



COUNTRY GATE™

VALENCIA  NORTHBRIDGE



COUNTRY GATE

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 well into its second 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 Country Gate. Come home to Valencia.

PLAN TWENTY ONE

TWO BEDROOMS
TWO BATHS
1010 SQ. FT.



Single Story



21AR



21B



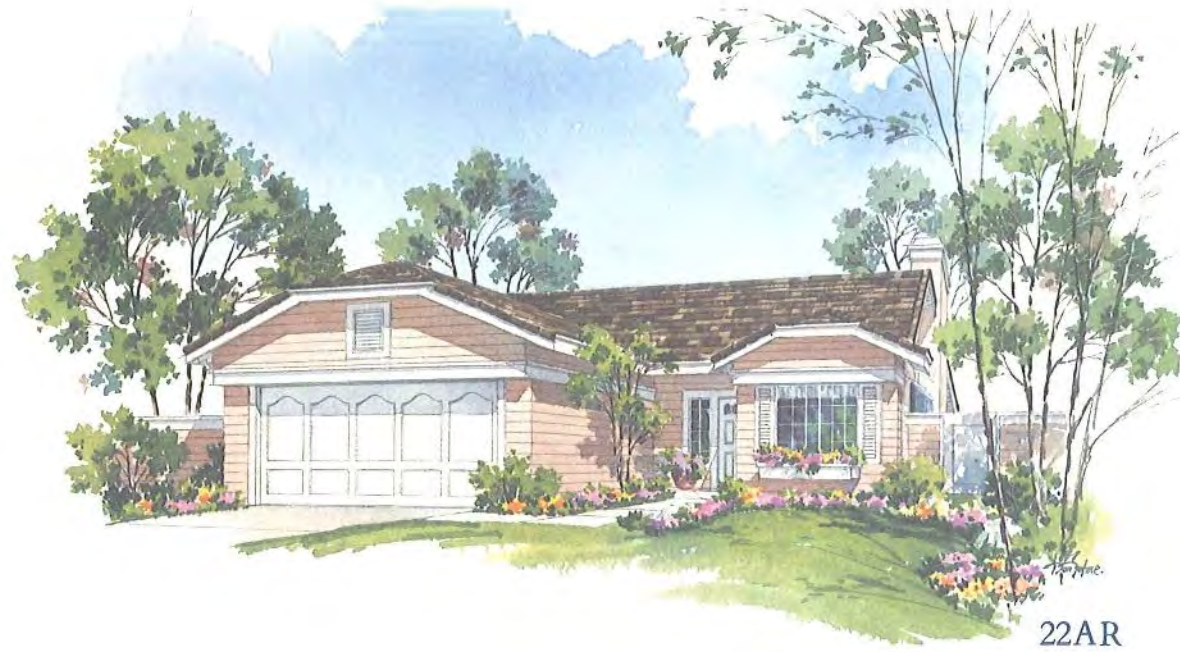
21CR

PLAN TWENTY TWO

THREE BEDROOMS
DEN/OPTIONAL BEDROOM 3
TWO BATHS
NOOK
1289 SQ. FT.



Single Story



22AR



22B



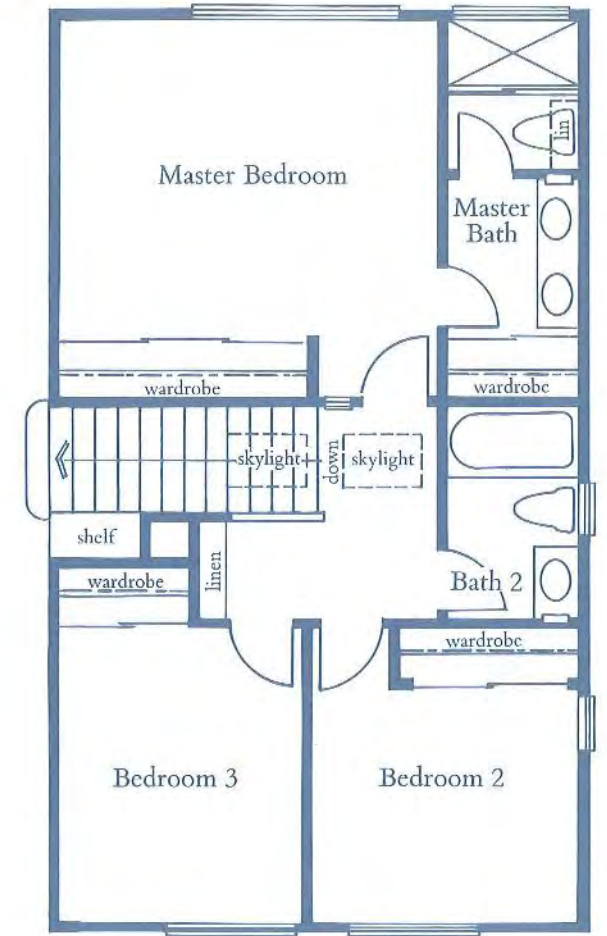
22CR

PLAN TWENTY THREE

THREE BEDROOMS
TWO BATHS
POWDER ROOM
FAMILY ROOM
NOOK
1494 SQ. FT.



