



CANYON HEIGHTS

WELCOME TO CANYON HEIGHTS

Above and away from the pace of contemporary life, Canyon Heights offers a refreshing new living environment with spectacular mountain and Santa Clarita Valley views. Enduring quality, generous features

and innovative options have been carefully orchestrated

to provide homes of exceptional value for today's

sophisticated homeowner.

These exciting, all-new architectural designs are

combined with spacious homesites which average over

a quarter-acre in size, providing ample opportunity for creative indoor and outdoor environments. We take

pride in working with our homebuyers and challenging their individual creativity with nearly endless

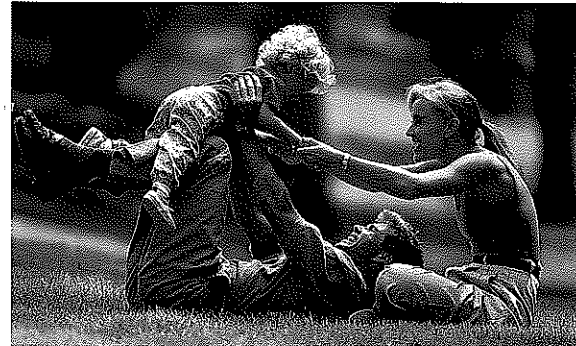
floor plan configurations to meet their versatile needs and lifestyle.

Located just a few short miles from Interstate 5, Canyon Heights presents the best of both worlds

— a unique rural environment in one of America's safest communities, yet conveniently close to major

employment centers and commuter corridors, abundant shopping, award-winning schools and extensive

recreational opportunities.



Created by Davidon Homes, one of California's premier

homebuilders for nearly 20 years, Canyon Heights is

destined to be one of the Santa Clarita area's finest addresses

in the years to come. For those whose standards demand the

finest, we invite you to experience first-hand the

unsurpassed combination of striking architecture and

SUPERIOR FEATURES

COMMUNITY FEATURES

- ◆ Pool-size lots average over 6,000 sq. ft. of flat homesite area and over a quarter-acre in total size
- ◆ Desirable hillside view location with open space and landscaped greenbelt on selected hillsides
- ◆ No homeowners' association dues
- ◆ No Mello Roos payments

EXTERIOR FEATURES

- ◆ Fire-resistant, long-life concrete tile roof with full gutters and downspouts taken underground to the curb
- ◆ Twelve exterior elevations, attractively detailed with stucco, siding, brick or stone masonry (per elevation)
- ◆ Lighted house number and exterior entry lights
- ◆ Fully stuccoed eaves with duplex outlet for holiday decorating
- ◆ Raised panel entry door with glass insert and polished brass hardware with deadbolt
- ◆ Three-car garage with custom window panels (per plan)
- ◆ Weather-stripped, roll-up garage doors with automatic opener for two parking spaces, prewired for remaining space
- ◆ Fully sheetrocked and finished garage interior
- ◆ Rear and side yard masonry walls/wrought iron fencing (per lot)
- ◆ Patio gas stub for barbecue in rear yard

GRACIOUS LIVING AREAS

- ◆ Choice of two interior wall paint schemes
- ◆ Dramatic volume ceilings, arched passages, and plant shelves
- ◆ Custom round radius wall corners
- ◆ Attractive divided-light white windows (per plan)
- ◆ Raised panel interior doors with polished brass hardware
- ◆ Cable TV outlet in all bedrooms, family room, bonus room
- ◆ Telephone outlet in all bedrooms, kitchen, bonus room, den
- ◆ Conveniently prewired for:
 - Security alarm system
 - Ceiling fan with wall switch in family room and master bedroom
- ◆ Hand-set ceramic tile entry
- ◆ Elegant stairway with stained oak rail and cap with painted carved spindles and under-stair storage closet
- ◆ Modern easy-touch rocker arm light switchplates
- ◆ Gas starter woodburning fireplace with choice of several precast surround/mantle styles
- ◆ Interior laundry room with 220V and gas
- ◆ Laundry room features deep sink, tile countertop, and additional storage cabinets (per plan)
- ◆ Decorative art niche with downlight over built-in shelves

GOURMET KITCHEN

- ◆ Hand-set ceramic tile countertops
- ◆ Custom-finished oak cabinetry in choice of stains with melamine interiors, adjustable upper shelves, roller-guide drawers and custom "European" hidden hinges
- ◆ Under-cabinet lighting of key work areas
- ◆ Custom recessed ceiling lighting
- ◆ Quality Whirlpool built-in white appliances:
 - Four-burner 36" gas glass cooktop under 42" exterior venting hood
 - Built-in ovens: microwave over 30" self-cleaning lower Multi-cycle dishwasher
- ◆ Split compartment porcelain over cast iron sink
- ◆ Food waste disposer
- ◆ Moen kitchen faucet with gourmet pullout sprayer

ELEGANT BEDROOMS AND BATHS

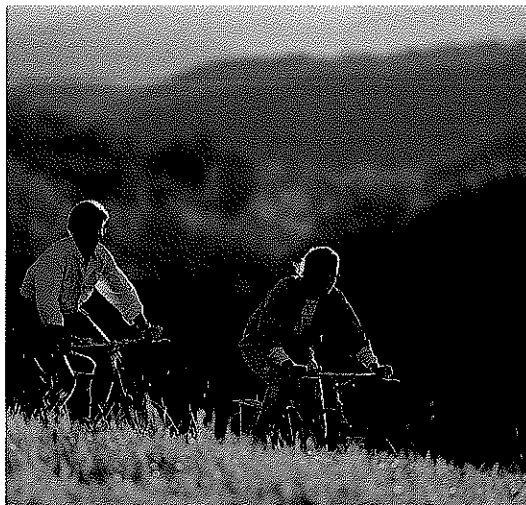
- ◆ Luxurious master bedroom suite with volume ceiling and separate sitting area, and retreat in plan 3262
- ◆ Walk-in closet in master bedroom (two in plans 2555, 2940) with beveled mirrored wardrobe doors and wire shelving
- ◆ Luxurious Jacuzzi-brand oval tub in master bath
- ◆ Master shower features bench and frameless clear glass enclosure
- ◆ Skylight in master bathroom (plan 2555)
- ◆ Hand-set ceramic tile vanity countertops, fully-tiled shower and tub surrounds in all baths
- ◆ Custom-finished oak cabinetry with choice of stains
- ◆ All baths feature two vitreous china bowl sinks (except baths 3 or 4)
- ◆ Secondary bath tubs are quality porcelain over steel
- ◆ Elegant Moen "Monticello" brass and chrome plumbing fixtures with levers in all baths
- ◆ Recessed mirrored medicine cabinet in all baths
- ◆ Light bar above full-width mirror in all baths (except plan 3262)

