Montecito
Christopher Homes has a longstanding commitment to timeless quality, innovative designs and customer value. For over 30 years, founder Christopher Gibbs has been directly responsible for the building of more than 10,000 new homes. Regional and national building awards as well as a powerful reputation for customer satisfaction and repeat purchases have developed the firm's renown for residential building excellence. Christopher Homes is motivated by a desire for superior quality of product.

Each Monticito residence at Torrey Hills is created from the efforts of the entire Christopher Homes team, some of the industry's finest designers and craftsmen. All backed by the company's longstanding experience, sound financial practices and an overriding dedication to making the dream of quality home ownership a lasting reality for you, the customer.
Close your eyes and imagine yourself coming home to Montecito at Torrey Hills, a luxurious new neighborhood of finely crafted, superbly appointed residences. Located amidst the serenity of lush green coastal hills just east of Del Mar and nationally renowned Torrey Pines Golf Course in La Jolla, Montecito combines the natural charm of meandering streets and intimate cul-de-sacs with easy commuting to all the business, shopping, cultural and recreational opportunities of downtown San Diego. Picture yourself in a spacious home characterized by the old-world charm of brick, stone and wrought iron, with all the state-of-the-art amenities required to accommodate your busy lifestyle. Then step outside and enjoy the fresh ocean breezes of an exhilarating new community surrounded by nature preserves at Los Penasquitos Canyon and Torrey Pines State Park. As your walk continues you smile, knowing that the warm feeling you have comes from a decision well made. Montecito at Torrey Hills.
Residence One

Four Bedrooms
Three Baths
Formal Dining Room
Optional Den at Bedroom 4
Approximately 2,717 Square Feet

Preliminary Design

Square footages are approximate and may vary. Check with sales representative for actual square footage approximation. In a continuing effort to improve the overall quality of every home we build, the seller reserves the right to change floor plans, specifications and prices without prior notice. Window and exterior stone colorations are part of exterior architectural design and may not be that which is shown in this brochure.
Residence Two

Four Bedrooms

Three Baths

Teen Room

Optional Den at Bedroom 4

Optional Bedroom 5, Bath 4 at Teen Room

Approximately 2,894 Square Feet

Preliminary Design
Residence Three

Four Bedrooms
Four Baths
Bonus Room
Optional Den at Bedroom 4
Optional Bedroom at Bonus Room
Approximately 3,086 to 3,233 Square Feet

Preliminary Design
## PHASE 1A

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Prices may be increased or decreased at any time. Product type is subject to availability. In an effort to continuously improve its product, seller reserves the right to change floorplans and specifications without notice.
Preliminary Design

The Exteriors
Exciting blend of Santa Barbara, Monterey and French Country individually coordinated architectural designs by the award winning Bassenlan/Lagoni Architects
Extensive use of sand finished stucco and masonry accents
Elegant front balconies (per plan)
Fire resistant concrete 'S' and flat tile roofs for beauty and durability, color coordinated with exterior schemes
Masonry, wood and wrought iron side and rear yard fencing (per lot plan)
Professionally designed color schemes
Elegant solid core entry doors
French doors (selected areas)
Three car garages (two plus compact space) fully drywalled
Automatic rollup garage door with two transmitters (double garage or two one car garages)
Concrete driveways and walkways
Quality low maintenance dual glazed white vinyl frame windows
Schlage® oil-rubbed bronze exterior door hardware with deadbolt locks on front entry doors and on optional French doors
Illuminated recessed house address numbers
Gas stub to rear of house for future barbecue
Weatherproof electric outlets front and rear

The Interiors
Exciting architecturally designed passages and volume spaces in entries, master bedrooms, living & dining rooms (per plan)
Two separate gas forced air heating for dual zoned climate control, prepared for optional air conditioning
Elegant formal dining rooms
Media niches for entertainment centers (per plan)
Custom radius wall corners (windows excepted)
Raised panel interior doors with complement jamb molding designs
Quality Schlage® interior hardware
Coordinated hardware, pre-selected for all interior doors in polished brass or chrome
Custom Euro-style raised panel cabinetry with white thermofoil finish in kitchen, all baths and hallway linen cabinets
White laminated interior drawers
Concealed Euro-style cabinet hinges
White flat panel cabinets in laundry rooms
Spacious linen storage
Quality designer carpets in living, dining, family rooms, hallway, stairs, baths, all bedrooms/dens and bonus rooms
Choice of ceramic tile or wood entry flooring
Decorator selected no-wax sheet vinyl flooring in kitchen, nook and laundry rooms
Architectural recessed light fixtures (per plan)
Romantic wood burning fireplace in family room.
Architecturally designed fireplace faces (varies by plan)
Stubbled for gas log lighters
Elegant maple hand finished handrails with enamel painted posts and maple stair treads
Hand set ceramic tile on all bathroom countertops

