

Claibourne

©
CIRCLE·J·RANCH

A Watt Enterprises Development

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At Claibourne, you'll find the yards are larger and the homes offer honest value.

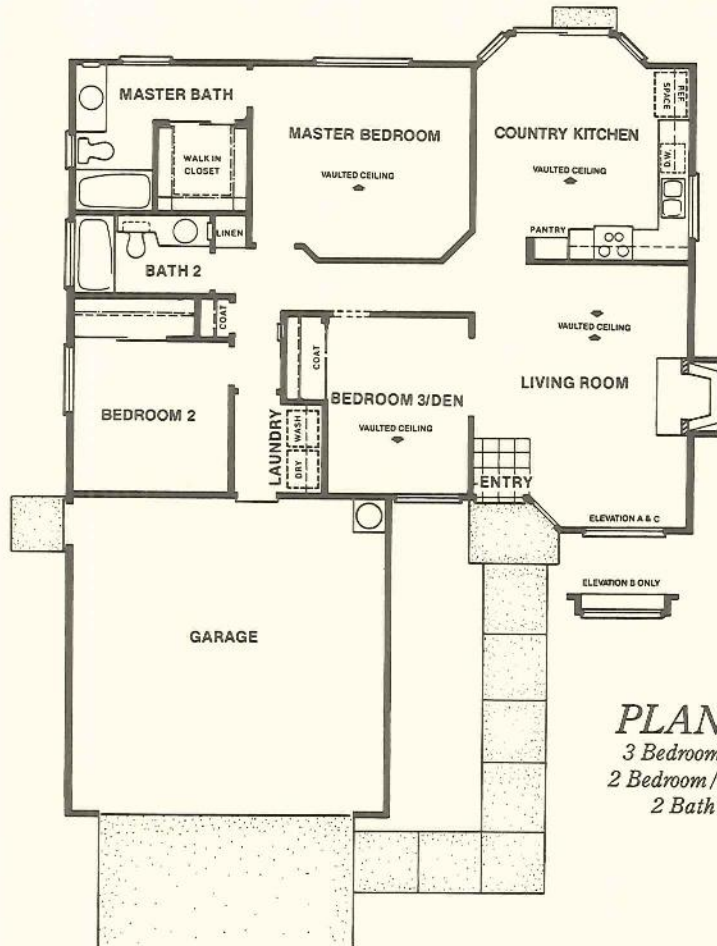
But that's just the beginning.

Set within master-planned Circle J Ranch, Claibourne's attractive streetscapes and distinctive designs create an environment that enhances the beauty of the spectacular surrounding countryside.

Claibourne combines the comfort and convenience of fine interior appointments and energy saving features with the freedom to choose from among a variety of builder upgrade options. The result is a home that offers the quality you expect and the traditional value you demand.

Claibourne. Family living at its best.

Amy



PLAN 1
3 Bedroom or
2 Bedroom / Den
2 Bath

A woodburning fireplace warmly greets you upon entering the living room. The adjoining den is perfect for that computer, study or extra bedroom you have wanted.

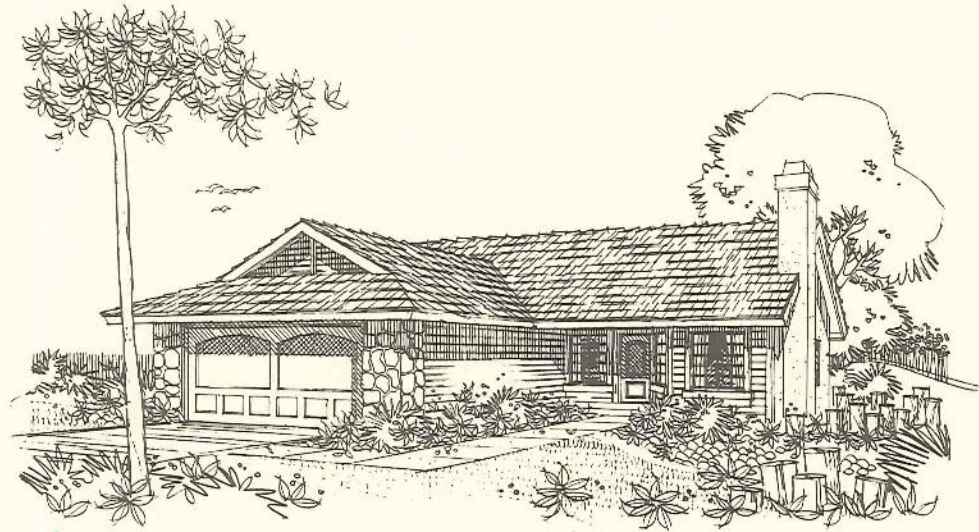
The large country kitchen is bright and cheerful. Ample counter space, cupboards, and built-in appliances are arranged for your convenience.

