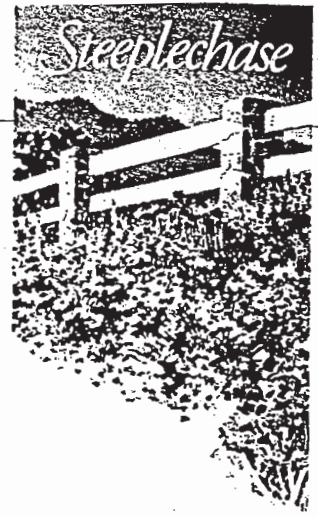


Steeplechase

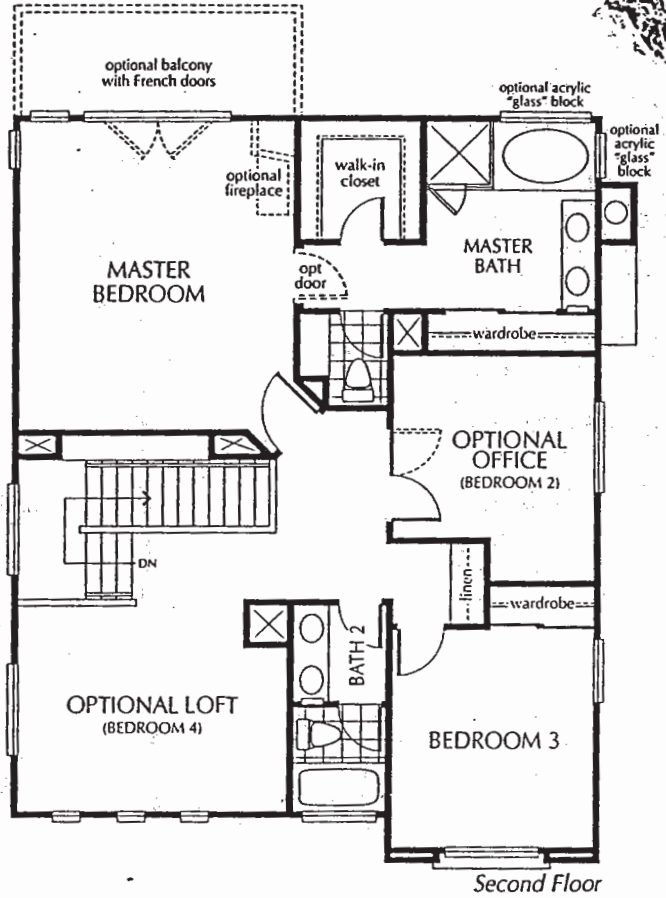
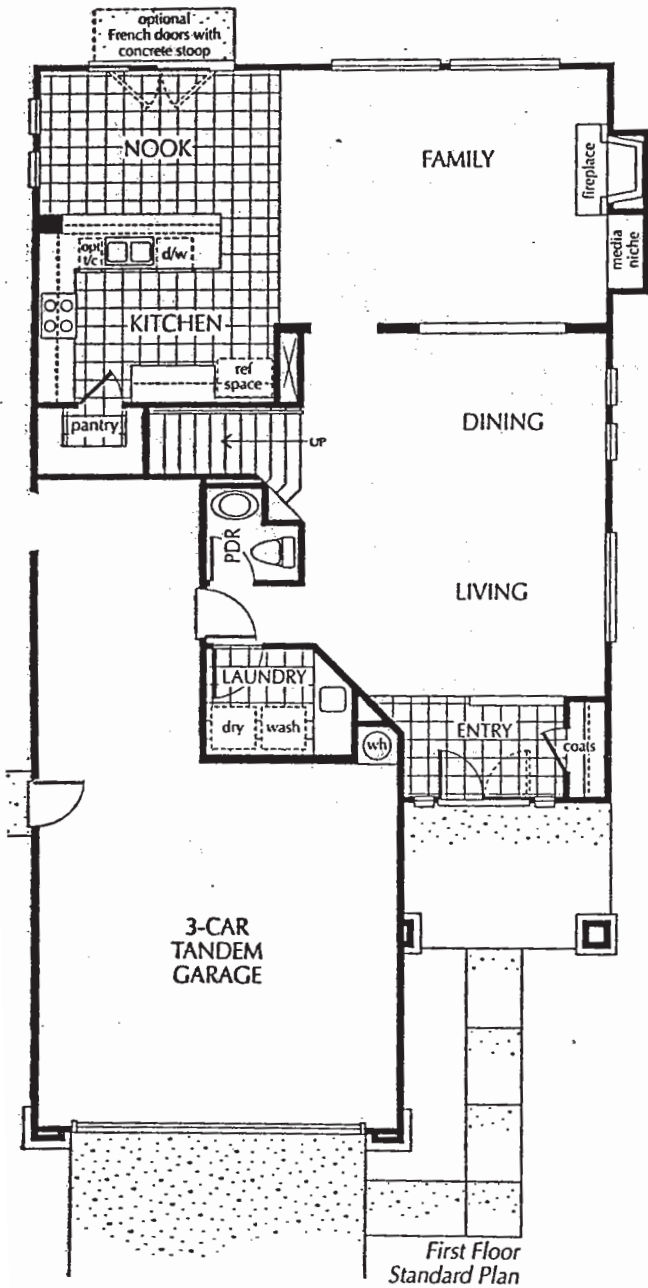
Residence One



