WESTCOTT AT LA COSTA OAKS

Reminiscent of the Arts and Crafts movement, Westcott at La Costa Oaks pairs rich architectural detail with contemporary interior design. Superior craftsmanship, an inspired use of natural materials and a deep connection with the local environment define the new home collection. Versatile floor plans offer families the opportunity to harmonize their living space with optional bedrooms, hobby room or office.
Abundant recreational amenities include The Splash with swimming pool, wading pool and outdoor entertaining area, as well as The Oaks Club featuring a multi-use gathering room, barbecue areas, catering kitchen, fitness facility, competition-sized pool and wading pool.

Part of the prestigious village of La Costa Oaks, Westcott is surrounded by dedicated natural open space, hiking and biking trails, bucolic backcountry and the breathtaking La Costa Preserve. Close by, residents enjoy sought-after shopping, eclectic dining, a weekly farmer’s market, sandy beaches and acclaimed schools.

Westcott offers a premier address in La Costa Oaks, integrity and innovation in new-home design and a rich community life.
RESIDENCE 2R
ANDERTON

2,983 - 3,082 Square Feet (Est.)
4 to 5 Bedrooms
3 to 4 Baths
Bonus Room
Optional Hobby Space
Optional Den
2-Car Garage with Storage
2BR

CRAFTSMAN BUNGALOW

Entry, volume, decks, patios, windows and square footages may vary per elevation. All plans, landscaping and elevation renderings are artist's conception and are not to scale. Square footage is approximate.
Residence 3R
Roycroft

3,070 - 3,296 Square Feet (Est.)
4 to 5 Bedrooms
3.5 to 4.5 Baths
Loft
Optional Hobby Room, Bedroom or Office
2-Car Garage with Storage
Entry, volume, decks, patios, windows and square footages may vary per elevation. All plans, landscaping and elevation renderings are artist's conception and are not to scale. Square footage is approximate.
RESIDENCE 4R
ASHBEE

3,316 - 3,454 Square Feet (Est.)
4 to 5 Bedrooms
3 to 4 Baths
Bonus Room
Optional Office
Optional Den
2 Car Garage with Storage
Entry, volume, decks, patios, windows and square footages may vary per elevation.
All plans, landscaping and elevation renderings are artist's conception and are not to scale. Square footage is approximate.
GENEROUS FEATURES

TIMELESS ARCHITECTURE
- Santa Barbara-, Craftsman Bungalow- and Italian-inspired architecture
- Architecturally color-coordinated, energy-efficient and fire-retardant concrete tile roof
- Elegant exterior coach lighting that complements the architectural style
- Architecturally coordinated, painted Therma-Tru Font entry door with Venetian bronze hardware
- High-quality insulated sectional roll-up garage door
- Convenient automatic garage door opener with two transmitters
- Finished garage interior complete with drywall
- Rain gutters and downspouts (select locations)

INSPIRING KITCHEN DESIGNS
- Whirlpool Gold™ appliance package in stainless steel including:
  - Gourmet-caliber 36" cooktop with five gas burners
  - 30" built-in single oven
  - Full-capacity built-in microwave
  - 36" high-performance under cabinet hood
  - Multi-cycle built-in dishwasher
- Durable stainless steel sink with Insinkerator heavy-duty garbage disposal
- European-style white Thermalfoil cabinetry with raised panel doors or maple cabinetry in Chestnut stain with recessed panel doors, adjustable shelving, easy-clean white laminated interiors, smooth-glide drawers and brushed chrome knobs
- Granite countertops with 6" backsplash and full backsplash at cooktop
- Culinary prep island with enhanced storage
- Walk-in pantry
- Countertop-illuminating, under cabinet fluorescent lighting
- Casual and spacious, family-sized breakfast nook or conservatory

GRACIOUS INTERIOR APPOINTMENTS
- Designer-selected ceramic tile flooring throughout entry, kitchen, master and secondary baths and laundry area
- Craftsman-style newel post staircase in paint-grade with stain-grade handrail and open tread
- Spacious and functional secondary bedrooms with hand-set ceramic tile countertops in secondary baths
- Interior laundry room with built-in cabinetry, cultured marble countertop, sink and extra storage space
- Distinctive raised panel doors with lever-style Venetian bronze interior door hardware
- Dramatic beveled glass mirror in powder bath
- Thoughtfully positioned recessed lighting throughout
- Inviting gas fireplace with custom-designed precast facade and mantle
THoughtfully Detailed Master Suites

