Aviara

1. Azure Cove
2. Isla Mar
3. Sandpiper
4. Mar Fiori
5. Cantata
6. Bella Lago - coming soon
7. Carina
8. Marea
9. Viaggio
10. Aldea
11. Sanderling
12. Pavona
13. Tramonto
14. Avocet
15. Aviara Pt.
16. Four Seasons Hotel

Future Site for Serenata

March 1998 - Information deemed reliable but not guaranteed.
Aviara Point

Custom Homes
<table>
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* Townhomes

** To come: Development not opened as of March '98

Mello-Roos Assessments on residential properties are shown on the annual property tax bill as CFD#1 for school construction. For further information, contact Carlsbad School District, Communities Facilities District #1 at (760) 729-9291.

Information deemed reliable but not guaranteed.
215-61
SHT. 1 OF 3

1"=200'

S-27-91 RAG

CHANGES

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HERON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN TITLE EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY result FROM RELIANCE UPON THIS MAP.
Aldea

Custom Homes
A quaint coastal village of townhomes, nestled in a quiet valley, alongside the world-class Aviara golf course and the beautiful Batiquitos Lagoon in Carlsbad. This is Aldea, a tranquil gate-guarded enclave that offers a "lifestyle replete with amenities."

You'll find dramatic interior living spaces, sky-high windowscaping, woodburning fireplaces, and elegant raised panel entry doors with designer hardware. Kitchens and baths feature ceramic tile and handcrafted cabinetry and kitchens boast double-duty G.E. appliances. And the village of Aldea offers a private recreation area with pool and spa, lushly landscaped common areas and fenced private yards.

Come to think of it, perhaps these are exactly the elements you'd like to work into your own captivating life story.
"ALDEA"

INTERIOR
Raised Panel Front Door with Decorator Hardware
Ceramic Tile Entry
Dramatic Interior Living Spaces
Soaring Window Treatments
Woodburning Fireplace
Interior Laundry Room

MASTER BATH
Custom Designed Hand Built Cabinetry
Ceramic Tile Countertop
Oversized Mirrors
Ceramic Tile Shower with Clear Glass Enclosure
Double China Sinks
Large Walk-in Closet
Quality Moen Plumbing Fixtures

KITCHEN
Traditional White Handcrafted Cabinetry
G.E. White Gas Cooktop
G.E. White Electric Oven
G.E. White Multi-Cycle Dishwasher
G.E. White Microwave/Hood
Ceramic Countertops
Cast Iron Kitchen Sink with Chrome Easy Care Faucet
Generous Pantry

EXTERIOR
Gate Guarded Community
Fully Landscaped Common Areas
Fenced Private Yards
Private Recreation Area with Pool and Spa
Stylish Architectural Elevations
Steel Roll-up Sectional Garage Door

CUSTOM OPTIONS
Air Conditioning
Tub Enclosures
Mirrored Wardrobe Doors
Closet Organizers
Security System
Cabinet Finish and Hardware
Appliance Color
Built-in Refrigerator
Corian Counters in Kitchen

Ceramic Tile Upgrades/Designs
Jetted Tub
Built-in Cabinetry
Home Theater
Flooring Upgrades
Floor Safe
Water Purification System
Window Treatments
Traditional values and a commitment to build a quality home for our customers have made D.R. Horton one of America’s leading home builders. Founded as a family business over 20 years ago by Don Horton, our growth and success stand as testament from thousands of satisfied customers across the country. The result of a focused effort of dedicated professionals committed to building you the finest in living environments.
### Plan One
- 1665 Square Feet
- Two Story
- Two Bedrooms Two ½ baths
- With Two Car Garage
- From **$208,000**

### Plan Two
- 1925 Square Feet
- Two Story
- Three Bedrooms Two ½ baths
- With Two Car Garage
- From **$229,800**

### Plan Three
- 2197 Square Feet
- Two Story
- Three Bedrooms Two ½ baths,
  Plus Loft, and Two Car Garage
- From **$248,900**

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**Interior**
- Raised Panel Front Door with Decorator Hardware
- Ceramic Tile Entry
- Dramatic Interior Living Spaces
- Soaring Window Treatments
- Woodburning Fireplace
- Interior Laundry Room

**Kitchen**
- Traditional White Handcrafted Cabinetry
- G.E. White Gas Cooktop
- G.E. White Electric Oven
- G.E. White Multi-Cycle Dishwasher
- G.E. White Microwave/Hood
- Ceramic Countertops
- Cast Iron Kitchen Sink with Chrome Easy Care Faucet
- Generous Pantry

**Master Bath**
- Custom Designed Hand Built Cabinetry
- Ceramic Tile Countertop
- Oversized Mirrors
- Ceramic Tile Shower with Clear Glass Enclosure
- Double China Sinks
- Large Walk-in Closet
- Quality Moen Plumbing Fixtures

**Exterior**
- Gate Guarded Community
- Fully Landscaped Common Areas
- Fenced Private Yards
- Private Recreation Area with Pool and Spa
- Stylish Architectural Elevations
- Steel Roll-up Sectional Garage Door
"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

MAP 12980 – CITY OF CARLSBAD TCT 90-14 AREA 16
"This plat is for your aid in locating your
AND with reference to streets and other parts.
While this plat is believed to be correct, the Company assumes no liability for any
loss occurring by reason of reliance thereon."
Avocet

Custom Homes
This site plan is not intended as a legal description of the property. The depiction of boundaries and building locations is meant to serve only as a general guide. The actual boundaries and building locations will differ to some extent from the above depiction. Legal descriptions are available for your information. Ask Sales Representative for details.
**AVOCET**
**PHASE IIIA**

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**Frank Hall**
**Sales Representative**

*(619) 431-4785*

**Please Note:**

Prices and Specifications are Subject To Change Without Prior Notice or Obligation
All Square Footages Are Approximate
Subject To Prior Sale
$5,000.00 Deposit Required

Phase IIIA Prices Include PAYOFF OF ALGA ROAD ASSESSMENT

**Prices effective: 03/04/95**
"AVOCET"

PLAN ONE - DEL MAR
2,210 Square Feet
3 Bedrooms plus Loft
3 Baths
"AVOCET"

PLAN TWO - LA JOLLA
2,497 Square Feet
4 Bedrooms
3 Baths
Optional Den
"AVOCET"

Plan Three - CORONADO
2,818 Square Feet
4 Bedrooms, Study
3 Baths, Optional Den
ELEGANT DETAILED INTERIORS
- Dramatic vaulted ceilings
- Custom textured ceilings and walls
- Custom rounded drywall corners
- Elegant living room includes fireplace with handsome marble hearths and accents
- Comfortable family room with fireplace of natural brick (some plans)
- Formal dining room
- Decorator selected lighting fixtures
- Custom flooring selections
- Distinctive raised panel interior doors
- Classic custom oak staircases
- Decorator selected hardware throughout
- Decorator touch electrical switches
- Convenient interior laundry facilities with utility sink (some plans)
- Prewired for cable TV and telephone
- Smoke detectors

DISTINCTIVE EXTERIORS
- Distinctive "Mediterranean" exterior elevations
- Designer selected exterior colors
- Designer selected concrete roof tiles
- Custom crafted entry doors
- Decorator selected entry hardware
- Custom light fixtures and decorative address lighting
- Spacious exterior balconies (plans 2B & 28)
- Fully drywalled garages
- Sectional roll up garage doors
- Garage door opener with transmitter (double door only)
- Concrete driveways and entry walks
- Gas barbecue outlet in rear yard
- Complete rear yard fencing

GOURMET KITCHENS
- Scenic windowed breakfast nook area
- Custom finished oak cabinetry with concealed hinges and white finished interiors
- Ceramic tile kitchen countertops
- KitchenAid self-cleaning oven with microwave/convection combination
- KitchenAid dishwasher
- KitchenAid cook-top
- 3 HP food waste disposal
- Recessed lighting with under cabinet fluorescent lighting
- White porcelain over cast iron triple sinks
- Refrigerator area pre-plumbed for automatic ice maker
- Convenient and spacious pantries

ENERGY EFFICIENT FEATURES
- Gas forced air heating with pilotless ignition
- Energy conserving fireplace with glass doors
- 24 hour dual setback thermostat
- Energy conserving gas water heater
- Fully insulated exterior walls and ceilings
- Full weatherstripping on all exterior doors and windows
- Natural gas and electrical connections for clothes dryer

MASTER SUITES
- Sloping ceilings
- Fireplace with marble hearths and accents
- Spacious walk-in wardrobes
- The convenient double shelf and pole
Azure Cove
Custom Homes
Plan Two
PORTOFINO
Two Story
3 Car Garage
3 - 5 Bedrooms
3 Baths
2,658 square feet
FROM $343,900

Plan Three
SAVANNAH
Two Story
3 Car Garage
5 Bedrooms with Optional Retreat
4 Baths
3,300 square feet
FROM $381,200

Plan One
NEWPORT
Single Story
3 Car Garage
3 Bedrooms with Loft
2.5 Baths
2,485 square feet
FROM $344,900
WHAT YOU’LL FIND
Included Features
“AZURE COVE”

EXTERIOR & ENTRY
- Individual exterior color schemes
- Eight foot raised-panel entry door
- Dual glazed windows with vinyl frames throughout
- Stubbed for gas barbeque
- Three car garage with sectional steel doors
- Garage door opener (double door section) with 2 transmitters
- Side & rear yard fencing
- Custom ceramic roof tiles

EXCEPTIONAL INTERIORS
- Designer selected ceramic tile entry
- Wood-burning fireplaces with gas log lighters in family room
- Volume ceilings
- Interior laundry room with full-service area plus sink (plan 3 laundry/powder)
- French doors
- Raised colonial panel and wardrobe doors in master suite
- Custom, prewired dimmer in dining rooms

SPECIFIED CONSTRUCTION DETAILS
- Insulated attic system with 1/2” rigid floor with screws, nailing glue for maximum strength and efficiency (on second floor level)
- Copper plumbing throughout and cast-iron risers at down stairs living areas for sound attenuation
- Prewired for music and security systems
- RG6 and CATs high speed wiring throughout home for digital and analog communications

WATER AND ENERGY SAVERS
- Night setback thermostats
- Gas forced-air heating
- Upgraded R-30 insulation in ceilings over living area
- Ultra-low flow toilets
- Low flow shower heads

COMPREHENSIVE KITCHENS
- Raised-panel hidden-hinge euro-style thermo foil white cabinets with finished interiors and adjustable shelving
- Dual compartment cast iron sink with pull-out faucet
- Decorator selected ceramic tile countertops
- Islands in all plans
- Built-in double GE Profile® 30” self-cleaning ovens
- Built-in GE microwave
- Multicycle Quiet Power Plus GE Profile® dishwasher
- GE Profile® five-burner gas cooktop with hood
- Generous pantries
- Breakfast bars
- Sunny breakfast nooks
- Built-in desk (plans 1 & 2)

MASTER SUITES
- Expansive walk-in closets
- Mirrored wardrobe doors (plan 1)
- Ceramic tile countertops, shower and bathtub surrounds
- Separate oval tub and shower enclosure
- Built-in vanity (plan 3)
- Attractive Moen Monticello® faucets
- Raised panel thermo foil white cabinets

SECONDARY BATHS & POWDERS
- Solid surface vanity in secondary baths
- Attractive Moen Monticello® faucets
- Raised panel thermo foil white cabinets
- Pedestal sink in powder room (plan 1)
WHAT ELSE TO CONSIDER

Personal Enhancements
"AZURE COVE"

Here is where you can make one of our homes truly yours. These are individual options that you can choose to enrich the look of your home and add to your personal enjoyment.

