



**BRIGHTON**
V I L L A G E

SOME THOUGHTS ABOUT MY COMMUNITY



I get to stay out 'till the streetlights turn on...

Timmy's mom made us triple chocolate brownies...

I can't wait for the block party this weekend!

Ah... childhood memories. I never realized the importance of living in the right neighborhood. I just knew mine was right!

But when I grew up and started looking for a home of my own, it seemed no one was building real neighborhoods at all. Just tracts of homes where no one talked to each other. Or had get-togethers. Or made dreams come true, affordably.

Until I found Brighton Village, that is. There's a real neighborhood atmosphere here, where people actually know each other. And care about each other. And the spacious, stylish homes are worthy of the most competitive bragging.

Everything that made me smile as a kid makes me even happier today. Because this time, it's all mine. Brighton Village, where yesterday's charm is today's promise.





AVEBURY

• 2 Bedrooms, 2½ Baths • 1,163 Square Feet • 1,380 Square Feet With
Optional Den Or 3rd Bedroom



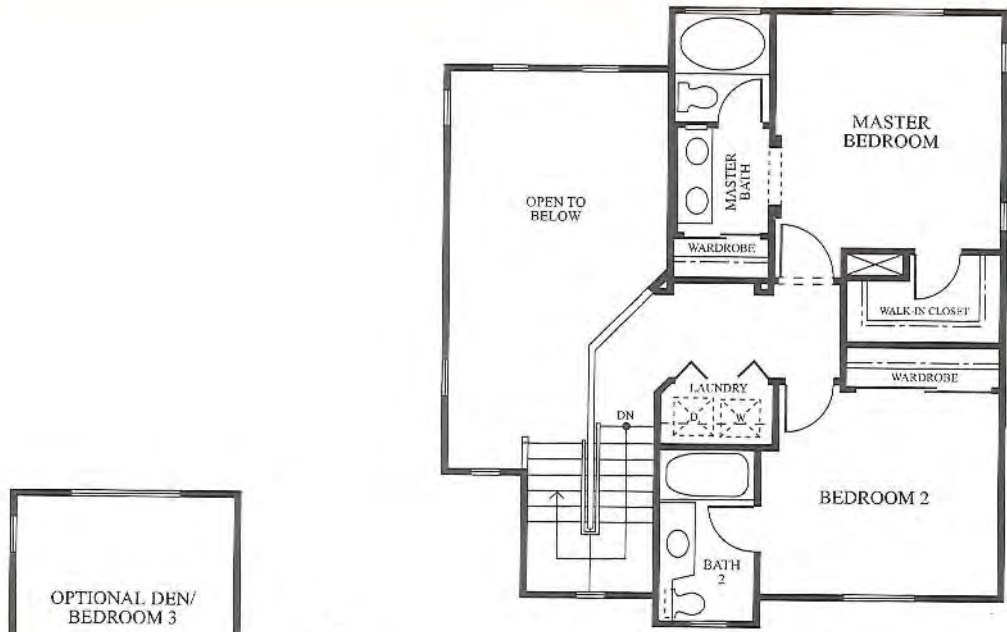
Elevation A



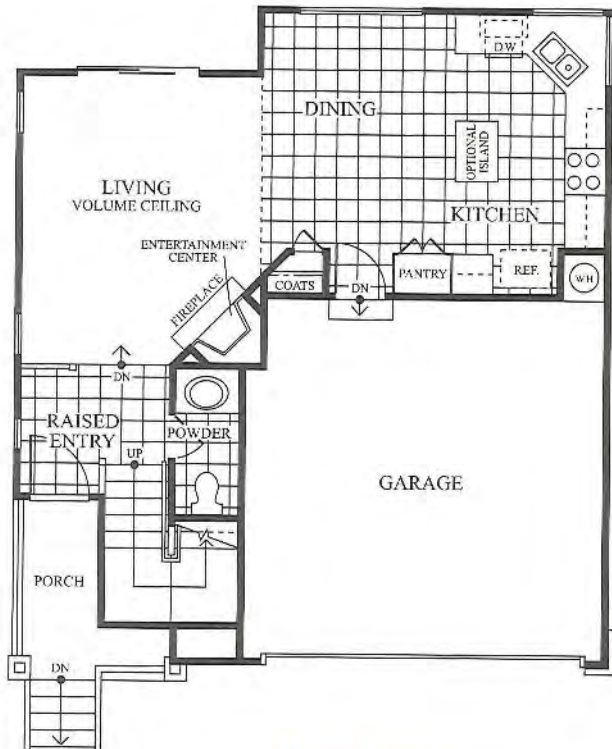
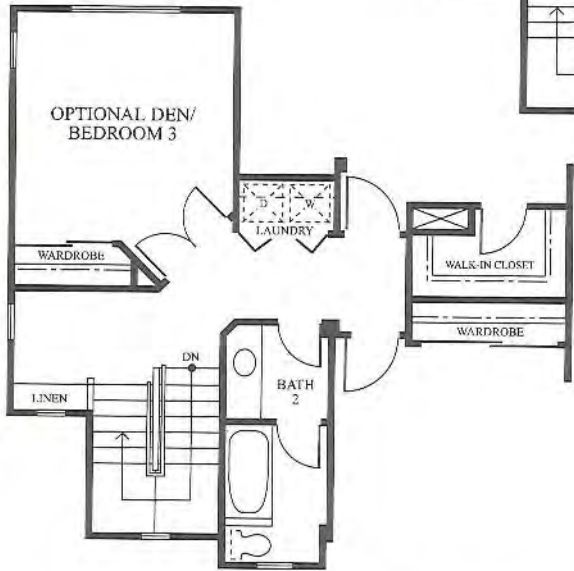
Elevation B



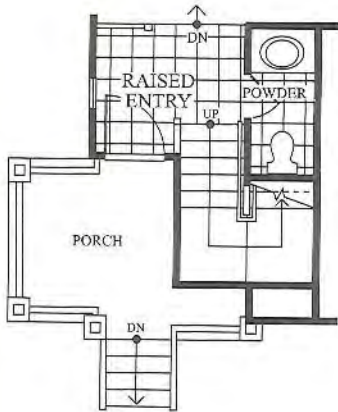
Elevation C
(With Wraparound Porch)



SECOND LEVEL



MAIN LEVEL





GREENWICH

• 3 Bedrooms, 2½ Baths • A-BUV Space • 1,681 Square Feet



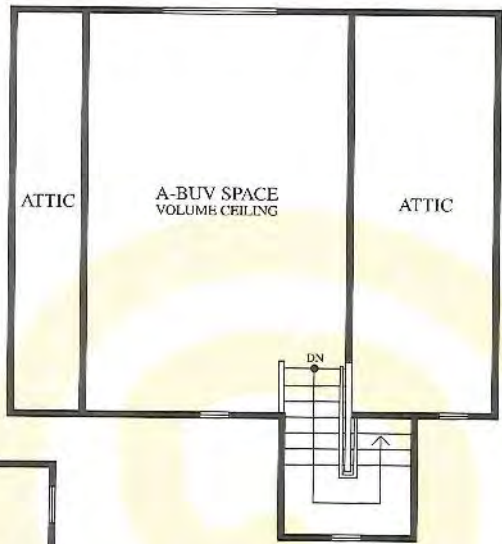
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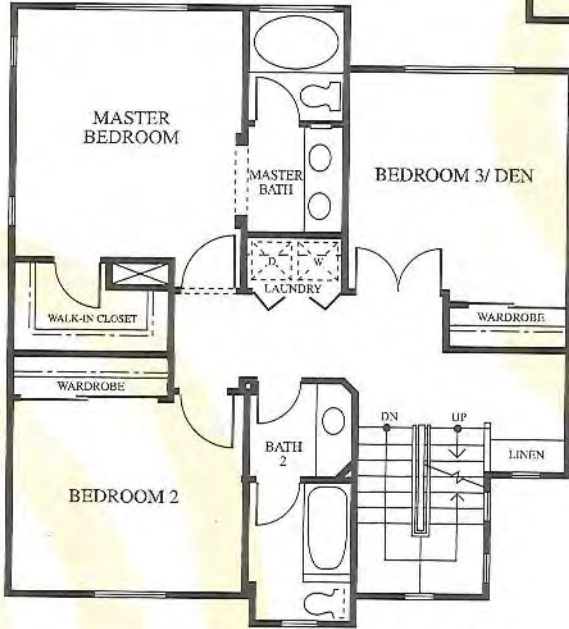
Elevation B