- European-style white Thermablok cabinetry with raised panel doors or maple cabinetry in Chestnut stain with recessed panel doors and brushed chrome knobs.
- Decor-enhancing 6x6 ceramic tile countertops in choice of white or almond.
- Dual china sinks with Moen® faucets and pressure-balanced shower valve in chrome finish.
- Distinctive beveled edge mirror.
- Luxurious soaking tub and generous separate shower.
- Spacious walk-in closet.

Energy-Efficient Features

- 13 SEER air-conditioning unit and 80% high-efficiency gas furnaces.
- Dual central air-conditioning and heating system.
- Convenient automatic setback digital thermostat.
- Energy-conscious Low-E dual glazed windows.
- Energy-efficient tankless water heater.
- Energy- and water-saving Metlund Hot Water D'Mand system.
- Water-saving plumbing fixtures including low-flow shower head and ultra low-flow toilets.
- Low VOC paint.
- Fire sprinklers.

At Home Connectivity and Media

- Technology pre-wiring with Category 5e telephone or data capability in kitchen and all bedrooms.
- Ideally located multimedia outlet in great room with advanced video distribution capabilities.
- Home office outlet with 2CAT-5 cables to provide up to four phone lines and high-speed Internet (select location).
- Flat panel prep at great room above fireplace.

Custom Experiences at the Standard Pacific Design Studio

Our Standard Pacific Design Studio representatives look forward to assisting you in making selections that allow you to imprint your personal style on your new home.

- A variety of flooring materials, including wood, stone, tile and carpet.
- Window coverings, including shutters and blinds in a variety of materials.
- Upgraded KitchenAid® appliances, built-in refrigerator and second oven under cooktop.
- Under-counter appliances including wine cooler, beverage center or warming drawer.
- Abundant varieties of granite, Caesarstone, stone and tile upgrades for kitchen and baths.

- Stylish paint options.
- Variety of room options including bedrooms, offices and hobby rooms (select plans).
- Additional recessed lighting and ceiling fan outlets.
- Cabinetry upgrades offering a variety of finishes.
- Optional cabinets (select locations).
- Crown moulding at master bedroom.
- Tub enclosures at secondary bath.
- Custom-framed mirrors at master and secondary bath.
- Kitchen and bath plumbing fixtures in brushed chrome and oil-rubbed finishes.
- In-home alarm system.
- Custom audio system.
- Garage floor coating.
STANDARD PACIFIC HOMES: MAKING YOU RIGHT AT HOME

For more than 40 years, Standard Pacific Homes has been proud to help homeowners achieve the cherished American dream of homeownership. As one of the nation’s largest homebuilding companies with shares traded on the New York Stock Exchange, we have created more than 113,000 new home opportunities in California, Texas, Nevada, Arizona, Colorado, Florida and the Carolinas. Because a home is one of the most important financial commitments you can make, Standard Pacific Homes is dedicated to providing you the utmost in new home choice, quality and value. Our communities carry a signature of our long-standing commitment to excellence in design and craftsmanship, as well as the surrounding lifestyle advantages they provide. The enduring quality of our communities has earned the trust and respect of homeowners year after year, from their first visit with our sales representative and throughout their move-in experience. When you are looking for a new home in which to build your future, look for the Signature of Excellence that comes with a Standard Pacific home.

