To build well, Davidson will never cease looking for ways to make a home better.

We obsess over the floor plans.

We seek out the best materials and artisans possible.

We explore the way people live, and honor a family's practical needs and evolving lifestyle.

We surprise. We enchant. We invite you to notice, to imagine, to dream.

A team of dedicated experts and creative souls built these homes for you not because they had to, but because they wanted to.

**A DAVIDSON HOME IS BUILT TO BE BETTER, BUILT TO BE YOURS.**
MARICEL
AN EXCEPTIONAL GATED COMMUNITY IN TORREY HIGHLANDS

Resting atop the coastal plateaus of northern San Diego
against the SUN-WASHED backdrop of a
landmark mountain, Maricel continues the TRADITION of
Davidson Communities’ passion for creating houses and communities
of ENDURING EXCELLENCE.

Here coastal breezes meet inland warmth
in a perfect marriage of IDEAL CLIMATE ... as well as ease of access,
EXCELLENT NEW SCHOOLS, neighborhood PARKS, and beckoning trail systems.

Each SPACIOUS DESIGN explores the needs of a
modern, creative and efficient lifestyle ... enfolded in the
CRAFTSMANSHIP and design DETAILS of a bygone era.

WHEN TIME WAS MEASURED DIFFERENTLY
PLAN ONE
Two Stories
FOUR BEDROOMS
Three & 1/2 baths
Loft & Tech Space
Optional: Bedroom 5 at loft
TWO-CAR GARAGE
2,793 SQ FT
Entries, garages, doors, windows and decks vary by elevation.
PLAN TWO
Two Stories
Five bedrooms
Four & 1/2 baths
Loft Study/Game Room & Tech Space
Optional: Den
Two-car garage
3,098 SQ FT
PLAN THREE
Two Stories
Five bedrooms
Four & 1/2 baths
Loft & Tech Center
Optional: Bedroom 6
Two-Car Garage
3,283 SQ FT
FEATURES

INSPIRING EXTERIORS
- Customized exterior color schemes and hand-selected roof tiles composed by a nationally awarded color designer
- Concrete “S” roof tiles (styles and color vary by elevation)
- “Thera Tru” entry doors with finished hardware
- Energy efficient exterior lighting
- Dual-paneled vinyl windows with upgraded sculptured grids

GOURMET KITCHENS
- Stylish Shaker door styled maple cabinetry in a choice of two colors along with designer selected knobs
- Large gourmet center islands and breakfast bar
- Elegant granite slab countertops in a variety of colors.
  Includes 6” backsplash with full backsplash at cooktop
- Stainless steel Whirlpool “Gold” series appliances include:
  - 36” gas cooktop with 5 sealed burners featuring center “Power Burner”
  - Commercial style canopy hood
  - Single lower oven with upper microwave
  - S-cycle fully integrated dishwasher
  - Stainless steel compartmental sink with pullout sprayer
  - Energy saving under-cabinet task lighting

LUXURIOUS MASTER SUITES
- Stylish Shaker door styled maple cabinetry in a choice of two colors along with designer selected knobs
- Striking solid “Piedra Fina” surface in choice of select colors at pullman
- Oversized 6’ custom Davidson exclusive oval soaking tub
- Separate shower with 3” x 6” white ceramic tile surrounds
- Custom Davidson exclusive “Vintage” faucets at pullmans, master tub and shower controls
- Frameless clear glass shower enclosure
- Spacious walk-in closets
- Full-height mirrors with beveled edge

INVITING INTERIORS
- Inviting family room fireplaces with customized surrounds
- Custom crafted staircase system with maple handrails and painted balusters
- Gracious raised panel interior doors with egg-shaped hardware
- Oversized 6” baseboards
- Elegant framed portrait mirrors in powder bath
- Stylish Shaker door styled maple cabinetry in a choice of two colors in secondary baths, tech desk and laundry along with a selection of designer knobs
- Cultured marble countertops at secondary baths and laundry
- Handset 6” x 6” white or almond ceramic tile at secondary bath tub/shower
- Distinctive light fixtures and energy efficient recessed lighting
- Structured wiring with multi-port outlet in family room. Jacks for TV/computer/phone in master and TV/computer in secondary Phone jack in kitchen. Conduit over fireplace for plasma TV
- Convenient interior laundry room with sink
- Laundry area prepared for gas dryer with vent hook up
- Air conditioning

QUALITY CONSTRUCTION
- Post-tensioned foundations
- I-joint truss system for increased strength and noise reduction
- Eco-friendly wood products used in construction
- Custom radius wall corners
- Insulated formaldehyde-free exterior walls and ceilings with weather-stripping at all exterior doors
- Energy efficient digital programmable thermostat
- Energy efficient water heater with re-circulating pump
- Pressure balancing shower valves
- Cast iron waste lines in select areas for noise reduction
- Fully dry-walled and textured garage spaces
- Sectional garage doors with electronic openers
- BBQ stub and hose bibs conveniently located
- Rain gutters including connection into drainage system
- Fire sprinkler system
- Safety minded smoke detectors
OPTIONAL PERSONAL TOUCHES

We invite you to individualize your new Davidson home with our qualified design consultant. Here are just a few options for your consideration:

- Cabinetry in a variety of door color stains and finishes
- Upgraded KitchenAid stainless appliances including "Pro Series"
- Customized countertop options for kitchen, master bath, secondary baths and laundry room
- Extended outdoor living created by our covered California room and deck options
- Variety of exterior door options including California bi-folding doors and Super Sliders where available
- Free standing master bath tub
- Vertical wall paint color upgrades in a variety of colors
- Crown mouldings
- Upgraded baseboards and window casings
- Built-in cabinetry at select locations including garage
- Selection of staircase options including wrought iron
- Intercom and security system
- Additional phone, cable, J-box and electrical outlets

