



Berkshire
VALENCIA NORTHBRIDGE

1 BR Model



1AR



1CR



Plan 1BR

Three Bedrooms 🍀 Two Baths 🍀 Approximately 1,700 Square Feet



2A Model



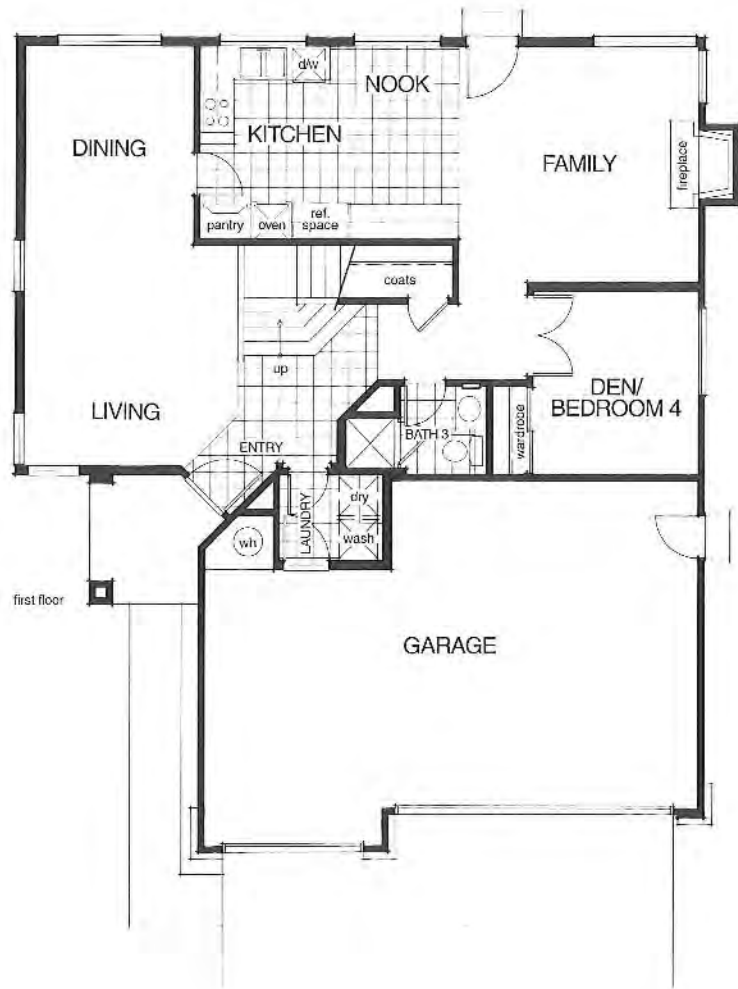
2B



2C

Plan 2A

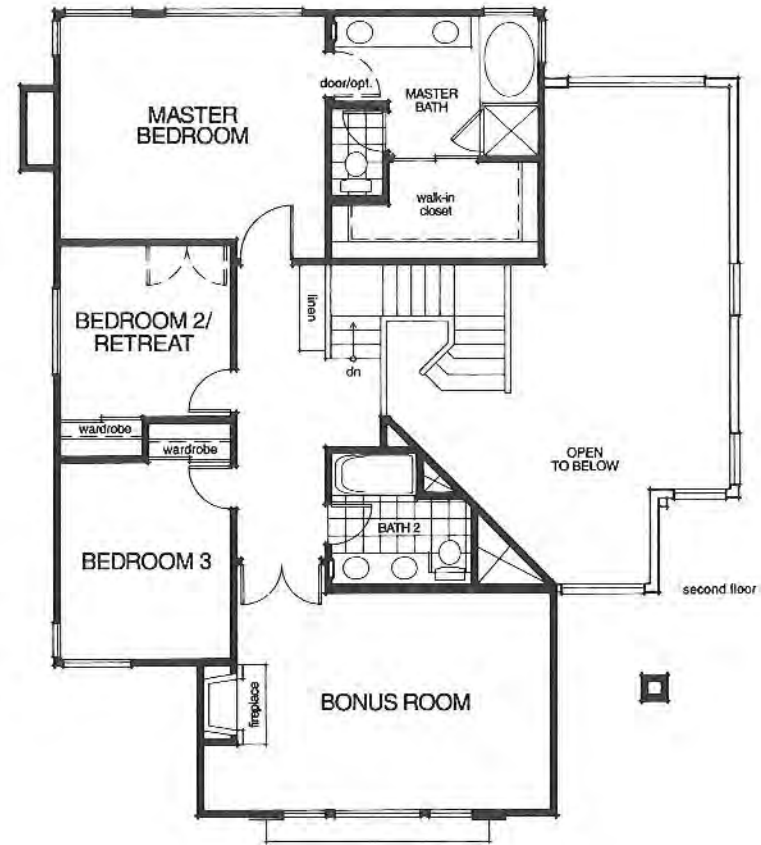
Four Bedrooms 🍀 Three Baths 🍀 Approximately 2,018 Square Feet





