



the
Meadows
at

HIDDEN TRAILS

THE MEADOWS AT HIDDEN TRAILS FEATURES

We hope you'll be pleasantly surprised with the features that are already built into your home.

Just look over this list and you'll see what goes in to each and every one of our top-quality homes. And if you want to personalize your new home, check out the upgrade Possibilities listed below.

INVITING INTERIORS

- Custom-Crafted Oak Stairway System
- Custom-Styled Radius Bullnose Corners
- Formal Dining Areas
- Wood-Burning Fireplaces with Painted Wood Mantles in Family Rooms (and Raised Hearth in Plans 3 and 4)
- Media Niches
- Pre-Wired for Cable TV and Telephone in all Bedrooms, Dens, and Lofts
- Plush Carpeting
- Hand-Set Ceramic Tile Entries
- Decorator-Selected Vinyl Flooring
- Spacious Linen Closets
- Mirrored Wardrobe or Mirrored French Doors in all Master Bedrooms
- Spacious Walk-in Closets in all Master Bedrooms
- Colonial Style Raised Panel Interior Doors
- Decorator-Selected Lighting Fixtures and Custom Recessed Lighting
- Gas Forced-Air Heating
- Silent Touch Decora Rocker Switches Throughout
- Interior Laundry Areas with Sinks and Built-in Cabinets
- Air Conditioning

GOURMET KITCHENS

- Elegant 8" Ceramic Tile Countertops
- Oak Cabinetry with Hidden Hinges, Vinyl Lining and Adjustable Shelves
- Under Cabinet Lighting
- White Cast Iron Dual-Sided Sink
- White Pull-out Spray Faucet
- GE Appliances, Choice of Black or White
 - GE Built-In Gas Cooktop
 - GE 30" Self-Cleaning Wall Oven
 - GE 1.8 Cubic Feet Microwave
 - GE Built-In Dishwasher
- Refrigerator Area with Water Line Plumbed for Ice Maker
- Heavy Duty Disposal

LUXURIOUS BATHS

- 8" x 8" Ceramic Tile Countertops in Master Baths
- 4" x 4" or 8" x 8" Ceramic Tile Counter Tops in Secondary Baths
- Pedestal Sink and Attractive Oval Mirror in Powder Rooms
- His & Hers Dual Basins in Master Bath
- Delta Designer Faucets
- Elegant Oval Tub and Separate Shower with Tile Surrounds in Master Baths
- Porcelain Towel Bar in Master Bath and Powder Room

WATER & ENERGY SAVERS

- Thermostats with Night Setbacks
- Ultra Low-Flow Toilets
- Low-Flow Showerheads
- Dual-Glazed Vinyl Windows
- Temperature-Safe Faucet Controls
- Gas Hook-up in Laundry Area

EXTERIOR DETAILING

- Distinctive Spanish, Craftsman and California-Styled Architecture
- Raised Panel Entry Doors with Windows and Elegant Oil-Rubbed Bronze Hardware
- Architecturally Selected Color Palettes for Color Variety in Street Scapes

- Multi-Colored Concrete Tile Roofs
- Front Yard Landscaping with Automatic Irrigation System
- Full Yard Fencing
- Stub Out for Gas Bar-B-Que
- Steel Raised Panel Roll-up Garage Door with Garage Door Opener on Double Door
- 3-Car Garage, 2-Car plus 1-Car Garage or 2-Car Garage plus Pro-Plotted Workshop
- Elegant Exterior Coach Lighting

CONSTRUCTION ENHANCEMENTS

- "Silent Floor" Second Story Truss Joist System
- Copper Plumbing
- Completely Dry-walled Garages
- Equipped with Category 5 Computer, Phone Data Wire and RG-6 Coaxial Cable

