

THE MONTEREY Plan 401

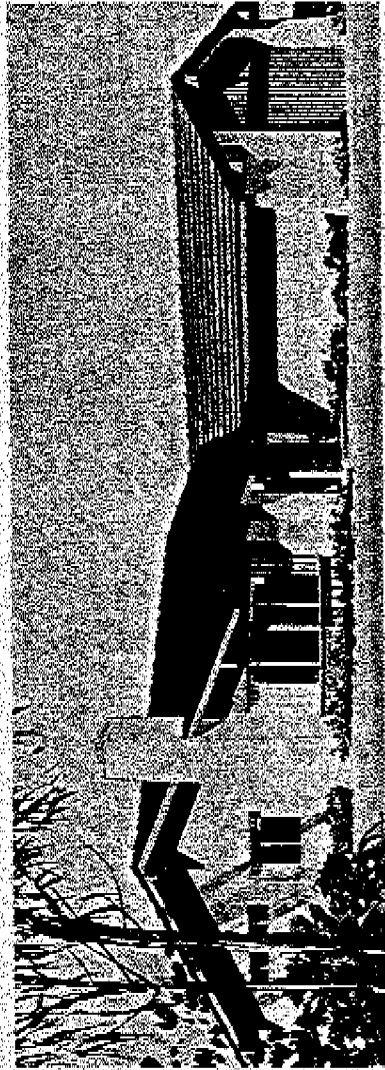


IN WESTWOOD

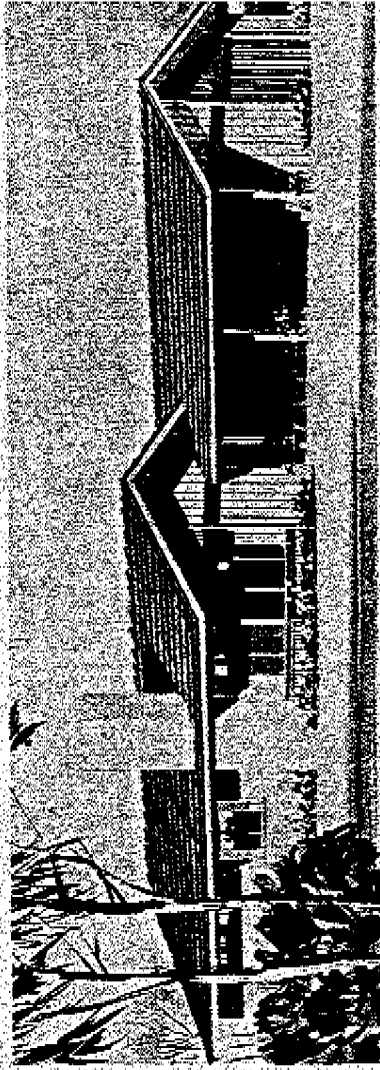
The Monterey

Three bedrooms and two baths, 1397'.
An attractive living room with fireplace, large family room, dressing area and large walk-in closet off master bedroom are special features of this charming home.

401A—Lavish use of wood gives an unusual rustic look that enhances the dramatic covered entry to this attractive home.



401B—Massive wood beams and rough stucco texture give this exterior an unmistakable Spanish flavor.



401C—The wood siding and imposing board on board entry of this model marks a return to early California Ranch style.



Rancho Bernart

WWSFD-3m-6/73-Rev

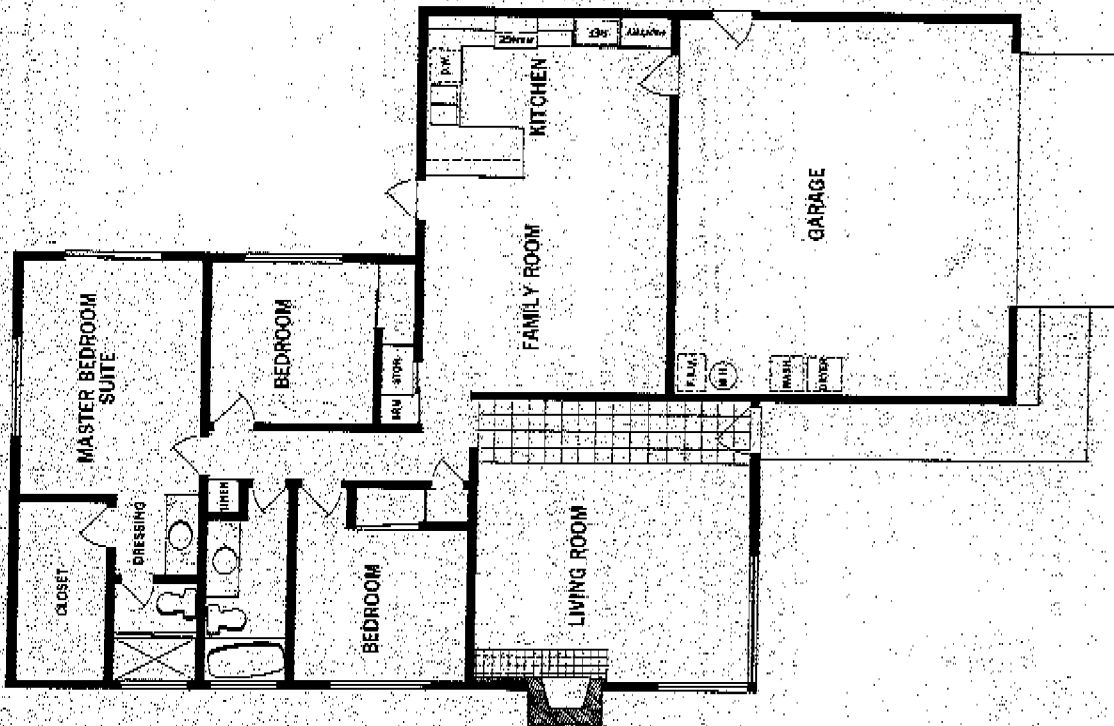
Plan 401

Three bedrooms and two baths.

Special Features of The Monterey:

Master bedroom with dressing area, walk-in closet, sliding glass door and adjoining master bath/second and third bedroom/second bath/living room with fireplace/large family room with separate entry/indoor-outdoor kitchen with Ru-Mica easy-care counter tops, large pantry, one-piece fiberglass showers and tubs/General Electric oven, range, dishwasher/oversized double garage with convenient access to kitchen and room for storage or workshop area.

Due to changes and improvements resulting from Avco Community Developers, Inc., continuing research and development program, we reserve the right to alter price, product or design without notice or obligation prior to purchase.





The Playa

Five bedrooms and three baths.

This massive two-story home is available in three eye-catching elevations and features two extra-large upstairs bedrooms.

506-B - This attractive version of The Playa presents a more formal design mood.

506-D - An entry arch and heavy beams adds a Spanish flavor to this appealing model.

506-E - A wider high peaking roofline gives this home one of the Ranch's more unique exterior treatments.



Plan 506

Five bedrooms and three baths.

Special features of The Playa:

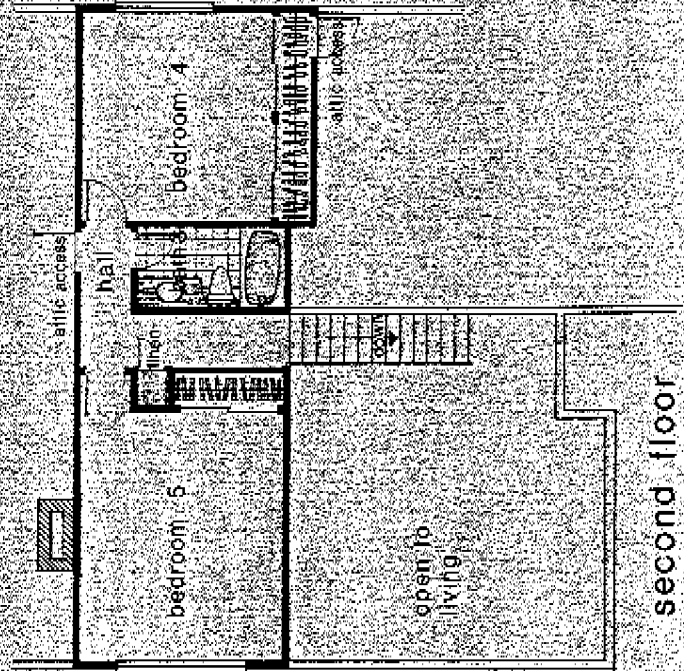
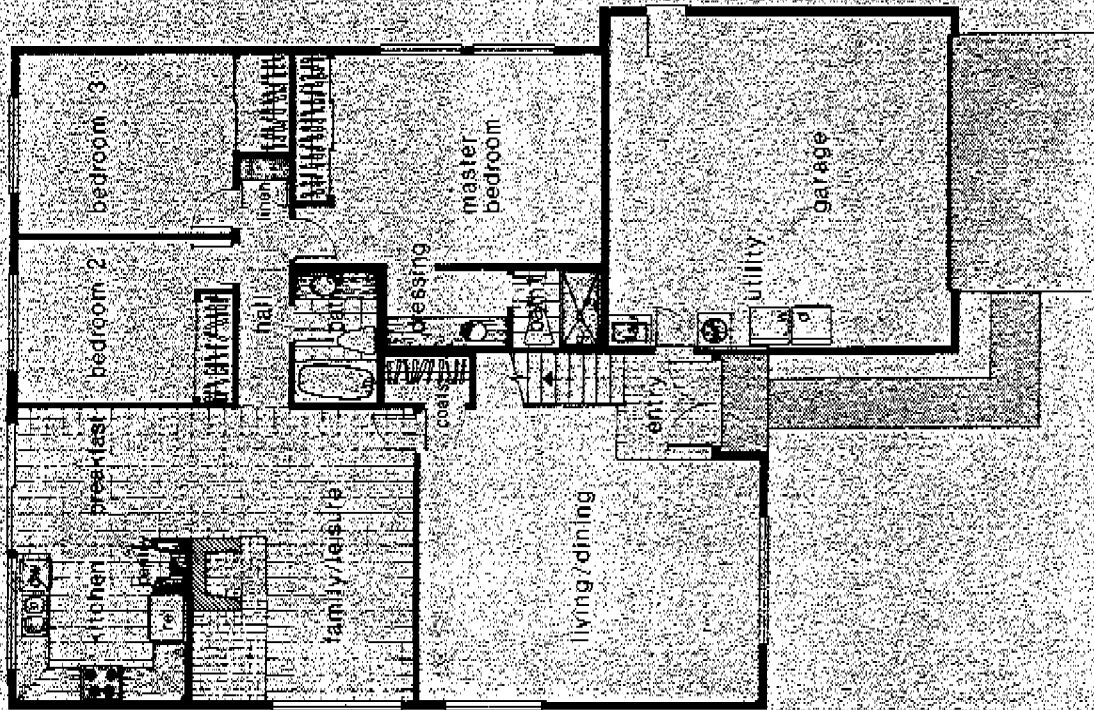
Sheet vinyl entry/large living/dining area/
breakfast area/two very spacious upstairs
bedrooms with full bath/spacious master
bedroom-suite

Standard features include:

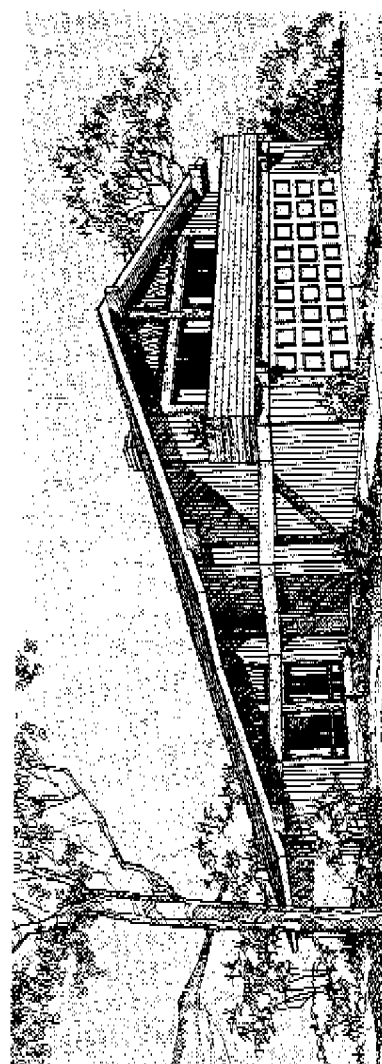
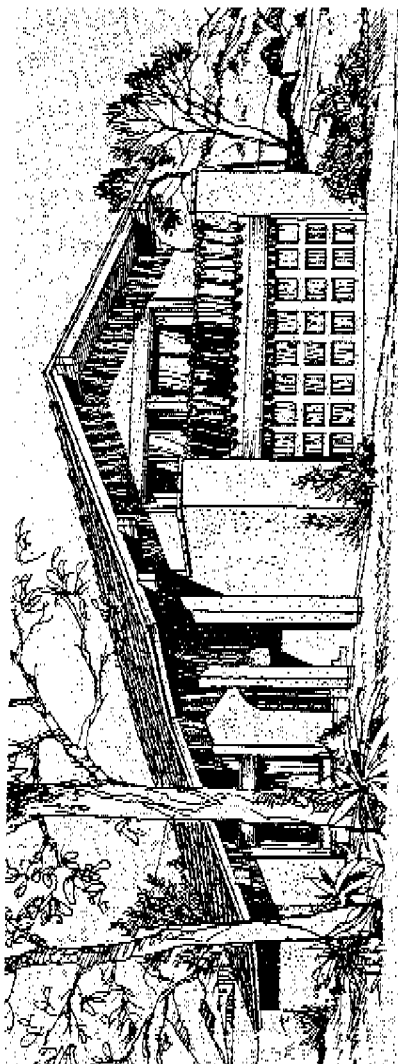
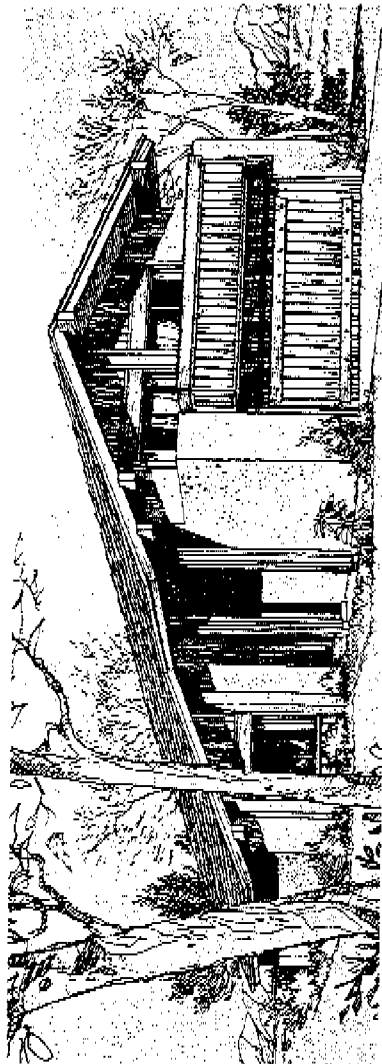
Fireplace/snake roof/forced air heat/220V
or gas outlets/General Electric oven
dishwasher/wall-to-wall carpeting/concrete

driveway and walks/fully insulated ceiling
and exterior walls/stucco and wood
exteriors

Due to changes and improvements
resulting from Avco Community
Developers, Inc., continuing research and
development program, we reserve the
right to alter price, product or design
without notice or obligation prior to
purchase



WWSFD-5m-6/73-Rev



The Vista

Three bedrooms and 2½ baths.

The Vista's expansive balcony creates one of the most unique series of two-story elevations in Westwood.

3012-2 Blending stucco and rough wood trim combines early-California appeal with modern styling.

3012-3 Wrought iron railing captures the charm of a Spanish hacienda in this exterior.

3012-4 The spacious balcony adds an even greater feeling of massiveness to this model.

Plan 3012

Three bedrooms and 2½ baths.

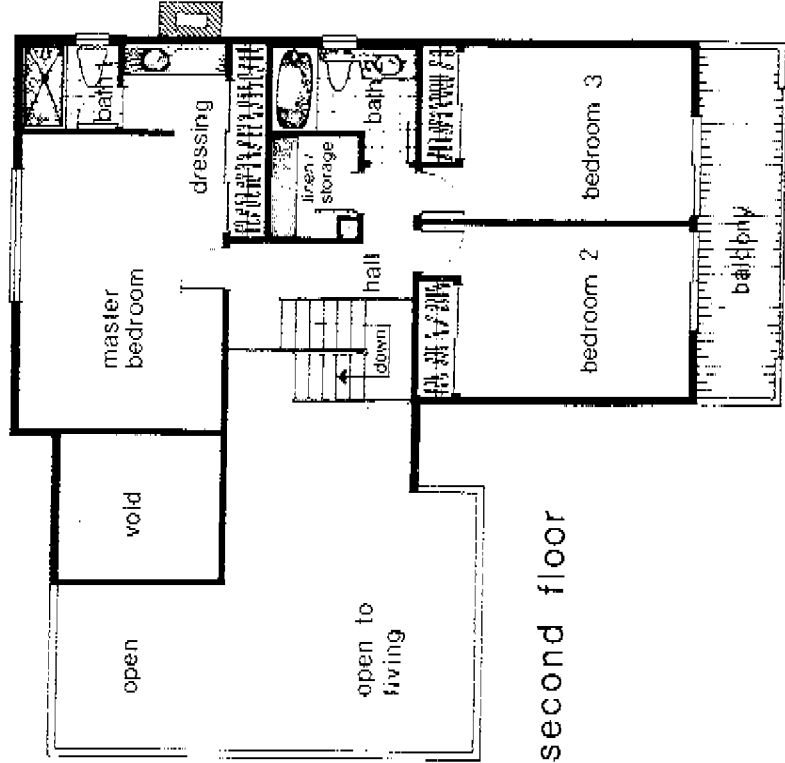
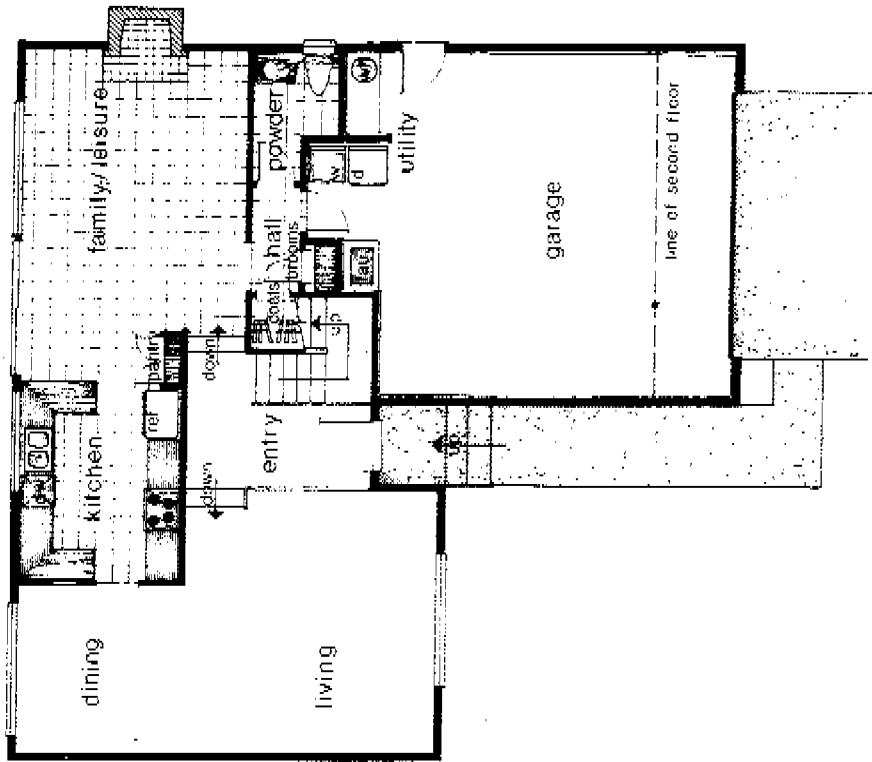
Special features of The Vista: Two baths upstairs with powder room off downstairs hall/kitchen adjoins both dining area and large family leisure room/Balcony with access from two upstairs bedrooms.

Standard features include:

Fireplace/shake roof/forced air heat/220V or gas outlets/General Electric oven, dishwasher/wall-to-wall carpeting/concrete

driveway and walks/fully insulated ceiling and exterior walls/stucco and wood exteriors.

Due to changes and improvements resulting from Avco Community Developers, Inc., continuing research and development program, we reserve the right to alter price, product or design without notice or obligation prior to purchase.





The Laguna

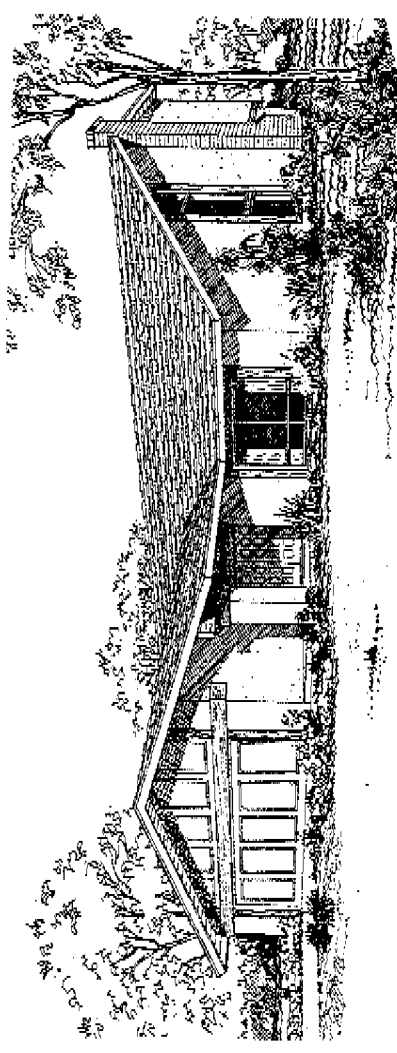
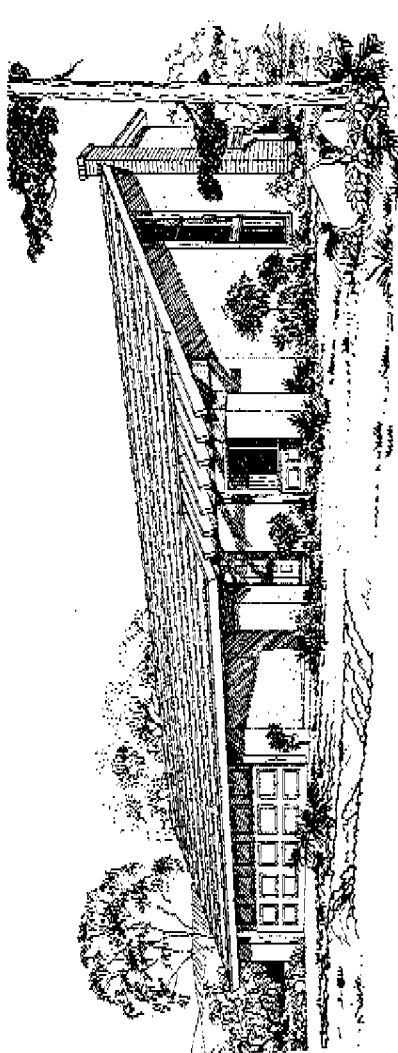
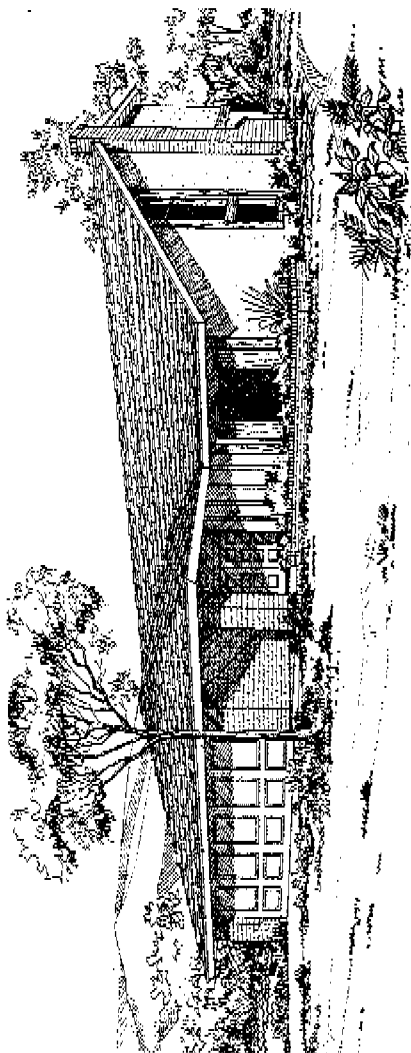
Four bedrooms and two baths.

