



THE BOULDERS

In The Hills Near Rancho Bernardo



The Boulders. Built With Comfort And Luxury In Mind.

Living at The Boulders means you have opted for the highest standard of quality construction. Our one-, two- and three-bedroom models are built to perfection, featuring wood-burning fireplaces, oversized windows, fully equipped kitchens and private patios. And speaking of perfection, The Boulders provide more than just a place to live. They offer a special lifestyle where comfort, luxury and activity combine into what is quite possibly San Diego's only perfect community.

The Boulders. It's for people who take lifestyle seriously.



Rancho Bernardo. Master Planned To Perfection.

This is one of California's finest master-planned communities. Along with friendly, attractive neighborhoods you'll find golf courses, tennis courts, hiking trails and other recreational amenities. Convenient shopping centers, dining and entertainment are nearby. Excellent schools are but a moment away. All these amenities (and more) combine to create a country atmosphere that's freeway close to urban pleasures.

Outside. Fun Everywhere You Turn.

Living at The Boulders is like a year-round vacation. Right outside your door you'll find an outstanding array of recreational amenities. While just down the road there's golf, professional sports, the San Diego Zoo and Wild Animal Park, and a host of cultural and entertainment events.

Community recreational facilities include:

- Two lighted tennis courts
- Two clubhouses
- Fitness center
- Aerobics
- Fitness equipment
- Movie theater
- Tot lot
- Childrens playground
- Tanning bed
- Mountain bikes
- Computer center
- Two resort-style pools
- Two spas
- Dry sauna
- Barbeque grills
- Picnic areas



Inside. Quality Touches Around Every Corner.

- Wood-burning fireplaces
- Full-size washer dryer
- Vaulted and 9-foot ceilings
- Oversized windows
- Vertical blinds throughout
- White-washed oak cabinets
- Generous pantry
- Intrusion alarm
- Whirlpool appliances
- Microwave oven
- Frost-free refrigerator
- Private patio with storage room
- Cable ready
- Carport and garages available
- One-year Homeowner's Warranty



THE BOULDERS

of Rancho Bernardo



The Eucalyptus, \$149,900 Sale Price

THREE WAYS TO MAKE THIS HOME YOUR OWN

October 5, 1994

	3% Down 30 Yr Term Fixed	5% Down 30 Yr Term 2-1 Buy Down	10% Down 30 Yr Term 6-Mo LIBOR
Down Payment:	\$4,500.00	\$7,500.00	\$15,000.00
Loan Amount:	\$145,400.00	\$142,400.00	\$134,900.00
Interest Rate:	9.250%	7.750%	6.125%
Discount Points	0 Points	1 Point	0 Points
Monthly P&I Payment:	\$1,196.17	\$1,020.17	\$819.67
Real Estate Taxes:	\$156.15	\$156.15	\$156.15
Hazard Insurance:	\$0.00	\$0.00	\$0.00
Private Mortgage Insurance:	\$99.36	\$75.95	\$55.08
Homeowner's Fee	\$125.00	\$125.00	\$125.00
Total Monthly Payment (approx)	\$1,576.67	\$1,377.26	\$1,155.90
Approx Budget Impact** (After Income Tax)	\$1,129.74	\$1,000.73	\$860.25
Gross Monthly Income*** needed to Qualify (approx)	\$4,777.80	\$4,173.53	\$3,738.55

