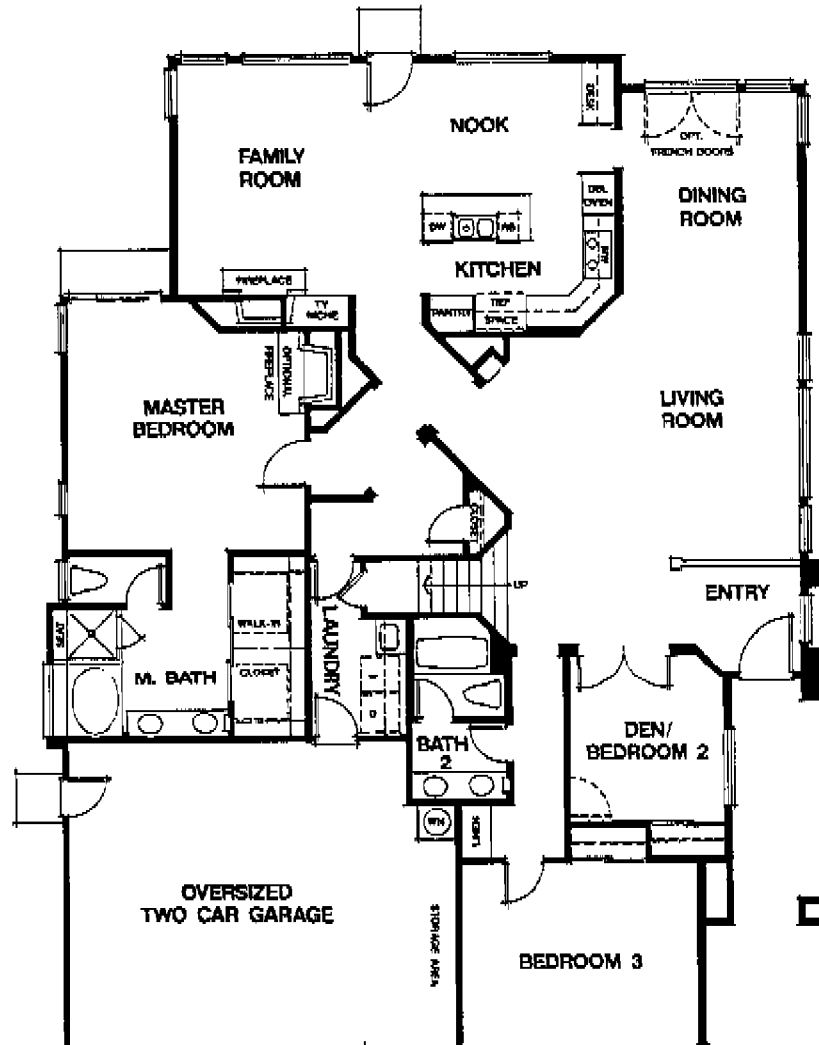


# THE FAIRWAY - Plan 3

**Single-Story With Loft**  
**2,670 Square Feet**  
**Four Bedrooms**  
**Or Three Plus Loft Or Den**  
**Three Baths**  
**Oversized Two-Car Garage**

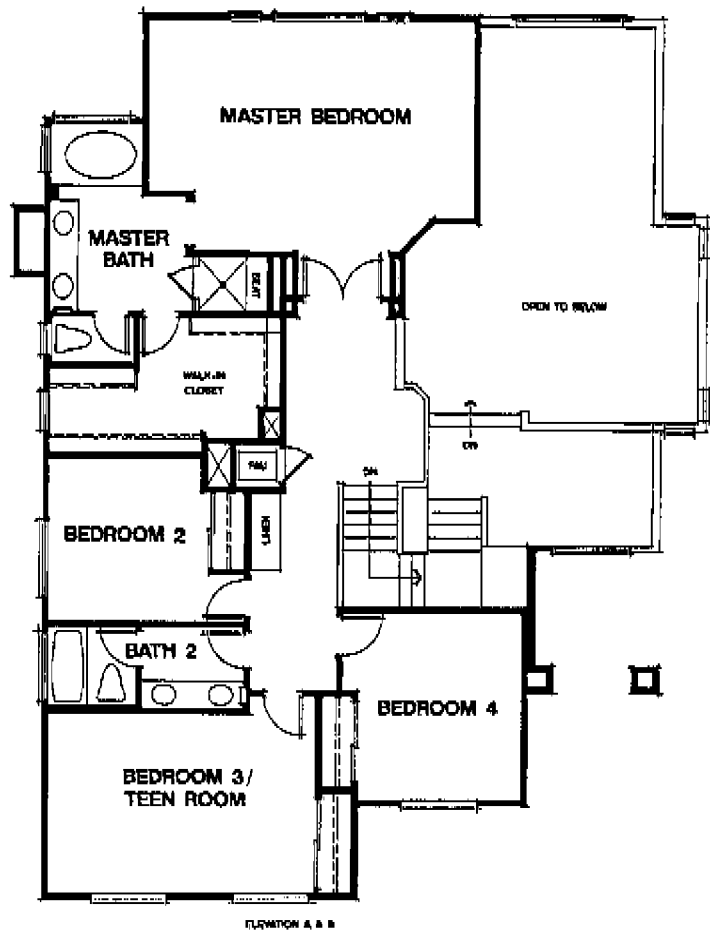
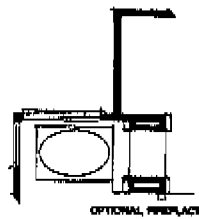