Model: Residence 1CR

4 Bedrooms 2½ Baths 3-Car Tandem Garage
(Optional Office and Loft shown)

2,273 Square Feet
(Approximately)

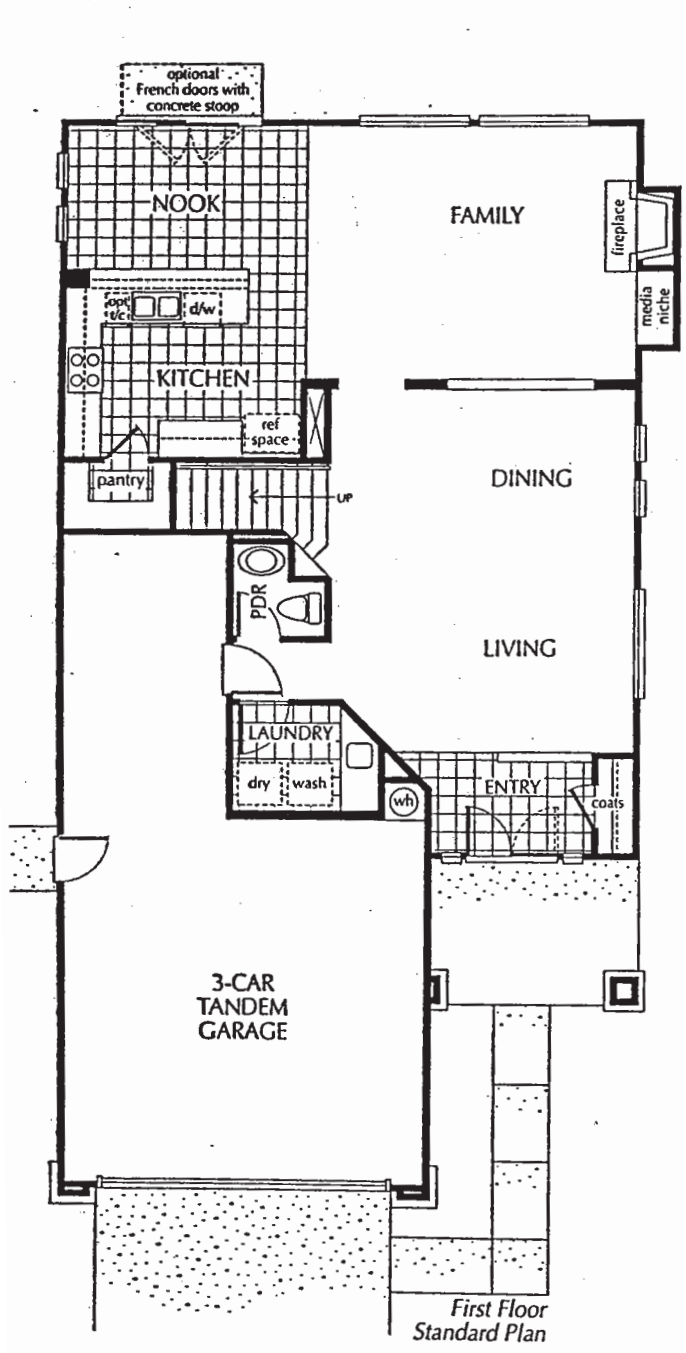


Residence One

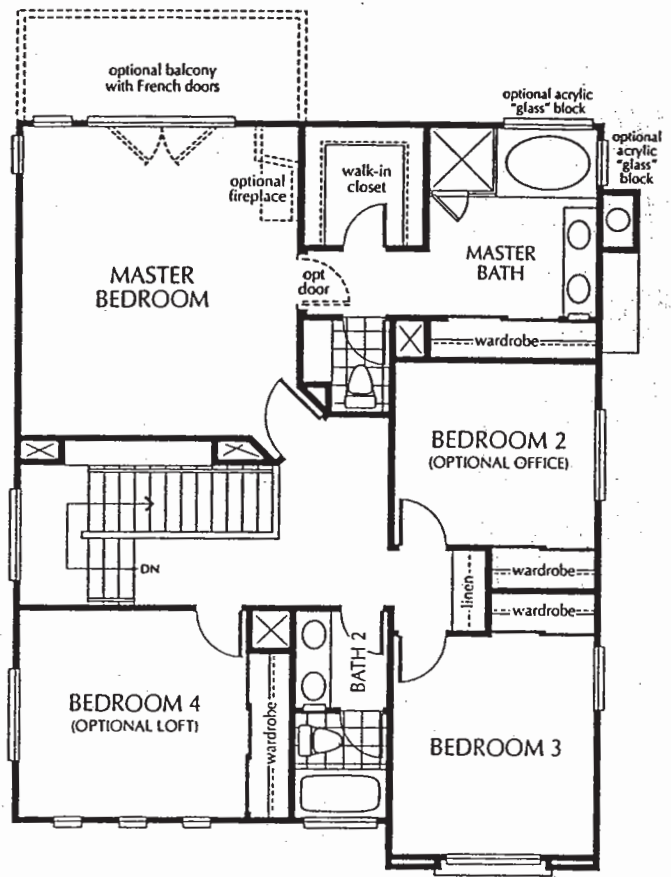
Standard: Residence 1

4 Bedrooms 2 1/2 Baths 3-Car Tandem Garage

2,273 Square Feet
(Approximately)

