Once in a great while, you find everything you’ve been dreaming about, all at once. Like a large, handcrafted home, brimming with character. Like a spacious homesite, that offers real breathing room—and opportunities for gardens, pavilions, courtyards and swimming pools. Like a setting that offers great natural beauty and exquisite views. All in the midst of the best that coastal North County has to offer.

This is the rarest of opportunities. This is Alta Del Mar.

Top hotels, restaurants, shopping, recreation and entertainment are all close at hand—not to mention some of the best public schools in the country.

Alta Del Mar's elevated site enjoys views of The Grand Del Mar and Carmel Valley beyond.
There are certain settings where life just seems to flourish. Alta Del Mar is at the center of just such a place. It’s defined by a tantalizing blend of resources, pastimes and natural beauty. Torrey Pines Reserve and Beach, nearby luxury hotels and restaurants, one-of-a-kind boutiques, charming seaside villages, top-performing schools and the brainpower of UC San Diego, Telecom and Biotech make our backyard the epicenter of both excellence and enjoyment. All of which means that this is one of the great places to embrace life and all that it holds. Alta Del Mar has been crafted to take coastal North County living to a new level. When you imagine the life well-lived and all the vivid moments along the way, you’re in a perfect setting to savor it all.
A SINGULAR SETTING

This elevated enclave of both Estate Homes and Custom Homesites reveals itself just beyond an elegant bridge welcoming you to an exclusive domain.

Here, you’re above it all, on a wondrous promontory surrounded by expanses of coastal sage and rolling topography with back vistas in all directions including coastal canyons, The Grand Del Mar, and the Pacific Ocean at sunset. In the evening, Sorrento Mesa and Del Mar Heights sparkle in the distance.

This elevated site and picturesque setting are perhaps Southern California’s last, best opportunity for an exceptional lifestyle, above and apart from all else.

COMMUNITY PLAN

Pardee Homes reserves the right to change the size and configuration of the unsold lots, open space, and landscaped areas. For current information regarding development within this area, consult the appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

COLOR LEGEND

Estate Homes
Custom Homesites
Estate Models
ESTATE 1A - SPANISH
A rambling courtyard-inspired hacienda with an elegant frontispiece at the entry portico, twisted precast columns found only on the most sophisticated homes, and rusticated garage doors with distressed grain and hammered iron hardware.

ESTATE 1B - FRENCH COUNTRY
Elegantly accented by a stone tower rising out of the entry courtyard, authentically shaped corbels and roof braces that highlight the roof eaves, an ornate front entry gate, and wide, paneled garage doors designed to match those found throughout the French countryside.

ESTATE 1C - TUSCAN
A Tuscan villa… the rusticated stone facade frames a gated portico, which leads to a spacious entry courtyard. Opening the elegant front door reveals a vestibule and the expanse beyond. Formal living and dining rooms, as well as the perfectly situated den, gaze out onto a side courtyard suitable for a reflecting pool or formal garden. The generous kitchen, family and breakfast rooms are complemented by a patio covered with a rustic wood canopy.

The stylishly appointed master suite deftly blends modern comfort with classic forms. Bedrooms boast ensuite baths and wood casement windows. Ten-foot ceilings throughout create an expansive ambiance filled with volume and light.

4,151 Sq Ft
Single Level
4 Bedrooms
4 1/2 Baths
Den
2-Bay and 1-Bay Garages

Renderings are artist’s conceptions. Address monuments, garden walls, landscaping, trees and shrubs are not included in the purchase price and subject to the Alta Del Mar Design Guidelines.
ESTATE 1C (NOT MODELED)
ESTATE 2A - SPANISH
A classic hacienda with a precast arch framing wood-cased French doors, a glassed entry in the entry tower, an ornate Spanish entry gate, and an authentic stacked tile roof.

ESTATE 2B - FRENCH COUNTRY (MODELED)
A French chateau...formal gardens lead to a portico ornamented with a hanging coachlight followed by a rose-lined courtyard. The front door is framed by a stone-faced tower opening into the interior. The formal living and dining rooms extend through sweeping French doors to a covered patio and courtyard that offer a sheltered indoor/outdoor transition. High ceilings with clerestory windows imbue the home with both drama and light. The expansive kitchen with oversized island and family room open to an elegant loggia. Sleeping accommodations include an impressive master suite, a privatized suite for visiting guests, and two bedrooms with en-suite baths. An executive double-door den and elegant sitting room round out the charms of this romantic residence.

