



COTTAGE HILL™

VALENCIA  NORTHBRIDGE

The logo for Cottage Hill features the words "COTTAGE HILL" in a dark teal, serif font. The text is centered and overlaid on a decorative graphic of three flowing ribbons in shades of teal, orange, and light blue. The ribbons swirl and loop around the text, creating a dynamic and elegant design.

COTTAGE HILL

It begins with the land...rich and fertile, resting in a peaceful valley ringed by purple mountains majesty.

Claimed by Spain in the late 1700's, the land became known as Rancho San Francisco and was ultimately purchased by Henry Mayo Newhall in 1875. He devoted himself to cultivating his land until his death in 1882, whereupon his heirs formed The Newhall Land and Farming Company in 1883.

The land prospered as a thriving cattle ranch and farm until the late 1950's, when the explosive Southern California population growth applied relentless pressure for development.

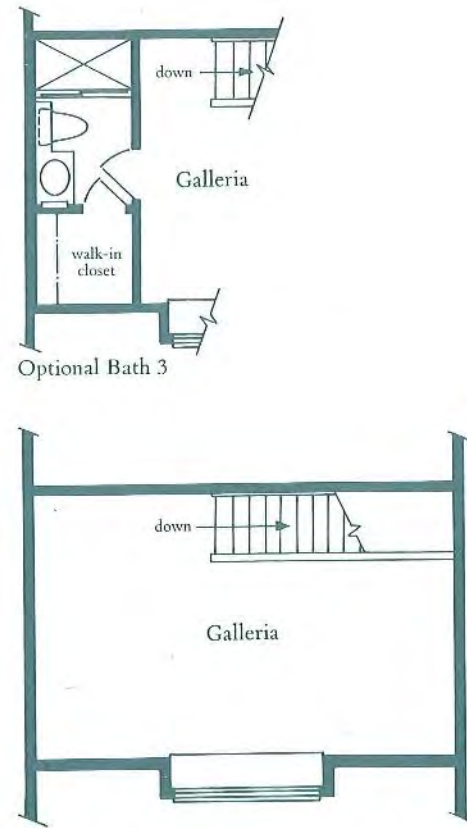
Then, in 1965, a Master Plan for the Community of Valencia was born: a 5,000-acre vision for a variety of well-designed homes, pleasant parks, abundant recreation, quality schools and medical services, convenient shopping, churches, professional offices and nearby employment — all linked by carefully planned roads and beautiful paths called 'paseos,' which became the community's unique signature.

Today, an exciting new neighborhood has become part of the 10,000 acre Master Plan: Valencia Northbridge, a community where you own more than a home, you own a piece of a dream. Valencia Northbridge is deeply rooted in the past, yet full of promise for the future. Your whole family will enjoy living here, where continued growth is carefully considered and aesthetics are always a primary concern. Now entering its third decade, Valencia Company — a division of The Newhall Land and Farming Company — remains committed to the Master Plan's integrity, and is determined to protect both the land and its heritage.

