



cheyenne

t a k e m e h o m e

Cheyenne ... Take Me Home.

Cheyenne will take you home to a place you will proudly call your own.

Away from the stress, away from the crowds, and away from the commotion of the city.

Aaah ... Cheyenne. Where the troubles of the day give way to a sense of calm serenity and well-being. From the moment you travel along the private entranceway until you reach Cheyenne's exclusive resort-style recreation park, you'll feel like you're on vacation – every time you come home. You can take a dip in the refreshing pool or shoot some hoops at the basketball half-court while your kids play at the playground.

Have dinner al fresco at the BBQ, and cuddle up next to the outdoor fireplace. Watch your favorite movie, theater-style, on your built-in home theater with six-speaker Surround Sound. Revel in the spaciousness of your home and large private yard. Meander along the traffic-free paseos.

Arrive home everyday, welcomed by the cleaner, calmer, safer lifestyle of Valencia and the Santa Clarita Valley.

Come home to style. Come home to the peace of mind that only home ownership can provide. Come home to the vacation you can live everyday.

Come home to Cheyenne.

cheyenne

Plan 1

1,025 Square Feet

2 Bedrooms

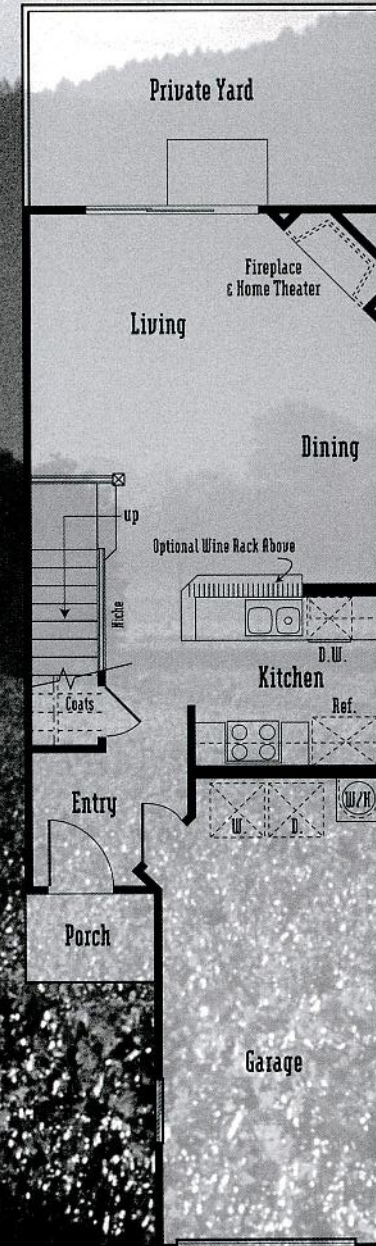
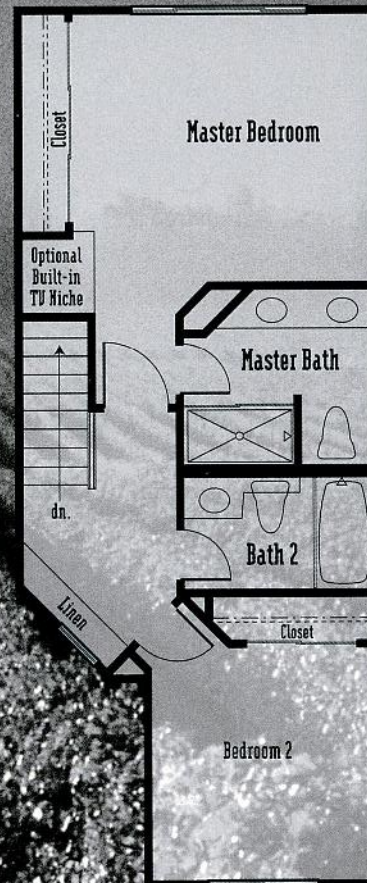
2 Baths

