



AVIGNON

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THE ART OF LIVING





## *Your destiny awaits...*

Discover the Art of Living...at Avignon. Set along the rolling fairways of the beautiful Valencia Country Club, this stunning gated enclave of spacious townhomes represents a new dimension of luxury living in Valencia. With its distinctive French Country architecture set amongst uniquely-themed private gardens, and just steps away from the Spectrum Club and Valencia Town Center, Avignon is the lifestyle reward that you have worked so hard to achieve.

Rediscover your favorite poet as you pour through books in your private library and home office. Learn to play the piano like you always promised yourself you would in your new music studio. Delight your guests with extravagant meals easily prepared in your gourmet kitchen. Paint a portrait of a loved one as you are inspired in your private garden. Or relax away your day at Avignon's exclusive recreation plaza, overlooking lush fairways.

Whatever your desire, you'll discover the true Art of Living at Avignon.

*"When studying the arts, place first upon the list the art of living."*

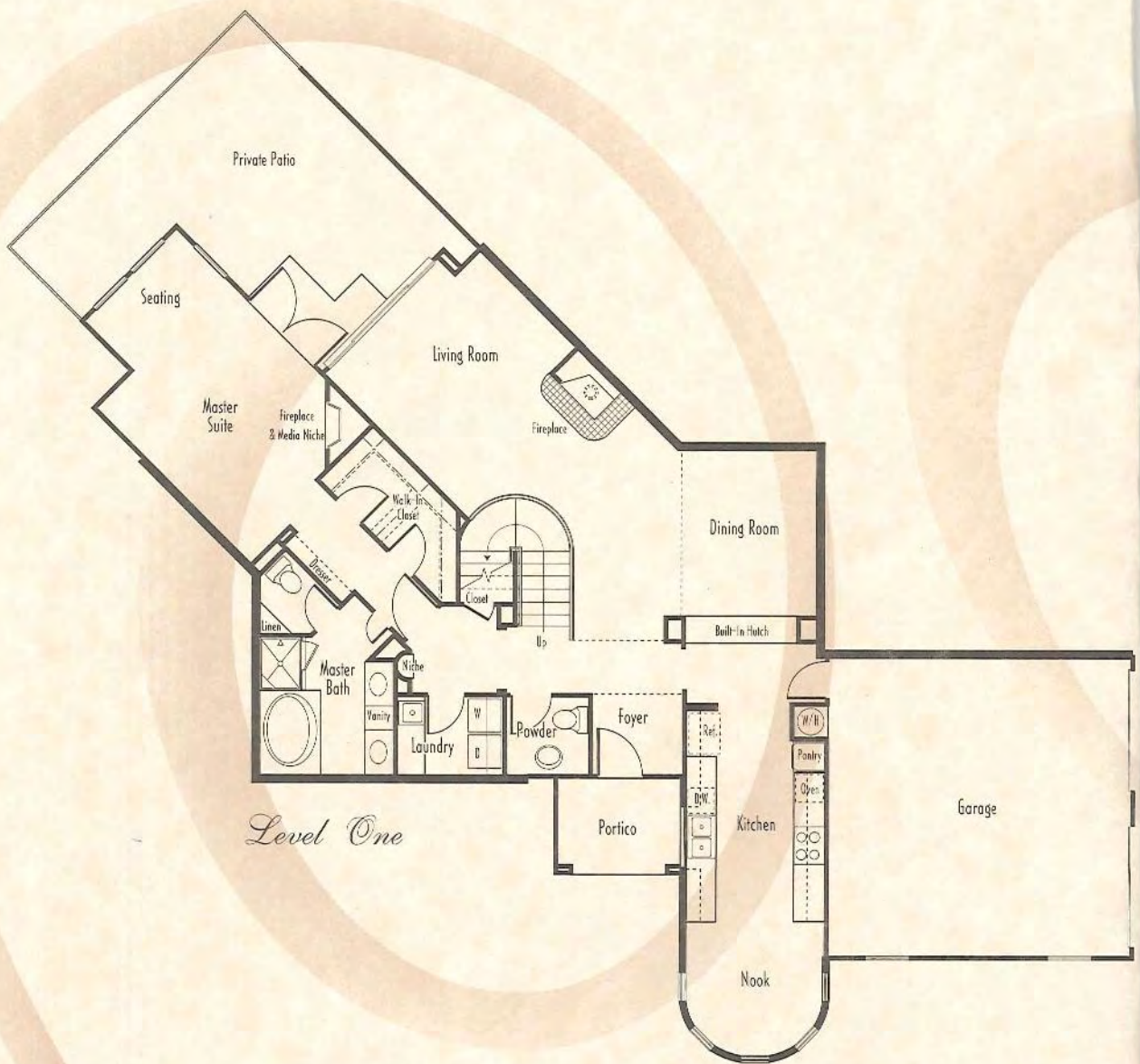
*— Author Unknown*



*"L'artist est un rêveur"*

*Maison One —  
La Rêver*

2 Bedrooms  
Home Office/Loft  
2½ Baths  
2,061 Square Feet



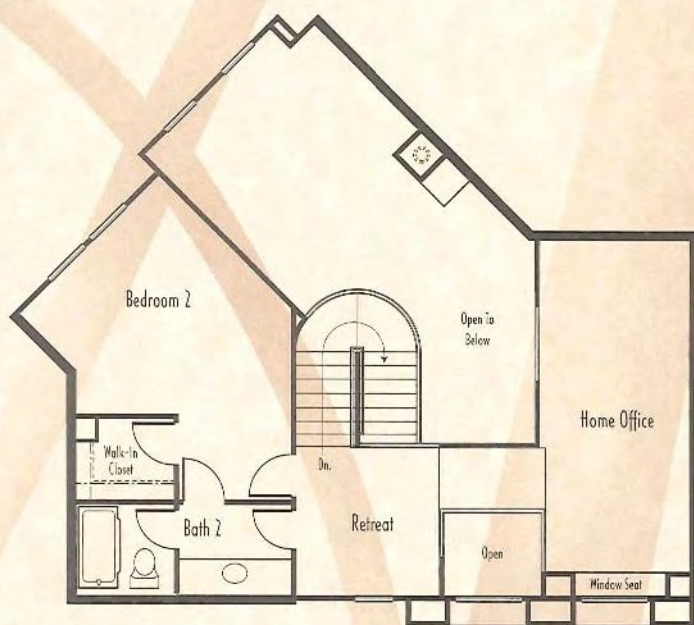
*"An artist is a dreamer consenting to dream of the actual"*



