

# SARATOGA

*Carmel Country Highlands*

10736 Heather Ridge Drive, San Diego, CA 92130 ■ Tel: (858) 793-1691 Fax: (858) 793-3523

1ST RELEASE - ~~DECEMBER 2005 MOVE IN (Estimated)~~

	<u>LOT</u>	<u>PLAN</u>	<u>PRE-SELECTED OPTIONS</u>	<u>PRICE</u>
<b>PLAN ONE</b>				
TWO STORY				
Four bedrooms				
2.5 baths				
2-bay expanded garage				
Approximately 2,556 sq.ft				
(With optional Bedroom 5 @ garage - approx. 2,729 sq. ft.)				
<b>SOLD OUT</b>				
<b>PLAN TWO</b>				
TWO STORY				
Four bedrooms + Loft	69	2C	2.4 kw Solar Electric System, Rinnai tankless water heater, Studio @ garage w/french door, A/C, Upgraded cabinets & stairs (Maple-Cherry), Monogram SS appliances w/refrigerator, SS sink, Granite slab kitchen countertops (Venetian Gold), Tumbled stone kitchen backsplash (as shown in Plan 2 model), Master bath marble tile (Crosscut Torreon), Spa tub + many other upgrades.	\$983,872
three baths				
2-bay garage w/workshop				
Approximately 2,629 sq.ft				
(With optional Bedroom 5/Studio @ garage - approx. 2,769 sq. ft.)				
<b>PLAN THREE</b>				
TWO STORY				
Four bedrooms + Loft	66	3CR	2.4 kw Solar Electric System, Loft @ BR3, A/C, Upgraded cabinets & stairs (Maple-Cherry), Monogram SS appliances w/refrigerator, SS sink, Granite slab kitchen countertops (Giallo Santo), Master bath marble tile (Turco Travertine), Spa tub + many other upgrades.	\$972,200
three baths				
3-bay garage				
Approximately 2,724 sq.ft				

**SOLAR ELECTRIC PANELS are integrated into the roof tile on ALL "C" ELEVATION homes**

Prices, terms & availability are subject to change without notice. Due to cut-off dates, each home may have several pre-selected options.

THE SARATOGA HOMES WILL BE RELEASED IN LIMITED NUMBERS BY PHASES, AND AS SUCH, ALL PLANS & ELEVATIONS MAY NOT BE AVAILABLE IN A PARTICULAR RELEASE. (Effective 10/14/05)

SALES REPRESENTATIVES: Ilene Steiman & Jim Mayer



# SARATOGA

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**2ND RELEASE**

**JANUARY 2006 MOVE-IN (Estimated)**

LOT

PLAN

PRE-SELECTED OPTIONS

PRICE

## PLAN ONE

TWO STORY

Four bedrooms

2.5 baths

2-bay expanded garage

Approximately 2,556 sq.ft

(With optional Bedroom 5 @  
garage - approx. 2,729 sq. ft.)

SOLD

OUT

## PLAN TWO

TWO STORY

Four bedrooms + Loft  
three baths

2-bay garage w/workshop

Approximately 2,629 sq.ft

(With optional Bedroom 5/Studio  
@ garage - approx. 2,769 sq. ft.)

18

2 C

2.4 kw Solar Electric System, Studio @  
garage, Upgraded cabinets & stairs  
(Maple-Cherry), Upgraded Kitchen Aid  
SS appliances, SS sink, Granite slab  
kitchen countertops (Bianca Romano),  
Spa tub, many other upgrades.

\$974,100

## PLAN THREE

TWO STORY

Four bedrooms + Loft  
three baths

3-bay garage

Approximately 2,724 sq.ft

SOLD

OUT

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THE SARATOGA HOMES WILL BE RELEASED IN LIMITED NUMBERS BY PHASES, AND AS SUCH, ALL PLANS & ELEVATIONS MAY NOT BE AVAILABLE IN A  
PARTICULAR RELEASE. (Effective 10/14/05)

SALES REPRESENTATIVES: Ilene Steiman & Jim Mayer



# SARATOGA

*Carmel Country Highlands*

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**4TH RELEASE - MARCH 2006 MOVE-IN (Estimated)**