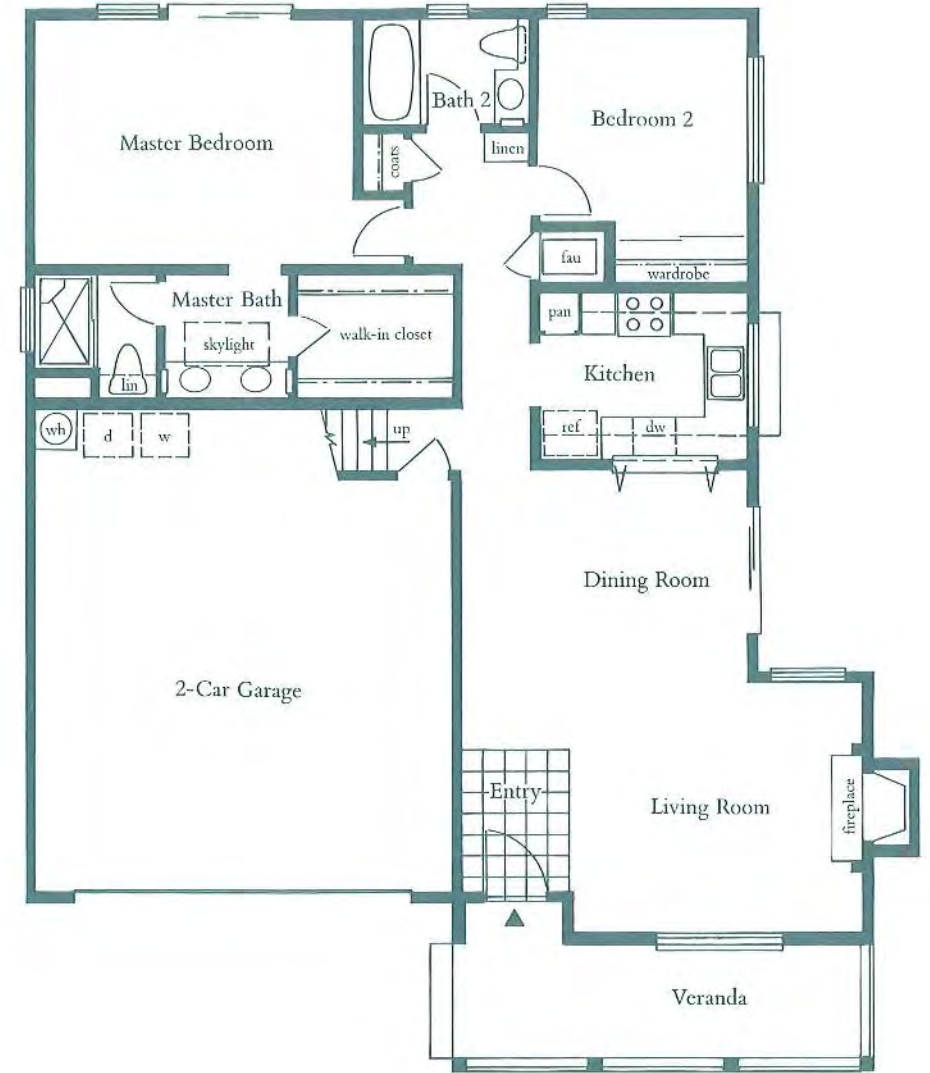
Come share in the bounty offered within Valencia Northbridge...the charming homes of Cottage Hill. Come home to Valencia.

PLAN FORTY ONE

TWO BEDROOMS
TWO BATHS
GALLERIA
1335 SQ. FT.