*qui se permet de rêver du monde réel." — George Santayana*



*La Rêver —  
The Dreamer*



*Level Two*

*world." — George Santayana*

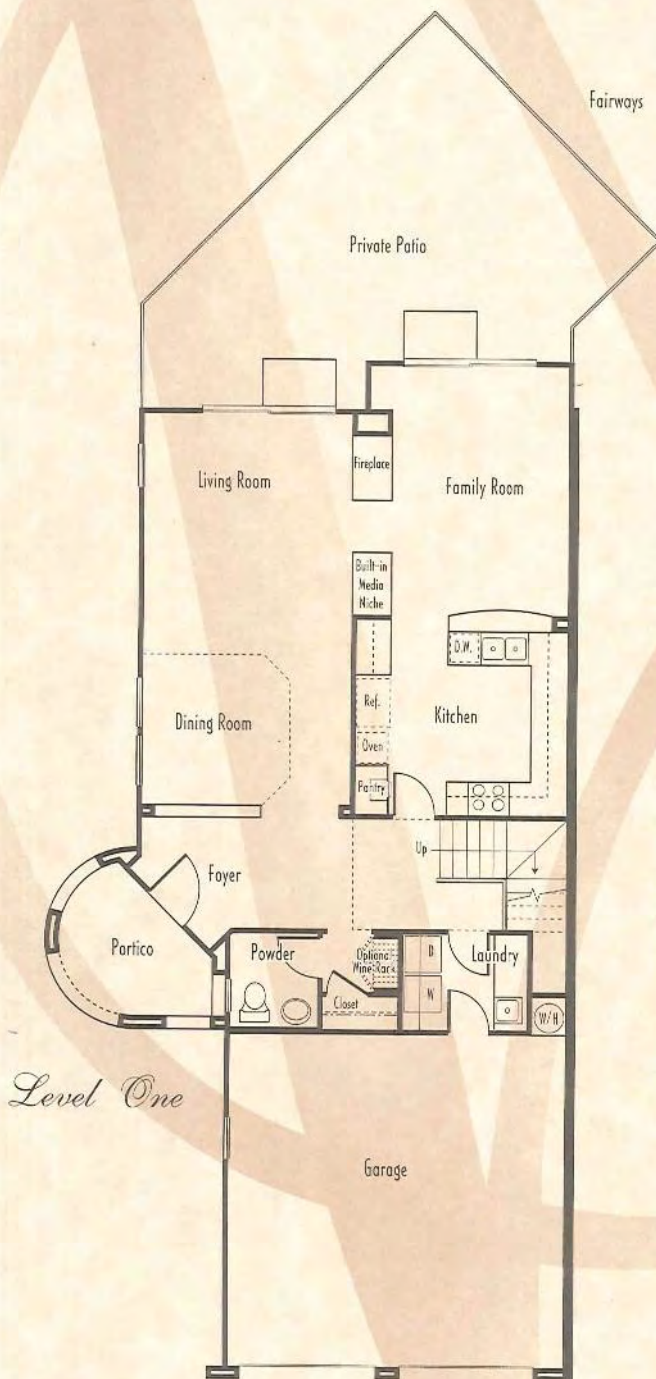


*"Si c'est la musique qui nourrit*

*l'amour, jouez*



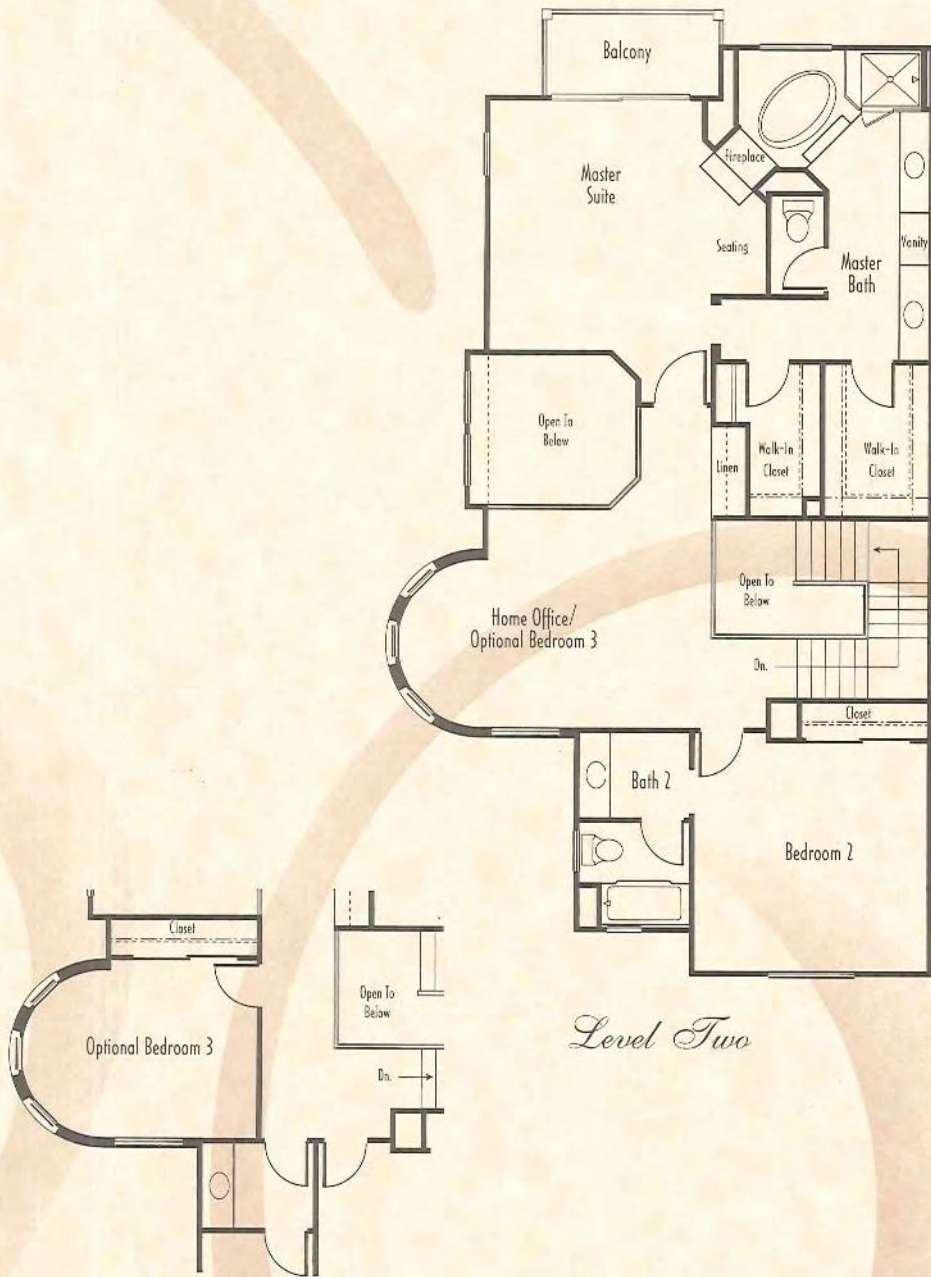
*La Chanson —  
The Song*



*"If music be the food of love, play on!"*



*jouez!" — William Shakespeare*



*Level Two*

*Maison Two  
Fairway —  
La Chanson*  
2 Bedrooms  
Home Office or  
Optional Third Bedroom  
2½ Baths  
2,122 Square Feet

*— William Shakespeare*



*Maison Three —  
La Cuisinière*

3 Bedrooms  
Home Office or  
Optional Fourth Bedroom  
2½ Baths  
2,302 Square Feet

*“On peut vivre sans amis e*



*“We may live without friends; we may live without books; but*



*sans livres, mais un homme civilisé ne peut vivre sans cuisiniers."*

*— Owen Meredith*



*La Cuisinière —  
The Chef*



*civilized man cannot live without cooks."* — *Owen Meredith*



# "The Art Of Details"

## *Romantic Exteriors*

- Distinctive, French country architecture
- Golf course frontage and views
- Front porticos
- Private patios
- Brick or stone masonry veneer
- Rounded turrets and cupolas
- Eight-foot-high, raised-panel entry doors with La Forge custom hardware
- Lush landscaping
- Seven relaxing seating gardens
- Private recreation plaza with pool, spa, BBQ, and fireplace overlooking the Valencia Country Club
- Gate-guarded entrance