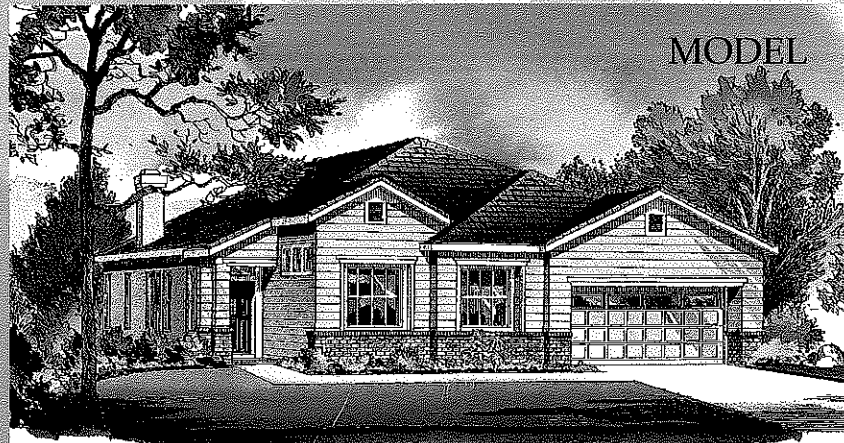
ENERGY EFFICIENT AND SAFETY FEATURES

- ◆ Certified Energy-Advantage Homes
- ◆ Central air conditioning
- ◆ Dual-glazed, energy-saving windows and glass doors
- ◆ High-efficiency forced-air furnace system with LED programmable zoned setback thermostats (non-zoned plan 2088)
- ◆ Desirable CPVC interior overhead water lines
- ◆ Water-saving showerheads and toilets, and surge-protected shower mixing valves
- ◆ Smoke detectors for added safety, including all bedrooms
- ◆ Fully insulated exterior walls and ceilings

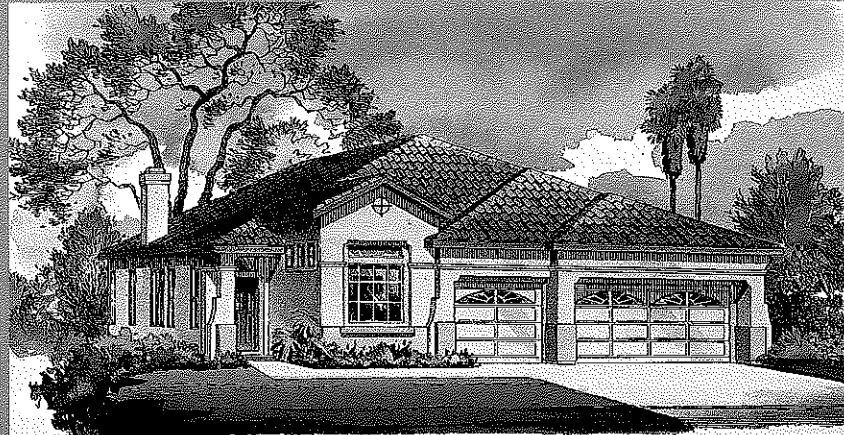
CUSTOMIZING OPPORTUNITIES

- ◆ Super family room conversion (plans 2555, 2940)
- ◆ Converted flex space with optional closet
- ◆ Room conversions: den, loft, super bedrooms, bonus room, retreat
- ◆ Upgraded floor coverings including carpet, vinyl, tile, marble, hardwood or laminate
- ◆ Upgraded tile/accent tile, granite slab, or Corian countertops and shower/tub surrounds
- ◆ Choice of natural maple, white, and/or raised panel cabinets with optional glass inserts in upper doors
- ◆ Additional built-in kitchen cabinets and desk (plan 2940)
- ◆ Closet, pantry and/or garage organizer system(s) in a variety of finishes
- ◆ Built-in bookcase or desk with optional upper cabinet (per plan)
- ◆ Appliances, including washer/dryer, 36" refrigerator and upgrade dishwasher, oven or cooktop in a variety of finishes
- ◆ Door and/or solid upper wall between master bedroom and bath
- ◆ Decorative gas fireplace and TV niche in master bedroom
- ◆ Tinted glass windows/doors, interior single-lite doors or in-wall sidelights, and/or choice of window coverings
- ◆ Extensive electrical options including computer network/ISDN/CAT 5 wiring, satellite antenna dish wiring, ceiling lighting and/or fans or additional cable TV and phone jacks
- ◆ Jacuzzi-brand jetted tub in master bath
- ◆ Choice of several security alarm system packages
- ◆ Beveled mirrored wardrobe doors in secondary bedrooms
- ◆ Chrome or brass shower enclosure over tub in secondary baths
- ◆ Automatic garage door opener for third parking space
- ◆ Upgraded driveway and/or entry walkway
- ◆ Choice of three front yard landscape packages





ELEVATION A
(Shown with Flex Space)



ELEVATION B



ELEVATION C
(Shown with Flex Space)

THE RIDGE

Maximum custom versatility and single-story convenience in this spacious home provide for a lifetime of easy living. Impressive 10-foot ceilings throughout the entire home create a dramatic feeling of openness, as well as allow for unique storage space above the secondary bedroom closets. The master suite can be expanded with a retreat or to a super master bedroom with additional closet. Put your imagination to the test in creating super