** Note: Rent on the Eucalyptus currently runs \$1,000.00 per month.

*** Actual Monthly Income needed to qualify will depend on applicant debt structure.

Financing Provided by

MetroFund

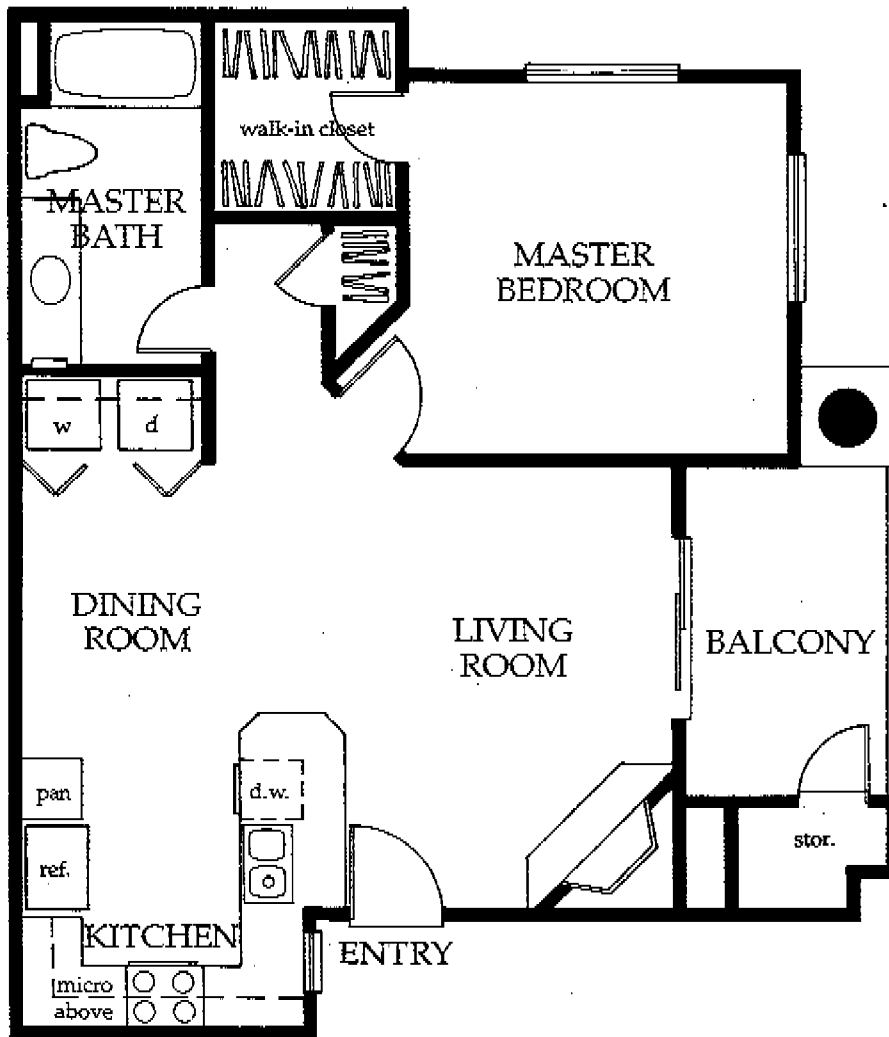
For loan information, contact: Lee Stewart
At your service at: Pager (619) 974-5322

Rates, Terms and Conditions are subject to change without notice. (Rates quoted as of the date above.)

NOTICE: THIS INFORMATION IS FOR REAL ESTATE PROFESSIONALS ONLY.
IT IS ONLY AN ESTIMATE AND NOT AN ADVERTISEMENT TO EXTEND CONSUMER CREDIT AS DEFINED BY SEC. 226.2 REG. Z.

