



*B*ELLA  *V*ENTANA
Westridge, Valencia

A FEAST

FOR THE EYE

A DELIGHT

FOR THE SENSES

*E*verywhere you look there's something

beautiful when you live at Bella Ventana.

Like the sweeping greens of a world-

TPC golf course. The peaceful majesty

of an ancient Oak Preserve. And the

visual splendor of rolling mountains

dramatic valleys. And then, there's

the classically elegant hilltop home

Bella Ventana, the "Beautiful Window."

is your window to the good life.



EVERYWHERE YOU LOOK



And isn't that what life is all about? At Bella Ventana, a gated enclave of new homes in Westridge, Valencia, life is framed by an array of breathtaking views. Each one is different. Each one is spectacular. And each will change the way you look at luxury living.

Gaze from your window to the south and you'll see the rolling fairways of the beautiful new 18-hole championship Tournament Player's Club (TPC) at Valencia Golf Course, California's first TPC course.

Designed by PGA TOUR, with Mark O'Meara as player consultant, the first hole of the course is situated along Bella Ventana. Serving as a future PGA TOUR stop, the course will be home to an approximate 27,000-sq. ft. clubhouse with pro shop, grill and lounge.

Then there's the view from your bedroom window of the 150-acre Oak Preserve, protected in perpetuity for nature lovers, walkers, hikers and bird watchers. Take the trails among the oaks to the paseos that cross the Westridge village and connect to the remaining community of Valencia, offering a safe and convenient route between neighborhood parks, schools and recreation centers.



THERE'S SOMETHING BEAUTIFUL TO SEE

Or step out onto your master retreat balcony
and take in the romantic city lights from the Valley below, or the
enchanting hillside backdrop in the distance.

And then there are the homes, some of the finest luxury European
paired homes in the Santa Clarita Valley. Inspired by the great hillside villages
of Europe, particularly in the Tuscan regions of Italy, the elegantly paired homes of
Bella Ventana offer a seemingly effortless beauty. Stone accents, shuttered and
arched windows, and wrought iron detailing lend an indelible sense of timelessness.

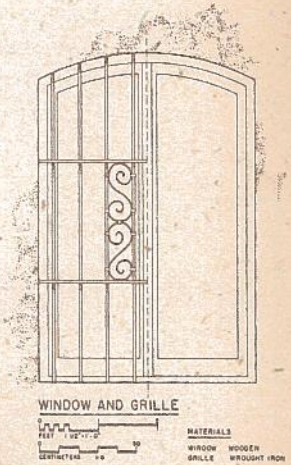
And the entry turrets, gated porticoes and covered balconies
create a classic European style that is both relaxing and refined.

Available in three two-story floorplans, the homes of Bella Ventana

live as grand as their views, with great rooms, spacious master
suites and rich ornamental details.

Because at Bella Ventana,

everywhere you look there's something beautiful.



CLASSIC EUROPEAN ACCENTS

Details such as
arched windows
characterize many of
the Bella Ventana
residences.





