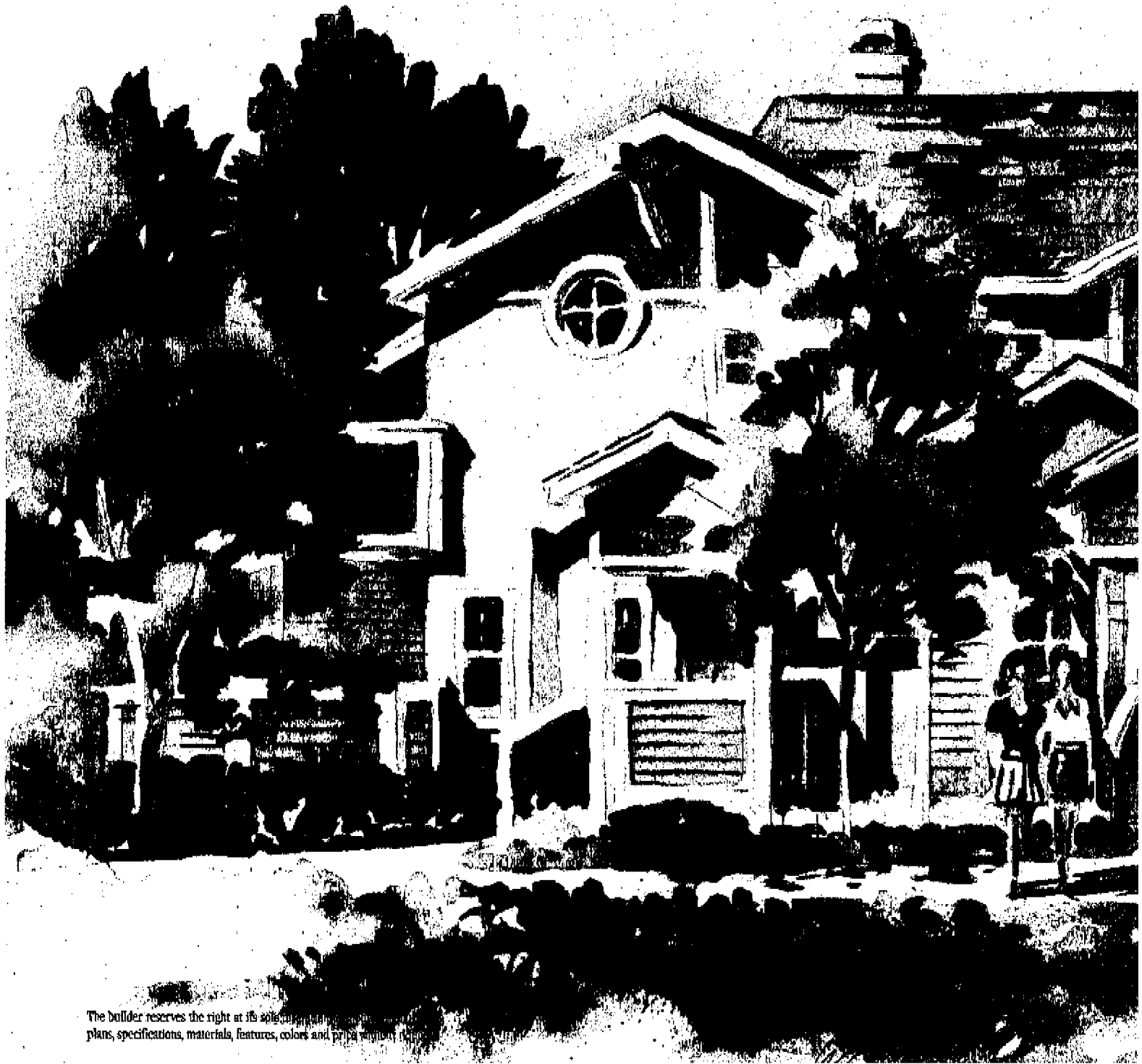
