EXCLUSIVE. ELEVATED. SPACIOUS. STYLISH.
If you’re looking for something out of the ordinary, you’ve come to the right place. This intimate enclave of just 20 homes enjoys tranquil canyon views, spacious floorplans and a wealth of thoughtful appointments.

All in a convenient location close to work, shopping, schools and recreation.

Welcome to the Sorrento Prestige Collection.
HOW MANY KINDS OF LUXURY ARE THERE?

There’s the luxury of space – which means big rooms, high ceilings, open areas perfect for entertaining and plenty of storage for all your things. And space outside – with a hillside setting and pristine canyon views.

There’s the luxury of time – with commutes to schools, work, shopping and recreation shortened by a location close to the UTC, Torrey Pines, and Sorrento Mesa areas.

And, finally, there’s the luxury of comfort – knowing your home is well appointed, energy efficient, and built to the highest standards by a homebuilder with a 93-year reputation for quality.
**BEACHES & TRAILS**

It’s an easy drive to the beautiful beaches of Del Mar and La Jolla. Nearby, Torrey Pines State Reserve has hiking and jogging trails, and Los Peñasquitos Canyon Preserve is in your own backyard.

**SHOPPING & DINING**

Carmel Valley, Del Mar, Solana Beach, Mira Mesa and La Jolla are just minutes away — providing a great mix of shopping, including grocery, drugstores, farmers’ markets, and boutiques, as well as restaurants and culture.

**EDUCATION**

Your family will enjoy access to high-achieving public and private schools with some of the brightest, most highly motivated teachers and students in the state. And UCSD is just minutes away.

**JOB CENTRAL**

Torrey Pines. Sorrento Mesa. Golden Triangle. Carmel Valley. They’re home to the highest concentration of high-paying medical, biotech and telecom jobs in all of San Diego.
Like all new homes built by Pardee Homes, Sorrento Prestige Collection features the LivingSmart® package of standard and optional features that increase energy-efficiency, save water, save you money over the years, and contribute to your long-term peace of mind. Our homes are designed with these four core components:

- **HealthSmart.** Features that foster healthy living and cleaner air.
- **EnergySmart.** Technology that reduces energy use and utility bills.
- **EarthSmart.** Materials that come from recycled and sustainable sources.
- **WaterSmart.** Features and landscape design that help conserve water usage.

When you add it all up, you get a home that month after month is looking out for your family’s well-being, and your pocketbook.

For more info visit PardeeHomes.com/LivingGreen.
### INCLUDED LivingSmart® features
The following are part of every LivingSmart® home:

- Fluorescent lights in select recessed cans
- Dimmer switches and occupancy sensors (select locations)
- Radiant barrier roof sheathing
- Energy-efficient 13-SEER Carrier Bryant air conditioner with Puron™
- Low-E spectrally selective glass windows, which reduce heat and ultraviolet (UV) rays and provide optimal insulation
- Programmable thermostat with multiple time and temperature settings

### AVAILABLE LivingSmart® features*
You may select from these options:

- Sunpower® roof-integrated solar electric power system generating solar electricity for your home (on select homes and exteriors)
- General Electric ENERGY STAR® low-water, energy-saving, front-loading washing machines and dryers
- General Electric ENERGY STAR® refrigerator
- Fluorescent lights in addition to the standard package
- LED lights
- Tankless water heater with circulation system and control for temperature adjustments

- High-efficiency air filtration system
- Interior paint color alternate
- Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage

- Delta WaterSense® labeled faucets, dramatically cutting water usage while maintaining desired water pressure
- General Electric ENERGY STAR® dishwasher
- Low-flow toilets that reduce water usage

- Reverse osmosis water system at kitchen
- On-demand water circulation system at tankless water heater
- Dual-flush toilets certified to meet WaterSense criteria

- Low-formaldehyde attic insulation, enhances energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- Low VOC interior paint

- Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
- Electric car charging station

- Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors plus green labeled pad
- Convenient recycling center discreetly housed in kitchen cabinet

*Available at additional cost and subject to construction cutoff dates.
RESIDENCE 1A

Two-story
4 bedrooms
Loft
3 bathrooms
3-bay tandem garage
2,824 sq. ft.

