


Carmelita
AT WOODLANDS



Your children, sound asleep, are camping out in the middle of your house under the stars. The flashlight long since turned off, and provisions of peanut butter sandwiches devoured, your children sleep surrounded on all sides by walls they trust. No monsters in this courtyard. And so you sleep peacefully upstairs, knowing that nothing will harm them, nothing can keep them from dreaming, nothing keeping those dreams from coming true. And certainly nothing will keep them from bounding up the stairs first thing in the morning, jumping on your bed, ready to make pancakes.



Angelino Residence One

*3 Bedrooms, 2.5 Baths, 2 Car Garage,
Approximately 1,537 Square Feet*



Residence One A Reverse

Classic Santa Barbara Architecture (As Modeled)



Residence One B Reverse

Traditional Monterey Architecture



First Floor



Second Floor





Las Flores Residence Two

*3 Bedrooms, 2.5 Baths, 2 Car Garage,
Approximately 1,835 Square Feet*



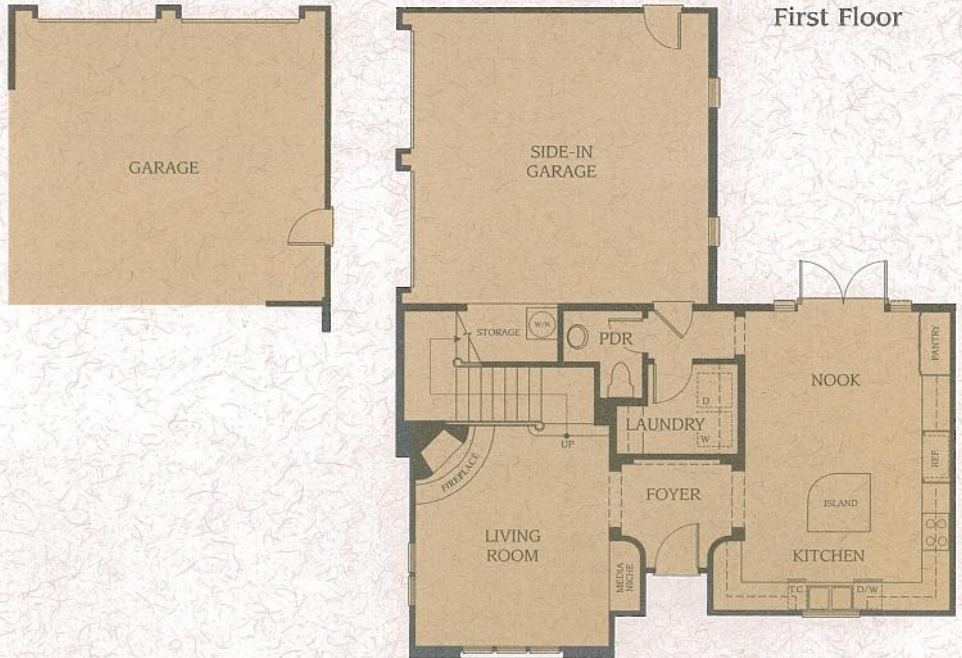
Residence Two A Reverse

Classic Santa Barbara Architecture (As Modeled)



Residence Two B Reverse

Traditional Monterey Architecture



Residence Two floorplan shown as Elevation A Reverse (Santa Barbara).



Casa California Residence Three

*3 Bedrooms, 2.5 Baths, Den, 2 Car Garage,
Approximately 2,079 Square Feet*



Residence Three A Reverse

Classic Santa Barbara Architecture (As Modeled)