*Here we present single-story living at its best with the addition of a loft with separate bath that can serve as a guest room, home office or hobby area. This home includes a formal living room and a dining room with optional French doors to the back yard. A gourmet kitchen includes a center work island, double oven, large nook area, and adjacent family room with woodburning fireplace and TV niche. The master suite has a large walk-in closet, rear yard access and an optional fireplace. State-of-the-art G.E. appliances help to complete the fine detailing that is standard in every Warmington home.*

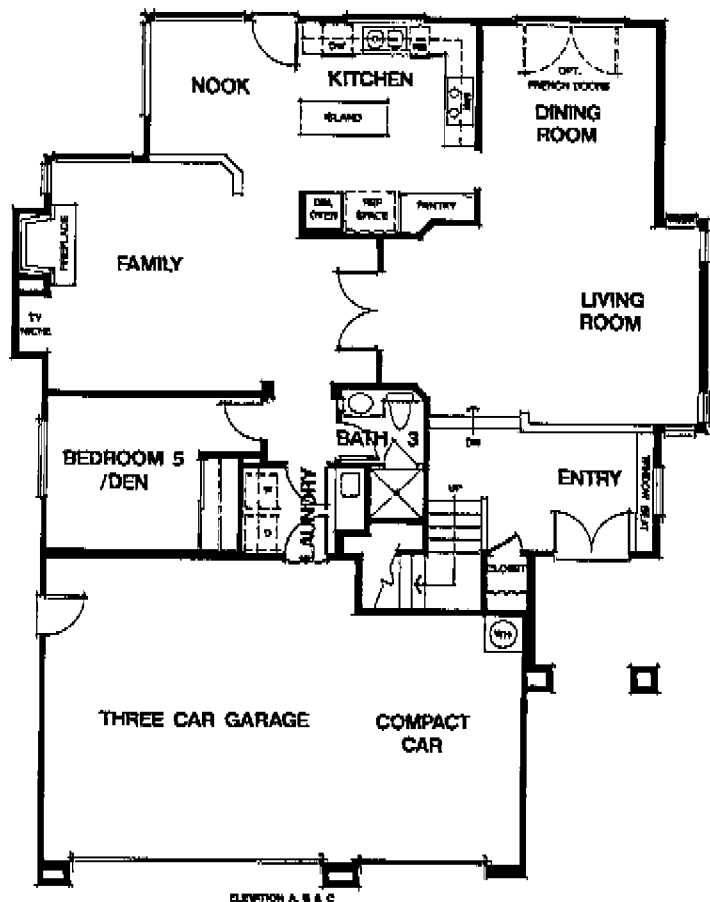


# HE Lagoon-Plan 4

**Two-Story**  
**2,806 Square Feet**  
**Five Bedrooms**  
**Or Four Plus Den**  
**Three Full Baths**  
**Three-Car Garage**



*Large, open living areas set the stage for entertaining family and friends in style. The centrally located kitchen provides easy access to the dining room, breakfast nook, and family room that includes a woodburning fireplace and TV niche. For added versatility, a lower-level bedroom can easily serve as a den or home office. Upstairs, you'll find three secondary bedrooms and a spacious master suite with sitting area, large walk-in closet, an optional fireplace, and French doors. Each Warmington home is complete with rear- and side-yard fencing, copper water lines and an interior laundry service area with sink and cabinets.*