Plan 3CR

Four* Bedrooms 🍀 Three Baths 🍀 Approximately 2,329 Square Feet



**Bedroom Two: optional Master Bedroom Retreat*

3AR



3BR



3CR Model

Features

The Street Scene

- ❑ Classic traditional architecture
- ❑ Dramatic window styles including mullioned and clerestory
- ❑ Panelled wood entry doors with distinctive hardware
- ❑ Metal roll-up garage doors. Raised panel design varies per elevation

Gracious Living Areas

- ❑ Traditional parquet flooring or custom design 13 x 13 ceramic tile in foyers
- ❑ Spacious living rooms with dramatic vaulted ceilings
- ❑ Plush carpeting in choice of designer colors over 80oz. rubber pad included in Living Room, Dining Room, Family Room, Master Suite (including master dressing area), secondary bedrooms, halls and stairway
- ❑ Wood-burning fireplace with gas lighter valve and glass doors in Family Rooms, Plan 2 Master Bedroom and Plan 3 Bonus Room
- ❑ Decorative interior door hardware
- ❑ French door from Family Room to backyard — all plans

Gourmet Kitchens

- ❑ Ceramic tile countertops in choice of three colors
- ❑ Light-oak stained cabinetry
- ❑ Double sink with new Eurostyle faucet
- ❑ Built-in self-cleaning oven and microwave, gas cooktop, and dishwasher. All appliances in white finish.
- ❑ Refrigerator space equipped with waterline for ice-maker
- ❑ Storage pantry
- ❑ Quality vinyl floor covering
- ❑ Recessed ceiling and under-cabinet lighting
- ❑ Cozy nook areas

Elegance In Detail

- ❑ Decorative lighting fixtures and architecturally specified recessed lighting
- ❑ Exciting new faucet designs in Master Bath and Powder Room

- ❑ Brick face and hearth on fireplaces per plan
- ❑ Choice of tile color in Bath 3, Plans 2 & 3 (in three colors)

The Master Suite

- ❑ Elegant Master Bedroom Suites
- ❑ Walk-in closets and generous dressing areas
- ❑ Large soaking tub
- ❑ Separate stall shower
- ❑ Choice of tile countertop colors and tub & shower tile to match (in three colors)
- ❑ Fireplace — Plan 2 (Effective #1-4)

For Your Safety and Comfort

- ❑ Dual paned windows
- ❑ Thermostatically controlled forced air heating and air conditioning
- ❑ Pre-wired for television, cable TV, telephones, and security
- ❑ Smoke detectors with warning buzzer
- ❑ Energy saving insulation
- ❑ Electric outlet and gas line for dryer
- ❑ Water-saving plumbing innovations
- ❑ Automatic garage door opener with two controls for double doors
- ❑ Pre-wired for ceiling fans — Master Bedroom and Family Room

Options—If You Please

(Available at additional cost)