The Laguna's spacious two-story design assures comfortable family living.

248-1 Attractive use of brick veneer and wood trim accents this home's contemporary styling.

248-2 Massive stucco columns and a rustic open beam lattice enhance this version of The Laguna.

248-3 Rough-hewn beams and full-height wood trim add to the country charm of this home.



Plan 248

Four bedrooms and two baths.

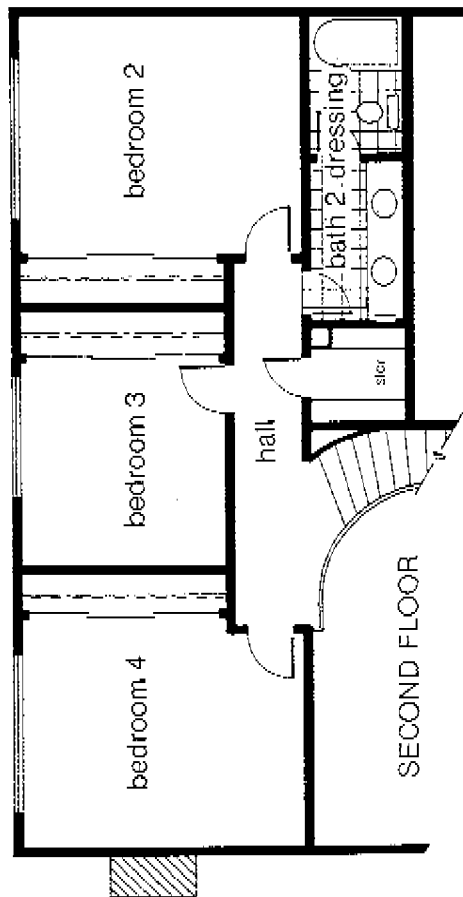
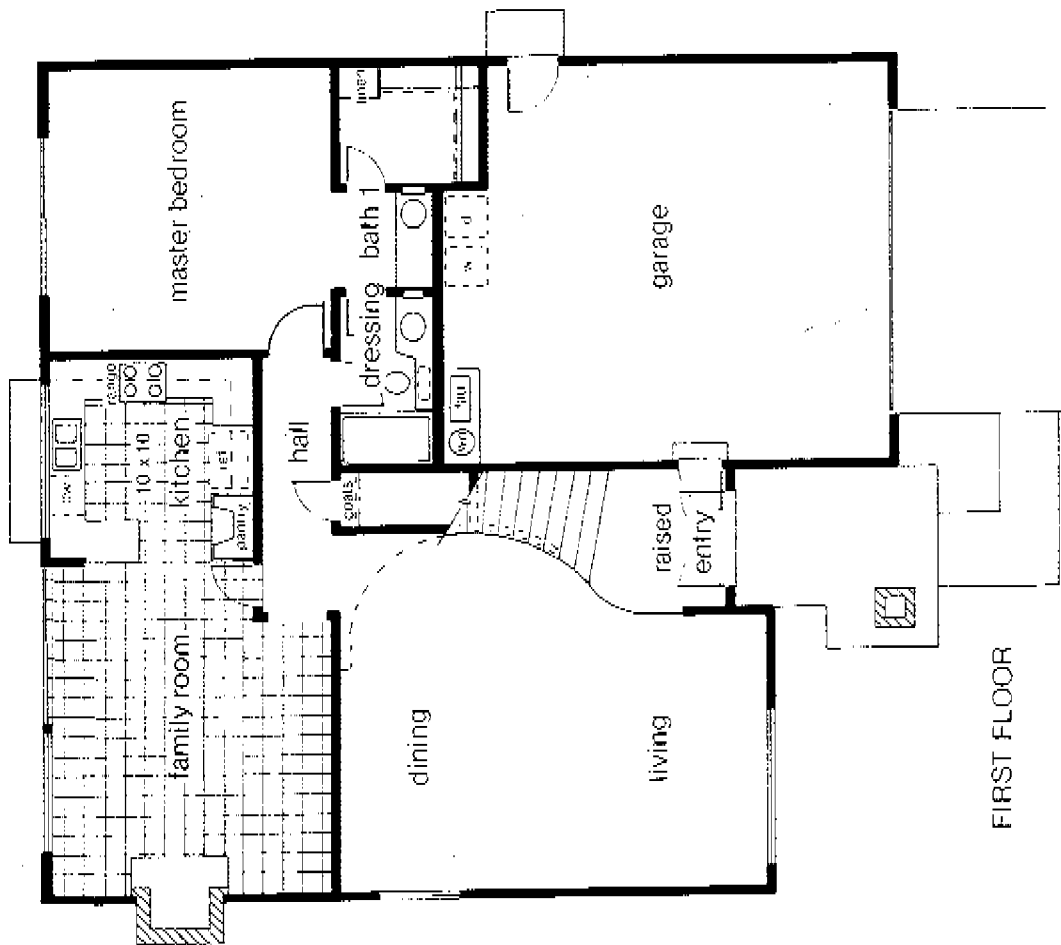
Special features of The Niguel:

Two story plan, raised entry, curving staircase with heavy wrought iron railing, double pullman in master bedroom.

Standard features include:

Fireplace/shake roof/220V or gas outlets/ General Electric oven, dishwasher/ wall-to-wall carpeting/concrete driveway and walks/fully insulated ceiling and exterior walls/stucco and wood exteriors.

Due to changes and improvements resulting from Avco Community Developers, Inc., continuing research and development program, we reserve the right to alter price, product or design without notice or obligation prior to purchase.



FIRST FLOOR

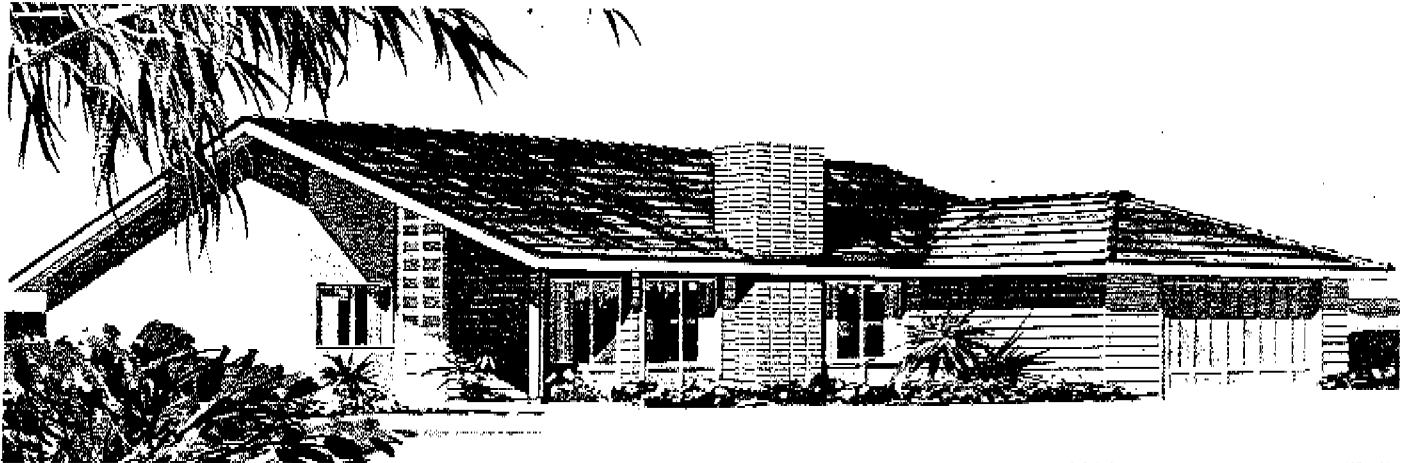
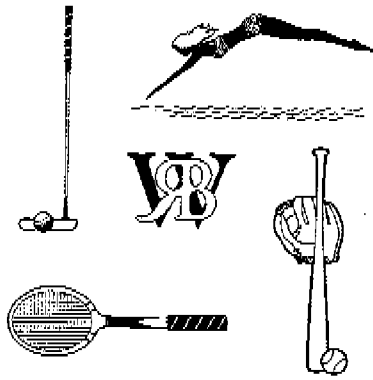
SECOND FLOOR

IN WESTWOOD

The Willow

Four bedrooms and two baths. 1,635 sq. ft.

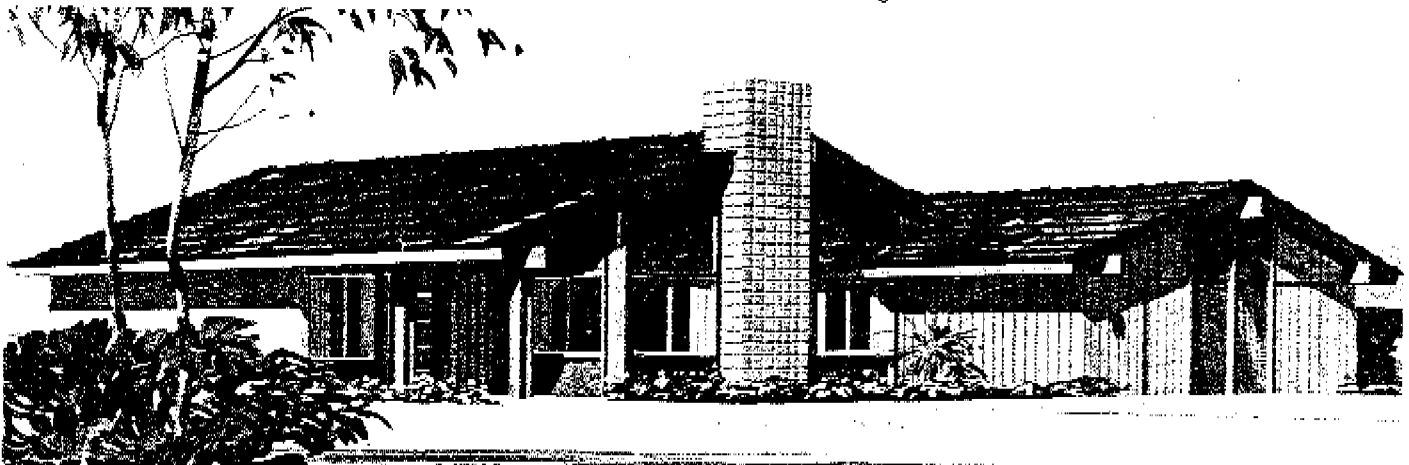
Specially designed for the youthful family, this fine home enjoys the added privacy of a side entry. The large living room has a fireplace. The spacious ash-paneled family room adjoining has access to patio area through sliding glass door. Both rooms are separated from sleeping area at rear. Master bedroom suite also has sliding glass door to patio area. Oversized double garage allows ample workshop and storage space.