# THE CLUB HOUSE - HOUSE - Plan 5

## Two-Story

### 2,888 Square Feet

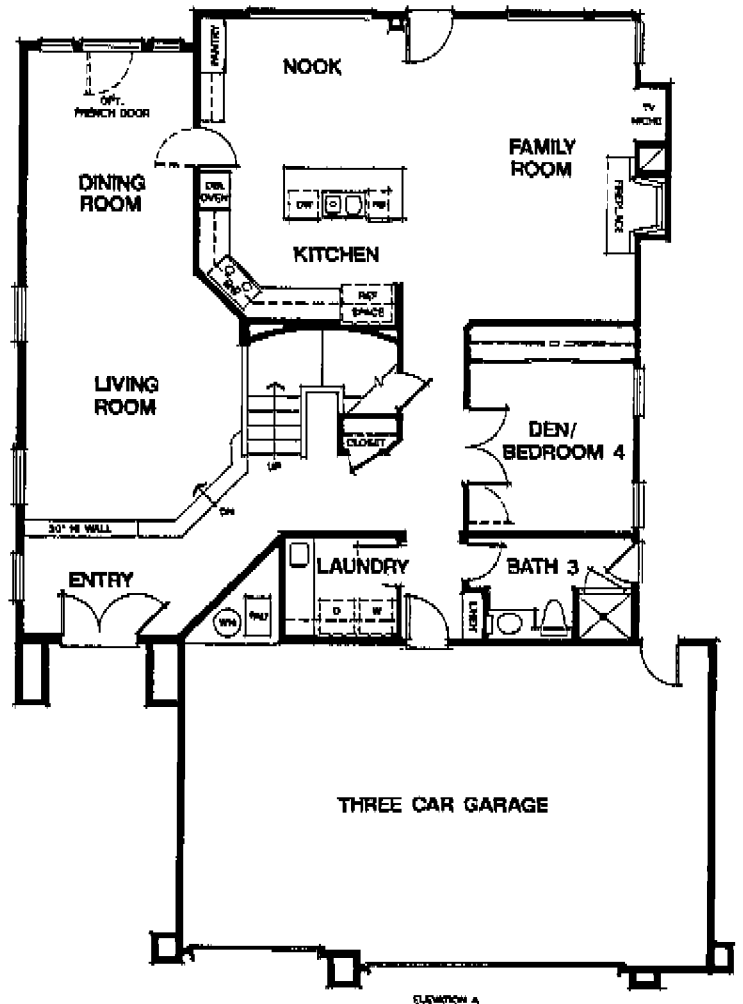
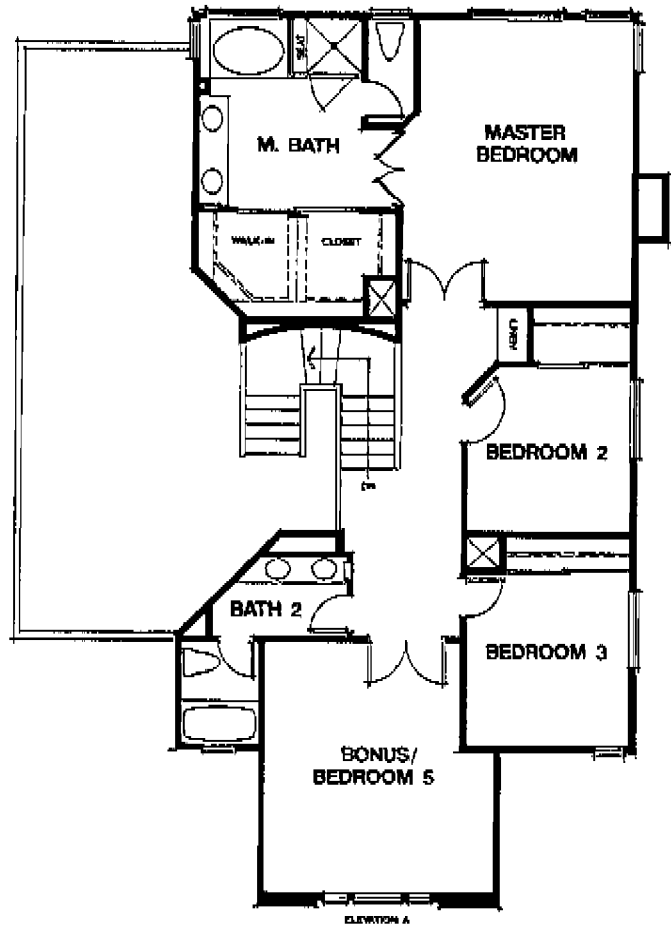
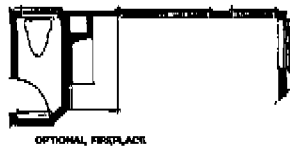
### Five Bedrooms