A large master bedroom suite includes a walk-in closet. The bath features cultured marble pullman top and wide spread faucets.

Sloped ceilings throughout add a feeling of drama. This home is excellent for families just starting out.

Notes

Elevations

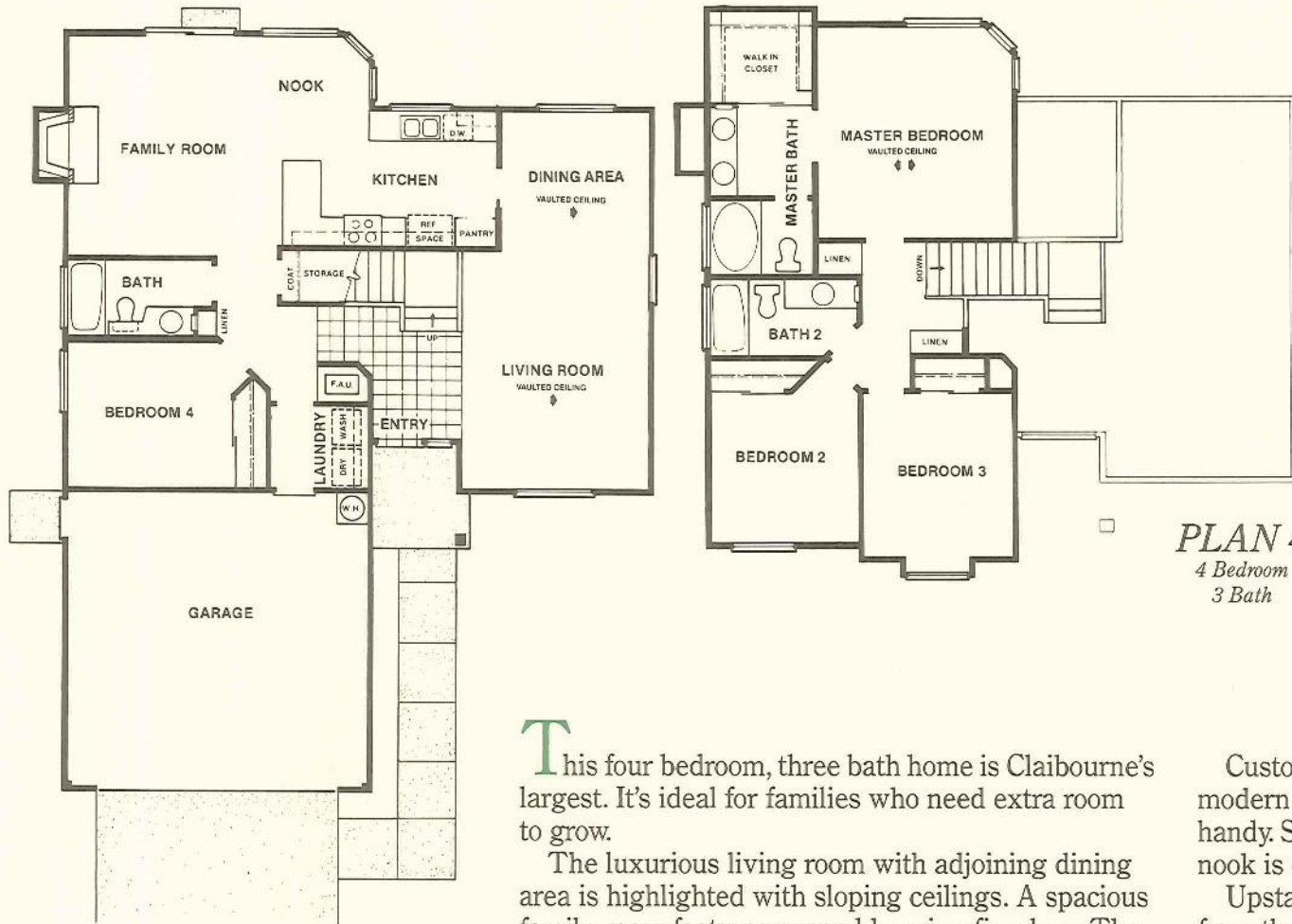


A



B

Meg



Notes

PLAN 4
4 Bedroom
3 Bath

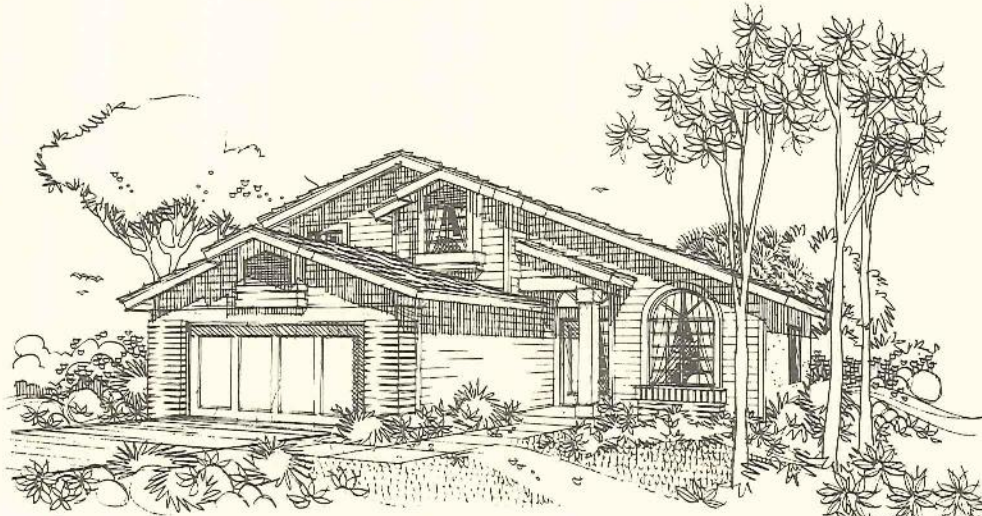
This four bedroom, three bath home is Claibourne's largest. It's ideal for families who need extra room to grow.