GOURMET KITCHEN REFINEMENTS

Check with your Azure Cove home counselor for full details on a number of inspiring organizational items personally created by culinary professional/cookbook author Lesa Heebner. With full schematics to help you stock them the right way.
Organizational benefits such as rollout drawers, tray dividers, cutlery insert and spice drawer insert
Built in style GE Profile* refrigerator with matching cabinet panels
Dishwasher panel
Viking* gourmet 6-burner commercial cooktop with stainless steel hood
Choice of 4 cabinet finish upgrades
Choice of glass doors for cabinets (plans 1 & 2)
Solid-surface Corian* or granite countertops
Separate vegetable sink in island with garbage disposal and pull-out sprayer (plan 3 only)
GE* double self cleaning convection oven

SECURITY AND SAFETY

Choice of security systems including video & “Smart Home” options
Additional garage door openers & transmitters

ORGANIZATIONAL BENEFITS

Built-in closet organizers
Built-in entertainment centers

BATH PERSONALIZATION

Custom tile treatments including liners, borders, patterns and colors
Clear or obscure tub enclosures in secondary baths
Whirlpool jets in master tub
Claw foot tub and pedestal sinks (master only)

COMFORT ENHANCEMENTS

Air conditioning
Music system with built-in speakers
Media center with surround sound in family room
Master bedroom retreat (dual retreats in plan 3)
Fireplace in master bedrooms or living rooms
Crown molding in specified areas
Den options
Covered back porch option (plan 3)
Central vacuum
Additional insulation in interior walls and between floors
Wood decks on all plans
Exercise room

COMMUNICATION ADDITIONS

You can choose additional outlets in bedrooms, dual category 5 phone jacks and coax cable outlets in every room. Ask your home counselor for details.
PLAN TWO / First Floor, 1,562 square feet

"AZURE COVE"

EXCEPTIONAL FEATURES include high quality appliances, Euro-style kitchen cabinets with hidden hinges and adjustable shelves, recessed lighting, decorator tile and fixtures, French doors, wood-burning fireplaces with gas log starters and three-car garage.
BEDROOMS are flexible in this plan. The loft off the upstairs landing can be converted to a bedroom or den. Another room can be built over the family center for use as a bedroom, children's playroom or game room.
PLAN THREE / First Floor, 1,794 square feet

"AZURE COVE"

CONSTRUCTION DETAILS include RG6 and CAT5 high-speed wiring for advanced electronics. You will also find prewiring for music and security systems.
PLAN THREE / Second Floor, 1,506 square feet
"AZURE COVE"

OPTIONS ABOUND in this magnificent master suite. You can add a fireplace and a deck.
Turn bedroom 4 into a retreat, or build an exercise room with an extra closet off the master bath.
PLAN ONE / First Floor, 2,241 square feet

"AZURE COVE"
PLAN ONE / Second Floor Loft, 244 square feet

"AZURE COVE"

How the loft is used is limited only by your imagination. It can be an office getaway or an exercise room. A playroom or game room. A room for crafts or for quiet meditation. However it is used, you will surely appreciate its huge storage room - perfect for luggage, seasonal sports equipment or whatever you have that is used only on occasion.
Bella Lago

Custom Homes
This map may or may not be a survey of the land depicted herein. You should not rely upon it for any purpose other than orientation to the general location of the parcels or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.
Carina

Custom Homes
Gracious Style...
Uncompromising Detail...
The Finest in Coastal Living,
CARINA AT AVIARA.

Welcome to a way of life you’ve always imagined and the quality that is the hallmark of Greystone Homes.

Savor the architecture – soaring ceilings, custom tile in corners and large interior laundry rooms.

Explore the luxuries – dramatic fireplaces, large gourmet-inspired kitchens, sumptuous master suites.

Experience the lifestyle of a 1,000-acre residential and resort community – an 18-hole Arnold Palmer designed golf course, and 285-acres of beautiful, coastal open space adjacent to the picturesque Batiquitos Lagoon.

CARINA AT AVIARA...

Homes inspired by the luxury of living by the sea.
CARINA in Aviara

2,087 Square Feet
3 Bedrooms
Den
Optional 4th Bedroom,
Media Room, or Second
Master Bedroom Suite
2 Baths
Powder Room
Interior Laundry Room
3-Car Garage

2,257 Square Feet
2,257 Square Feet

RESIDENCE
ONE
CARINA in Aviara

2,470 Square Feet
4 Bedrooms
Optional Den
3 Baths
Powder Room
Interior Laundry Room
3-Car Garage

RESIDENCE TWO
2,848 Square Feet
4 Bedrooms
Den
Optional 5th Bedroom or Library
Optional Master Retreat
4 Baths
Interior Laundry Room
3-Car Garage

Dining Room
Living Room
Optional Bedroom 5
Optional Library

RESIDENCE THREE
Custom Appointments

Pride Of Ownership

Authentic clay roof tiles
Gas stub at rear of house for homeowner installed barbecue
Prepared for solar hot water heating system
Gutters and downspouts protecting entire house
Sectional roll-up garage doors complete with automatic opener
8' entry doors
Front-yard landscaping with automatic sprinkler system
Post-tension concrete foundations
Decorative woven flat weave privacy fencing for rear yard

Family Kitchens

White-on-white appliances featuring a double 30" self-cleaning oven and 36" gas cook top with four sealed burners, built-in microwave and quiet wash dishwasher
Furniture quality natural oak cabinetry with laminated interiors and backs
Fully-laminated drawers with dual side-mounted rollers
Sunny breakfast nook
Deluxe food preparation island
Over-sized cast-iron two compartment sink with heavy duty waste disposal and European style "pull-out" faucet
Refrigerator area plumbed for ice maker
Hand-set ceramic tile counter-tops
Generous pantries
Undercounter task lighting system

Luxurious Master Suite and Bath

Furniture quality natural oak cabinetry with matte-finish cultured marble pullmns
Luxurious oval soaking tub and separate shower with clear glass enclosures and a selection of ceramic tile surrounds
Compartmental water closet with water saver toilet
Chrome wide-spread faucets at dual china basins
Over-sized medicine cabinet with adjustable shelves
Full length mirror at pullman

Well-Crafted Interiors

Kitchens

Large ceramic tile entry flooring
Large wall-to-wall carpeting with a wide array of color selections
Custom recessed lighting
Prewired for telephone in kitchen and all bedrooms
Prewired for cable television in family room and all bedrooms
Custom wall and ceiling textures
Impressive 42" wood-burning fireplace with gas log lighter and glass doors
Decorative custom hearth
Custom designed solid oak stair system
Forced-air heating with night set-back thermostat for energy savings
Prepared for central air-conditioning
Custom selected raised panel interior doors
Dual glazed windows
Traditional wood window sills
Solid brass hardware
Custom radius corners

Bonus Appointments

Interior laundry room with full service area plus sink
Mirrored wardrobe doors at all locations
Basic Security System
Non-squeak silent floors (second level)
R-13 wall insulation, R-30 attic insulation
50-gallon energy-efficient water heater
Oak cabinetry throughout
Smoke detectors

Custom Enhancements

Carina offers a wide variety of custom enhancements to allow your home to be tailored to meet your unique lifestyle.

Prices and availability may vary according to the construction status of each home.

Please discuss prices and availability for special enhancements with your sales representative at the time of your purchase.

In the effort to continuously improve our product, Greystone Homes reserves the right to change elevations, specifications, materials and prices without prior notice or obligation. Variations in floor plans and elevations do exist and square footages are approximate and will vary.
RESIDENCE ONE
2,087 Square Feet
3 Bedrooms
Den
Optional 4th Bedroom,
Media Room, or Second
Master Bedroom Suite
2 Baths
1/2 Bath
Interior Laundry Room
3-Car Garage
FROM $ 297,770

RESIDENCE TWO
2,470 Square Feet
4 Bedrooms
Optional Den
3 Baths
 Powder Room
Interior Laundry, Room
3-Car Garage
FROM $ 307,770

RESIDENCE THREE
2,848 Square Feet
4 Bedrooms
Den
Optional 5th Bedroom,
or Library
4 Baths
Interior Laundry Room
3-Car Garage
FROM $ 337,000

In the effort to continuously improve our product, Greystone Homes reserves the right to change elevations, specifications, materials and prices without prior notice or obligation. Variations in floor plans and elevations do exist and square footages are approximate and will vary. Total sales price includes estimated one-time payoff of the Alga Road Assessment not to exceed $9,778. You have the option to take this $9,778 fee off your sales price which may then be collected in semi-annual installments that will be included in your property tax bill for a period of 20 years. See sales representative for details.
Cantata

Custom Homes
WHAT'S IMPORTANT TO NOTE

CANTATA in Aviara

In addition to the personal enhancements that you'll see in our Imagination Room, we've created several option packages, some of which you'll notice in our models. They were specially designed by experts in each field, to provide you with a number of great options within each package.

lifestyle Kitchens
Check with your Cantata sales counselor for full details on a number of inspiring organized kitchen packages personally created by culinary professional/cookbook author Les Heebner. With full schematics to help you stock them the right way. Among them:
The Wine Connoisseur's Kitchen
The Ergonomically-Designed Baking Center
The Organized Gourmet's Kitchen
Other Packages And Individual Options Also Available

Safe, Secure Home
We can outfit your home with a number of safety and security features, some of which already come standard at no additional cost.
saving you the time and trouble of doing it yourself. Among the ideas we have at hand:
Anti-scald devices in secondary showers*
Child-safety features (cabinet latches, etc.)
Smoke detectors*
Motion detectors
Video Security System
Electronic entry gate
"Smart-Home" options
*Standard feature

landscape Designs
Your home can look more inviting with the help of several lush back yard and front yard landscape packages — all created by renowned landscape architectural firm, Burton Associates. Ask your Cantata sales counselor for full details.
WHAT YOU’LL FIND

Standard Features

Exterior Detailing
Individual exterior custom color schemes
8’ raised-panel entry door with Baldwin hardware
Dual glazed windows with vinyl-clad frames throughout
Stubbed for gas barbecue
3-car garages with sectional steel doors
Garage door opener (for 2-door section) with 2 transmitters
Front yard landscaping with automatic sprinklers
Side and rear yard fencing
Custom multi-colored concrete roof tiles

Exceptional Interiors
Designer-selected ceramic tile entry
Wood-burning fireplaces with gas log lighters in family room
Volume ceilings
Interior laundry rooms with full-service area plus sink
French doors
Raised colorist panel interior and wardrobe doors
Custom wood window sills and door casings
Recessed lighting
Rocker switches, with dimmer in dining room
Custom wall and ceiling textures
Expansive built-in media niches
Cable and phone outlets — all living areas and bedrooms

Construction Details
Truss floor with 3/4” subfloor
with screws, nails, and glue for maximum strength
(at second floor level)
Copper plumbing throughout and cast-iron risers at down drains for sound protection
Prewired for music and security systems

Water And Energy Savers
Night setback thermostats
Gas forced-air heating
Upgraded R-30 insulation in ceilings