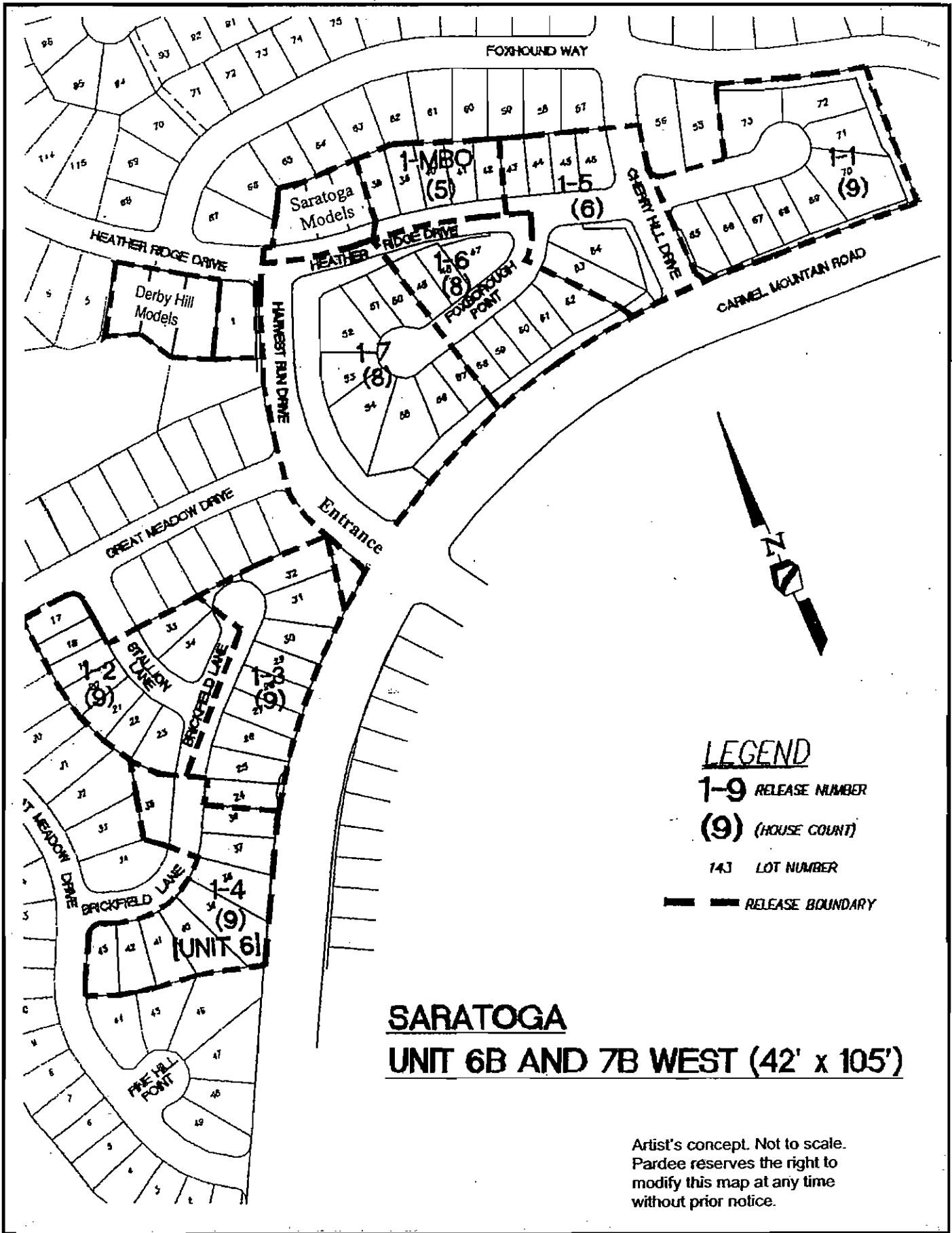
	<u>LOT</u>	<u>PLAN</u>	<u>PRE-SELECTED OPTIONS</u>	<u>PRICE</u>
<b><u>PLAN ONE</u></b>				
TWO STORY				
Four bedrooms 2.5 baths 2-bay expanded garage Approximately 2,556 sq.ft (With optional Bedroom 5 @ garage - approx. 2,729 sq. ft.)	37	1AR	BR5 / Bath 3 @ garage, Loft @ BR4, A/C, Upgraded cabinets & stairs (Beech- Saxony), SS appliances & sink, Recirculating pump.	\$903,825
<b><u>PLAN TWO</u></b>				
TWO STORY				
Four bedrooms + Loft three baths 2-bay garage w/ workshop Approximately 2,629 sq.ft (With optional Bedroom 5/Studio @ garage - approx. 2,769 sq. ft.)	40	2A	Studio @ garage, A/C, Upgraded cabinets & stairs (Maple-Cherry), Kitchen Aid SS appliances, SS sink, Spa tub in Master bath, Recirculating pump.	\$964,975
<b><u>PLAN THREE</u></b>				
TWO STORY				
Four bedrooms + Loft three baths 3-bay garage Approximately 2,724 sq.ft	36	3CR	2.4kw Solar Electric System, Rinnai tankless water heater, Loft @ BR3, A/C, Upgraded cabinets & stairs (Beech-Seville), Kitchen Aid SS appliances, SS sink, Recirculating pump.	\$946,525

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SALES REPRESENTATIVES: Ilene Steiman & Jim Mayer





**LEGEND**

1-9 RELEASE NUMBER

(9) (HOUSE COUNT)

143 LOT NUMBER

— — — — — RELEASE BOUNDARY

**SARATOGA  
UNIT 6B AND 7B WEST (42' x 105')**

Artist's concept. Not to scale.  
Pardee reserves the right to  
modify this map at any time  
without prior notice.

## **FREQUENTLY ASKED QUESTIONS:**

\* **Are there Homeowner's Association dues?**

YES, they have created a new Homeowner's Association for this project: Amber Ridge Community Association with initial fees being approximately \$100 per month.

\* **Is there a CFD (Community Facility District) fee?**

YES, approximately \$104 per month (\$1248 per year).

\* **What School District will the children attend?**

Del Mar Union School District                      delmarschools.com    (858) 755-9301

San Dieguito Union High School District      sduhsd.k12.ca.us    (760) 753-6491

\* **Note: Sage Canyon Elementary & Torrey Hills are presently at capacity.**

Attendance boundaries are established by the School District(s) and are subject to change. Schools may reach capacity for one or more grades, necessitating enrollment in other schools. For more information please contact the above school district(s) on assignments, capacities, facilities and bus service.