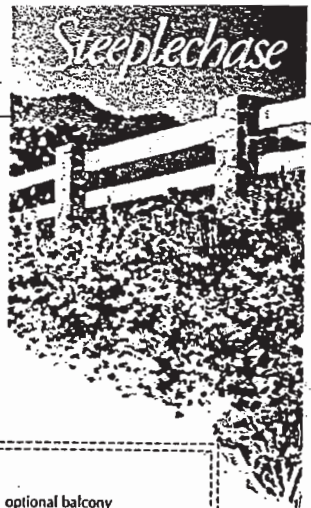


First Floor Standard Plan



Second Floor Standard Plan

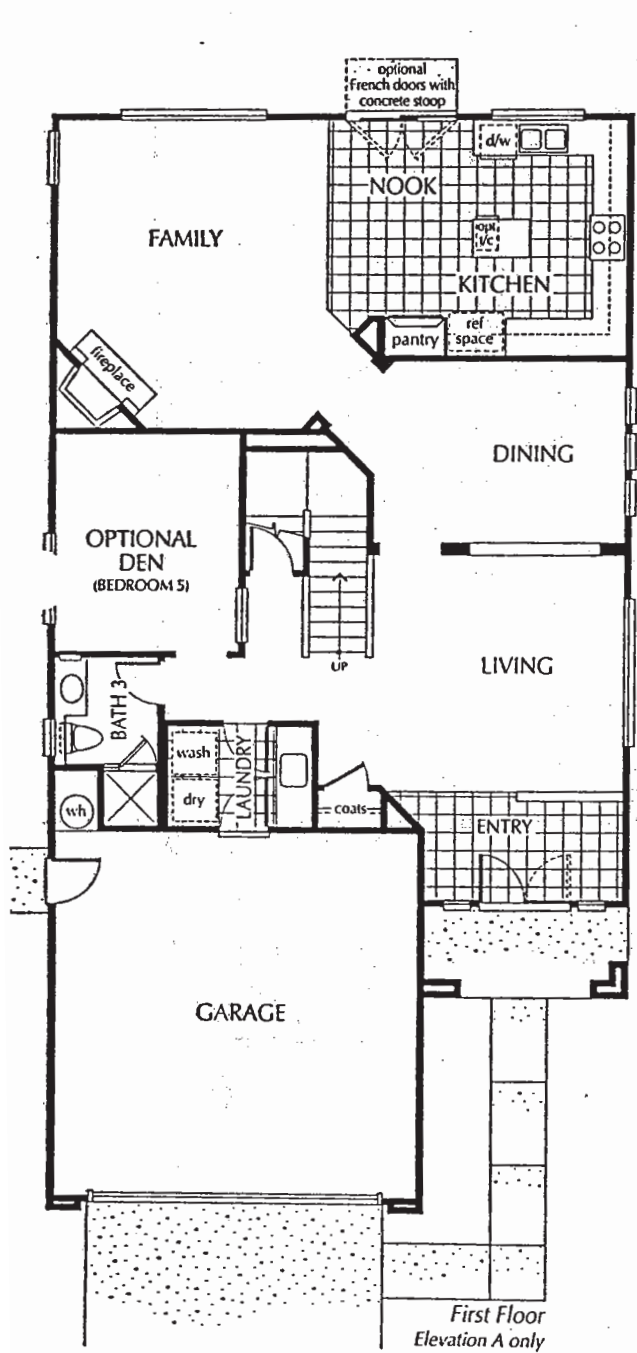
Residence Two



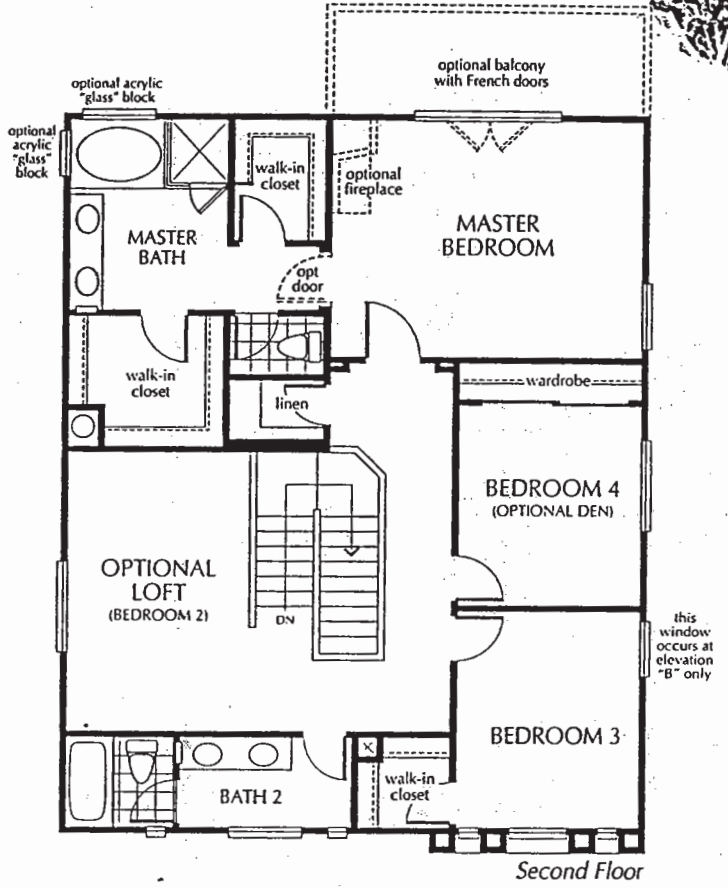
Model: Residence 2AR

5 Bedrooms 3 Baths 2-Car Garage
(Optional Den and Loft shown)

2,512 Square Feet
(Approximately)