Ultra-low flow toilets
Low flow shower heads

Comprehensive Kitchens
Raised-panel hidden-hinged euro-style cabinets
with finished interiors and 2 1/4” crown molding in choice of white paint, natural or whitewashed oak, or with selected glass doors
Cabinet organizers (two trash bins for recyclables, large pull-out drawers for pots and pans)
In-drawer spice racks
Dual compartment cast iron sink with pull-out faucet
Decorator-selected ceramic tile countertops
Islands
Built-in double GE Profile self-cleaning ovens
Built-in GE microwave
Multicycle Potscrubber GE Profile dishwasher
GE Profile four-burner gas cooktop with hood
Generous pantries
Breakfast bars
Sunny breakfast nooks
Built-in desk (plan 3)

Master Suites
Expansive walk-in closets
Mirrored wardrobe doors
Ceramic tile countertops, shower and bathtub surrounds
Separate oval tub and shower enclosure
Built-in vanities (plans 2 & 3)
Full-width plate glass mirrors
Attractive designer faucets
Choice of white, natural or whitewashed oak cabinets
Balconies (plans 2 & 3)

Secondary Baths And Powderers
Ceramic tile countertops in powder rooms
Cultured marble in secondary baths
Attractive designer faucets
Raised panel cabinets
WHAT ELSE TO CONSIDER
Personal Enhancements
CANTATA in Aviara

Here is where you can make one of our homes truly yours. These are individual options that you can choose to enrich the look of your home and add to your personal enjoyment. You'll find most of these upgraded options in our Imagination Room.

ou r g e f u m e K i t c h e n  R e f i n e m e n t s
Built-in GE Profile® refrigerator with panels
Wolf® gourmet commercial cooktop with stainless steel hood
Built-in wine rack and/or under-counter wine chiller
Complete Baking Center package
Choice of cabinet finish upgrades including maple English-style cabinet features including built-in plate rack
Built-in desk area (plan 1)
Choices of knob styles and finishes
Solid-surface Corian® or Corian® countertops
Marble, granite and other natural solid-surface countertops
Trash compactor (plans 2 & 3)
Separate vegetable sink in island with garbage disposal
Water purifier

ou t d o o r E n t e rt a i n i n g & L a n ds c a p i n g
Upgraded hardscape for front yards
Back yard landscape packages
Pool and/or spa
Built-in gas barbecues
Driveway, sidewalk and patio upgrades

ou r g e f u m e A n d  S a f e t y
Intercom systems for monitoring plus music
Security gate
Choice of security systems including video
"Smart Home" options
Additional garage door openers & transmitters

ou r g e f u m e A i d s
Built-in closet organizers
Custom cabinetry in media niches
Garage storage cabinets and/or workshop
Kitchen cabinet organizer package

ou r g e f u m e P e r s o n a l i z a t i o n
Solid-surface Corian® countertops
Marble, granite and other natural solid-surface countertops
Custom tile treatments including liners, borders, patterns and colors
Clear or obscure tub enclosures in secondary baths with choice of chrome or brass framing
Choice of faucet finishes (master & powder only)
Whirlpool jets in master tub

ou r g e f u m e E n h a n c e m e n t s
Air conditioning
Stereo system with built-in speakers
Media center with surround sound
Bonus room (plans 2 & 3)
Master bedroom retreat
Fireplace in master bedrooms or living rooms
Master suite beverage bar (plan 3)
Dining room chandelier upgrade
Ceiling fans
Crown moulding and base
Washer/dryer packages
Central vacuum

Cancer Children Homes reserves the right to change floorplans, elevations, specifications and prices without notice. All renderings, floorplans and maps illustrated in the brochures and handbooks are artist's conceptions, and are not intended to be an actual depiction of the buildings, amenities, structures or landscaping. Floorplans vary per elevation. Ask sales counselor for details.
For those who’ve dreamed of striking it rich and moving to a tropical getaway, you’ve found the express route. Designer Lisa Slayman has created the most alluring paradise this side of Bora Bora. And even if you prefer more traditional surroundings, you’ll have a home that takes the scenic route to your heart. With a secluded entry, formal living room, and a dining room that makes a strong statement when guests enter, here’s a “fantasy” kitchen that showcases fine wines and your dishes as well. It’s designed with a workstation island concept, sort of a “command center” for easy food preparation, so you can trot off to the family room for playtime.

And for those who never outgrew the dream of having a treehouse, there’s your own private loft—off either the family room or the sumptuous master suite. Your place to curl up and read, and be as sloppy as you like. And save a fortune on vacations.

"The airy setting invited the use of natural materials: limestone, granite, silk, cotton, bamboo and woven wicker."

Lisa Slayman
Slayman Design Associates
Did we say this was our smallest home? You couldn't tell by the bedrooms.

Don't forget you'll have a garage for three cars. Who says one of them can't be a boat?

Nice built-in area for your media needs. Near a terrific fireplace.

These glass fronted cabinets are one of your standard choices. And the built-in wine rack is a great option.

Love the feel of the landscaping? We have great packages that can be finished when your home is.

Plenty of volume here. And you can add a fireplace for even more drama.

"THE SLAYMAN"

CANTATA
Imagine:
The loft of your dreams. It’s your retreat, your hobby room, your getaway.

You can add a romantic fireplace to warm up the mood.

Choose your route:
The stairs can lead to your loft from your family room or your master suite.

"THE SLAYMAN"

CANTATA
In the great seaside resorts in the 19th Century, guests relaxed in large, airy rooms, perhaps taking in the scent of fresh bread baking, along with the salt air. Designer Stephanie Parisi Walters echoes that memory with crisp whites and blues against dark, rich mahogany (all making a resurgence in design).

It's the perfect preface for a kitchen that could put anyone in oven heaven. Featuring the option of a complete Bake Center. Inspiring, even for those who use bread machines. Go ahead. Pull out storage drawers, open cupboards, pop up the shelf that brings your mixer up to countertop height. Imagine yourself working with dough on the ergonomically correct marble countertop. Rolling out jalepeño cheese bread, or a crust for fresh peach pie.

Upstairs you'll find even more reason to fall in love. With a bedroom off the master that could be opened up for a relaxing retreat, perhaps with french doors. And a balcony in the other direction. What a life.
THE PARISI

CANTATA
Imagine:
You have the flexibility to open the wall to the master, and make this a great retreat.

Take in the coastal breezes off your balcony.

You can opt for a fireplace up here as well. Nice for crisp nights.

You'll have five of those spaces we call bedrooms. But you can make them an office, sewing room or fitness room. Unless your family's the Brady Bunch.

"THE PARISI"

CANTATA
Maybe you’re a person who has always wanted more room. If your master bedroom could be the size of Texas, all the better. Well, now you’re quite a few square feet closer, in a home welcoming life on a grand scale. Designer Joyce Von Graven has given it a relaxed yet elegant sense, with soothing tones and textures.

Walk around and you’ll be allured at every turn. With the height of the ceilings. The fireplaces that match the scale of the home. As well as the optional Wolf® cooktop in the to-die-for kitchen. It can have it all — from English-style cabinets to a kids’ self-service cabinet. As well as a walk-in pantry, breakfast bar and a sink in the island. (Or you can have the optional Bake Center.)

He spiral staircase curves up to another floor filled with both space and ideas. All of which will have you concluding that you’ve found an incredible home. One you could get lost in.

“With elegant yet comfortable furnishings, this is a coasta home designed to be cherished for a long, long time.”

Joyce M. Von Graven

JM Von Graven, Inc.

CANTATA
A generous-sized fireplace in a generously-sized room.

From kids’ lunch box storage areas, to spice drawers, optional Wolf® cookstove and English-style cabinets, our kitchen packages are a feast of intelligent ideas.

A nine-foot ceiling is called “soaring” in some homes. This one is twice that height.

bedroom that could be a library, or with its own bath, a workout room. Hit the showers.

A dramatic bank of windows, repeated higher. Nicely affecting the wow factor.

'THE VON GRAVEN'

CANTATA
A fireplace to end the evening, and a balcony to take in the morning. What doesn't this master suite have?

You could opt to open this up as a retreat for the master suite or a nursery, as shown here.

Imagine: you have several different options with this piece to fit your needs just as well!

Under the counter, you could add a refrigerator, and have your morning juice (or evening Chardonnay) right here.

A “his-and-hers” closet. But who says it can’t be just yours?

This could be a terrific bonus room, as shown in our model.

"THE VON GRAVEN"

CANTATA
The Slayman residence

Single Story with Loft, 3 Car Garage, 3 Bedrooms, 2 1/2 Baths, 3,425 Square Feet

From $319,900 - $399,900

The Parisi residence

Two Story, 3 Car Garage, 5 Bedrooms, 3 Baths, 2,833 Square Feet

From $335,900 - $346,900

The Von Graven residence

Two Story, 3 Car Garage, 4 Bedrooms, 4 Baths, 2,348 Square Feet

From $274,900 - $323,900

Prices and terms subject to change without notice. Prices effective as of 11/10/96

Cantata
Isla Mar
Custom Homes
## ISLA MAR in Aviara

### INDIVIDUAL SITE PRICING

<table>
<thead>
<tr>
<th>LOT RBI</th>
<th>PLAN #</th>
<th>ADDRESS</th>
<th>PRICE</th>
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<tr>
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<td>43</td>
<td>2BR</td>
<td>1021 Bewicks Court</td>
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<tr>
<td></td>
<td>89</td>
<td>2C</td>
<td>7313 Melodia Terrace</td>
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<td>93</td>
<td>3C</td>
<td>7337 Melodia Terrace</td>
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<td>79</td>
<td>4C</td>
<td>974 Merganser Lane</td>
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<td>MOVE IN</td>
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<tr>
<td></td>
<td>88</td>
<td>4B</td>
<td>7309 Melodia Terrace</td>
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### PLAN ONE
- Approximately 2,642 Square Feet
- Four Bedrooms or Three bedrooms with Den
- Two and One Half Baths
- Optional Retreat
- 3 Car Garage

### PLAN TWO
- Approximately 3,456 Square Feet
- Five Bedrooms with Loft or Four Bedrooms with Den and Loft
- Four Baths
- 3 Car Garage

### PLAN THREE
- Approximately 3,507 to 3,649 Sq.Ft.
- Five Bedrooms or Three Bedrooms with Library and Teen Room
- Optional 6th Bedroom or Home Theater
- Four Baths 3 Car Garage

### PLAN FOUR
- Approximately 4,112 to 4,275 Sq.Ft.
- Four or Five Bedrooms
- Up to Four and One half Baths
- Library
- 3 or 4 Car Garage

**EFFECTIVE: 11-97**

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Residence One
ISLA MAR in Aviara

Four Bedrooms or
Three Bedrooms with Den
Two and One-half Baths
Optional Retreat
Three-Car Garage
Approximately 2,642 Square Feet
Residence Two
ISLA MAR in Aviara

Five Bedrooms with Loft or
Four Bedrooms with Den and Loft
Four Baths
Three-Car Garage
Approximately 3,456 Square Feet
Residence Three
ISLA MAR in Aviara

Five Bedrooms or
Three Bedrooms with Library and Teen Room
Four Baths
Optional 6th Bedroom or Home Theater Room
Three-Car Garage
Approximately 3,507 to 3,649 Square Feet
Residence Four
ISLA MAR in Aviara

Four or Five Bedrooms
Three and One-half to Four and One-half Baths
Library
Three or Four-Car Garage
Approximately 4,112 to 4,275 Square Foot
COMMUNITY FEATURES
Named Best Master Planned Community in America by the National Association of Homebuilders 1995
Championship 18-hole Arnold Palmer designed golf course
Aviara Golf Club & Argyle Restaurant
Batiquitos Lagoon with observation points and marked nature trails with benches
Aviara Oaks Elementary School
Additional amenities planned: sports club, park and middle school
Four Seasons Resort Hotel - Planned opening Summer 1997

