Fairbanks
Highlands
FAIRBANKS
HIGHLANDS
PRELIMINARY
Founded in 1921, Taylor Woodrow Homes, Inc. is internationally recognized for excellence in construction, homebuilding and the development of master-planned communities. Major international airports, multi-million dollar shopping malls and even the Channel Tunnel are among the accomplishments for which Taylor Woodrow is renowned.

Publicly traded on the London Stock Exchange, the firm is highly regarded for its long-lived stability. Its accountability to shareholders is equalled only by its commitment to customers.

The team at Taylor Woodrow Homes consistently devotes its skill and expertise to the crafting of fine homes throughout the world, to which its many award-winning communities in Southern California attest. Because foremost in Taylor Woodrow’s experience is the knowledge that no matter where in the world it is, the place most important to you is home.
Montecito
Residence One
Approximately 3,887 Square Feet

Elevation A
Spanish Colonial - as modeled

Elevation B
Northern European

Single Story
Three Bedrooms
Library
Activity Room
Three and One Half Baths
Family Entertainment Room
Solarium
Expansive Living and Dining Room
Three Car Garage

All plans are preliminary and we fully expect to make changes throughout model construction.
Belle Meade
Residence Two
Approximately 4,388 Square Feet

Elevation A
Northern European - as modeled

Elevation B
Early Georgian

Single Story
Five Bedrooms
Four and One Half Baths
Formal Living and Dining Rooms
Separated by a Double-sided Fireplace
Family Entertainment Room
Sunny Breakfast Room
Three Car Garage with Central Motor Court

All plans are preliminary and we fully expect to make changes throughout model construction.
Woodlawn
Residence Three
Approximately 4,998 Square Feet

Elevation A
Traditional - as modeled

Elevation B
Spanish Influence

Two Stories
Four Bedrooms
Study
Four and One Half Baths
Separate Formal Living and Dining Rooms
Family Entertainment Room
Spacious Breakfast Room
Home Office Located Off of Master Suite
Three Car Garage

All plans are preliminary and we fully expect to make changes throughout model construction.
Montsorrel Residence Four
Approximately 5,463 square feet

Elevation A
Spanish Colonial - as modeled

Elevation B
Italian

Two Stories
Five Bedrooms
Library
Five and One Half Baths
Separate Formal Living and Dining Room
Family Entertainment Room
Spacious Breakfast Room
Home Office Located 0' of Master Suite
Four Car Garage

All plans are preliminary and we fully expect to make changes throughout model construction.
Impressive Appointments

A Graceful Introduction

In eclectic blend of Spanish Colonial, Early California, "Traditional, Northern European and Italian architectural styling rendered in balanced palettes of color, both rich and delicate.

Hand-rubbed alder southwest entry doors at vanishing Colonial, Early California, Northern European and Italian elevations, and painted entry doors at Traditional elevations. Baldwin entry door hardware enhances the architectural design at every elevation.

Ooing materials consisting of authentic fire-retardant micro-ceramic tiles in complementary colors and styles.

Maintenance-free dual glazed vinyl windows.

Stunning streetelee complemented by attached car garages, featuring sectional wood roll-up doors.

Automatic garage door opener with two transmitters.

Rain gutters and downspouts (locations vary per elevation).

Weather-proofed exterior electric outlets.

As connection at external barbecue grill site.

Degas finished with drywall interiors includes fluorescent lighting and convenient electric outlets.

Smooth white exterior stucco finish and vivid siding on portions of Traditional elevations.

A Memorable Second Look

- Formal entry foyer with a choice of designer-selected light fixtures.
- Spacious family room with media niche.
- Large secondary bedrooms with abundant closet space and private bath.
- Living and family room fireplaces in each residence.
- Gas log lighter valve at fireplaces.
- Beautifully custom-crafted staircases complement interior architecture at plans 3 and 4.
- Classic French doors.
- Gracious eight-foot raised-panel interior doors at first floors and at master bedrooms, and six-foot eight-inch doors at second floors.
- Decorative, white rocker and dimmer switches in dining room, both by Decora.
- Designer-selected entry foyer, powder room, and dining room light fixtures.
- Impressive Kohler Revival pedestal sinks in powder room.
- Impressive custom-style baseboard and casing.
- Cultured-marble laundry countertops.

A Memorable Second Look (continued)

- Interior laundry room with built-in cabinetry and storage, plus convenient sink with pull-out spray.
- A completely integrated multi-media wiring system prepares your home to be "powered for interactive living" with four convenient locations for high-speed data, audio and video distribution. This structured wiring system includes category five wiring and RG-6 quad shield coaxial cable which prepares your home for high-speed internet access, local area networks (LANs) within the home, digital telephones, faxes, and cable television.
- Baldwin lever-style interior door hardware in oil rubbed bronze finish and exterior door hardware in a distressed Old World finish.
- Dual-zoned, central air conditioning and gas-forced air heating throughout.
Impeccable Taste