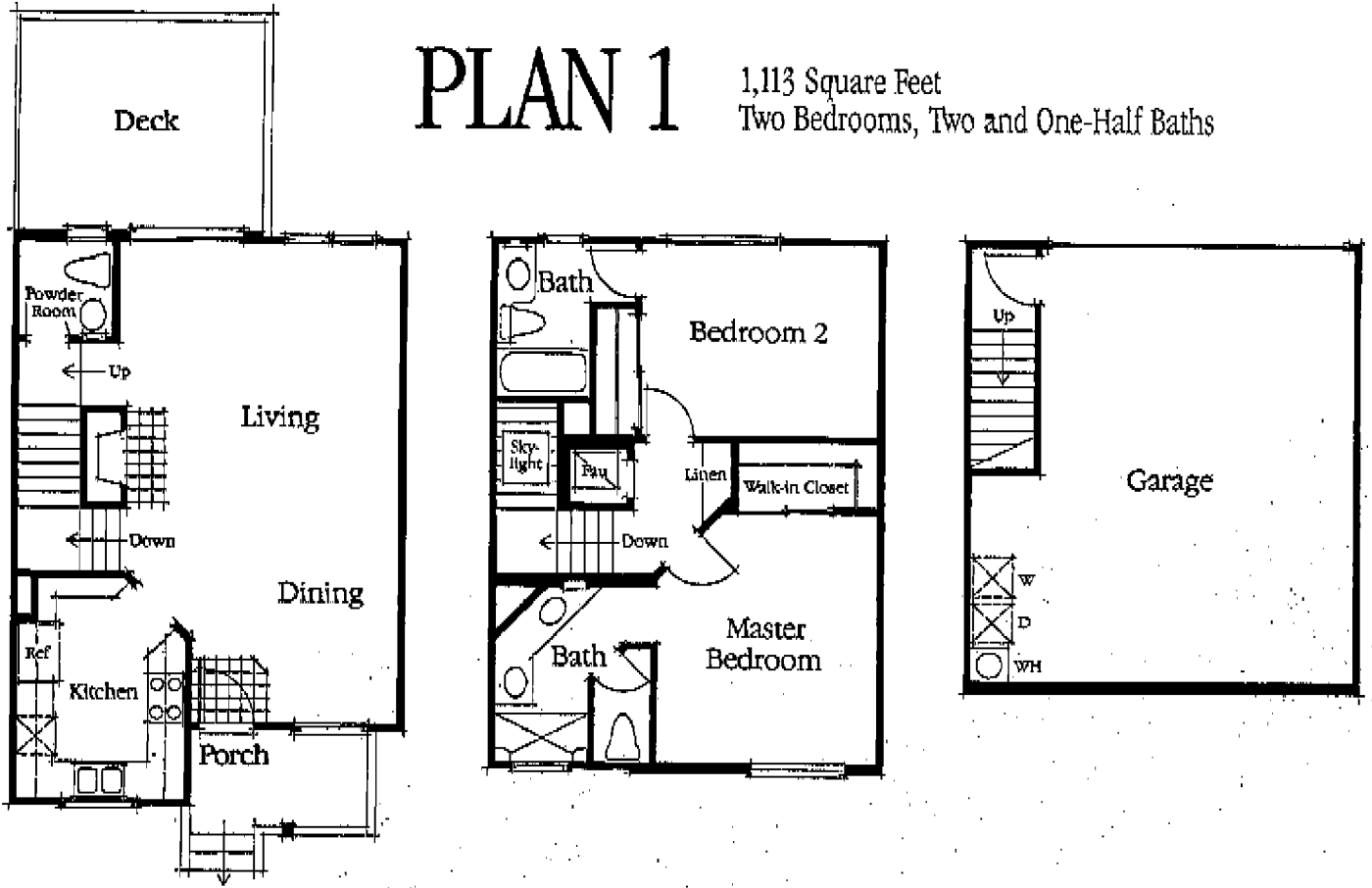