Spacious Master Suite

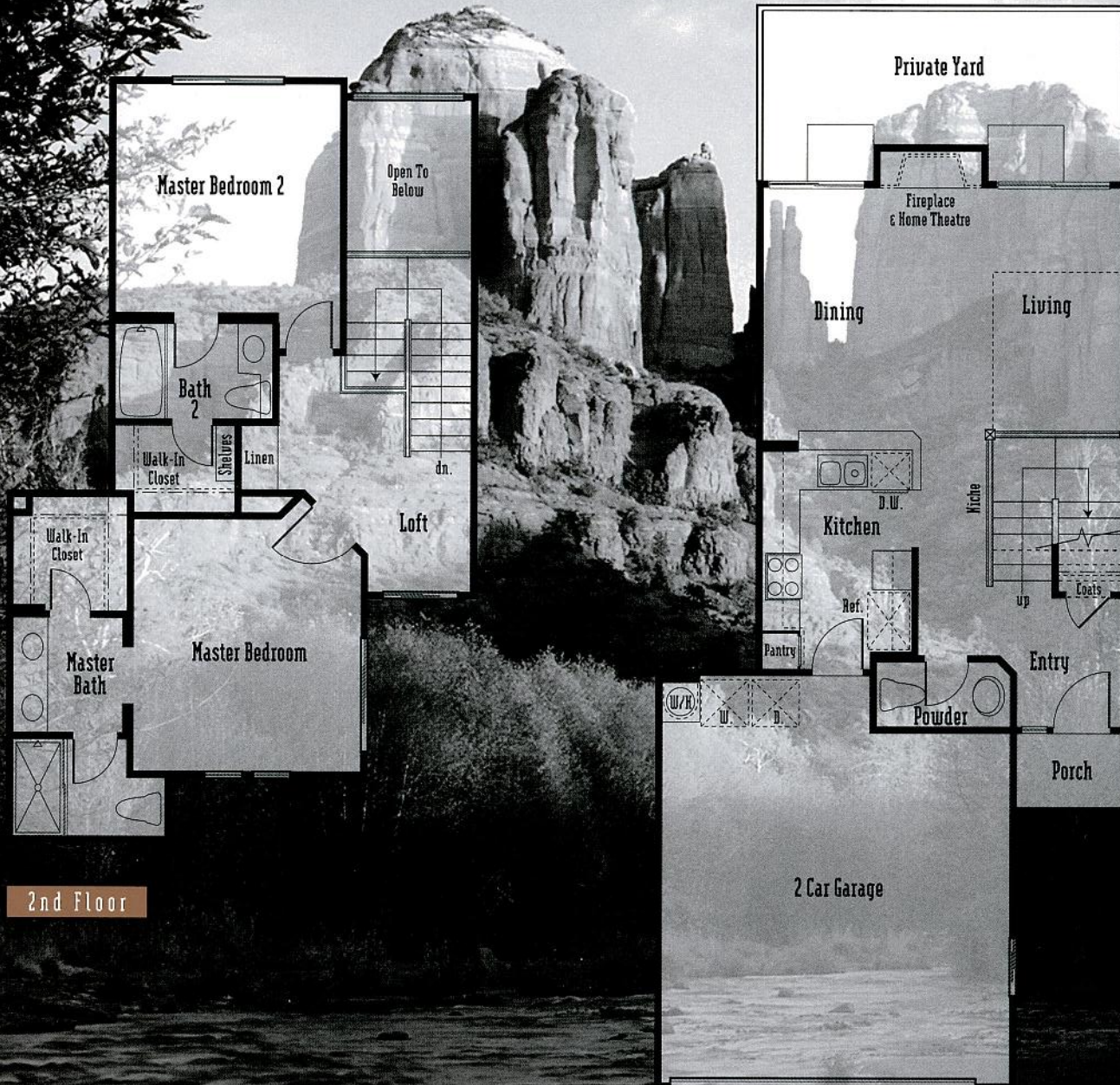
Home Theater With Surround Sound

Attached Garage

Private Yard



1st Floor



2nd Floor

Plan 2



1,176 Square Feet

2 Bedrooms

Loft/Office

2½ Baths

Spacious Master Suite

Home Theater With Surround Sound

Attached Two-Car Garage

Private Yard

sedona

cambrria

Plan 3

1,219 Square Feet

2 or 3 Bedrooms

Den/Optional Third Bedroom

2½ Baths

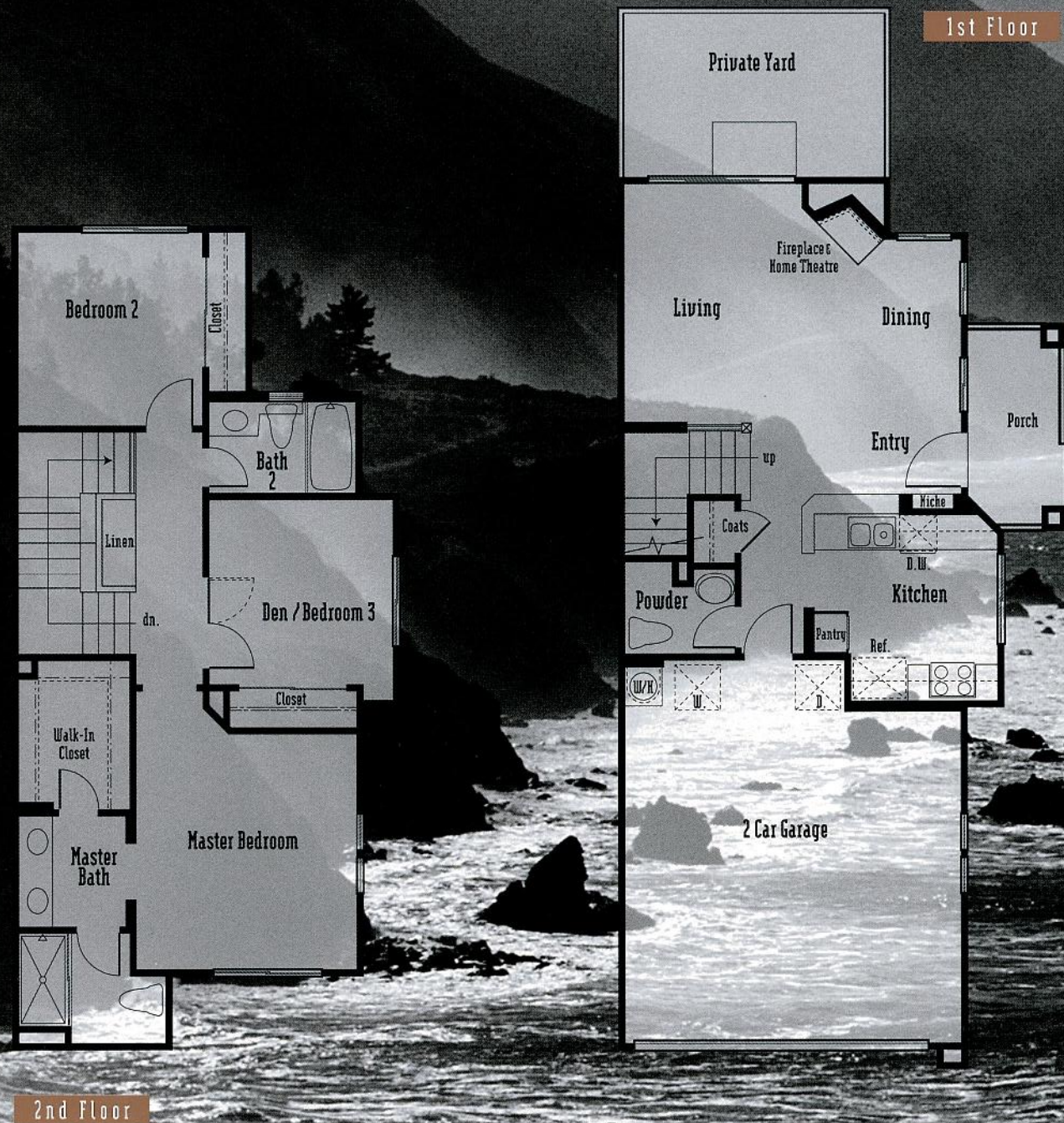
Private Entry Porch

Spacious Master Suite

Home Theater With Surround Sound

Attached Two-Car Garage

Private Yard



Plan 4

1,433 Square Feet

3 Bedrooms

Loft/Office

2½ Baths

Private Entry Porch

Spacious Master Suite

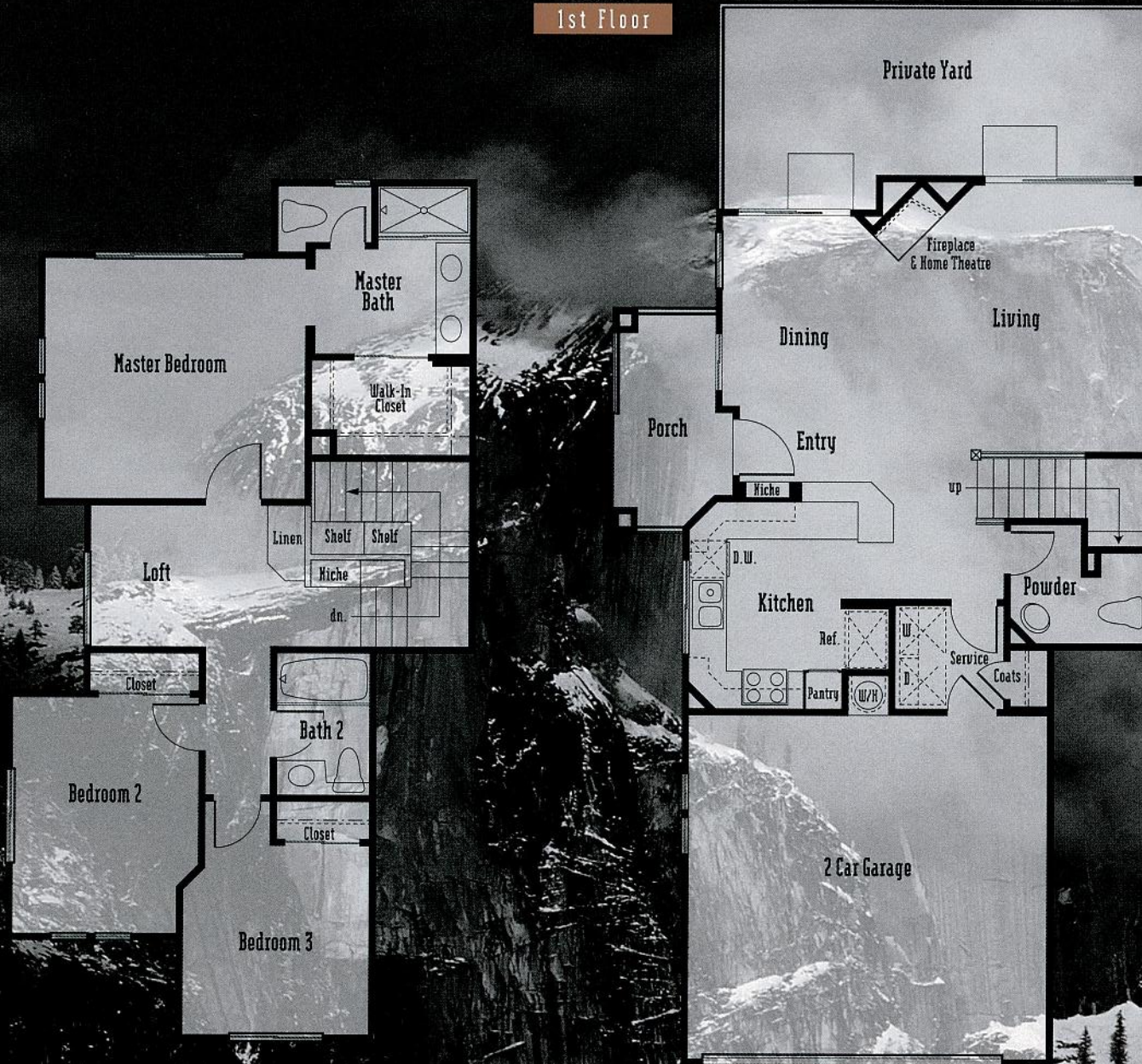
Home Theater With Surround Sound

Interior Laundry Room

Attached Two-Car Garage

Private Yard

1st Floor



2nd Floor

yosemite



Livability

Rich "Craftsman"-influenced architecture
Large, walk-in closet in master with double poles*