THE PALO VERDE

ONE BEDROOM & ONE BATH



740 SQUARE FEET

DECK AND STORAGE 120 SQUARE FEET

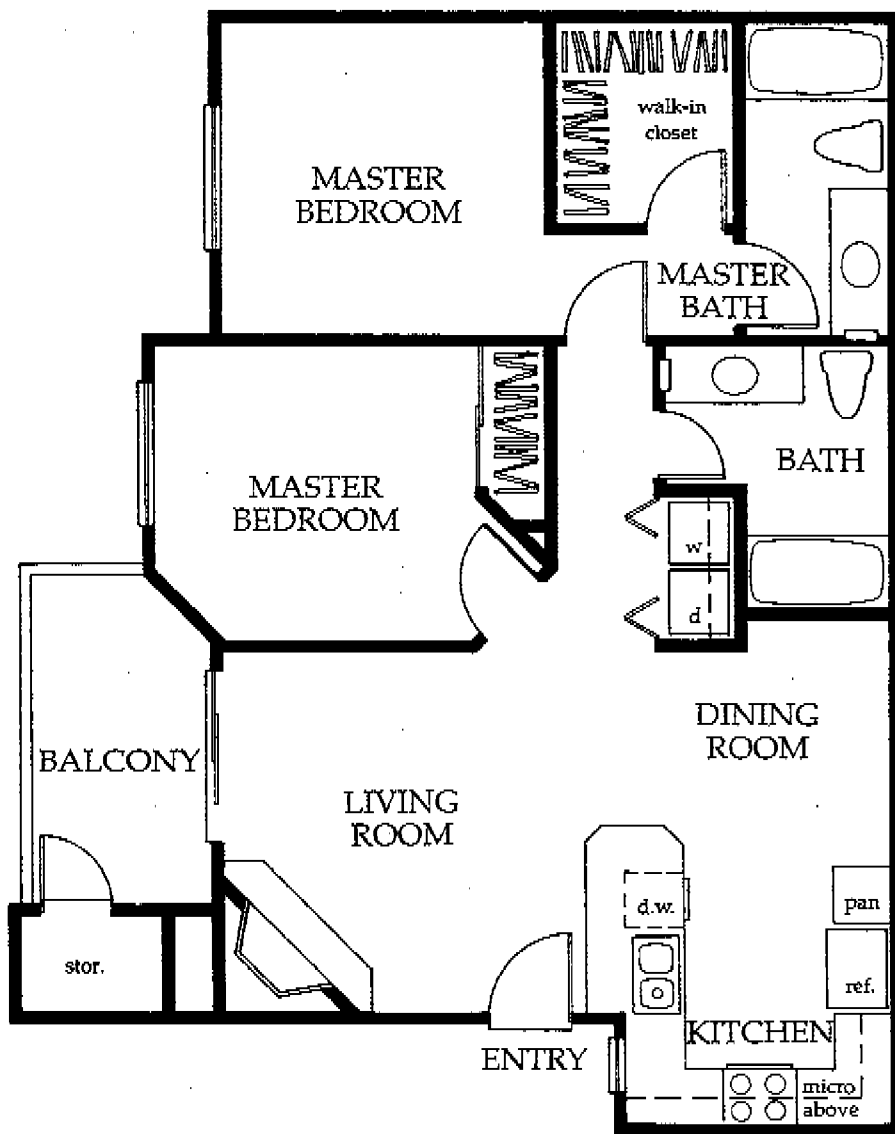
THE BOULDERS

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17161 Alva Road
 San Diego, CA 92127
 Tel: (619) 674-4242
 Fax: (619) 592-2634