ESTATE 2C - TUSCAN
A stately country villa whose facade is encased in warm-colored rusticated stone. The roof is speckled with hand-laid tiles that are randomly lifted in a historically authentic manner.

Renderings are artist’s conceptions. Address monuments, garden walls, landscaping, trees and shrubs are not included in the purchase price and subject to the Alta Del Mar Design Guidelines.
ESTATE 3B- FRENCH COUNTRY
A manor house in the best French tradition, with a stoned entry rotunda, wood-core windows, and a grand wood-crafted balcony reminiscent of the finest country homes.

ESTATE 3D- MONTEREY
A vibrant blend of traditional country styling with its end brick and horizontal siding. Monterey styling with its prominent cornerstone foundation, and classic English styling with its formal living tower.

A Spanish manor…the classical turret with precast stone and wrought iron detailing provides a grand entrance. Inside, a graceful spiral staircase connects two exciting realms. Downstairs, primary living spaces defined by finely crafted carpentry and tapered cast columns orient to a lovely courtyard with an abundance of indoor/outdoor views and sun-drenched light. The kitchen features a large island table perfect for dining with the "chef." The charming sunroom is wrapped with casement windows, allowing natural light to fill the space. The bedroom downstairs provides the perfect accommodation for guests. And a large drop zone and laundry transitions thoughtfully from the garages. Throughout, the hand-troweled finish lends authentic character to all interior walls.

Upstairs, a roomy master retreat and additional bedrooms enjoy prime corner locations with abundant windows and decks. And cavernous game and club rooms offer abundant space suitable for a large studio...or ball "hangout." This is a grand home with an appealingly compact, courtyard-centric footprint— all the more space for pool, beach pavilion, alfresco kitchen, and built-in bar in the resort-like backyard.

ESTATE 3

5,184 - 5,288 Sq Ft
Two Story
3-5 Bedrooms
4-5 Baths
Den
Game Room & Optional Club Room
2-Bay and 1-Bay Swing Garages
ESTATE 4A - SPANISH MONTEREY

The quintessential Spanish colonial style from the 1920s and 1930s, with its distinctive front balcony crafted from knuckled wrought iron, crank-out wood casement windows, fully-arched entry door, and classic rooflines with randomly stacked tiles and layered concrete mortar.

ESTATE 4B - FRENCH COUNTRY

A French country estate with its graceful stoned entry tower, barrel-tiled ridge caps, hand-crafted window boxes, and wood-columned front porch.

Renderings are artist’s conceptions. All square footage is approximate.

A classical Monterey… an entryway flanked by stone, doors, and wood work. It is a scale below. The Monterey’s stately facade of wood, stucco and used brick along with a wide balcony defines the Monterey’s eclectic pedigree. The Monterey is the perfect blend of American style and classic design. A formal precast front door surround reveals an intimate entry that ushers guests along a hall to the multiple main living spaces.

A large motor courtyard creates picturesque views from within and a wonderful outdoor veranda. The library, well-appointed guest retreat and brick-lined wine cellar are just the beginning of the luxurious amenities residing within.

Upstairs, an enormous master retreat sets a new standard in spacious accommodations. It’s a home-within-a-home, with a sleeping porch overlooking the backyard putting green and the Grand Del Mar Resort beyond. Three bedrooms with in-suite baths cluster around a teen room. This is a home that has it all — with the kind of spaciousness, appointments and craftsmanship that equal the finest custom homes, anywhere.

6,235 Sq Ft
Two Story
5 Bedrooms
5 Baths
Library
Teen Room
Wine Cellar
Two 2-Bay Garages

ESTATE 4D - COLONIAL MONTEREY (MODELED)

Address monuments, garden walls, landscaping, trees and shrubs are not included in the purchase price and subject to the Alta Del Mar Design Guidelines.
KITCHEN
• Kohler® sinks and toilets with Delta faucets
• Quartz countertops in secondary baths with choice of tile in tub/showers
• Beveled vanity mirrors with NuTone oversized medicine cabinets

SECONDARY BATHS
• Frameless shower enclosure
• Choice of slab marble or quartz countertops with choice of marble or quartz sinks
• Maple-stained cabinetry with dove-tail drawers and soft-close hinges
• Framed beveled vanity mirrors with NuTone designer medicine cabinets

MASTER BATH and POWDER BATH
• Under-cabinet LED task lighting and electrical outlets
• Glass cabinet doors at specified kitchen locations including glass roll-out shelves in all base cabinets
• European-style maple cabinets with dove-tail drawers, soft-close hinges with pull-out shelves in all base cabinets
• LED recessed cans with dimmer switches and decorative Kichler trim