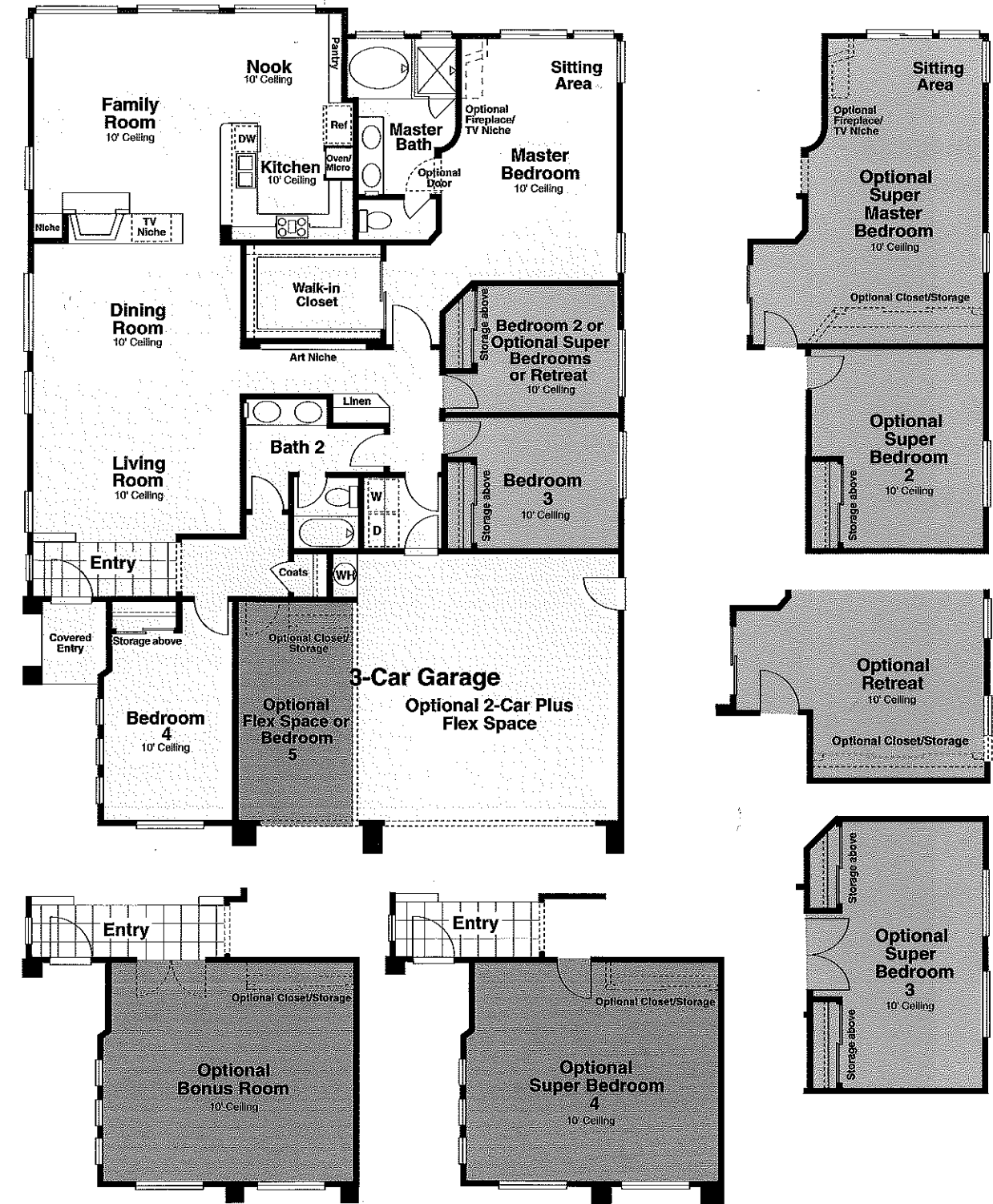


THE RIDGE

PLAN 2088

4 Bedrooms, 2 Baths, Approximately 2,088 Sq. Ft., or design with
Optional Super Bedrooms or Retreat Configurations

Up to 5 Bedrooms or Bonus Room or Super Bedroom with Flex Space, Approximately 2,248 Sq. Ft.

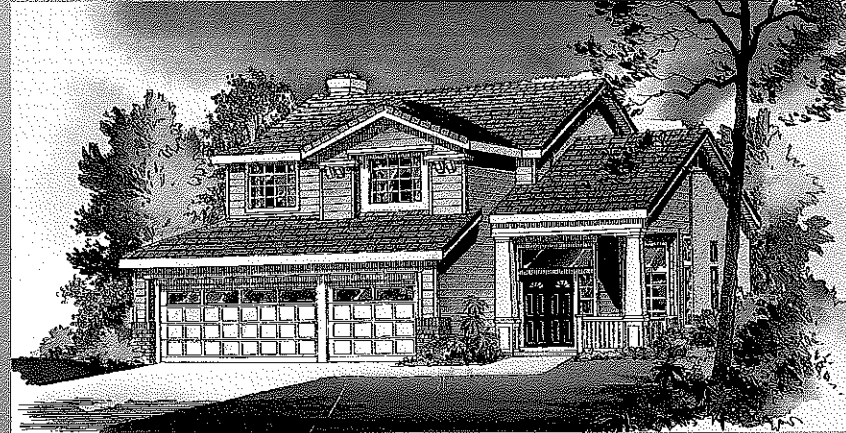




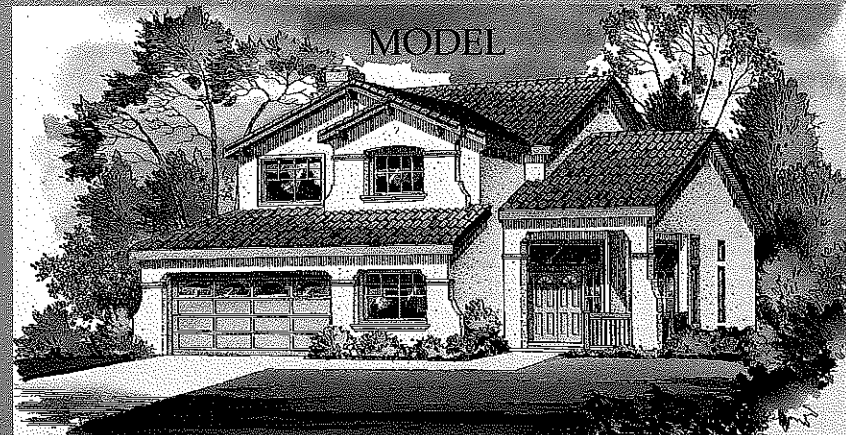
THE VISTA

PLAN 2555

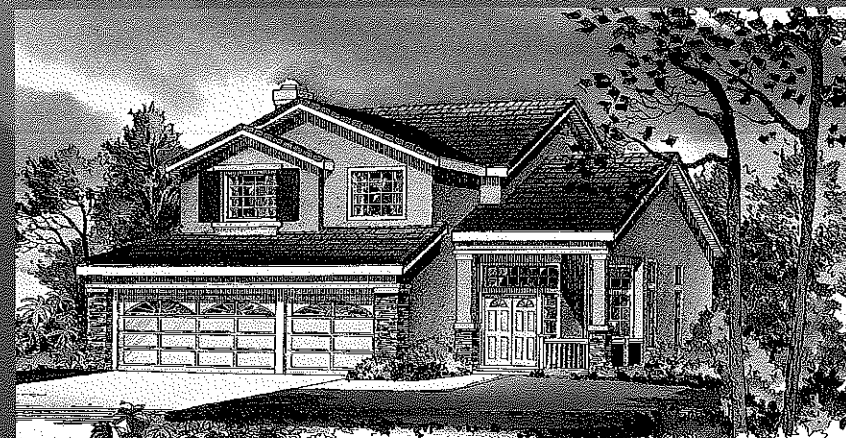
4 Bedrooms, Den, 3 Baths, Approximately 2,555 Sq. Ft., or design with
Optional 5 Bedrooms or Super Family Room, Retreat or Upstairs Den or Loft, Bonus Room or Super Bedroom Configurations
Up to 6 Bedrooms with Flex Space, Approximately 2,729 Sq. Ft.



