





Canyon Ridge



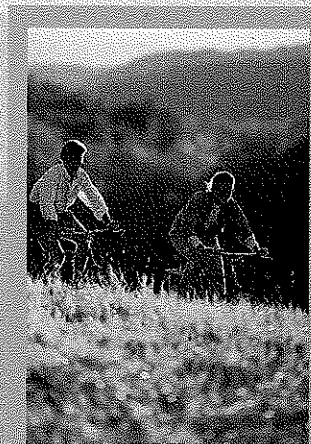
High above the hustle and bustle of everyday life lies an extraordinary new community of Canyon Ridge. It is our newest addition to the picturesque Santa Clarita landscape, featuring distinctive new homes with stunning designs and breathtaking views of the valley and surrounding mountains.

Our carefully-crafted homes at Canyon Ridge showcase comfortable, elegant interiors with flexible floor plans allowing sophisticated homeowners to express creativity and personal preferences in the design of their new home. In response to your demand for more space to accommodate active family lifestyles, our exciting homes at Canyon Ridge are equipped with desirable four-car garages and easy access. We also take pride in developing spacious home sites on quiet cul-de-sacs, creating a private outdoor ambiance that complements the hillside location.

When purchasing a home at Canyon Ridge, you will experience the best of two worlds. . . a unique suburban environment in one of America's safest communities, yet conveniently close to Interstate 5, major employment centers, recreational opportunities, award-winning schools and a variety of established amenities such as shopping, restaurants and entertainment venues.



Davidon Homes is very pleased to invite you to experience an exciting new address that promises an unparalleled life-style in the desirable Santa Clarita Valley. Canyon Ridge will capture your imagination . . . provide you with the finest natural beauty, enduring quality, innovative options and an exceptional home of lasting value that you and your family will cherish for many years.




Quality Features

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 porches, stucco, siding, brick or stone masonry (per elevation)
- Lighted house number and exterior entry light by front porch
- Raised six-panel eight-foot entry door with oil-rub brass split-finish hardware and deadbolt
- Three- and four-car garage with custom window panels (per elevation)
- Weather-stripped roll-up garage door(s) with automatic opener at double door, prewired at single door (per plan)
- Fully taped, textured, and painted garage interior
- Rear and side yard masonry walls with wrought iron fencing (per home site)

GRACIOUS LIVING AREAS

- Dramatic arched passages, art niches and plant shelves
- Custom-style baseboard, door and closet casings, and radius wall corners
- Attractive divided-light white windows (per elevation)
- Raised panel interior doors with polished brass lever hardware and hinges
- Centrally-located oak built-in linen cabinets and computer desk with file drawer
- Telephone in all bedrooms, den, kitchen, recreation room, and at desk
- Hand-set ceramic tile entry
- Elegant stairway with stained solid oak rail and carved spindles
- Convenient under-stair closet storage (per plan)
- Recessed media niche adjacent to family room fireplace
- Woodburning fireplace with gas stub out at family room, raised hearth, and choice of several precast surround/mantle styles
- Interior laundry room features 220V and gas dryer connections, deep sink with tile countertop and storage cabinets
- Category 5 homerun wiring system which includes cable and telephone to each bedroom, kitchen, family room, den and recreation room
- Choice of two interior paint schemes; two-tone or bright white

GOURMET KITCHEN

- Hand-set ceramic tile countertops
- Custom-finished oak cabinetry in choice of stains with melamine adjustable upper shelves and easy-use roller-guide drawers
- Walk-in pantry with extensive wood shelving (per plan)
- Under-cabinet lighting of key work areas
- Quality built-in white appliances:
 - KitchenAid 36" five-burner gas cooktop under exterior venting hood
 - Whirlpool "Gold" built-in combination oven: 1.4 cubic ft. upper microwave over self-cleaning 30" oven
 - Whirlpool multi-cycle dishwasher
- Double compartment porcelain-over-cast-iron Kohler sink with food waste disposer
- Moen white kitchen faucet with convenient pullout sprayer
- Water line for icemaker in 39" refrigerator space
- Spacious breakfast nook and casual dining bar (per plan)
- Fold-out spice rack at cooktop
- European style hinges on all cabinets

ELEGANT BEDROOMS AND BATHS

- Luxurious master bedroom suite with double-door entry, nine- or ten-foot ceiling (per plan), and sitting area
- Two master bedroom walk-in closets (per plan) with mirrored doors and ventilated wire shelving
- Master bath features Jacuzzi-brand jetted tub, separate shower with bench and clear glass enclosure, custom recessed soffit lighting over sink, and vanity dressing area
- Hand-set ceramic tile vanity countertops, shower and tub surrounds in all baths
- Custom-finished oak cabinetry with choice of stains
- All upstairs baths, and secondary baths feature two vitreous china bowl sinks
- Baths 2 and 3 feature recessed ceiling lighting and tiled shower surround over porcelain-on-steel tub (per plan) or tile shower pan
- Elegant Moen brass/chrome plumbing fixtures with levers in master and downstairs baths, showerheads set at minimum 6'5"
- Recessed, beveled 36" tall medicine cabinet in all full baths
- Large secondary bedrooms with full-sized and/or walk-in closets