## *Luxurious Interiors*

- First-floor master suites (Maisons 1, 3 and 4)\*
- Large home offices
- Oversized windows
- Cozy fireplaces
- Interior laundry room with sink
- Pre-wired for cable TV and telephone
- Pre-wired for fax and modem in home office
- Pre-wired for ceiling fans
- Plush carpeting throughout living areas
- Ceramic tile entry
- No-wax resilient flooring in kitchen, baths, and laundry room
- Ceramic tile countertops in kitchen
- Spacious secondary bedrooms with walk-in closet\*

## *Spacious Master Suites*

- Push-button fireplace\*
- Media niche above fireplace\*

- Direct access to private patio or balcony\*
- Seating area
- Oval soaking tubs with ceramic tile surround
- Separate ceramic tile shower with clear glass enclosure
- Compartmentalized water closet
- Dual china basins with designer faucets
- Sit-down vanity with oversized mirror
- Spacious, his-and-her walk-in closets\*

## *Gourmet Kitchens*

- Hand-rubbed, oak cabinetry
- Ceramic tile countertops
- Dual-compartment, cast iron sink
- General Electric,<sup>®</sup> white-on-white appliances
- Self-cleaning oven
- Microwave oven
- Butler's pantry (Maison 4)\*





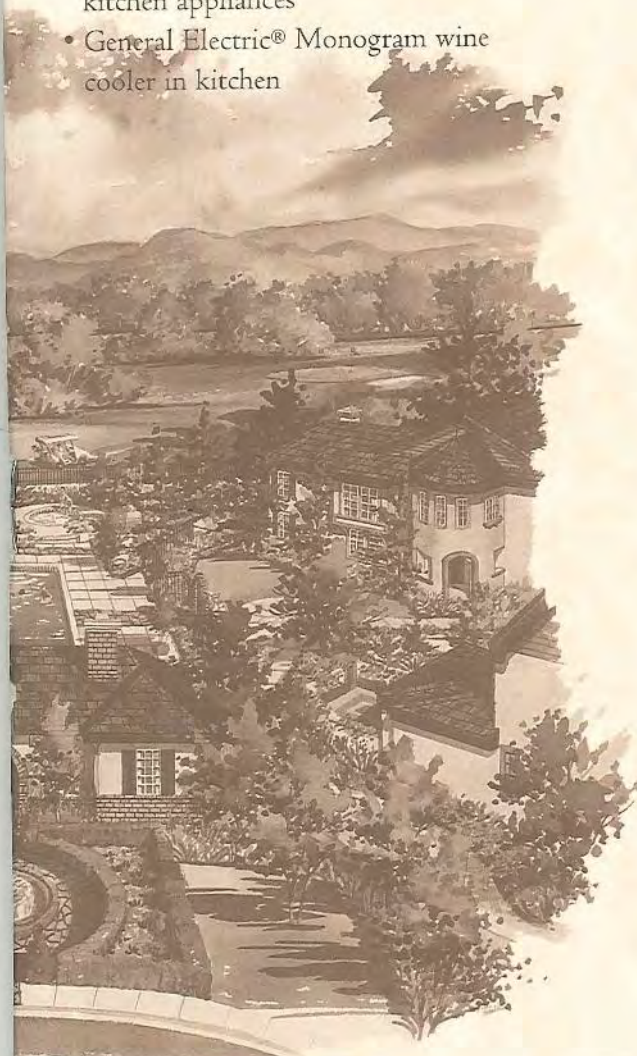
*"The Art of Choice"  
Additional Selections  
and Options\**

- Custom built-in bookshelves and office cabinetry packages
- Security system
- Crown molding
- Upgraded baseboard and door casings
- Custom tile, marble, corian, and granite countertops
- White, mocha maple, or cherry maple optional cabinetry
- Glass door options on kitchen cabinets
- General Electric® Monogram kitchen appliances
- General Electric® Monogram wine cooler in kitchen

- General Electric® Profile refrigerator
- General Electric® trash compactor in kitchen
- General Electric® double convection oven
- European pull-out faucet in kitchen
- Instant hot water faucet in kitchen
- Custom mirrored doors on walk-in closets
- Ceiling fans
- Roll-up garage door
- Garage key access pad
- Lasco® Jacuzzi tub
- Customized shower and tub surround materials
- Mirrored wardrobe doors
- Tub enclosures
- Customized closet designs
- Wine racks\*
- Custom tile, marble, and granite fireplace surrounds and hearths
- Decorator mirrors and frames
- Decorator ceiling beams (Maison 3)\*
- Customized interior stair handrails
- Home theatre packages
- Audio speaker system
- Additional telephone, cable, and electrical outlets
- Additional flush lighting
- Wet bar (Maison 4)\*
- Custom flooring
- Built-in cabinetry in garage
- Private patio landscaping packages

\* Available on some plans, or as an option.