ELEVATION A



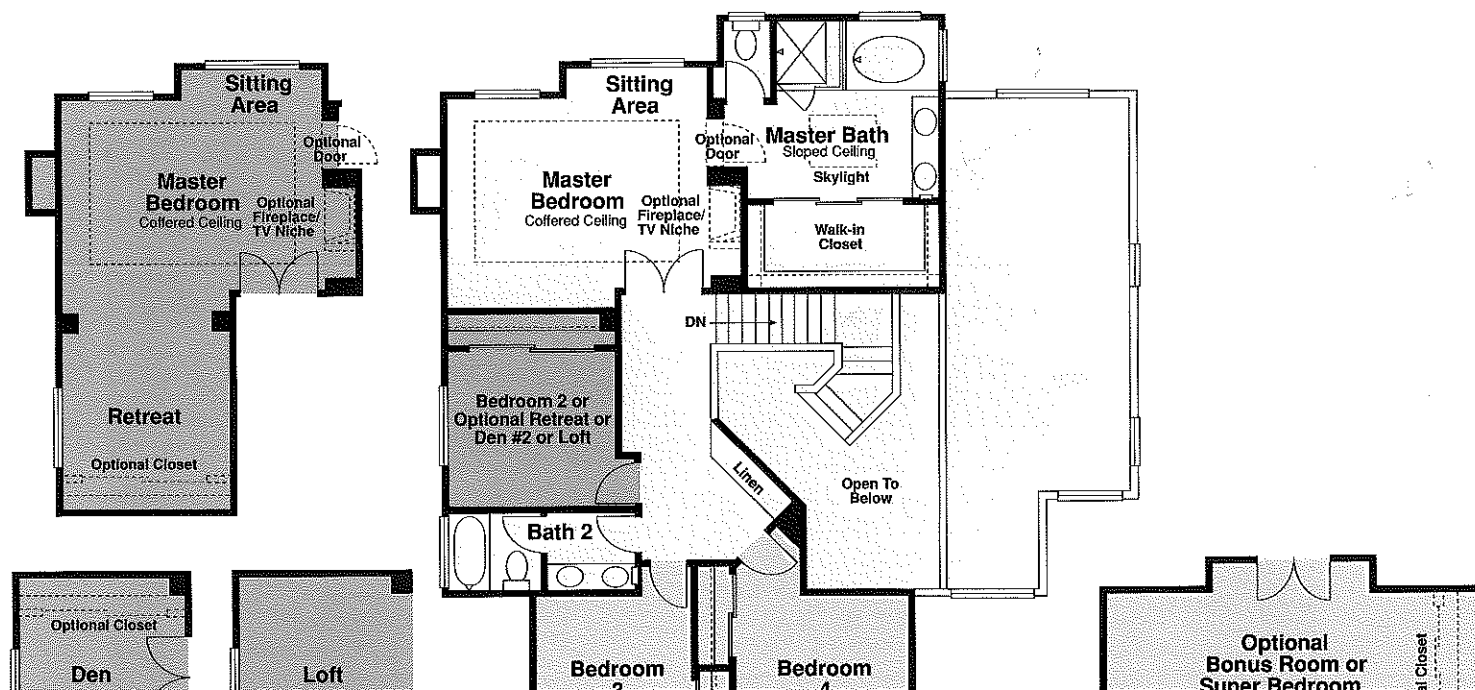
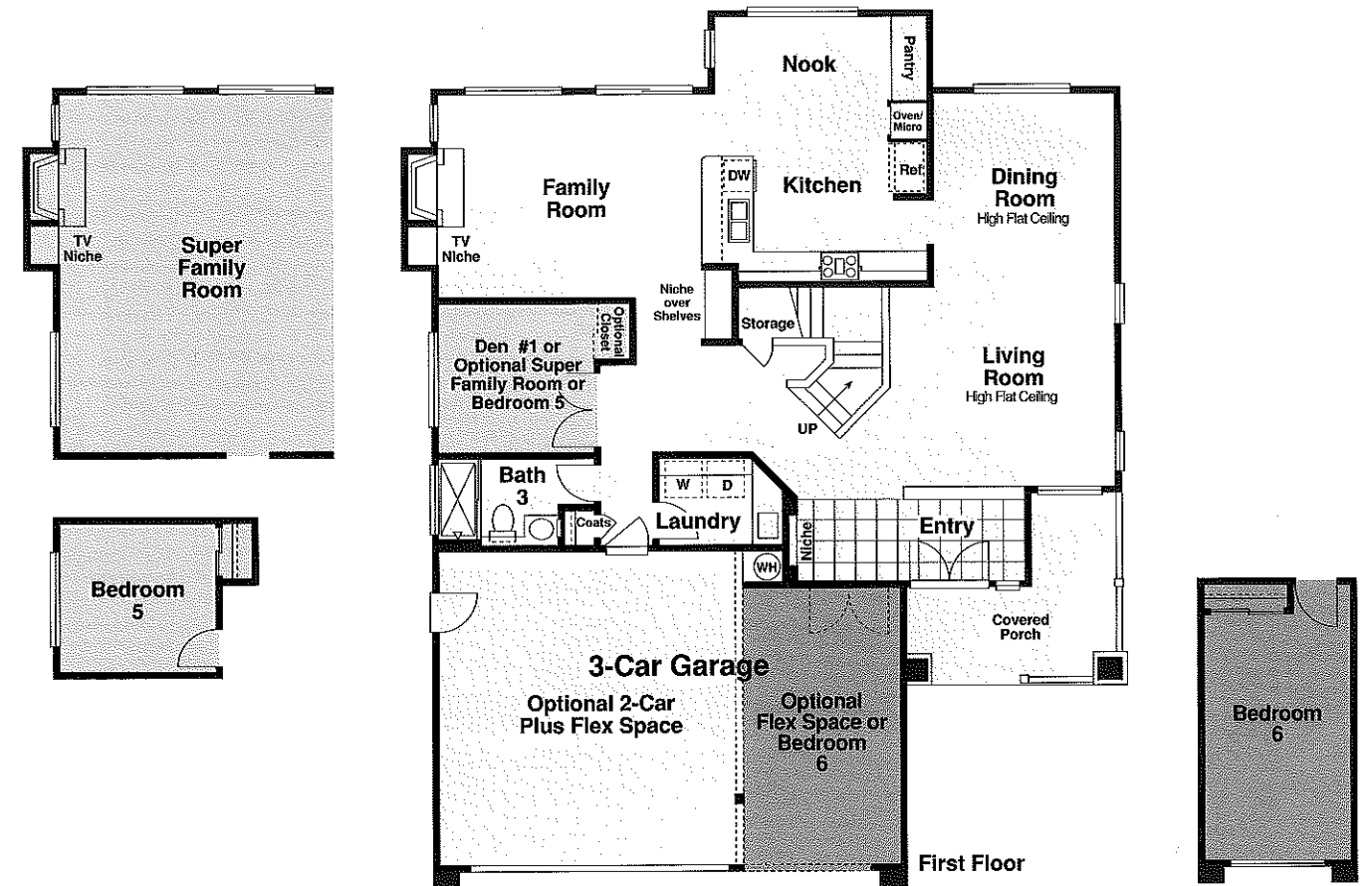
ELEVATION B
(Shown with Flex Space)