DISTINCTIVE EXTERIORS
Exquisitely crafted exterior detailing
Architecturally inspired by renowned Mediterranean and California coastal enclaves
Three- or four-car direct access garages (per plan)
Handsome, durable fire-resistant concrete tile roofs
Energy-efficiency enhancing dual glazed vinyl windows
Impressive raised panel entry doors
Attractive oil-rubbed bronze entry hardware
Insulated roll-up garage doors
Color coordinated rain gutters (per plan)

GRACIOUS LIVING AREAS
Hand set ceramic tile flooring in entryway
Stately raised panel interior doors
Handsome polished brass hardware
Maple stairway handrails with white painted balusters
Subtle recessed downlighting above hallways
Traditional wood-burning fireplaces with pre-cast concrete raised hearths and mantels in family rooms
Convenient built-in media walls and niches (per plan)
Design enhancing rounded drywall corners

KITCHEN HIGHLIGHTS
European style white cabinetry featuring easy-care concealed hinges and adjustable shelves with optional maple or oak finishes
Hand set 8" X 8" ceramic tile countertops
Deluxe energy-efficient General Electric® white appliances including:
5 burner built-in gas cooktop with sealed burners
Built-in 30” double oven with “big view” window
Built-in microwave oven with turntable
6-cycle Profile “Quiet Power Plus” dishwasher
Gourmet kitchen layout with island
Walk-in pantry
Chrome and white finish faucet with pull-out spray wand
Recessed downlighting with fluorescent under cabinet lighting
Refrigerator area plumbed for automatic ice maker

LUXURIOUS MASTER SUITES
Spacious walk-in closets
Hand set ceramic tile countertops and dual china sinks
Separate ceramic tile showers with clear glass enclosure
Elegant oval tubs with ceramic tile surrounds
Polished chrome and porcelain finished Harden solid brass widespread faucets
Compartmented water closet
Expansive pullman mirrors
Separate vanity with specialized lighting (Plans 2, 3 and 4)
VALUED ADDED FEATURES
Conveniently located laundry chutes from upstairs bedroom / bath area to laundry room area
Interior laundry rooms with utility sinks
Rear and side yard concrete block fencing or wrought iron fencing (per lot)
Elegant design-enhancing lighting fixtures
Subtle recessed lighting
Decora electrical switches
Raised panel wardrobe doors in all secondary bedrooms
Pre-wired for music, home theater and alarm systems
Category 5 pre-wiring for future high speed data applications
Gas stubbed for barbecue in rear yard
Pre-wired for television in family room, den and all bedrooms
Telephone outlets in kitchen, den and all bedrooms
Smoke detector in all bedrooms
Complete drywall finish in garages

ENERGY SAVING ADVANTAGES
State-of-the-art energy saving dual glazed vinyl framed windows
R-30 attic insulation
R-13 wall insulation
Energy saving 50 or 75 gallon hot water heater (per plan)
Pilotless ignition furnace
Insulated heating ducts
Poly cercaulk to reduce air infiltration
Water saver shower heads
Water saver elongated toilets

CUSTOMIZING OPTIONS
Handcrafted old world wood stained front doors
French doors from formal living areas (per plan)
Maple or oak cabinets in a variety of finishes
Numerous cabinet customizing opportunities
GE built-in Monogram or Profile built-in style refrigerator
Mirrored wardrobe doors for secondary bedrooms
Safety glass tub enclosures for secondary baths
Custom old world wrought iron stair railing
Fireplaces and designer selected pre-cast mantels and hearths
Security, music and home theater systems
Central air conditioning with night set-back thermostats
Ceiling fan outlets
Wine reserve (Plan 2)
Room options (per plan)
Electrical options
Window panels in roll-up garage doors
Closet organizer systems
Pantry organizer systems
View decks off master bedroom (per plan)
Specialized cabinetry in selected locations
Gourmet kitchen appliance upgrade packages
Abundant ceramic tile, Corian and granite countertop selections to personalize designs and colors in baths and kitchen

HOME OWNERS WARRANTY
The Residential Warranty Corporation (RWC) is a special 10-year written protection plan that covers major structural defects in the workmanship and materials in your new home. RWC is insured protection available only from conscientious builders like Richmond American.

In our continuing effort to improve our product, Richmond American reserves the right to make changes or modifications to maps, plans, specifications, materials, features and colors without notice. Prices are subject to change and availability. Optional features may be included at additional cost and are subject to construction cut-off dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. All square footage is approximate. Fencing and walls will vary according to size and locations of lots.
This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation. The general location of the parcel parcels indicated. First American title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."
"This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."
Mar Fióre

Custom Homes
RESIDENCE TWO
Two Stories • Three Bedrooms plus Bonus Room or Four Bedrooms
Two and One-Half Baths or Three and One-Half Baths • Family Entertainment Room
Gourmet Kitchen • Breakfast Room • Three-Car Split Garage • Approximately 3,112 Sq. Ft.
From the high $300,000's

RESIDENCE TWO EXTRAORDINARY (2X)
Three-Car Turn-In Garage • Up to Five Bedrooms • Four and One-Half Baths
Approximately 3,354 Sq. Ft.
From the high $400,000's

RESIDENCE THREE
Two Stories • Four Bedrooms plus Bonus Room or Five Bedrooms • Three and One-Half Baths
or Four and One-Half Baths • Family • Entertainment Room • Gourmet Kitchen
Spacious Breakfast Room • Optional Wine Cellar/Golf Cart Storage
Three-Car Split Garage • Approximately 3,853 Sq. Ft.
Approximately 3,328 Square Feet with Wine Cellar/Golf Cart Storage
From the high $500,000's

RESIDENCE THREE EXTRAORDINARY (3X)
Three-Car Turn-In Garage • Up to Five Bedrooms plus Library
Approximately 3,445 Sq. Ft.
From the mid $400,000's

RESIDENCE FOUR
Two Stories • Three Bedrooms plus Bonus Room and Den or up to Five Bedrooms
Three and One-Half Baths or Four and One-Half Baths • Optional Loft
Family Entertainment Room • Gourmet Kitchen • Large Breakfast Room
Three-Car Split Garage • Approximately 3,780 Sq. Ft.
Approximately 3,942 Square Feet with Loft Option
From the high $400,000's

RESIDENCE ONE
One Story • Two Bedrooms plus Library or Three Bedrooms • Two and One-Half Baths • Luxurious Master Suite • Family Entertainment Room • Gourmet Kitchen
Spacious Breakfast Room • Three-Car Split Garage • Approximately 2,850 Sq. Ft.
From the low $400,000's

RESIDENCE FIVE (NOT MODELED)
One Story • Three Bedrooms plus Sitting Room • Three and One-Half Baths
Family Entertainment Room • Gourmet Kitchen • Breakfast Room
Two-Car Garage • Approximately 2,988 Sq. Ft.
From the high $500,000's

RESIDENCE SIX (NOT MODELED)
Two Stories • Four Bedrooms or Three Bedrooms and Optional Office
Three and One-Half Baths • Formal Entry Foyer • Family Entertainment Room
Gourmet Kitchen • Three-Car Tandem Garage • Approximately 3,210 Sq. Ft.
From the high $500,000's

Prices effective October 18, 1997

In our continuing effort to meet consumer expectations, Taylor Woodrow Homes, Inc. reserves the right to modify plans, features, specifications, colors, or prices without notice or obligation. Building price is subject to availability. Optional features may be included at additional cost subject to construction at time of sale. Landscaping and elevation are examples and subject to change. All square footage are approximate. Homes include a one-year limited warranty and minor material and workmanship repairs up to $6,500 per year for a period of 10 years. See sales representative for details.

MAR FIORE • A development by Taylor Woodrow Homes, Inc. • 1348 Cassina Street, Carlsbad, CA 92009 • Telephone: (760) 930-9333
M-F 9-7
You don't know why
you are drawn to the sea.
but it's essential to your soul:
you want to live near
the beauty of the ocean.
You feel more relaxed here.
Of course, this home
something to do with that:
The room. The style. The options,
rr. romance of a private entry courtyard
with an overhanging deck.
it's as though the call of the sea
has been answered.

MAR FIORE in Aviara
MAR FIORE in Aviara

EXTRAORDINARY (2x)

THREE CAR TURN-IN GARAGE
UP TO FIVE BEDROOMS - FOUR AND ONE-HALF BATHS
APPROXIMATELY 3,354 SQUARE FEET

Windows vary per elevation.
something about the area reminds you
your first trip to Europe together.

A special place the two of you discovered

dells above Italy’s Mediterranean shores.

When you picnicked,

where you promised each other

you’d live forever.

With a thrill of recognition,

you felt comfortable here right away.

Even the home you selected

have been designed expressly for you.

It’s not the Italian Riviera; it’s better.

It’s home.

MAR FIORE in Aviara
Those who love it, golf is more than a game:

courage to be pursued around the globe,
a challenge to be embraced,
a quest for perfection,

and the grass is always greener
around the next dog leg.

Even if you don't play golf?

golf course in the neighborhood

makes for one heck

of a great, big park.

MAR FIORE in Aviara
You've always had an appreciation for fine things.

love of beauty, an eye for harmony...

in composition, in balance, in color.

what brought you here in the first place.

And what has kept you here?

discovery of a residence that embraces

of these in single-level luxury,

windows that frame stunning landscapes

ume that creates an open, airy ambiance.

Ah, what a lovely feeling:

the midst of such beauty, such elegance...

to be so very comfortable.

MAR FIORE in Aviara
Guests at the new Four Seasons Aviara Resort experience world-class service and accommodations during their stay. While they have to return home, you’re already home, and with a residence of this caliber, you can’t imagine ever wanting to leave.

MAR FIORE in Aviara
You've always made a concerted effort to project an image of refinement.
Now your sophisticated new home does it for you.

You've always been graciously appreciative when your friends and business associates complimented your exquisite taste.

It's amazing what an impression can make just by making one right choice.

MAR FIORE in Aviara
Windows vary per elevation.
A GORGEOUS EXTERIOR
Authentic Early California architecture representing the style of Old Santa Barbara
Private, gated entry courtyard
Handcrafted entry door with classic hardware and raised-panel accents
White-trimmed multi-paned vinyl windows
Rear, side-yard, and entry walls with wrought-iron or wood gate
Energy-efficient fire retardant concrete-tile roofing
Attached two- or three-car garage with sectional roll-up wood doors
Automatic garage door opener with two transmitters

AN EXQUISITE INTERIOR
Spacious family entertainment room
Handsome, wood-burning fireplace with cast-stone facing in family room
Amply oversized secondary bedrooms
Interior laundry room with utility sink, counter space and additional storage
Gracefully designed staircase
Stain-resistant carpeting throughout major living areas
Lightly textured walls and ceiling treatments
Raised-panel interior doors
Dimmer switch for romantic lighting and designer-selected fixture in dining room
Decorative, white rocker-style switches
Gas forced-air heating with night set-back
Pre-wiring for telephone and cable television in family room, kitchen and all bedrooms

A GOURMET KITCHEN
Convenient arrangement for culinary ease
Food preparation island with gas, sealed four-burner KitchenAid® cooktop in white or black, additional storage, and ceramic-tile countertop
A full complement of deluxe appliances in your choice of white or black including:
• Double ovens with electronic-touch controls
• Self-cleaning upper oven
• Upgraded Quiet-wash multi-cycle dishwasher
• Eye-level microwave oven
Porcelain-finished three compartment sink and European designed KWC faucet with pull-out spray fixture
Handsome cabinetry in a lustrous, easy-care white finish featuring concealed hinges and adjustable shelves

Built-in desk with telephone jack
Hand-set ceramic-tile countertop
Convenient recycling bin
Spacious family-sized pantry
Under-cabinet fluorescent lighting

A LAVISH MASTER SUITE

Volume ceiling
Walk-in wardrobe with mirrored doors
ceramic-tile countertop with vanity and his ’n hers china sinks
Oval tub and separate, enclosed shower with convenient seat and ceramic-tile surrounds
Compartmented water closets
Dimmer switch controlled lighting

OPTIONS

To help you personalize your new Mar Fioré residence, we invite you to indulge your desires by choosing from a wide variety of custom upgrade optional features. Please see sales representative for details.