- Gourmet kitchen thoughtfully designed for comfort, function and appeal by professional culinary consultants
- A bright and sunny breakfast room
- Food preparation or cooktop kitchen island
- An exceptional complement of appliances includes:
  - Kitchen Aid 5-burner cooktop in black, white or stainless steel
  - Kitchen Aid 30" gas double oven with convection in black, white or stainless steel
  - Kitchen Aid microwave in black, white or stainless steel
  - Kitchen Aid Quiet Wash dishwasher in black, white or stainless steel
  - Double-compartmentalized Kohler "Executive Chef" kitchen sink in white, black or biscuit with Rohl "Country Classic" faucet in chrome or polished nickel with separate pull-out spray
  - Insinkerator heavy-duty disposal
  - White 8" x 8" ceramic tile countertops and backsplash in kitchen
  - Custom-style white cabinetry with European hidden hinges, fixed and adjustable shelving, white laminate interiors, steel drawers for durability and pullout recycle bin

Impeccable Taste (Continued)

- Deep roll-out drawers for pots and pans
- Fluorescent under-cabinet task lighting
- Convenient Butler's Pantry in each residence
- Decorator-selected wall sconce lighting in powder rooms
- Generously proportioned walk-in pantry

A Masterpiece

- Sumptuous master bedroom suites
- Spacious walk-in closets with storage space and shelf configurations
- Mirrored wardrobes in master bedrooms
- The roomy ease of an all Kohler compartmentalized bath with dressing area
- Separate shower and inviting oversized Kohler "Revival" oval tub with ceramic-tile surrounds
- 6" x 6" ceramic tile in all baths
- Separate water closet provides privacy
- His and Her's dual Kohler china lavatories with gorgeous Rohl hardware in a choice of chrome, satin nickel or polished nickel
- Full-sized beveled mirrors
- Intimate recessed lighting
- Convenient vanity

Optional Personal Touches

- We offer a long list of optional detailing at Fairbanks Highlands, including an incredible choice of room selections to suit your lifestyle. We invite you to indulge your desires by choosing from a wide variety of custom features to assist you in personalizing your new Fairbanks Highlands home through our very own Design Center. Taylor Woodrow Homes, Inc. design experts are available to assist you with your selections.

In our continuing effort to meet consumer expectations, Taylor Woodrow Homes Inc. reserves the right to modify, features, specifications, and/or prices without notice or obligation. All square footage is approximate. Floor plans and elevations shown in this brochure are preliminary and we fully expect to make changes. As a resident of Fairbanks Highlands, you automatically become a member of the Homeowners' Association, which maintains common facilities and promotes architectural standards. Please see a sales representative for details.
MONTECITO
Residence One
Approximately 3,881 Square Feet

BELCOURT
Residence One Extraordinaire
Approximately 5,112 Square Feet

BELLE MEADE
Residence Two
Single-Story. Five Bedrooms. Four and one-half baths. Sunny Breakfast Room. Three-car garage with central motor court. $894,990 - $984,990
Approximately 4,388 Square Feet

WOODLAWN
Residence Three
Two-Stories. Four Bedrooms. Study. Four and one-half baths. Expansive Breakfast Room. Home Office located off of Master Suite. Three-car turn-in garage. $933,990 - $1,110,990
Approximately 4,998 Square Feet

MONTSORREL
Residence Four
Approximately 5,463 Square Feet

8/21/99
In our continuing efforts to meet consumer expectations, Taylor Woodrow Homes reserves the right to modify features, specifications or prices without notice or obligation. All square footages are approximate.

A Neighborhood by Taylor Woodrow Homes, Inc.
14040 Carmel Valley Road • San Diego, CA 92129 • 760.275.0345 or 760.275.0356 • Fax: 619.780.0809

Printed: 5/99
NEIGHBORHOOD INFORMATION

**Fairbanks Highlands** is planned to be an exclusive neighborhood comprised of 93 single-family estate homes on expansive one-acre homesites. Beautifully designed, these residences are representative of a blend of rich Spanish Colonial, Northern European, Traditional and inspired Italian architectural styling which brings a custom approach to the overall integrity of the neighborhood.

Comprised of 368 acres of rolling countryside, the community will be gated, and the neighborhood amenities such as the landscaping of all common areas and the gate will be maintained by the homeowners association for an anticipated monthly fee of $210.

The “effective” base tax rate for **Fairbanks Highlands** homeowners is approximately 1.05%. In addition, an annual Special Tax Assessment for schools, infrastructure and lighting is planned which will increase the base tax rate of 1.05% to approximately 1.80%.

Poway Unified School District: The school district advises that the schools initially available to Fairbanks Highlands residents are:

- Adobe Bluffs Elementary School (K-5)  
  (619) 538-8403
- Black Mountain Middle School (6-8)  
  (619) 484-1309
- Mount Carmel High School (9-12)  
  (619) 484-1180

The Planned Del Norte High School is expected to be developed and available to accept students in approximately five years.

**Builder:** Taylor Woodrow Homes, Inc.
**Architect:** Robert Hidey Architects

The aforementioned information is approximate and preliminary. Changes could occur without notice at any time.
FAIRBANKS
HIGHLANDS

Phase 2 ~ Lots 5-10 and 32-34

For Information, call:
760.275.0345 or 760.275.0356

Sales Office Hours:
Monday 2:00pm - 5:00pm
Tuesday - Sunday 10:00am - 5:00pm

This plan is not intended as a legal description of the property. The depiction of the property boundaries and building locations are meant to serve only as a general guide. Home and lot availability is subject to prior sale. All Fairbanks Highlands' residents automatically become members of the Fairbanks Highlands' Maintenance Association which maintains the common facilities and ensures architectural standards. See your sales representative for details on monthly dues.
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For sales information please refer all questions to Donna Medrea or Susan Jones at (619) 780-0804

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