ELEVATION C

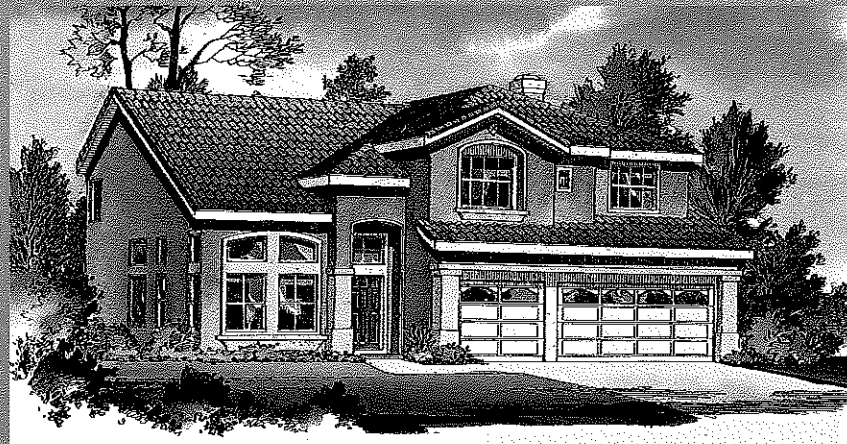
THE VISTA

Offering every element of uncompromising appeal, this light-filled home is designed with versatility to meet your needs. The family room expands to make room for a game table and can include a convenient built-in desk and upper cabinet. This spacious home easily provides up to 6 bedrooms by converting the downstairs den and garage flex space with a full bath nearby. Escape to the privacy of your master suite, which features a sitting area, fireplace, and a full bath with a skylight and





ELEVATION A



ELEVATION B



ELEVATION C
(Shown with Flex Space)

THE HIGHLAND

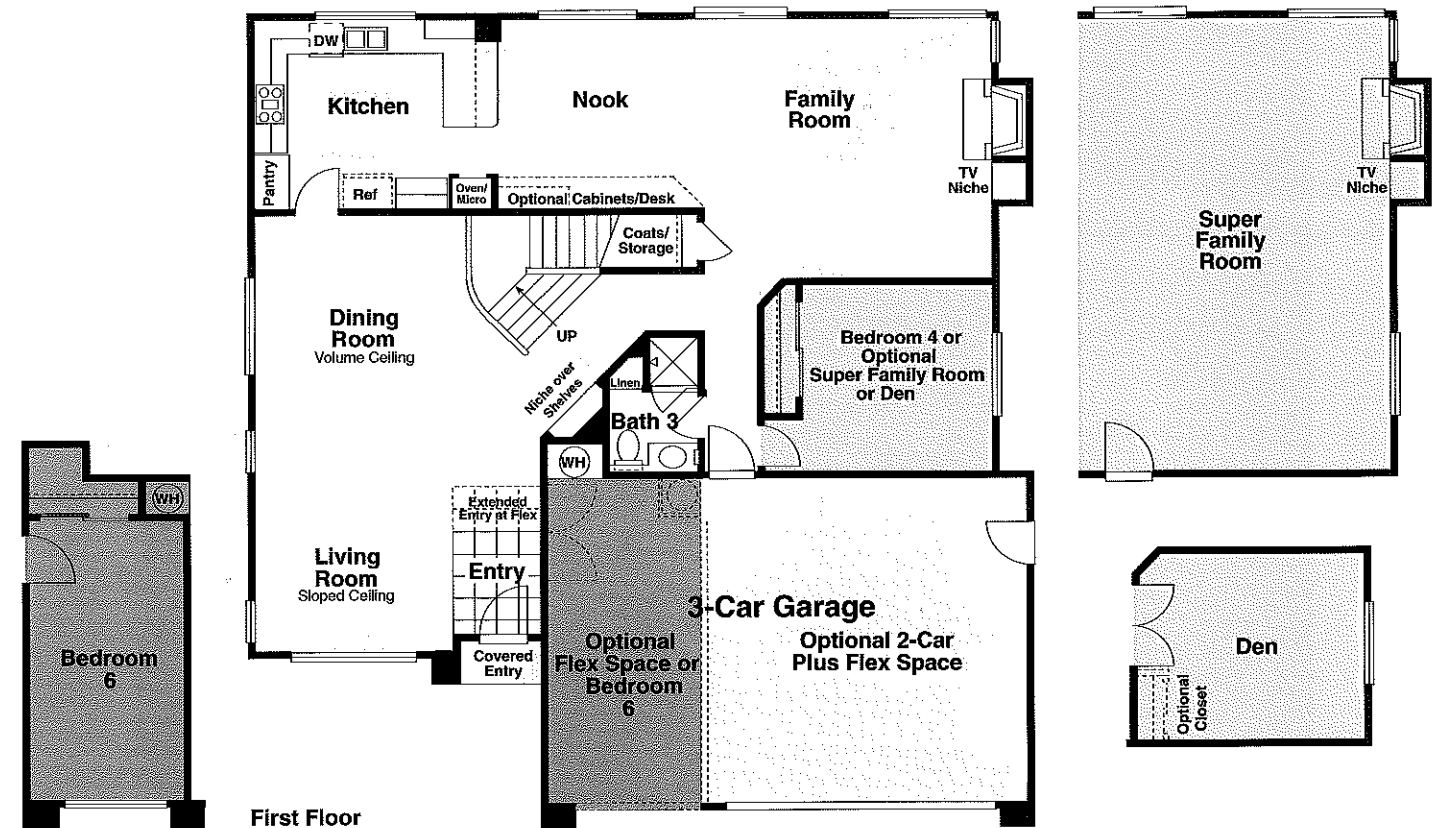
Highlighted by a curved staircase, the soaring volume ceilings in the dining and living rooms make for an impressive entry to this captivating showplace. The family room with woodburning fireplace easily becomes a super family room for additional family activities. The desirable kitchen and nook is further enhanced with optional cabinets and desk. Upstairs, the opulent master suite encompasses the entire rear of the home and is