Second Floor

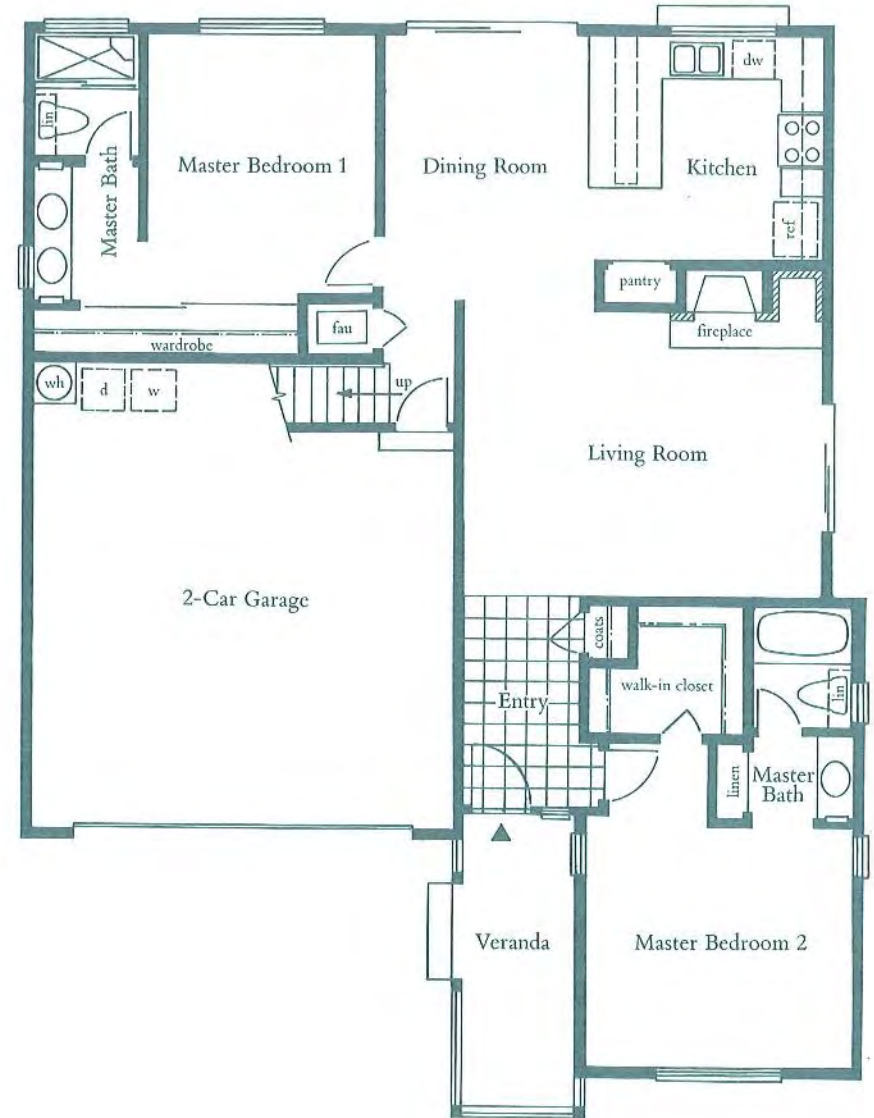
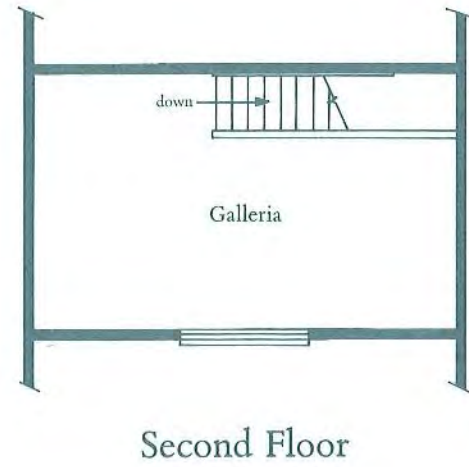
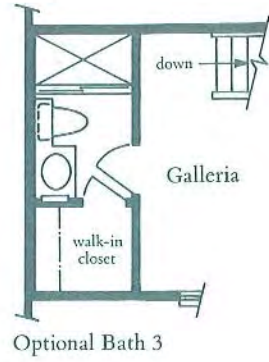


First Floor



PLAN FORTY TWO

TWO MASTER BEDROOMS
TWO BATHS
GALLERIA
1428 SQ. FT.