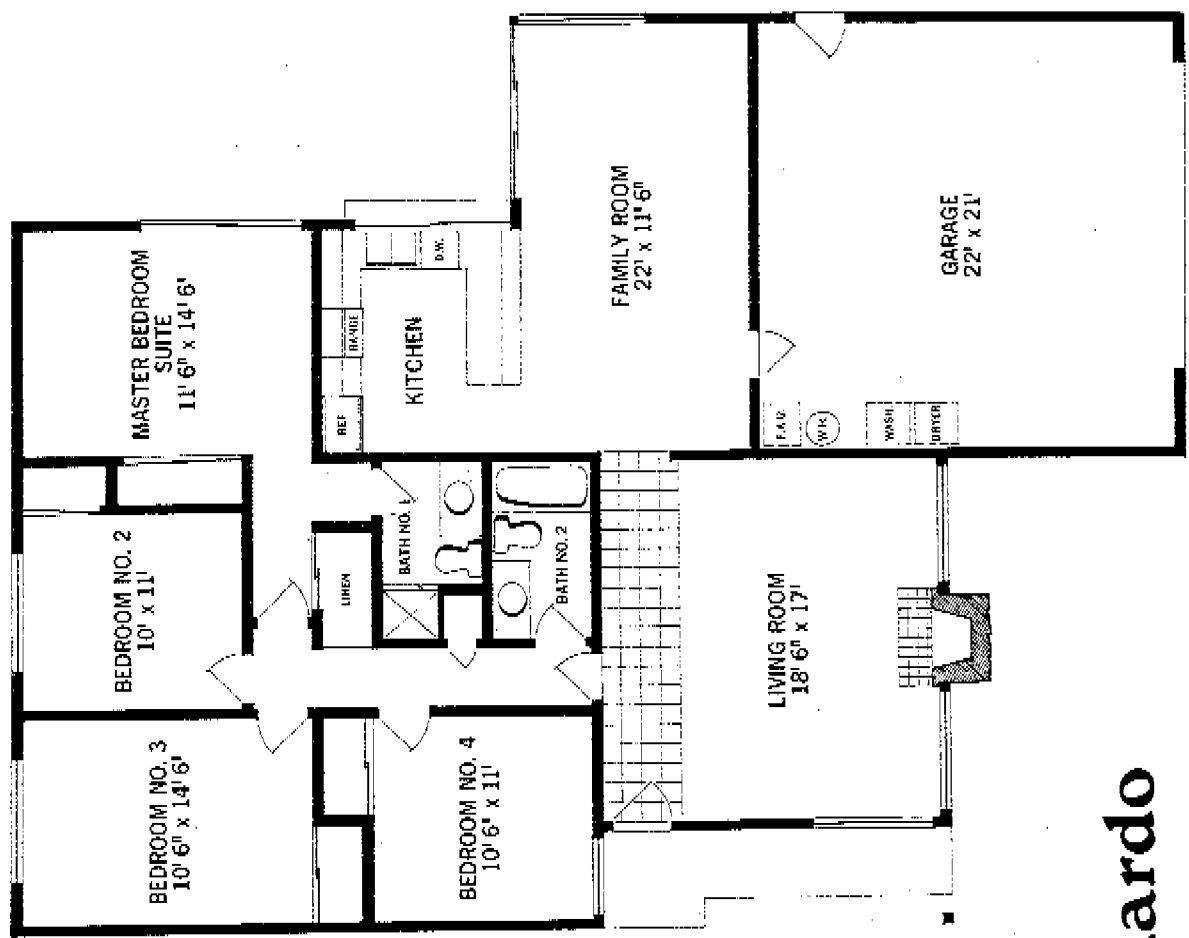
404A—Traditional wood siding provides an interesting contrast to the paneled garage and entry doors.



404B—A Spanish Ranch-type exterior is achieved by combining stucco and vertical wood siding.



404C—Interesting use of masonry and wood textures gives an unusual appeal to this design.



Rancho Bernardo

Plan 404 Four bedrooms and two baths. 1,635 sq. ft.

Special Features of The Willow. Master bedroom suite with adjoining master bath with luminous ceiling, and sliding glass door to patio area /second, third and fourth bedrooms and second bath separated from living area/side entry/large living room with fireplace/ash paneled family room with sliding glass door to patio area/indoor-outdoor kitchen with luminous ceiling, formica easy-care counter tops and pass thru serving counter to patio area/one-piece fiberglass showers and tubs/General Electric Americana double oven, range, disposal, dishwasher/oversized double garage with convenient access to kitchen and room for storage or workshop area.

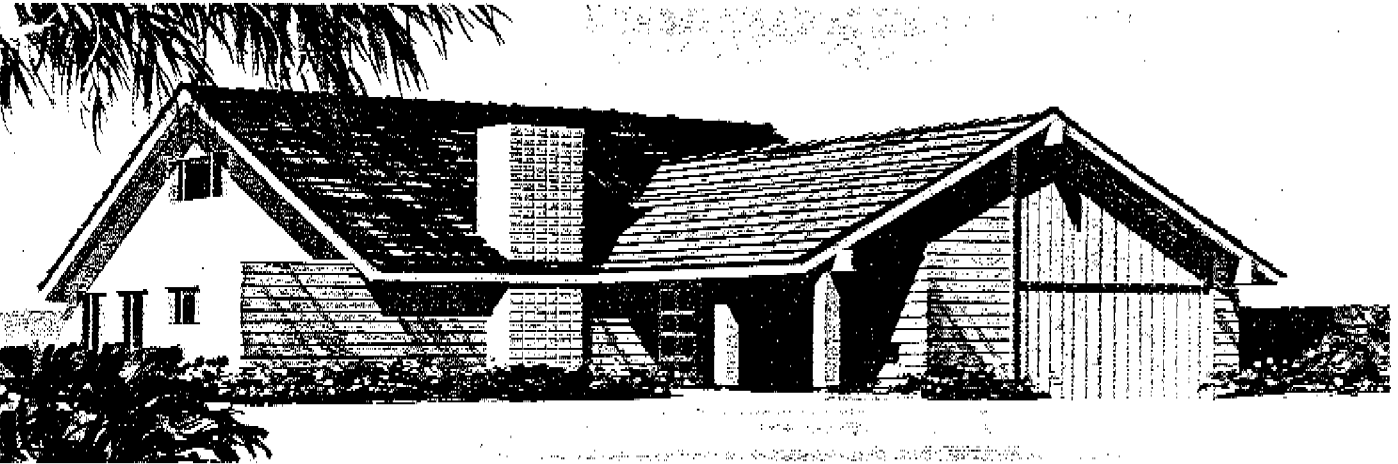
Floor plans may vary according to elevation
 Price and specifications subject to change without notice.

IN WESTWOOD

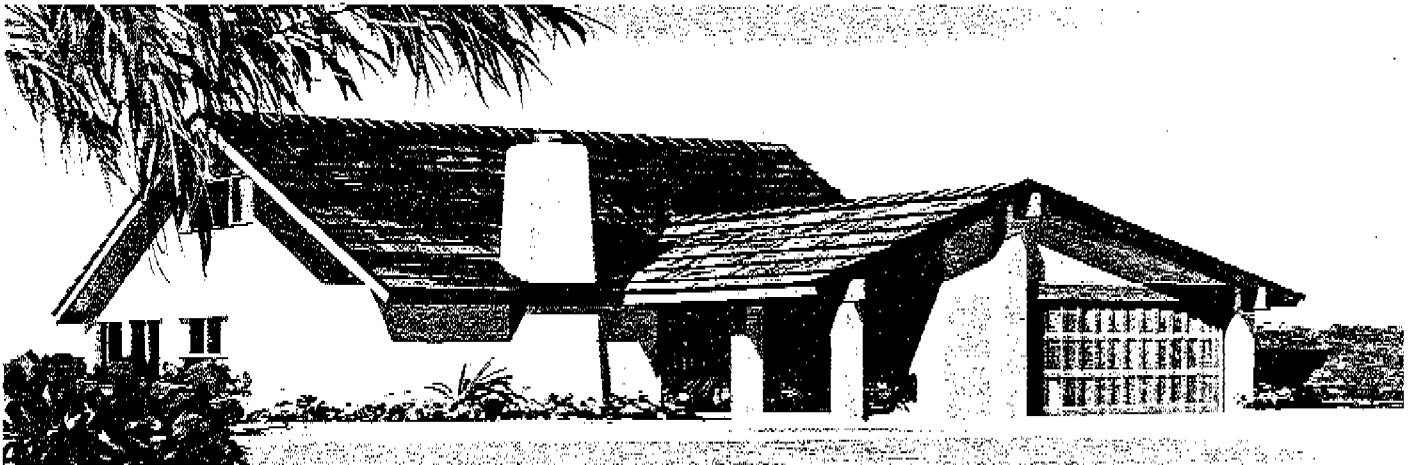
The Torrey Pine

Three bedrooms and two baths plus unfinished second story. 2,114 sq. ft. (1620 plus 494).

This unusual two-story home is designed to allow the growing family extra room for whatever they need most. Downstairs are two sizable bedrooms, a bath, a master bedroom suite, large living room with fireplace, and large family room with sliding glass door to patio area. Nearly 500 sq. ft. of living space on the second floor is left unfinished for the family to complete. Oversized double garage allows ample workshop and storage space.



403A—Horizontal wood siding contrasts nicely with the modern chimney and ground-to-roof garage entry.



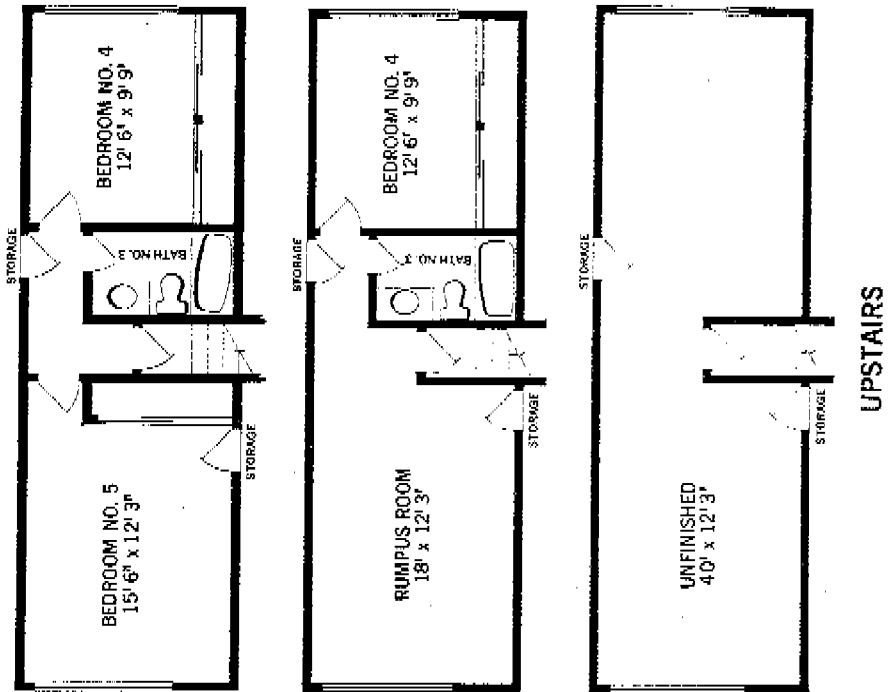
403B—Generous use of stucco on walls and chimney lend this charming model a Spanish air.