In a continuing process of product refinement and improvement, the builder reserves the right to change the floorplans, features, prices and specifications without notice. See sales representatives for details. Renderings shown are artists' concepts.

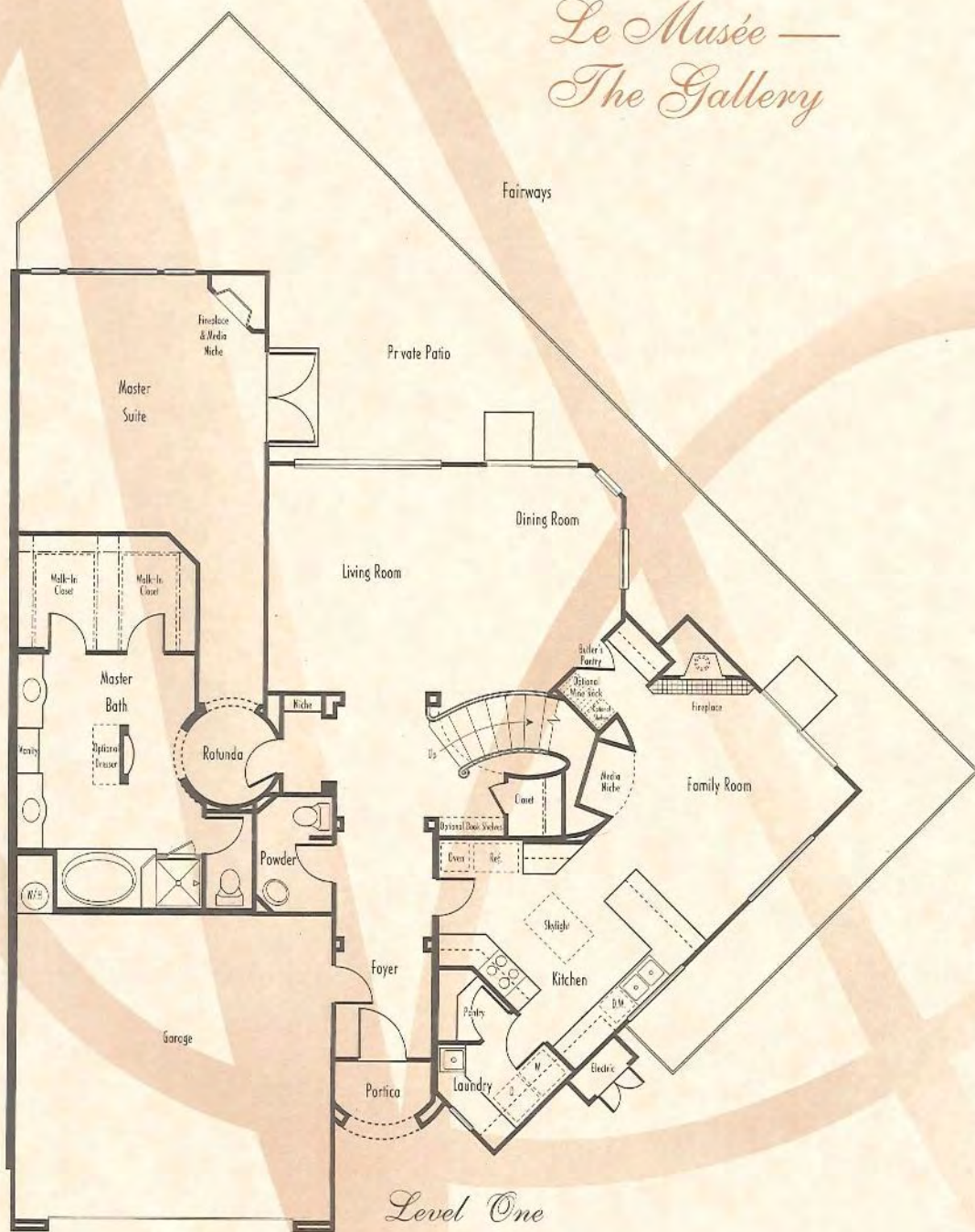




*"En musique, poésie, peinture et éloquence, la médiocrité est*



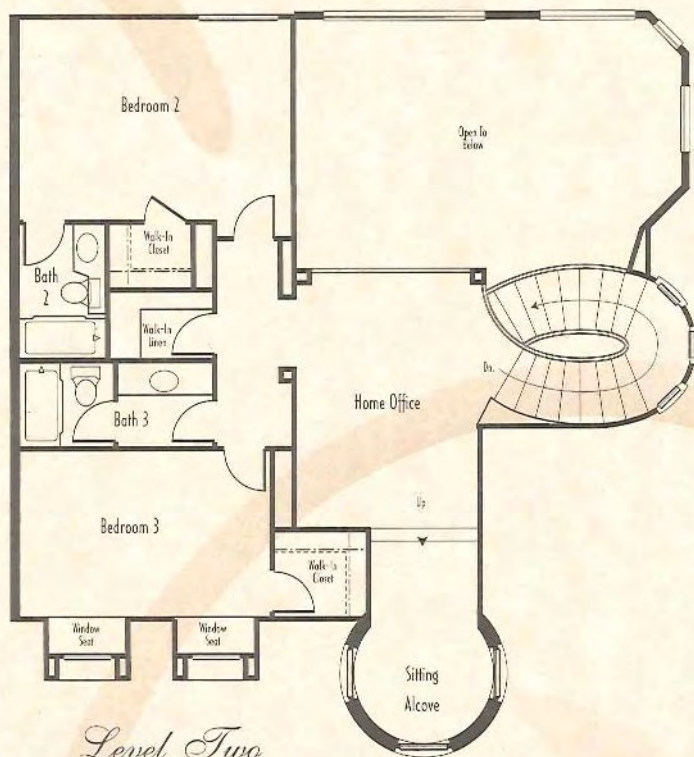
*Le Musée —  
The Gallery*



*"In music and poetry, in painting and oratory, mediocrity is*



*insupportable.” — La Bruyere*



*Level Two*

*Maison Four —  
Le Musée*

3 Bedrooms  
Home Office/Loft  
3½ Baths  
2,832 Square Feet

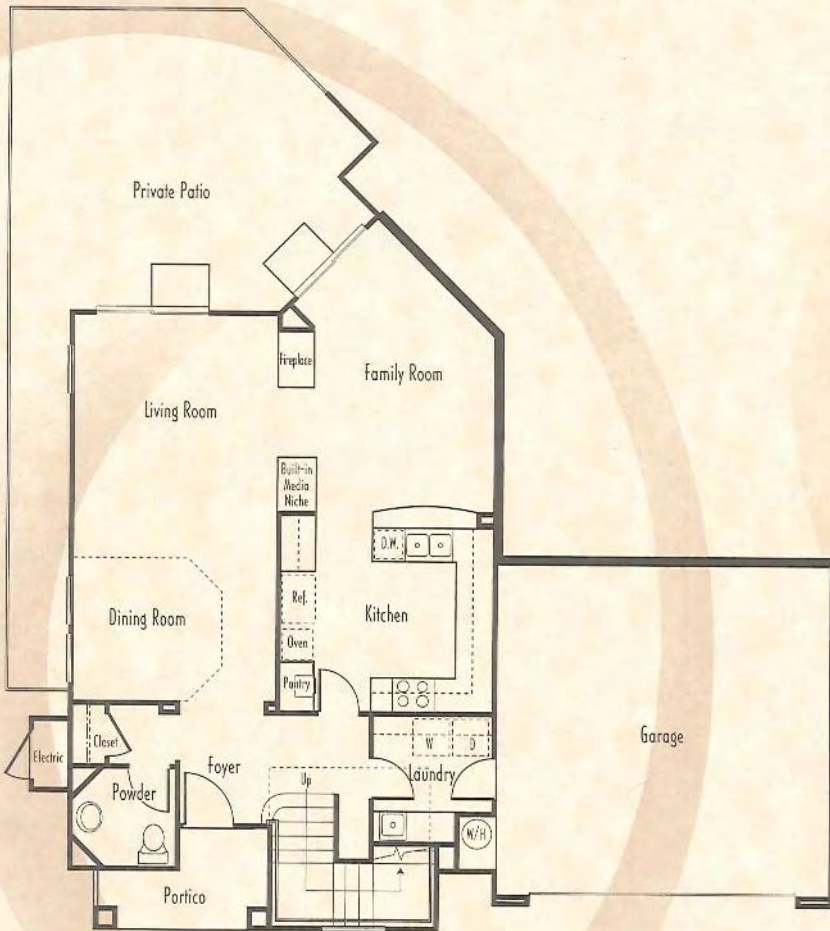
*unendurable.” — La Bruyere*



*"On est plus proche de*

*Maison Two\**  
*Le Jardin*

2 Bedrooms  
Home Office or  
Optional Third Bedroom  
2½ Baths  
2,009 Square Feet



*Level One*

*"One is nearer the heart in a garden than anywhere else on*

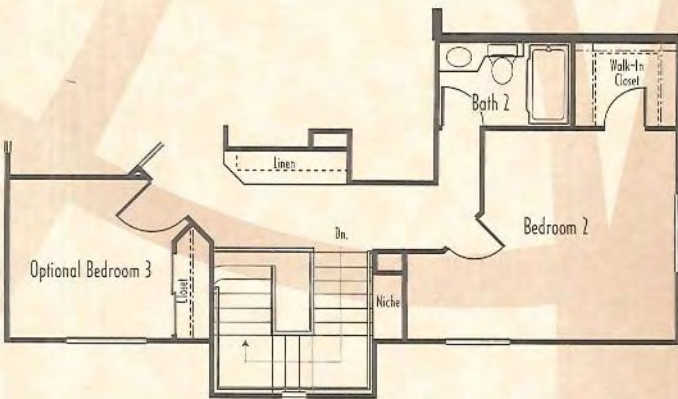
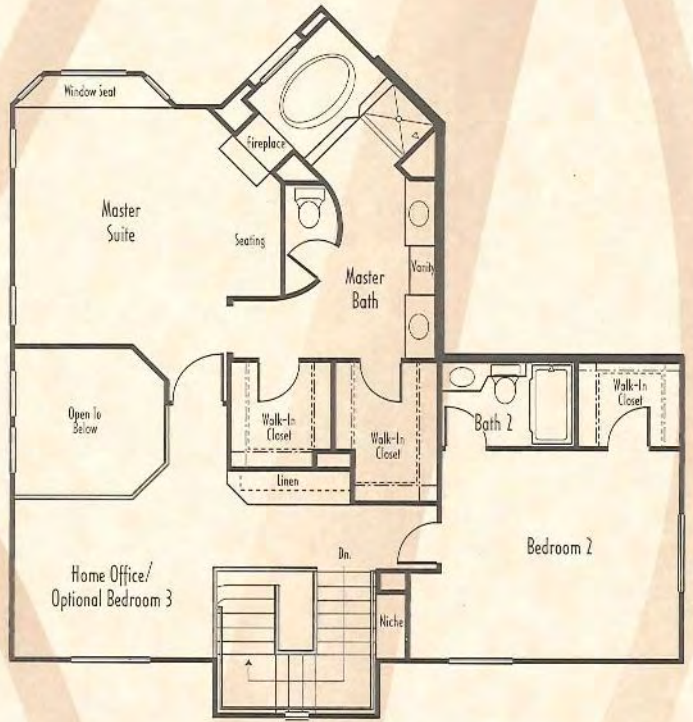


*coeur dans un jardin que tout autre endroit sur terre."*  
 — Dorothy Gurney



*Le Jardin —  
 The Garden*