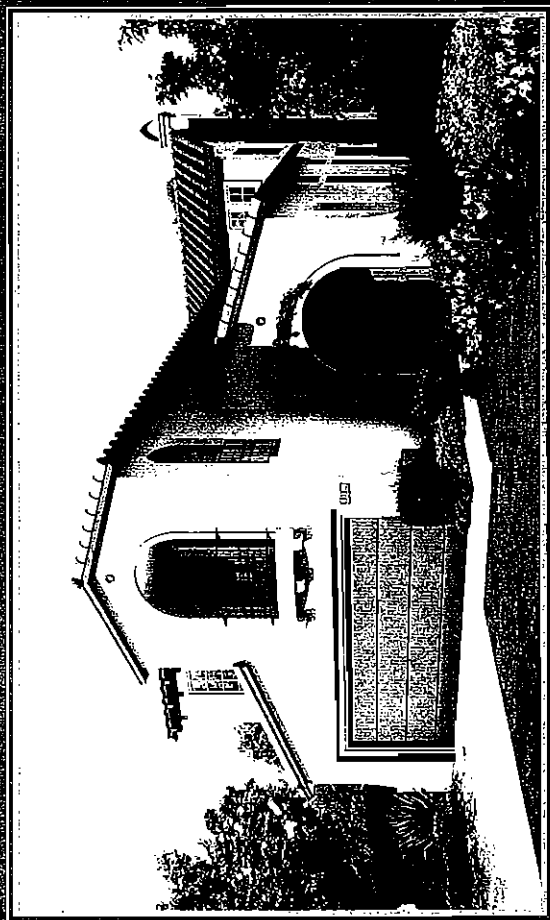
\* **How many homes will be built in Saratoga?**

66 home sites are planned.  
The first phase will complete December 2005.

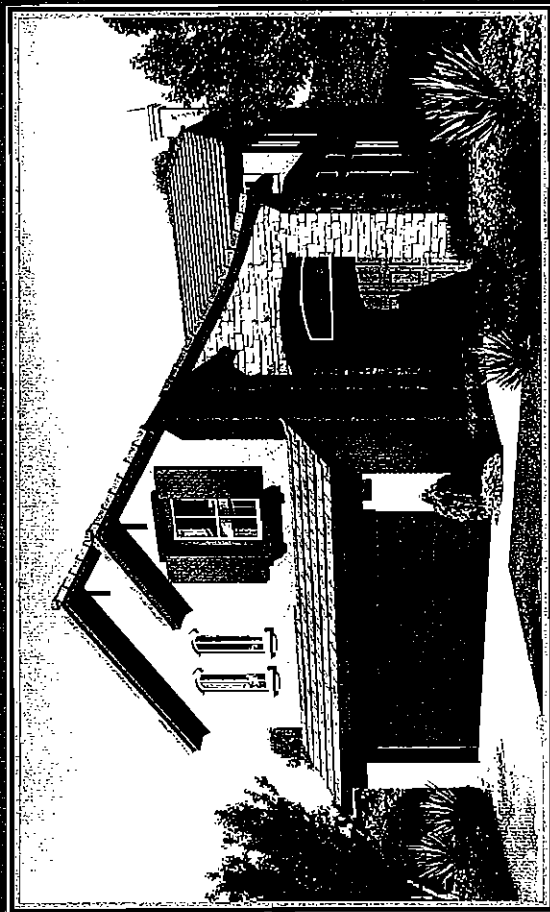
**Pardee's preferred lender is:**      PARDEE HOME LOANS  
Loan Officer is: Renny Bowden  
Tel:    (858) 320-3709  
Fax:    (858) 587-7115