THE MANZANITA

TWO BEDROOM & TWO BATH



901 SQUARE FEET

DECK AND STORAGE 110 SQUARE FEET

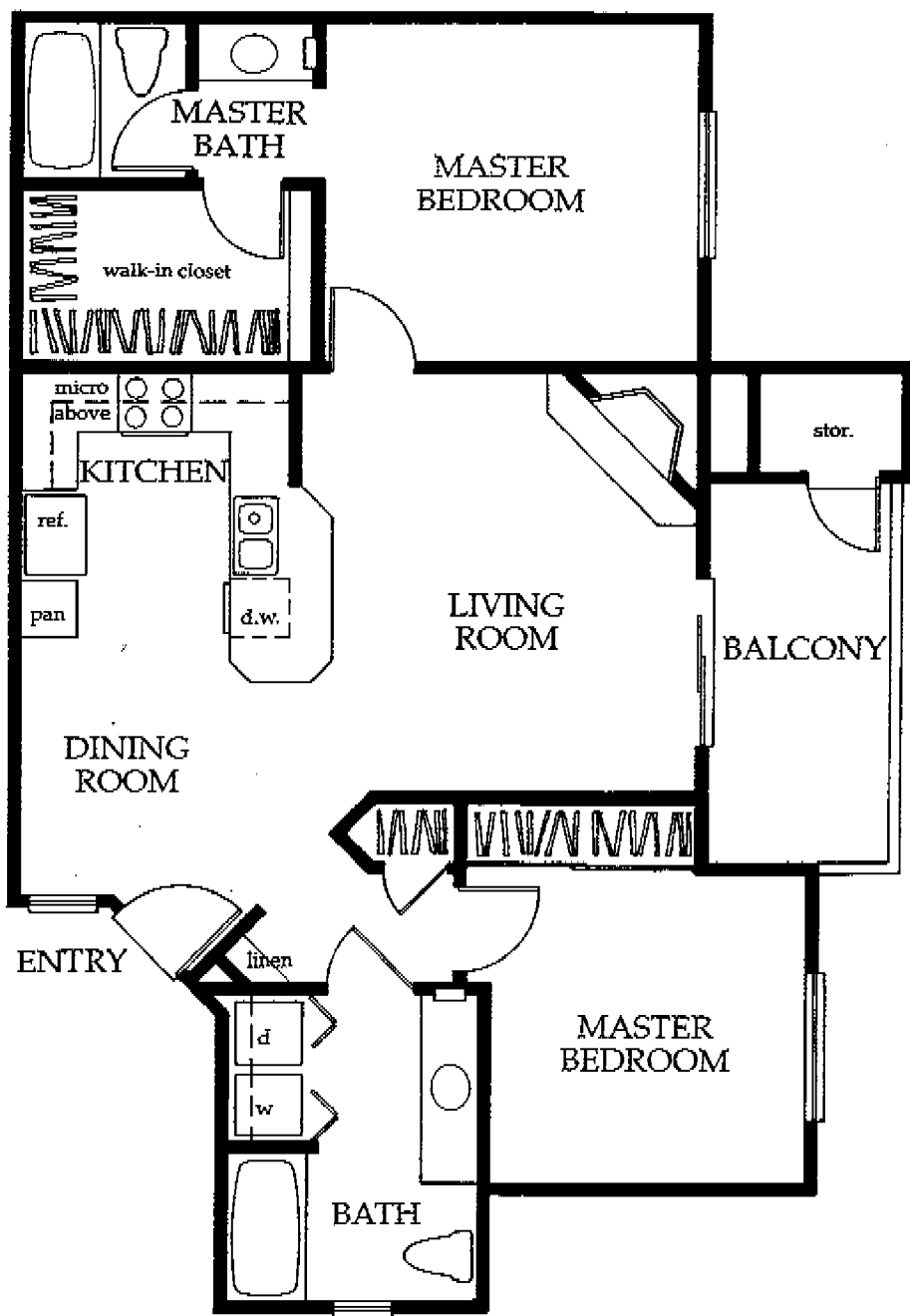
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THE OCOTILLO