ENERGY EFFICIENT AND SAFETY FEATURES

- **Certified Energy Advantage Home**
- Central air conditioning
- Dual-glazed, energy-saving vinyl windows
- Energy-efficient, dual-zoned forced-air furnace system in attic with programmable setback thermostats with LED display (plans 2711, 2859, 3106)
- Water-saving showerheads and toilets
- High-recovery 50-gallon water heater
- Smoke detectors for added safety, including all bedrooms
- Insulated exterior walls and ceilings
- Prewired for security system
- Desirable CPVC non-corrosive interior water lines

CUSTOMIZING OPPORTUNITIES

- Converted flex space instead of third or fourth car garage (per plan)
- Room conversions: recreation room, upstairs or downstairs bedrooms, or dens, super den and loft, and second master bedroom suite (per plan)
- Upgraded floor coverings: carpet, vinyl, tile, marble, or hardwood
- Upgraded tile/accent tile, granite slab or Corian countertops, and shower/tub surrounds
- Cabinetry customizing including kitchen wine rack (per plan) and/or recycling bins, maple in choice of stains, white including pulls, choice of raised panel designs, glass insert uppers
- Media center built-ins, same as designed for model interiors
- Additional upper cabinets at desk or laundry
- Optional door between master bedroom and bath
- Stair rail and/or spindles in maple in choice of stains, or wrought iron spindles
- Appliances in choice of finishes; stainless steel, black, or biscuit
- Optional washer/dryer, refrigerator and upgrade KitchenAid dishwasher, ovens, cooktop, trash compactor, and/or recycle center
- Custom interior two-tone, washable latex paint for walls and/or stair spindles
- Extensive electrical options including structured cable, computer wiring, satellite dish wiring, ceiling lighting and/or fans and additional cable TV and phone jacks
- Decorative gas fireplace with TV niche above in master bedroom
- Interior divided-light French doors and/or decorative crown molding
- Design your own closet, pantry or garage organizer, built-in security, surround sound TV theatre and/or intercom or stereo system(s)
- Beveled mirrored wardrobe doors in secondary bedrooms

In an effort to continuously improve its product, Davidon Homes reserves the right to change maps, floor plans, house sizes, exteriors, specifications, prices and availability without notice. Numerous items in and around the model homes are upgraded, may not be available, and are not included in the purchase price. Please ask to see our extensive list of optional choices and

The Ridge

PLAN 2378

4 Bedrooms, 2 Baths, 3-Car Garage

Approx. 2378 Sq. Ft.

Up to 5 Bedrooms, 3 Baths with optional conversions,

Approx. 2554 Sq. Ft.



