



Sunridge

by Premier Communities

Features

Exterior

- ⊗ Handsome entry door w/chrome hardware & window
- ⊗ Private patio or balcony

Kitchen

- ⊗ Natural maple cabinetry
- ⊗ Designer easy-care vinyl flooring
- ⊗ Ceramic tile countertops
- ⊗ Hotpoint oven/range
- ⊗ Built-in Hotpoint microwave
- ⊗ GE Dishwasher
- ⊗ Faucet w/pull-out sprayer
- ⊗ Pantry
- ⊗ Dining area w/ceiling fan

Master Bedroom

- ⊗ Mirrored wardrobe doors

Secondary Bedroom

- ⊗ Mirrored wardrobe doors

Bathrooms

- ⊗ Natural maple vanity cabinets
- ⊗ Cultured marble vanity countertops
- ⊗ Tub/shower enclosure
- ⊗ Medicine cabinets

Extras

- ⊗ Interior laundry closet with washer/dryer hookups
- ⊗ Cable TV ready in living room & master bedroom
- ⊗ Phone in kitchen, living room & master bedroom
- ⊗ Decora light switches
- ⊗ Smoke detectors

Community Highlights

- ⊗ Oversized pool
- ⊗ Recreation room
- ⊗ Picnic Area
- ⊗ Reserved parking
- ⊗ Close to schools & shopping

In a constant endeavor to improve the quality of this community, the builder reserves the right to modify plans, features, prices, materials and designs without prior notice or obligation.



