Canyon Ridge
Plan One

Approximately 1,660 Square Feet
Three Bedrooms
Two and One-Half Baths
Attached Two Car Garage

From
$231,900

Plan Two

Approximately 1,795 Square Feet
Three Bedrooms & Den or Four Bedrooms
Three Baths
Attached Two Car Garage

From
$241,900

Plan Three

Approximately 1,775 Square Feet
Three Bedrooms
Two and One-Half Baths
Attached Two Car Garage

From
$237,900

Warmington Homes

4771 Caminito Impensado • San Diego, CA 92130

All renderings, floor plans, and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walls, driveways, or landscaping and are not necessarily to scale. All square footage is approximate. Window locations may vary per plan and elevation. Fencing and walls, if included, will vary according to size and location of lots.
Plan Two

Approximately 1,705 Square Feet
Three Bedrooms and Den or
Four Bedrooms
Three Baths
Attached Two-Car Garage
Plan Three

Approximately 1,775 Square Feet
Three Bedrooms
Two and One-Half Baths
Attached Two-Car Garage
Plan Four

Approximately 1,885 Square Feet
Three Bedrooms
Two and One Half Baths
Attached Two-Car Garage
Exceptional Features

Community Benefits

- Distinctive private gated entry with remote control access
- Private pool, spa, and recreation area with cabana and shower
- Professionally landscaped and maintained front entries and common areas

Distinctive Exteriors

- Sectional roll-up garage doors with windows
- Upgraded rear and side-yard fencing for added privacy
- Classic European-styled paired homes, architecture accented by arched windows, decorative pot shelves and multi-pane windows per elevation
- Private courtyard entries with custom wrought iron gates
- Durable, fire resistant concrete tile roof
- Sand finished iconic stucco finish in colors keyed to exterior design
- Gas stub-out for patio or barbecue
- Fully finished attached two-car garage with automatic garage door opener and two transmitters

Interior Amenities

- Interior laundry room with overhead storage cabinets
- Pre-wired for cable TV in all bedrooms and family room
- Pre-wired for telephone in all bedrooms and kitchen
- Upgraded lighting fixtures in powder baths
- Bullnose drywall corners
- Raised panel entry door with antique bronze hardware
- Beautiful ceramic tile or wood parquet entry
- Formal dining area
- Decorator selected lighting fixtures
- Custom wood burning fireplace with gas log lighter and sculptured surrounds
- Dramatic vaulted or volume ceilings per plans, nine foot ceilings throughout first floor
- Prepared for central air conditioning
- Raised panel interior doors

Kitchen Features

- Moen pull-out kitchen faucet
- Custom designed white raised panel cabinetry
- Recessed ceiling and under cabinet fluorescent lights
- Mortar-set ceramic tile countertops with bar top
- Adjustable shelves in upper cabinets
- Breakfast nook
- G.E. contemporary white-on-white appliances
- Built-in G.E. self-cleaning electric oven
- G.E. four burner gas cooktop
- G.E. push-button multi-cycle dishwasher
- G.E. space saver microwave
- Refrigerator area plumbed for icemaker

Master Suite

- 110 outlet at both sinks in master bath
- Separate ceramic tile shower
- Soaking tub with hand set ceramic tile deck
- Vented ceiling
- Mortar-set ceramic tile countertops with wide spread faucets and dual china sinks
- Spacious walk-in closet

Quality Craftsmanship

- 50 gallon water heater
- Energy-savings insulation, including R-13, R-19 and R-38 ratings
- Smoke detectors
- Energy efficient dual-pane glass on all windows
- Gas forced-air heating with energy efficient night set back thermostat
- Copper plumbing throughout and separate cast iron risers at down drains

Warrington 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.
Exceptional Features

Distinctive Exteriors
- Sectional roll-up garage doors with windows
- Upgraded rear- and side-yard fencing provides privacy
- Classic European-styled paired homes, architecture accented by arched windows, decorative pot shelves and multi-pane windows per elevation
- Private courtyard entries with custom wrought iron gates
- Durable, fire resistant concrete tile roof
- Sand flecked double stone finish in colors keyed to exterior design
- Gas stub-out to patio for barbecue
- Fully finished attached two-car garage with automatic garage door opener and two transmitters

Interior Amenities
- Interior laundry room with overhead storage cabinets
- Pre-wired for cable TV in all bedrooms and family room
- Pre-wired for telephone in all bedrooms and kitchen
- Upgraded closet shelves and pole systems
- Upgraded lighting fixtures in powder baths
- Buffed drywall corners
- Raised panel entry door with antique brass entry hardware
- Beautiful ceramic tile or wood parquet entry
- Formal dining area
- Decorator selected lighting fixtures
- Custom wood burning fireplace with gas log lighter and sculptured surrounds
- Dramatic vaulted or volume ceilings per plan, nine foot ceilings throughout first floor
- Prepared for central air conditioning
- Raised panel interior doors

Kitchen Features
- Moen pull-out kitchen faucets
- Custom designed white raised panel cabinetry
- Recessed ceiling and under cabinet fluorescent lights
- Mortar-set ceramic tile countertops with bar top
- Adjustable shelves in upper cabinets

Kitchen Features - cont.
- Breakfast nook
- GE contemporary white-on-white appliances
- Built-in GE self-cleaning electric oven
- GE four burner gas cooktop
- GE push-button multi-cycle dishwasher
- GE space-saver microwave
- Refrigerator area plumbed for icemaker

Master Suite
- 110 outlet at both sinks in master bath
- Separate ceramic tile shower
- Soaking tub with hand set ceramic tile deck
- Vaulted ceiling
- Mortar-set ceramic tile countertops with wide spread faucets and dual china sinks
- Spacious walk-in closet

Quality Craftsmanship
- 50 gallon water heater
- Energy-saving insulation, including R-13, R-19 and R-30 ratings
- Smoke detectors
- Energy efficient dual-pane glass on all windows
- Gas-fired air heating with energy efficient wall heater thermostat
- Copper plumbing throughout, and separate cast iron risers at down stairs

Community Benefits
- Distinctive private gated entry with remote controlled access
- Private pool, spa, and recreation area with cabana and shower
- Professionally landscaped and maintained front entries and common areas

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Community Information Sheet

- 58 Buildings
- 116 Paired Homes
- Double Wall Construction
- Home Owners Association Fees - Currently, $104. (Estimated at build-out, $121.)
  - pool & spa
  - cabana recreation area
  - gated entry
  - front yard landscaping
  - fire hazard insurance on structure
  - private streets
  - trash disposal
- Effective Tax Rate Approximately 1.4%
  Including All Bonds

All information provided is subject to change at any time without notice.

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