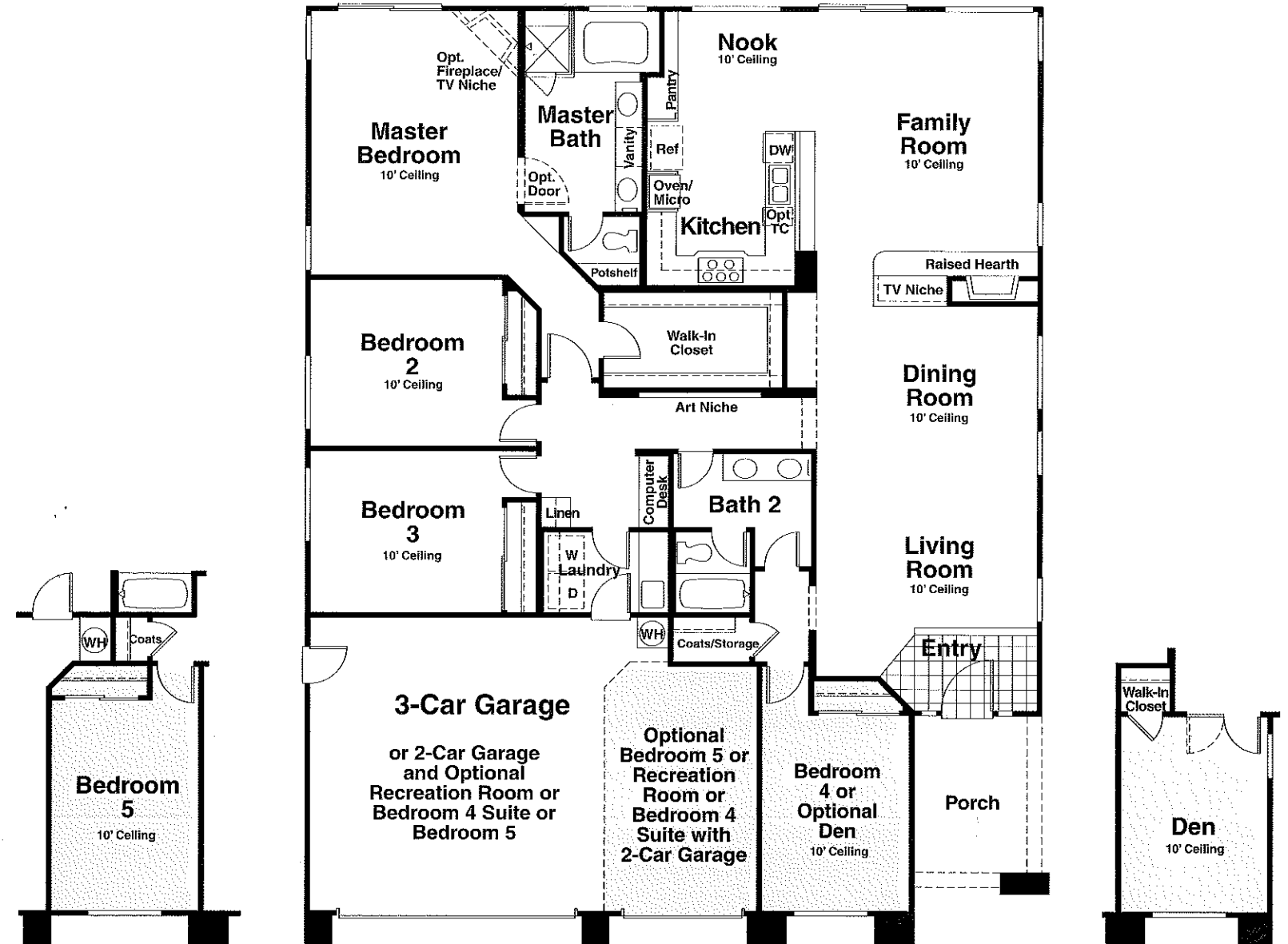
Elevation B - Spanish



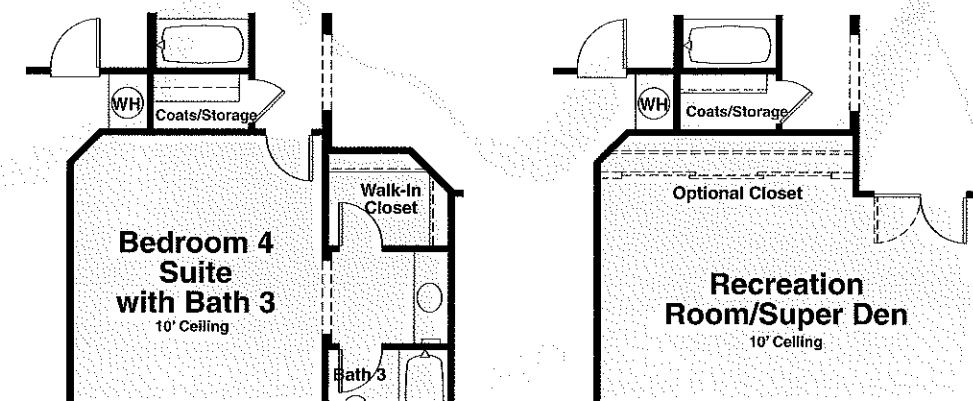
*Elevation C - Craftsman
Model, Shown with Recreation Room and 2-Car Garage*



*Elevation D - French
Shown with Bedroom 4 Suite and 2-Car Garage*

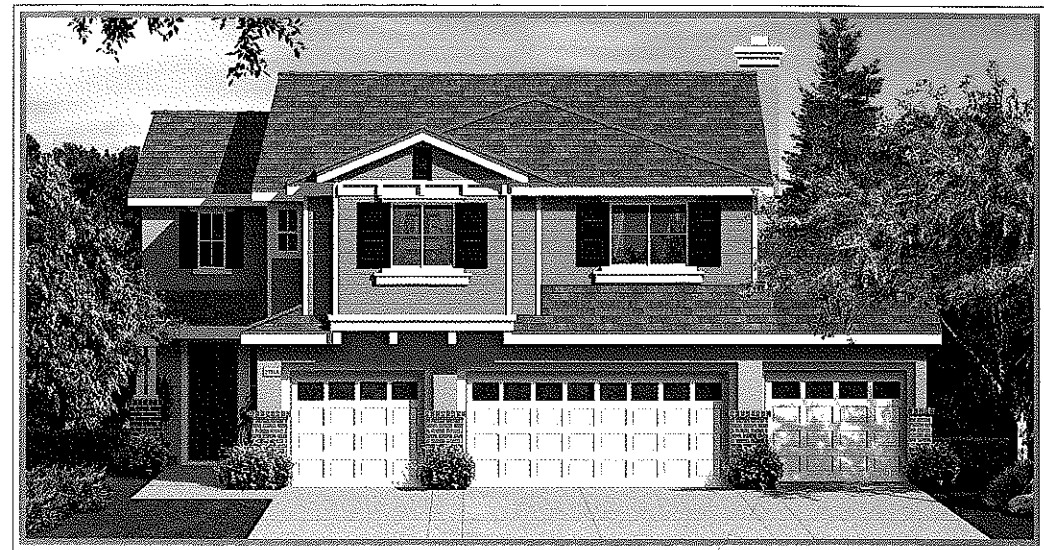


ELEV. C
(Windows may vary by elevation)



The Vista

PLAN 2711
 4 Bedrooms, 2 1/2 Baths, 3-Car Garage
 Approx. 2711 Sq. Ft.
 Up to 5 Bedrooms, 3 Baths with optional conversions,
 Approx. 2911 Sq. Ft.
 Optional 4-Car Garage (per home site)