The luxurious living room with adjoining dining area is highlighted with sloping ceilings. A spacious family room features a wood burning fireplace. The fourth bedroom with separate full bath can easily work as a den.

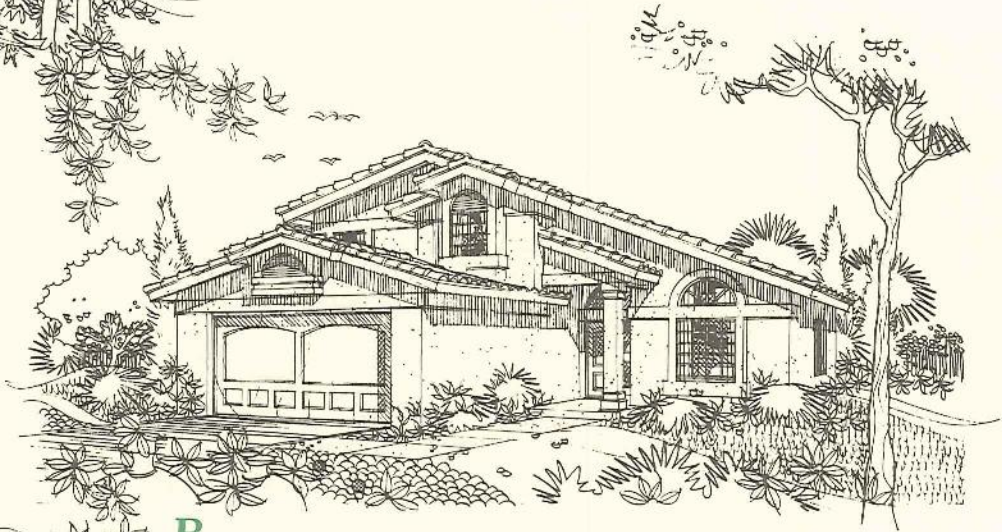
Custom oak cabinets, ample counter space and modern built-ins make the kitchen convenient and handy. Starting the day in the bright, sunny breakfast nook is delightful.

Upstairs, two extra bedrooms are located separate from the spacious Master Suite offering both privacy and comfort.