- ❑ Upgrade carpet and pad
- ❑ Upgrade hard surface flooring materials
- ❑ Mirrored wardrobe doors for secondary bedrooms
- ❑ Security system
- ❑ Optional door at Master Suite between bedroom and bath — all plans
- ❑ Automatic opener for single garage door
- ❑ Ceiling fans
- ❑ Metal roll-up garage doors with windows

Custom Design Options

(Available at additional cost)

- ❑ Color accent tile trim for kitchen countertops

- ❑ Color accent tile trim for Master Baths and Bath 3 (Plans 2 and 3)
- ❑ Granite or Corian countertops for Kitchen in selected colors
- ❑ Additional color choices for tile countertops, tub and shower tile

Pre-Plotted Option

(Per developers plot plan)

- ❑ Plan 3 Master Bedroom Retreat

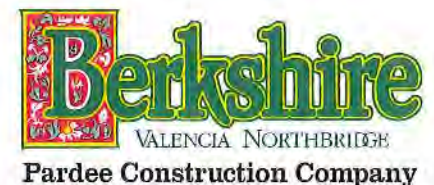
Important Notes

Certain models have carpet or flooring not included in the sales price. Our sales price includes carpet and hard surface flooring only in those areas specifically listed above. Decorator items are not included in the purchase price. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price.

The items listed herein, with the exception of the optional features listed above, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make substitutions of color due to unavailability of a particular item from a particular manufacturer, or for other reasons. Certain items included in our homes are warranted by the individual manufacturers and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our sales office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the builder.

Prices, terms, and specifications are subject to change without notice. Prices do not include lot premiums and optional items.

In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify, relocate or eliminate any or all of the features, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conception. (July, 1995)



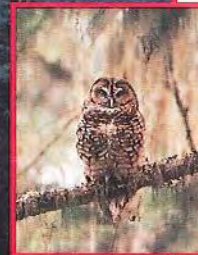


Pardee: A Member of Weyerhaeuser Real Estate Company

It is especially meaningful for Pardee Construction Company that Weyerhaeuser Company, founded in 1900 and a giant in timber ownership and lumber production, now calls itself "*The Tree Growing Company. And More.*"

That is because Pardee joined Weyerhaeuser in 1969 as a member of Weyerhaeuser Real Estate Company, a national leader in residential, commercial and industrial construction and also in real estate finance. Since its inception, WRECO has been a significant influence in Weyerhaeuser's diversification beyond forest products, adding new scope and new dimension to Weyerhaeuser's already established and respected corporate identity.

Thus, Pardee is proud to be part of the "*And More*" of the Tree Growing Company—as Weyerhaeuser now asserts what kind of company it has become for the 1990s and beyond.



Weyerhaeuser is a vigorous, growing company that believes in environmentally sound programs, a wise use of the land, and in being a good neighbor. And that is what Pardee also believes. So when you invest in a Pardee home, Weyerhaeuser's integrity is part of the bargain.



VALENCIA NORTHBRIDGE
 27509 Bradenton Court
 Valencia, California 91354
 (805) 296-0950

M A R C H 1 9 9 4

<u>PLAN 1</u>	<u>SQUARE FOOTAGE*</u>	<u>PRICE</u>
Single Story 3 Bedrooms, 2 Baths	1,700*	FROM: \$259,950

<u>PLAN 2</u>	<u>SQUARE FOOTAGE*</u>	<u>PRICE</u>
Two Story 4 Bedrooms, 3 Baths	2,018*	FROM: \$278,950

<u>PLAN 3 with Bonus</u>	<u>SQUARE FOOTAGE*</u>	<u>PRICE</u>
Two Story 4 Bedrooms, 3 Baths	2,329*	FROM: \$296,950

Prices effective date of publication and sales prices are subject to change without notice and may vary due to such things as location or elevation. Subsequent sales may have resulted in unavailability of any or all price levels.

Thank you for NOT SMOKING in the office or models!

*PLEASE NOTE: SQUARE FOOTAGE IS APPROXIMATE

SALES AGENT: Don Belanger