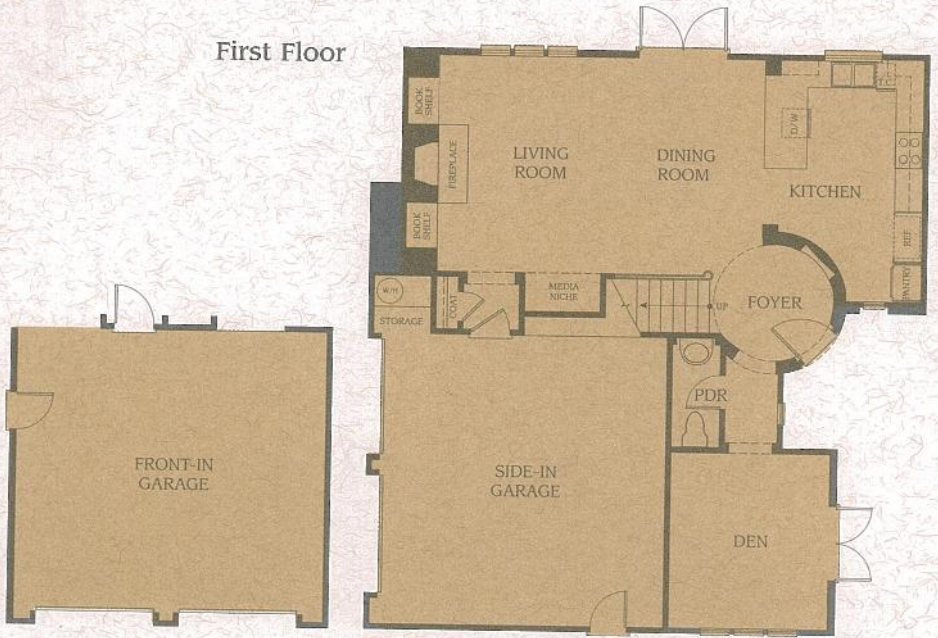


Residence Three B Reverse

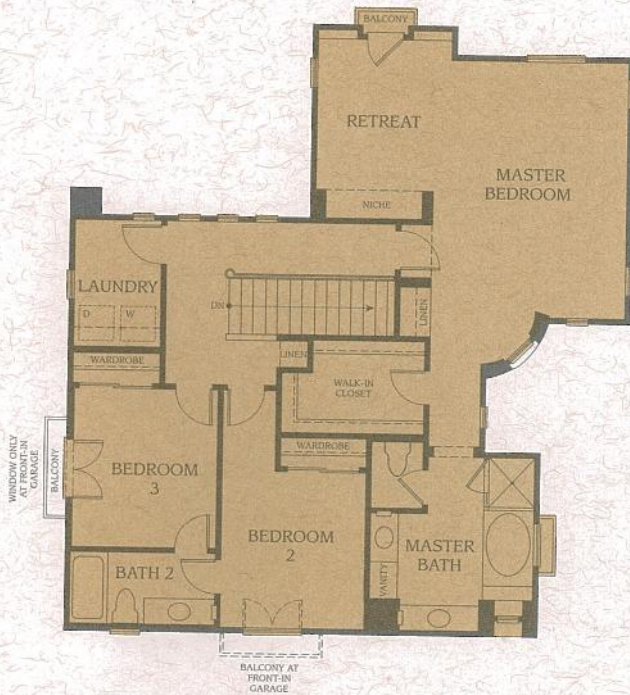
Traditional Monterey Architecture



First Floor



Second Floor



Residence Three floorplan shown as Elevation A Reverse (Santa Barbara).



Constantia Residence Four

*4 Bedrooms, 3 Baths, 2 Car Garage,
Approximately 2,252 Square Feet*



Residence Four A Reverse

Classic Santa Barbara Architecture (As Modeled)



Residence Four B Reverse

Traditional Monterey Architecture



First Floor



Second Floor



Residence Four floorplan shown as Elevation A Reverse (Santa Barbara).

INSPIRED AMENITIES

Charming Character

- A blend of Santa Barbara and Traditional Monterey inspired architectural styling rendered in palettes of colors, both delicate and rich
- Handcrafted entry doors with a tasteful oil-rubbed bronze finish hardware enhances the detailed architectural style of each home
- A stunning streetscape is complemented by attached two-car garages in either front or side entrances as plotted
- Authentic fire-retardant concrete-tile roofing in complementary colors and styles
- Automatic garage door opener with transmitter
- Rain gutters with downspouts (as detailed, vary per elevation)
- Exterior stucco finishing complements the Santa Barbara styling and wood siding accentuates the Traditional Monterey exteriors
- Charming front balconies with wood or wrought-iron detailing depending upon architectural style
- Exterior lighting fixtures in a tasteful old-world bronze finish vary to complement the architectural styling of each home
- Striking architectural window detailing with shutters at various locations