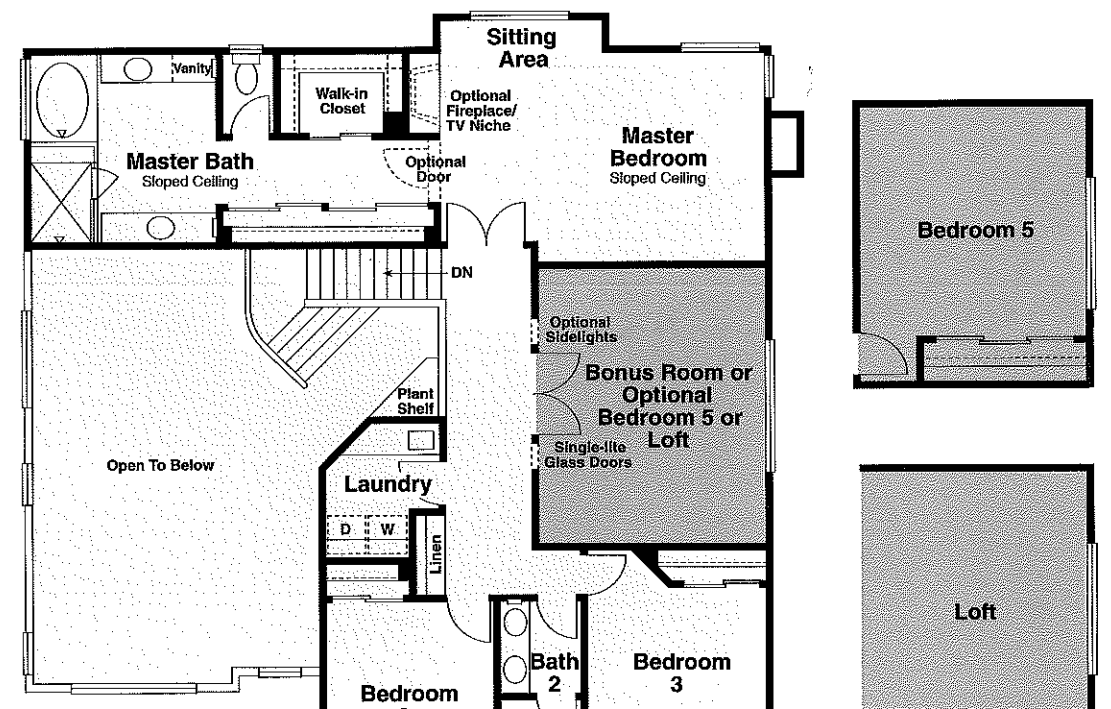
THE HIGHLAND

PLAN 2940

4 Bedrooms, Bonus Room, 3 Baths, Approximately 2,940 Sq. Ft., or design with
Optional 5 Bedrooms or Loft, Den or Super Family Room Configurations
Up to 6 Bedrooms with Flex Space, Approximately 3,135 Sq. Ft.



First Floor



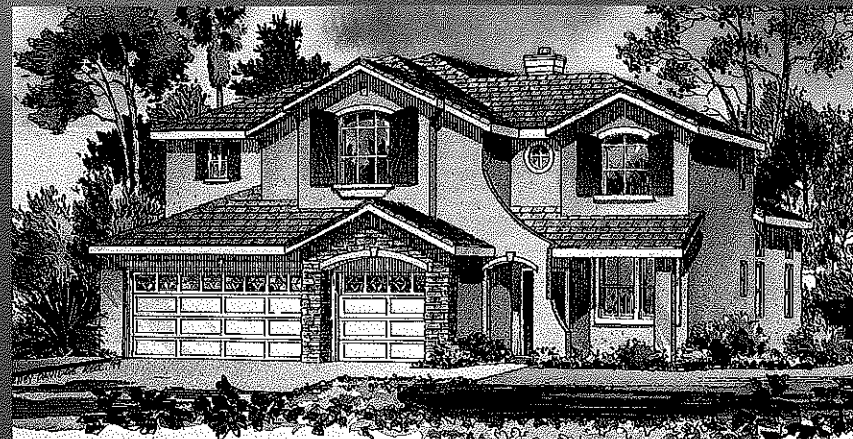
Loft



ELEVATION A
(Shown with Flex Space)



ELEVATION B



ELEVATION C

THE SUMMIT

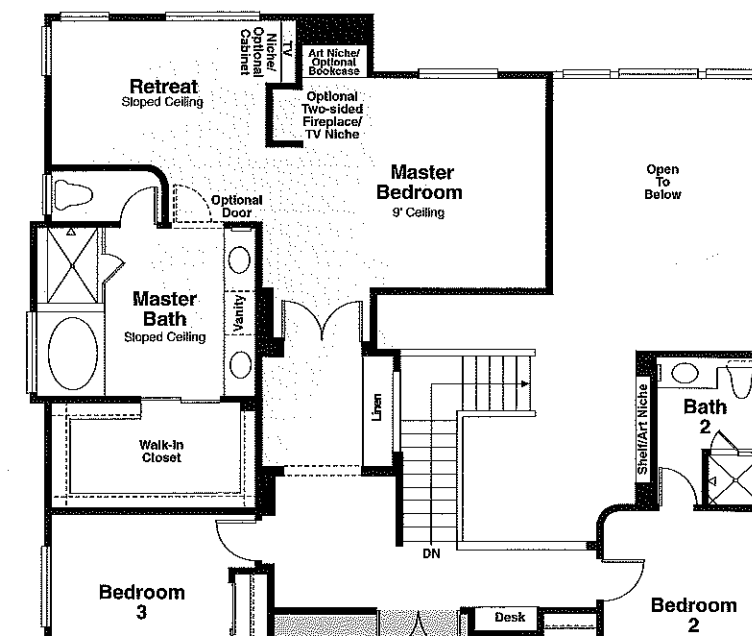
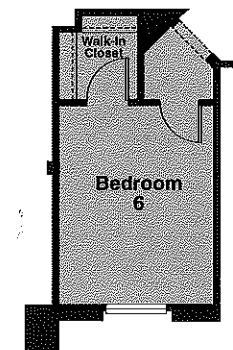
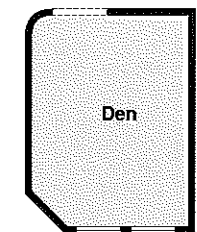
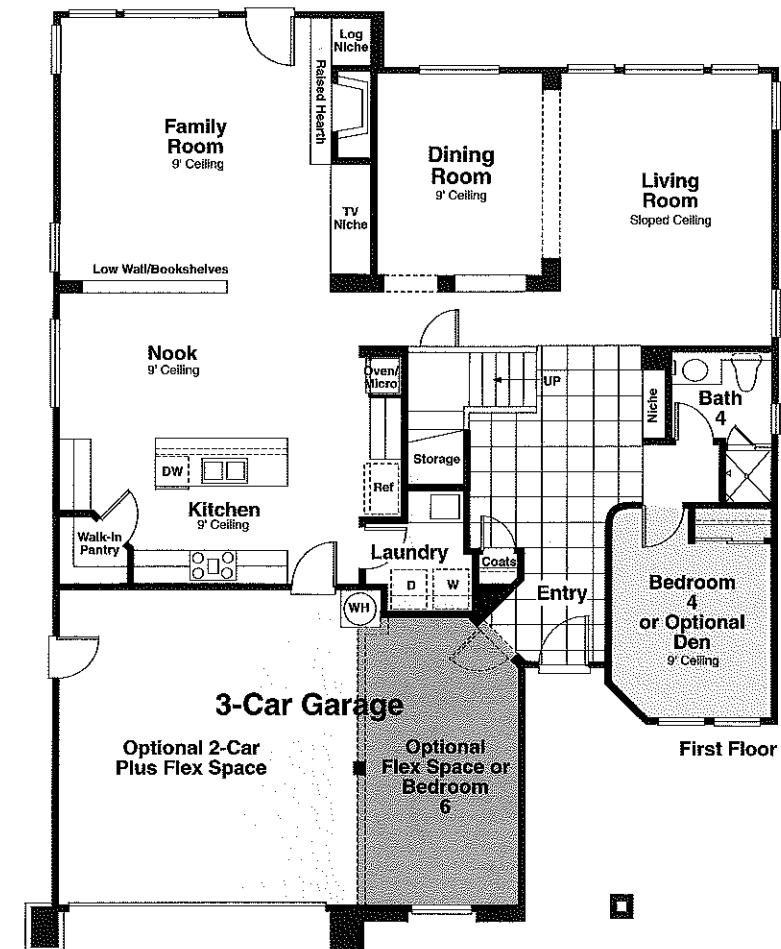
However you choose to design this versatile architectural masterpiece, you'll never have to sacrifice the elegance of the soaring volume through the entry and formal living and dining rooms. Adjoining the entry, the downstairs bedroom and optional flex space with full bath nearby is perfect for family members of all ages. The island kitchen with nook and built-in bookshelves adjoining the spacious family room with raised hearth creates the perfect family gathering place. Upstairs, a vestibule