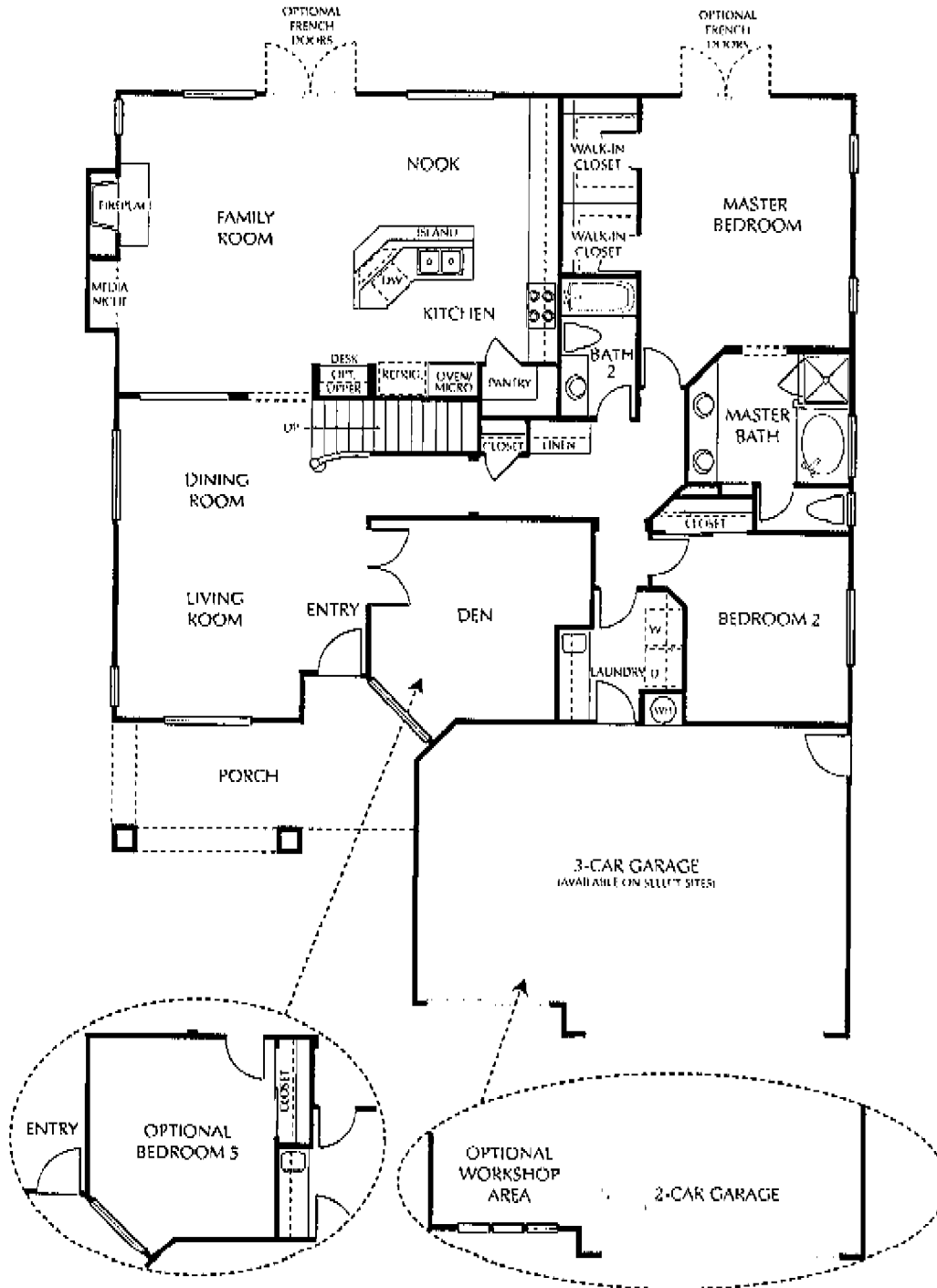
POSSIBILITIES (*Options to Consider*)

We know you want your home to boast its own distinct flavor. You'll see we designed the homes of The Vineyards with that in mind. Still, you may be among those who want to explore the options, what we call Possibilities.