MAR FIORE DESIGN TEAM

ARCHITECTURAL DESIGN
Robert Hidey Architects

LANDSCAPE DESIGN
The Collaborative West, Inc.

INTERIOR DESIGN
Design Line Interiors

SALES OFFICE DESIGN
Impact Images
Stacy Dukes Design

ADVERTISING AND PUBLIC RELATIONS
Kovach Marketing
Marea

Custom Homes
COMMUNITY INFORMATION

101 SINGLE FAMILY HOMES IN A RESORT ATMOSPHERE
(DETACHED)
Gated community with pool and spa

Plan 1  3 Br 2 1/2 Ba or 2 Master Suites,  1705 sq.ft.
        2 car garage

Plan 2  3 Br 2 1/2 Ba or 2 Master Suites  1845 sq.ft.
        plus Family Room, 2 car garage

Plan 3  3 to 5 Br 2 1/2 Ba plus Family Room;  2104 to
        Loft and double Master Suite options  2238 sq.ft.
        available, 2 car garage

ASSESSMENTS, MELLO-ROOS & HOMEOWNERS DUES

Aviara Master HOA  $58
Marea HOA        108 (At projected buildout)*
Mello-Roos       64 (CFD #1/schools)
Assessment #88-1 65 (Alga Road)

*Includes Private Gated Entry, Private Streets,
Community Pool & Spa with commanding views,
Professional Landscaping services for a nearly
maintenance free environment

LEE ANN LANDT AND LINDY MCCLUSKEY
Sales Representatives
760- 603-9081
760- 603-9670 fax
RESIDENCE 1

3 BEDROOMS OR
DOUBLE MASTER SUIT

2 1/2 BATHS

1,705 SQUARE FEET

PLN 1: WEEKEND
ENTERTAINING IS
CASUAL, EASY
AND FUN IN THIS
GRACIOUS PLAN
WITH SPACIOUS
KITCHEN AND
OPTIONAL DOUBLE
MASTER SUITES.

SIZE, NUMBER AND LOCATION OF WINDOWS, DECKS AND ARCHITECTURAL
FEATURES VARY WITH ELEVATION AND UNIT LOCATION. THIS PLAN IS
SHOWN AS A REVERSE FLOORPLAN.
RESIDENCE 1

3 Bedrooms or Double Master Suites
2 2/1 Baths
1,705 Square Feet

OPTIONAL DOUBLE MASTER BEDROOM
RESIDENCE 2

3 BEDROOMS OR
DOUBLE MASTER SUITE
2 1/2 BATHS
1,845 SQUARE FEET

RESIDENCE 2 AR

RESIDENCE 2 BR

RESIDENCE 2 CR

Dramatic spaces
bring luxury
alive in a
plan tailored
for personal
comforts...
like a private
master retreat.

Size, number and location of windows, decks and architectural features vary with elevation and unit location. This plan is shown as a reverse floorplan.
RESIDENCE 2

3 Bedrooms Or Double Master Suites
2 1/2 Baths
1,845 Square Feet
RESIDENCE 3

3 TO 5 BEDROOMS OR DOUBLE MASTER SUITE
2 1/2 BATHS
2,104 SQUARE FEET

A WEALTH OF VARIATIONS GIVES THIS DESIGN A REMARKABLY RICH RANGE OF POSSIBILITIES... ALL EXCITING AND ALL UP TO YOU TO DESIGN.

SIZE, NUMBER AND LOCATION OF WINDOWS, DECKS AND ARCHITECTURAL FEATURES VARY WITH ELEVATION AND UNIT LOCATION.
OPTIONAL 4TH & 5TH BEDROOMS AND OPTIONAL DOUBLE MASTER BEDROOM

RESIDENCE 3
3 to 5 Bedrooms
2 1/2 Baths
2,104 Square Feet

"MAREA"
"MAREA"

COMPLEMENTS TO YOUR LIFESTYLE
Private gated entry
Residents-only swimming pool and spa overlooking the panoramic Aviara golf course
Charming cul-de-sacs with decorative concrete pavers
Enhanced front yard landscaping

GRAND EXTERIOR STATEMENTS
Distinctively stylish detached homes
Handsome Mediterranean architectural styles
Designer inspired coordinated color schemes
Thoughtfully enhanced exterior detailing
Sunny decks and charming balconies (per plan)
Variegated palette of clay tile roof colors
Spacious two-car garage with direct interior access
Convenient roll-up garage door with opener
Finished garage interiors with textured drywall
Patio area electrical outlet and gas stub

IMPRESSIVE INTERIOR DRAMA
Custom made 8-foot wood panel entry door
Elegant antique brass entry lever lock set
Dramatic 10-foot ceilings on first floor and volume-enhancing 9-foot ceilings on second floor
Silent-touch Decora electrical switches
Raised-panel Colonist passage doors and sliding wardrobe doors
Cable TV pre-wiring and extra-capacity telephone/modem outlets in all bedrooms
Conveniently spacious linen cabinets and closets
Patented 'Silent Floor' truss joint systems to enhance sound insulation and reduce noise
Extra sound insulation in laundry room
Classic oak staircase
Artfully designed built-in media niches
Decor-enhancing lighting fixtures
Convenient interior laundry room, including utility sink, storage cabinetry and counter

ELEGANT SECONDARY BATHS
Deluxe cultured marble vanity tops
Designer selected bath fixtures
Safety glass shower enclosures

A FRESH NEW GOURMET KITCHEN CENTER
Custom-quality, Euro-white cabinetry with hidden hinges, adjustable shelves and finished interiors
Sleek 8' x 8' Porcelanosa ceramic tile countertops
Double compartment high-low cast iron sink
Preferred Moen pull out faucet
Whirlpool appliance package
Gourmet food preparation island with additional under-counter storage cabinetry
Upgraded under-cabinet lighting

LUXURIOUS MASTER SUITE DETAILING
Private adjoining retreat
Expansive walk-in closets with mirrored doors, double poles and organizer shelving
Handsome Porcelanosa ceramic tile bath countertops
Elegant coffered ceiling design
Dual sinks with designer-selected Moen faucets and bath fixtures
Separate cultured marble oval tub and shower

ADDITIONAL SPECIAL DETAILS
Generous decorator and flooring allowance
Durable white vinyl framed dual glass windows
Forced air gas heating system
Complete interior copper water lines
Gas fireplace in family room (plans 2 & 3)
Completely fenced lot
RWC 10-year Limited Homeowners Warranty

OPTIONAL PERSONALIZING OPPORTUNITIES
Double master bedroom suite options
Complete air conditioning
Furniture-quality wood cabinetry
Choice of granite, marble, Corian or custom tile countertop upgrades
Gourmet appliance package
Optional flush-mount refrigerator with cabinet-matching door panel
Washer and dryer
Master bedroom fireplace
Home security system packages
Optional decks and balconies (per plan)
Decorative glass-panel insets on front entry doors
Window inserts on roll-up garage doors
Ask about additional upgrade options available
Continental
Building the finest in San Diego.

MAREA AT AVIARA • 7287 SURFBIRD CIRCLE • CARLSBAD, CA 92009 • (760) 603-9081

The Model Homes are decorated to suggest ideas to you in personalizing your new home. The decorations, including items such as furnishings, window coverings, accent paint colors, wallpaper, paneling, special mirrors, ornamental architectural treatments, special carpeting and floorings, certain appliances and lighting fixtures, patio, patio cover, special walkways, landscaping, and fences are for display only and are not included in the purchase price. Continental Homes reserves the right to change plans, materials, products, specifications and prices without notice. Please consult your salesperson.

AVIARA is a registered service mark of the Aviara Land Associates Limited Partnership.
Pavona

Custom Homes
Pavona, the destination. A rare achievement near its preserved Batiquitos Lagoon, where the resort life of Aviara becomes rewardingly second-nature. Pavona’s distinction is derived from a long line of award-winning residences with building standards rarely surpassed. Trace the success of Davidson Communities to its debut in 1978. There was trend-setting Point Del Mar and Leucadia Village. Acalá de Rancho Santa Fe, which swept local and state awards, then took the national Grand Award. Blackhorse La Jolla, which also commanded West Coast competitions before it won national first place. Sophisticated Casabella in the Golden Triangle. And now Pavona with its tranquil views of the ocean, lagoon and back country. Homes at the forefront of design, styled for the essence of timelessness. And richly engraved with this inviting, innovative architectural signature.
Custom color S-tile roofing

Custom developed palette for painted stucco and trim

Wood cased windows throughout

Fireplaces in living room, family center, and master bedroom with custom facing treatments

Volume ceilings at least ten feet high on the first floor, and nine feet high on the second

Truss joists at the second floor, called the "Silent Floor," with a 3/4-inch sub-floor that is secured with screws, nails, and glue for maximum strength and endurance

Top quality cabinetry in choice of white-wash, light walnut stain or medium walnut stain in oak or white painted versions. Design shall incorporate 2 trash bins for storing recyclables, flip-down drawer fronts, large pull-out appliance drawers, finished interiors, concealed hinges and 2-1/4" crown molding.

Custom eight-foot entry doors with Baldwin mortise lock hardware in custom oil-rubbed bronze finish.