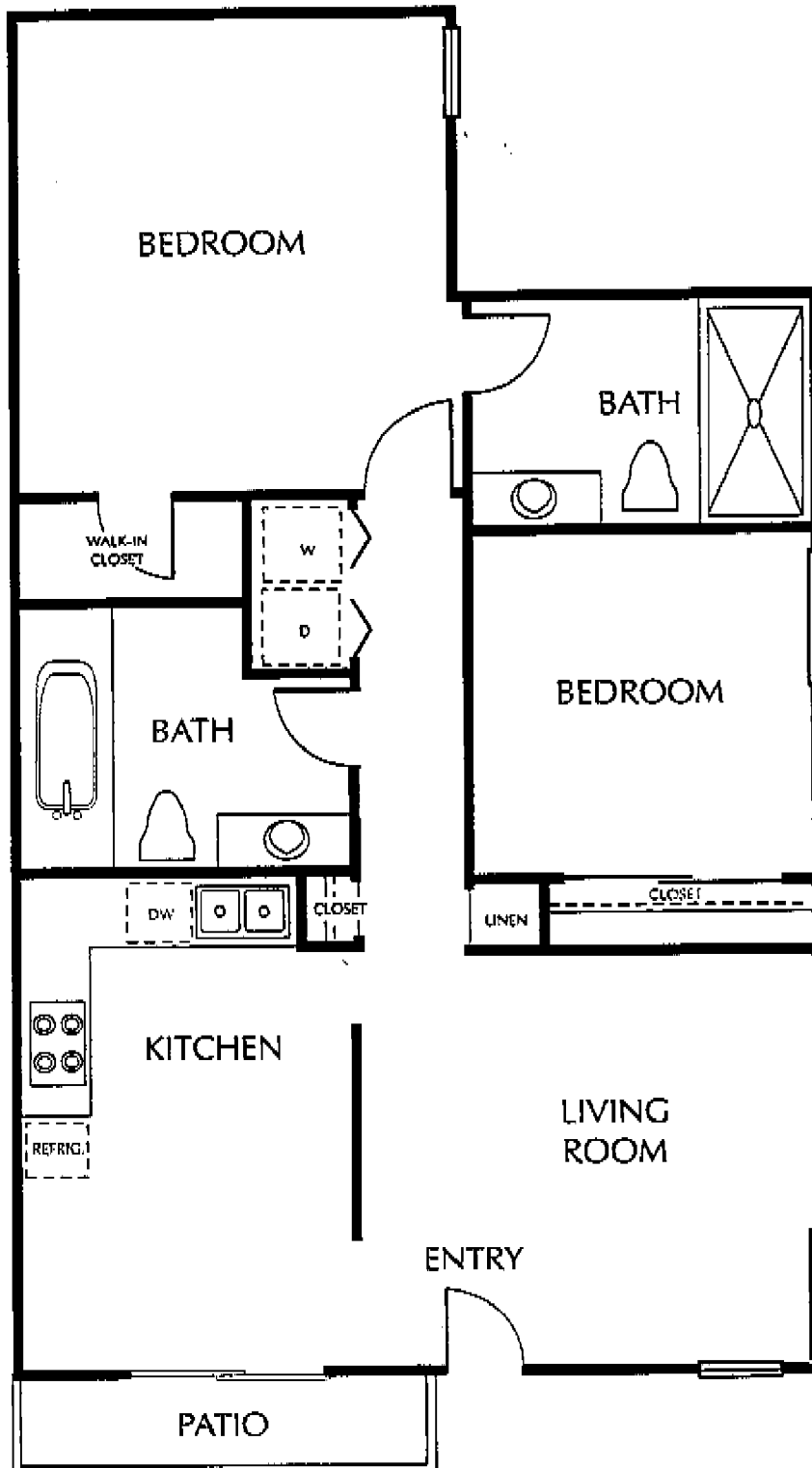


Making the American Dream Affordable

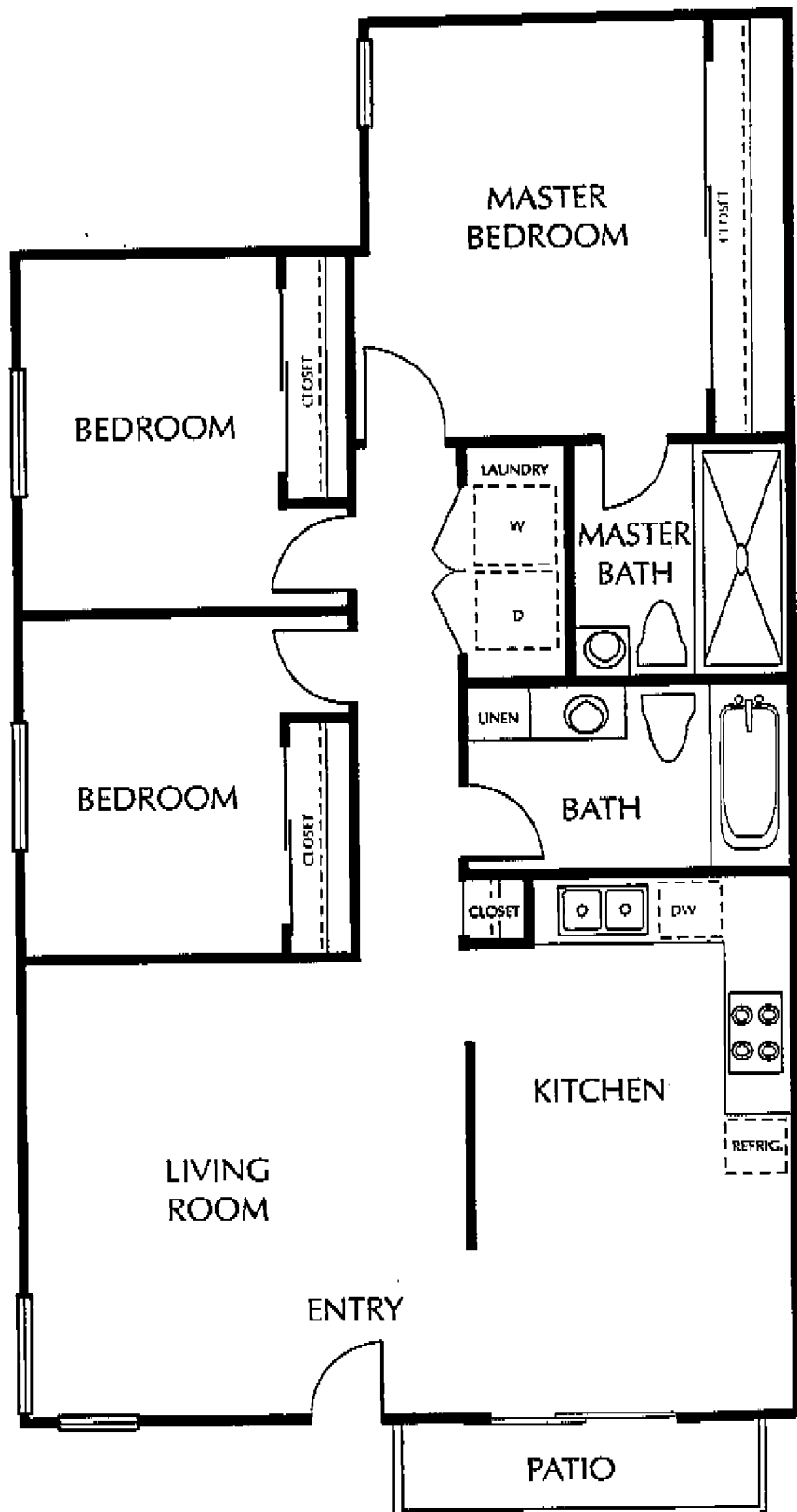
Premier Communities is widely known as an industry leader in the redevelopment of established communities, providing much needed affordable housing to San Diego County homebuyers. Our high expectations of the standards of community living, creates quality homes that compliment each neighborhood. Our communities put the American dream within reach of many homebuyers.