Complete Comfort

- Formal entry foyer, with ceramic-tile flooring
- Inviting living room with media niche is warmed by a wood-burning fireplace, detailed with a wood mantle
- Custom-crafted staircases trimmed with paint grade wood handrails designed to complement the architectural styling
- A completely integrated high-speed multi-media wiring system prepares your home to be "Powered For Interactive Living"
- Custom quality 3½" baseboard and 2⅞" casing
- Convenient interior laundry room with built-in cabinetry
- Charming French doors at many locations
- Powder room with pedestal lavatory and beveled mirror

INSPIRED AMENITIES

Feast Your Eyes

- Gourmet kitchens are thoughtfully designed for comfort, convenience and appeal by a team of professional culinary consultants
- General Electric appliances in white or black, including 4-burner cooktop, dishwasher, self-cleaning single oven, microwave, and trash compactor
- Double compartmentalized white commercial sink with Price Pfister chrome faucet with pull-out spray
- White 6" x 6" ceramic tile countertops and backsplash
- Custom-style white cabinetry
- Insinkerator heavy-duty disposal
- Food preparation island in Residence Two

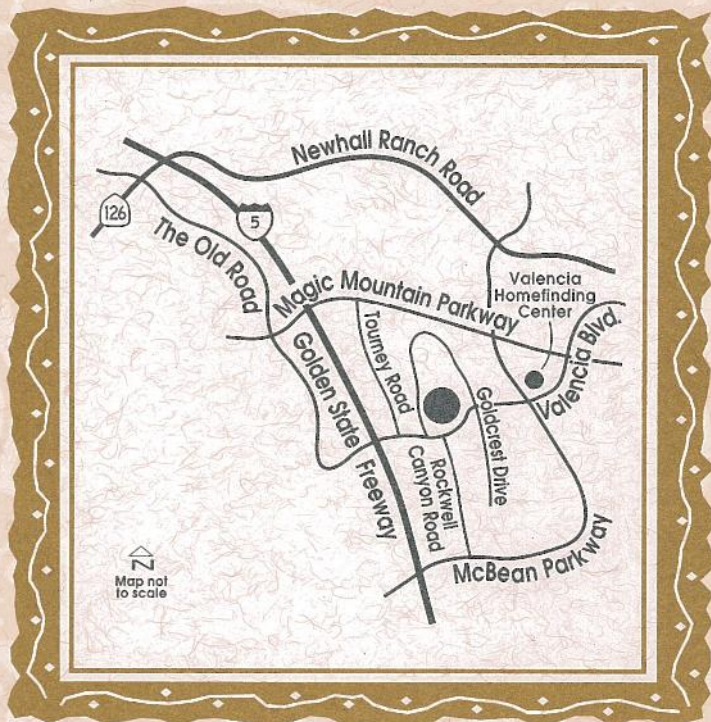
Masterful Touches

- Spacious master bedroom suites
- Romantic balcony in each residence
- Cozy reading retreat (Residence Three)
- Spacious walk-in closets with ample storage, decorative lighting and mirrored wardrobe door
- Separate shower and inviting oval tub with white 4 $\frac{1}{4}$ x 4 $\frac{1}{4}$ ceramic-tile surrounds
- His-n-Hers dual china lavatories with charming Price Pfister chrome hardware, cultured marble countertops, and full-sized beveled mirrors
- Private vanity (Residence Three)

Create Your Individuality

Be certain that within your Carmelita home by Taylor Woodrow Homes, Inc. that each and every detail is a matter of careful consideration, however, we know just how important it is for you to be able to completely personalize your new home to suit you perfectly. We offer an extensive list of options and custom appointments through our Taylor Woodrow Design Center. So we invite you to indulge your desires as our Design Department experts are available to assist you with your selections. Please consult our sales team for complete details.