Available with optional Bedroom 5 at Loft and up to 2,838 sq. ft. approx.

Renderings are artist’s conceptions. Landscaping, trees and shrubs are not included in the purchase price. All square footage is approximate.
1BR

California Traditional

1D

Napa Valley
RESIDENCE 1A
2,824 sq. ft.

GREAT ROOM
SLIDING GLASS DOORS
NOOK
DINING ROOM
UP
FIREPLACE
CLOSET
3-BAY TANDEM GARAGE
ENTRY
BEDROOM 4
BATH 3
LIBRARY
WALK-IN PANTRY
KITCHEN
LAUNDRY
OPT. COVERED PATIO
OPT. SLIDING GLASS DOORS
OPT. TANKLESS WH
RECIPE BIN
MICROWAVE
SINGLE OVEN
FIRST FLOOR
PRELIMINARY
Second floor

Floorplan subject to change. For floorplan options, see Sales Representative. All square footage is approximate.
RESIDENCE 2D

Two-story
4 bedrooms
Loft
3 bathrooms
3-bay tandem garage
2,993 sq. ft.
Available with optional Bedroom 5 at Loft

Renderings are artist’s conceptions. Landscaping, trees and shrubs are not included in the purchase price. All square footage is approximate.
Spanish Coastal Cottage

Coastal Cottage
RESIDENCE 2D
2,993 sq. ft.

First floor

- Bedroom 4
- Bath 3
- Kitchen
- Bedroom 4
- Opt. Extended Covered Patio
- Opt. Covered Patio
- Great Room
- Nook
- Entry
- Porch
- Living Room
- Dining Room
- 3-Bay Tandem Garage
- Walk-In Pantry
- Optional Tankless WH
- Single Oven
- Refrigerator Space
- Washer
- Linen
- Optional Upper Cabinet
Second floor

Floorplan subject to change. For floorplan options, See Sales Representative. All square footage is approximate.
RESIDENCE 3C

Two-story
5 bedrooms
Loft
4 bathrooms
2-bay + 1-bay garage
3,436 sq. ft.

(Residence 3A 3,429 sq. ft.)

Renderings are artist’s conceptions. Landscaping, trees and shrubs are not included in the purchase price. All square footage is approximate.
RESIDENCE 3C

3,436 sq. ft.

First floor

optional double-sided fireplace

residence 3C

2-bay garage

1-bay garage

entry

porch

bedroom 4

bath 4

closet

options covered patio

optim double-sided fireplace

kitchen

great room

dining room

living room

2-bay garage

1-bay garage

Great room

dining room

living room

2-bay garage

1-bay garage

First floor

PRELIMINARY
Second floor
Floorplan subject to change. For floorplan options, See Sales Representative. All square footage is approximate.
Pardee Homes reserves the right to change the size and configuration of the unsold lots, open space, and landscaped areas. For current information regarding development within this area, consult the appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.
INCLUDED FEATURES with your home

The comfortable homes of Sorrento Prestige Collection create a picturesque neighborhood setting, richly flavored by indigenous architectural styles such as Spanish, California Traditional, Coastal Cottage and Napa Valley.

HOMES OF DISTINCTION
- Architecturally specified exterior color palettes complement the street scene
- Therma Tru® Classic Craft® Rustic and Smooth-Star® Collection entry door in pre-selected styles and colors (varies per plan and exterior)
- Decorative antique pewter finish entry door hardware by Schlage® (style varies per exterior)
- Complementary interior door hardware by Schlage® in satin nickel finish
- Metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior)
- Weather resistant exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART® features)
- Vinyl windows with dual-paned spectrally selective glass
- Rain gutters and downspouts at specific locations (varies per plan and exterior elevations)