First Floor
Elevation A only



Second Floor

Residence Two

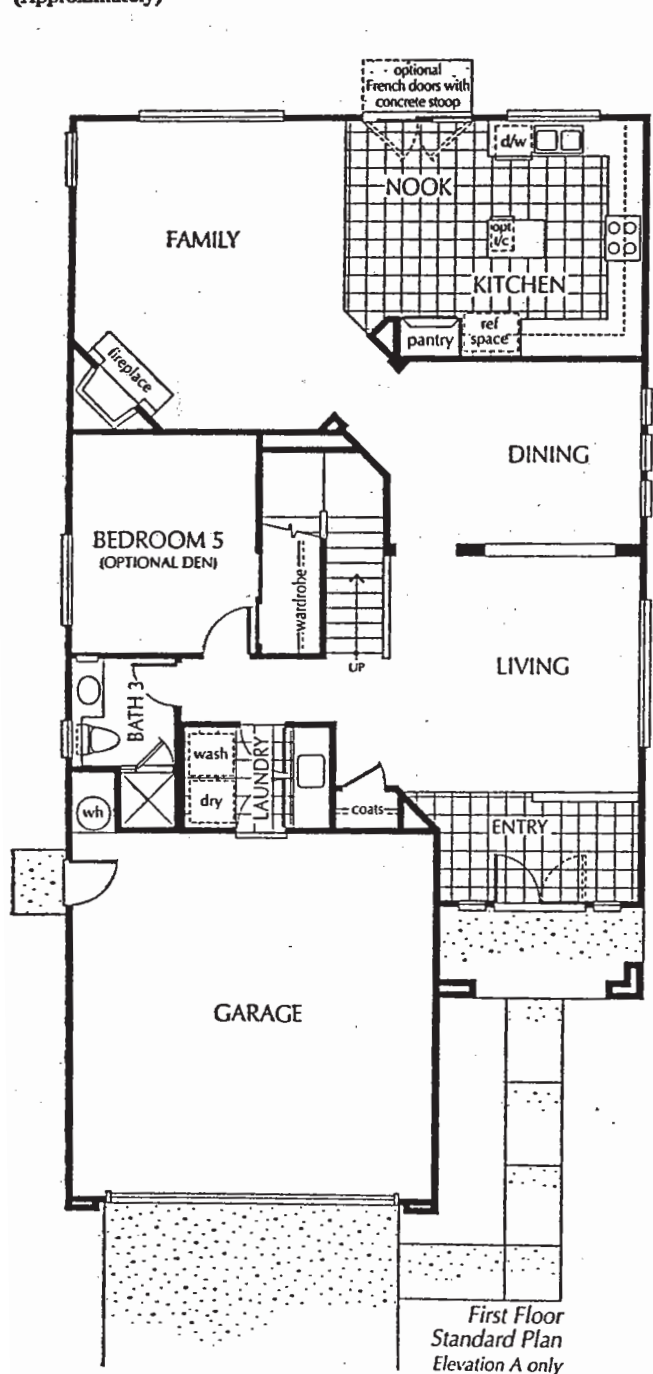
Standard: Residence 2A

5 Bedrooms 3 Baths 2-Car Garage

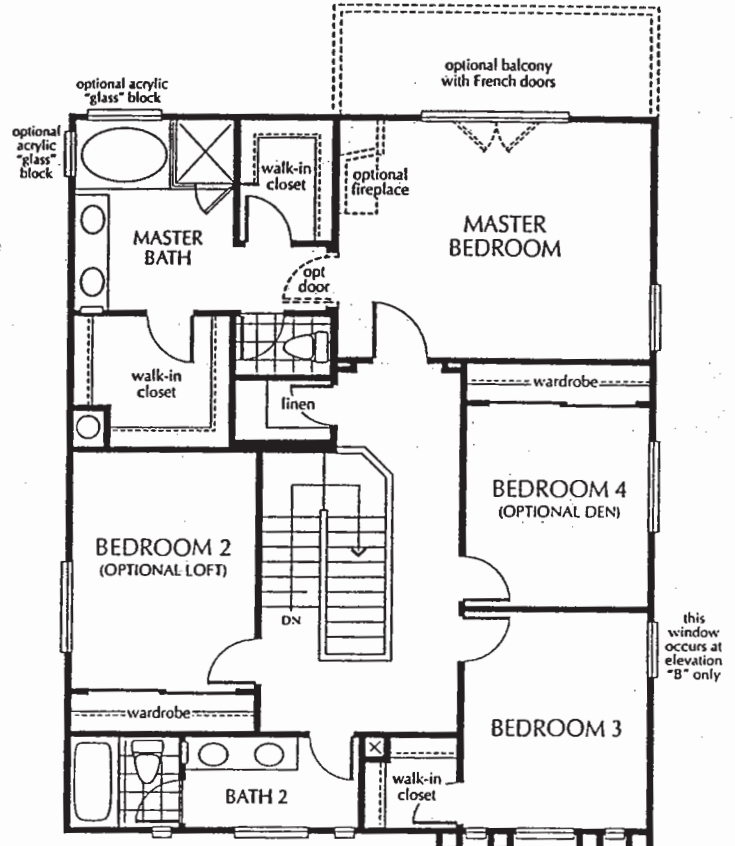
Standard: Residences 2B & C

5 Bedrooms 3 Baths 3-Car Garage

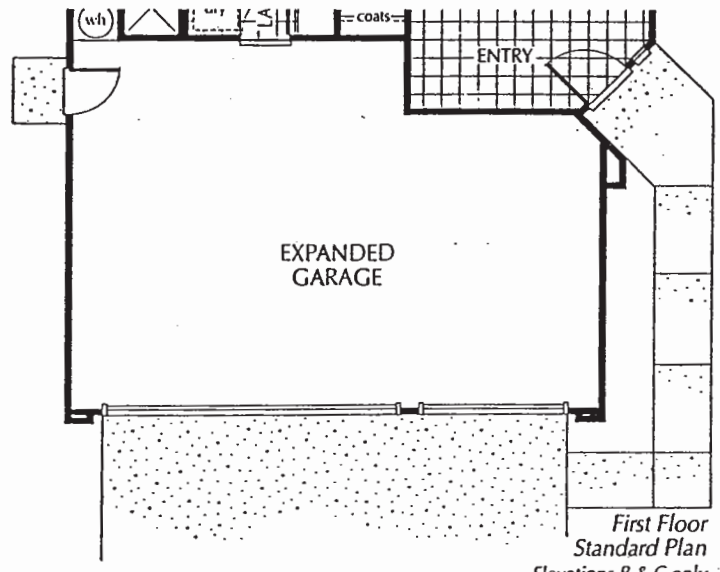
2,512 Square Feet
(Approximately)