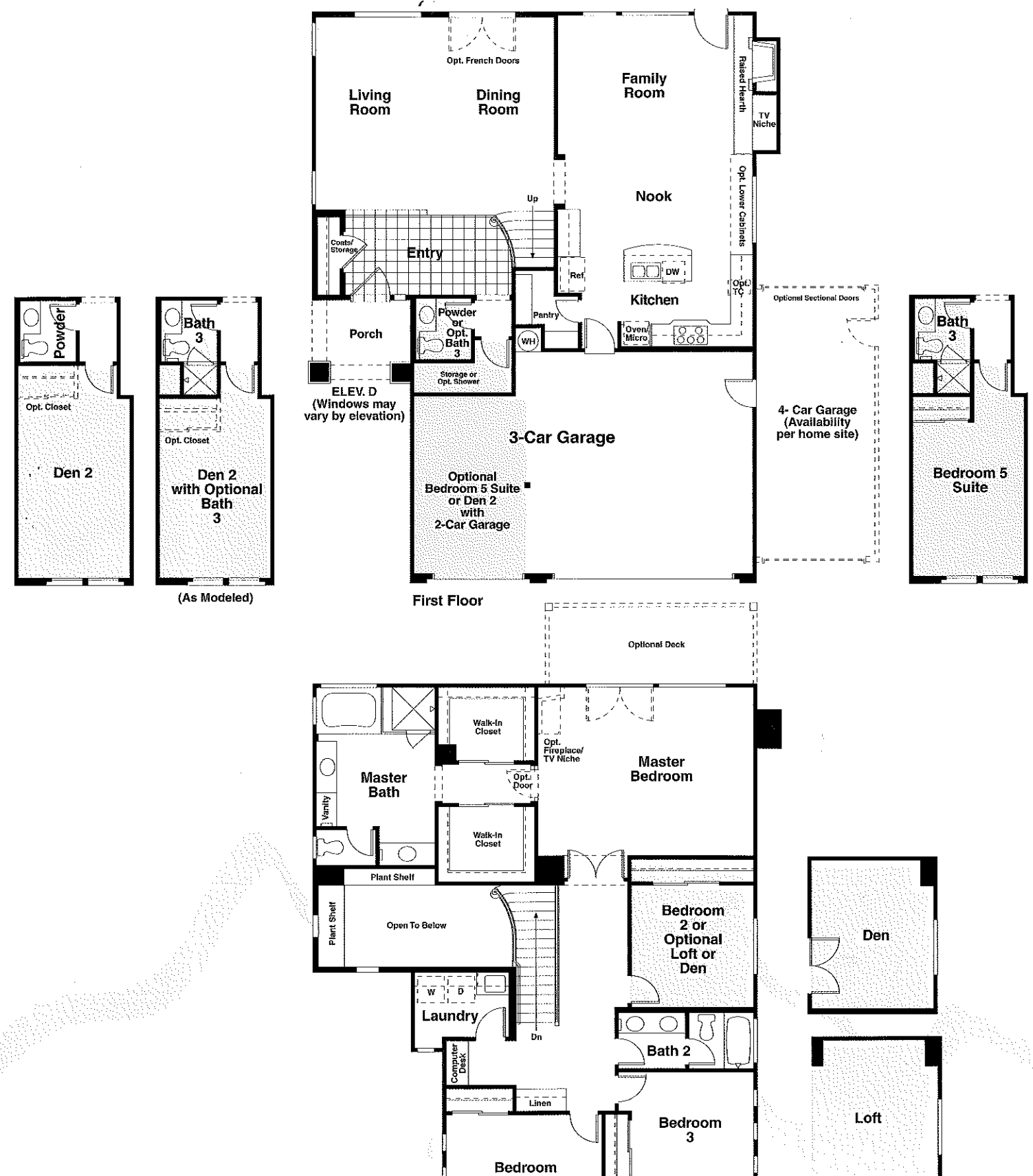
*Elevation A - Traditional
 Shown with 4-Car Garage*



Elevation B - Spanish



*Elevation D - French
 Model, Shown with Den and 2-Car Garage*



The Highland

PLAN 2859
 4 Bedrooms, 2 1/2 Baths, 3-Car Garage
 Approx. 2859 Sq. Ft.
 Up to 7 Bedrooms, 3 Baths with optional conversions,
 Approx. 3589 Sq. Ft.
 Optional 4-Car Garage (per home site)