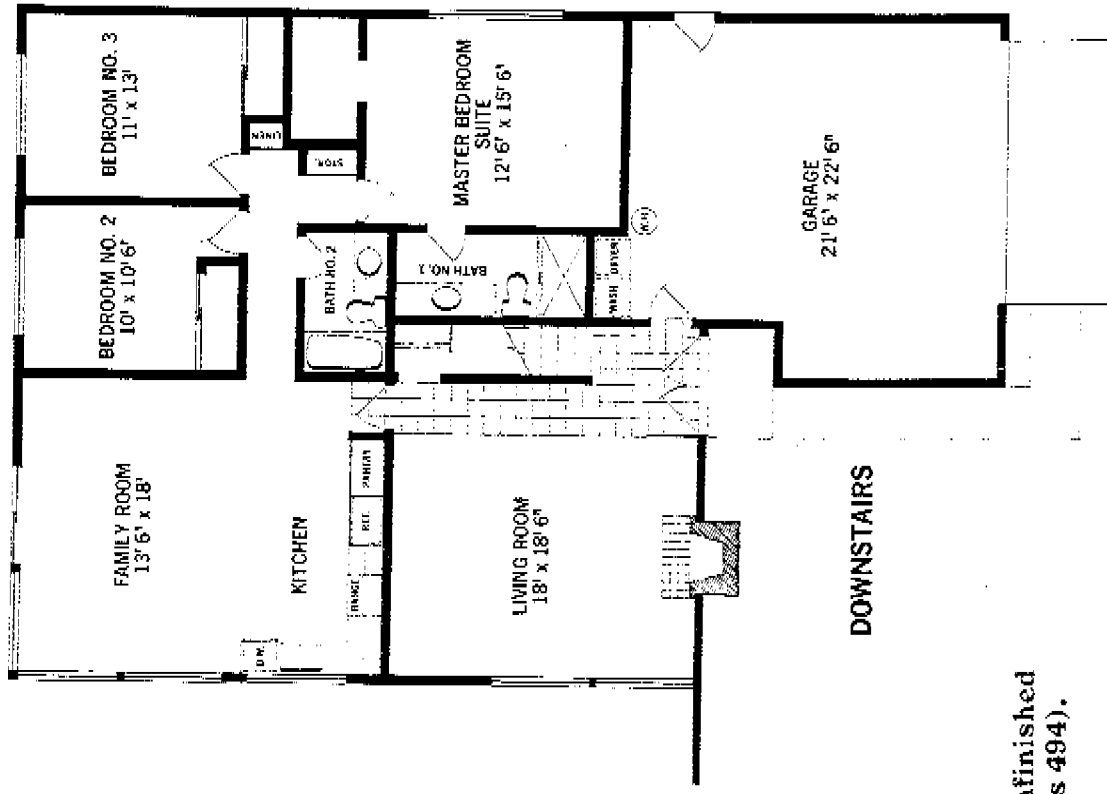
403C—A return to the traditional is achieved

The "Family RoomPlanner"

The Torrey Pine offers imaginative families an extra 494 sq. ft. of floor space upstairs. Shown left are three possible uses... others are limited only by the imagination.



UPSTAIRS



DOWNSTAIRS

Rancho Bernardo

Plan 403 Three bedrooms and two baths plus unfinished second story. 2,114 sq. ft. (1620 plus 494).

Special Features of The Torrey Pine. Master bedroom suite with adjoining master bath, walk-in closet and luminous ceiling/second and third bedroom/second bath/living room with fireplace/family room with glass sliding door to patio area/494 sq. ft. of unfinished living area on second floor suitable for fourth bedroom, third bath and rumpus room/kitchen with formica easy-care counter tops/one-piece fiberglass showers and tubs/General Electric Americana double oven, range, disposal, dishwasher/oversized garage with room for storage or workshop area.

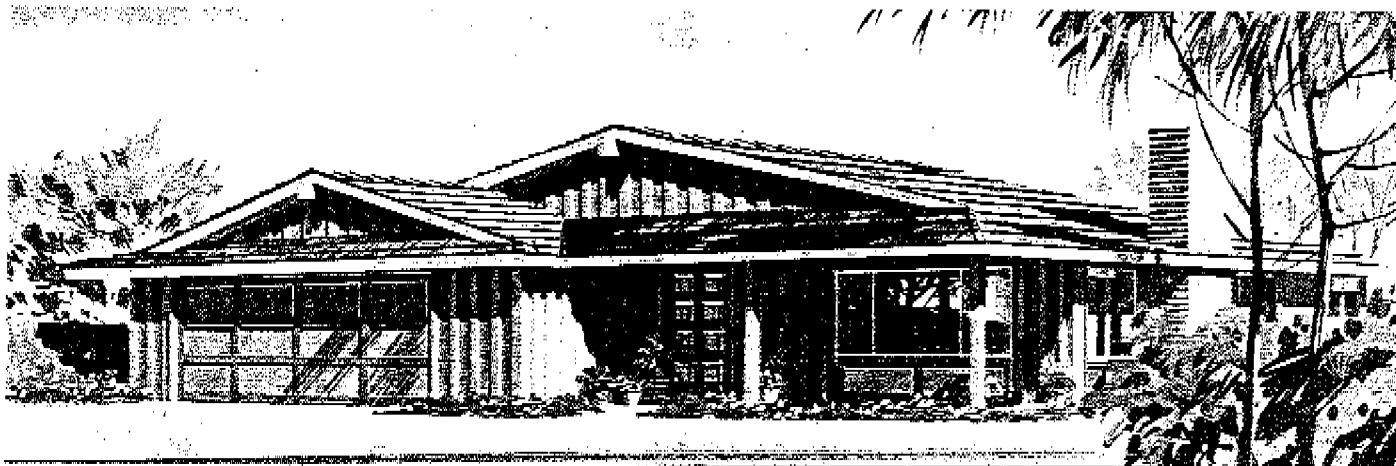
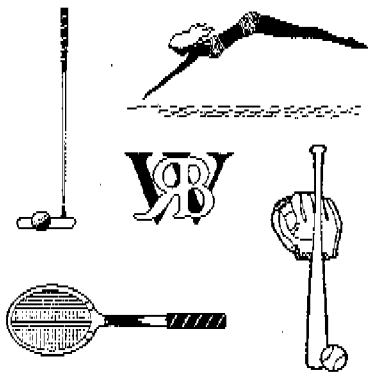
Floor plans may vary according to elevation
Price and specifications subject to change without notice.

IN WESTWOOD

The Ponderosa

Three bedrooms and two baths. 1,526 sq. ft.

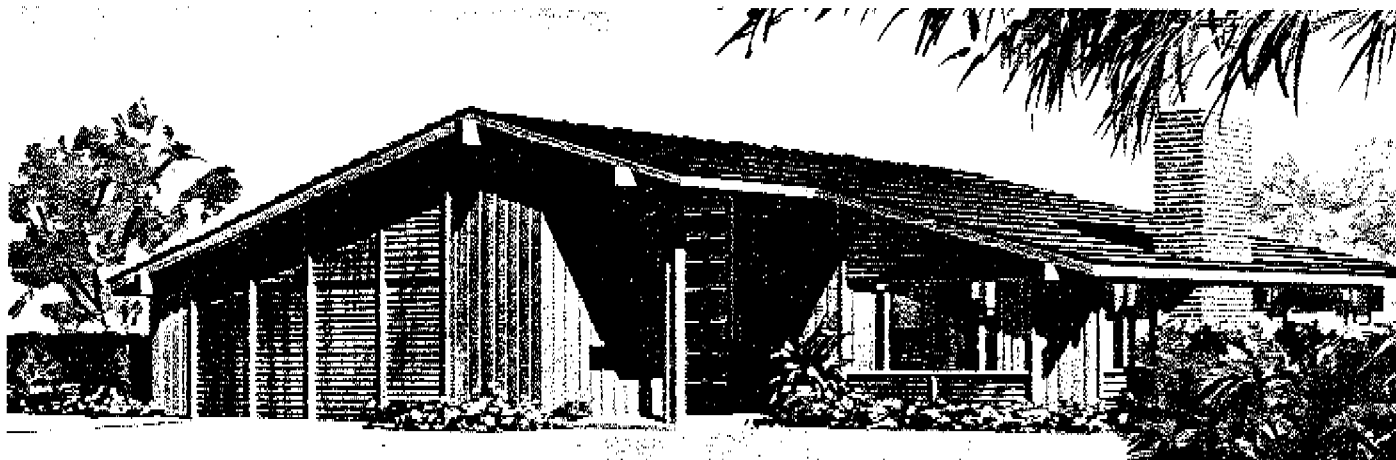
A large living room with fireplace, vaulted beam ceiling, and gigantic L-shaped family room with sliding glass door to patio area make this an ideal home for the active family. The master bedroom suite has an adjoining master bath and a large walk-in closet. The kitchen has a luminous ceiling, an eating bar and sizable can-storage pantry. Oversized double garage allows ample workshop and storage space.



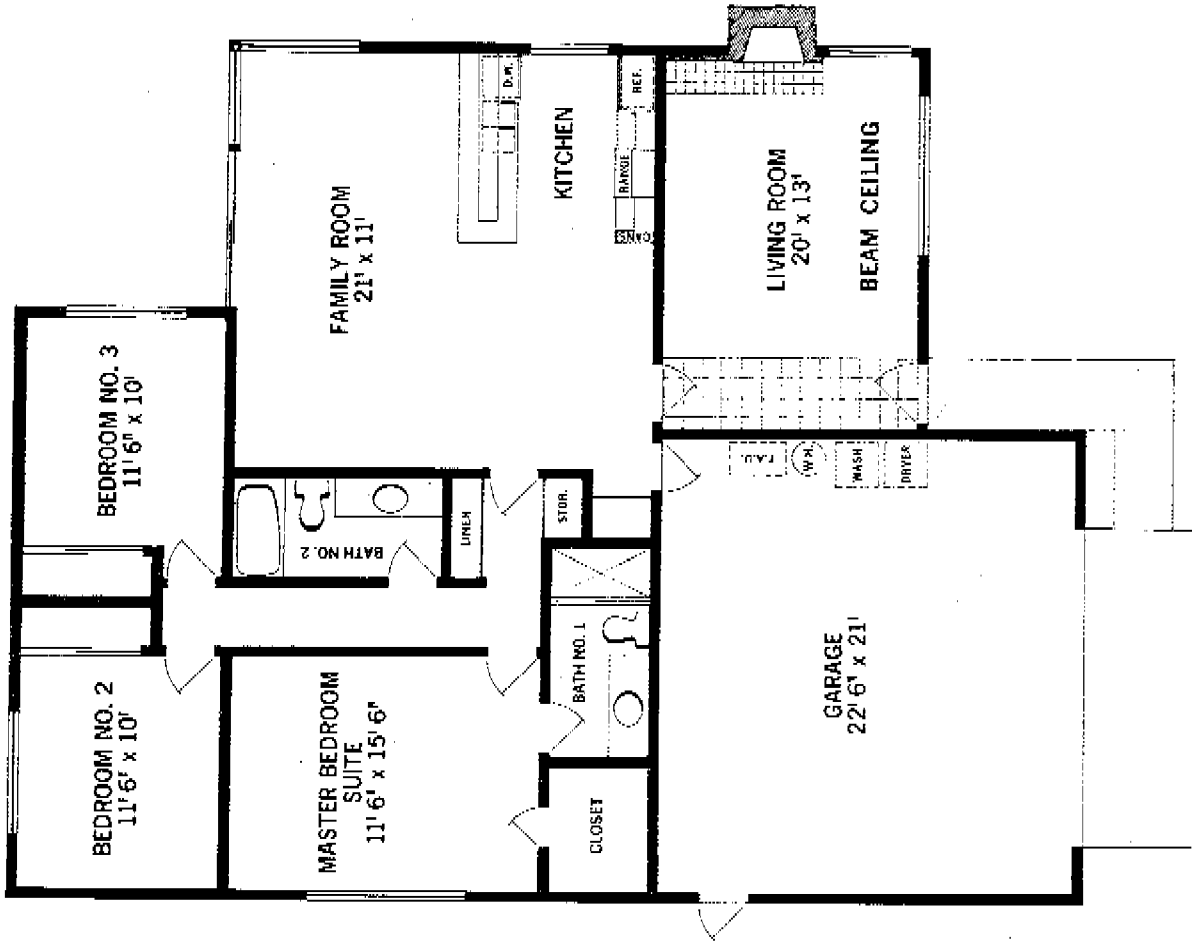
402A—Vertical wood siding is used to advantage here in stressing the broad roof overhang and attractive garage and entry doors.



402B—Broad beams, covered entry and accented arches add up to this very attractive Spanish exterior.



402C—An unusual use of wood paneling accents the cathedral entry of this charming version of The Ponderosa.

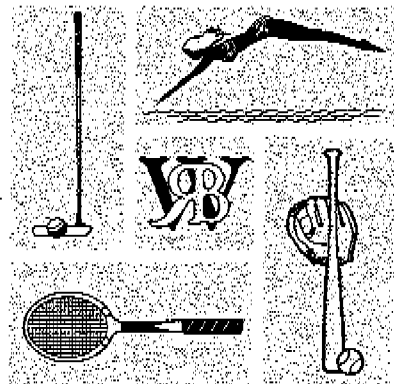


Rancho Bernardo

Plan 402 Three bedrooms and two baths. 1,526 sq. ft.