*Level Two*



*earth."* — Dorothy Gurney

\*Not demonstrated as a model home.





# *“The Art Of Building”*

At EPAC, we have a proud tradition, one based on 29 years of bringing honesty, integrity, trust, and knowledge into every new home we build. In creating communities of distinction that stand the test of time, we include the elements that will best contribute to making your home a wise investment: the finest locations; the finest features; quality materials; a full palette of amenities.

We’ve built more than 2,400 homes, in 28 communities, and our formula for success remains the same today as it was the day we handed over the first set of keys 29 years ago: Be reliable. Dependable. Reputable. This formula carries us through each step of the home-building process, from design to after-sale care. Craftsmanship, caring, and dedication. That’s what goes into every EPAC home. And it is your ultimate satisfaction that is the truest measure of our success.





## *"The Art of Design"*

Architecture: Van Tilburg, Banvard & Soderbergh, AIA

Landscape Architecture: The Collaborative West

Interior Design: Color Design Art

Structural Engineering: Option One

Sales Office and Signage: Outdoor Dimensions

Advertising and Public Relations: The Weston Group

And: The EPAC team









# AVIGNON

## THE ART OF LIVING

### *Maison One — La Rêver*

- 2 Bedrooms • 2½ Baths
- Home office / Loft
- 2,061 Square feet

**En Trois From \$ 259,900**  
**En Deux (Like Model) From \$269,900**

### *Maison Two Fairway — La Chanson*

- 2 Bedrooms • 2½ Baths
- Home office or optional third bedroom
- 2,122 Square feet

**From \$ 319,900**

### *Maison Three — La Cuisinière*

- 3 Bedrooms • 2½ Baths
- Home office or optional fourth bedroom
- 2,302 Square feet

**From \$ 299,900**

### *Maison Four — Le Musée*

- 3 Bedrooms • 3½ Baths
- Home office / Loft
- 2,832 Square feet

**From \$ 399,900**

### *Maison Two — Le Jardin*

- 2 Bedrooms • 2½ Baths
- Home office or optional third bedroom
- 2,009 Square feet

**From \$ 249,900**

24902 Avignon Drive • Valencia, CA 91355  
(805) 284.1600 • Fax (805) 284.1616

Plans, specifications and prices are subject to change without notice. Square footages are approximate.