- Arched Doors
- Stool and Apron
- Elegant Crown Molding
- Designer-Selected Cape Cod Base and Door Casing
- Single-Lite or 10-Lite French Doors
- Wood Mantles in a Variety of Finishes
- Distinctive Door Hardware in a Variety of Finishes
- Custom Designed Built-in Shelves at Media Niches
- Closet Organizers
- Leaded Glass Windows
- Mirrored Wardrobe Doors
- Jotted Tub-Master Bath
- Shower Enclosures
- Deluxe Delta Designer Faucets in Platinum, Brass and Chrome, or Venetian Bronze Finish
- Bath Hardware in a Variety of Finishes
- Classic or Memoirs Style Plumbing Upgrades
- Maple Cabinetry in a Variety of Finishes
- Euro Design White Cabinets
- Leaded Glass Upper Cabinet Door Panels
- Corinthian Counter Tops in Kitchens and Baths
- Ceramic Tile in Designer Colors and Patterns in Kitchens and Baths
- Designer-Selected Granite Counter Tops in Kitchens and Master Baths
- Sub-Zero Refrigerator
- Sub-Zero Wine Cooler
- 18-Gauge Stainless Steel Kitchen Sink
- Appliance Upgrades in Black, White, Bisque or Stainless Steel Finishes
 - GE Profile Self-Cleaning Convection Oven
 - GE Profile 2.1 Cubic Feet Microwave
 - GE Profile 5-Burner Gas Cooktop
 - GE Profile Performance Hood
 - GE Upgraded Dishwasher
 - GE Monogram Built-in Style Refrigerator
 - GE Profile Side-by-Side Refrigerator
 - GE Profile Trash Compactor
 - GE Washers and Dryers
- Reverse Osmosis System
- Protective Coating for Garage Floors
- Convenient Keyless Entry on Garage Door
- Decorative Windows in Garage Door
- Garage Cabinets and Activity Organizers
- Fully Painted Garage with Fluorescent Lighting
- Deck with French Doors and Sidelights
- Nutone Intercom System
- Security System
- Video Security System
- Home Theatre System
- Central Vac System
- Nutone Ironing Center
- Additional Electrical, Phone, Cable TV Outlets
- Additional Hose Bibs
- Rain Gutters

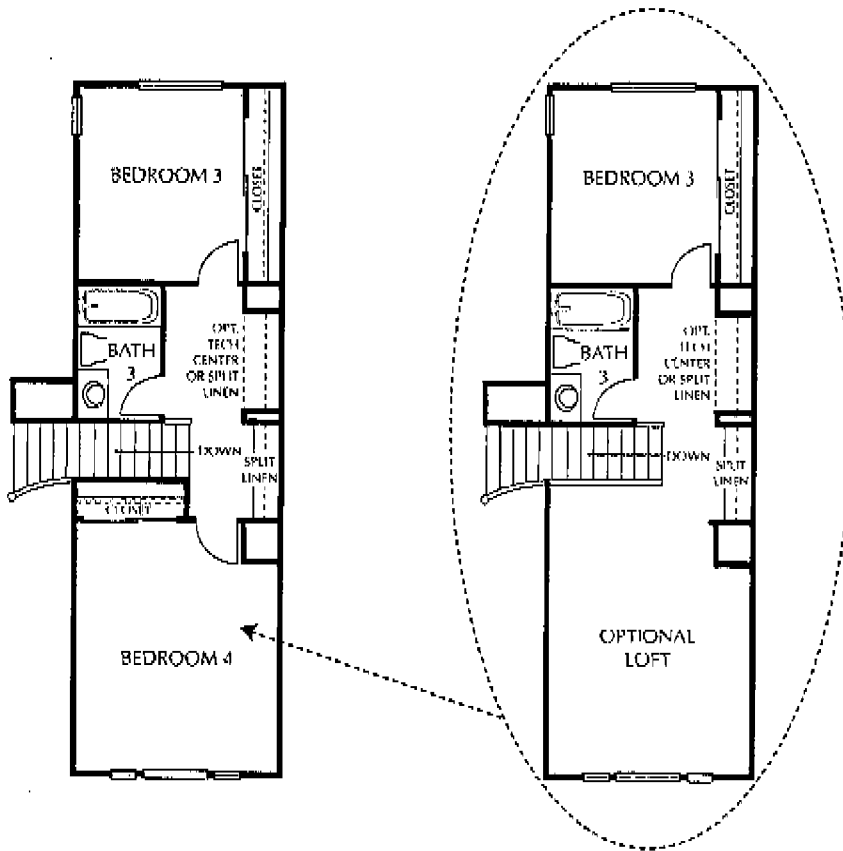
MONET PLAN 2A -- TWO STORY (NOT MODELED)

