

the Palisades

AT RANCHO ARBOLITOS

Large, Luxury Homes on Estate-size Lots

The Palisades at Rancho Arbolitos, with its large and impressive single-story homes on estate-size lots, is ideal for the buyer who demands and appreciates the finest things in life.

Outstanding floor plans, quality construction and a long list of luxury amenities including circular driveways, cathedral ceilings, jetted Roman tubs and up to three fireplaces, combine to make these among the most desirable new homes ever offered in the San Diego area.

All have large living and dining rooms for formal entertaining; and family rooms, breakfast nooks and gourmet kitchens for informal living and entertaining. Each bedroom has its own attached or separate bathroom, and the master bath is large and luxurious with oversized walk-in closet, jetted tub and separate stall shower. Interior laundry rooms are standard.

Exteriors are offered in a choice of handsome Spanish or Mediterranean designs, all with concrete tile roofs and attached three-car garages.

Homes at The Palisades are constructed on one-acre and larger lots, situated high on a hill for privacy and panoramic views of the surrounding mountains.

The Masterpiece of a Master Builder

The Palisades at Rancho Arbolitos is a development of Standard Pacific, L.P., one of the largest and most respected homebuilders in the West. More than 25,000 families now live in homes built by Standard Pacific, which is listed on the New York Stock Exchange.

Established in San Diego County in 1969, Standard Pacific of San Diego, a division of Standard Pacific, L.P., has achieved a reputation for superiority in design, excellence in construction, sensitivity to the environment, and responsibility to the homebuyer after move-in.

Standard Pacific, primarily engaged in the building of single-family home neighborhoods, endeavors to create contemporary communities that blend effortlessly into the natural geography and harmonize with nearby neighborhoods.

Among the outstanding new-home communities developed in San Diego by Standard Pacific are Woodbine, Summerfield-Encinitas, Summerfield-Escondido, Summerfield Estates, Cedar Ridge and Cedar Ridge North, Spinnaker Hill, Del Serrano, Crestwood, Foxdale, Sea Mesa, Spinnaker Point, Vista Pacifica, Las Playas, Helix View Estates, Woodside, Parkside, Rancho Verde, The Grove, Woodland Hills, Country Point, Ridgeview, Spinnaker Ridge and now The Palisades at Rancho Arbolitos.



Entry hall and living room of the Plan 730 feature a dramatic, soaring 24-foot ceiling.

Outside Your Home

- One acre minimum lot size
- Panoramic views of hills and countryside
- Single-story homes
- More than 70,000 trees planted in the community to enhance the environment
- 3-Car garages
- Automatic garage door opener
- "S" tile concrete roofs
- Handsome Spanish or Mediterranean stucco exteriors
- Concrete driveways and walks
- A quiet, prestigious neighborhood
- Quality schools for all ages
- Churches, shopping, and a host of recreational facilities close by
- Membership Swim & Tennis Club within walking distance
- Jogging trails
- San Diego County's fabulous back country, mountains, and beaches a short drive

The Kitchen

- Cast iron triple sinks
- Designed for maximum efficiency and minimum effort
- Custom-quality ceramic-tile countertops
- Oak cabinetry
- Spacious pantries
- Quality all-electric appliances by Whirlpool
 - Microwave oven with black-glass door
 - Self-cleaning upper oven and continuous cleaning lower oven with black glass doors
 - Dishwasher with 15 cycles/options
 - Trash compactor
- Low-noise-level Disposal
- Tri-convertible grill-range by Jenn-Air
- Plumbing for automatic ice maker
- Deluxe single-handle mixing faucet
- Luminous lighting for bright and cheerful working environment

The Bathrooms

- High-style faucets and shower controls with polished brass finish
- High-quality glass shower enclosure in master bath

Throughout Your Home

- Double-pane windows throughout
- Central air conditioning and heating
- Wet bars
- Inside laundry rooms with outlets for gas or electric dryers
- Well planned functional floor plans
- Dramatic entries with ceramic tile
- Carpet in living room, family room, dining room, halls and bedroom
- Large wood-burning masonry-faced fireplaces with gas stub
- Cathedral ceilings
- Energy savings through complete weather-stripping and insulation
- Water-conserving specially designed plumbing fixtures
- Pre-wired telephone outlets
- Pre-wired TV jacks ready for cable hookup
- 75 gallon glass-lined water heater
- Preferred copper water plumbing throughout
- Direct access from interior of house to garage
- High-quality tempered safety glass sliding doors
- Custom lighting fixtures
- Circulating pump for hot water

Deluxe Options

- Pre-wired for NuTone Security System
- Pre-wired for NuTone Intercom System
- Pre-plumbed for NuTone Central Vacuum System
- Pre-plumbed for spring water system to kitchen sink, refrigerator, and wet bar