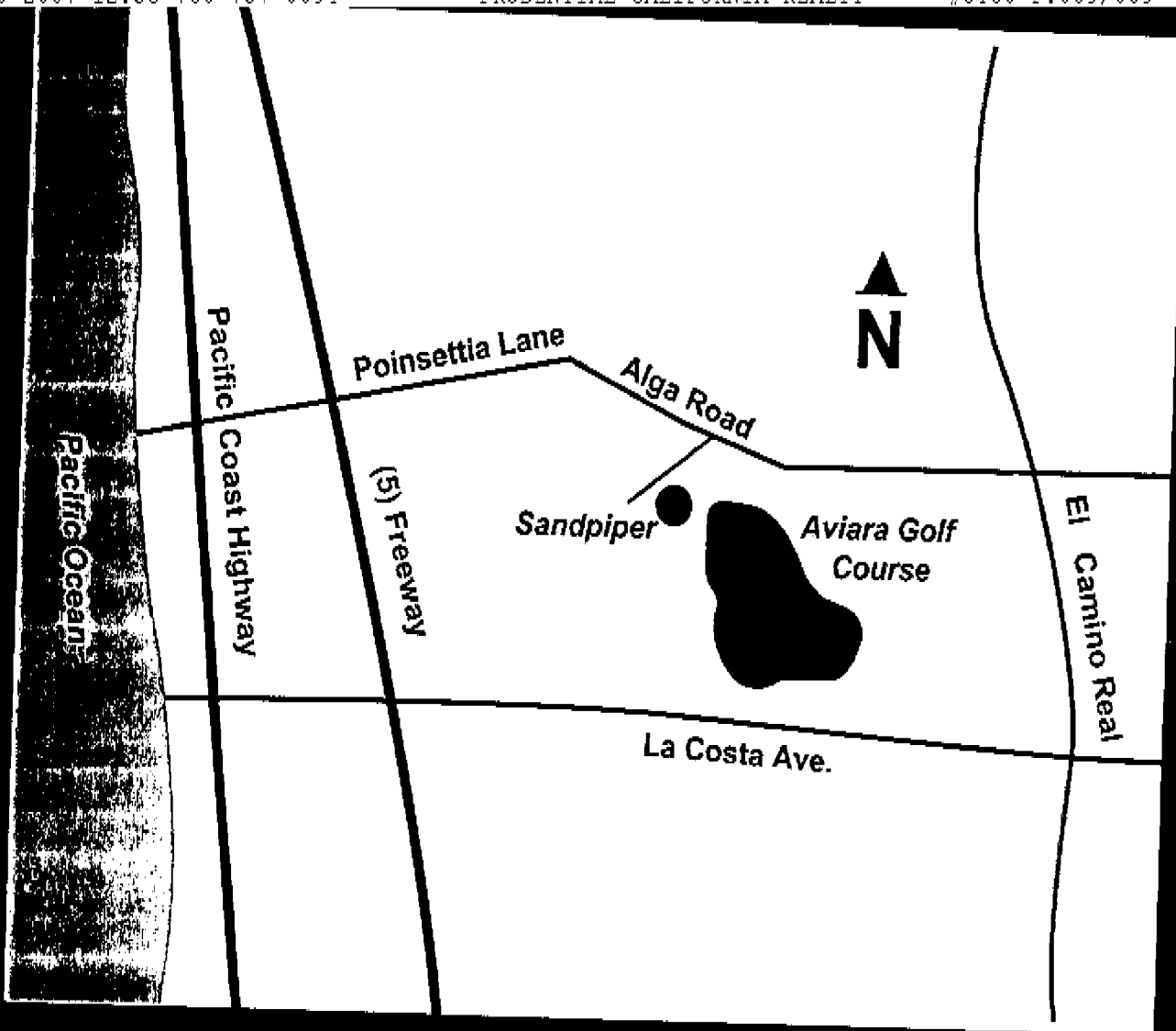
### Or Four Plus Bonus Room

### Three Full Baths

### Three-Car Garage

*This home has everything! A large family area includes a gourmet kitchen with center work island and nook which opens to a spacious family room with woodburning fireplace and TV niche. A raised entry overlooks the formal living room and dining room with optional French doors. A lower-level bedroom can change with your needs to a home office or guest room. Upstairs, there are three secondary bedrooms; one offers the possibility of a bonus room option. The master bedroom offers an optional fireplace and French doors. Each home features custom oak cabinets and recycle bins in the kitchen, and a host of other included amenities.*





7013 Rock Rose Terrace  
 Carlsbad, CA 92009  
 (619) 431-8608 FAX (619) 431-9466

# WARMINGTON HOMES

Welcoming You Home Since 1926

YOU CAN  
 SHARE  
 THE DREAM