TWO BEDROOM & TWO BATH



982 SQUARE FEET
DECK AND STORAGE 120 SQUARE FEET

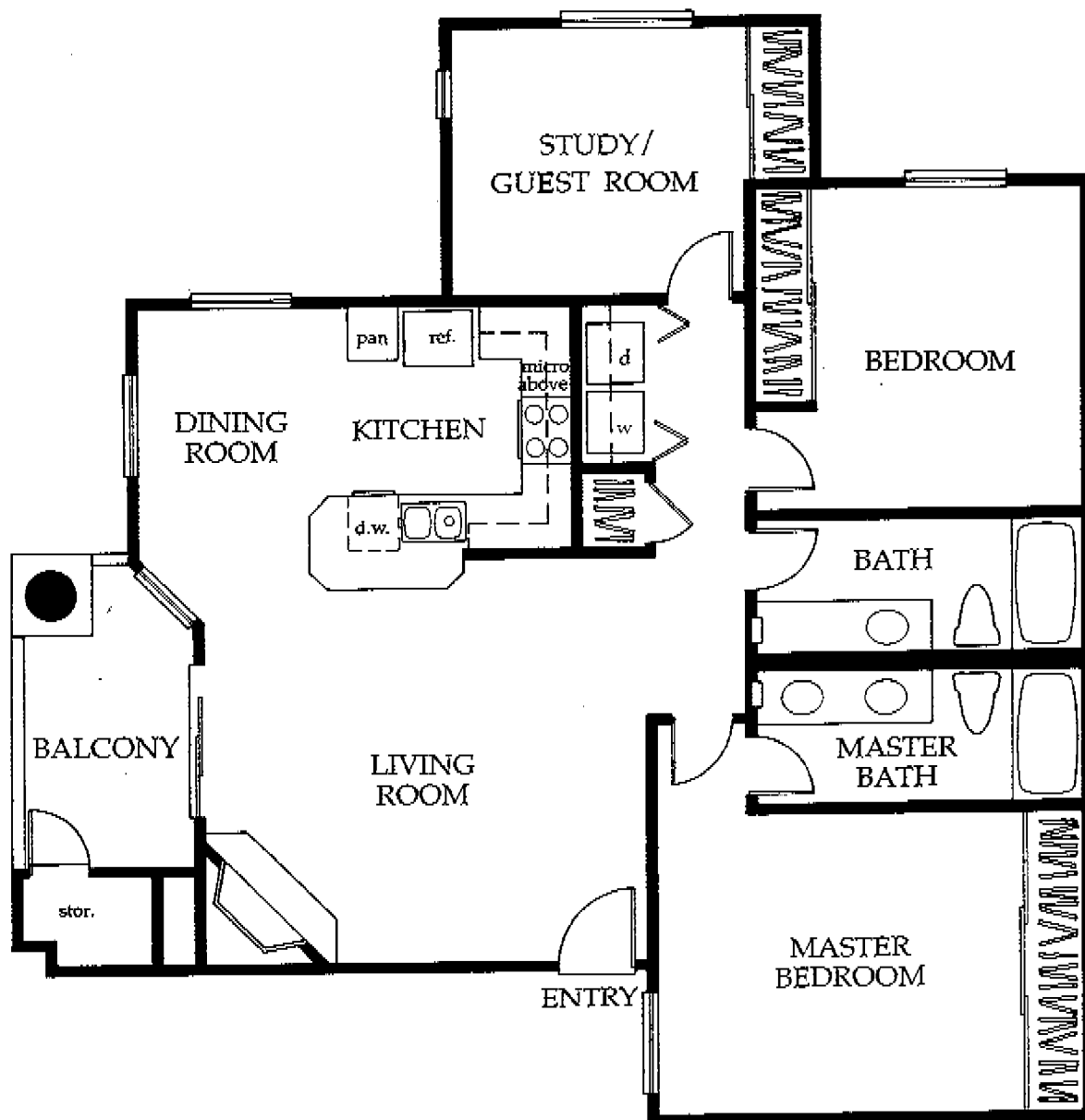
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THE EUCALYPTUS