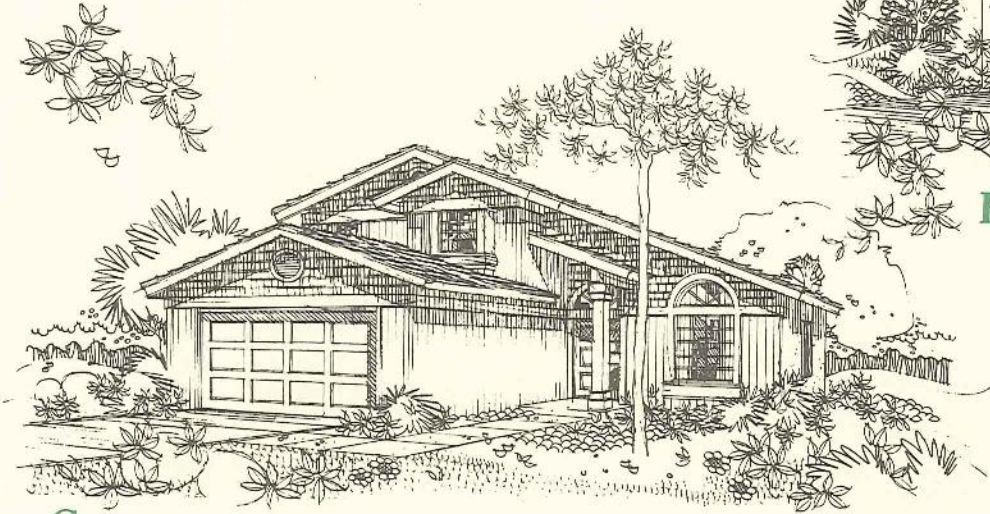
Elevations



A



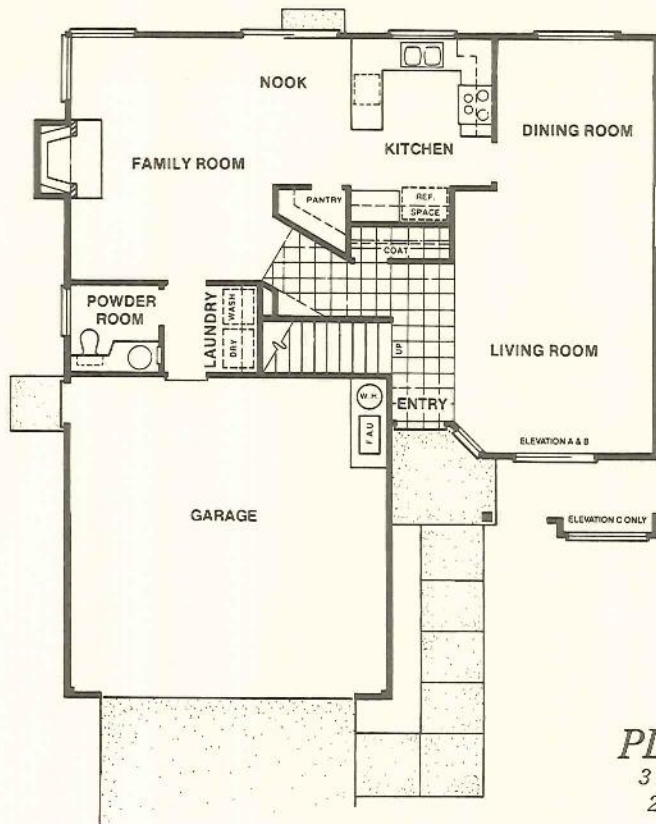
B



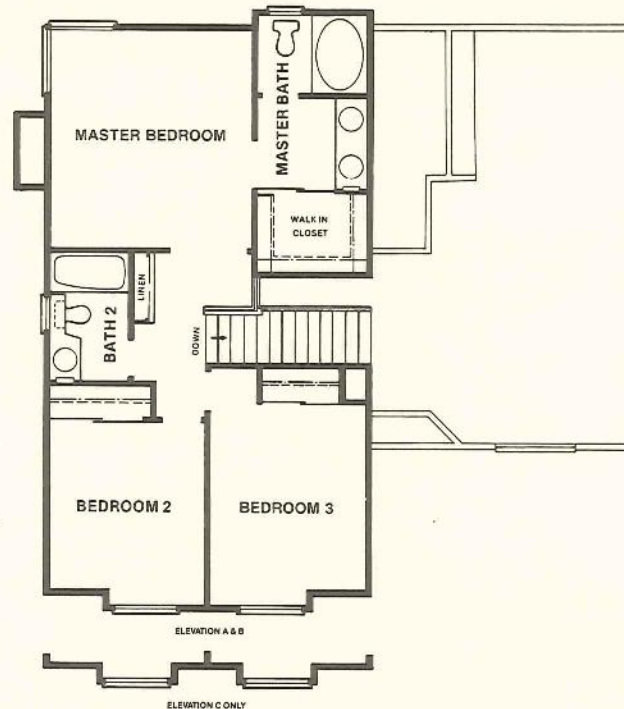
C

Jo

Notes



PLAN 3
3 Bedroom
2½ Bath



Enter into distinctive design. From the ceramic tiled entry step into the beauty of a living room enhanced with sloped ceilings.

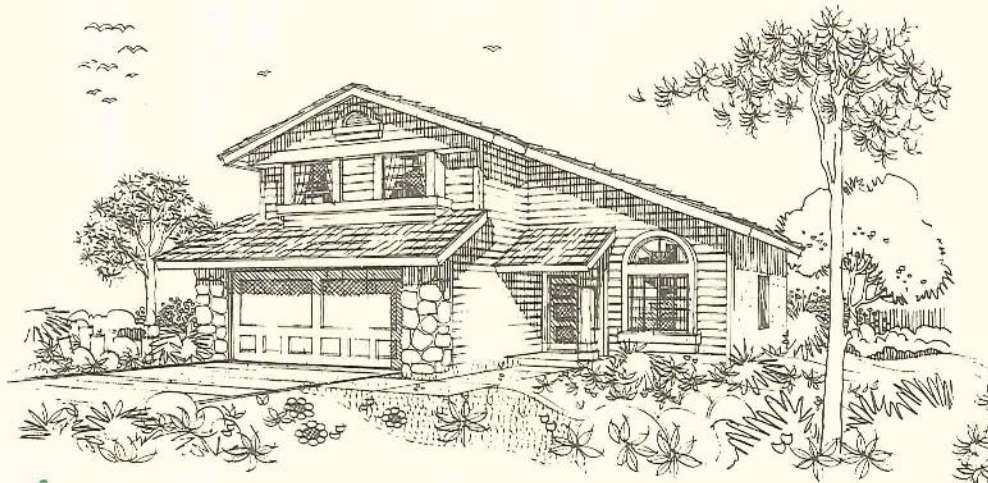