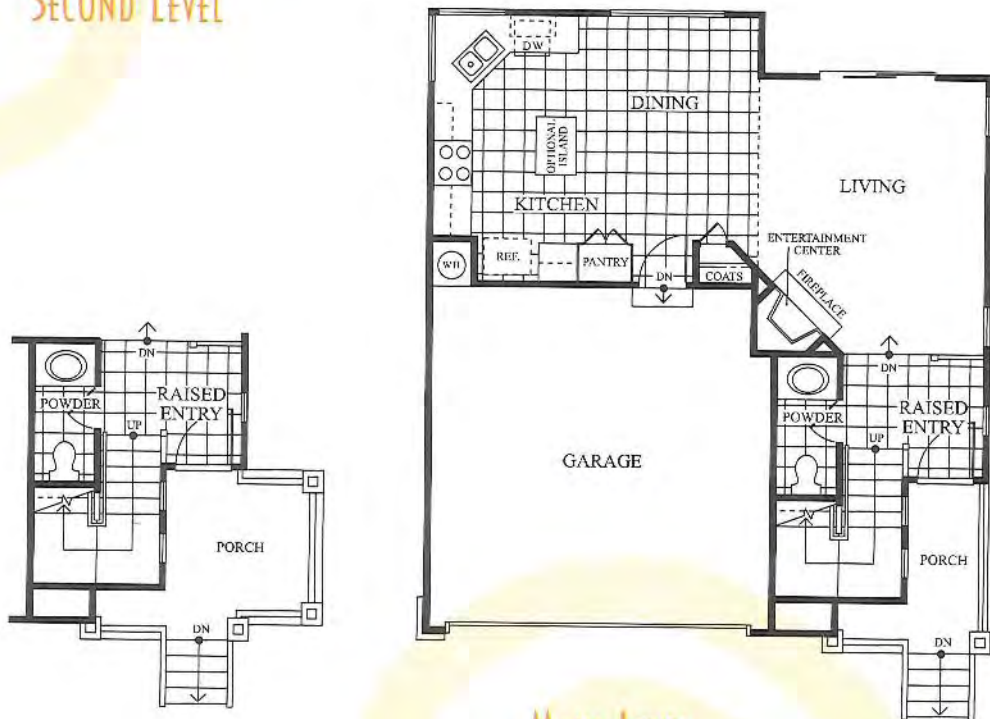
Elevation C
(With Wraparound Porch)



THIRD LEVEL



SECOND LEVEL



MAIN LEVEL



WESTWOOD

• 3 Bedrooms, 2½ Baths • A-BUY Space • 1,629 Square Feet



Elevation A



Elevation B



Elevation C
(With Wraparound Porch)

FEATURES LIST



A REAL SENSE OF COMMUNITY

- No Mello-Roos
- Paseo access
- Recreation center with pool, spa, and barbecue area
- Private entry
- Award-winning school district
- Close proximity to Valencia Town Center, theaters, restaurants, amusement parks, and three lakes

SCENE STEALER

- Triple-coated plaster exterior walls
- Energy-efficient, dual-glazed, aluminum-framed vinyl windows
- Insulated steel, dual-lite entry door with full weatherstripping
- Weslock® polished brass handle on entry door
- Complete underground utilities
- Concrete driveways and walks with gray broom finish
- Two-car garage with metal sectional garage door (optional lights on some plans/elevations)
- Front porch
- Gas stub at rear yard

FEATURE PRESENTATIONS

- Formal raised entry with ceramic tile
- Plush designer-selected carpeting
- Weslock® polished brass hardware
- Volume ceilings in living room (some plans)
- Spacious living room with entertainment niche
- Gas fireplace in living room with logs and glass doors
- Designer-selected lighting fixtures
- Pre-wired for telephone and cable television throughout
- 40-gallon water heater
- Energy-saving central heating
- Convenient linen closets
- Smoke detectors
- Indoor laundry area