Special Features of The Ponderosa. Master bedroom with large walk-in closet and adjoining master bath with luminous ceiling/two matching bedrooms with ample closets/second bath/very large L-shaped family room with sliding glass door access to patio area/living room with vaulted beam ceiling and fireplace/eating bar, formica easy-care counter tops, luminous ceiling and pantry with can storage in kitchen/one-piece fiberglass showers and tubs/General Electric Americana double oven, range, disposal, dishwasher/oversized garage with convenient access to kitchen and room for storage or workshop area.

*Floor plans may vary according to elevation
Price and specifications subject to change without notice.*



IN WESTWOOD THE "Home Mothers Want Most"

Four bedrooms and two baths. 1,906 sq. ft.

This exciting family home embodies features voted by a special Parents' Magazine panel as having the greatest possible appeal. The formal "step-down" living room with vaulted ceiling, large angled family room with adobe fireplace, and spacious kitchen are separated from all three bedrooms and master bedroom suite. A folding wall divides third and fourth bedrooms. An unusual concealed entry opens onto a foyer with guest powder room, and access to handy utility room. Oversized double garage allows ample workshop and storage space.



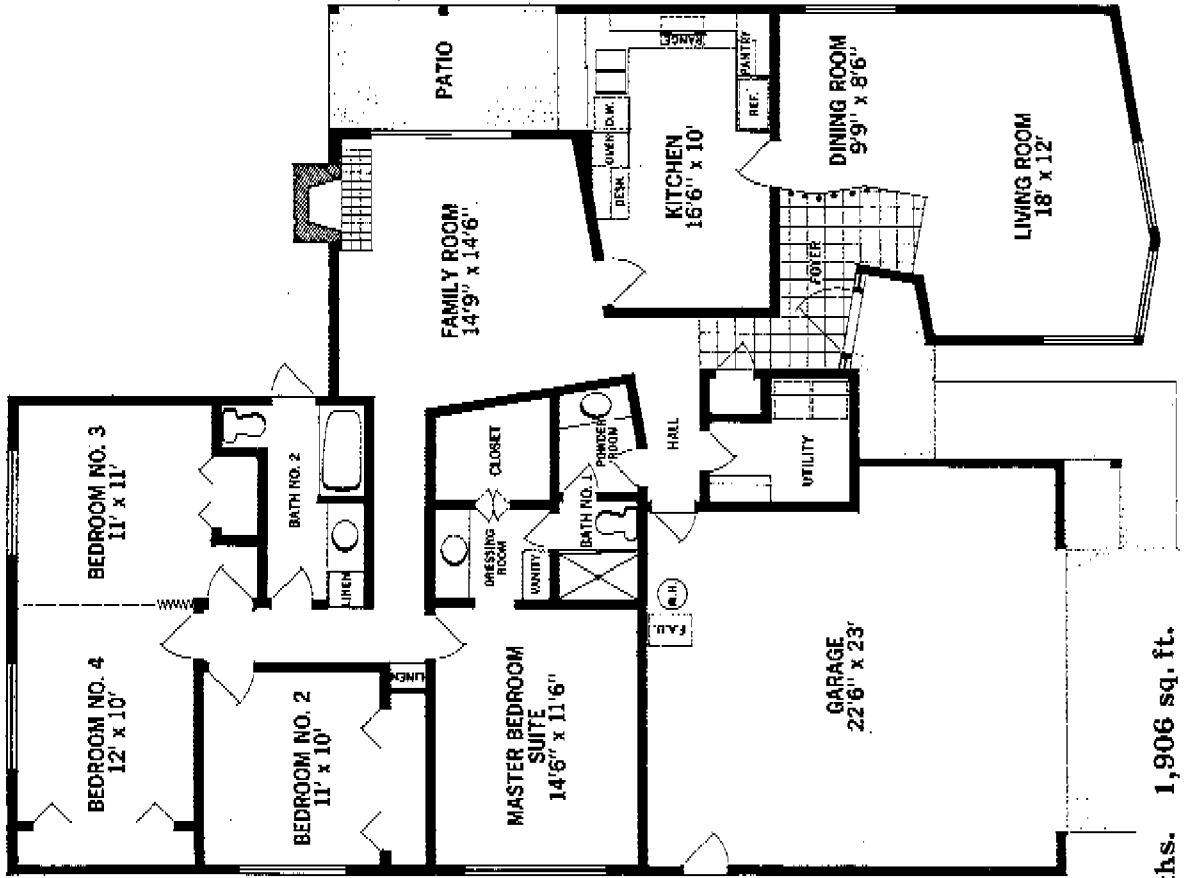
406A—Horizontal and vertical wood siding provides a pleasing contrast to a traditional brick supporting column and chimney.



406B—Wood paneling and stucco are combined to give an appealing Spanish flavor, emphasized by the slump block chimney.



406C—A traditional exterior is achieved by the use of vertical wood siding and a red brick chimney.

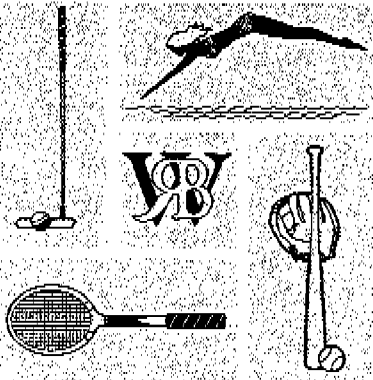


Rancho Bernardo

Plan 406 Four bedrooms and two baths. 1,906 sq. ft.

Special Feature of the "Home Mothers Want Most" Master bedroom suite with adjoining master bath, dressing area with built-in vanity, large walk-in closet, and separate access to guest powder room/second, third and fourth bedrooms, second bath and Master bedroom suite separated from living area/third and fourth bedrooms joined by folding wall/angled family room with paneling, adobe fireplace and sliding door access to patio/tiled foyer with dividing spindles and step-down to large vaulted living room and dining area/hall with access to guest powder room, garage and utility room/kitchen with breakfast nook, formica easy-care counter tops, access to family room and dining area, pass-thru serving counter to patio/General Electric Americana self-cleaning double oven, range, disposal, dishwasher/concealed entry with glass paneling/oversized double garage with separate side entry and room for storage or workshop area.

Floor plans may vary according to elevation.
 Price and specifications subject to change without notice.

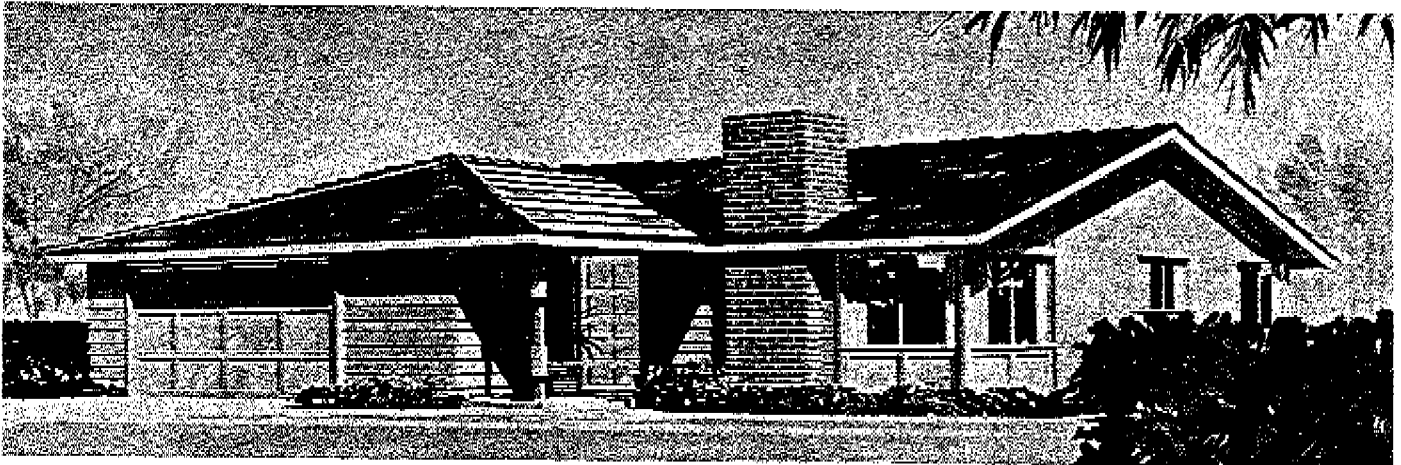


IN WESTWOOD

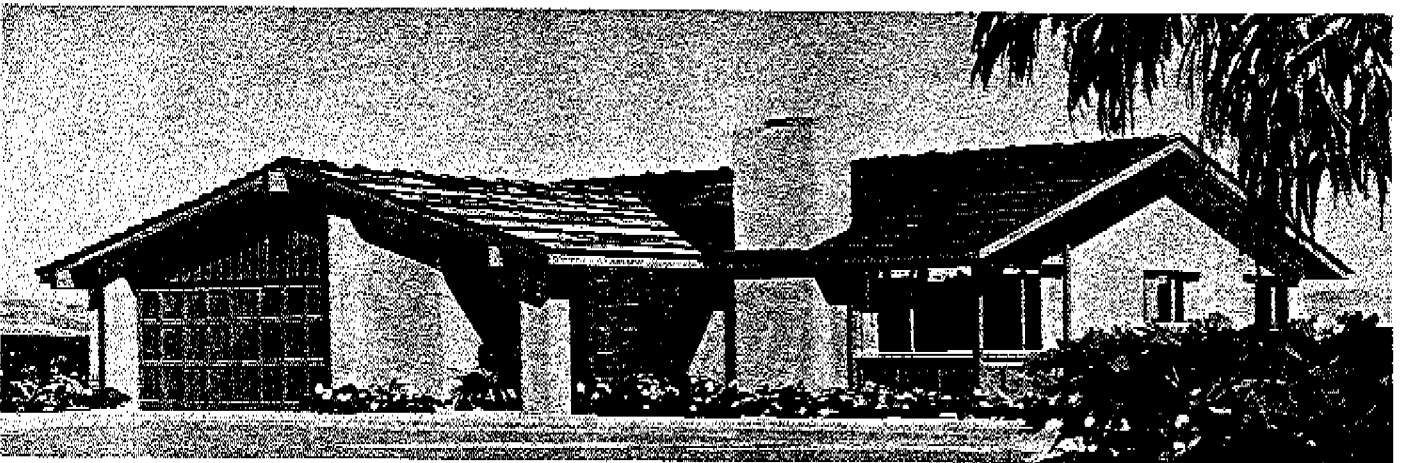
The Sycamore

Two bedrooms and two baths. 1,208 sq. ft.

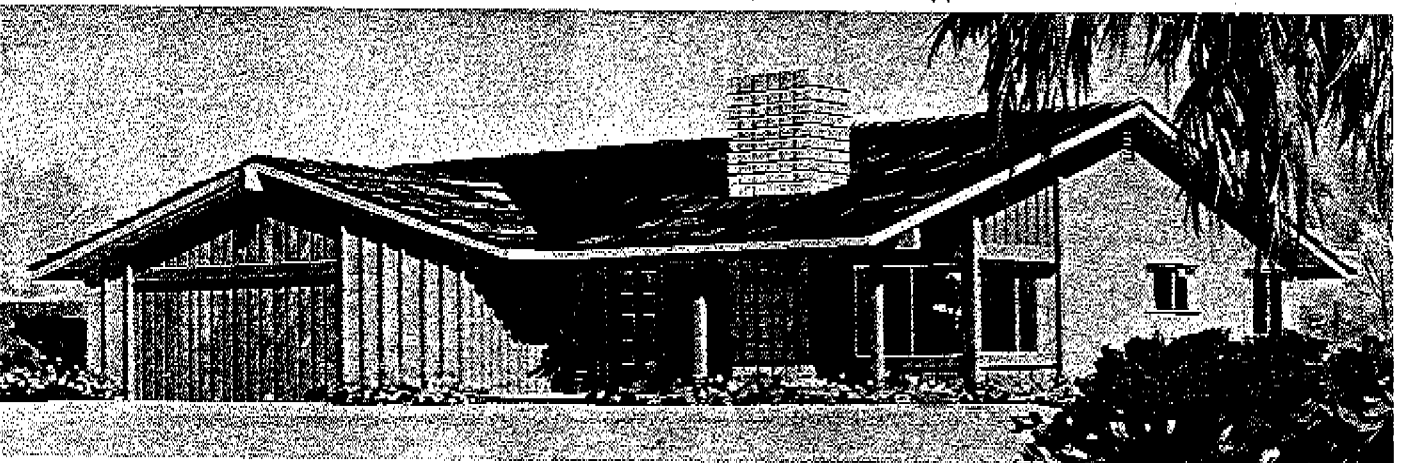
Here the young family has the unique advantage of a specially designed two bedroom home which later can be easily made into a three bedroom or larger model. The living room has a fireplace, and the large ash paneled family room has sliding glass door access to patio area. Oversized double garage allows ample workshop and storage space.