## AVIGNON STANDARD SPECIFICATIONS

- Appliances:** GE Built-In Microwave upper/self-cleaning oven lower  
GE Profile 36" Gas Cooktop with GE high performance hood  
GE Profile quiet power dishwasher  
American 50 gallon water heater with a thermal blanket
- Cable TV/Telephone:** Pre-wire for cable TV and telephone in all rooms
- Drywall:** 5/8" type x (fire - resistant), tapered gypsum wall board. Orange peel texture on all walls, medium knockdown texture on all ceilings. Garage to be drywalled including beams, no paint
- Electrical:** 125 amp electrical panel  
Electronic smoke detectors in all bedrooms  
White Decora switches and white decora outlets  
Ceiling fan outlet prewire with two (2) switches in the Master Bedroom Home Office, and Family Room  
Home office dedicated quadplex outlet and dedicated telephone outlet  
All flush cans to have white eyeball trim and include light bulbs
- Exterior:** Shutters on Plan 2 & 5 elevations only  
Stucco, brick, or manufactured stone, depending on elevation  
One hose bib in the rear yard on separate water line  
Potshelves on Plan 5 only
- Doors:** Southwest Classic front door with glass inserts and Baldwin hardware  
One hour fire rated service door
- Fireplaces:** *Family Room/Living Room*; Plan 1, 3, & 4: 38" pre-fabricated wood-burning fireplaces with glass doors. Plan 2 & 5 to be gas only  
*Master Bedroom*; Plan 1, 3, 4, & 5: 38" pre-fabricated gas only fireplaces with doors. Plan 2, pre-fabricated wood-burning fireplace with glass doors
- Mantles:** Paint grade hardwood mantle cap in Living Rooms
- Flooring:** Dal Tile 1500 Sierra Series 8" x 8" available in five (5) selections at Entry.  
Armstrong Initiator vinyl flooring in Kitchen, Laundry, and Baths. Home Foundations Kingsridge carpet available in twenty-four (24) color selections in remainder of living area.
- Fencing:** Slumpstone walls and wrought iron with wrought iron gates
- Garage Doors:** 8' x 7' and 16' x 7' wood garage doors with grooves and plant ons per elevation. Moore-Matic garage door opener with transmitter to open entry gates
- Gas Hook-Ups:** Stub-out for barbecue in rear yard, and hook-ups provided for the water heater, cooktop, dryer, furnaces, and fireplaces



- HVAC:** Bryant Furnaces with wall mount Honeywell Thermostat. Plan 1, 2, and 3 have 5 ton Coleman air conditioning units; Plan 5 has a 4 ton Coleman air conditioning unit; Plan 4 has a 6 ton air conditioning unit.
- Insulation:** R-30 unfaced batts over living areas of Duplex, R-19 batts over living areas of Alt. Duplex and Triplex. R-19 kraft batts at garage and overhangs of living area above. R-13 kraft batts at exterior walls to living areas, garage common walls, and garage to house areas.
- Interior Trim:** Six panel elite Colonial interior doors; prefit interior jambs with 1 5/8" casing; shelf and pole with heavy duty metal support brackets in all closets. 2 1/4" stream line base.
- Kitchens:** Oak Cabinets with a Golden Oak finish and Santa Cruz door style. commercial enameling two compartment undermount cast iron sink with a Moen waterfall faucet. Porcelanosa 8" x 8" America white tile with 8" backsplash and white grout.
- Laundry:** Hot/cold bibs and drain connector in sink. Painted wood base cabinet with cultured marble countertop and drop in laundry sink. Gas stub out and 220 electrical outlet.
- Master Bath:** Oak Cabinets with a Golden Oak finish and Santa Cruz door style. Norris white water closet and Norris self rimming vitreous china lavatory with Moen Monticello polished chrome lever handles. Countertops and showers are Dal Polaris gloss white 8" x 8" tile with white grout. Lasco roman tub with Moen Monticello polished chrome lever handles.
- Painting:** Frazee White Shadow Flat on all interior walls and ceilings. Frazee White Shadow Enamel all interior doors and trim.
- Powder Room:** Norris white water closet with a Kohler portrait pedestal lavatory and Moen Monticello polished chrome lever handles.
- Roofing:** Concrete tile roofs
- Secondary Baths:** Paint Grade cabinets with routed door. Norris white water closet with Norris oval vitreous china lavatory and Moen Monticello polished chrome lever handles. Norris tub with Moen Monticello pressure balanced polished chrome lever. Countertops are cultured marble. Shower walls are Florida 4 1/4" x 4 1/4" white tile with white grout.
- Stairs:** Plan 1, 2, 3 & 5 have a continuous Oak handrail, paint grade pin-top newel posts, paint grade pin-top balusters, paint grade 2 1/2" bullnosed bottom rail. Plan 4 continuous Oak handrail, Oak tread ends and flooring, paint grade posts and balusters.
- Windows:** Dual glazed with white aluminum