Hand set ceramic tile tub/showers
Price Pfister® quality plumbing fixtures
Master and powder baths with combo-finish chrome and brass spread sets
Secondary baths with chrome finish single lever fixtures
Vitreous china basins in all baths
Plate glass bath mirrors
Mirrored medicine cabinets
Towel bars in all baths
Spacious walk-in closets
Closets with ventilated shelving
Exquisite decorator selected light fixtures
Silent touch electrical switches
Smoke detectors in all hallways and all bedrooms
High speed category 5 wiring for state-of-the-art data and telecommunications networking
RG-6 cable TV outlets in family room, bonus room and all bedrooms/dens
Inside laundry room with laundry sink and equipped for washer and gas dryer

The Master Suite
Luxuriously sized rooms
Large walk-in closets
Custom Euro-style prefinished white thermofoil raised panel cabinetry
His and hers pullman cabinets with lavs (per plan)
Hand set ceramic tile bath counter top
Hand set ceramic tile showers and seats (per plan) with clear glass enclosures and recessed shampoo niche
Luxury oval bathtubs
Oversized mirrored medicine cabinets

MONTECITO
The Kitchens
Gourmet Whirlpool® kitchen appliances in white on white or black finishes

Ace-Bake® large capacity 30" double self cleaning ovens

High efficiency sealed 5 burner gas cooktop with infinite heat control and hood vent

Full size 1.9 cu.ft. microwave oven with glass turntable

Quiet Wash® dishwasher with 5 level tower feed

Power Clean® filter wash system

Hand set ceramic tile countertops

Spacious pantry storage

Central island cabinet and work station (per plan)

Breakfast nooks

Custom Euro-style white thermofoil raised panel cabinetry

Under cabinet fluorescent task lighting

Long life cast iron double sink

Deluxe chrome plumbing fixture with extended flex spout

Recessed ice maker water line stubbed for refrigerator

Energy-Efficient Comforts
75 gallon energy efficient hot water heater with automatic pilotless ignition and five year warranty

Economical dual zoned gas forced-air heating with pilotless heating

Water-saving toilets

Water saving shower heads

Weather stripping on all exterior doors

Pilotless igniton gas cooktops

Timer controlled digital night set-back thermostats

Energy saving double pane insulating windows

Gas hook up in laundry area

Fully insulated in attic areas and all living areas abutting exterior walls (R13 for exterior walls, R-19 for ceilings and attic areas)

Customizing Options®

Euro-style wood cabinets in a variety of stain finishes

Upgraded double self-cleaning ovens, cooktops and dishwashers

Built-in refrigerator

Trash Compactor

Appliances with stainless steel finish

Matching cabinet panels for dishwasher, optional trash compactor and optional built-in refrigerator

French doors (per plan)

Corian®, granite and tile selections

Mirrored wardrobe doors (secondary bedrooms)

Recirculating hot water system with timer control (pre-construction only)

Custom flooring selections

Jetted spa tub in master bath

Glass tub enclosure (clear or obscure glass)

Air conditioning systems

Intercom system

Security alarm system

Central vacuum system

Custom electrical (pre-construction only)

Home network systems (pre-construction only)

Additional garage door opener and transmitter (3rd car)

Rain gutters with downspouts (per plan)

Built-in computer desks and work stations

Rear balcony and deck (per plan)

* Availability of all Customizing Options is subject to cut-off dates as established and as revised from time to time by Seller.

The Design Team
Architect:
Bassernian/Lageni Architects

Landscape Architecture:
Forsum/Summers & Murphy

Interior Design:
Saddleback Interiors

Advertising:
Kovach Marketing

In an effort to continuously improve its product, Christopher Homes reserves the right to change floor plans and specifications without notice. Special wall and window treatments, custom paint colors, upgraded floor coverings, landscaping, custom designed walls, driveways and patio treatments, and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. Prices may be increased or decreased at any time. Product type is subject to availability. Optional features may be included at an additional cost and are subject to construction cut-off dates. Please see our sales representative should you have any questions.