First Floor
Standard Plan
Elevation A only



Second Floor
Standard Plan



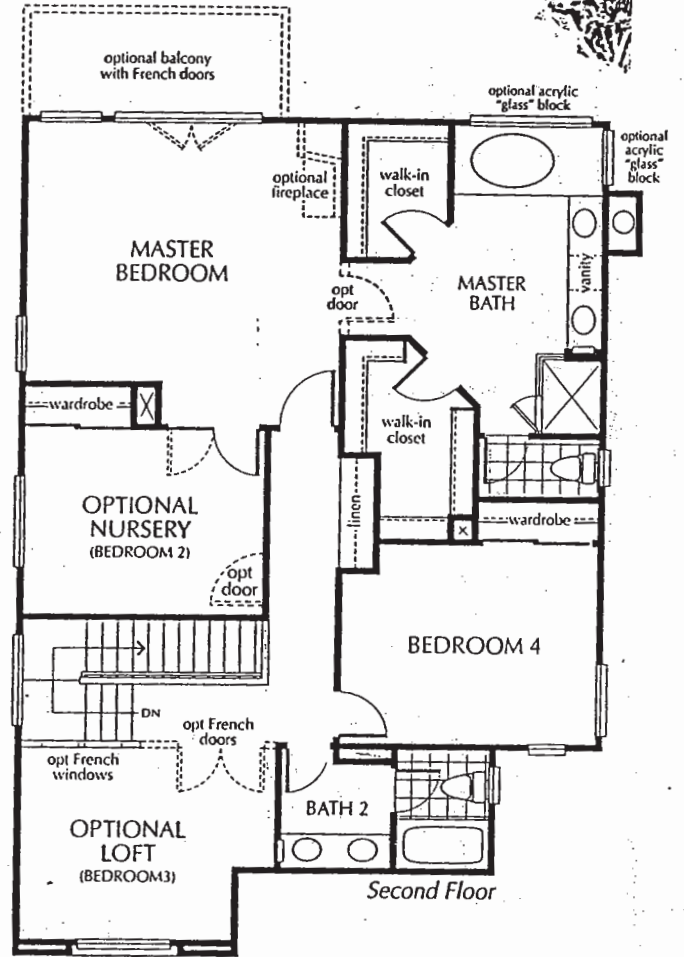
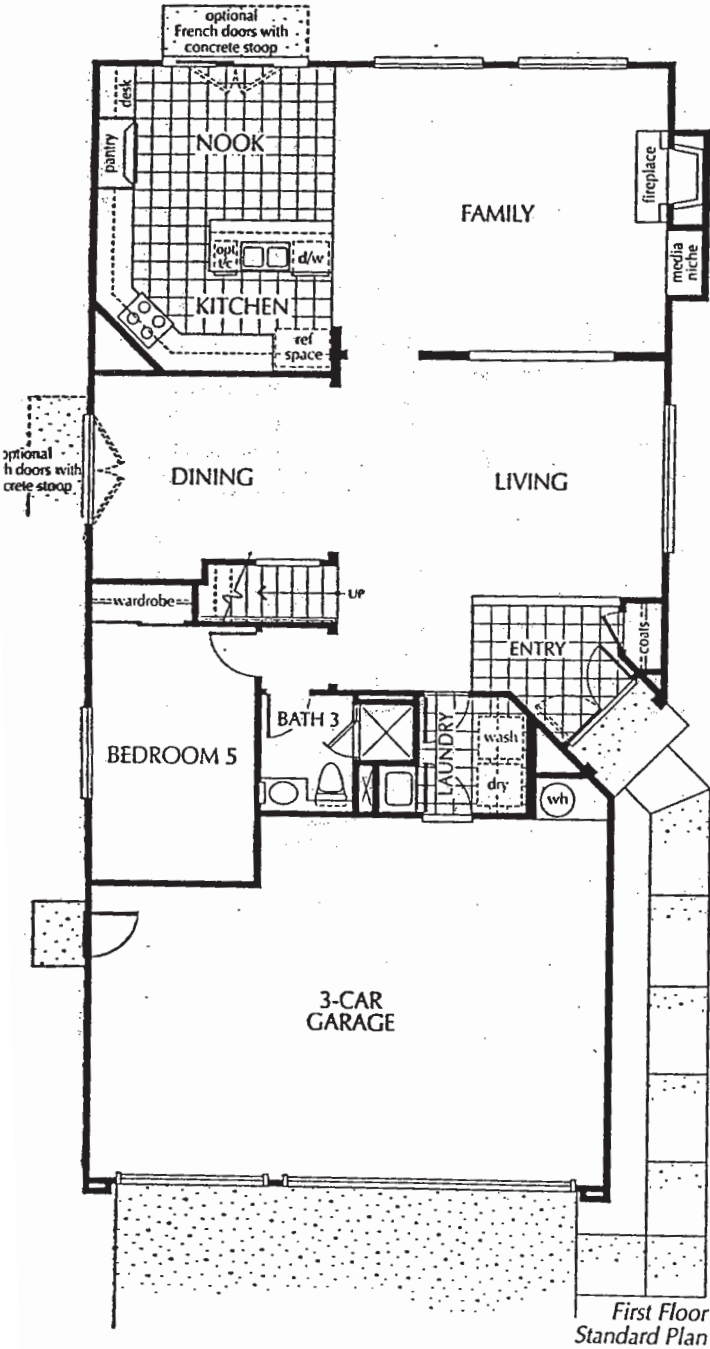
First Floor
Standard Plan
Elevations B & C only

Residence Three

Model: Residence 3AR

5 Rooms 3 Baths 3-Car Garage
(Optional Loft and Nursery shown)

2,607 Square Feet
(Approximately)