First Floor



Second Floor



23A



23BR



23C



A POTPOURRI OF FEATURES

ARCHITECTURAL FEATURES

- Concrete roof tile
- Solid Douglas Fir entry door
- Divided lite windows at front of home
- 2 car garage with direct access to home
- Gas stubbed to side or rear yard near kitchen

INTERIOR FEATURES

- Antique brass entry door hardware
- Entry door sidelight in Plan 22
- Ceramic tile entry
- Carpeting throughout living areas
- Easy care vinyl flooring in kitchen, baths and laundry area
- Pre-wired for cable television and telephones
- Smoke detectors
- Skylights in all plans
- French door (Plans 22 and 23)
- Refrigerated central air conditioning
- Wood burning fireplace with gas log lighter valve and glass doors
- Tile fireplace surround and hearth

INTERIOR FEATURES (cont.)

- Window seat (Plan 22)
- Master bedroom sidelight (Plan 23)
- Walk-in closet in master bedroom (Plan 22)
- Double poled closets in all master bedrooms
- Interior laundry area in all plans
- Wood hand rail and balustrade (Plan 23)
- Garden window in kitchen (Plans 21 and 22)

CONVENIENCE FILLED KITCHENS

- Pilotless gas range
- Built-in dishwasher
- Ceramic tile countertop
- Custom Oak cabinetry (some doors with decorative glass inserts)
- Porcelain on steel double sink
- Eat-in nook (Plans 22 and 23)
- Luminous light fixture
- Ice maker water line

BATHROOMS

- Compartmentalized dressing and commode areas
- Dual basins in master bath (Plans 22 and 23)
- Full ¼ inch mirrors over vanities
- Ceramic tile countertops in all master baths
- Ceramic tile countertop in powder bath (Plan 23)
- 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) 255-2275

(818) 902-1057



The logo for Country Gate features the words "COUNTRY GATE" in a dark blue, serif font. The text is centered and overlaid on a decorative graphic of two interlocking ribbons, one red and one blue, that swirl and loop around the letters. The ribbons have a slight gradient and a soft shadow, giving them a three-dimensional appearance.

COUNTRY GATE

By Valencia Company:

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



Presents . . .

LIVING MODELS

A new dimension in model homes

Six model homes are being peopled for this special occasion by the "families" for whom they were decorated. Models from the Canyon Theater Guild will welcome you as you visit their "home."

COUNTRY GATE PLAN 21: "Mark" is a bachelor first-time buyer who has moved to Valencia from the crowded San Fernando Valley. He enjoys jogging on the Valencia paseos and has created an exercise room in the extra bedroom of his new home. You'll visit him in the middle of a workout.

COUNTRY GATE PLAN 23: "Greg" and "Leigh" are move-up buyers, delighted with their Valencia home after a small condominium in Simi Valley. They especially enjoy the extra space and a yard for their two young boys to play in. You will join them in a quiet moment at home--Leigh doing a needlework project and Greg playing with the boys.

COTTAGE HILL PLAN 42: "Gene" and "Barbara" are move-down buyers, looking for a more relaxed lifestyle now that their children are grown. Look for them in the Galleria of their new Cottage Hill home, pursuing their hobbies of model airplane building and painting.

COTTAGE HILL PLAN 43: "Jim" and "Debby" and their two teenage daughters are moving up from a smaller home in Pasadena. The master-planned community of Valencia is very attractive to them and the girls are especially excited about the swimming pool at their new recreation center and the prospect of joining a girls' softball league nearby. Today you'll find Jim in the kitchen pursuing his gourmet cooking hobby, while Debby works her favorite crossword puzzles in the den and the girls do their homework and share confidences in their Galleria bedroom.

IVYWOOD PLAN 63: "Nick" and "Nancy" and their teenage boys, age 13 and 16, are an active, sports-loving family. Valencia's quality schools and planned community (especially the recreation centers) were important in their choice of a new and larger home. You'll find Nick in his bonus room workshop/hobby center and Nancy on the phone busy coordinating a PTA project. The boys relax in their rooms, work at homework or make regular raids on the refrigerator.

IVYWOOD PLAN 64: "Laura" and "Gary" are medical professionals who moved to Valencia to be closer to Laura's job and to provide the quality education of Valencia-area schools for their teenage daughter. Laura and Gary invite you into their family room, where Laura is working on a new short story while Gary picks up some golf tips from a magazine and suggests plot twists for her story. Listen for their daughter, Lacey, practicing her flute.