***Pardee will give priority to pre-qualified, owner-occupied, non-contingent buyers.***

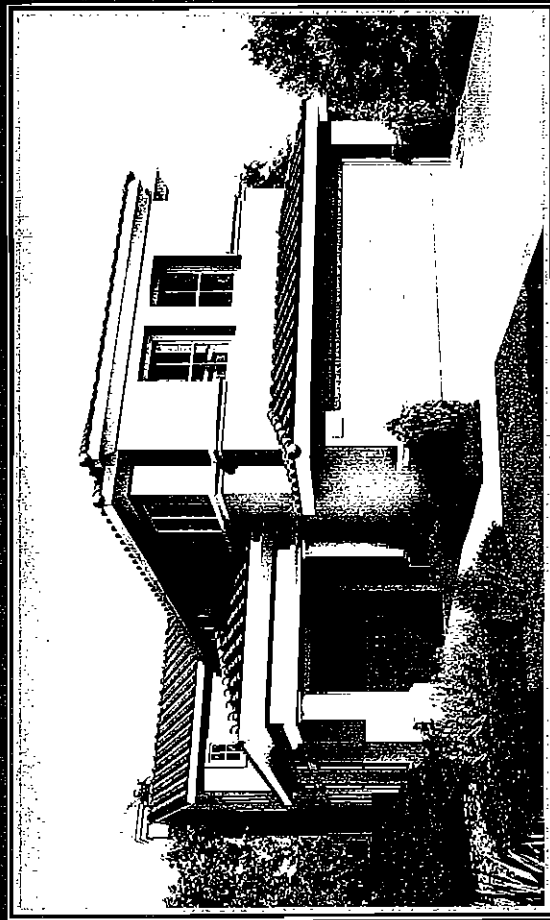
# Plan One



PLAN 1A (REVERSED) - SPANISH



PLAN 1C (REVERSED) - FRENCH



MODEL PLAN 1B - ITALIAN

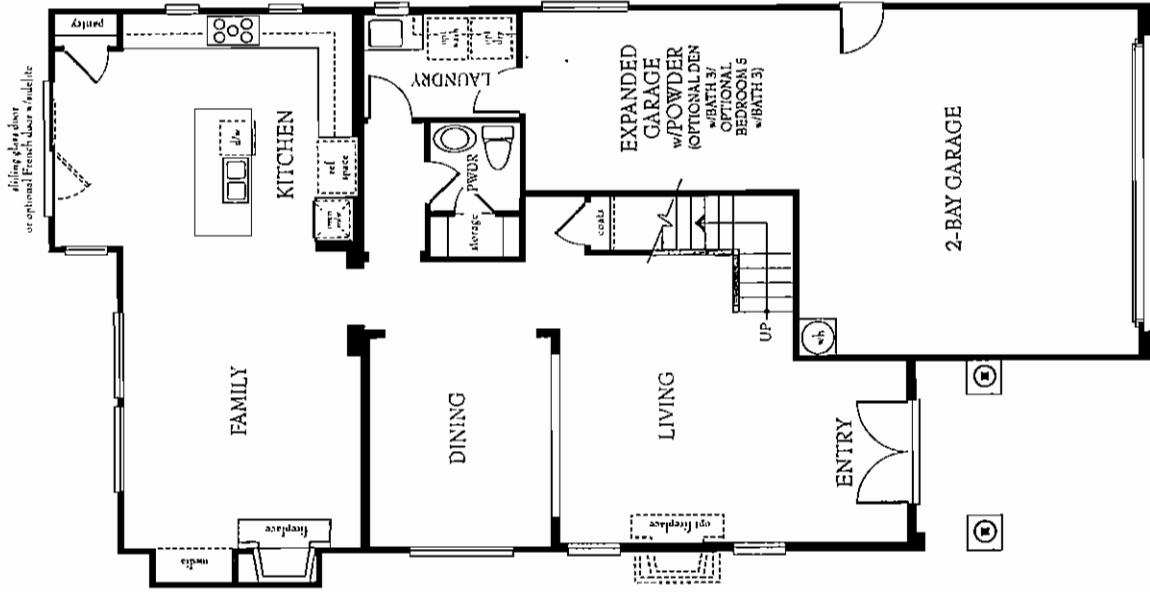
Note: All renderings are artist's conceptions. Landscaping, trees and shrubs as shown are not included in the purchase price.



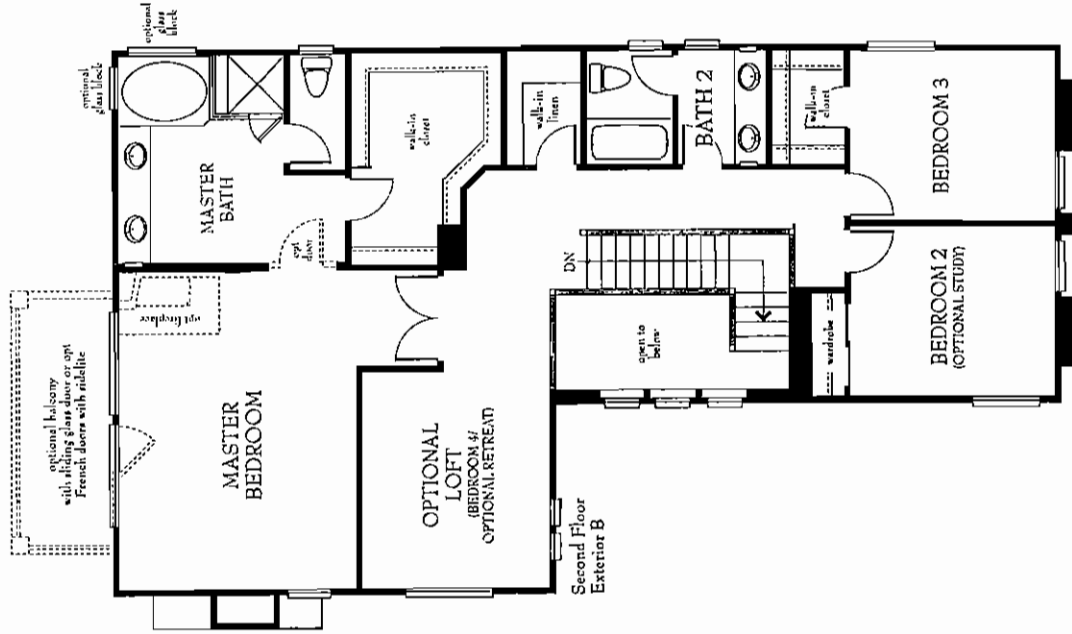
**PLAN ONE**

3 Bedrooms  
 Loft  
 2 1/2 Baths  
 3-Bay Expanded Garage  
 2,556 sq. ft. (approx.)  
 Available with up to 5 bedrooms  
 and 2,729 sq. ft.