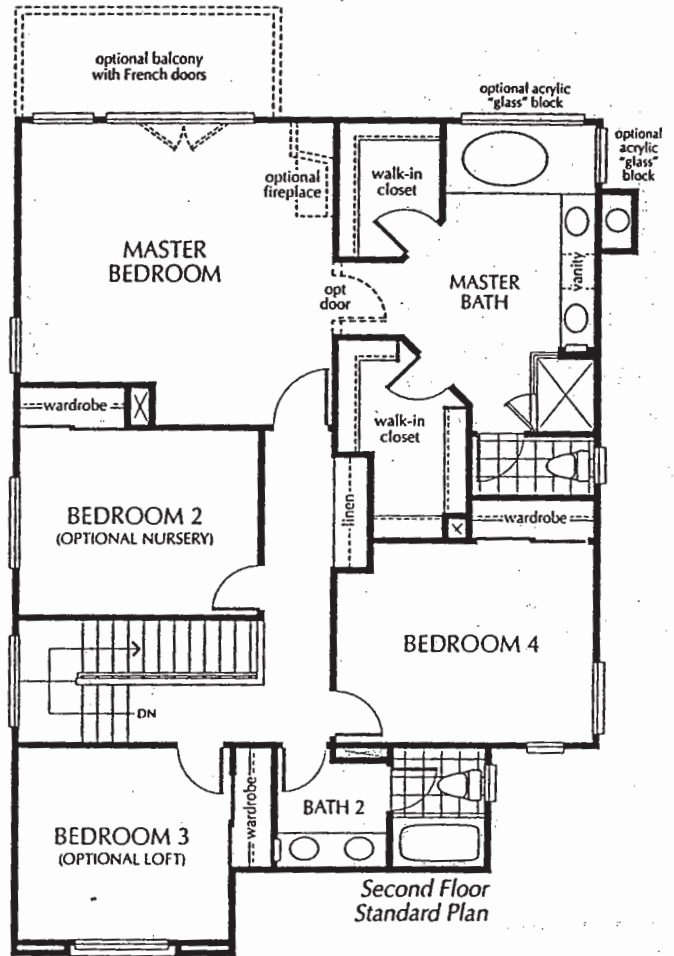
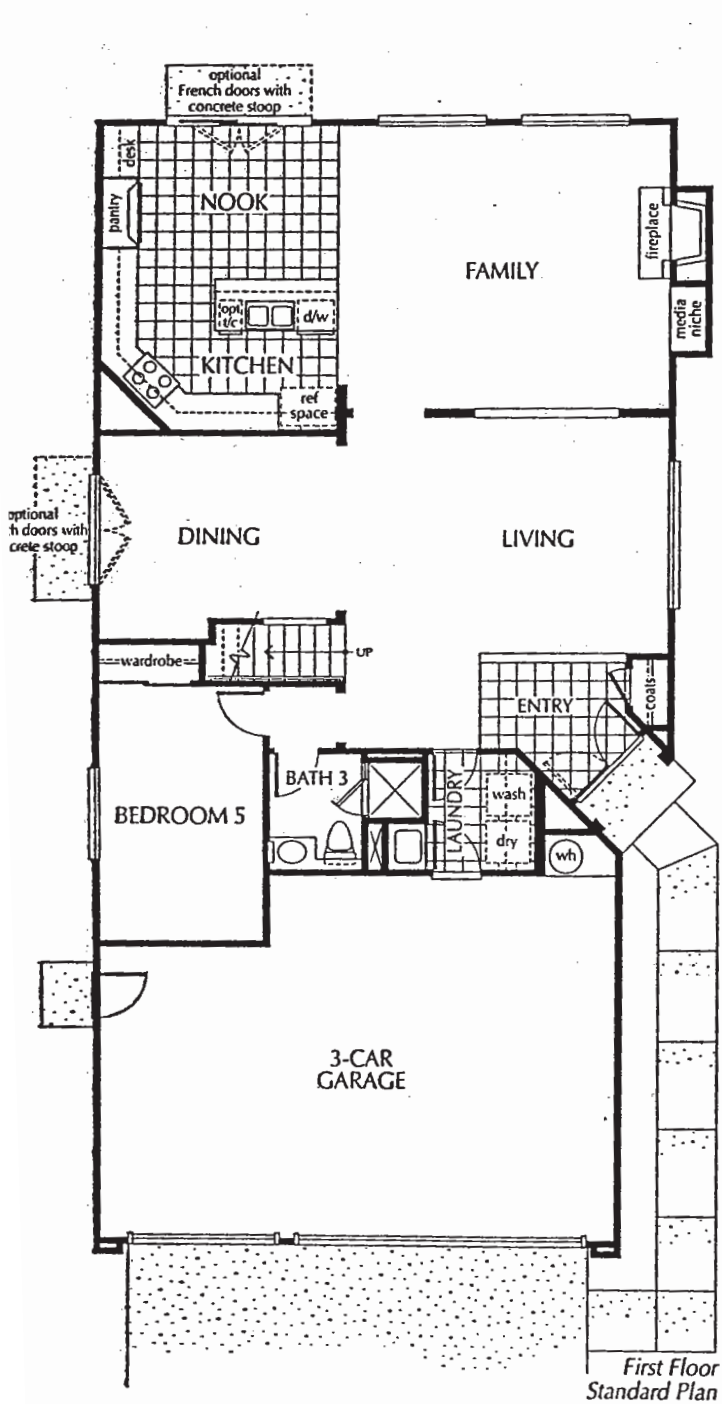


Residence Three

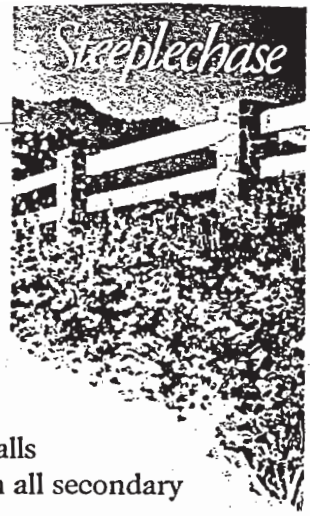
Standard: Residence 3

5 Bedrooms 3 Baths 3-Car Garage

2,607 Square Feet
(Approximately)



Features



T DISTINCTIVE EXTERIOR

- Classic traditional architecture
- Dramatic white frame window styles including mullion and clerestory
- Elegant six-panel Therma-Tru® Fiber Classic entry doors with distinctive Kwikset® hardware
- Metal roll-up garage doors (raised panel design varies per elevation)
- Stone or brick veneers (varies per elevation)
- Front-, side- and rear-yard fencing

G GRACIOUS LIVING AREA

- Choice of traditional wood parquet flooring or ceramic tile in foyers
- Spacious Living Room
- Plush carpeting in choice of designer-selected colors
- Family Room wood-burning fireplace with glass doors and ceramic tile face and hearth in choice of colors
- Decorative Kwikset® polished brass interior door hardware