In our continuing efforts to meet consumer expectations, Taylor Woodrow Homes, Inc. reserves the right to modify features, specifications, or prices without notice or obligation. All square footages are approximate. Renderings are artist's concepts. As a resident of Carmelita you will automatically become a member of the Woodlands Maintenance Association, which maintains common facilities and promotes architectural standards. Please consult our sales team members for further details.



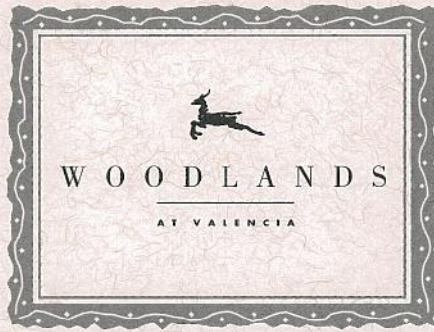
Carmelita

AT WOODLANDS

26906 Carmelita Drive
Valencia, California 91355
(661) 799-8853

www.taylorwoodrow.com
E-mail: info@taylorwoodrow.com





Community Information

Private Gated Entrance

Recreation Center To Include (Anticipated to open Summer 2000)

- 1 Tennis Court
- 1 Junior Olympic Pool & Spa
- 1 Tot Lot
- Open Lawn Area For Passive Sports
- Cabana
- Bath House
- 1/2 Court Basketball
- Outdoor Fireplace
- 2 Parking Lots With Drop Off Areas

Total Acreage

- 185 Total Acres
- 90 Acres Of Open Space

Tree Preservation

- 131 Oak Trees Preserved
(80%)

Mello-Roos

- No Mello-Roos

Taxes

- 1.25% Tax Rate

Woodlands Maintenance Association

- Estimated To Be Between \$150-\$200
Per Month Depending On
Neighborhood Selected
- Maintains All Common Areas
And Recreation Facilities



Neighborhood Information

Carmelita

- Total Number Of Homes: 85
- 1,537 To 2,252 Square Feet
Up To 4 Bedrooms

Ironwood

- Total Number Of Homes: 53
- 2,371 To 3,319 Square Feet
Up To 4 Bedrooms

Garland

- Total Number Of Homes: 79
- Average Size Of Homesite:
5,000 Square Feet
- 2,664 To 3,030 Square Feet
3 & 4 Bedrooms

Presidio

- Total Number Of Homes: 93
- Average Size Of Homesite:
6,500 Square Feet
- 3,310 To 4,740 Square Feet
4 & 5 Bedrooms

Schools

Emblem Elementary School

22635 Espuella Drive
Saugus, CA 91350
(661) 297-8870

La Mesa Junior High School

26623 May Way
Santa Clarita, CA 91351
(661) 250-0022

Valencia High School

27801 North Dickason Drive
Valencia, CA 91355
(661) 294-1188



Welcome to



AT WOODLANDS

Residence One

*Two Story • Three Bedrooms • 2-1/2 Baths
Spacious Kitchen • Deck • Two-Car Garage
Approximately 1,537 Square Feet*

Starting From: \$275,990

Residence Two

*Two Story • Three Bedrooms • 2-1/2 Baths • Spacious Kitchen with Breakfast Nook
Learning Center • Deck • Two-Car Garage
Approximately 1,835 Square Feet*

Starting From: \$309,990

Residence Three

*Two Story • Three Bedrooms • 2-1/2 Baths • Den / Home Office
Spacious Kitchen • Master Retreat • Two-Car Garage
Approximately 2,079 Square Feet*

Starting From: \$334,990

Residence Four

*Two Story • Four Bedrooms plus Loft • Three Baths
Spacious Kitchen • Two-Car Garage
Approximately 2,252 Square Feet*

Starting From: \$358,990



TAYLOR WOODROW

26906 Carmelita Drive • Valencia, CA 91355
Phone: 661/ 799-8853 • Fax: 661/ 799-8856

Taylor Woodrow Homes, Inc. reserves the right to modify features, specifications, and or prices without notice or obligation. We fully expect to make revisions to our features as our product develops. All square footages are approximate. As a resident of Carmelita, you will automatically become a member of the Homeowners' Association which maintains common facilities and promotes architectural standards. Please consult our sales team members for complete details.



Date Printed: 5/99

Handwritten note: \$200 HOA