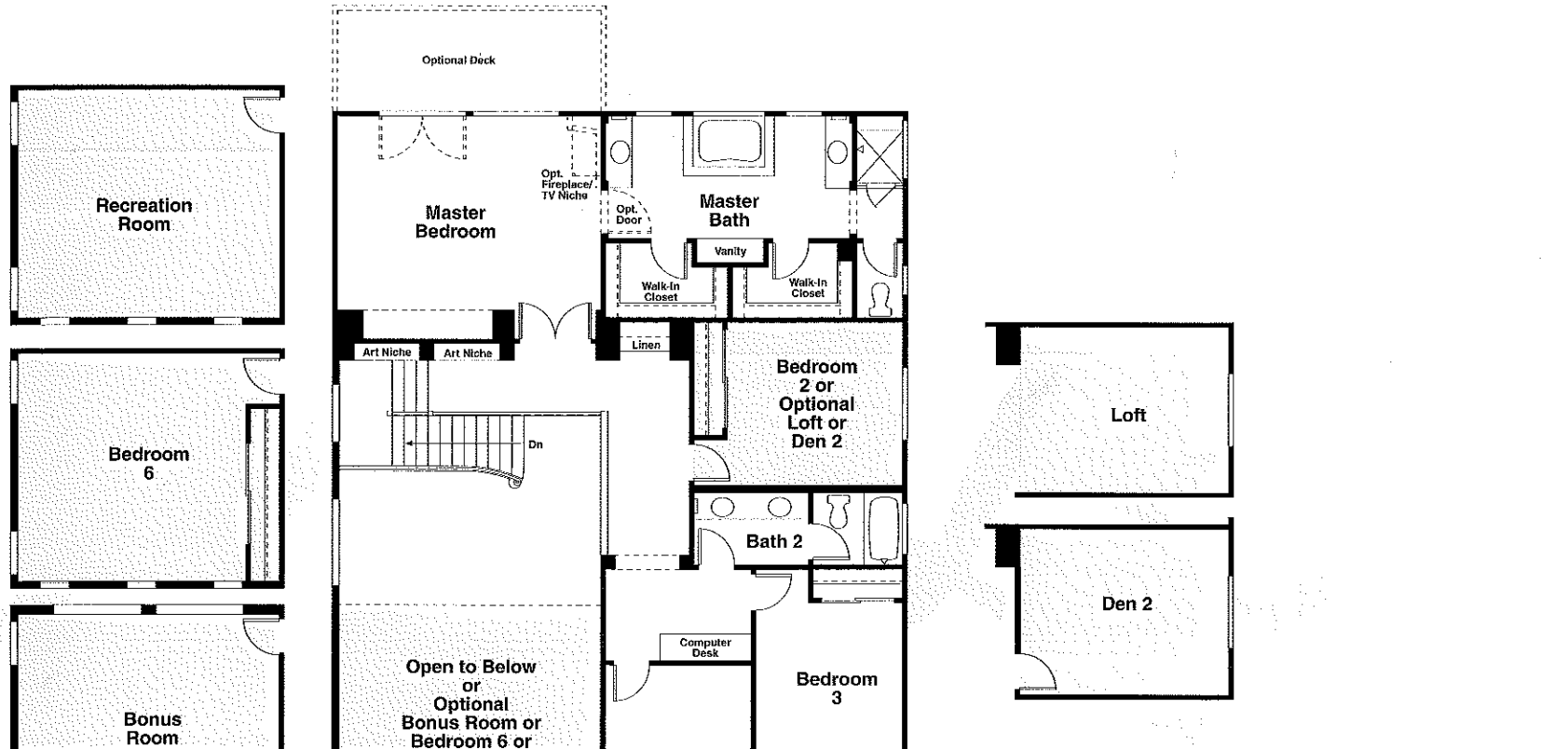
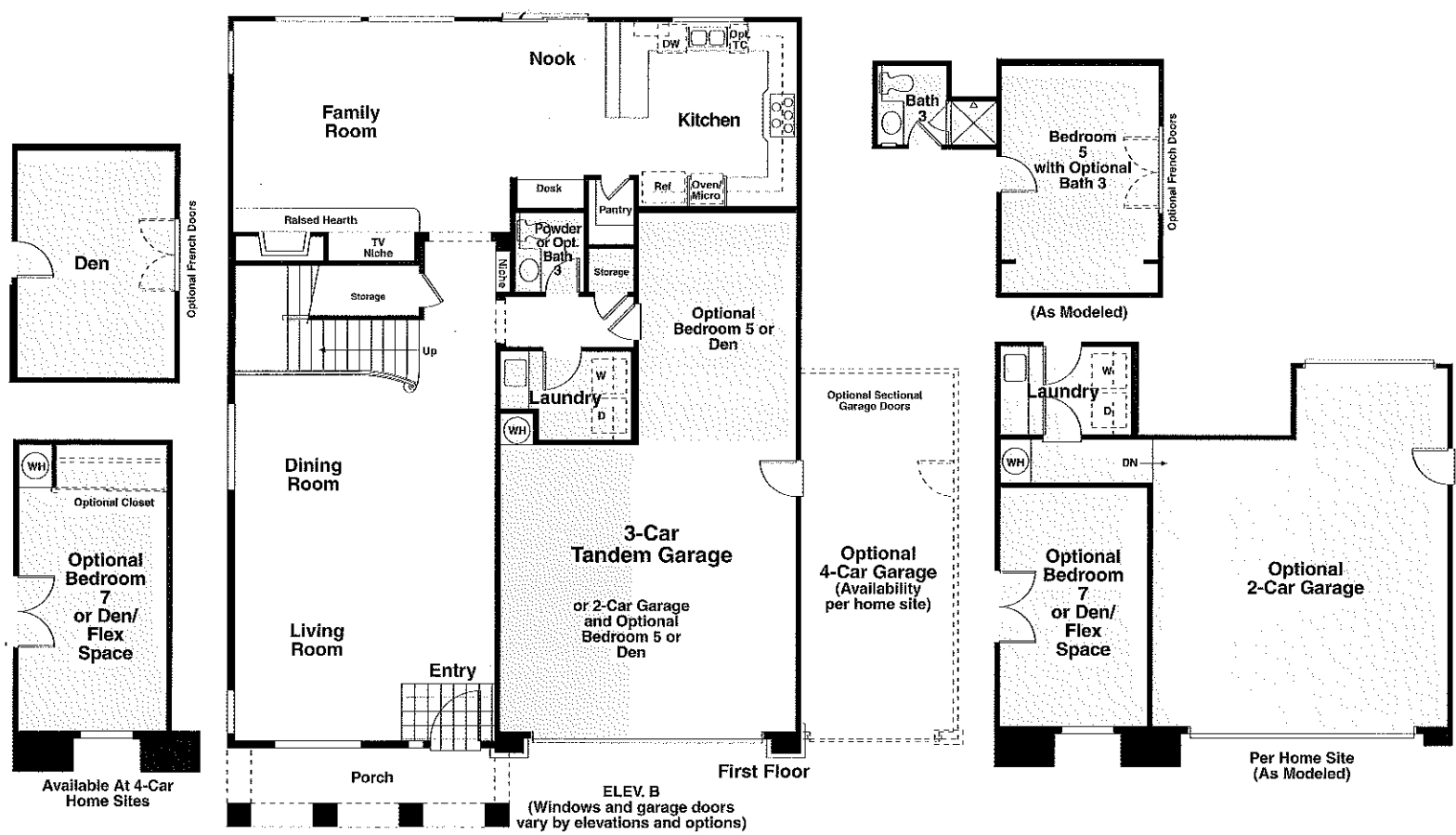
*Elevation A- Traditional
 Shown with 4-Car Tandem Garage*