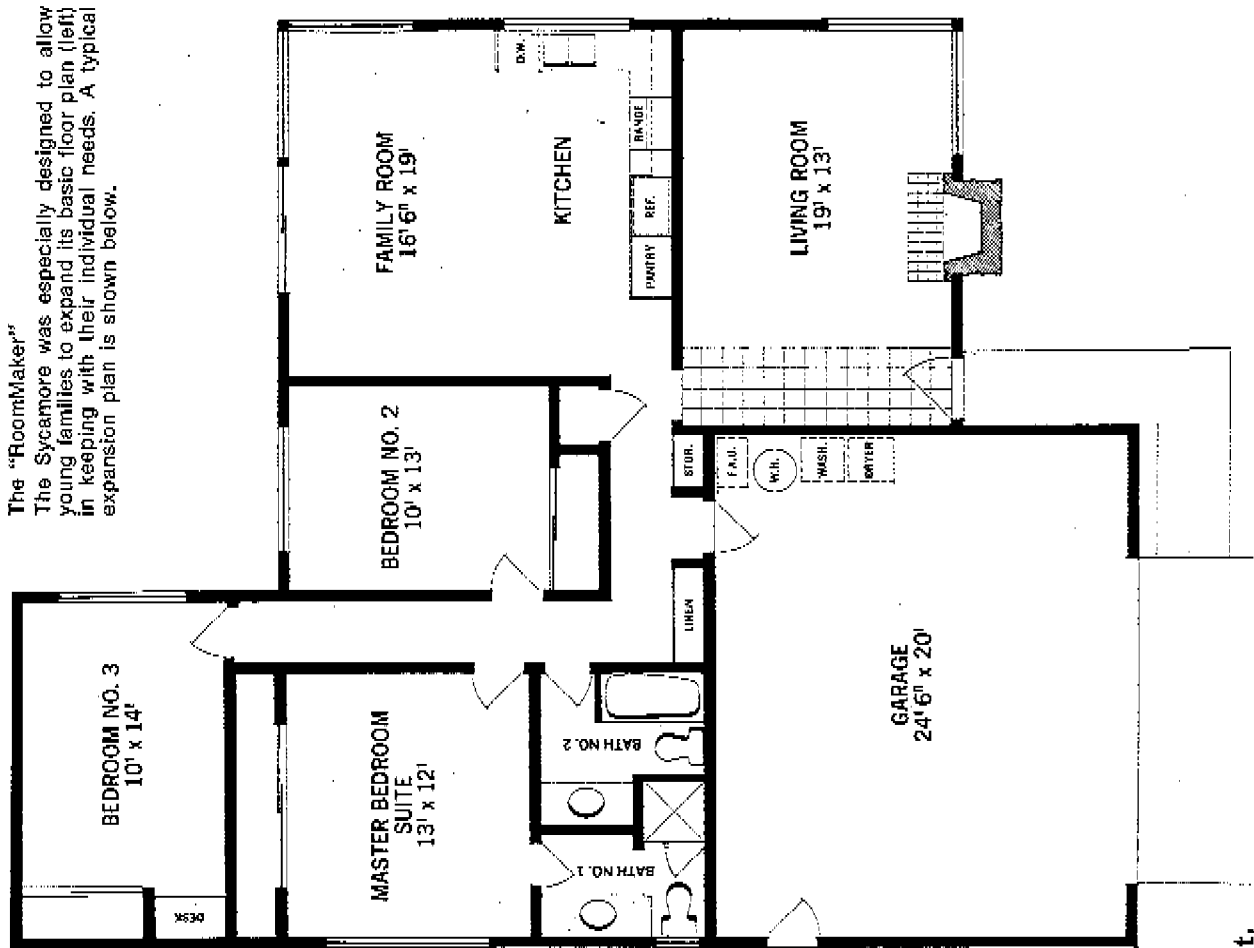
405A—Paneled entry and garage doors are highlighted by horizontal wood siding which also emphasizes the traditional brick chimney.



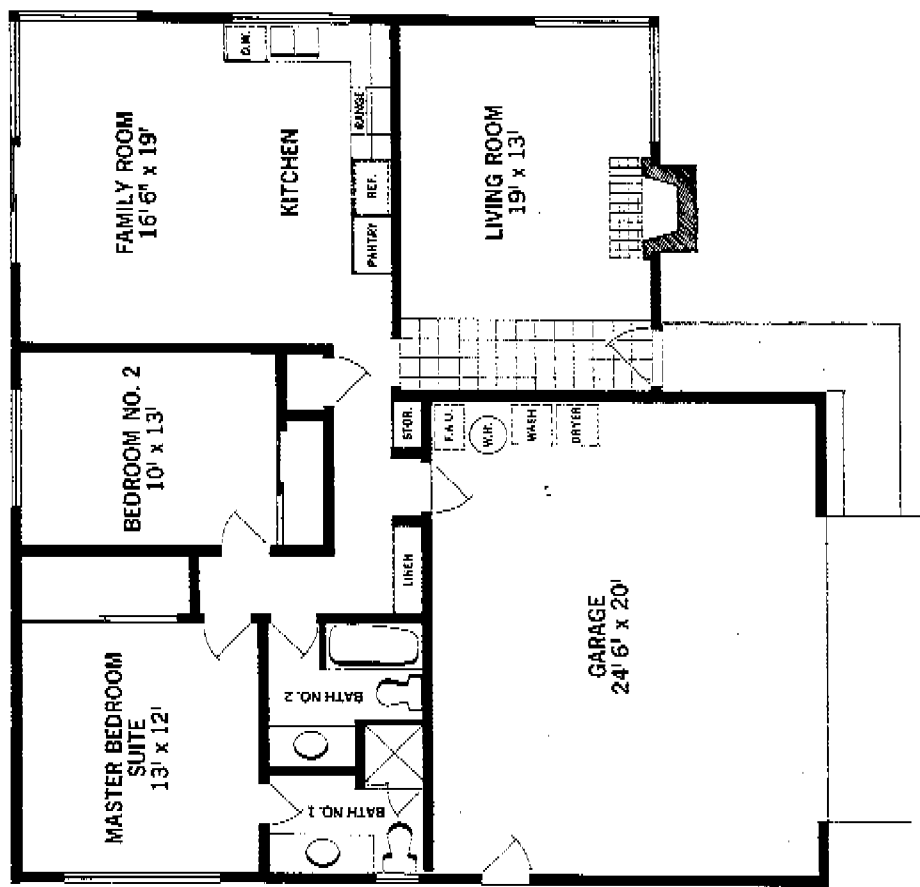
405B—Heavy exposed beams and handsome covered entry and chimney in stucco give this model an irresistible Spanish Ranch appeal.



405C—A handsome paneled entry door is echoed by the arresting masonry chimney, while vertical wood siding adds the finishing touch.



The "RoomMaker"
 The Sycamore was especially designed to allow young families to expand its basic floor plan (left) in keeping with their individual needs. A typical expansion plan is shown below.



Rancho Bernardo

Plan 405

Two bedrooms and two baths. 1,208 sq. ft.

Special Features of The Sycamore. Master bedroom suite with adjoining master bath/second bedroom/second bath/second bedroom/second bath/large ash paneled family room with sliding glass door access to patio area/living room with fireplace/formica easy-care counter tops in kitchen/one piece fiberglass showers and tubs/General Electric Americana double oven, range, disposal, dishwasher/oversized garage with access to kitchen and room for storage or workshop area.

*Floor plans may vary according to elevation
 Price and specifications subject to change without notice.*

IN WESTWOOD

The Solana Plan 3014

Four bedrooms and two baths,
1763 sq. ft.

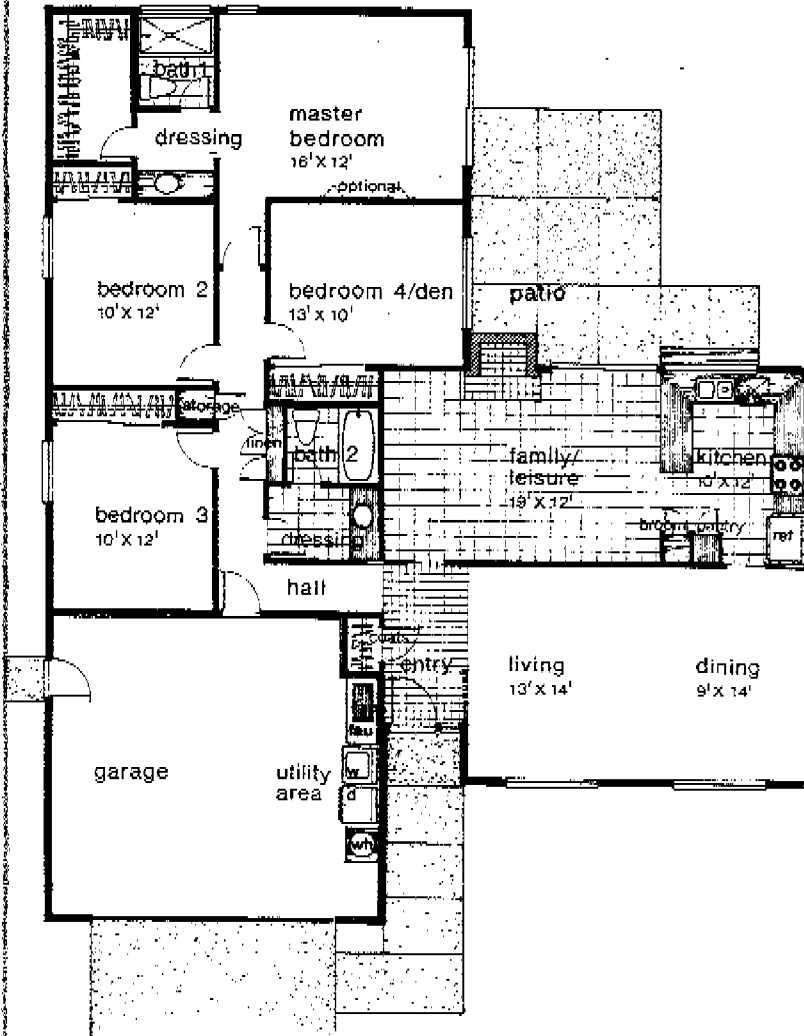
Special features of The Solana:

Entry to patio from large family-leisure room, master bedroom and den/tiled entry hall/roomy master suite with optional entry to den.