IMPRESSION INTERIORS
- 12 x 12 ceramic tile flooring in a variety of colors; at entry, kitchen, all bathrooms and laundry
- Plush carpeting over pad in a choice of designer-selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant painted baseboard and complementary door casing
- Raised-panel interior passage and wardrobe doors
- Cozy fireplace with painted precast mantle (locations vary per plan)
- 50-gallon water heater
- Dramatic ceilings and elegant interior architectural details including soffits in select locations (varies per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting
- Custom-crafted staircases with painted, generously proportioned newel posts and balusters with stained maple handrail
- Separate interior laundry room with Basix® countertop, convenient laundry sink and cabinets
- Spacious linen and coat closets
- White rocker light switches
- Smoke detectors with warning buzzer and battery back-up
- Fire sprinkler system
- Convenient secondary bathrooms with Smart Sense® fans
- Delta® plumbing fixtures
- Basix® countertop and splash with white under-mount sink, beveled mirrors, acrylic tub with white ceramic tile surround in secondary bathrooms

WIRED FOR TODAY
- Fully integrated multimedia wiring system such as high-speed Category 5 wire and coaxial cable configured for video, telephone, data and networking capabilities

SIZZLING HOT KITCHENS
- Gourmet kitchens with convenient food preparation islands
- Refrigerator space plumbed for automatic ice-maker
- Granite slab countertop with full-height backsplash behind cooktop
- European-style maple raised-panel cabinet doors with brushed chrome knobs
- Cabinet recycling center
- Deep pot/pan drawers underneath cooktop
- Convenient under-cabinet task lighting
- Extended-height cabinetry
- Single or dual-compartment, stainless steel under-mount sink with Delta Brilliance® stainless finish pullout faucet
- Spacious food storage pantry
- GE appliance package in stainless steel, including:
  - GE Profile™ built-in 30" oven
  - GE Profile built-in microwave oven
  - GE Quiet Power™ ENERGY STAR tall tub dishwasher with soil adjuster to conserve water
  - GE Profile 36" five-burner cooktop
  - GE Monogram 36" high performance vent hood

MASTER BEDROOM SUITE
- Spacious master bedroom suite with luxurious bathroom, private dressing area and walk-in closets with raised-panel closet doors
- Adult-height his-and-hers furniture-style lavatories with Quartz slab countertops and white porcelain sinks.
- Compartmentalized water closet, deep-soaking bathtub and decorative Delta® plumbing fixtures in chrome finish
- European-style maple raised-panel cabinet doors with square brushed chrome knobs
- Separate walk-in shower with 12 × 12 tile surround and clear glass shower enclosure
Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your sales representative for additional customizing opportunities.

**Choices for Your Gourmet Kitchen**

**Appliances**
- GE Monogram stainless steel appliance packages
- GE Profile™ and Monogram refrigerators
- A selection of stainless steel and Silgranit® sinks

**Cabinetry**
- European-style cabinet doors in a variety of finishes and door styles
- Glass door panels in a variety of styles (locations vary per plan)

**Countertops**
- A variety of granite and quartz slab countertops with upgraded edge profiles
- Customized backsplash designs including tile and stone liners, decos and mosaics

**Electrical and Low Voltage Opportunities**
- A choice of designer-selected interior light fixtures as shown in the models
- Additional recessed fluorescent lights
- Pre-wire for ceiling fans, hanging fixtures and wall sconces
- Exterior holiday light outlets
- Additional telephone, cable or data outlets
- LED lighting throughout home

- Pre-wiring and trim for interior speakers and home theater systems
- Security system package

**Finish Carpentry Selections**
- Decorative stool-and-apron window trim package
- French doors in select locations

**Fireplaces to Warm Your Home**
- Second cozy fireplace (Great Room Plan 1)
- Upgraded pre-cast concrete fireplace mantels and hearths
- Dual-sided fireplace (Great Room Plan 3)

**Stair Systems**
- Handrail in various stains
- All maple stair system, including handrail, newel post, balusters
- Maple stair systems with wrought iron balusters

**Bathroom Suites**
- Tub enclosures in secondary bath tubs
- Natural stone and quartz slab countertops for master bath
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Free standing tub in master bath (per plan)
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of colors

*Available at additional cost and subject to construction cutoff dates.

Note: For EarthSmart, HealthSmart, EnergySmart and Water Smart options, please review the informative LivingSmart section in this brochure.
All square footage is approximate; pricing subject to change. Landscaping, trees and shrubs not included in the purchase price. Models do not reflect racial preference. Photographs representative of a similar locale. Information is accurate as of the date of the publication. Not all features are available in all homes. Subject to change without notice. See Sales Associate for details.

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