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Residence 1 ~ Jenson
2,068 sq. ft. ~ 3 bedrooms ~ 2.5 Baths ~ Great Room ~ 2 Car Garage
Temporarily Sold Out

Residence 2 ~ Anderton
2,983 ~ 3,082 sq. ft. ~ 4 Bedrooms ~ 3 Baths ~ Bonus Room ~ 2 Car Garage Plus Storage
Lot 32 ~ 2A
SOLD
Move-In Feb 2013
Lot 19 ~ 2C
$695,900
Move-In May 2013
Lot 20 ~ 2BR
$697,900
Move-In May 2013
Lot 29 ~ 2C
$721,900
Move-In May 2013

Residence 3 ~ Roycroft
3,070 ~ 3,296 sq. ft. ~ 4 Bedrooms ~ 3.5 baths ~ Loft ~ 2 Car Garage Plus Storage
Lot 17 ~ 3CR
SOLD
Move-in Feb. 2013
Lot 31 ~ 3XBR
$720,900
Move-In Feb 2013
RESERVED
Includes; Chestnut stained maple cabinets; Crown Moulding @ Master; Media Cabinets
either side of fireplace; Café Crème granite in kitchen w/ full splash
Lot 21 ~ 3XA
SOLD
Move-In May 2013

Residence 4 ~ Ashbee
3,316 ~ 3,454 sq.ft. ~ 4 Bedrooms ~ 3 Bath ~ Bonus Room ~ 2 Car Garage Plus Storage
Lot 18 ~ 4BR
SOLD
Move-In Feb 2013
Lot 33 ~ 4C
SOLD
Move-In Feb 2013
Lot 28 ~ 4BR
SOLD
Move-In May 2013
Lot 30 ~ 4AR
SOLD
Move-In May 2013

***All homes include Front Yard Landscaping; Dual Zoned A/C;
Energy Efficient Tankless Water Heater

Price, availability, options, specifications and COE dates are all subject to change without prior notice
11/26/2012
A Master-Planned Village
Paying tribute to the Arts and Crafts Movement, La Costa Oaks is a master-planned community renowned for its rich architectural detail, traditional craftsmanship and an inspired use of authentic materials. Residents of Westcott at La Costa Oaks enjoy a premier location within the master-planned neighborhood, enhanced by proximity to abundant onsite amenities, rolling hills and La Costa Preserve.

The Neighborhood
- Limited collection of 80 single family homes offering up to 3,316 sq ft of living space with four to five bedrooms plus bonus room or loft, 2.5 to 4.5 baths, 2-car garage plus storage
- Located only 6 miles inland from the Pacific Ocean and close to Encinitas Ranch Town Center and The Forum Carlsbad shopping center
- Resident-only club with swimming and wading pools, and outdoor picnic and barbecue areas plus clubhouse with fitness facility
- Adjacent to dedicated open space including the breathtaking La Costa Preserve offering more than 1,000 acres of nature and wildlife preserve, and hiking trails
- Santa Barbara, Craftsman Bungalow and Italian architectural styles

The Community Association
The La Costa Oaks HOA dues are anticipated to be approximately $239/month and are estimated to be $197 at La Costa Oaks build out.

What do my Dues cover?
Westcott homeowners will have access to The Splash, a residents only club, featuring a swimming pool, wading pool, and an outdoor entertaining area with BBQ. Access is also included at the Oaks Club, featuring competition size pool, wading pool, BBQ area, meeting room with kitchen and exercise facility. Dues will also cover the maintenance of all common area landscaping.

Property Taxes
Base Tax: 1.03% Assessments/Bonds: Approx $840 per year. The total effective tax rate is approximately 1.16% and will vary based upon purchase price.

Preferred Lender
Standard Pacific Mortgage – Valerie Federighi, our lender representative, will assist you through the prequalification registration process which will enable you to be placed on the Westcott Buyer Priority List once approved. You may submit a prequalification online at https://www.standardpacifichomes.com/finance/prequalification.aspx or contact Valerie at 760-484-7101 or vfederighi@stanpac.com. A $15,000 Earnest Money Deposit is required at point of sale.

Schools
Westcott at La Costa Oaks is located within the boundaries of the Encinitas Union and San Dieguito Union High School Districts. Currently the proposed schools are:
- La Costa Heights Elementary School (www.eusd.k12.ca.us/lc/)
- Oak Crest Middle School (www2.sduhsd.net/oc/)
- La Costa Canyon High School (www.lc.sduhsd.net)

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This site plan is not intended as a legal description of the property. The depiction of boundaries and building locations is meant to serve 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 a Sales Representative for details.