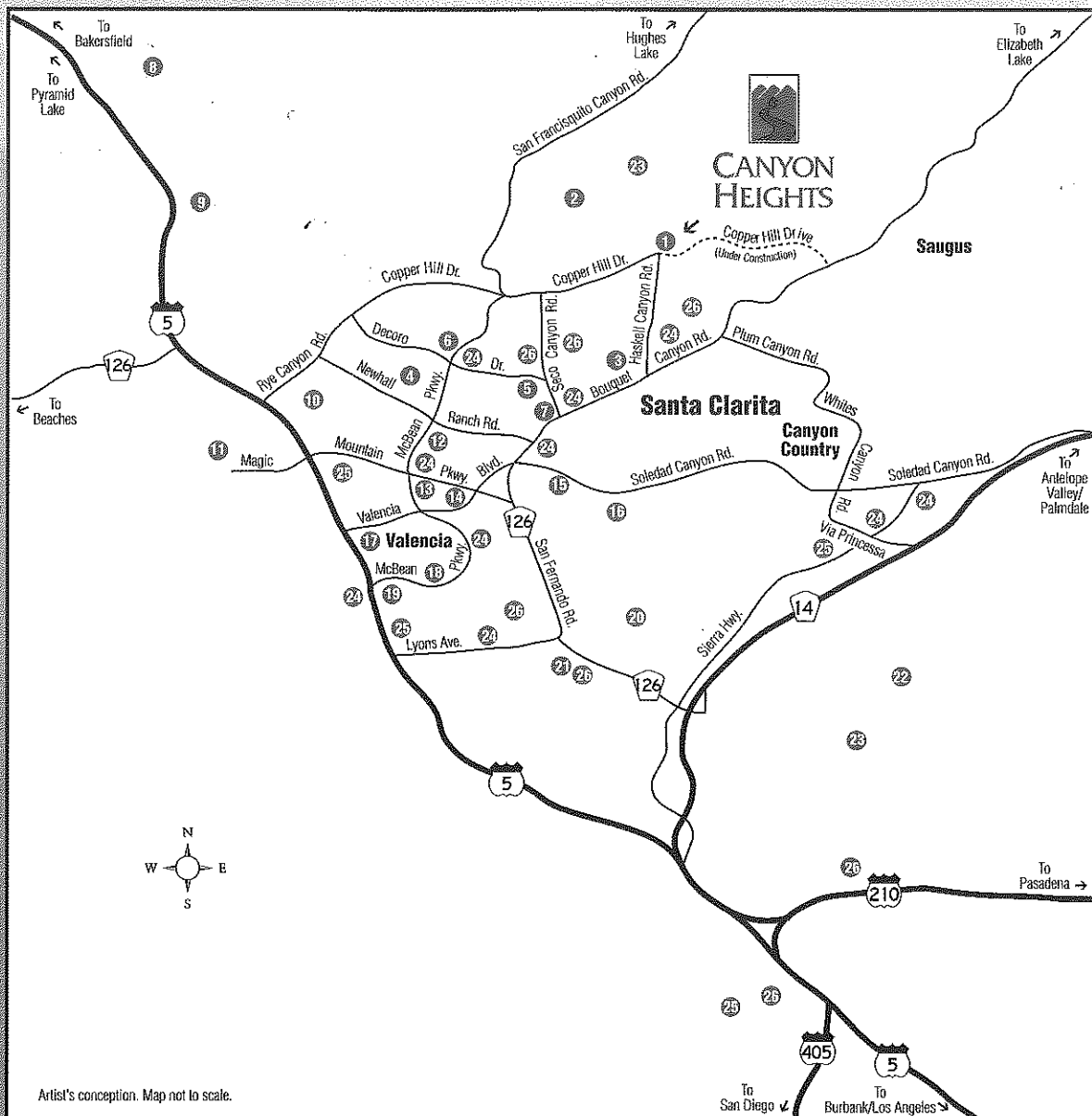


THE SUMMIT

PLAN 3262

4 Bedrooms, 4 Baths, Bonus Room, Approximately 3,262 Sq. Ft., or design with
Optional 5 Bedrooms or Den Configurations
Or up to 6 Bedrooms with Optional Flex Space. Approximately 3,462 Sq. Ft.





Artist's conception. Map not to scale.

- | | | |
|--|---|--------------------------------------|
| 1. CANYON HEIGHTS | 10. Valencia Industrial Park | 19. California Institute of the Arts |
| 2. Mountain View Elementary School | 11. Six Flags Magic Mountain and Hurricane Harbor | 20. Masters College |
| 3. Saugus High School | 12. Post Office | 21. Newhall Community Hospital |
| 4. Valencia High School | 13. Valencia Town Center Shopping Mall | 22. Placerita Canyon State Park |
| 5. Arroyo Seco Junior High School | 14. Civic Center, Library and Sheriff's Station | 23. Angeles National Forest |
| 6. Rio Norte Junior High School (proposed) | 15. Saugus Speedway | 24. Shopping |
| 7. Fire Station | 16. Metrolink Station | 25. Golf courses |
| 8. Castaic Lake State Recreation Area | 17. College of the Canyons | 26. Parks |
| 9. Santa Clarita Sports Park (site) | 18. Henry Mayo Newhall Memorial Hospital | |

Discover the hallmarks of Davidon Homes – a dedication to excellence and exceeding homebuyer expectations. In a commitment to creating unique environments in breathtaking settings, Davidon Homes has been fulfilling dreams and creating pride of ownership for thousands of homebuyers throughout California for nearly 20 years.

Davidon Homes is unmatched in its time-honored respect for superb craftsmanship, contemporary design and versatility, modern appointments and, above all, lasting value. Specializing in the move-up market, Davidon offers a host of luxurious amenities and a variety of optional touches that allow buyers to enhance their new home. We take pride in working with you to create the perfect home for your lifestyle.

Experience, sensitivity to the changing needs of homebuyers, and attention to detail define the renowned custom quality found in every one of our new home communities.

Allow yourself the luxury of a Davidon home and venture into a world of unsurpassed comfort, quality and value that lasts a lifetime. Davidon Homes is proud to present **CANYON HEIGHTS**.