EXTERIOR
ELEVATIONS



41AR



42AR



41B



42B



41CR



42CR



43AR



44AR



43B



44B



43CR

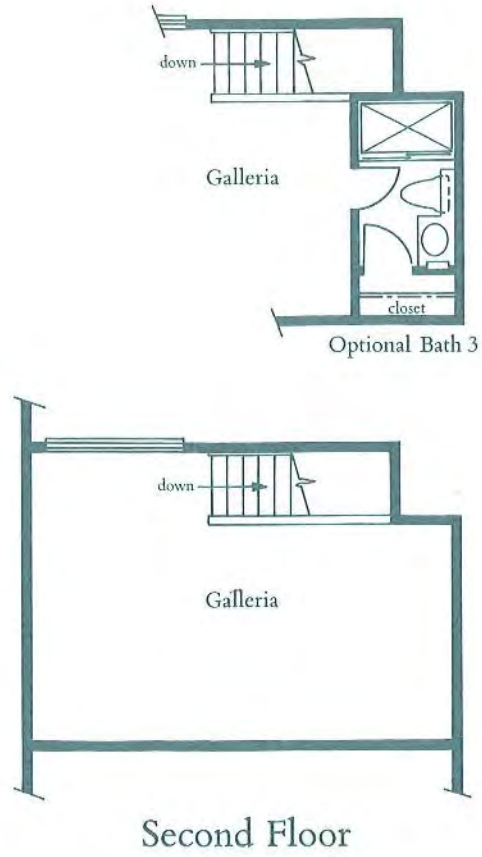


44CR

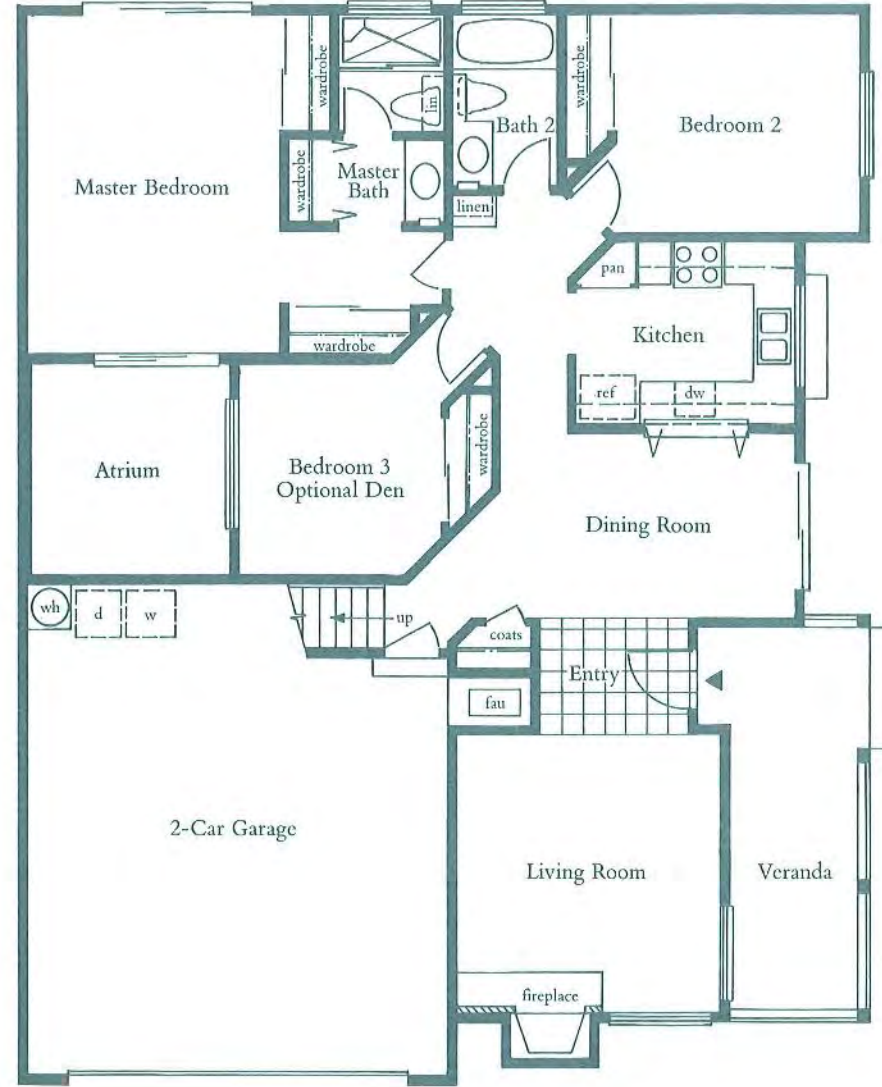
EXTERIOR
ELEVATIONS

PLAN FORTY THREE

THREE BEDROOMS
BEDROOM 3/OPTIONAL DEN
TWO BATHS
GALLERIA
1499 SQ. FT.



