PRICING

RESIDENCE TWO
2,882 Square Feet
- 4 Bedrooms, 2.5 Baths, 2-Car Garage w/Storage, Loft, Den, Covered Patio

OPTIONAL:
- Guest Suite 1, Flex Room, Guest Room, or Retreat in lieu of Garage Storage.
- Guest Suite 2 in lieu of Bedroom 4, Bedroom 5 w/Guest Suite 2 in lieu of Bedroom 4/Loft.
- Game Room, Wet Bar*, Balcony at Game Room

*Wet Bar not available with Bedroom 5/Guest Suite 2

Prices From: $668,745

RESIDENCE THREE
3,067+ Square Feet
- 3 Bedrooms, 2.5 Baths, Den, Loft, Covered Patio, 2-Car Garage w/Storage

OPTIONAL:
- Guest Suite 1 in lieu of Den, Guest Suite 2 in lieu of Loft,
- Balcony at Owner's Suite, Wet Bar or Storage in lieu of PPC

Prices From: $686,175

RESIDENCE FOUR
3,568+ Square Feet
- 4 Bedrooms, 2.5 Baths, Den, Loft, Covered Patio, 2-Car Garage w/Storage

OPTIONAL:
- Guest Suite 1 in lieu of Den, Guest Suite 2, Flex Room, Game Room 1 or Game Room 2/
- Wet Bar in lieu of Storage, Guest Suite 3 in lieu of Bedroom 2/Bath 2/Bedroom 3,
- Storage or Wet Bar in lieu of Everyday Entry/PPC, Balcony at Owner's Suite

Prices From: $656,990

RESIDENCE FIVE
3,574+ Square Feet
- 4 Bedrooms, 2.5 Baths, Den, Loft, Covered Patio, 2-Car Garage w/Storage

OPTIONAL:
- Guest Suite 1 or Flex Room in lieu of Storage, Guest Suite 2 or Retreat in lieu of
- Bedroom 4, Bedroom 5 in lieu of Den, Game Room or Game Room w/Wet Bar,
- Balcony at Owner's Suite, Coffee Bar in lieu of Linen at Owner's Suite

Prices From: $683,990

Property Taxes: 1.08730% Plus $693 Annually
Pulte Home Insurance: $46 to $60 Monthly
Homeowners Association: $266 Monthly

Laurel Pointe
1513 Leonis Place, Vista, CA 92083
(760) 842-7045
Pulte.com/Offers

Monday 1pm to 5pm
Tuesday - Sunday 10am to 5pm
Laurel Pointe

1A - Spanish Colonial

1B - Early California

1C - Monterey

In making changes or modifications to plan specifications, materials, features or floor plans, without notice. Plans, Elevations, and colors may vary by selection. Please see a sales representative for details. Renderings are for illustrative purposes only and are not intended to be an exact representation of a specific home being offered. Square footage listed are approximate. This manual shall not constitute a sale or offer in any state where such technique is required or if void by law. Additional conditions, limitations, and restrictions apply; see a sales representative for details. Pulte Home Corporation is a licensed California real estate broker. (CA DRE#01409031) ©2014 Pulte homes. All rights reserved 06/10/2014

PULTE.COM
Laurel Pointe

2,582+ Square Feet
- 4 Bedrooms, 2.5 Baths
- Covered Patio
- 2-Car Garage

OPTIONAL:
Guest Suites in lieu of Bedrooms 2, 3 and 4
2,882 Square Feet
- 4 Bedrooms, 2.5 Baths
- 2-Car Garage w/Storage
- Loft, Den, Covered Patio

OPTIONAL:
Guest Suite 1, Flex Room, Guest Room, or Retreat in lieu of Garage Storage,
Guest Suite 2 in lieu of Bedroom 4, Bedroom 5 w/Guest Suite 2 in lieu of Bedroom 4/Loft,
Game Room, Wet Bar*, Balcony at Game Room

