Chaparral Ridge

SheaHomes
Caring since 1881
### Price List

<table>
<thead>
<tr>
<th>Residence One</th>
<th>Single Story</th>
<th>From $</th>
<th>597,330</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximately 2653 Sq. Ft.</td>
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<tr>
<td>4 Bedrooms, with Great Room &amp; Sitting Area</td>
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<tr>
<td>*Optional Office at Bedroom 4</td>
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<tr>
<td>2.5 Bathrooms</td>
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<td></td>
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<tr>
<td>3-car Tandem Garage</td>
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<thead>
<tr>
<th>Residence Two</th>
<th></th>
<th>From $</th>
<th>621,760</th>
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<tbody>
<tr>
<td>Approximately 3,023-3,187 Sq. Ft. (Varies Per Elevation)</td>
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<tr>
<td>4 Bedrooms, with Great Room &amp; Formal Dining Room</td>
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<tr>
<td>*Optional Den at Bedroom 3</td>
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<tr>
<td>*Optional Bedroom 5 at Game Room</td>
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<tr>
<td>3.5 Bathrooms</td>
<td></td>
<td></td>
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<tr>
<td>3 Car Garage</td>
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<tr>
<th>Residence Three</th>
<th></th>
<th>From $</th>
<th>678,830</th>
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<tbody>
<tr>
<td>Approximately 3,475-3,488 Sq. Ft. (Varies Per Elevation)</td>
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<tr>
<td>5 Bedrooms with Great Room, Formal living Room and Formal Dining Room</td>
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<tr>
<td>*Optional Media Room/Bonus Room at Bedroom 4</td>
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<tr>
<td>4.5 Baths</td>
<td></td>
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<tr>
<td>3-Car Tandem Garage with Storage Area</td>
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<tr>
<th>Residence Four</th>
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<th>From $</th>
<th>661,550</th>
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</thead>
<tbody>
<tr>
<td>Approximately 3,561-3,635 Sq. Ft. (Varies Per Elevation)</td>
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<tr>
<td>5 Bedrooms with Great Room, Formal living Room and Formal Dining Room</td>
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<tr>
<td>*Optional Media Room/Bonus Room at Bedroom 4</td>
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<tr>
<td>4.5 Baths</td>
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<tr>
<td>3-Car or 4 Car Tandem Garage with Storage Area</td>
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### Community Representatives:

Glenda Macready, Oscar Ortega, and Janis Williams

(760)233-5769
Two-Story
Covered Porch Entry
Living Room with Optional Fireplace
Formal Dining Room
Great Room with Volume Ceiling, Fireplace and Media Niche
Great Room with Fireplace and Media Niche
Kitchen with Breakfast Bar Island and Pantry
Breakfast Nook with Access to Covered Loggia
Master Bedroom with Dual Walk-In Closets, Dual Sinks and Separate Tub and Shower
4 Secondary Bedrooms
4.5 Bathrooms
First Floor Laundry Room with Sink
3-Car Tandem Garage with Storage Area

*Floorplan Alternates:
Media Room at Bedroom 4
Bonus Room at Bedroom 4
Deck off Master Bedroom
First Floor (Elevation AR)

Second Floor (Elevation AR)

*Available on select homesites.
Two-Story
Covered Entry
Living Room with Optional Fireplace
Kitchen with Breakfast Bar Island and Spacious Walk-In Pantry
Covered Balcony at Bedroom 4 (Elevation B, C)
Family Room
Morning Room
Gathering Room with Fireplace
Master Bedroom with Dual Walk-In Closets, Dual Sinks and Separate Tub and Shower
3 Secondary Bedrooms
4.5 Bathrooms
Tech Center with Balcony
First Floor Laundry Room with Sink
3 & 4-Car Tandem Garage
*Floorplan Alternates
Expanded Laundry Room/Hobby Room

3,561 - 3,632 sq. ft.

3,564 - 3,635 sq. ft.