Second Floor

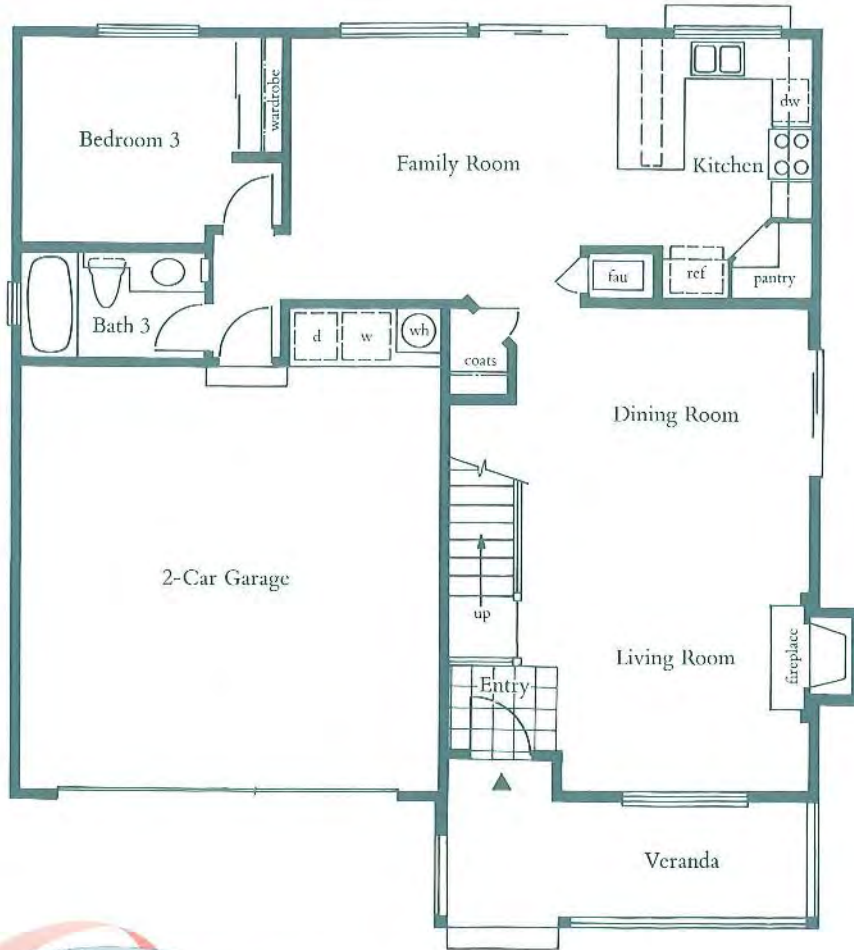


First Floor

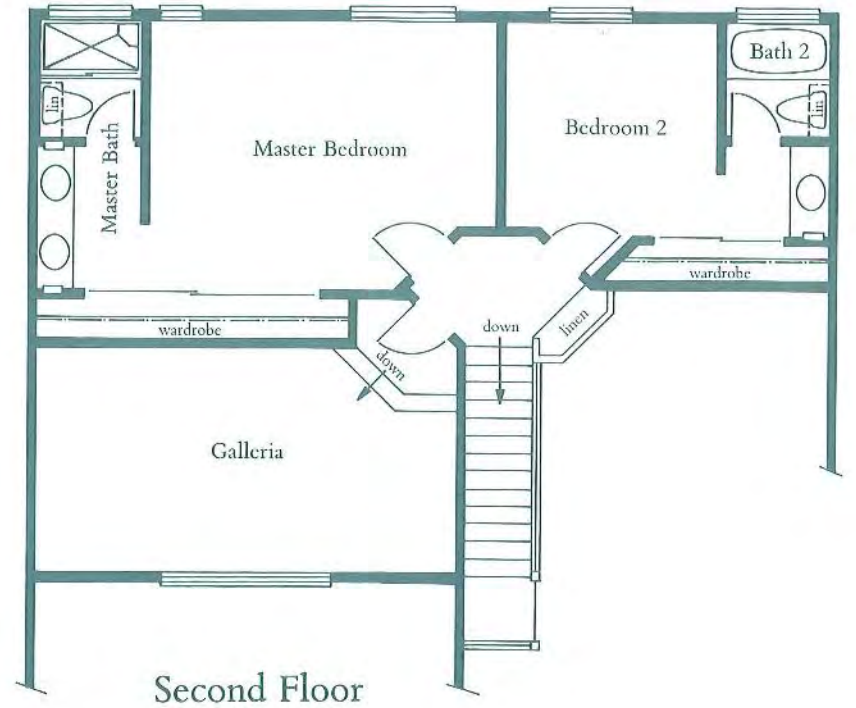


PLAN FORTY FOUR

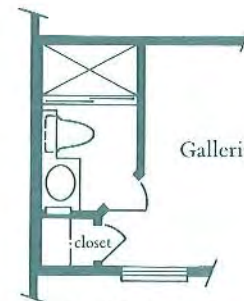
THREE BEDROOMS
THREE BATHS
FAMILY ROOM
GALLERIA
1773 SQ. FT.