ALTEZZA A



ALTEZZA B



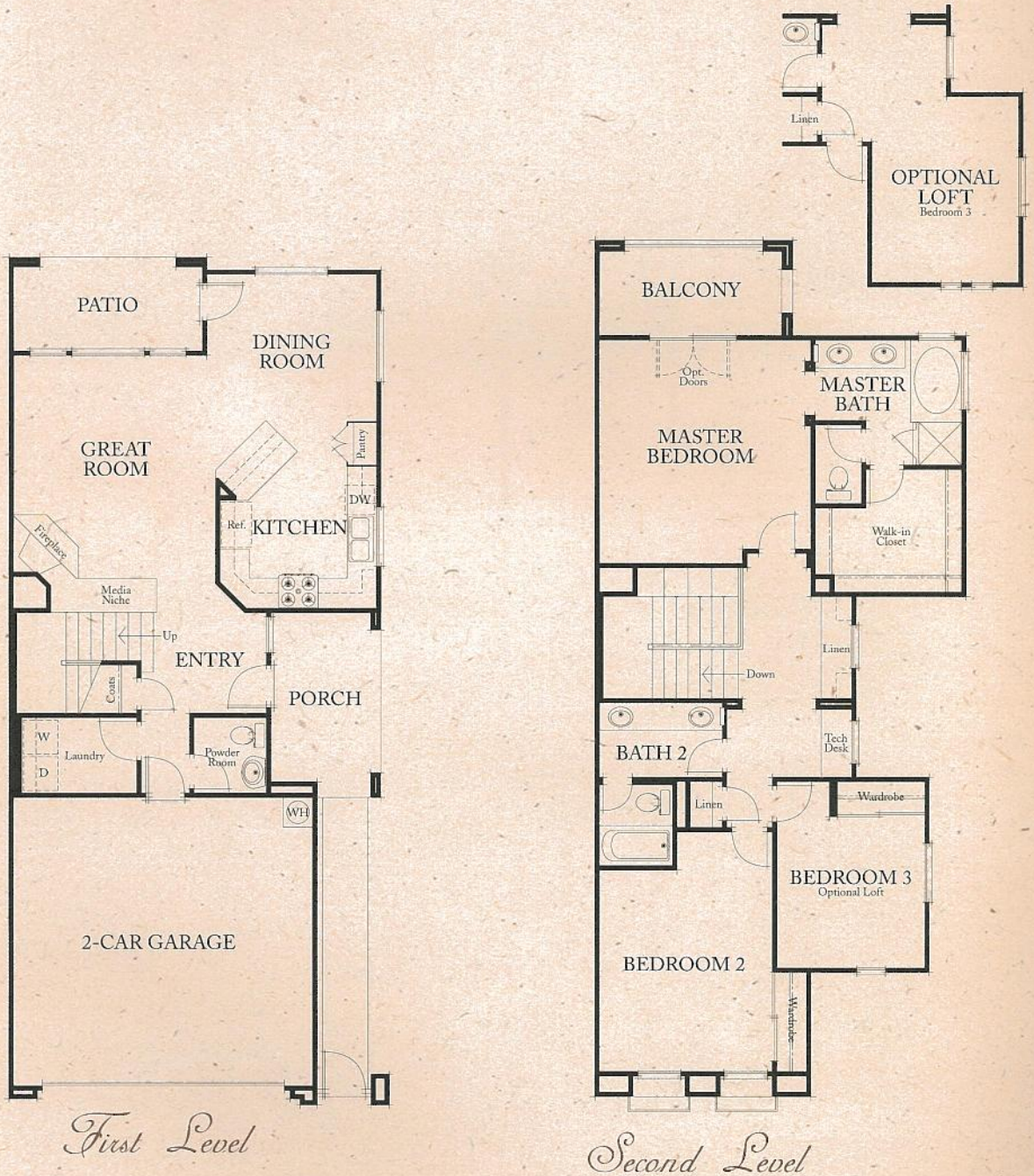
RESIDENZA UNO

1,700 Square Feet

3 Bedrooms

2½ Baths

2 Car Garage





ALTEZZA A



ALTEZZA B

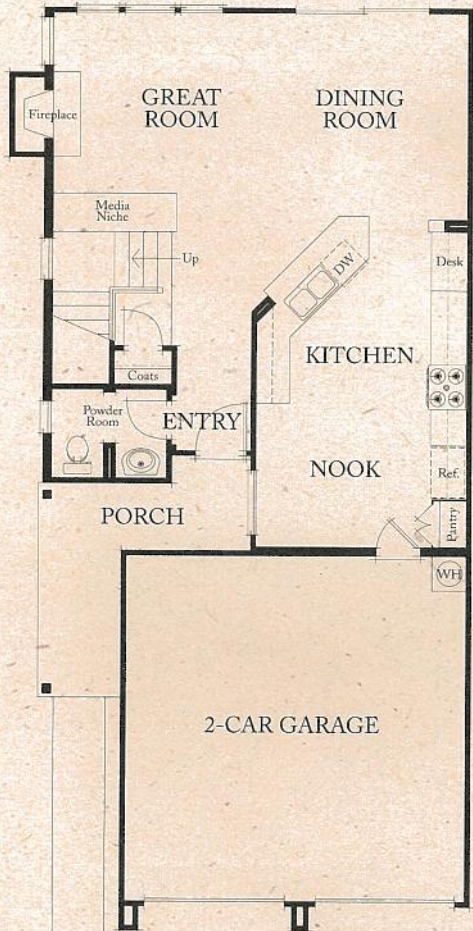
RESIDENZA DUE

1,877 Square Feet

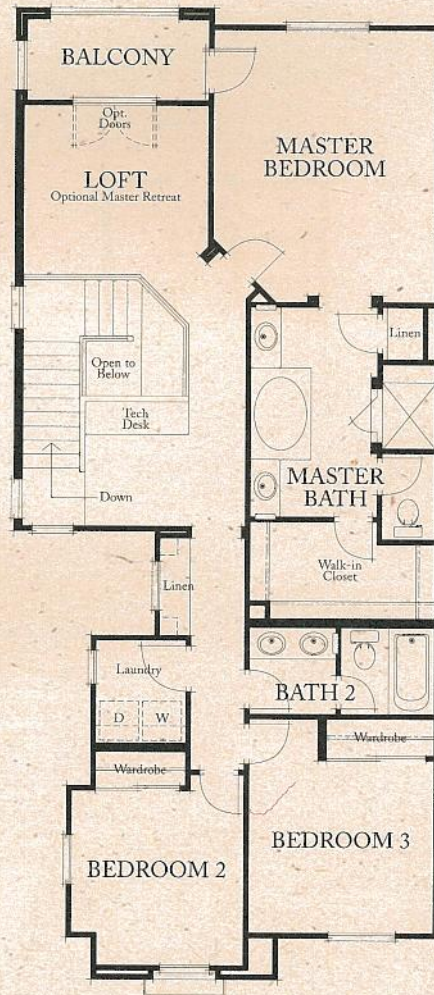
3 Bedrooms

2½ Baths

2 Car Garage



First Level



Second Level

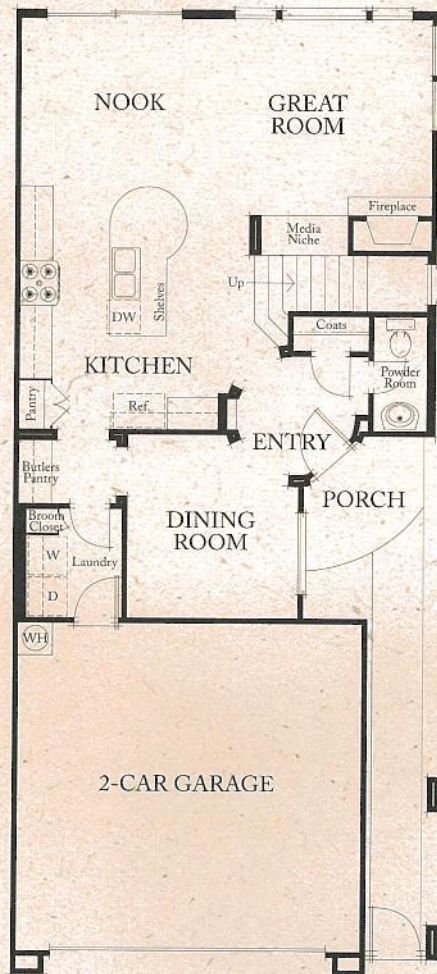
RESIDENZA TRE

2,000 Square Feet

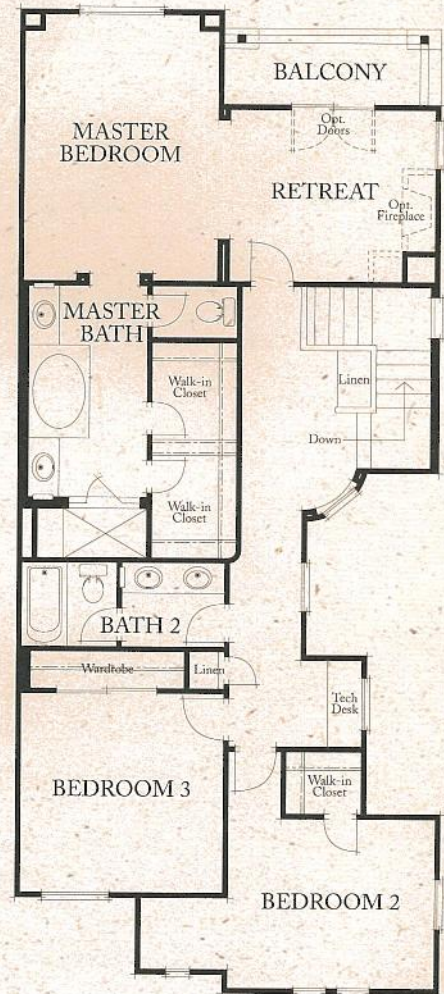
3 Bedrooms

2½ Baths

2 Car Garage



First Level



Second Level



ALTEZZA A



ALTEZZA B

THE STORY OF
JOHN LAING HOMES



Our Roots.

*T*he charming house in our logo was built