This home features a separate family room with a wood burning fireplace, a centralized kitchen and a separate dining area.

You'll enjoy the convenience of the walk-in pantry and sunny breakfast nook.

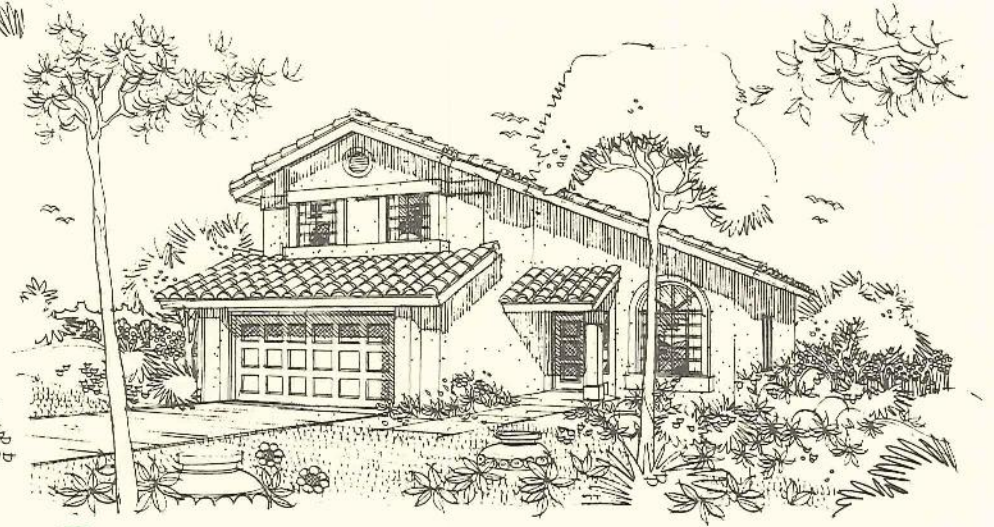
Downstairs, the laundry area and powder room are two features that help make life easier.