*Wet Bar not available with Bedroom 5/Guest Suite 2
Laurel Pointe

Optional Walk-In Shower 1 at Owner's Bath

Optional Walk-In Shower 2 at Owner's Bath (with glass)

Optional Retreat

Optional Flex Room

Optional Guest Suite 1

Optional Fixed French Doors at Cafe
Laurel Pointe

3A - Spanish Colonial

3B - Early California

3C - Monterey
RESIDENCE THREE

3,067+ Square Feet
- 3 Bedrooms
- 2.5 Baths
- Den, Loft, Covered Patio
- 2-Car Garage w/Storage

OPTIONAL:
Guest Suite 1 in lieu of Den, Guest Suite 2 in lieu of Loft,
Balcony at Owner's Suite, Wet Bar or Storage in lieu of PPC

Laurel Pointe

Lower Level

Upper Level
RESIDENCE THREE - Upper Level Plan Options

Laurel Pointe

- Optional Balcony
- Optional Guest Suite 2
- Optional Walk-In Shower 1 at Owner's Bath
- Optional Walk-In Shower 2 at Owner's Bath (with glass)
RESIDENCE FOUR

3,368+ Square Feet
- 4 Bedrooms
- 2.5 Baths
- Den, Loft, Covered Patio
- 2-Car Garage w/Storage

OPTIONAL:
Guest Suite 1 in lieu of Den, Guest Suite 2, Flex Room, Game Room 1 or Game Room 2/Wet Bar in lieu of Storage, Guest Suite 3 in lieu of Bedroom 2/Bath 2/Bedroom 3 Storage or Wet Bar in lieu of Everyday Entry/PPC Balcony at Owner's Suite

Laurel Pointe

Lower Level

Upper Level
Laurel Pointe

5A - Spanish Colonial

5B - Early California

5C - Monterey
3,574+ Square Feet
• 4 Bedrooms
• 2.5 Baths
• Den, Loft, Covered Patio
• 2-Car Garage w/Storage

OPTIONAL:
Guest Suite 1 or Flex Room in lieu of Storage,
Guest Suite 2 or Retreat in lieu of Bedroom 4,
Bedroom 5 in lieu of Den, Game Room or Game Room
w/Wet Bar, Balcony at Owner's Suite, Coffee Bar
in lieu of Linen at Owner's Suite

Laurel Pointe
Welcome to Laurel Pointe, a gated community, within walking distance of the 16-acre Vista Sports Park, featuring natural grass baseball fields, turf football/soccer fields and children's playground. Vista Sports Park is adjacent to Laurel Pointe with a private pedestrian access from the neighborhood walking trail. Residents will also be able to walk to Melrose Sprinter Station, and to a hiking trail connecting to Guajome Regional Park. Just seven miles from the Pacific Ocean, the area boasts a wealth of recreational opportunities. Numerous parks dot the landscape, as do both public and private golf courses. Plentiful shopping is concentrated in several convenient centers which feature everything from boutique specialty shops to big box retailers. These centers offer a wide array of dining opportunities including independent cafes, restaurants and fast food.

How many residences will be included at Laurel Pointe?

- When complete, Laurel Pointe will have a total of 159 single-family homes.

What is the anticipated pricing for the homes at Laurel Pointe?

- It is currently anticipated that pricing will begin from the low $600,000s and will vary by plan.

What will my Homeowners’ Association fees be per month?

- At build-out, it is anticipated that the dues will be $298 per month.

What will the tax rate be at Laurel Pointe?

- It is anticipated that the effective property tax rate will be 1.2% and will vary based upon purchase price and square footage.

What school district services Laurel Pointe?

- Laurel Pointe is in the Vista Unified School District, 1234 Arcadia Avenue, Vista, CA 92084, (760) 726-2170, www.vusd.k12.ca.us
  - Empres Elementary School
    4850 Avenida Empres Oceanside, CA 92056; (760) 940-8454
  - Roosevelt Middle School
    850 Sagewood Drive, Oceanside, CA 92057; (760) 726-8003
- Vista High School
  1 Panther Way, Vista, CA 92084; (760) 726-5611
- Guajome Park Academy (Charter School, grades 6-12)
  2000 N Santa Fe Avenue, Vista, CA 92083; (760) 631-8500

NOTE: Future private pedestrian access from Laurel Pointe is proposed.