Eight-foot raised panel interior doors on first floor

Custom 2-1/2" wood window and door casings

Ceramic tile entry

Radius corners on all vertical surfaces, except windows

Decora rocker switches throughout, with dimmer in dining room

Waterproof outlet for patio

Three car garage with finished interior, sectional door with glass inserts, and automatic door opener with two transmitters

Copper plumbing throughout, and cast iron risers at down drains for sound attenuation

Upgraded R-30 insulation in ceilings
KITCHEN

Gourmet cooking island

Mortar-set ceramic tile countertops

General Electric Monogram appliance package with built-in refrigerator, Dacor gas cooktop, double oven, dishwasher, and Thermador warming drawer

MASTER BEDROOM

Expansive walk-in closet with double poles and shelves

Mirrored wardrobe doors (Plan 3)

MASTER BATH

Ceramic tile countertops, showers, and bathtubs

Separate bath and shower, with shower enclosure of clear glass set in a gold tone or chrome frame

Full width plate glass mirrors set in J-channel

SECONDARY BATHS

Ceramic tile countertops and bathtub surround

Moen polished chrome fixtures

POWDER ROOM

Ceramic tile countertop

Kohler polished brass-and-chrome fixtures

LAUNDRY ROOM

Cabinets with simulated marble countertops
HOMEOWNER OPTIONS

Family loft (plans 3 & 4)
Crown molding
Corian kitchen countertops in selection of colors
Upgraded tile for certain fireplace surrounds
Courtyard gate
Palomar water service
Additional garage door transmitters
Clear or obscure tub enclosures in secondary bathrooms
Mirrored wardrobe doors in secondary bedrooms
**Exterior Features**

- Custom color S-tile roofing
- Custom developed palette for painted stucco and trim
- Custom eight-foot entry doors with Baldwin mortise lock hardware in oil-rubbed bronze finish
- Dual glazed Pella wood casement windows throughout
- Front yard landscaping
- Side and rear yard fencing
- Patios have gas stubs for barbecues and waterproof electrical outlets
- Three car garage with finished interior, sectional door with glass inserts, and automatic door opener with two transmitters
- Rain gutters and downspouts

**Interior Appointments**

- Ceramic tile entry
- Ceiling heights a minimum of ten feet on the first floor, and nine feet on the second floor
- Fireplaces in living room, family center and master bedrooms with custom mantles
- Eight-foot raised panel interior doors on first floor
- Custom 2½ inch wood window and door casings
- Radius corners on all vertical drywall surfaces
- Top quality oak cabinetry with solid raised panel doors in choice of white-wash, white paint, natural oak stain or dark mahogany stain
- Continuous hot water recirculating system
- Laundry room with full service area and sink

**Special Touches**

- Trusa joint “Silent Floor” at the second floor, with a 3/4 inch sub-floor that is secured with screws, nails, and glue for maximum strength and endurance
- Copper plumbing throughout and cast iron risers at down drains for sound attenuation
- Upgraded R-30 ceiling insulation
- Wrought iron stair rail (plan 3)

**Gourmet Kitchen**

- Gourmet cooking island
- Breakfast nook
- Mortar-set ceramic tile counters
- Dacor six-burner gas cooktop (electric cooktop—plan 4), double Dacor convection ovens, G. E. Monogram dishwasher and G. E. built-in microwave
- Kitchen cabinetry incorporates 2 trash bins for storing recyclables, flip-down drawer fronts, large pull-out appliance drawers, finished interiors, concealed hinges and 2¼ inch crown molding

**Master Bedroom Suite**

- Fireplace
- Master retreat (plans 3 & 4)
- Master balcony (plans 2 & 4)
- Expansive walk-in closet with chrome poles and shelves
- Mirrored wardrobe or louvered walk-in closet doors
- Separate oval spa bath and shower, with shower enclosure of clear glass set in a brass tone frame
- Full width glass mirrors

**Homeowner Options**

- G. E. Monogram built-in refrigerator
- Trash compactor
- Air conditioning
- Bose Acoustimass Built-in Music System
- Mirrored wardrobe doors in secondary bedrooms
- Clear or obscure tub enclosures in secondary bathrooms
- Security system
- Choice of cabinetry colors
- Corian kitchen countertops in selection of colors
- Marble or granite kitchen countertops in selection of colors
- Kohler gourmet sink
- Crown molding
- Courtyard gate
- Additional garage door transmitters
- Palomar spring water service
- Family loft (plan 3)
- Master retreat (plan 2)
- Den (plans 1 & 4) Study (plan 2)

**Kohler polished brass-and-chrome fixtures**

- Ceramic tile countertops, showers and bathtubs
- Vanities

**Secondary Bathrooms**

- Ceramic tile countertops and bathtub surround
- Moen polished chrome fixtures

**Powder Room**

- Ceramic tile countertop (most plans)
- Kohler polished brass-and-chrome fixtures

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**Davidson Communities**

Davidson Communities, in an effort to continuously improve their product, reserves the right to change floor plans, elevations, specifications and prices without notice. All renderings, floor plans and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, walls, driveways or landscaping. Floor plans may vary per elevation. Ask salesperson for details.
### PLAN 1 ARIONE

2340 Square Feet  
3 Bedrooms - 2 1/2 Baths  
Master Retreat

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### PLAN 2 LUVARA

3285 Square Feet  
5 Bedrooms - 3 1/2 Baths

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Total sales price includes estimated one-time payoff of the Alga Road Assessment not to exceed $9,778. You have the option to take this $9,778 fee off your sales price which may then be collected in semi-annual installments that will be included in your property tax bill for a period
**PLAN 3 TIRONI**
3389 Square Feet
4 Bedrooms - 3 1/2 Baths

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**PLAN 4 VERDELLI**
3522 Square Feet
4 Bedrooms - 3 1/2 Baths
Master Retreat

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Prices are effective March 13, 1992 and are subject to change without prior notice.
Delphine Haze                 Karen Cochran                 Jacqueline DeBruin
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*Total sales price includes estimated one-time payoff of the Alga Road Assessment not to exceed $9,778. You have the option to take this $9,778.00 fee off your sale price which may be collected in semi-annual installments that will be included in the property tax bill for a period of 20 years. See sales representative for details.

Prices are effective March 11, 1991 and are subject to change without prior notice.
"This map may or may not be a survey of the land asplotted herein. You must not rely upon it for any purpose other than orientation to the general location of the parcel or parcel depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."
Sanderling

Custom Homes
The Barratt Full Value Promise

Barratt builds distinctively-designed homes with dramatic exteriors, thoughtfully-planned interiors to meet the needs of today's active lifestyle, and exceptional amenities, which add real value to your home. Plus, Barratt's buyer assistance programs make it even easier for you to buy now—helping you take advantage of low home prices and today's low interest rates.

Barratt Buyer Assistance Programs

* FULL VALUE TRADE PROGRAM:
  * Buy a SANDERLING home and Barratt will buy your house!!
  * Receive full market value on your house!!
  * Offer made in 7 days!!
  * Guaranteed move—in date!!

* Specialized Builder Financing — 30 Day Escrow
* "Sell Fast" program helps you sell your current home quickly and more profitably than you thought possible!
* Ask about the Generation Link Loan
* Low down payments of only 5%!!
* Customize your new home through our "Personal Touch Center"

* Certain restrictions apply

Quality Appointments and Features

* Live in a Master Planned Community judged BEST in the nation — 1995!!
* Private, gated community
* Breathtaking golf course views
* Natural oak cabinetry throughout
* Two pools, spas and cabana

**Sales Price shown does not include an estimated one time payof of the Alga Road Assessment, not to exceed $8,500. You have the option to add the $8,500 to the sales price or it will be collected in semi-annual installments that will be included in the property tax bill for a period of 20 years. See your Sales Representative for details.

Sanderling At Aviara

SEA GROVE
Single Story, 2 BR, 2 Baths. Approximately 1,213 Sq. Ft.
$ SOLD OUT
Until Phase 5

WINDANSEA
Two-Story, 2 BR plus Lofts, 2.5 Baths. Approximately 1,481 Sq. Ft.
$ From $179,990

MOONLIGHT
Two-Story, 3 BR plus Lofts, 2.5 Baths. (room options available), Approximately 1,728 Sq. Ft.
$ From $199,990

WHISPERING SANDS
Two-Story, 3 BR, 2.5 Baths, (Master Bedroom Downstairs), Approximately 1,707 Sq. Ft.
$ From $204,990

1613 Baccharis Avenue, Carlsbad, CA 92009
(619) 929-1941

Programmed may be discontinued at any time. Designs, prices, specifications and features subject to change without prior notice.

18% Sanderling

BARRATT
Building Fine Homes Since 1951
Two Bedroom
Two Bath
Single Level
Approximately 1,213 sq. ft.

A private side entry welcomes you to this comfortable, airy single level home. The living room has a warming fireplace and its own media niche. Volume ceilings and custom window treatments add a dramatic touch. The gourmet kitchen offers a convenient serving bar and roomy pantry. The luxurious master suite features a pampering oval tub and shower, as well as a huge walk-in closet. A window seat in the second bedroom offers a cozy spot for reading or relaxing.
Two Bedroom and Loft
Two-and-a-half Bath
Two Story
Approximately 1,481 sq. ft.

From the tiled entry foyer of this home, your eyes are immediately drawn to the spacious living room with corner fireplace and dramatic soaring ceiling. The formal dining room is perfect for dinner parties or entertaining. The carefully-planned kitchen has a convenient serving bar and roomy pantry. Upstairs, the loft makes an ideal library, studio or media room. The private master suite features a private deck and spacious walk-in closet. The second bedroom is actually a second master suite, with its own private bath.
Three Bedroom and Loft
Two-and-a-half Bath
Two Story
Approximately 1,728 sq. ft.

This versatile home is full of pleasing surprises. The living room with dramatic angled fireplace provides a hearty welcome, while volume ceiling and clerestory windows brighten the living and dining rooms. The country kitchen and adjoining nook provide a center for activities.

Upstairs, the bridge and loft overlook the living room. The master bedroom has a private deck and huge walk-in closet, and the master retreat option can make it a spectacular suite. This versatile home can vary from a two bedroom plus with study and master retreat or loft to a four bedroom design.
Three Bedroom  
Two-and-a-half Bath  
Two Story  
Approximately 1,707 sq. ft.

As you enter this elegant home, you are immediately taken with the sense of spaciousness created by the volume ceilings and custom window treatments of the living and dining rooms. Warming fireplace and media/art niche enhance the charm of the living room. This home is highlighted by a downstairs master suite with luxurious bath and huge walk-in closet. The roomy kitchen adjoins a sunny and airy breakfast nook. Upstairs are the two oversized secondary bedrooms, one with a cozy window seat.
FEATURES

Striking Exteriors
- Attractive California Monterey architecture
- Concrete “S” style roof tile in designer-selected complementary colors
- Handsome and durable textured stucco finish
- Attached 2-car garages with Stanley™ sectional roll-up doors and garage door openers
- Front yard landscaping with automatic irrigation system (maintained by HOA)
- Side and rear yard wood fencing
- Rear yard wrought iron fencing or plexiglass with stumpstone plasters (view lots only)
- Concrete drive and walkway
- Deck off master bedroom (Plans 2 & 3)
- Dual pane windows
- Front and back hose bibs
- Rear barbeque stub
- Illuminated house numbers

Elegant and Practical Living Areas
- Elegant entry door with security dead bolt
- Custom, natural oak wood stair railing with hand-painted balusters
- Cozy wood-burning fireplace with precast face and gas log lighter stub
- Volume ceilings with clerestory windows
- Pot and plant shelves
- Rounded drywall corners
- Hand-troweled texture interior walls
- Media niches (Plan 1 & 4)
- Formal ceramic tile entry
- Laundry area in garage with cabinetry and gas/electric dryer hookups
- Forced air heating with Honeywell™ day/night setback thermostat
- Classique raised panel interior doors
- Direct interior access from garage
- Ample natural oak linen cabinetry
- Plush carpeting in choice of colors
- Dining room light fixture (choice of four)
- Recessed down lighting
- Designer selected light fixtures
- Pre-wiring for telephone and cable TV

Sparkling Kitchens
- Natural oak cabinetry with built-in wine rack and Euroguide drawer slides
- Fluorescent under-cabinet lighting
- Hand-set 6” by 6” ceramic tile counter
- Extensive pantry and cabinet space
- Recessed refrigerator space
- Sunny breakfast nook (Plans 3 & 4)
- Whirlpool™ gas cooktop with four burners
- Whirlpool™ self-cleaning oven
- Built-in, energy-efficient Whirlpool™ washer

Smoke detectors
- Pre-wiring for central air conditioning
Within the Master Bath
- Oval tub and shower with tile surround
- Shower and tub enclosure (Plan 4)
- Dual vitreous china basins with widespread designer faucets
- Natural oak cabinetry
- Cultured marble countertops
- Large walk-in closet
- Private water closet with elongated commode
- Water-saving shower head