Upstairs, the second and third bedrooms are separate from a large master bedroom suite which offers added privacy. And you'll love the walk-in closet and double sinks!

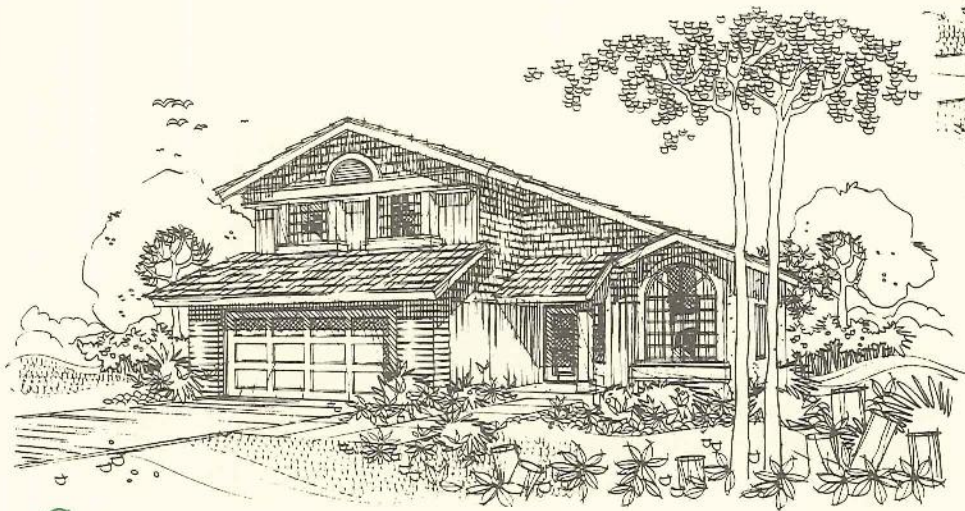
Elevations



A

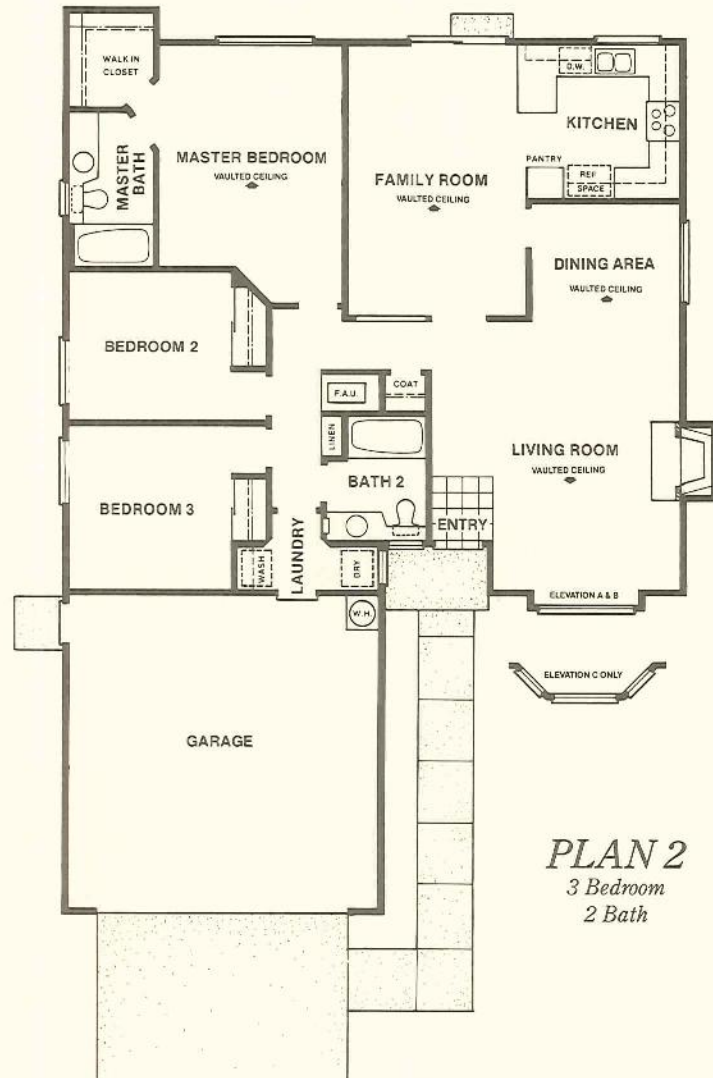


B



C

Beth



PLAN 2
3 Bedroom
2 Bath

All the convenience, space and privacy growing families need is here in this three bedroom model. This floor plan naturally organizes home life with ease.