Volume ceilings
Oversized windows
Central air conditioning and heating with night setback thermostat
Spacious kitchens
Professionally landscaped and maintained grounds
General Electric® range, oven, dishwasher, and microwave oven
Custom front door with glass inserts
Mirrored wardrobe doors (Plans 1 and 4 master bedroom)*
Dual basins in master bath
Compartmentalized master bath*
Built-in decorator/book niche (Plans 1, 2 and 4)*

Privacy

Large, private, enclosed yards with slumpstone block walls
Townhome living (no one above or below you)
Direct access to garage
Two fully installed sound-separation walls with double layers of 5/8" drywall

Affordability

Value priced
FHA and VA financing
Energy-saving, dual-glazed windows
Gas, forced-air heating, water heating, and clothes drying systems
Income tax deductions of home ownership
No Mello-Roos taxes



And, Of Course...

Ceramic tile entry Fully insulated walls and R-19 and R-30 ceilings
Smoke detectors Pre-wired for telephone and cable television
Fire-resistant tile roofs Weather-stripping on all exterior doors
Ceramic tile kitchen countertops Water-conserving toilets and showers
Automatic garage door opener Water heater insulation
Oak kitchen cabinets with vinyl interior linings CPVC water plumbing
Easy-opening, "slide glide" cabinet drawers
Single-lever Price Pfister® kitchen faucet
Plush wall-to-wall carpeting throughout all living areas
No-wax resilient flooring in kitchen, baths, and laundry room*
Designer-selected, "Craftsman" lighting fixtures
Homes are constructed to meet or exceed the Energy Conservation
Requirement under Title 24

Entertainment

Home theaters with color TV monitor and Dolby Surround Sound through
six built-in speakers
Stereo receiver with FM stereo reception**
Push-button, gas fireplace
Swimming pool, spa, half-court basketball court, BBQ, and fireplace