by James Laing in 1848. It still sits
in the English countryside where it continues
to provide shelter, comfort and joy.
Maybe the happy longevity of the first
Laing house says something about
the success of our company,
one of the largest and most honored
homebuilders across the United States.

*A*t the heart of our remarkable growth

lies a deep and abiding passion for homebuilding.

Which means we look at each of the hundreds of steps

in the design and construction process as opportunities

to create something truly special. That's as it

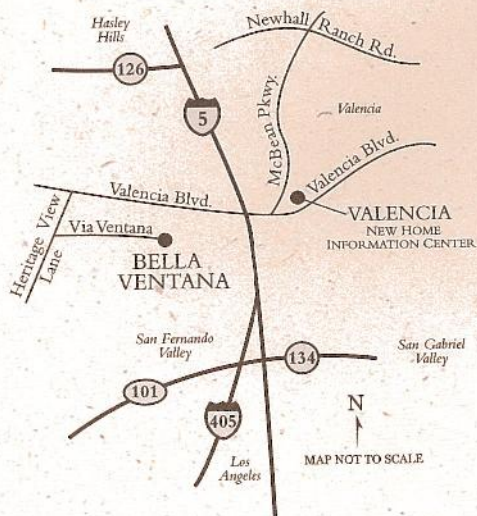
should be, since few things in life are more special

than buying and settling into a new home.

For over 150 years, we've never lost sight of that.



*John Laing built his first home in
the English countryside in 1848.*



*B*ELLA  *VENTANA*
Westridge, Valencia

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December 2002. Continuing a policy of constant research and development, John Laing Homes reserves the right to change price, design and specifications without prior notice or obligation. Square footages are approximations only. Size, number, and location of windows and doors vary per elevation and homesite location.