**Plan 1B As Modeled**



First Floor



Second Floor

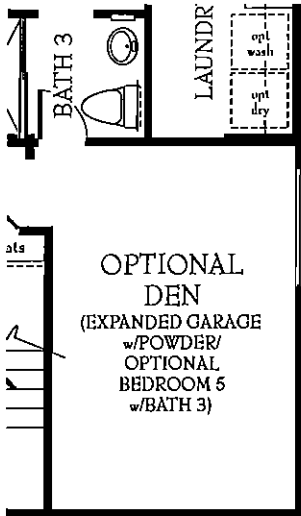
C exteriors include roof-integrated solar system. Floor plans subject to change. For floor plan options, see sales representative.



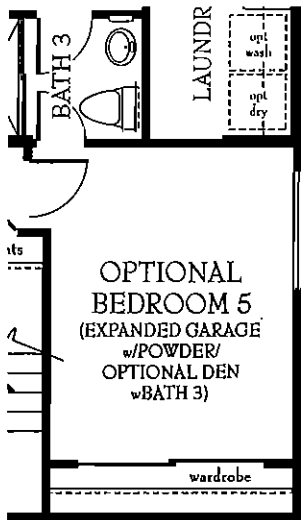
Change for the letter with ENERGY STAR

# Floor Plan Choices

## First Floor

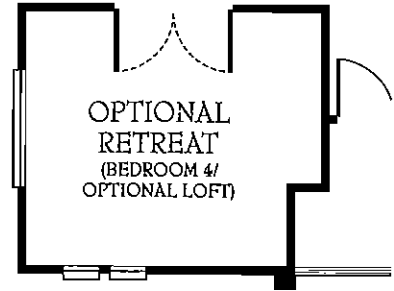


Optional Den w/Bath 3 in lieu of Standard Expanded Garage and Powder (+173 sq. ft.)

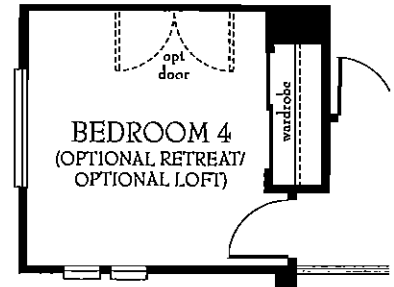


Optional Bedroom 5 w/Bath 3 in lieu of Standard Expanded Garage and Powder (+173 sq. ft.)

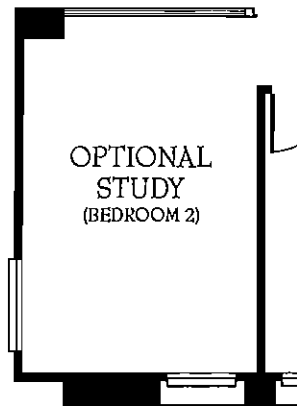
## Second Floor



Optional Retreat in lieu of Standard Bedroom 4



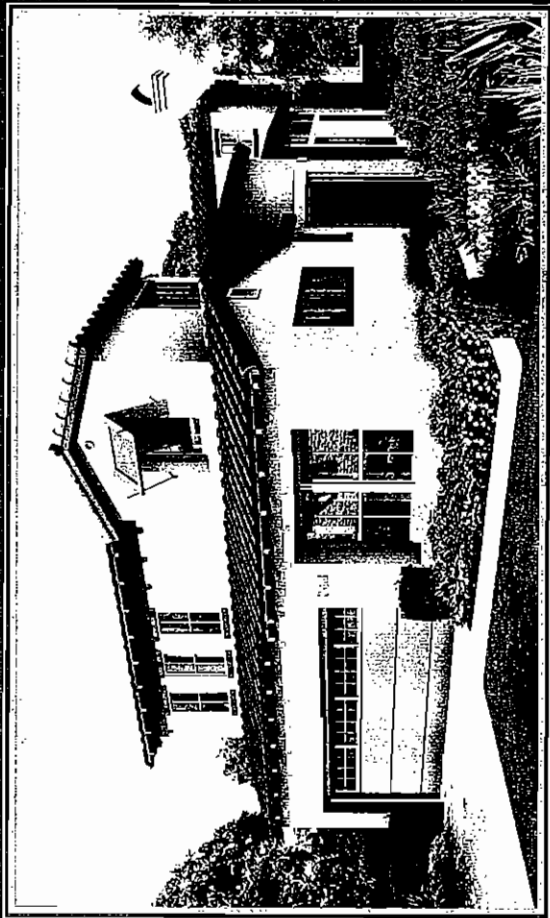
Standard Bedroom 4 in lieu of Optional Loft