• SCRIPPS •  
TOWNHOMES

# PLAN 1

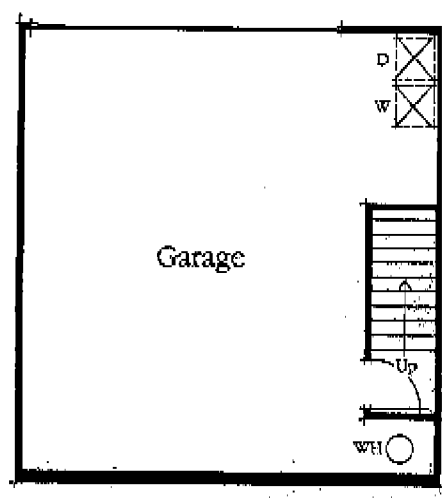
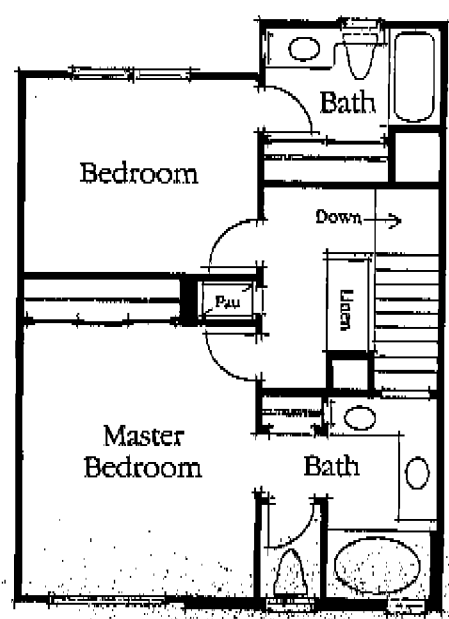
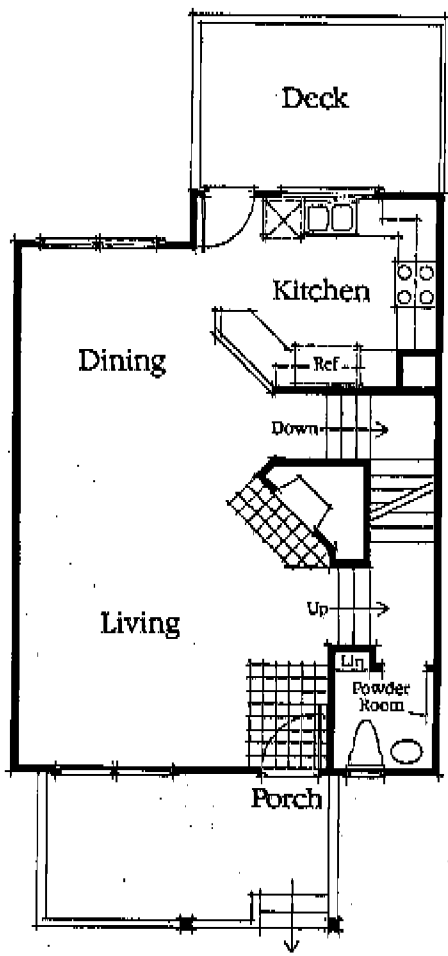
1,113 Square Feet  
Two Bedrooms, Two and One-Half Baths



The builder reserves the right at its sole discretion to modify these plans, specifications, materials, features, colors and prices without notice.