Additional options will be explained during your personal appointment.
**PLAN ONE**

4 Bedrooms, 3.5 Baths, Loft and Tech Space  
(Optional 5th bedroom ~ Optional California Room and Deck)  
2,793 Square Feet

<table>
<thead>
<tr>
<th>Homesite</th>
<th>Phase</th>
<th>Feature and Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>2</td>
<td>Includes “California Room” w/Bi-fold Doors and Deck! $854,900 SOLD!</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>Includes upgraded kitchen granite and much more! $766,900</td>
</tr>
<tr>
<td>7</td>
<td>3</td>
<td>Private location! $755,900 SOLD!</td>
</tr>
<tr>
<td>21</td>
<td>3</td>
<td>Includes “California Room” w/Bi-fold Doors and Deck! $842,900 SOLD!</td>
</tr>
</tbody>
</table>

**PLAN TWO**

5 Bedrooms, 4.5 Baths, Loft Study/Game Room and Tech Space  
(Optional Den/Office ~ Optional California Room and Deck)  
3,098 Square Feet

<table>
<thead>
<tr>
<th>Homesite</th>
<th>Phase</th>
<th>Feature and Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>2</td>
<td>Includes “California Room” w/Bi-fold Doors and Deck! $897,900 SOLD!</td>
</tr>
<tr>
<td>4</td>
<td>3</td>
<td>Includes Bi-Fold Doors at Family Room! $812,935</td>
</tr>
<tr>
<td>6</td>
<td>3</td>
<td>Includes Bi-Fold Doors at Family Room! $801,900 SOLD!</td>
</tr>
</tbody>
</table>

**PLAN THREE**

5 Bedrooms, 4.5 Baths, Oversized Loft/Media and Tech Space  
(Optional 6th Bedroom ~ Optional California Room and Deck)  
3,283 Square Feet

<table>
<thead>
<tr>
<th>Homesite</th>
<th>Phase</th>
<th>Feature and Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>2</td>
<td>Includes “California Room” w/Bi-fold Doors and Deck! $876,900 SOLD!</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>Includes Bi-fold Doors and other upgrades! $785,900 SOLD!</td>
</tr>
<tr>
<td>3</td>
<td>3</td>
<td>Includes Bi-fold Doors at Kitchen &amp; Uprgraded Free Standing Tub! $813,700</td>
</tr>
<tr>
<td>5</td>
<td>3</td>
<td>Includes Bi-fold Doors at Kitchen &amp; Uprgraded Free Standing Tub! $827,010</td>
</tr>
</tbody>
</table>

7805 Chadamy Way, San Diego CA 92130 ~ Phone 858-356-2476 ~ Email: maricel@davidsoncommunities.com  
www.davidsoncommunities.com

Davidson Communities reserves the right to change sales price and/or add, delete or modify floor plans, elevations and specifications without notice or obligation. Please see a Maricel sales representative for details concerning pre-picked upgrades and options prior to making any purchase decision. Ask sales representatives about our broker co-op referral program. DRE # 01272295. Effective 11/15/12.
Maricel Community info...
Our exclusive gated community will feature a total of 41 homes. These beautifully designed homes are adorned with living spaces of 2793, 3,098 and 3,283 sq. ft. Homes range from 4 to 6 bedrooms and 3 ½ to 4 ½ bathrooms, including a full bedroom/bath on the first level. Each spacious design explores the needs of a modern, creative and efficient lifestyle.

How do I get on the Interest List and Priority List?
Please complete a Registration card at the Sales Office or visit www.davidsoncommunities.com to be added to our Interest List. We will then contact you via email or by phone when the procedure for the priority list is established. You will need to pre-qualify with our approved lender, Cory O’Neil at Wells Fargo to be added to the priority list.

When will my homes be available for move-in?
Phase 2 will be ready to move in by December 2012 and Phase 3 by Mid February 2013.

What schools will my children attend?
Willow Grove Elementary ~ Kindergarten thru 5th grade
14727 Via Azul, San Diego, CA 92127 ~ Phone: 858-674-6300
Black Mountain Middle School ~ 6th thru 8th grade
9353 Oviedo St., San Diego, CA 92129 ~ Phone: 858-484-1300
Westview High School ~ 9th thru 12th grade
13500 Camino Del Sur, San Diego, CA 92129 ~ Phone: 858-780-2000

Assigned schools are subject to change. For more information, you may contact the Poway Unified School District at 858-521-2800 or you can visit their website at www.powaysd.com

What are the property taxes?
The property tax base for Maricel is approximately 1.05%. There is an additional tax in the form of a mello roos for approximately $2,704 per year. The total effective tax rate averages approximately 1.37%.

Is there an HOA and what are the monthly dues?
As a Maricel homeowner, you will enjoy an exclusive gated community, private streets, tot lot and passive park areas. Maricel HOA dues are projected to be $152 per month at build out.

What are the lot sizes?
The home sites in Maricel average approximately 6,100 square feet.

What is the earnest money deposit required?
An earnest money deposit of $15,000 payable to First American Title Company is required at the time you sign a formal reservation for a specific home site.

DAVIDSON
A PASSION FOR GENERATIONS

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Email: maricel@davidsoncommunities.com

9/28/12