Everywhere You Look,
There's Something Beautiful

Pricing Journal

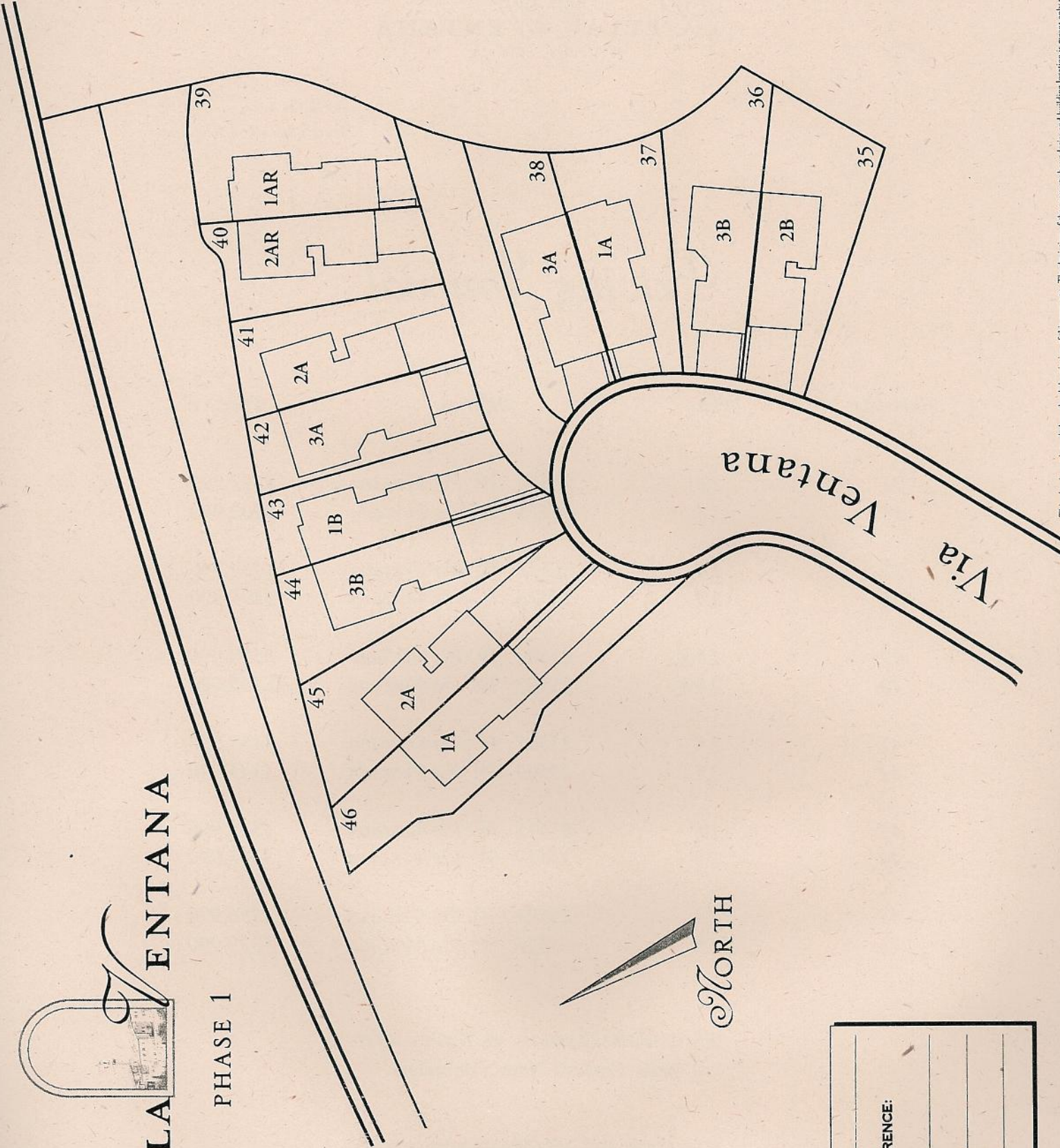
<i>Homesite</i>	<i>Plan</i>	<i>Address</i>	<i>Price</i>
35	2B	25530 W. Via Ventana	\$392,990
36	3B	25526 W. Via Ventana	\$402,990
37	1A	25522 W. Via Ventana	\$364,990
38	3A	25518 W. Via Ventana	\$395,990
39	1AR	25506 W. Via Ventana	\$359,990
40	2AR	25502 W. Via Ventana	\$360,990
41	2A	25505 W. Via Ventana	\$335,990
42	3A	25509 W. Via Ventana	\$345,990
43	1B	25515 W. Via Ventana	\$311,990
44	3B	25519 W. Via Ventana	\$357,990
45	2A	25523 W. Via Ventana	\$350,990
46	1A	25527 W. Via Ventana	\$329,990

Steve Babakhanian & Kathy Kerr
Bella Ventana Home Counselors

*Prices effective as of 12/06/2002 and subject to change.
Prices, availability, features and options are subject to change without notice. Please speak to our Home
Counselors for further information.*

BELLA VENTANA

PHASE 1



NAME _____
HOME PREFERENCE: _____
1ST CHOICE: _____
2ND CHOICE: _____
3RD CHOICE: _____

This plan is not intended as a legal description of this property. The depiction of the property boundaries and building location is meant only to serve as a general guide.