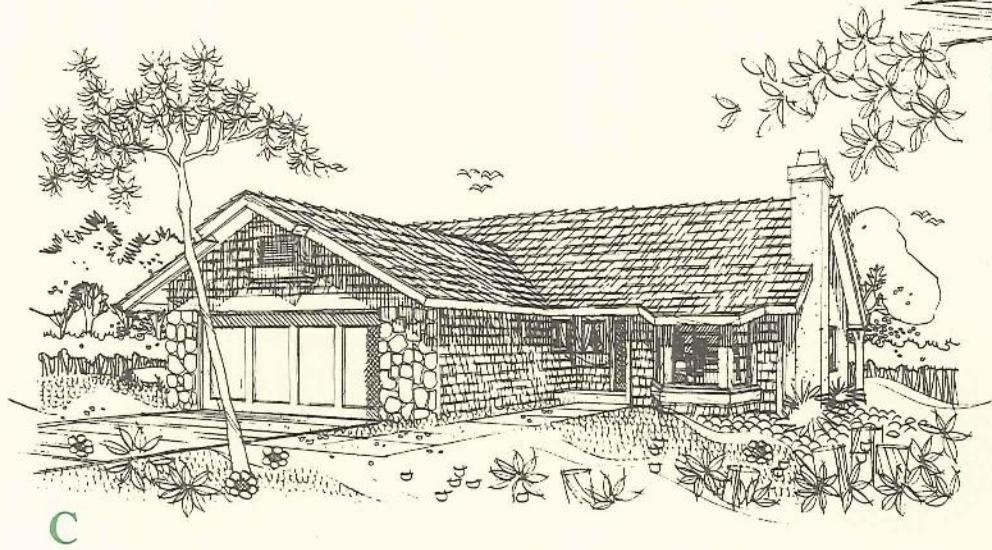
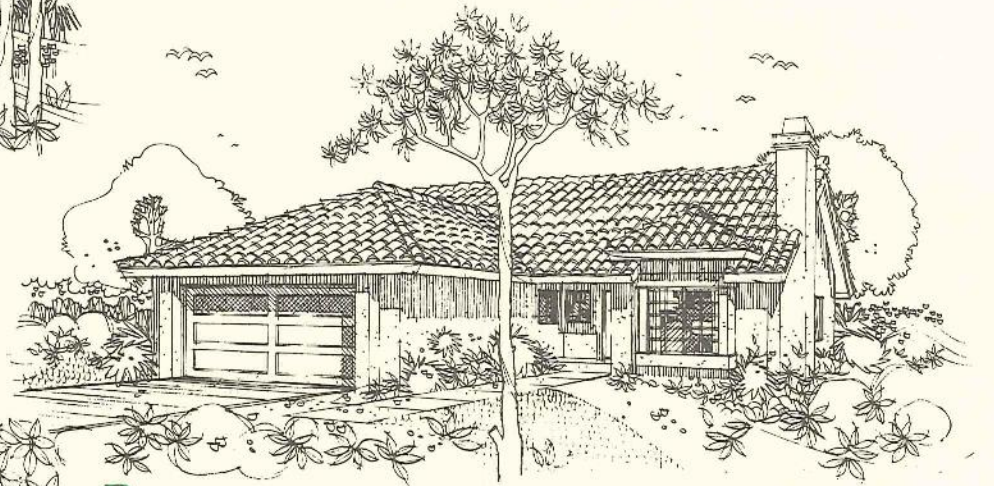
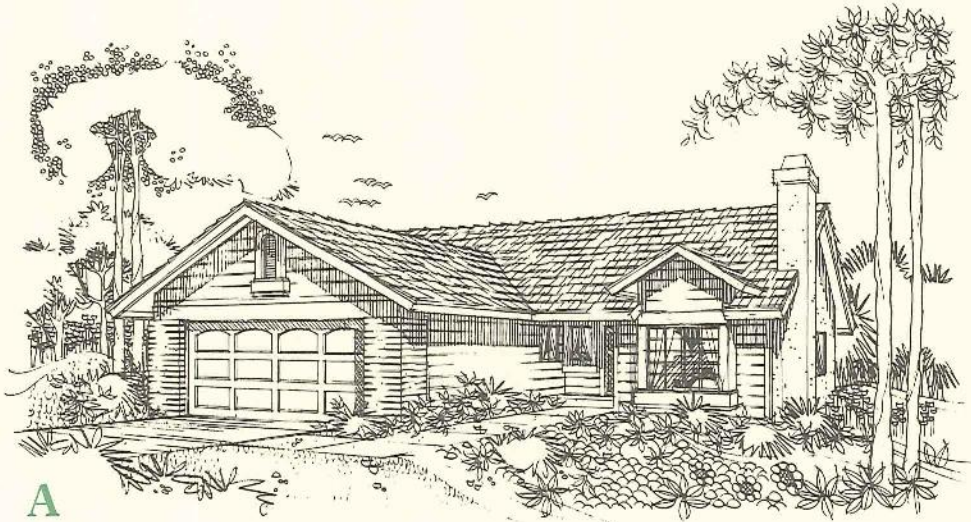
The two children's bedrooms are located near the second bath. There is a centralized linen closet and laundry utility room. And the master bedroom suite with walk-in closet furnishes mom and dad with their own retreat.