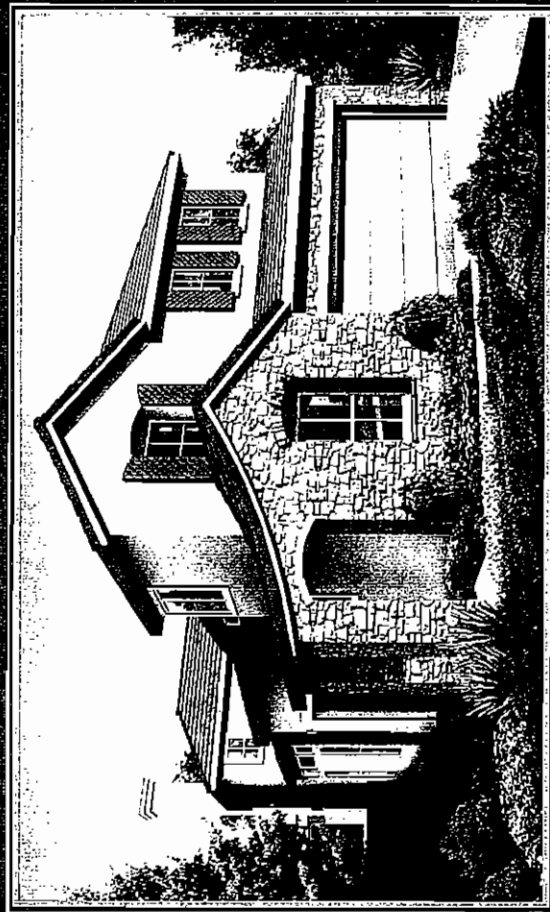
Optional Study in lieu of Standard Bedroom 2



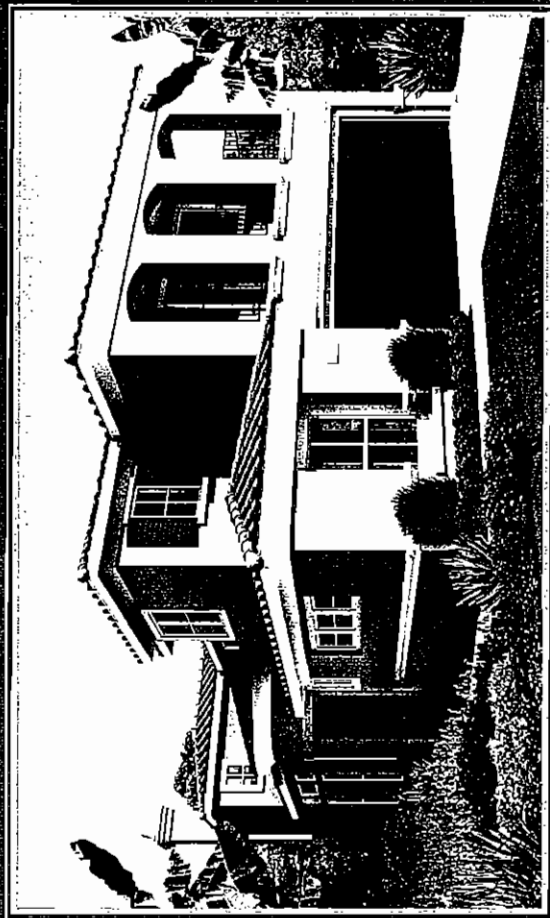
*Plan Two*



MODEL: PLAN 2A (REVERSED) - SPANISH



PLAN 2C - FRENCH



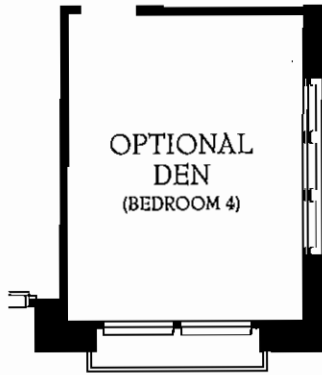
PLAN 2B - ITALIAN

Note: All renderings are artist's conceptions. Landscaping, trees and shrubs as shown are not included in the purchase price.



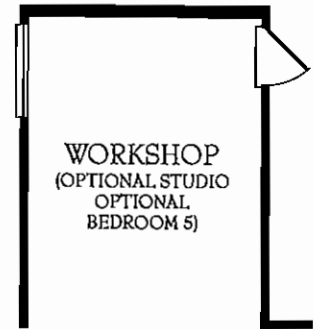
# Floor Plan Choices

First Floor



Optional Den in lieu of Standard Bedroom 4

First Floor

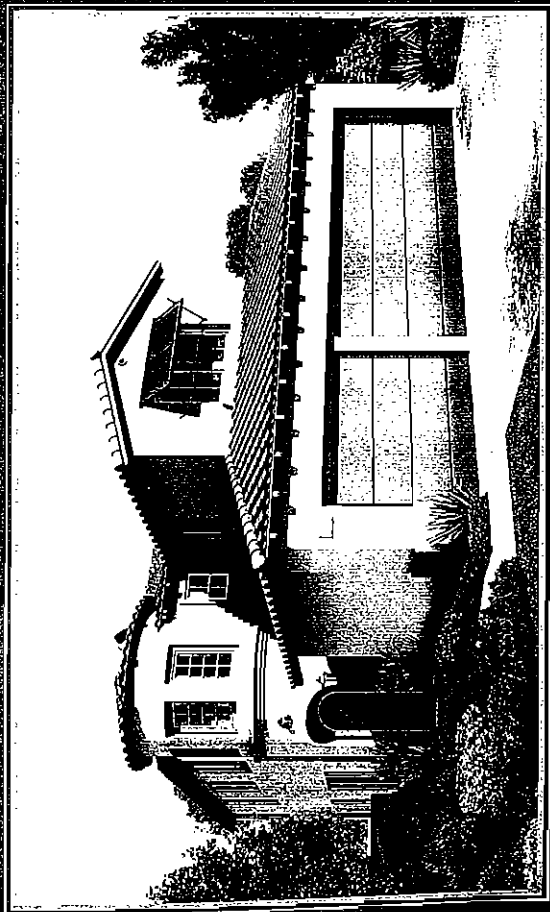


Standard Workshop in lieu of Optional Studio (+140 sq. ft.)

