SCRIPPS TOWNHOMES
PLAN 1
1,113 Square Feet
Two Bedrooms, Two and One-Half Baths
PLAN 2
1,199 Square Feet
Two Bedrooms, Two and One-Half Baths
PLAN 3
1,336 Square Feet
Three Bedrooms, Three Baths
SCRIPPS TOWNHOMES
To Your Advantage.

An enclave of New England-inspired townhomes reflecting the understated, provincial charm so appropriate for the tradition of prestigious Scripps Ranch.

Created by California Pacific Homes of San Diego, Scripps Townhomes are offered as two and three bedroom townhomes oriented to the tennis courts, swimming pool and spa. And all within the sought-after and desirable community of Scripps Ranch.

Scripps Townhomes...now the advantage is yours.

Amenities

Exterior features
- Dormer asphalt shingle roofs
- Dual glazed white aluminum window frames
- Attached two car garage with direct house access
- Hose bib in garages
- Private decks
- Underground utilities
- Private recreation areas with swimming pool, spa and two tennis courts
- Cape Cod architecture
- Fully landscaped common areas maintained by Homeowners Association

Included Amenities
- French door to deck (Plan 2 and 3)
- TV outlets in master bedroom and living room
- Ceramic tile or wood entry plush wall-to-wall carpeting in a choice of designer colors
- Service areas with gas and 220-volt electric dryer hookup located in garage in plan 2 and laundry room in Plan 3
- Decorator light fixtures
- Skylight in Plan 3
- Electronic garage door opener with two controllers

Energy Saving Components
- Forced air heating with automatic set-back thermostat
- R-30 insulation in ceiling, R-11 insulation in exterior and party walls
- Internally insulated gas water heaters
- Water saving toilets and shower heads

Quality Construction Components
- Exterior rain gutter and down system
- Deck coating on balconies
- Smoke detection system
- Security dead bolt lock and viewer on every door
- Copper plumbing and cast iron wastelines in party walls
- Contemporary iron curtain rod in all bedroom closets
- Wood burning fireplace with energy-saving glass doors and gas-log lighter valve
- Trans-Point Door system
- Dual china sinks in master bath
- Water line for automatic ice maker at refrigerator location
- Raised panel steel entry door for security

Inside Your Bath
- Empire simulated marble countertops
- Vaulted ceilings in master baths
- Wide-spaced faucets in powder and single lever faucet in master bath and secondary baths
- Tub enclosures in master bath — oval tub

In Your Kitchens
- Single lever mixing faucets at sink
- Hard-set ceramic tile countertops
- Appliance package including dishwasher, microwave and gas range with self-clean oven
- Garbage disposal
- Fluorescent light fixture
- "Euro-style" easy maintenance Formica® cabinets
- White porcelain finished dual sinks

Your Available Extras
- Air conditioning
- Tub/Shower enclosures in secondary baths
- Mirrored wardrobe doors
- Supplemental telephone/TV outlets
- Additional selections of carpet, pad, vinyl, ceramic tile and wood flooring
- High-tech, white finished microwave, hood, self-cleaning range oven, dishwasher

The builder reserves the right to make changes in plans, materials or specifications in the interest of new ideas and development. These changes may occur at any time and will not be subject to written notice. The final design is subject to approval by the appropriate authorities in the City of San Diego. Homeowners are required to maintain the exterior color schemes prescribed by the Architectural Control Committee.