The large family room and formal dining area are adjacent to a kitchen that surrounds you with custom oak cupboards, generous counter space and modern built-in appliances.

Sloped ceilings and woodburning fireplace make this home complete.

Notes

Elevations



Features

Exterior

Fire-safe concrete tile roofs
Concrete drives and walks
Masonite siding or stucco exterior elevation
Decorative paneled front entry door
White painted aluminum window frames
Stone or brick veneer (some models)

Interior

Decorative pot shelves
Forced air gas furnace
Central air conditioning
Energy saving set-back thermostat
Ceramic tile entry
Sloped ceilings
Wood burning fireplace
Decorator fireplace treatment
Walk-in closet (master suite)
Painted railings with wood caps (some models)
Distinctive door hardware

Kitchen

G.E. gas range with hi/low ovens
G.E. dishwasher 2 level wash action
G.E. disposer (1/3 hp)
White porcelain double sink
Single handle sink faucet by Moen
Pre plumbed for ice-maker
Storage pantry
Ceramic tile counter tops rumica edging
Custom oak cabinets
Recessed luminous ceiling fixture
Easy care sheet vinyl flooring

Bathroom

Wide spread deluxe bathroom faucets (master suite)
Full size plate glass mirrors over pullman
Mirrored medicine cabinet
Cultured marble pullman top

Other features

Gas and 110V outlets at laundry area
Underground utilities
Smoke detector
Pre-wired telephone outlets
Pre-wired television outlets
Pre-wired for garage door opener
Sky-lites (some models)
Carpeted with Rebond foam padding in selected living areas (see floor plan)

Energy saving features

Insulation of R-11 in exterior walls and R-30 in ceilings
Automatic set-back thermostat
Energy efficient water heater, F.A.U. and A/C
Water saver toilets
Flow restrictor shower and bath heads
Bifold tempered glass door in fireplace
Electronic starter pilot lights on all gas appliances
(except hot water heater)

Available options

Glass tub enclosures
Up-grade range
Up-grade dishwasher
220V dryer outlet
Garage door opener
Mirror wardrobe doors in bedrooms
Alternate room arrangement in Plan 1

The Developer

Claibourne is a proud product of Watt America, Inc., a member of the Watt organization, distinctive California builders for more than 40 years.

As one of the largest builders in Southern California, the chances are pretty good that someone you know lives, works or plays in a Watt Enterprises development. Homes (more than 100,000 since 1947), high rise office buildings, shopping centers, hotels and resorts conceived and constructed by Watt Enterprises are located throughout the state.

Among current Watt Enterprises developments are Park Del Amo, a new master-planned community in Torrance; the luxurious condominiums of Park Place in Century City; Fairbanks Ranch in Rancho Santa Fe; The Desert Princess Country Club & Resort in Palm Springs; and the giant Sheraton Plaza La Reina and the new Stouffer's Concourse Hotel, both at Los Angeles International Airport.

Watt Enterprises has earned a nationwide reputation for building fairly priced, high quality homes within a community environment that promotes family growth and personal enjoyment.

Watt Enterprises philosophy has been guided by its founder, Ray Watt. Mr. Watt has served the country as Under-secretary of the Department of Housing and Urban Development, was Chairman of the Federal Home Loan Bank of San Francisco and was recently honored by being inducted into the National Housing Hall of Fame.

Notes