2,604 square feet, 4 bedrooms plus den, 3 baths, 3-car garage



our continuing policy of research and improvement, William Lyon Homes reserves the right to change product, design specifications, materials, prices and terms without prior notice. duct type is subject to availability. Some room configurations, including but not limited to those indicated, are available only on select sites. Optional features may be included at additional cost subject to construction cut-off dates. All square footage is approximate. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Architectural elements such as window format and porches vary according to exterior elevation of the home. Some of those variances may also cause minor variations in square footage. See your sales representative for details.

MONET PLAN 2A — TWO STORY (NOT MODELED) second floor



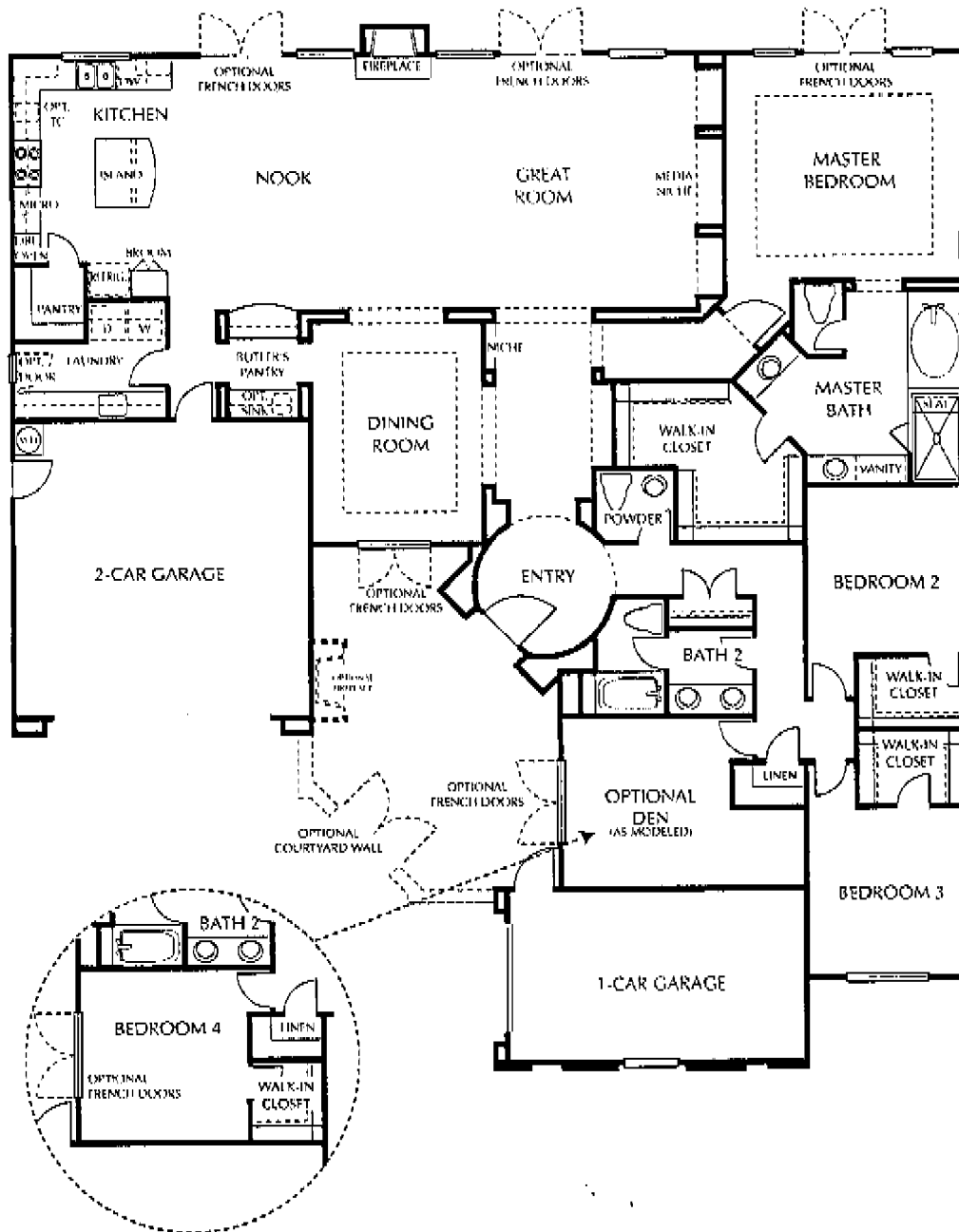
MONET PLAN 2A

MONET PLAN 2B



RENOIR PLAN 3A — ONE STORY

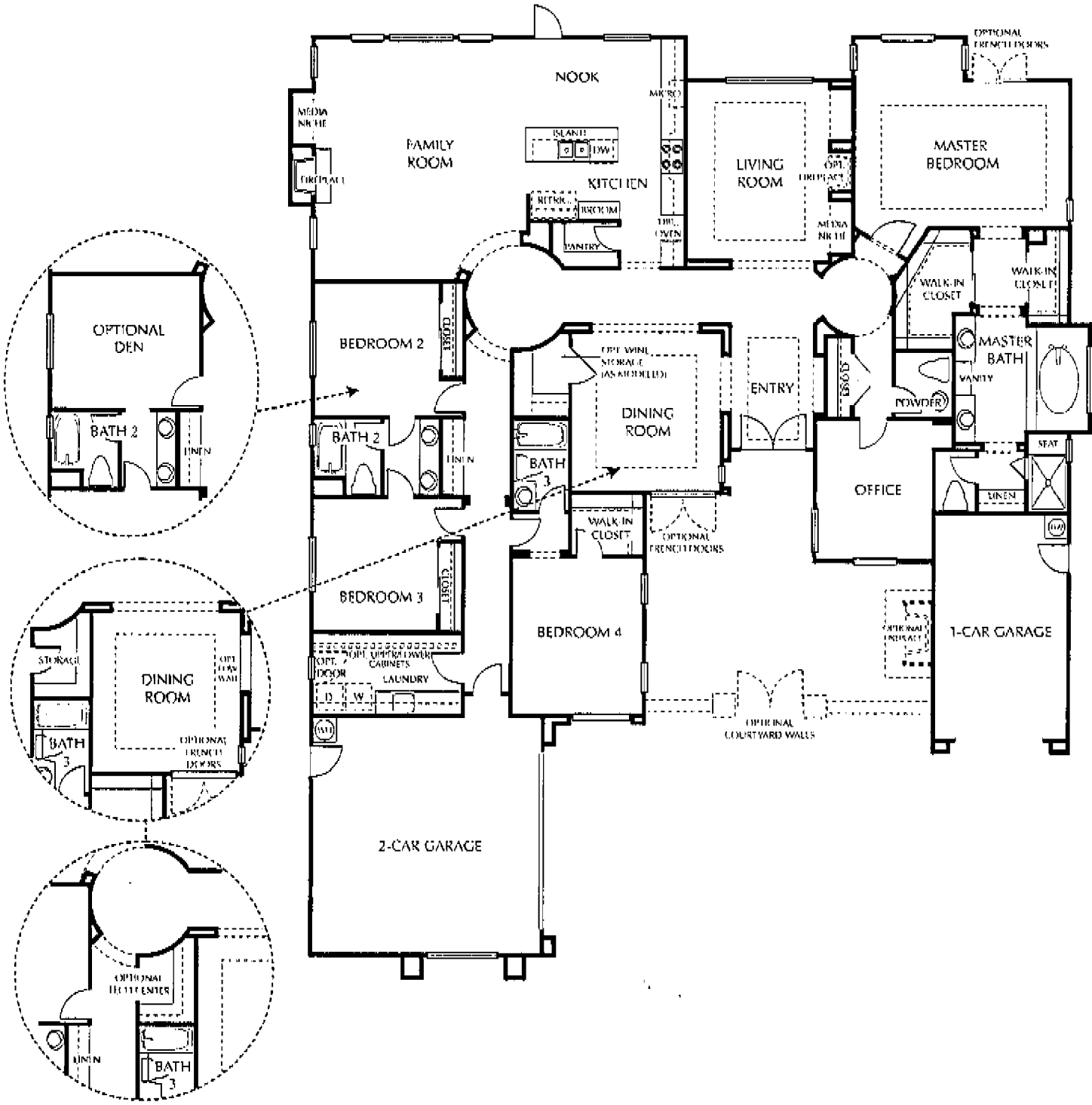
3,126 square feet, 4 bedrooms, 2½ baths, 2-car plus 1-car garage