INTERIORS
• Built-in cabinets
• Built-in cabinetry with Taylorcraft doors and Shiloh crystal pulls
• Kohler 48” Sub-Zero built-in refrigerator
• Large island with granite or quartz countertops and sink with choice of faucet

LAUNDRY
• Laundry chute in Plan 4
• Laundry pass-through in Plan 3
• Laundry room with storage and electrical outlets

BATHS
• Master Bath and Master Bath
• Frameless shower enclosure with NuForte glass shower doors and soft-close hinges
• Choice of slab marble or quartz countertops with choice of marble or quartz sinks
• Maple-stained cabinetry with dove-tail drawers and soft-close hinges
• Framed beveled vanity mirrors with NuTone oversized medicine cabinets

INTERIOR DESIGN FEATURES
• Authentic “boosted” tile roof on Tuscan, Spanish and Spanish Monterey styles
• Canyon Ridge® Collection Limited Edition garage doors with decorative clavos and handles
• Andersen French doors lead to courtyards, covered patios and balconies
• Automatic “touchless” for roll-ons, mirrors and medicine cabinets

OPTIONAL FEATURES
• Performance stainless or double oven configuration
• Fisher & Paykel appliances
• Playing Whisper and the Fresco laundry package
• Fisher & Paykel dishwasher
• Kohler® kitchen sink selections
• Kohler® faucets and hybrid faucets
• Maytag, Whirlpool® and Fisher & Paykel dishwashers
• Fisher & Paykel refrigerator
• Designer light fixture choices throughout home (per plan)
• Decorative mirrors

LIVINGSMART® OPTIONS
• Jack-and-Jill vanities
• Essex™ kitchen and laundry package
• Solar panels
• Central vacuum system

PLUMBING
• Kohler® water sense toilets with high-efficiency flush
• NuTone® water sense toilets
• Standard water sense toilets
• Maytag, Whirlpool® and Fisher & Paykel dishwashers
• Fisher & Paykel refrigerator
• Kohler® faucets and hybrid faucets
• Maytag, Whirlpool® and Fisher & Paykel dishwashers
• Kohler® kitchen sink selections
• Kohler® faucets and hybrid faucets
• Maytag, Whirlpool® and Fisher & Paykel dishwashers
• Fisher & Paykel refrigerator
• Designer light fixture choices throughout home (per plan)
• Decorative mirrors

FINISH TRIM
• Built-in cabinetry
• Spice pull-out tracks, pantry roll-out drawers (per plan)
• Extended kitchen upper cabinetry with lighted glass uppers

EXTERIORS
• JELD-WEN Aurora custom entry doors with Baldwin hardware
• Andersen French doors lead to courtyards, covered patios and balconies
• Custom window and door package with choice of Low-E or clad wood windows
• Central vacuum system
• Artisan Pewter or Rockport painted garage doors with decorative accents

SELECTED FEATURES
When you purchase a home at Alta Del Mar, you make a choice about how you want to live. And this decision affords you even more choices: you can hand pick the exceptional design elements and features that reflect your lifestyle. It's the perfect way to tailor your space to your taste.

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An opportunity like Alta Del Mar doesn’t come along very often. When it does, it demands a team of creative consultants capable of rising to the occasion. We’re pleased to have gathered together the very best in the business to help conceive and refine every detail of this carefully thought out enclave.

Our thanks to all of them for their boundless talent, passion and perseverance.

Landscape Architecture  
Bassenian/Logon  
Di  
Model Interior Design  
Sales Office Design  
Branding / Marketing
PRELIMINARY NEIGHBORHOOD FACT SHEET

DISTINCTIVE COMMUNITY CHARACTER

Alta Del Mar is situated on a spectacular plateau in Del Mar Mesa overlooking coastal Carmel Valley. This enclave of 107 Estate homes and 29 Custom homesites reveals itself just beyond an elegant bridge welcoming you to an elevated, sequestered domain.

ESTATE HOMES

We began with the heritage architecture of coastal California — with classic facades, timeless materials and hand wrought details and blended in contemporary ideas and features for relaxed indoor/outdoor living. The results are gracious estate homes that provide both intimacy and grandeur depending upon the occasion.

Each occupies a generous homesite that provides ample opportunity for private interior and side courtyards as well as generous backyards suitable for pools, garden and entertaining.