21624 W. Canyon Heights Circle
 Santa Clarita, California 91350

FINAL PHASE



CANYON HEIGHTS

<u>PLAN</u>	<u>APPROXIMATE SQUARE FOOTAGE</u> <u>BEDROOMS/BATHROOMS</u>	<u>PRICE</u>
Plan 2088 THE RIDGE (Single Story)	2088 4 Bedrooms, 2 Baths, or Optional Super Bedrooms or Retreat Up to 5 Bedrooms or Bonus Room or Super Bedroom with Flex Space	FROM \$331,990*
Plan 2555 THE VISTA	2555 4 Bedrooms, Den, 3 Baths, or Optional 5 Bedrooms or Super Family Room, Retreat or Upstairs Den or Loft, Bonus Room or Super Bedroom Up to 6 Bedrooms with Flex Space	FROM \$346,460
Plan 2940 THE HIGHLAND	2940 4 Bedrooms, Bonus Room, 3 Baths or Optional 5 Bedrooms or Loft, Den or Super Family Room Up to 6 Bedrooms with Flex Space	FROM \$376,990
Plan 3262 THE SUMMIT	3262 4 Bedrooms, Bonus Room, 4 Baths or Optional 5 Bedrooms or Den Configuration	FROM \$405,490

Davidon Homes reserves the right to substitute without prior notice materials, features and/or specifications.
Prices and terms subject to change without notice.

*Home available to non-contingent buyer subject to previous buyer cancellation.

FINANCING IS AVAILABLE THROUGH NORTH AMERICAN MORTGAGE
Carlos Melich - (661) 255-7885

April 20, 2001

21624 W. Canyon Heights Circle
Santa Clarita, CA 91350

(661) 255-7885

THE RIDGE - PLAN 2088

(Single Story) APPX. LOT

<u>PHASE</u>	<u>LOT</u>	<u>ELEV.</u>	<u>ADDRESS</u>	<u>APPX. LOT SQ.FT./ACRE</u>	<u>PRICE</u>
XIII	3	3B	21735 W. Canyon Heights Cir.	7,988/ (.18)	\$342,990 SOLD
XIII	5	3C	21726 W. Canyon Heights Cir.	6,052/ (.14)	\$333,810 SOLD
XIII	14	3B	28372 N. Willow Canyon Ct.	5,798/ (.13)	\$336,740
XIII	15	3A	28378 N. Willow Canyon Ct.	6,089/ (.14)	\$335,740 SOLD
XIV	17	3C	28403 N. Pinewood Court	6,994/ (.16)	\$331,990 SOLD*
XIV	19	3B	28415 N. Pinewood Court	9,841/ (.22) ⊗	\$354,990 SOLD*
XIV	29	3C	28424 N. Pinewood Court	6,448/ (.15)	\$346,990 SOLD
XIV	32	3A	28406 N. Pinewood Court	7,244/ (.16)	\$341,990 SOLD
XV	1	3A	21620 W. Kyra Court	7,795/ (.17)	\$349,990
XV	3	3B	21608 W. Kyra Court	7,879/ (.18)	\$382,990
XV	47	3C	21719 W. Redwood Canyon Pl.	52,837/ (1.21) ⊗	\$369,990
XV	62	3C	21614 W. Canyon Heights Cir.	11,402/ (.26) ⊗	\$341,990 SOLD
XV	64	3B	21606 W. Canyon Heights Cir.	13,262/ (.30) ⊗	\$372,990

THE VISTA - PLAN 2555

<u>PHASE</u>	<u>LOT</u>	<u>ELEV.</u>	<u>ADDRESS</u>	<u>APPX. LOT SQ.FT./ACRE</u>	<u>PRICE</u>
XIII	1	3C	21723 W. Canyon Heights Cir.	6,613/ (.15)	\$349,120 SOLD
XIII	6	3A	21720 W. Canyon Heights Cir.	6,362/ (.14)	\$348,620
XIII	13	3C	28368 N. Willow Canyon Ct.	5,492/ (.12)	\$351,120 <i>Sold</i>
XIV	18	3C	28409 N. Pinewood Court	6,460/ (.15)	\$346,460
XIV	22	3B	28433 N. Pinewood Court	8,949/ (.20) ⊗	\$384,990 SOLD
XIV	30	3B	28418 N. Pinewood Court	5,997/ (.14)	\$350,460 SOLD

THE HIGHLAND - PLAN 2940

<u>PHASE</u>	<u>LOT</u>	<u>ELEV.</u>	<u>ADDRESS</u>	<u>APPX. LOT SQ.FT./ACRE</u>	<u>PRICE</u>
XII	36	3C	28423 N. Rock Canyon Drive	9,839/ (.22) ⊗	\$376,400 SOLD
XIII	2	3A	21729 W. Canyon Heights Cir.	6,030/ (.14)	\$378,315 SOLD
XIII	7	3B	21712 W. Canyon Heights Cir.	7,667/ (.17)	\$387,506 SOLD*
XIII	9	3C	21704 W. Canyon Heights Cir.	12,536/ (.29) ⊗	\$394,315 SOLD
XIII	11	3B	28354 N. Willow Canyon Ct.	6,473/ (.15)	\$387,815 SOLD
XIV	20	3A	28421 N. Pinewood Court	9,490/ (.22) ⊗	\$396,990 SOLD*
XIV	24	3B	28441 N. Pinewood Court	160,215/ (3.68) ⊗	\$395,990 SOLD
XIV	25	3C	28445 N. Pinewood Court	78,079/ (1.79) ⊗	\$393,290 SOLD*
XIV	27	3A	28436 N. Pinewood Court	6,955/ (.16)	\$401,190 SOLD
XV	2	3C	21612 W. Kyra Court	6,435/ (.14)	\$384,990 <i>Sold</i>
XV	44	3B	21720 W. Redwood Canyon Pl.	16,706/ (.38) ⊗	\$376,990
XV	45	3A	21728 W. Redwood Canyon Pl.	13,344/ (.30) ⊗	\$380,990

THE SUMMIT - PLAN 3262

<u>PHASE</u>	<u>LOT</u>	<u>ELEV.</u>	<u>ADDRESS</u>	<u>APPX. LOT SQ.FT./ACRE</u>	<u>PRICE</u>
XIII	4	3C	21732 W. Canyon Heights Cir.	6,962/ (.16)	\$402,500 SOLD
XIII	8	3A	21708 W. Canyon Heights Cir.	13,346/ (.30) ⊗	\$442,770 SOLD
XIII	10	3A	28350 N. Willow Canyon Ct.	16,352/ (.37) ⊗	\$430,770 SOLD
XIII	12	3C	28360 N. Willow Canyon Ct.	5,865/ (.13)	\$411,270
XIII	16	3C	21719 W. Rose Canyon Lane	9,889/ (.23)	\$432,500 SOLD
XIV	21	3A	28425 N. Pinewood Court	9,405/ (.21) ⊗	\$441,020 SOLD*
XIV	23	3C	28437 N. Pinewood Court	9,419/ (.21) ⊗	\$442,020 SOLD*
XIV	26	3A	28442 N. Pinewood Court	51,878/ (1.19) ⊗	\$446,490 SOLD*