There are few things in life that surpass the feeling of moving into your own home. That is why we strive to make home buying an enjoyable experience. From construction to delivery, each home is the result of a concentrated effort of professionals to provide you with a place you'll love to call "home."

Plan 1



Plan 2



Community Story

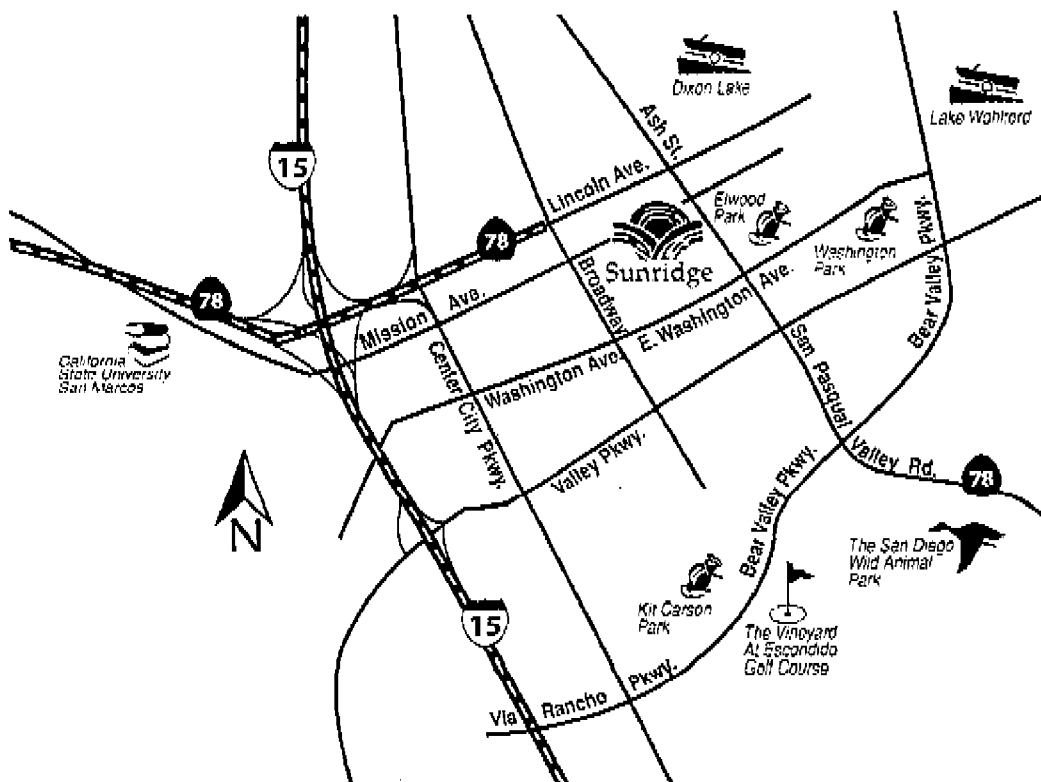
Premier Communities is proud to present Sunridge, an affordable collection of 24 condominium homes centrally located in Escondido, north San Diego County's largest city. Sunridge has convenient access to Interstate 15 and Highway 78 making San Diego, Los Angeles, the beaches, mountains and desert within your reach.