Alta Del Mar provides stunning interiors in one and two level homes ranging in size from approximately 4,151-6,235 square feet. With LivingSmart®, Pardee Homes is offering a distinctive way of life — one that preserves the land and its precious resources while making your home environment more comfortable and efficient.

Prices are anticipated to range from $1.8 to $2.4 million.

CUSTOM HOMESITES

Alta Del Mar features custom homesites averaging nearly a half acre with sweeping view corridors facing expanses of coastal sage to the south or The Grand Del Mar and Carmel Valley views to the northwest. Select the size, orientation and scenery that suit your one-of-a-kind vision, on this — the last, best view address in coastal San Diego.

Prices are anticipated to range from $740,000 to $2 million.
EDUCATIONAL VALUES

Because good schools are a vital part of every growing community, Pardee Homes has made education a central part of its planning for Alta Del Mar. Elementary children will attend schools in the Del Mar Union School District. Older students are anticipated to attend Carmel Valley Middle School and Torrey Pines High School or Canyon Crest Academy in the San Dieguito Union High School District. Additionally, there are several noted private schools in the area, such as Cathedral Catholic High School and the San Diego Jewish Academy.

CFD/“Mello Roos”:

- San Dieguito Union High School District CFD No. 03-1  Approximately $1,014.00 annually
- Del Mar Union School District CFD No. 95-1  Approximately $1,448.86 annually

Attendance boundaries are established by the district(s) and subject to change. Schools may reach capacity for one or more grades, necessitating enrollment in other schools. For more information on school assignments, capacities, facilities and bus service, contact the Del Mar Union School District (www.dmusd.org) or the San Dieguito Union High School District (www.sduhsd.net).

- Estimated Annual Property Tax Rate  Approximately 1.00850%
- Direct Levies such as San Diego County Water Authority  Approximately $30.00 Annually

BEAUTIFUL COMMUNITY SPACES

This association’s assessment will vary with an approximate monthly fee of $420.00 for monument signage, parkway landscaping/trails and five gates.

For more information, please ask your sales representatives for a neighborhood brochure or visit: www.altadelmar.com.

Sales Advisors
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www.PardeeHomes.com
PHASE 1-6 ESTATE RELEASE - PRELIMINARY PRICING
FRIDAY, OCTOBER 11TH AND SATURDAY, OCTOBER 12TH

PHASE 1-6 ESTATE RELEASE

LOT:  PLAN:  PRICE:  LOT SIZE:
#74  2C   $1,720,000  18,862 sf
#75  3B   $1,798,600  21,653 sf
#32  1A   $1,751,000  14,198 sf
#45  3AR  $2,141,600  18,988 sf
#46  4CR  $2,388,700  16,699 sf

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ESTATE ONE
SINGLE STORY
4 Bedrooms / Den
4.5 Baths
2-Bay and 1-Bay Garage
Approximately 4,151 sq. ft.

From $1,780,000
Temporarily Sold Out

ESTATE TWO
SINGLE STORY
4 Bedrooms / Den
Sitting Room / Opt. Office
4.5 Baths
3-Bay Garage and Gardening Shed
Approximately 4,411 sq. ft.

From $1,833,000
Temporarily Sold Out

ESTATE THREE
TWO STORY
5 Bedrooms / Den
Game Room
4.5 Baths
2-Bay and 1-Bay Swing Garages
Approximately 5,184 sq. ft.

From $1,891,000
Temporarily Sold Out

ESTATE FOUR
TWO STORY
5 Bedrooms / Library
Teen Room / Opt. 6th Bedroom
5.5 Baths
Wine Cellar
Two 2-Bay Garages
Approximately 6,235 sq. ft.

Lot 11 4A $2,484,595
Includes pre-selected options and upgrades. Please see Sales Advisors for more information. Flooring still available for selection. (Move in December 2013)

Earnest Deposit $20,000.00

PLEASE NOTE: ALL SQUARE FOOTAGE ABOVE IS APPROXIMATE

Availability, terms and prices are subject to change without notice and will be applicable to any property Pardee Homes ("Seller") has received a deposit in the amount Seller may require and for which Seller has accepted in writing an Offer to Purchase for such property. All plans and elevations may not be available in a particular release due to the fact that homes are released in limited numbers by phases. Unit prices may vary due to prior pre-plotted option selections. Prices may include options or premiums for which there will be an additional charge. Seller reserves the right to add, discontinue or modify model home and/or an item shown in a model without prior notice.

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PardeeHomes PRESTIGE COLLECTION

9/18/2013