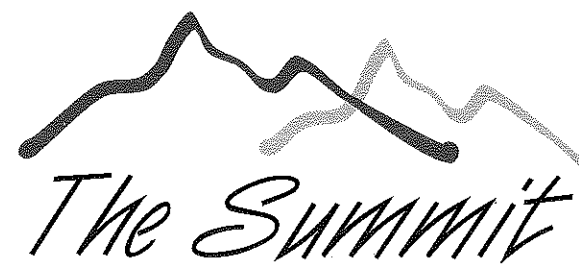


*Elevation B- Spanish
 Shown with 3-Car Tandem Garage, Modeled with 2-Car Garage*



*Elevation C - Craftsman
 Shown with Den/Flex space and 3-Car Tandem Garage*





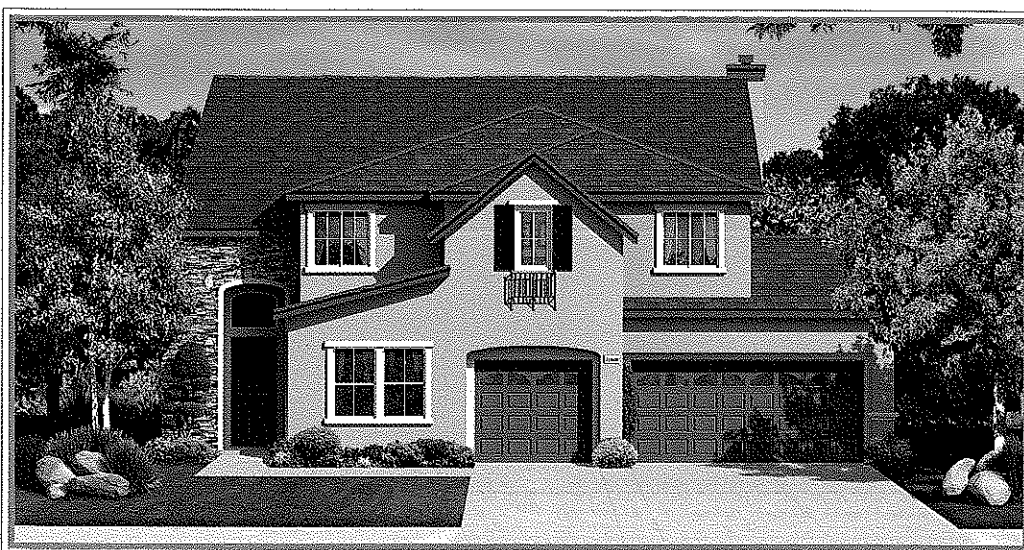
The Summit



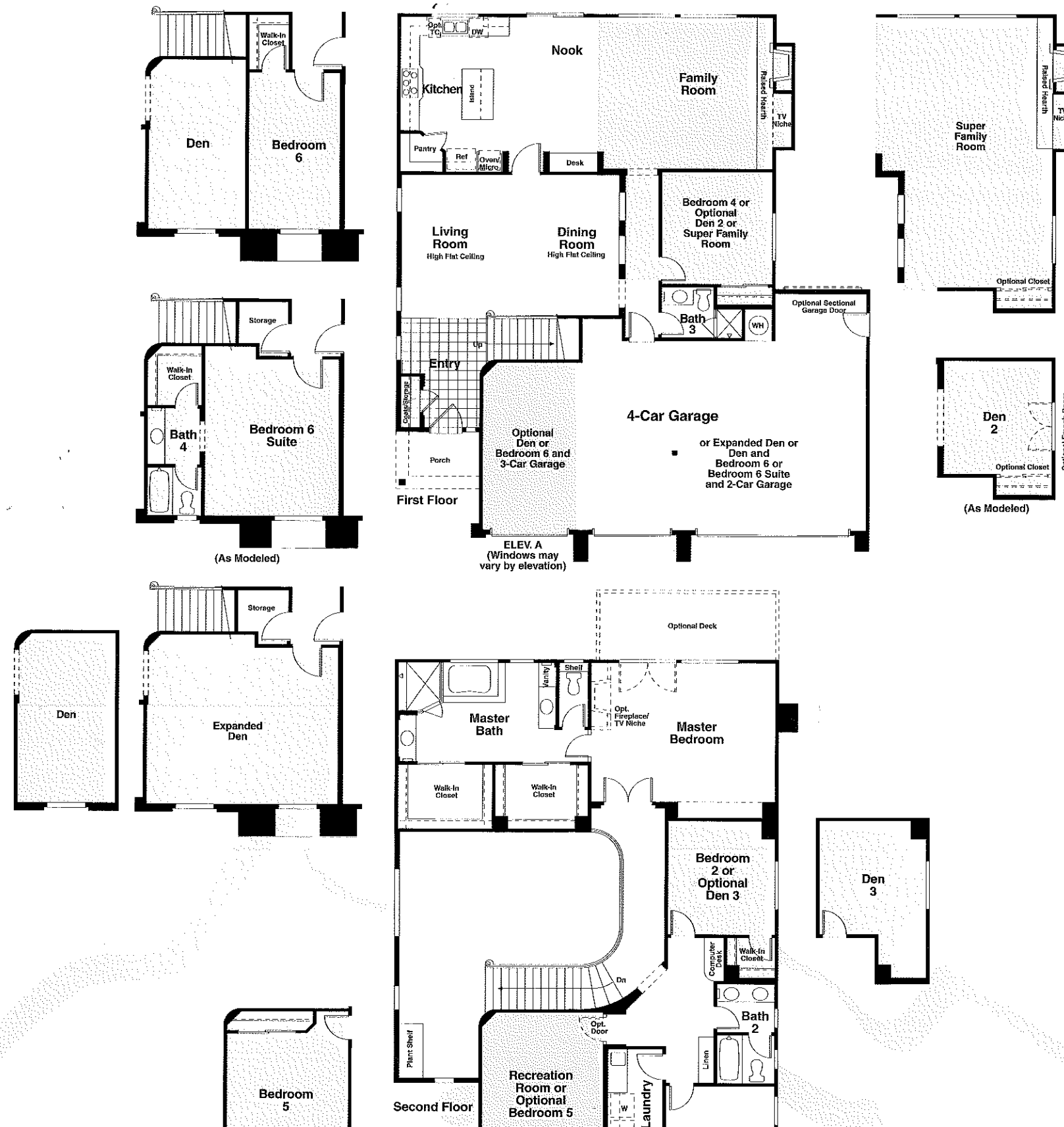
Elevation A - Traditional
Shown with 4-Car Garage, Modeled as 2-Car Garage