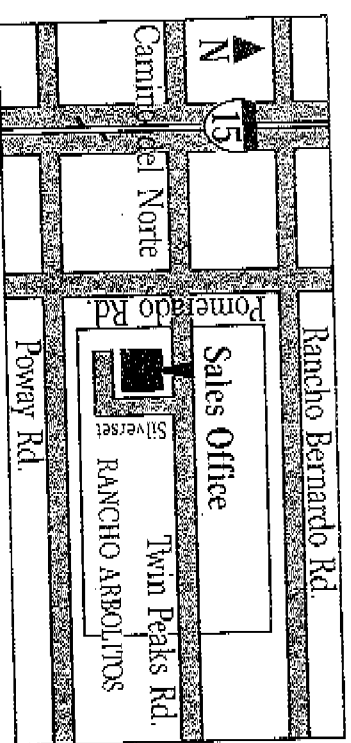
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One of North County's Most Desired Locations

In San Diego's North County—an area noted for its relaxed lifestyle, warm, sunny climate and natural beauty—The Palisades at Rancho Arbolitos offers the discerning homebuyer one of the most desirable locations in all of Southern California.

One of three single-family neighborhoods in the low-density master-planned community of Rancho Arbolitos (average 1.2 homes per acre), The Palisades sits atop high-view property which affords residents both privacy and panoramic views of the surrounding valley and mountains. No small lot, condominium or rental projects are planned for Rancho Arbolitos, which contains more than 200 acres of dedicated open space, 70,000 eucalyptus trees, jogging paths, equestrian trails and the private Rancho Arbolitos Swim & Tennis Club.

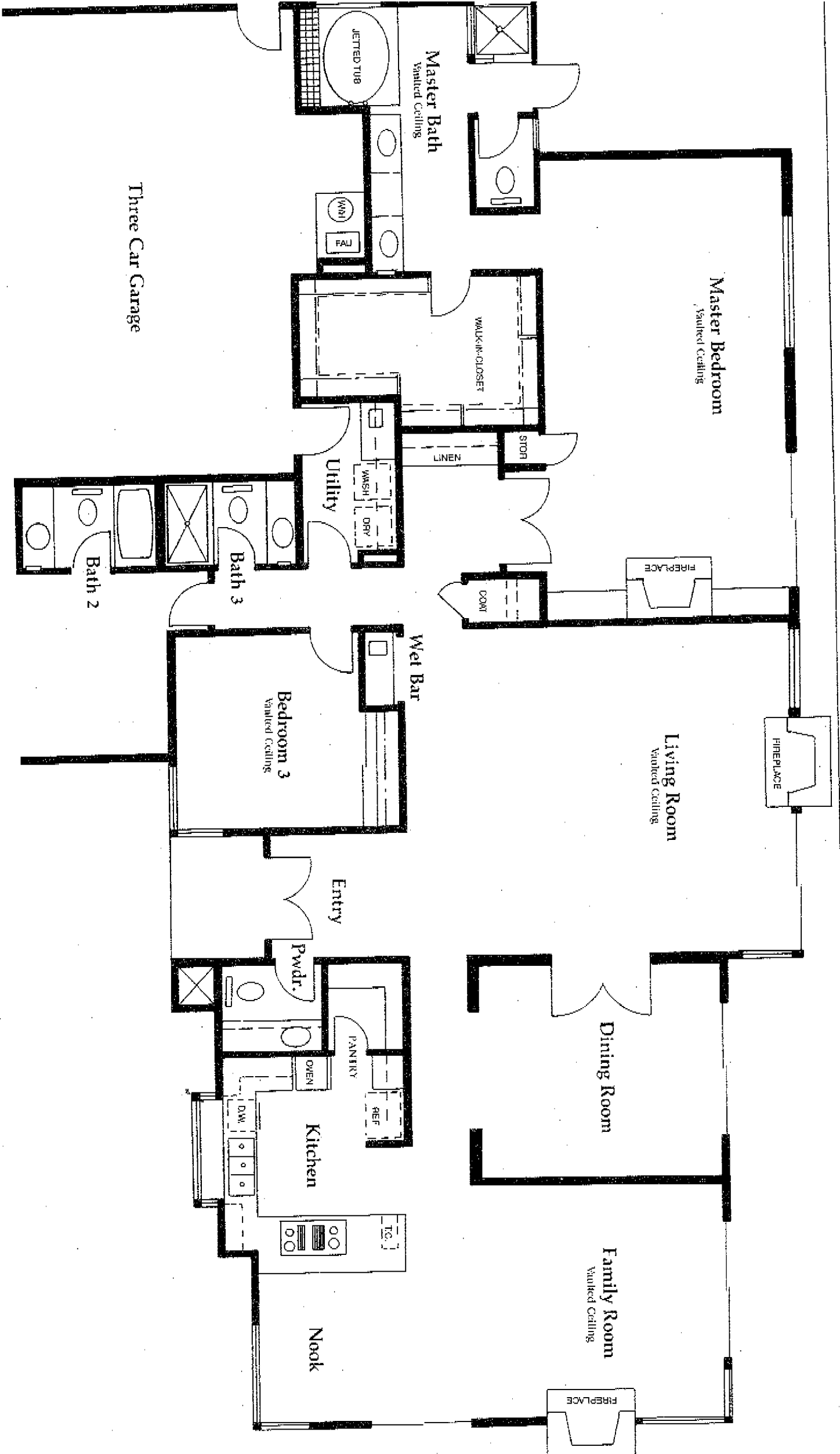
The Palisades is convenient to schools, shopping and recreation. From The Palisades, residents will find easy freeway access to all parts of San Diego County via Camino del Norte, a four-lane road that connects Rancho Arbolitos with Interstate 15 two miles to the west.