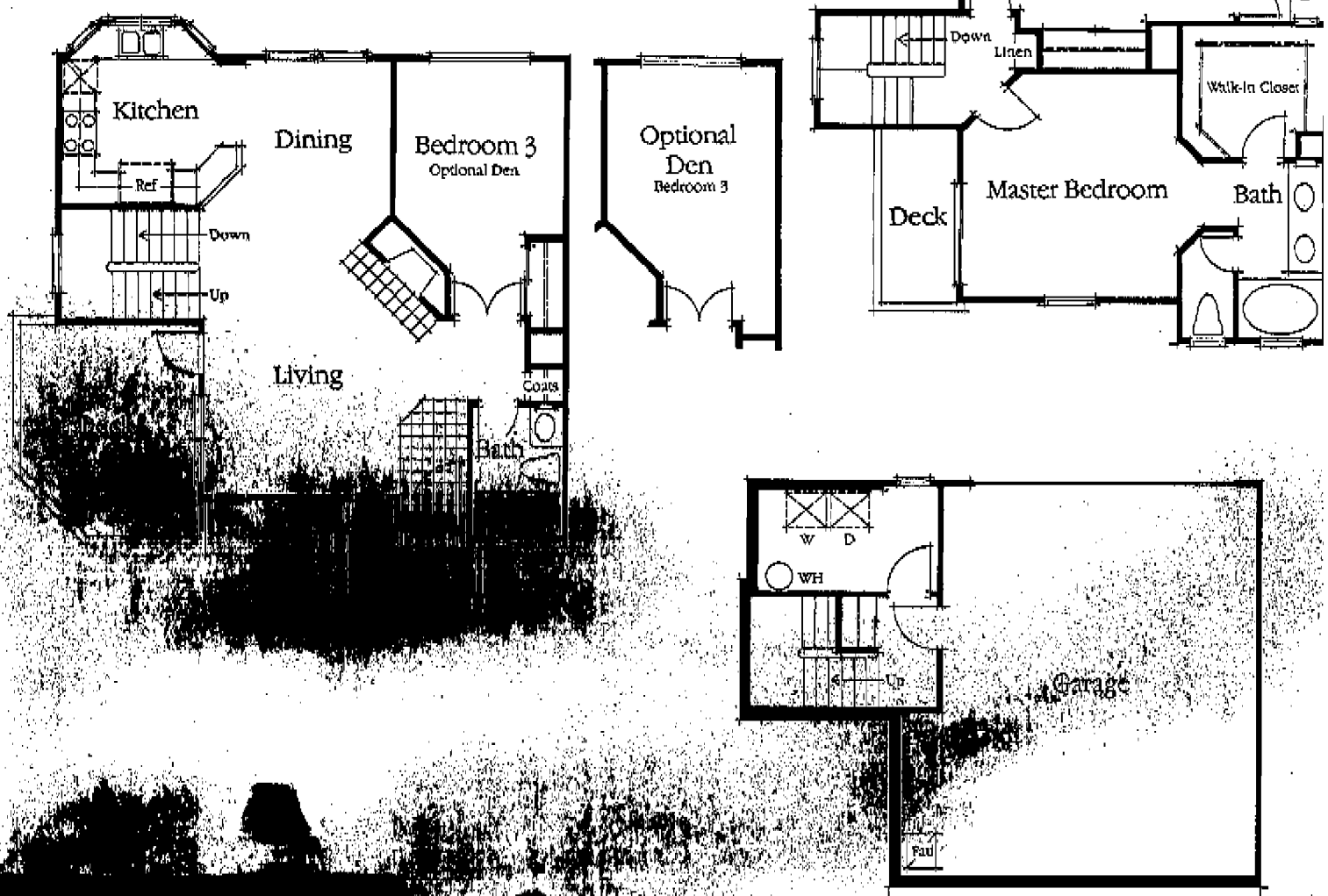
# PLAN 2

1,199 Square Feet  
Two Bedrooms, Two and One-Half Baths



# PLAN 3

1,336 Square Feet  
Three Bedrooms, Three Baths



The builder reserves the right at its sole discretion to modify maps, plans, specifications, materials, finishes, colors and price without notice.

# SCRIPPS TOWNHOMES

## To Your Advantage.

An enclave of New England-inspired townhomes reflecting the understated, provincial charm so appropriate for the tradition of prestigious Scripps Ranch.

Created by California Pacific Homes of San Diego, Scripps Townhomes are offered as two and three bedroom homes oriented to the tennis courts, swimming pool and spa. And all within the sought-after and desirable community of Scripps Ranch.

Scripps Townhomes. Now the advantage is yours.

## Amenities

### Exterior features

Durable asphalt shingle roofs  
Dual glazed white aluminum window frames  
Attached two car garage with direct house access  
Hose bib in garages  
Private decks  
Underground utilities  
Private recreation areas with swimming pool, spa and two tennis courts  
Cape Cod architecture  
Fully landscaped common areas maintained by Homeowners Association

### Included Amenities

French door to deck (Plan 2 and 3)  
TV outlets in master bedroom and living room  
Ceramic tile or wood entry, plush wall-to-wall carpeting in a choice of designer colors  
Service areas with gas and 220-volt electric dryer hookup located in garage in plan 1 and 2 and laundry room in plan 3  
Decorator light fixtures  
Skylight in Plan 1  
Electronic garage door opener with two controllers

### Energy Saving Components

Forced air heating with automatic set-back thermostat  
R-30 insulation in ceiling, R-11 insulation in exterior and party walls  
Internally insulated gas water heaters  
Water saving toilets and shower heads

### Quality Construction Components

Exterior rain gutter and drain system  
Deck coating on balconies  
Smoke detection system  
Security dead bolt lock and viewer on entry door  
Copper plumbing and cast iron wastelines in party walls  
Contemporary wire closet shelving with double-hung closet poles in all bedroom closets  
Wood burning fireplace with energy-saving glass doors and gas-log lighter valve  
Truss-joint floor system  
Dual china sinks in master bath  
Water line for automatic icemaker at refrigerator location  
Raised panel steel entry door for security

### Inside Your Bath

Easy-care simulated marble countertops  
Vaulted ceilings in master baths  
Wide-spread faucets in powder and single lever faucet in master bath and secondary baths  
Tub enclosure in master bath — oval tub

### In Your Kitchen

Single-lever mixing faucet at sink  
Hand-set ceramic tile countertops  
Appliance package including dishwasher, microwave and gas range with self-clean oven  
Garbage disposal  
Fluorescent light fixture  
"Euro-look" easy maintenance Formica® cabinets  
White porcelain finished dual sinks

### Your Available Extras

Air conditioning  
Tub/Shower enclosure in secondary baths  
Mirrored wardrobe doors  
Supplemental telephone/TV outlets  
Additional selections of carpet, pad, vinyl, ceramic tile and wood flooring  
High-tech, white finished microwave, hood, self-cleaning range/oven, dishwasher

The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, specifications, materials, features and colors without notice. Prices may be increased or decreased at any time. Product type is subject to availability. Optional features may be included at additional cost, subject to construction cut-off dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and not to scale.