FROM HOUSE TO HOME

DISTINCTIVE EXTERIORS

- Spanish, Italian and Traditional exteriors with brick and stone accents (per elevation)
- Durable fire-resistant Eagle Tile™ concrete roofs
- Handsome raised panel energy-efficient Thermatru™ fiberglass front entry doors
- Front yard landscaping with automatic sprinkler system
- Barbecue-ready gas-line stub at rear of home
- Two-car attached garages with convenient direct entry
- Insulated roll-up sectional garage door with lites (per elevation), opener and two transmitters
- Fully-fenced yard
- Rain gutters (select locations)
- John Laing Homes Limited Warranty

ELEGANT INTERIORS

- Handset ceramic tile entry way
- Stately raised panel interior doors
- Pre-wired for television and telephone in select areas
- Convenient media center in Great Room
- Subtle recessed down lighting in select areas
- Energy-efficient gas and wood burning fireplace in Great Room with pre-cast concrete surround
- Maple stairway handrail and painted balusters with skirt board (plan 3 maple handrail only)
- Decora™ switches throughout
- Design enhancing rounded drywall on selected corners
- Resilient no-wax vinyl flooring in Kitchen, Baths and Laundry areas
- Designer selected wall-to-wall carpet with a wide array of color selections
- Kwikset™ polished brass hardware (chrome in bathrooms)
- Smoke detectors in all Bedrooms
- Extra storage under stairs (per plan)
- Interior Laundry Room with cabinets

ROMANTIC MASTER SUITES

- Luxurious oval tub with separate shower and clear glass enclosure
- Spacious walk-in closets with convenient wood shelving and dual mirrored doors
- Private water closets with elongated toilet
- Chrome Moen™ wide-spread faucets with limited lifetime warranty
- Full-width mirror over countertop
- 4" x 4" tile countertop in selection of colors with dual sinks
- Birch cabinetry

GOURMET KITCHENS

- Granite countertops with 6" splash in a selection of colors
- Birch cabinetry
- Whirlpool™ gas slide in range with self cleaning oven
- Whirlpool™ full-size microwave
- Whirlpool™ multi-cycle dishwasher
- Refrigerator area pre-plumbed for automatic icemaker
- Chrome finish Moen™ faucet with limited lifetime warranty
- Efficient 1/3 hp sink disposal
- Energy-efficient fluorescent under-cabinet task lighting
- Hot water re-circulating pump with timer

FROM HOUSE TO HOME

ENERGY EFFICIENCY

- Lennox™ central heating and air conditioning with programmable thermostat
- Energy-efficient insulation:
 - R-19 in attic areas
 - R-19 in vaulted ceilings
 - R-13 in all exterior walls
 - R-19 in floor over garage
- Energy-efficient 50-gallon water heater
- Energy-saving weather-stripping on all exterior doors
- Energy-efficient Low E windows and sliding glass doors

COMMUNITY AMENITIES

- California Distinguished Schools
- Convenient access to freeways and shopping
- Close to recreational landmarks such as Castaic, Pyramid and Piru Lakes, Vasquez Rocks, Six Flags Magic Mountain, area museums and golf courses
- Easily accessible to California Institute of the Arts, Masters College and College of the Canyons
- Within a short drive to the San Fernando Valley and downtown Los Angeles
- Abundant hiking and biking opportunities
- 4.8 acre private park
- Village Recreation Center
- California's first TPC Golf Course
- New Elementary School
- 150 acre Oak Tree Preserve
- Connected to Valencia's paseo system

CUSTOMIZING OPTIONS

- French doors (per plan)
- Custom window treatments
- Jetted tub with in-line heater at Master Bath
- Custom electrical features
- Whole house audio with volume controls
- Upgraded Appliances
- Upgraded Cabinetry
- Home Security system
- Computer Networking
- Optional Fireplace in Master Retreat (plan 3 only)
- John Laing Homes offers buyers a multitude of upgrade products to enhance their new home. In a unique showplace, everything is available for a more individualized interior.


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John Laing Homes
Hand crafted since 1948