Secondary Baths
- Vitreous china basins with designer faucets
- Natural oak cabinetry
- Cultured-marble vanity tops
- Full-sized tub with shower
- Water-saving shower head
- Water-saving commode

Energy-Saving Features
- Dual pane windows (except garage)
- Energy-efficient, 40 gallon gas water heater
- Weather stripping on entry and garage for doors
- R-13 insulation in exterior walls
- R-19 insulation in ceilings

Exceptional Quality of Construction
- Cast iron risers which reduce noise on plumbing to second story
- 12" vs. standard 6" moist stop at window and doors, providing better protection against leakage
- Directional air grills for heating and air circulation efficiency
- 3/4" vs. standard 1/2" tongue and groove subfloor for more durability and fewer squeaks
- Ceramic tile counters set with mortar rather than mastic adhesive to plywood, adding stability and durability
- 48" high mirrors in master bath and powder room and 42" mirrors in secondary baths

Sumptuous Master Suite
- Spacious master suite designed for luxurious comfort with en-suite master bath
- Volume ceilings
- Private deck (Plans 2 & 3)
Sandpiper

Custom Homes
Bruce Kravitz
Tom Clark

THE FAIRWAY
Plan 3

2,670 Square Feet • Single-Story With Loft • Four Bedrooms Or Three Plus Loft • Three Baths • Formal Living And Dining Room • Country Kitchen With Center Island, Nook, Adjacent Family Room With Fireplace And TV Niche • Spacious Master Suite With Large Walk-In Closet And Optional Fireplace • Interior Laundry Room • Two And One-Half Car Garage

From
$308,900

THE GARDENS
Plan 2

2,412 Square Feet • Two-Story • Four Bedrooms Or Three Bedrooms Plus Den • Three Full Baths • Family Room With Fireplace And TV Niche Adjacent To Kitchen With Nook • Master Suite With Luxurious Bath And Optional Fireplace • Interior Laundry Room • Three-Car Garage

From
$297,900

THE LAGOON
Plan 4

2,806 Square Feet • Two-Story • Five Bedrooms Or Four Plus Den • Three Full Baths • Formal Living And Dining Rooms • French Doors That Open To Family Room With Fireplace And TV Niche • Island Kitchen With Nook • Secluded Master Suite With Optional Two-Sided Fireplace • Interior Laundry Room • Three-Car Garage

From
$315,900

THE CLUB HOUSE
Plan 5

2,888 Square Feet • Two-Story • Five Bedrooms Or Four Plus Bonus Room • Three Full Baths • Formal Dining Room With Coffered Ceiling • Island Kitchen With Nook Open To Family Room With Fireplace And TV Niche • Luxurious Master Suite With Dual Walk-In Closet And Optional Fireplace • Interior Laundry Room • Three-Car Garage

From
$326,900

THE TERRACE
Plan 1
(NOT A MODEL)

2,320 Square Feet • Single Story • Three Bedrooms Or Two Plus Den • Two And One-Half Baths • Formal Living And Dining Rooms • Country Kitchen With Center Island And Nook, Adjacent Family Room With Fireplace And TV Niche • Spacious Master Suite With Large Walk-In Closet And Optional Fireplace • Interior Laundry Room • Two And One-Half Car Garage

From
$290,900

WARMINGTON HOMES

Warmington Homes reserves the right to make changes in plans, prices, terms, features and or special offerings at any time without prior notice. Square footages quoted are approximate only. Prices are not determined by exact square footage. Sales prices shown do not include an estimated one-time payoff of the Alga Road Assessment, not to exceed $9,560. You have the option to add this $9,560 to the sales price or it will then be collected in quarterly annual installments that will be included in the property tax bill for a period of 20 years. See sales representative for details.
QUALITY FEATURES

ARCHITECTURAL DETAILS
• Individually-detailed Spanish Colonial-style stucco exteriors
• Long lasting, fire-resistant barrel concrete tile roofs
• Dual-glazed white aluminum windows
• Decorative half round and transom windows (per plan)
• Elegant eight-foot raised panel entry doors
• Single-lite, Therma-Tru French doors
• Two and one half and three-car garages with raised panel sectional roll-up doors with windows

SPACIOUS LIVING AREAS
• Ceramic tile or wood parquet entry
• Wall-to-wall carpeting in living areas
• Vinyl sheet flooring in kitchens, secondary baths and laundry areas
• Spacious formal living and dining rooms
• Family rooms with TV niches and woodburning fireplaces stubbed for gas logs
• Cozy breakfast nooks
• Custom-styled radius bullnose corners on interior walls
• Textured ceilings throughout
• Raised panel interior doors with detailed casing
• Solid oak stair systems with footlights
• Impressive volume or nine foot ceilings

GOURMET KITCHENS
• G.E. White Monogram 5-burner gas cooktop
• G.E. White Monogram built-in self cleaning ovens
• G.E. White Potscrubber multi-cycle dishwasher
• G.E. White Spacemaker Plus built-in microwave oven
• G.E. Trash Compactor
• Custom oak cabinets with white interiors, adjustable shelves and roller guide drawers by Gordon's Cabinet Shop
• Built-in recycle bins
• Easy-care ceramic tile countertops
• Porcelain coated cast-iron, hi-lo sink with disposal and Price Pfister pullout faucet
• Under cabinet lighting
• Large pantries
• Recessed ceiling lights
• Recessed refrigerator space plumbed for icemaker

LUXURIOUS MASTER BEDROOM SUITES
• Double-door entry (plans 2, 4, & 5)
• Compartmentalized private bath/dressing area
• Double basin oak pullman cabinet with ceramic tile countertop
• Full-width mirror and beveled glass medicine cabinet

• Large walk-in closet
• Separate oval tub and full ceramic tile shower with soap niche and clear glass enclosure
• Stylish combination brass and chrome plumbing fixtures
• Leisure sitting areas
• Built-in recessed lights
• Optional fireplace with TV niche

ADDITIONAL QUALITY FEATURES
• Rear and side-yard fencing
• Custom oak cabinets with ceramic countertop (bath 3)
• Full 48" mirrors
• Decorator selected lighting fixtures
• Decora light switches
• Dramatic plant shelves
• Security locks on all front doors
• Recirculating hot water system
• Gas forced-air heating
• Copper water lines
• Interior laundry service area with sink and cabinets
• Concrete driveways and walkways
• Plumbed for gas dryer hook-up
• Pre-wired for television in all bedrooms and family areas
• Telephone outlets in all bedrooms and kitchens
• One garage door opener with two transmitters
• Central air conditioning
• Underground utilities
• Gas barbecue stub

ENERGY SAVING FEATURES
• Exterior wall and ceiling insulation
• Energy-efficient gas water heater
• Insulated air ducts
• Flow control on all shower fixture heads
• Dual-glazed windows
• Weatherstripping on exterior doors
• Pilotless ignition forced-air heating
• Automatic set-back thermostat

CUSTOM OPTIONS
Additional custom options are available. Please see your sales representative for complete details.

Warington Homes reserves the right to change specifications, plans, construction materials, prices or terms without prior notice. Window locations and sizes as well as specific detailing may vary with different elevations.
THE TERRACE
Plan 1
(Not A Model)

Single-Story • Three Bedrooms
Or Two Plus Den Option
• Two And One-Half Baths
• Oversized Two-Car Garage
• 2,320 Square Feet

Perfect for active adults and young families. The Terrace offers a large country kitchen with center work island, nook and adjacent family room with woodburning fireplace and TV niche. This home offers a spacious master suite with a large walk-in closet and an optional fireplace. There is a convenient interior laundry room and a host of included amenities. For nearly 70 years Warmington has been committed to building homes of the highest caliber and to providing unsurpassed customer service. Ask about our assistance programs that can help you with the purchase of a new Warmington home.

Exterior elevations are similar to those shown on the facing page for Plan 3.
The Gardens
Plan 2

Two-Story • Four Bedrooms
Or Three Bedrooms Plus Den
• Three Full Baths
• Three-Car Garage
• 2,412 Square Feet

Offering the perfect setting for the entire family, The Gardens features a spacious family room with a woodburning fireplace and TV niche. A formal dining room offers optional French doors that open to the rear yard. The kitchen provides a double oven, pantry and windowed nook area. A lower-level bedroom can serve as a home office or den. Upstairs, the master suite offers a large walk-in closet, an optional fireplace, and French doors. You’ll appreciate Warmington’s attention to detail with energy-saving features like exterior wall and ceiling insulation and dual-glazed insulated windows.
Single story living at its best with the added bonus of a loft with separate bath that can serve as a guest room, home office or hobby area. This home includes a formal living room and a dining room with optional French doors to the back yard. A gourmet kitchen offers a center work island, double oven, large nook area and adjacent family room with wood-burning fireplace and TV niche. The master suite has a large walk-in closet, rear yard access and the choice of an optional fireplace. State-of-the-art G.E. appliances help to complete the fine detailing that is standard in every Warmington home.
Large, open living areas set the stage for entertaining family and friends in style. The centrally located kitchen provides easy access to the dining room, breakfast nook and family room that includes a woodburning fireplace and TV niche. For added versatility, a lower-level bedroom can easily double as a den or home office. Upstairs, you'll find three secondary bedrooms and a spacious master suite with sitting area, a large walk-in closet and optional fireplace and French doors. Each Warmington home is complete with rear- and side-yard fencing, copper water lines and an interior laundry service area with sink and cabinets.
This home has everything! A large family area includes a gourmet kitchen with center work island and nook which is open to a spacious family room with woodburning fireplace and TV niche. A raised entry overlooks the formal living room and dining room with optional French doors. A lower-level bedroom can change with your needs to a home office or guest room. Upstairs, there are three secondary bedrooms; one provides a bonus room option. The master bedroom offers an optional fireplace and French doors. Each home features custom oak cabinets and recycle bins in the kitchen, and a host of other included amenities.
Tramonto at Aviara

Information sheet

The Tramonto Homeowner's Association includes a sparkling 50 foot pool, 10 foot diameter spa, barbecue, restrooms and showers in a beautiful resort setting. The lovely front yard landscaping is maintained by the HOA as well as the neighborhood park which includes volleyball for our homeowner’s pleasure.

The projected build out budget is: $69.00 per month

The Aviara Master Association includes the maintenance of the picture perfect landscaping along Aviara Parkway, Batiquitos Drive and other community streets as well as brush management in the dedicated open space areas, trail maintenance, perimeter stucco wall and wrought iron fencing maintenance and an RV parking facility (at a nominal extra fee).

The current budget for '97 / '98 is: $58.00 per month

This information is deemed accurate as of July 28, 1997 and is subject to change.
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In continuing our effort to meet consumer expectations, Western Pacific Housing reserves the right to modify plans, features, specifications, colors, or prices without notice or obligation. Product type is subject to availability. The model homes display optional features which may be included at additional cost subject to construction cut-off dates. All square footages are approximate. Homeowners at Tramonto become automatic members of the Aviara Master Association which maintains common facilities and promotes architectural standards. This community is benefited by improvements provided by the Alga Road Assessment District #88-1 (For more information on improvements and financial responsibility, please see your sales representative.)