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Plan 720 • The Monterey

Three Bedrooms, Three and One-half Baths



Three Car Garage

Master Bedroom
Vaulted Ceiling

Master Bath
Vaulted Ceiling

Living Room
Vaulted Ceiling

Dining Room

Family Room
Vaulted Ceiling

Utility

Bedroom 3
Vaulted Ceiling

Entry

Pwdr.

Kitchen

Nook

Bath 2

Bath 3

Wet Bar

WALK-IN-CLOSET

STOR

DOOR

WASH

DRY

WASH

FAL

JETTED TUB

PANTRY

OVEN

REF

DW

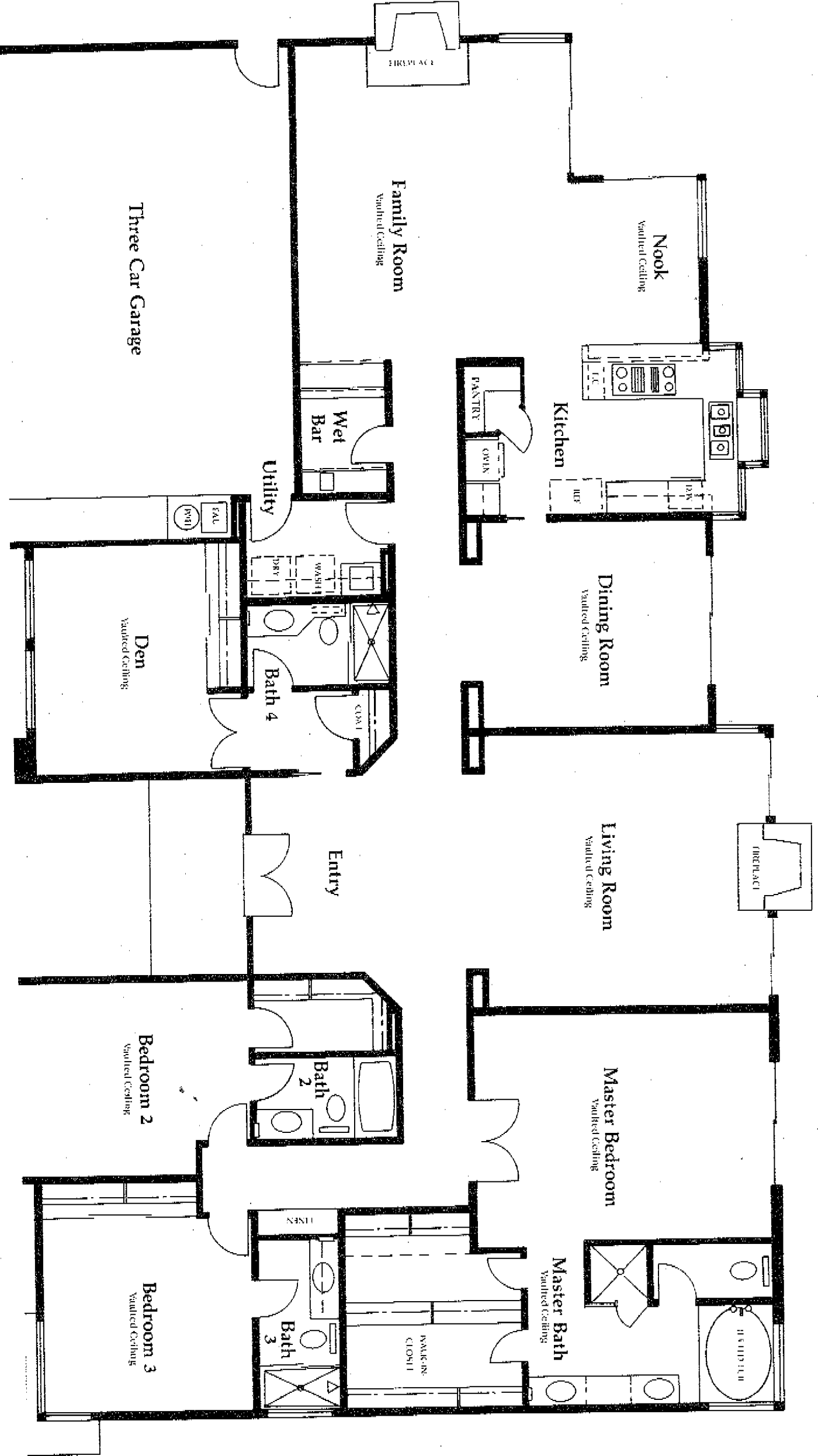
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FIREPLACE

FIREPLACE

Plan 730 • The Elm

Four Bedrooms, Four Baths



Plan 740 • The Sequoia

FOUR BEDROOMS, THREE AND ONE HALF BATHS