Standard features include:

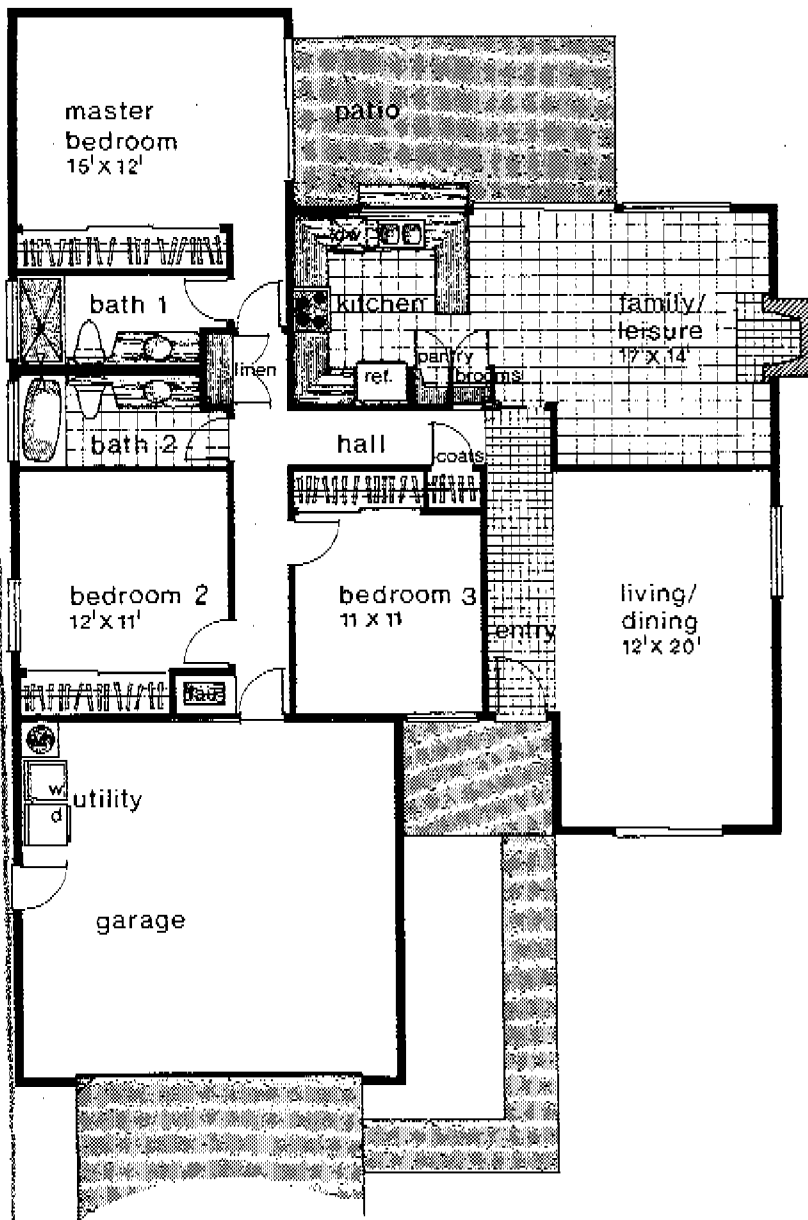
Fireplace/patio/shake roof/forced air heat/220V or gas outlets in utility area/soft water plumbing/General Electric self-cleaning oven, dishwasher and disposer/wall-to-wall carpeting/pass-through kitchen window/concrete driveway and walks/fully insulated ceiling and walls/heavy fascias/stucco and wood exteriors. Fireplace is located in living room on Plan 3014-B.

Floor plans may change according to elevation.
Price and specifications subject to change without notice.



Rancho Bernardo
... the 52 week vacation





The Mesa Plan 3011

Three bedrooms and two baths,
1480 sq. ft.

Special features of The Mesa:
Vinyl tiled entry hall/access to garage from main hallway/large living and dining area.

Standard features include:
Fireplace/patios/shake roof/forced air heat/220V or gas outlets/soft water plumbing/General Electric self-cleaning oven, dishwasher and disposer/wall-to-wall carpeting/pass-through kitchen window/concrete driveway and walks/fully insulated ceiling and walls/heavy fascias/stucco and wood exteriors.

Floor plans may change according to elevation.
Price and specifications subject to change without notice.

Rancho Bernardo
...the 52 week vacation



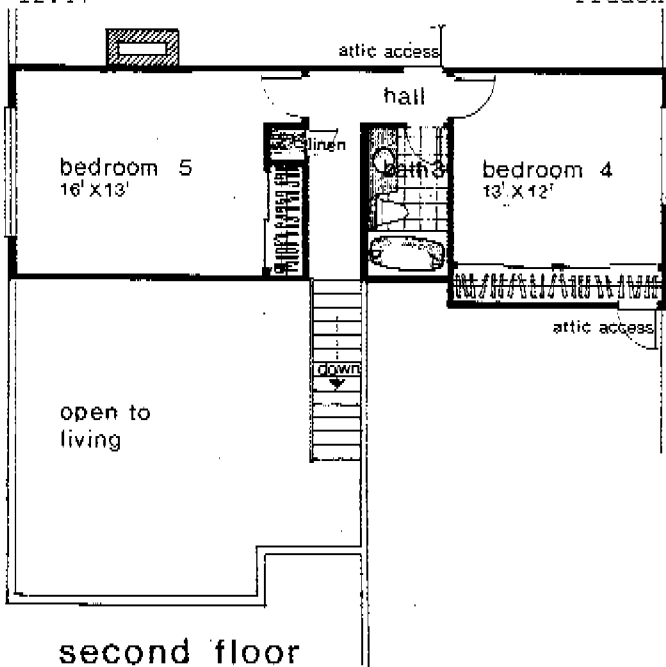
The Playa Plan 506

Five bedrooms and three baths,
2258 sq. ft.

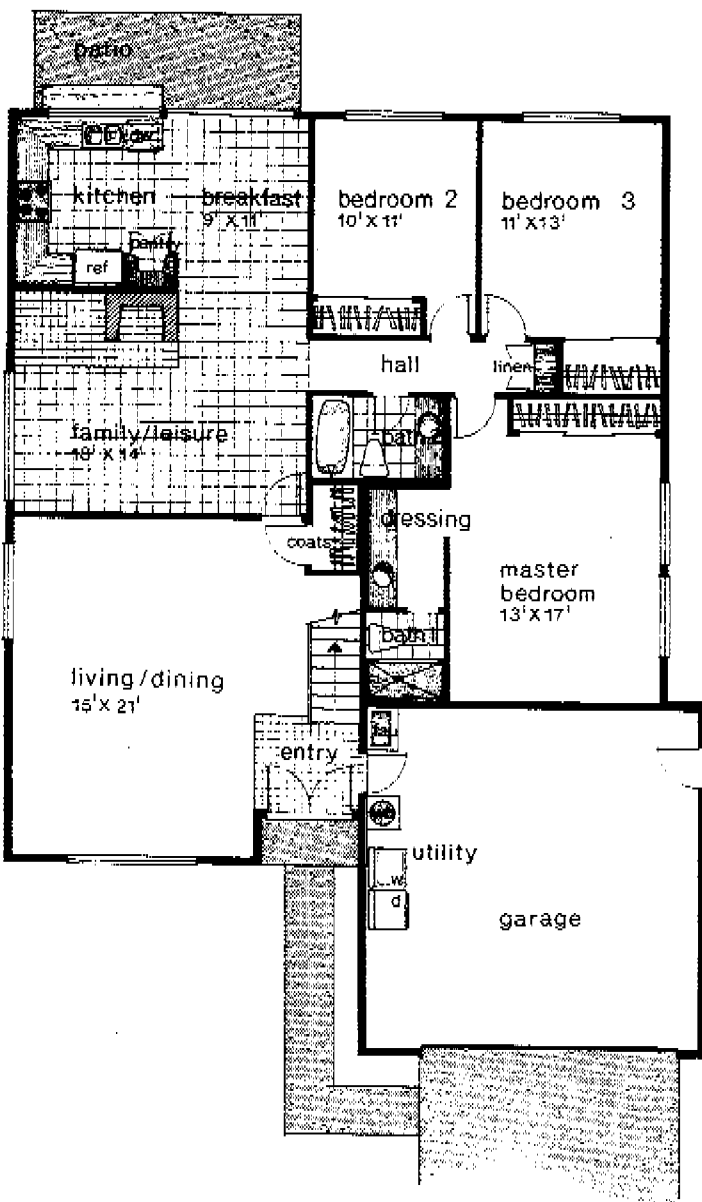
Special features of The Playa:
Vinyl tiled entry/large living-dining
area/breakfast area/two very
spacious upstairs bedrooms with
full bath.

Standard features include:
Fireplace/patios/shake roof/forced
air heat/220V or gas outlets/soft
water plumbing/General Electric
self-cleaning oven, dishwasher and
disposer/wall-to-wall carpeting/
pass-through kitchen window/
concrete driveway and walks/ fully
insulated ceiling and walls/heavy
fascias/stucco and wood exteriors.

Floor plans may change according to
elevation.
Price and specifications subject to
change without notice.



second floor



Rancho Bernardo
... the 52 week vacation



IN WESTWOOD

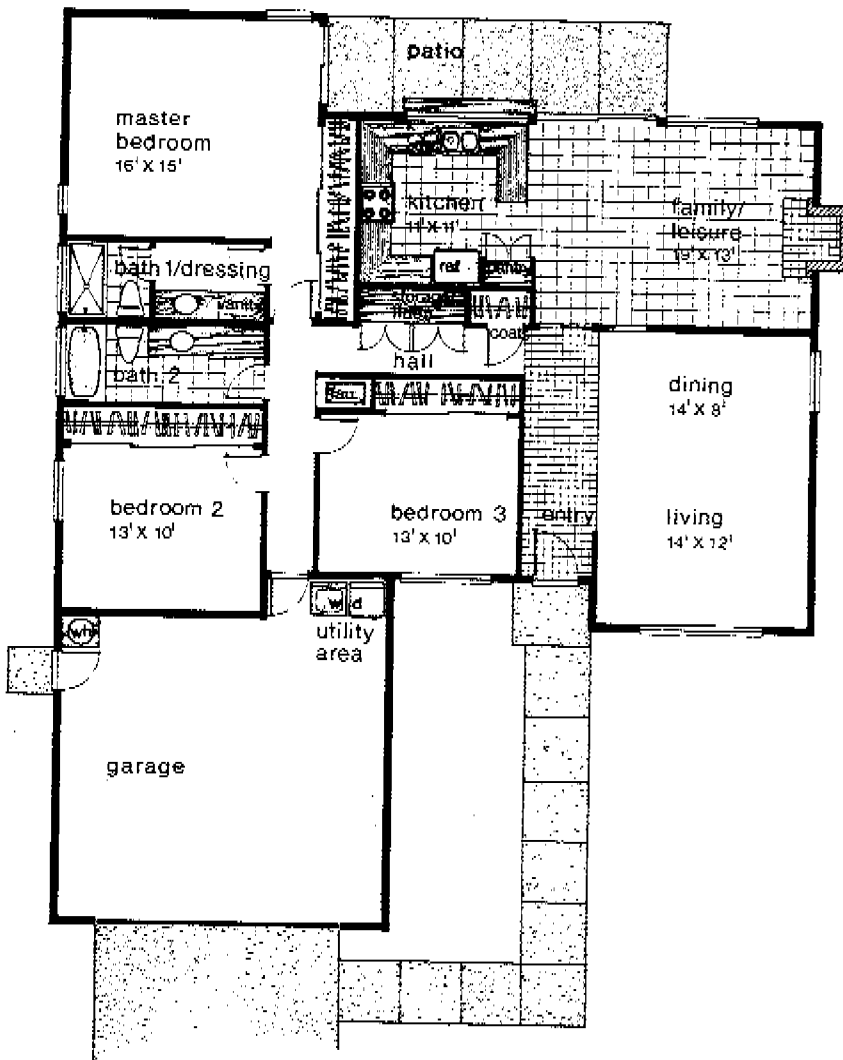
The Loma Plan 3013

Three bedrooms and two baths,
1680 sq. ft.

Special features of The Loma:
Vinyl entry hall/access to
garage from main hallway/
master bedroom opens to patio/
large living, dining area.

Standard features include:
Fireplace/patio/shake roof/
forced air heat/220V or gas
outlets in utility area/soft
water plumbing/General Electric
self-cleaning oven, dishwasher
and disposer/wall-to-wall carpet-
ing/pass-through kitchen
window/concrete driveway and
walks/fully insulated ceiling and
walls/heavy fascias/stucco
and wood exteriors.
Fireplace is located in living
room on Plan 3013-C.

Floor plans may change according
to elevation.
Price and specifications subject to
change without notice.



Rancho Bernardo
...the 52 week vacation