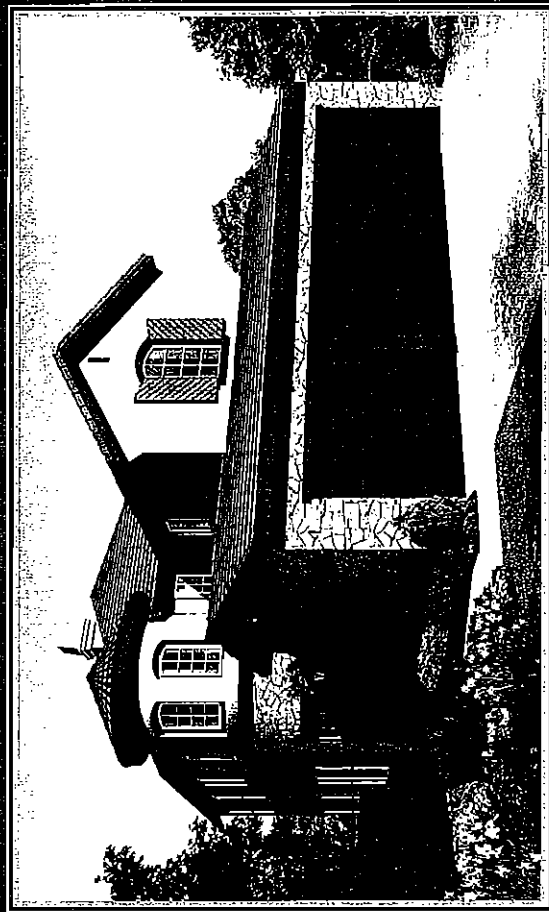


Optional Bedroom 5 in lieu of Standard Workshop (+140 sq. ft.)

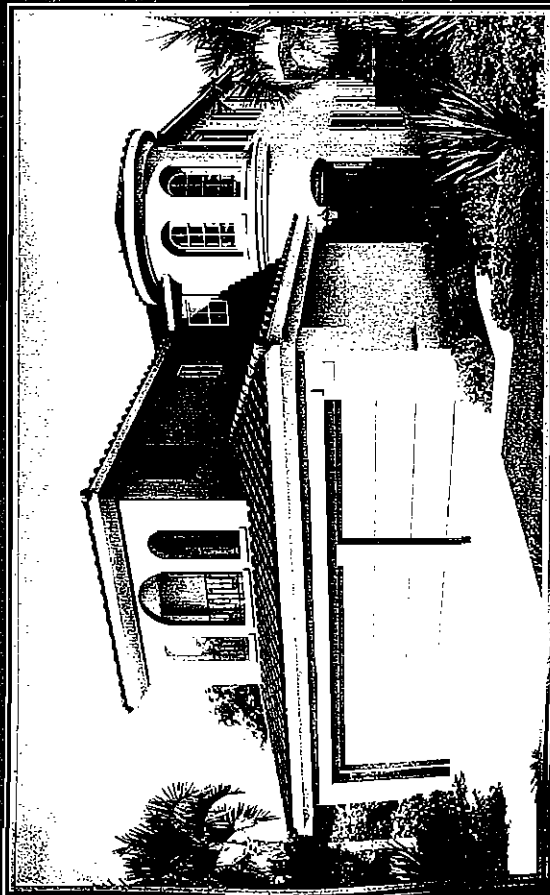
# Plan Three



PLAN 3A - SPANISH



MODEL: PLAN 3C - FRENCH



PLAN 3B (REVERSED) - ITALIAN

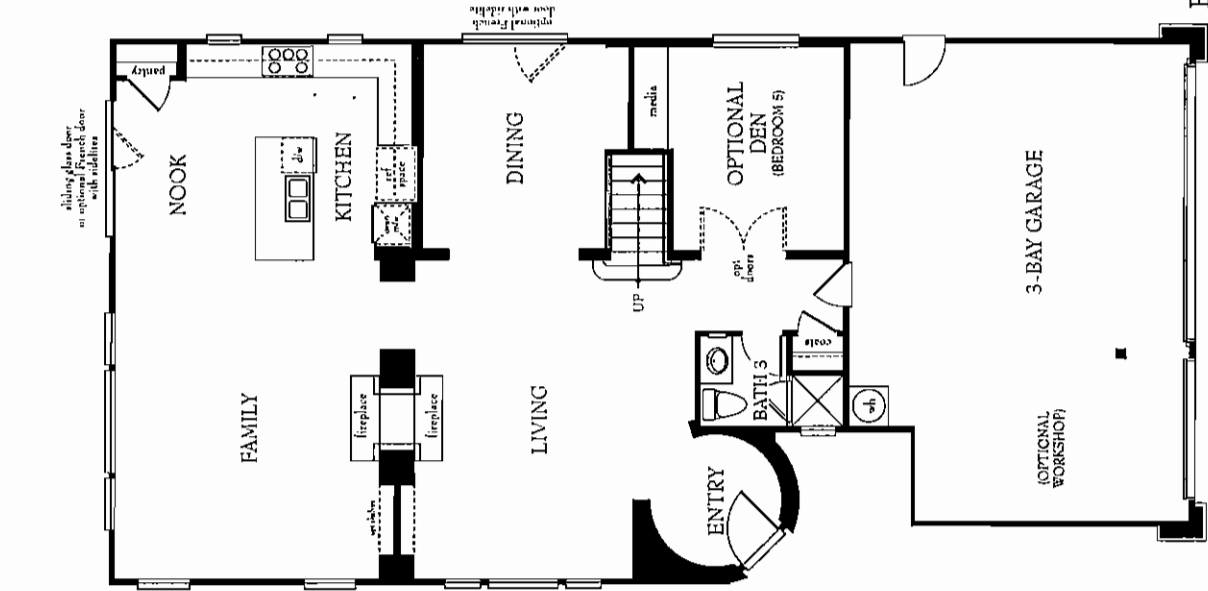
Note: All renderings are artist's conceptions. Landscaping, trees and shrubs as shown are not included in the purchase price.