Elevation B - Spanish
Shown with expanded Den and 2-Car Garage

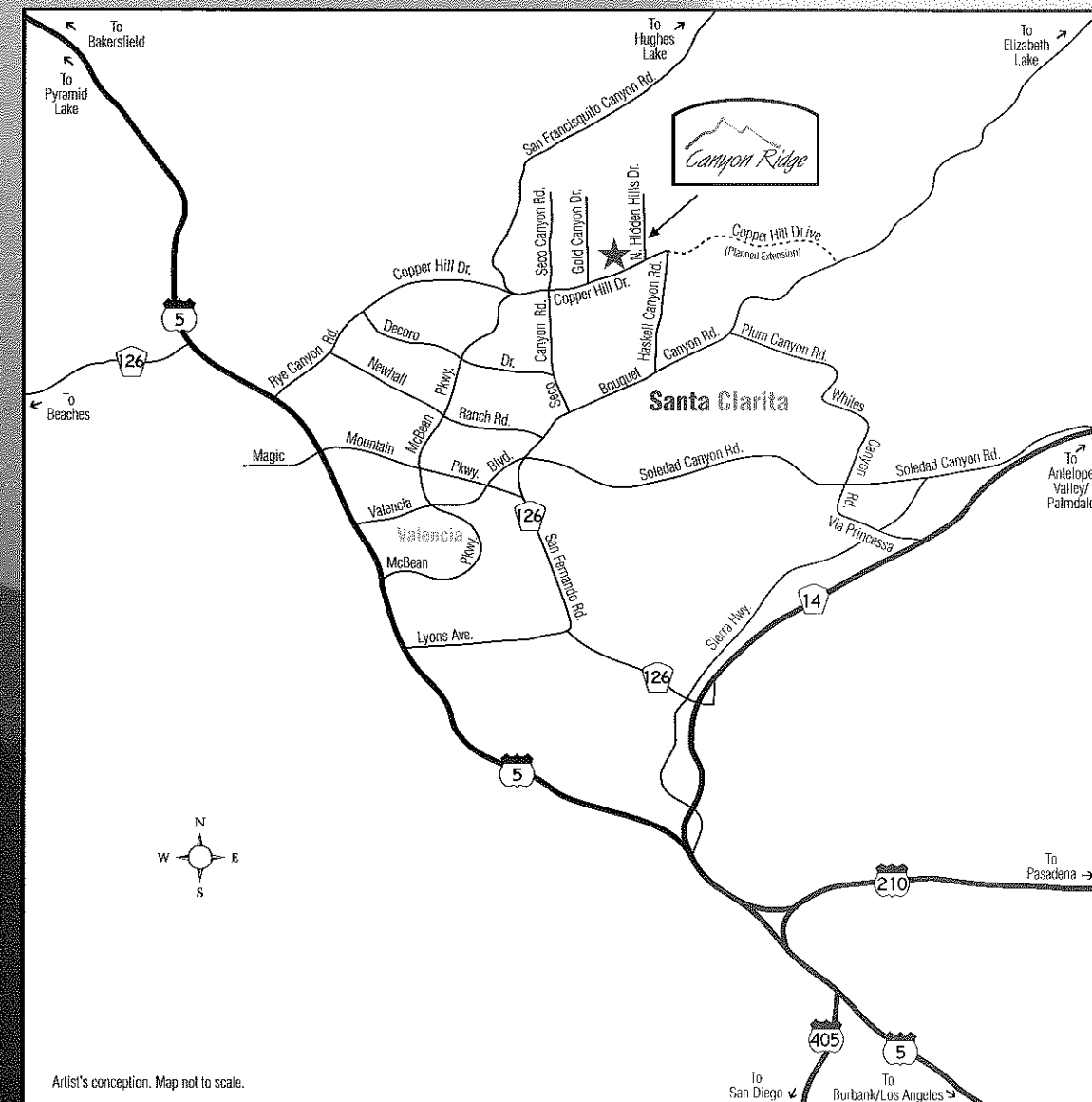


Elevation D - French
Shown with Den and 3-Car Garage



Discover the hallmark of Davidon Homes – a commitment to excellence that exceeds homebuyers' expectations. As one of California's premier homebuilders, Davidon Homes has been fulfilling the dreams of thousands of homebuyers for over 20 years. Ours is a company dedicated to creating unique communities of lasting value by blending superior sought-after locations and timeless architectural designs. Davidon Homes is unmatched in its time-honored respect for building homes of innovative design and versatility with superb craftsmanship. The new home communities created by Davidon cater to the move-up buyer by offering a host of luxurious amenities and a variety of optional touches that allow our homebuyers to customize their new home. At Davidon, we take pride in working with you to create the perfect home to fit your individual lifestyle and needs. The renowned custom quality found in every one of our new home communities is the result of our years of experience, sensitivity to homebuyer needs, and attention to detail. Allow yourself the luxury of a Davidon home and venture into a world of unsurpassed comfort, quality and lasting value. Davidon Homes – The Better Home Value!

Davidon Homes is proud to present *Canyon Ridge*.



Artist's conception. Map not to scale.

Directions: From Interstate 5, exit Magic Mountain Parkway. Drive east to the signal at McBean Parkway. Turn left and continue to Copper Hill Drive. Turn right and proceed until you see the entry monument and turn left on North Hidden Hills Drive.

DAVIDON HOMES

28315 N. Hidden Hills Drive



<u>PLAN</u>	<u>APPROXIMATE SQUARE FOOTAGE</u> <u>BEDROOMS/BATHROOMS</u>	<u>PRICE</u>
Plan 2378 THE RIDGE (Single-story)	2378 4 Bedrooms, 2 Baths, 3-Car Garage Approx. 2,378 Sq. Ft. Up to 5 Bedrooms, 3 Baths with optional conversions Approx. 2,554 Sq. Ft.	\$409,365
Plan 2711 THE VISTA	2711 4 Bedrooms, 2 1/2 Baths, 3-Car Garage Approx. 2,711 Sq. Ft. Up to 5 Bedrooms 3 Baths with optional conversions Approx. 2,911 Sq. Ft. Optional 4-Car Garage (per home site)	\$470,990*
Plan 2859 THE HIGHLAND	2859 4 Bedrooms, 2 1/2 Baths, 3-Car Garage Approx. 2,859 Sq. Ft. Up to 7 Bedrooms, 3 Baths with optional conversions Approx. 3,589 Sq. Ft. Optional 4-Car Garage (per home site)	TEMPORARILY SOLD OUT
Plan 3106 THE SUMMIT	2859 3106 4 Bedrooms, 3 Baths, Recreation Room, 4-Car Garage Approx. 3,106 Sq. Ft. Up to 6 Bedrooms, 4 Baths with optional conversions Approx. 3,475 Sq. Ft.	\$517,090 526,300 up 7K tomorrow down stairs public brown K. Aden ind. white

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

Homes in Phase I are scheduled for completion in September – October 2002.
Homes in Phase II are scheduled for completion in October – November 2002.
Homes in Phase III are scheduled for completion in November – December 2002.

FINANCING IS AVAILABLE THROUGH STERLING CAPITAL MORTGAGE
Carlos Melich - (661) 253-7909

June 28, 2002

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