Watercolors
**SHORE**
Plan One
Approx. 2,163 square feet
3 Bedrooms Plus Den or
Optional 4th Bedroom,
2 1/2 Baths, 3 Car Garage

FROM: $287,990 to $303,990

**COVE**
Plan Two
Approx. 2,427 square feet
3 Bedrooms Plus Den or
Optional 4th Bedroom,
3 Baths, 3 Car Garage

FROM: $311,990 to $328,990

**REEF**
Plan Three
Approx. 2,709 Square Feet
4 Bedrooms Plus Superfamily
Room or Optional 5th Bedroom,
3 Baths, 3 Car Garage

FROM: $327,990 to $347,990

5074 Brookburn Drive, San Diego, CA 92130

Prices and specifications are subject to change without prior notice.
10/4/96
SHORE

Plan One

3 Bedrooms Plus Loft
or Optional 4th Bedroom

2 1/2 Baths

3 Car Garage

2,163 Square Feet
3 Bedrooms Plus Den
or Optional 4th Bedroom
3 Baths
3 Car Garage
2,427 Square Feet

COVE
Plan Two

Cove Elevation A
Cove Elevation B
Cove Elevation C
A dramatic double entry and vaulted ceilings introduce guests to the luxurious atmosphere of this spacious home.

Floorplans and renderings are artist conception and are not to scale.
The floor plan is the result of careful design and attention to detail, providing ample space and flexibility to accommodate a variety of lifestyles. The combination of bedrooms, bathrooms, and living areas ensures comfort and convenience for residents and guests alike. The layout is optimized for family living, offering both privacy and common areas for socializing. The inclusion of a guest room and option for a media room provides versatility, allowing for a range of uses depending on the needs of the family. The large bedrooms and bathrooms cater to the comfort of occupants, while the strategic placement of windows ensures natural light and ventilation throughout the home. The open concept design fosters a sense of connection and coherence, making the space feel more expansive and welcoming.
K. HOVHANIAN® ADVANTAGE FEATURES

YOUR ADVANTAGE EXTERIORS
- Classic architecture with custom Mediterranean and European Design
- Designer selected color palettes
- Fire-resistant concrete tile roofs coordinated with exterior design
- Finished three-car garage with metal sectional roll-up doors
- Automatic garage door opener (double-door side)
- Dramatic window styles, including Palladian and clerestory
- Front yard landscaping with automatic sprinkler system
- Gas stub at rear of home
- Full rear and side yard fencing

- Quality Maxi plumbing fixtures (pressure balanced)
- Ceramic tile countertops in secondary baths
- Pedestal sink in powder bath (plan 2)
- Interior laundry rooms
- Pre-wired for cable television, telephones, security, intercom/music systems
- Prepared for air conditioning
- Smoke detectors

YOUR ADVANTAGE KITCHEN
- Custom oak cabinets, some with adjustable shelves
- Imported Spanish Porcelanosa ceramic tile countertops

YOUR ADVANTAGE LIVING AREAS
- Beautiful ceramic tile or wood entry flooring
- Designer selected floor coverings
- Spacious living rooms with dramatic vaulted ceilings
- Custom radius wall corners
- Woodburning fireplace in family room
- Custom oak cabinetry
- Entertainment niches in family room
- Built-in computer desk
- Raised-panel interior doors with distinctive polished brass hardware
- Decorative lighting fixtures

- Tilting sink tray at sink
- Gourmet island work space
- Convenient built-in desk (plan 3)
- Lighted walk-in pantries
- General Electric appliances including self-cleaning oven, built-in microwave, Profile gas cooktop and multi-cycle dishwasher
- Cast iron porcelain sink with Moen pull-out spray wand
- Recessed luminous lighting
- Refrigerator area plumbed for ice maker
- Decorator selected ceiling fan with light in neck
- Indirect countertop task lighting
YOUR ADVANTAGE MASTER SUITE
- Spacious walk-in closets
- Imported Spanish Porcelain ceramic tile countertops with dual china sinks
- Adult-height custom oak cabinetry
- Built-in vanity (plan 3)
- Luxurious oval tub and separate shower with imported Spanish Porcelain ceramic tile surrounds
- Mirrored wardrobe doors (plan 1)

YOUR ADVANTAGE ENERGY SAVING FEATURES
- Dual glazed metal white frame windows for enhanced energy efficiency
- Gas forced air heating with electronic ignition and night setback controls
- Heat saving glass fireplace doors
- Water-saving plumbing innovations
- Fully-insulated exterior walls and ceilings

YOUR ADVANTAGE OPTIONAL FEATURES
An additional benefit of your K. Hovanian® Advantage is to be allowed to customize selected areas of your home. The following is a partial list of options offered at Watercolors. Please see your sales representative for additional selections being offered.
- Designer quality upgraded flooring
- Designer selected countertops including ceramic tile, Corian and Corinthis
- Upgraded cabinetry in maple or European white finishes
- Air conditioning

- Security and intercom/music systems
- Upgraded appliances
- Mirrored wardrobe doors
- Central vacuum system

The Builder reserves the right in its sole discretion to make changes or modifications to maps, plans, specifications, materials, features and colors without notice. Prices may be increased or decreased at any time. Product type is subject to availability. Optional features may be included at additional cost subject to construction cut-off dates. All maps, plans, elevations and illustrations are artist renderings and are not to scale. Carmel Del Mar is an assessment district. Some public facilities may be funded by special tax assessments payable by homeowners. Complete details are available at the Watercolors sales office.
SHORE

Plan One

3 Bedrooms Plus Loft
or Optional 4th Bedroom

2 1/2 Baths

3 Car Garage

2,163 Square Feet
Elegant entertaining and fun family gatherings are made simple in this conveniently designed home, highlighted by a kitchen of ample...
3 Bedrooms Plus Den
or Optional 4th Bedroom
3 Baths
3 Car Garage
2,427 Square Feet

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Plan Two

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Cove Elevation C
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- Designer selected color palettes
- Fire-resistant concrete tile roofs coordinated with exterior design
- Finished three-car garage with metal sectional roll-up doors
- Automatic garage door opener (double-door side)
- Dramatic window styles, including multi-paned and clerestory
- Front yard landscaping with automatic sprinkler system
- Gas stub at rear of home
- Full rear and side yard fencing

YOUR ADVANTAGE KITCHEN
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YOUR ADVANTAGE LIVING AREAS
- Beautiful ceramic tile or wood entry flooring
- Designer selected floor coverings
- Spacious living rooms with dramatic vaulted ceilings
- Custom radius wall corners
- Woodburning fireplace in family room
- Custom oak cabinetry
- Entertainment niches in family room
- Built-in computer desk
- Raised-panel interior doors with distinctive polished brass hardware
- Decorative lighting fixtures

YOUR ADVANTAGE BATHROOMS
- Quality Moen plumbing fixtures (pressure balanced)
- Ceramic tile countertops in secondary baths
- Pedestal sink in powder bath (plan 1)
- Interior laundry room
- Pre-wired for cable television, telephones, security, intercom/music systems
- Prepared for air conditioning
- Smoke detectors

Tilt-out sponge tray at sink
- Gourmet island work space
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