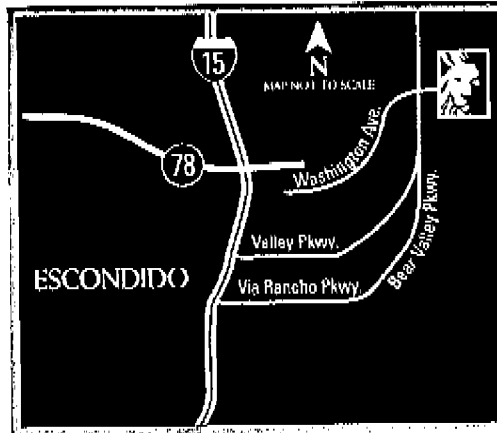
In our continuing policy of research and improvement, William Lyon Homes reserves the right to change product, design specifications, materials, prices and terms without prior notice. Product type is subject to availability. Some room configurations, including but not limited to those indicated, are available only on select sites. Optional features may be included at additional cost subject to construction cut-off dates. All square footage is approximate. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Architectural elements such as window placement and porches vary according to exterior elevation of the home. Some of these variances may also cause minor variations in square footage. See your sales representative for details.

VAN GOGH PLAN 4B — ONE STORY

3,486 square feet, 4 bedrooms plus office, 3 1/2 baths, 2-car plus 1-car garage



our continuing policy of research and improvement, William Lyon Homes reserves the right to change product, design specifications, materials, prices and terms without prior notice. Exact type is subject to availability. Some room configurations, including but not limited to those indicated, are available only on select sites. Optional features may be included at additional cost set to construction cut-off dates. All square footage is approximate. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Architectural elements such as window placement and porches vary according to exterior elevation of the home. Some of these variances may also cause minor variations in square footage. See your sales representative for details.



3109 Sycamore Heights Place · Escondido, CA 92027

Telephone: 760-480-9548 · Fax: 760-480-9386

E-Mail: meadows@lyonhomes.com

From I-15 North: Exit Via Rancho Parkway, continue on Bear Valley Parkway, turn right on Valley Parkway, turn right on Hidden Trails Lane at Washington Avenue, turn right on Sycamore Heights Place.

From I-15 South: Exit Valley Parkway, turn right on Hidden Trails Lane at Washington Avenue, turn right on Sycamore Heights Place.



William Lyon Homes

Experience the pride.