WESTERN PACIFIC HOUSING
Sales Manager: Mary Middleton
(760) 603-9680
Fax: (760) 603-9787
Residence One

- 1,740 square feet
- Three bedrooms, two-and-one-half baths
- Living room with fireplace
- Spacious family room with media wall
- Cook's kitchen with food preparation island
- Grand master suite

All renderings are artist's concepts.
Privacy, luxury, tranquillity. They converge here, creating a peaceful living environment just perfect for your life, and your style.

RESIDENCE ONE

1,740 Square Feet
3 Bedrooms
2 1/2 Baths

All square footages are approximate.
Residence Two

Separate dining room
Cook's kitchen with breakfast nook
Optional loft
Grand master suite
RESIDENCE TWO

1,947 Square Feet
3 Bedrooms
2 1/2 Baths
Residence: Three

Family room with fireplace and media niche
Separate dining room
Cook's kitchen with food preparation island
Optional loft
Grand master suite
RESIDENCE THREE

2,323 Square Feet
4 Bedrooms
2 1/2 Baths

All square footages are approximate.
Features

Distinctive Exterior
- Handsome Mediterranean styling
- Custom blended concrete tile roof
- Glass block detailing
- Lushly landscaped front yard
- Attached two-car garage
- Roll-up garage door with automatic opener
- Private entry porch
- Grand eight-foot entry door
- Large rear yard with private fencing
- Private courtyard with full-length driveway

Elegant Interiors
- Rich ceramic tile entry
- Custom raised-panel colonist doors
- Dramatic volume ceilings
- Contemporary recessed lighting
- Designer-selected flooring
- Convenient gas fireplace
- Central heating and ventilation system
- Contemporary rounded corners
- Rounded window sill details
- Thoughtfully designed entertainment area
- Conveniently located interior laundry room with ample storage and folding counter
- Elegant powder room with custom pedestal sink and oval mirror

Sumptuous Master Suites
- Custom coffered ceilings
- Spacious walk-in closet
- Large master bath
- Elegant ceramic tile countertop
- Dual vitreous china wash basins
- Spacious ceramic tile shower with seat
- Enlarged oval soaking tub
- Hand-crafted oak cabinetry
- Designer Moen faucets
- Mirrored wardrobe doors

Gourmet Kitchens
- Custom ceramic tile countertop
- Hand-crafted oak cabinetry with finished interiors
- General Electric® white appliances
- Designer built-in self-cleaning oven
- Microwave oven
- Four-burner gas cooktop
- Dual sinks with Moen custom pullout faucet
- Gourmet food preparation island (Plans 1 and 3)
- Oversized pantry
- Elegant under-cabinet lighting

Optional Items
- Romantic master bedroom fireplace
- Entertainment center with Surround Sound®
- Elegant tub enclosure (Bath 2)
- Relaxing spa tub in master bath
- Maple or white cabinet finish
- Oak or maple staircase railing
- Air conditioning
- Custom bathroom and kitchen tile
- Laundry and linen upper cabinets
- Laundry room sink
- Garage door windows
- Custom flooring
- Additional electric, television and telephone outlets
- Front balcony
- Rear deck

Community Amenities
- Beautifully landscaped streetscapes and natural open space
- Large pool and spa area with restrooms, showers and sun deck
- Viewpoint park
- Private streets
- Distinctive entry monumentation
- Convenient front-yard landscape maintenance

Safety And Energy-Saving Features
- Efficient dual-glazed windows
- 40-gallon water heater
- Smoke detectors
- Environmentally conscious water closets and showers
- Fully insulated exterior walls and ceilings
- 200-amp electric panel

*In an effort to continuously improve our product, Western Pacific Housing reserves the right to change floorplans, specifications, features, and prices without prior notice or obligation. See your sales representative for additional options.
Viaggio

Custom Homes
VIAGGIO AT AVIARA

* Located within the beautiful Master Planned Community of Aviara
* Centrally located within an easy distance to San Diego or Orange County
* Only minutes to Downtown Carlsbad shops & cafes, movie theaters, grocery store & deli, banks & The Four Seasons Crown Resort

* Viaggio is comprised of just 51 single level and two-story luxury townhomes
* An elegant & exclusive Gated Community
* Featuring three unique floorplans
  "Paris"- Single level home- 1781 sq. ft.
  "Vienna"- Traditional style townhome - 2144 sq. ft.
  "Lisbon"- Master bedroom downstairs design- 2272 sq. ft.
* Each home features it's own private courtyard entry

* Homesites overlooking the premier Arnold Palmer designed Aviara Golf Course
* A Homeowners Association maintaining the exterior of your home, including your roofing, the lush landscaping throughout the community along with the beautiful entry gates
* Recreational Amenities including Pool & Spa facilities within Viaggio
* Distinctive options and customizing program for the discriminating buyer

* Estimated Monthly Homeowners Association Contributions
  Aviara Master & Viaggio - $ 267

* Located within the Carlsbad Unified School District
  Aviara Oaks Elementary School
  Valley Junior High School
  Carlsbad High School

* Estimated Property Tax Contributions
  1.1% tax rate based on sales price
  Aviara Oaks School (CFD No.1) - $54 per month
  Aviara Parkway (AD 88-1) - $65 per month
  Total Property Tax Contributions approx. 1.6% of salesprice

* Unique locations featuring views of the open coastal sage areas, Aviara golf course, peaks of the ocean and more
* Handcrafted by SeaCountry Homes
Paris

1,781 Square Feet
Single Story
2 Bathrooms plus a den
Optional 3rd Bedroom
Gourmet Kitchen
Breakfast Nook
Formal Dining Area
Vienna
2,144 Square Feet
Two Story
3 Bedrooms
Optional 2 Master Suites
2 and One-Half Baths
Gourmet Kitchen
Breakfast Nook
Family Room
Formal Living Room
Formal Dining Room
Deck Retreat Off Master Suite
Lisbon
2,272 Square Feet
Two Story
2 Master Suites
(1 Downstairs)
Optional 3rd Bedroom
2 and One-Half Baths
(Optional 3rd Bath)
Gourmet Kitchen
Breakfast Nook
Formal Living Room
Formal Dining Room
Deck Retreat Off
Master Suite
Features List

A WELCOMING EIGHT

Richly detailed columned stucco style architecture
Breakfast bar expands the beautifully landscaped pool deck
Welcome tray courtyards
Distancing raised panel & dark entry doors
Entry adorned with double glass windows
Attached 2-car garage featuring polished steel sectioned garage doors
Automatic garage door opener with two transmitters
Fully sprinkled and textured garages
Beautiful "Victorian" front balconies (Plan 2)
Cushioned entry way to master suite (Plan 2 & 3)
Exquisite iron gates and fencing
Looking courtyard gates with interior buzzer release
Three Mission Series 8 Paulo fire retarded concrete roof tiles
Complete interior rear yard fencing
Barbecue ready gas line stub
Designer colored cabinet scheme
Entertainment enhanced with tile accents, shutters, and window embellishments
Elegant antique brass entry hardware

COME ON IN

Elegant vaulted and 12' ceilings throughout living areas
14" x 14" ceramic tile entry
Impressive wood-burning fireplaces with glass doors
Theatrical Oak stairway handrail (Plans 2 & 3)
Raised panel columned interior doors
Raised panel columned closet doors in secondary bedrooms
Plush, stack-resistant carpeting throughout major living areas
Curving staircase with exposed treads and risers (Plan 3)
Designer-selected dining room fixtures with center lights
Decorative white rocker-style switches
Interior laundry room with sink and cabinet for storage
Pre-wired for cable television, telephones and security system
Pre-plumbed and wired for central air-conditioning
Chrome hardware throughout
Natural gas forced-air heating with night setback controls
1/2" hand-set ceramic tile counter tops and tub surrounds in all secondary baths
Custom quality built-ins and cabinets
Built-in desk with concave organizer

CULINARY DELIGHTS

Gourmet kitchen featuring G.E. Profile Series range and G.E. Appliance package in white on black
36" gas cooktop with five burners
Self-cleaning electric oven/microwave combination with electronic controls
Mullicycle "Quiet Power" electric dishwasher
White Oak/oak/pearlized conglomerate sink with "Mona Lisa" pull out faucet
6" acid-etched ceramic tile counter top with back splash
Custom colored granite countertops
Custom crafted cabinetry includes:
Raised panel doors
Concealed hinges
Full overlay doors
2 color choices in oak
Adjustable shelves
Under cabinet task lighting
Plumbed for automatic ice maker

MASTER DREAM

Spacious walk-in closets
Extra large oval tub with separate glass door enclosed shower with hand-set ceramic tile surround
Fully compartmentalized water closet
Hand-set ceramic tile counter top with raised pullouts
Deep alfredo china oval lore with chrome faucets
Pull-out mirrors
Built-in ladies dressing table and mirror in both area (Plan 3)
Build-in sitting bench, vanity and mirror in both area (Plan 3)
Recessed lighting in Art niches (Plan 1)

INSPIRED BY QUALITY

Energy efficient dual glazed windows
Natural gas forced-air heating with night setback thermostat for energy savings
Energy efficient 80 gallon water heater with automatic pilots ignition
Gas hook-up in laundry area
Water saver toilets
Pressure balanced valves throughout
Copper interior water lines
Post tensioned foundation system
Rain gutters in selected areas

LUXURIOUS OPTIONS

Black G.E. Profile Series appliances
G.E. Monogram Series appliances
G.E. Built-in refrigerator with cabinets
Built-in trash compactor
Personalized room options
Selection of Berti/"M" tiles or granite countertop tiles in kitchen
Central music system, security system, intercom system and video system
Central air-conditioning
Custom cabinetry in Euro style, maple, oak, natural glass or cherry glass
Closest organizer and candle lighting
Water purification system and air cleaner system
Home theater system
Decorative iron entry gates
Garage organizer/wash bench

Discovery Homes, May 1997. Long distances may affect the speed of image transmission, photo-overlaying and processing, with no evidence of time remaining. This document may not always be as current, and the specifications are approximate. Any location may vary for plan. Layouts and features, if included, will vary according to size and location of lot. Maintenance agreements, typically required by all residents, include maintenance facilities, and common areas. The Discovery golf course and Clubhouse as well as The Discovery Senior Resident Clubs are provided for personal enjoyment only. The prices of the homes are subject to the rules and regulations established by the owners. All public facilities and some landscaping, including are funded by special fees. All a reasonable community manager for details.
Paris
1,781 Square Feet, Single Story,
2 Bedrooms Plus A Den
Optional Third Bedroom, 2 Baths
Gourmet Kitchen, Breakfast Nook
Formal Dining Area
From $355,990 - 399,990

Vienna
2,144 Square Feet, Two Story
3 Bedrooms, Optional 2 Master Suites
2 And One-Half Baths, Gourmet Kitchen
Breakfast Nook, Family Room
Formal Living Room, Formal Dining Room
Deck Retreat Off Master Suite
From $280,990 - 409,990

Lisbon
2,272 Square Feet, Two Story
2 Master Suites (1 Downstairs)
Optional Third Bedroom
2 And One-Half Baths (Optional 3rd Bath)
Gourmet Kitchen, Breakfast Nook
Formal Living Room, Formal Dining Room
Deck Retreat Off Master Suite
From $375,990 - 431,990

Viaggio
7057 Eider Court
Carlsbad, CA 92009
(760) 930-0254

10/31

Sentעירא: Evan
Just Back on the Market!!

Peek at the open space views from the "Juliet" balcony and border to the green belt areas in this beautiful Vienna plan with the great family room and upstairs loft.

Homesite #33
$279,990

Viaggio
(702) 999-0054