Sunridge is surrounded by things to do and places to visit. Just down the road is North County Fair, the largest shopping mall in San Diego's North County, with more than 160 specialty shops, 15 restaurants and five major department stores. The renowned San Diego Wild Animal Park is a great experience for family and visiting guests. On a hot summer's day, cool off at the \$61 million Iceoplex an ice skating center with two Olympic-sized ice skating rinks. Cultural events take place throughout the year at the California Center for the Arts which includes a 1500 seat concert hall and a 400 seat community theater.

Living at Sunridge means you'll have many recreational opportunities at your finger tips like 20 golf courses, three lakes with boating and fishing plus 13 parks including Kit Carson, and Felicita Parks. Escondido's recreation program is among the finest in the state.

Escondido Union School District and Union High School District offers three high schools, 15 elementary schools and three middle schools. In the area, you'll also find Palomar Community College and Cal State University San Marcos.

Discover the home for you at Sunridge in San Diego's beautiful North County.



Sunridge

1035 East Washington Ave.
Escondido, CA 92025

tel. 760/480-0007

fax 760/480-0013



Sunridge

760-480-0007
760-480-0013 fax

2 Bedroom/2 Bath, 950 sq. ft.

Unit	Price
5	SOLD
6*	\$187,990
11	SOLD
12*	SOLD
13	SOLD
14*	\$187,990
19	\$189,990
20*	\$186,990
21	\$191,990
22*	\$179,990
23	\$189,990
24*	\$186,990

3 Bedroom/2 Bath
1,060 square feet

Unit	Price
1	SOLD
2*	\$217,990
3	\$218,990
4*	\$215,990
7	\$218,990
8*	\$215,990
9	SOLD
10*	\$217,990
15	\$218,990
16*	\$215,990
17	\$221,990
18*	\$218,990

*UPPER UNIT

CONTENTS

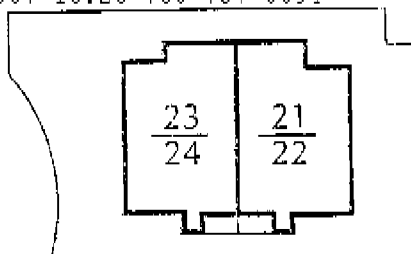
BUILDING = ①

UNIT = 1
UNIT = 2

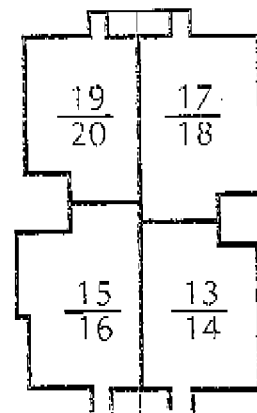
GUEST PARKING = P5A

PARKING SPACE UNIT 1 = P51

COVERED PARKING SPACE 24 = CP52*



PS 21
PS 23
PS 22
PS 21
PS 20
PS 19
PS 18
PS 17
PS 16



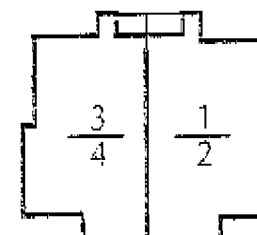
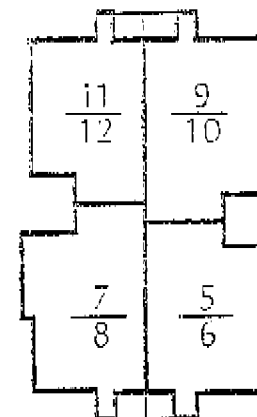
PS 24
PS 23
PS 22
PS 21
PS 20
PS 19
PS 18
PS 17
PS 16
PS 15
PS 14
PS 13

Built in 1984

24 Units

HOA \$202 per month
(includes trash, landscape/common
area/pool maintenance, individual
unit water, exterior pest control)

No Mello/Roes
Property Tax: 1.25%



PICNIC AREA

CLUB
HOUSE

POOL

PS 15
PS 14
PS 13
PS 12
PS 11
PS 10
PS 9
PS 8
PS 7
PS 6
PS 5
PS 4
PS 3
PS 2
PS 1
CPS 12
CPS 11
CPS 10
CPS 9
CPS 8
CPS 7
CPS 6
CPS 5
CPS 4
CPS 3
CPS 2
CPS 1
PS C
PS B
PS A

BEECH STREET

WASHINGTON AVENUE