- Air conditioning
- Cultured marble countertops in all baths
- Handsome cabinetry with concealed hinges in a variety of finishes, dual-rolling drawer guides, vinyl interiors, and adjustable shelves in all bathrooms

MASTER-PIECE

- Private master suites
- Spacious walk-in closets (some plans)
- Oval tub/shower (with optional glass doors)
- Polished chrome fixtures

WE'RE COOKING NOW

- Frigidaire® self-cleaning oven with four-burner range, microwave, and multi-cycle dishwasher
- Badger® waste disposer
- Ceramic tile countertops
- Faucet with spray
- Pre-plumbed for refrigerator icemaker
- Spacious pantry

TOP CHOICES

Braemar Urban Ventures offers a host of affordable customizing opportunities to make your new Brighton Village home even more enjoyable.

- Variety of designer veneers, including masonry and shingle siding
- Mirrored wardrobes
- In-home entertainment systems
- Security system
- Built-in desk
- Wraparound porch (per plan)
- Additional bedroom/loft
- Upgraded appliance package
- Center kitchen island
- Garage door opener
- Granite tile choices

A FEW WORDS ABOUT RESPONSIBILITY AND RESPECT



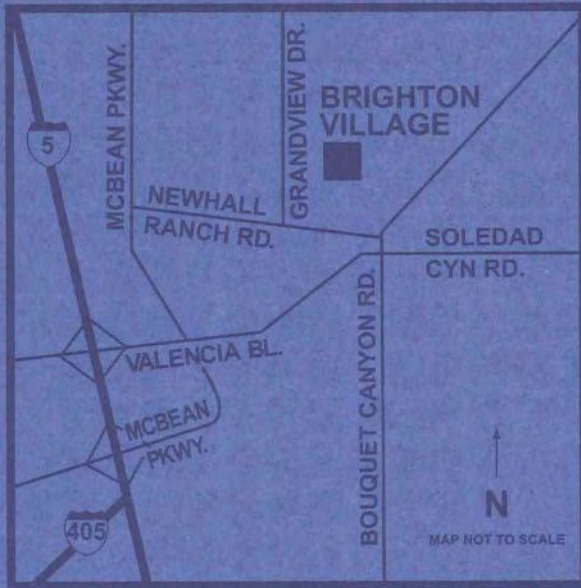
There are houses and there are homes. Braemar builds homes. There are projects and there are communities. Braemar builds communities. Our aim, in every way possible, is to bring responsibility, responsiveness and humanity to the craft of homebuilding. Respecting and honoring the existing aesthetics, environment, and culture of the areas in which we build, our new communities are a response to all we have learned about the needs and desires of our buyers.

For more than a quarter century, Braemar has made a positive contribution to the lives of our homebuyers, and to the communities in which they live. And we have learned that the long-term quality of our buyers' lives is the only real measure of our success.

At Brighton Village in Valencia, our proud heritage continues to redefine the future of truly affordable and livable homes. The success Braemar Urban Ventures has experienced in various communities throughout California stands as evidence to all that can be accomplished when imagination and innovation are given priority over conformity and "how we used to do things."

We hope you'll agree that the most important elements of home and community have been blended together to create an extraordinary place for you and your family to grow and prosper, here at Brighton Village.





Yesterdays Charm ~ Today's Promise...



27147 N. Saddle Peak Trail • Valencia, CA 91354
(805) 254-7514

Yesterday's Charm ~ Today's Promise...




AVEBURY

- 2 Bedrooms, 2½ Baths • 1,163 Square Feet
- 1,380 Square Feet With Optional Den Or 3rd Bedroom

From 164,900

From 179,400


CHELSEA

- 3 Bedrooms, 2½ Baths • 1,325 Square Feet
- 1,475 Square Feet With Optional 4th Bedroom

From 177,900

From 188,900


GREENWICH

- 3 Bedrooms, 2½ Baths • A-BUV Space
- 1,681 Square Feet

From 192,500


WESTWOOD

- 3 Bedrooms, 2½ Baths • A-BUV Space
- 1,629 Square Feet

From 196,900