THREE BEDROOM & TWO BATH



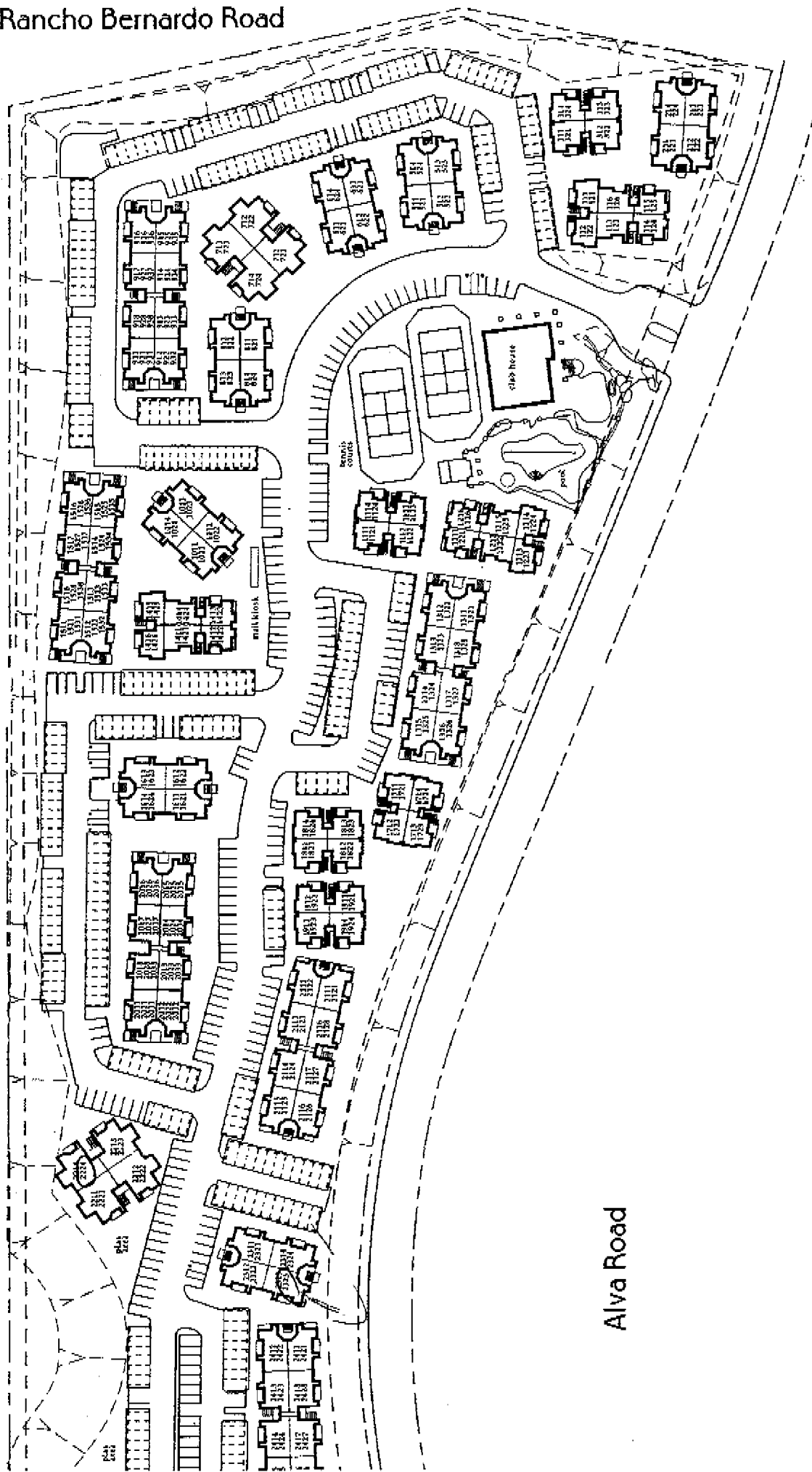
1241 SQUARE FEET
DECK AND STORAGE 105 SQUARE FEET