Area Parks

In total, there are 13 city parks including open spaces and parkways. Visit www.cityofvista.com/departments/parks for more information. Here is a partial list:
- Brengle Terrace park
- South Buena Vista Park and Alta Vista Botanical Gardens
- Guajome Regional Park
- Vista Sports Park
- Wildwood Park

Area Shopping & Attractions

- Melrose Center
- Town Center North
- Carlsbad Plaza South
- Westfield Plaza Shopping Center
- Rancho Del Oro Plaza
- Old Mission San Luis Rey
- Antique Gas & Steam Engine Museum
**Distinctive Exteriors**
- Post tension slab
- Three-coat stucco system
- Sustainable wall and ceiling insulation
- "Thera-Tru™, 6-panel front entrance door
- Beige dual glazed vinyl windows with low-E glass
- Schlage® with oil rubbed bronze finish on exterior front door hardware, with chrome finish on interior door hardware
- 1/2 hp LiftMaster garage door opener
- Front yard landscaping with automatic sprinklers and timer
- Exterior lighting fixtures at garage (quantity varies per plan)
- Wood fencing

**Elegant Interiors**
- Designer-selected 13" hand-set tile flooring in entry, kitchen, nook, laundry, powder, master suite and secondary bathrooms
- Upgraded, Mohawk® low-V.O.C. carpet and pad throughout
- Elegant 3/4" mini-basinnoze on drywall corners (except inside closets and on window returns)
- 6'8" CraftMaster® Casnah 2-panel interior doors and closet doors
- Elegant, 5 1/4" baseboard trim throughout
- Decorator rocker switches and dimmers
- Lennox® or equivalent 13 SEER central HVAC system (per plan)
- Designer-selected, low-V.O.C., custom interior paint throughout
- Telephone outlets in kitchen and owner's suite
- Cable outlets in owner's suite and gathering room
- Pre-wired for ceiling fans in owner's suite and gathering room
- Laundry room base cabinetry with 6 x 6" tile countertop
- Honeywell programmable thermostat control

**Gourmet Kitchens**
- White, Thermo-foil full overlay, low-V.O.C. cabinetry with European concealed hinges
- Slab granite countertops in choice of two colors with 6" backsplash and full cooktop backsplash
- Whirlpool® 36" self-cleaning, 5-sealed burner gas cooktop in stainless steel
- Whirlpool® 30" self-cleaning, 6-sealed burner gas cooktop in stainless steel
- Whirlpool® ENERGY STAR®-qualified. Sensor Cycle dishwasher
- Under-cabinet lighting
- Moen® single-handle, pull-out faucet
- Double basin stainless steel undermount sink with Insinkerator® disposal
- Pre-plumbed for refrigerator icemaker
- Optional built-in recycling bin

**Luxurious Baths**
- Sterling Accord tub and shower surrounds in secondary baths
- Tiled floor and walls at Owner's Bath shower with clear glass enclosure and semi-frameless door
- Tile deck tub surround in Owner's Bath with drop-in acrylic tub
- 6"x6" ceramic tile countertops with 4" backsplash
- Low-flow, 1.28 gpf elongated toilets throughout
- 16"x36" polished edge medicine cabinet in Owner's Bath
- 24" polished edge medicine cabinet in secondary baths
- White, Thermo-foil low-V.O.C. cabinetry with concealed hinges
- Moen® Brantford Series chrome fixtures

**Energy Features**
- Sustainable wall and ceiling insulation
- Blown-in ceiling insulation
- Vinyl windows with dual-paned, low-E glass
- 80% energy efficient gas furnace
- 13 SEER air conditioning system
- Programmable thermostat
- Tankless water heater