Optional Features

Den in lieu of third bedroom (Plan 3)
Security system
Mirrored wardrobe doors
Decorator mirrors
Shower/tub enclosure (Bath 2)
General Electric® washer and dryer
General Electric® refrigerator
Upgraded fireplace faces
General Electric® Profile refrigerator
Maple bookshelves (Plans 1, 2 and 4)
Maple TV shelf and bookshelf (Plan 1 master bedroom)
Maple bookshelves at entry niche (Plans 3 and 4)
Built-in desk at loft (Plans 2 and 4)
Built-in wine rack

our story

At EPAC, we have a proud tradition — one based on 29 years of bringing honesty, integrity, trust, and knowledge into every new home we build. In creating communities of distinction that stand the test of time, we include the elements that will best contribute to making your home a wise investment: the finest locations; the finest features; quality materials; a full palette of amenities.

We've built more than 2,400 homes, in 28 communities, and our formula for success remains the same today as it was the day we handed over the first set of keys 29 years ago: Be reliable. Dependable. Reputable. This formula carries us through each step of the homebuilding process, from design to after-sale care. Craftsmanship, caring, and dedication. That's what goes into every EPAC home. And it is your ultimate satisfaction that is the truest measure of our success.

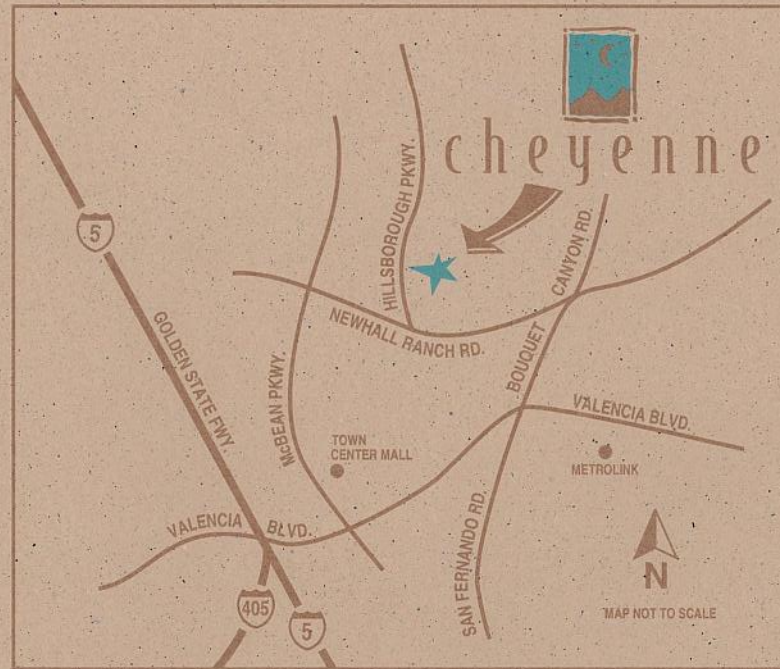
our design team

Architect – William Hezmalhalch Architects
Landscape Architect – John Hanna & Associates
Interior Design – Color Design Art

Signage/Sales Office Design – Outdoor Dimensions
Advertising and PR – The Weston Group
Structural Engineering – Option One

Everything Else – The Entire EPAC Staff





cheyenne

t a k e m e h o m e

26500 Country Road

Valencia, CA 91354

(805) 253-3800

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take me home

FINAL PHASE----PRICES SUBJECT TO CHANGE WITHOUT NOTICE

napavalley Plan 1

1,025 Square Feet 2 Bedrooms 2 Baths Spacious Master Suite

Attached Garage Home Theatre With Surround Sound Private Yard

PLUS 1 CAR ASSIGNED PARKING SPACE

from 146,990

sedona Plan 2

1,176 Square Feet 2 Bedrooms Loft/Office 2 1/2 Baths

Spacious Master Suite Home Theatre With Surround Sound

Attached Two-Car Garage Private Yard

from 173,990

cambria Plan 3

1,219 Square Feet 2 or 3 Bedrooms Den/Optional Third Bedroom

2 1/2 Baths Private Entry Porch Spacious Master Suite

Home Theatre With Surround Sound Attached Two-Car Garage Private Yard

from 179,990

yosemite Plan 4

1,433 Square Feet 3 Bedrooms Loft/Office 2 1/2 Baths

Private Entry Porch Spacious Master Suite Home Theatre With Surround Sound

Interior Laundry Room Attached Two-Car Garage Private Yard

from 193,990

26500 Country Road, Valencia, CA 91354

Tel: (805) 253-3800 Fax: (805) 263-0136