C CULINARY KITCHENS

- Hand-set ceramic tile counter tops
- Choice of raised panel natural oak or white matte cabinetry with concealed hinge and adjustable shelves
- High-low double sink with Moen® Euro-style faucet and pull out spray
- General Electric® built-in self-cleaning oven
- General Electric® built-in microwave/vent hood combination
- General Electric® 30" gas glass cooktop with sealed burner design
- General Electric® multi-function Potscrubber™ dishwasher
- All appliances in choice of white or black finish
- Refrigerator space equipped with waterline for ice maker
- Storage pantry
- Quality vinyl floor covering
- Recessed ceiling and under-cabinet task lighting
- Cozy nook area

ELEGANCE IN DETAIL

- Decorative lighting fixtures and architecturally specified recessed lighting

- Fireplace with wood mantel and 8" x 8" ceramic tile face and hearth in choice of colors
- Pedestal sink in Powder Room — Residence 1
- Wide rocker light switches
- Rounded-corner interior walls
- Mirrored wardrobe doors in all secondary bedrooms
- Handset ceramic tile counter tops at secondary baths

THE MASTER SUITE

- Elegant Master Bedroom Suites
- Walk-in closet with beveled mirrored wardrobe doors
- Separate stall shower with clear glass enclosure
- Adult-height dual sinks with ceramic tile counter top and white matte cabinetry
- Large oval soaking tub with ceramic tile tub and shower surrounds

FOR YOUR SAFETY AND COMFORT

- Dual pane windows
- Thermostatically controlled gas forced-air heating
- Night set-back thermostat
- Pressure balanced plumbing valves at all showers
- Prewired for security
- Smoke detectors with warning buzzer and battery back-up
- 220V electric outlet and gas line for dryer in Laundry Room
- Interior Laundry Room with raised panel white cabinetry, cultured marble counter top and laundry sink
- Water-saving shower heads and low-flow toilets
- Automatic garage door opener with two controls for double doors
- Prewired for ceiling fans in selected areas
- Finished garage
- Vinyl coated wire shelving in all closets
- Prepared for air conditioning

TECHNOLOGY FEATURES

- Category 5 wire and Category 5 phone jacks to all bedrooms, Family Room and Kitchen
- Upgraded RG6 coaxial cable to all bedrooms, Family Room and Kitchen

(continued on back)

ptions

PTIONS — IF YOU PLEASE*

- Upgraded carpet and pad
- Upgraded hard surface flooring materials
- Spa jets at Master Bath oval tub
- Clear or obscure glass tub/shower enclosure
- Intercom
- Security system
- Video entry system
- Central vacuum
- Air conditioning
- Entry door with clear glass or brass camed glass inserts and sidelite
- Single-lite French doors to exterior in selected areas
- Raised panel or single-lite French doors at selected interior areas
- Door at Master Suite between bedroom and bath
- Six paneled wardrobe or walk-in doors at all closets
- Additional automatic garage door opener for third car bay with two controls
- Ceiling fans in choice of finishes with or without light kit
- Recessed can and track lighting
- Home office package
- Additional telephone Category 5 jacks, light switches, electrical outlets, and cable television wiring
- Dimmer switch at any existing light switch
- Additional water proof exterior electrical outlet
- Designer selected Dining Room chandeliers
- Crown molding in pre-selected areas
- Kitchen counter tops in choice of Corian®, granite slab or tile and decorator selected ceramic tile as shown in models
- High-low cast iron Kitchen sink
- Instant Hot® water at Kitchen sink
- Kitchen cabinetry in choice of mocha or natural maple, limed oak or high-gloss white finish
- Glass panel inserts with mullions for Kitchen cabinetry as shown in models
- Entertainment centers
- Pull out shelves in lower cabinet next to oven
- Recycling center
- General Electric® trash compactor
- General Electric® refrigerator

- General Electric® super capacity washer and dryer
- General Electric® QuietPower® dishwasher with or without cabinet face
- Recirculating Grundfos® hot water pump
- Balcony at Master Bedroom with single-lite French doors
- Spa jets for Master Bath tub
- Hand held shower at Master Bath tub
- Acrylic 'glass' block in Master Bath
- Choice of natural oak, mocha or natural maple, and high-gloss white finish cabinetry in the Master Bath
- Master Bedroom fireplace with ceramic tile face and hearth in choice of colors
- Master Bath counter top and tub/shower in choice of color tiles, marble or granite tile, flat or rope liners and decorator selected ceramic tile as shown in models
- Bath 2 and Bath 3 counter top and tub/shower surrounds in choice of color tiles and flat or rope liners

BUYER'S CHOICE ROOM OPTIONS*

- Plan 1 — Bedroom 2 or Optional Office
Bedroom 4 or Optional Loft
- Plan 2 — Bedroom 2 or Optional Loft
Bedroom 4 or Optional Den
Bedroom 5 or Optional Den
- Plan 3 — Bedroom 2 or Optional Nursery
Bedroom 3 or Optional Loft

*Available at additional cost and subject to construction cutoff dates.

IMPORTANT NOTES FOR FEATURES AND OPTIONS

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Features" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are warranted by the individual manufacturer and/or suppliers. Binders containing copies of these warranties are available for inspection, upon request, in our sales office. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms, and specifications are subject to change without notice. Prices do not include optional items.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Rendered as artist's conception. AZ 5336 November 1997