5 Bedrooms  
 3 Baths  
 3-Bay Garage  
 2,724 sq. ft. (approx.)

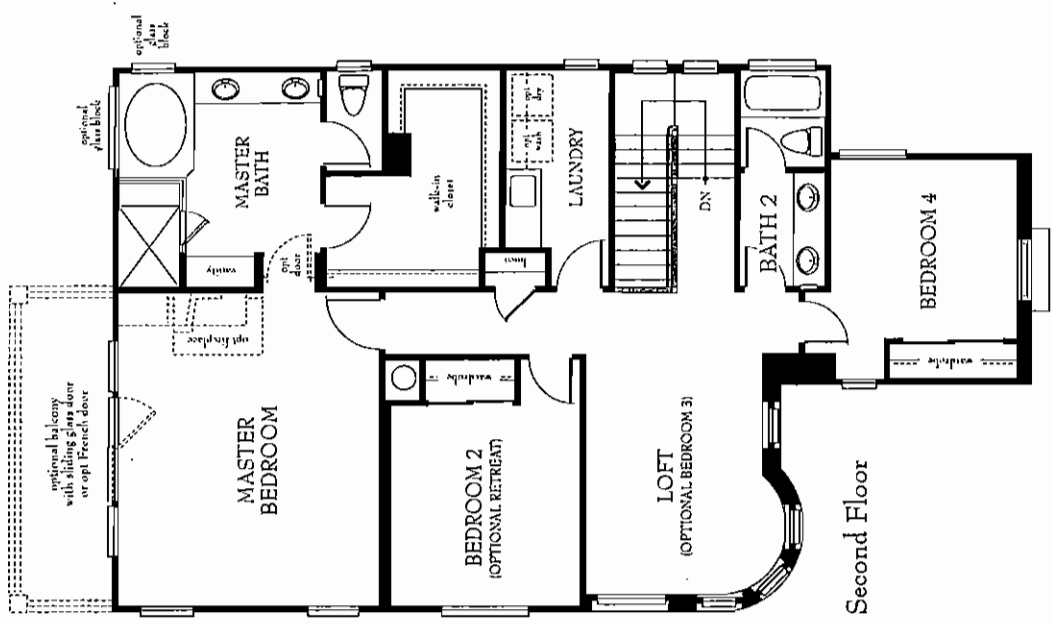
Available with up to 5 bedrooms

# Plan 3C As Modeled



First Floor

C exteriors include roof-integrated solar system. Floor plans subject to change. For floor plan options, see sales representative.



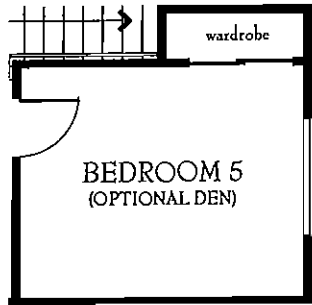
Second Floor



Change for the better with ENERGY STAR®

# Floor Plan Choices

## First Floor

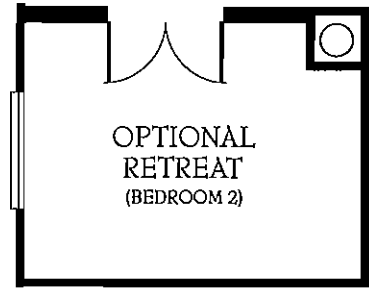


Standard Bedroom 5  
in lieu of Optional Den

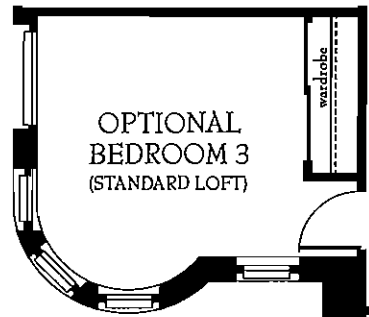


Optional Workshop in lieu  
of Third-Bay Garage

## Second Floor



Optional Retreat in lieu of  
Standard Bedroom 2



Optional Bedroom 3  
in lieu of Standard Loft