3,564 - 3,635 sq. ft.
Two-Story
Covered Entry
Formal Dining Room
Great Room with Fireplace and Media Niche
Kitchen with Breakfast Bar Island and Pantry
Breakfast Nook
Downstairs Master Bedroom with Walk-In Closet, Dual Sinks and Separate Tub and Shower
3 Secondary Bedrooms
3.5 Bathrooms
Game Room
First Floor Laundry Room with Sink
3-Car Garage

*Floorplan Alternates:
Den at Bedroom 3
Bedroom 5 at Game Room

3,023 sq. ft.       3,187 sq. ft.       3,088 sq. ft.
2AR                2BR                2CR - Modeled

Shaw Homes reserves the right to change elevations, specifications, materials and prices without notice. Renderings are artist’s conception only. Window locations, sizes and styles, ceiling heights, entry and room dimensions vary per plan and elevation. All square footage herein are approximate. The availability of certain options is subject to construction status and schedule. Optional features may be predeter-
mined and included as additional cost on select home sites. See a Community Representative for further details.
An Eye for Stunning Exteriors
Distinctive easy California architecture accent with features such as ceramic tile accents, pre-cast concrete columns, shutters and front and side balconies
Designer-selected exterior color palette
Concrete "Y" type roofs
Front yard landscaping with satellite controlled irrigation timers designed to conserve water
Porch and coach lights on photocell with override switch
Rear- and side-yard fencing with gates on both sides
Gas stub-out for homeowner-installed BBQ and exterior holiday light fixture
Aluminum rain gutters at entry and all house accessible doors
Attached 3 & 4-car garages with metal roll up doors including automatic opener with two transmitters
Finished garage interiors that include drywall, texture and paint
Average lot size of 14,000 square feet

A Flair for Splendid Interiors
Impressive 8' tall entry doors
Dramatic volume ceiling in select areas
Antique brass knob or lever door hardware
Textured walls and bull nose corners throughout
Designer Beech cabinets in almond or Ginger stain with semi-concealed hinges
Wood burning fireplace in Family/Great Room with stained wood mantle and tile surround
Recessed lighting
Framed mirror above a Kohler pedestal sink in all powder baths
Family/Great Room pre-wired for ceiling fan
Stair rail system with stained handrail to coordinate with cabinet color
Silent touch Decora "light switches
Raised panel wardrobe doors in all secondary bedrooms
Extra built-in shelving in all closets
Corian countertops with Moen chrome fixtures in all secondary bathrooms
Ceramic tile shower walls at secondary bathrooms
Interior laundry room with white melamine cabinets, Corian countertops and utility sink cabinets

Over a Century of Caring...
It Adds Up to 126 Years of Shea Tradition, and an Abundance of Quality Features, Choices and Customer Satisfaction at Chaparral Ridge.

A Taste for That Special Kitchen
Stainless steel GE appliances
50" gas cook top with 5 sealed burners
Range hood concealed to match cabinetry
Dual built-in 30" self-cleaning ovens
Built-in 30" microwave with turntable
Built-in ENERGY STAR dishwasher with 5-cycle wash
Granite slab countertops with 6" back splash & full splash at cook top
Designer Beech cabinets in Almond or Ginger finish with semi-concealed hinges
Stainless steel sink
Moen's stainless steel faucet with pull-out spray
Extra deep pot and pan drawers
Spacious pantries (Walk-in at Plan 4)
Gourmet kitchen island with Breakfast Bar

A Heart for Spectacular Master Suites
Large walk-in closets with mirrored wardrobe doors and built-in shelving
Adult height recessed panel Beech cabinets in Almond or Ginger finish with semi-concealed hinges
Corian countertops with Moen's chrome widespread faucets and dual chrome slides
8''-by-8'' white ceramic tile surrounding a 60'' oval tub
Separate shower with 8''-by-8'' ceramic tile including scar and clean glass enclosure
Kohler' suites that includes sink, toilet and tub
Decorative framed mirrors above the Kohler' sinks
Master bedroom pre-wired for ceiling fan

A Focus on Energy Savings, Construction Quality and Safety
Low-E dual-pane Almond vinyl windows and sliding glass doors for energy savings and low fading from ultraviolet rays
High-efficiency air conditioning and gas heating with digitally programmable, night set-back thermostat
High-speed CAT 5e phone/data wiring and RG6-Quad shield cable outlets throughout with structured wiring distribution panel enabling broadband solutions and in-home networking opportunities
Fire sprinklers
Engineered Post-Tension slabs designed to resist structural stresses caused by natural movement in soils

Shea Homes is pledged to the letter and spirit of the U.S. Government's Fair Housing and Civil Rights laws and the U.S. Department of Housing and Urban Development's regulations implementing those laws. It is our policy to provide equal housing opportunity to all its buyers. We encourage and support the affirmative advertising and marketing program in which this company participates of its housing properties at the locations, including the sale of resale homes, for sale by any salesperson or other representative. A list of Community Representatives for further details.

A Century of Shea Homes Limited Partnership, an independent member of the Shea family of companies.
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Fax: 760-233-9543

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Arizona
480-348-6000
Colorado
303-791-8180

South Carolina
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North Carolina
919-468-7100
Florida
800-685-6494

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Caring since 1881