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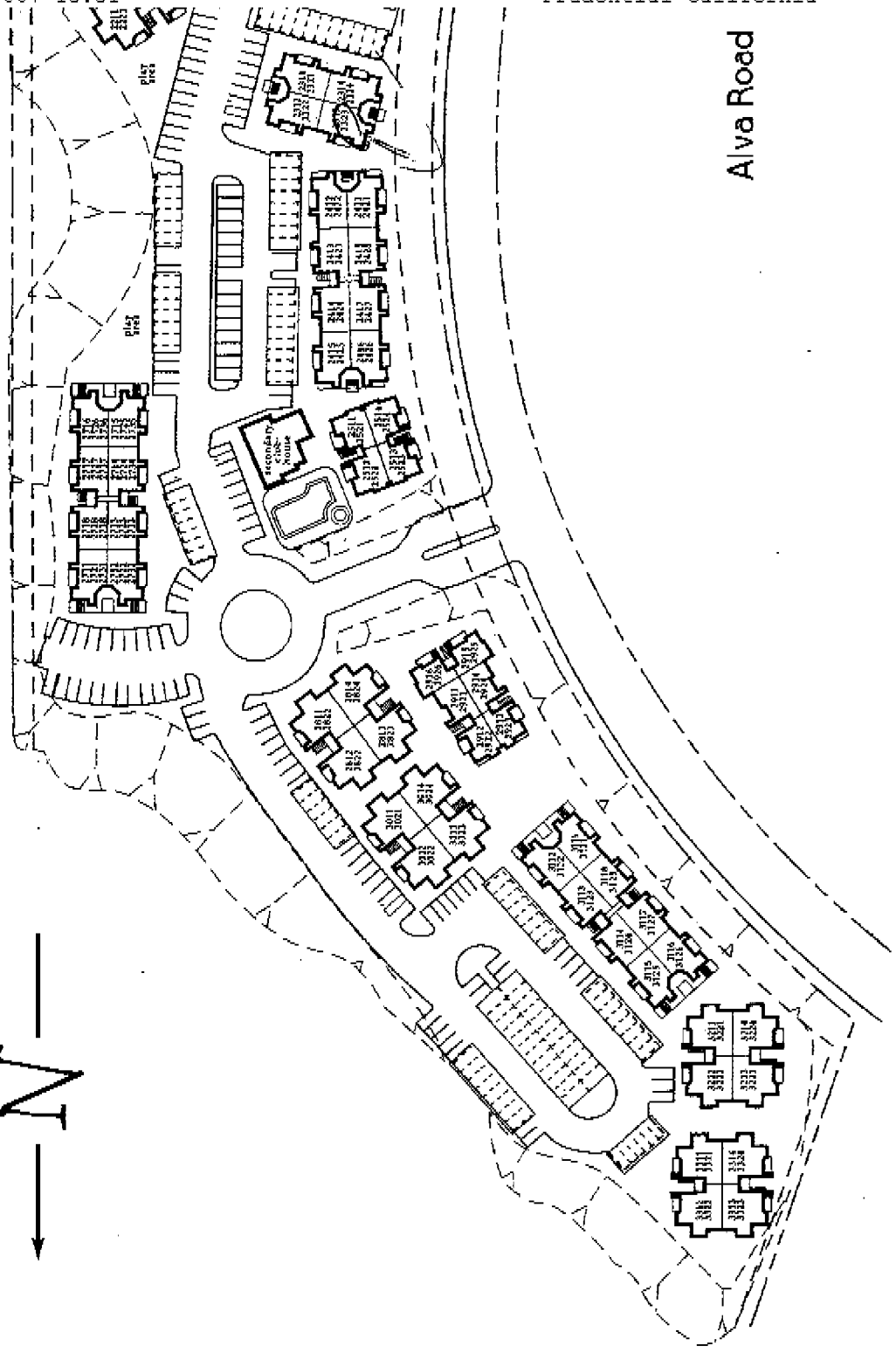
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Rancho Bernardo Road



Alva Road

building 1400	first floor 1411-1416 second floor 1421-1426	building 1500	first floor
building 1800	first floor 1811-1814 second floor 1821-1824	building 1900	first floor
building 2200	play area	building 2700	children's
building 2600	first floor 2211-2214 second floor 2221-2224	building 3000	first floor 3011-3014 second floor 3021-3024
building 3100	secondary clubhouse first floor 2711-2716 second floor	building 3100	first floor



Alva Road

building 100	first floor 111-115 second floor 121-125	building 200	first floor	building 500	first floor 611-614 second floor 621-624	building 1000	first floor 1011-1014 second floor 1021-1024	building 1400	first floor 1411-1416 second floor 1421-1426	building 1500	first floor
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