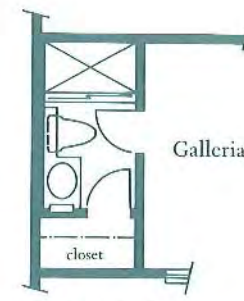
First Floor



Second Floor



Optional Bath 4
Elevation 4A



Optional Bath 4
Elevation 4B and 4C



A PARADE OF FEATURES

ARCHITECTURAL FEATURES

- Concrete roof tile
- Solid Douglas Fir entry door with glass insert
- Divided lite windows at front of home
- Attached two car garage with direct access to home
- Gas stubbed to side or rear yard
- Atrium (Plan 43)
- Front porch at entry

INTERIOR FEATURES

- Polished brass entry door hardware
- Entry door sidelight (Plan 42)
- Ceramic tile entry
- Carpeting throughout living areas
- Easy care vinyl flooring in kitchen and baths
- Pre-wired for cable television and telephones
- Smoke detectors
- Wood burning fireplace with gas log lighter valve and glass doors
- Travertine fireplace surround and hearth with wood mantel

INTERIOR FEATURES (cont.)

- Refrigerated central air conditioning
- Double poled closets in all master bedrooms
- Walk-in closet in Plan 41 master bedroom and Plan 42 master bedroom #2
- Galleria with bath option in all plans

CONVENIENCE FILLED KITCHENS

- Energy efficient pilotless gas range
- Built-in dishwasher
- Ceramic tile countertop
- Custom oak hardwood cabinetry (some doors with decorative glass inserts)
- Porcelain on steel double sink
- Luminous or recessed down lighting
- Ice maker water line
- Decorative acrylic wing-handle faucet in white finish with hose and spray
- Pass thru to dining room in Plans 41, 42, and 43
- Pass thru to family room in Plan 44
- Pass thru window from kitchen to patio

BATHROOMS

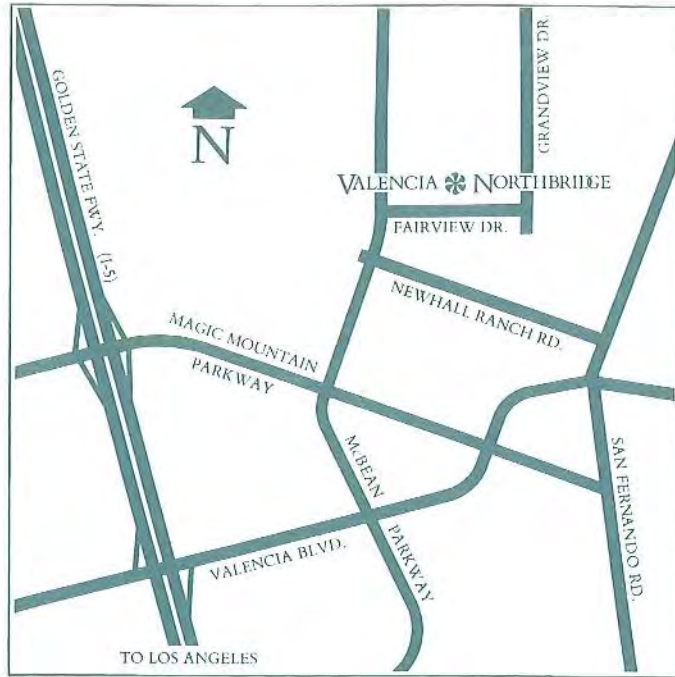
- Dual basins in master bath bath of Plans 41, 42 (master bath 1), and 44
- Full ¼ inch pullman mirrors
- Ceramic tile vanity tops in all master baths
- Cultured marble vanity tops in secondary bathrooms
- Decorative acrylic wing-handle faucet in white finish in master baths
- Ceramic tile tub and shower surrounds

ENERGY SAVING FEATURES

- Night setback thermostat
- Pilotless gas furnace and energy saving water heater
- Insulation with ratings up to R-30

RECREATION FACILITIES

- Swimming pools, spas, wading pools, cabanas, Bar-B-Que facilities
- Access to Valencia paseo system
- Tennis courts



The Valencia Company, in an effort to continuously improve their product, reserves the right to change floor plans, specifications and prices without notice. Special wall and window treatments, upgraded floor coverings, and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. Please see our sales representatives should you have any questions.

All renderings, floorplans and maps are artist's conceptions, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping.

To assist you with your home decorating, a wide range of wall coverings, window treatments, and upgrade items are available through the Valencia Company Design Center.

SALES INFORMATION

(805) 255-2785
(818) 902-1071





By Valencia Company:

A Division of The Newhall Land & Farming Company (A California Limited Partnership)