



Pardue

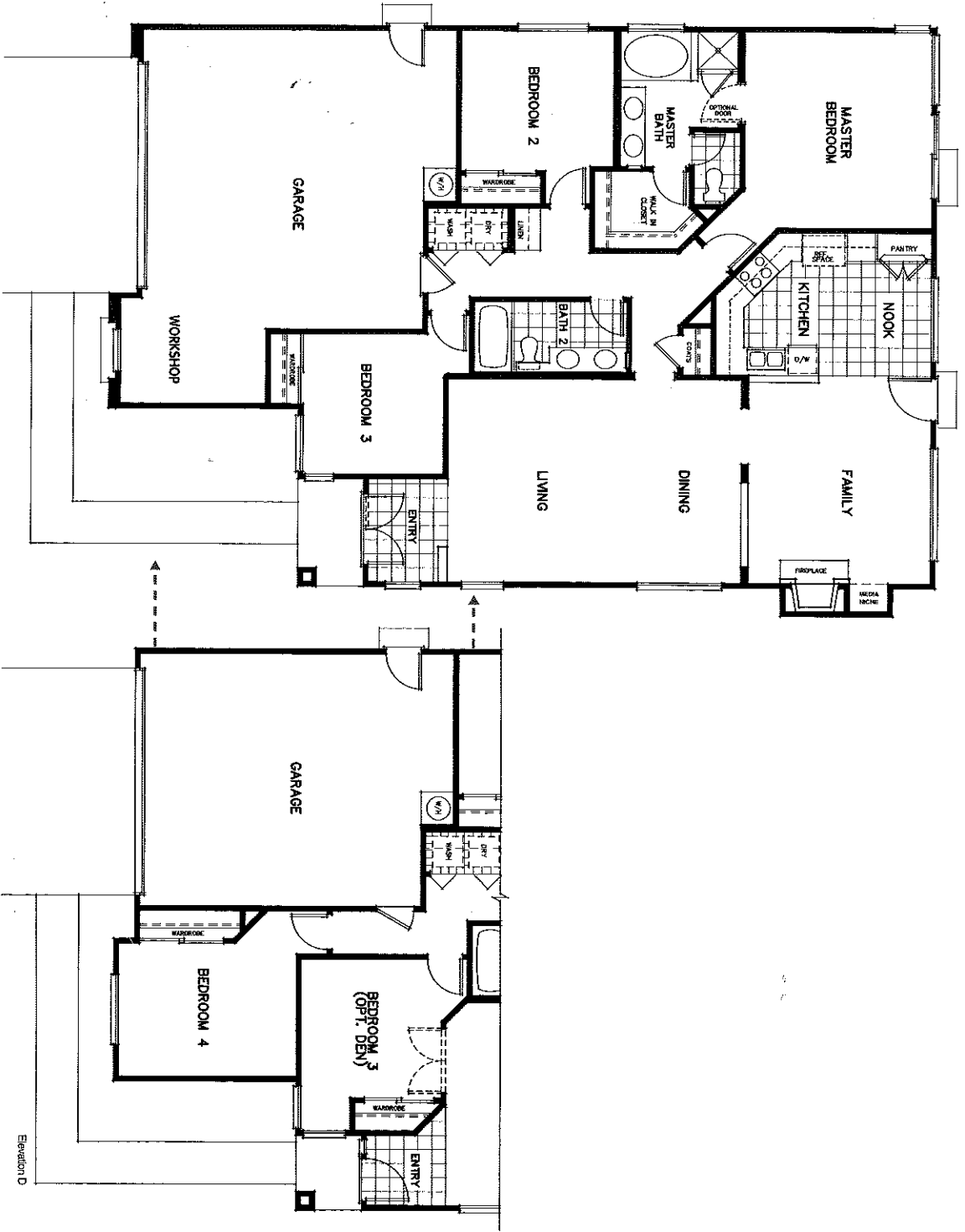
Overbury

VALENCIA NORTHBRIDGE

Pardue
Construction Company

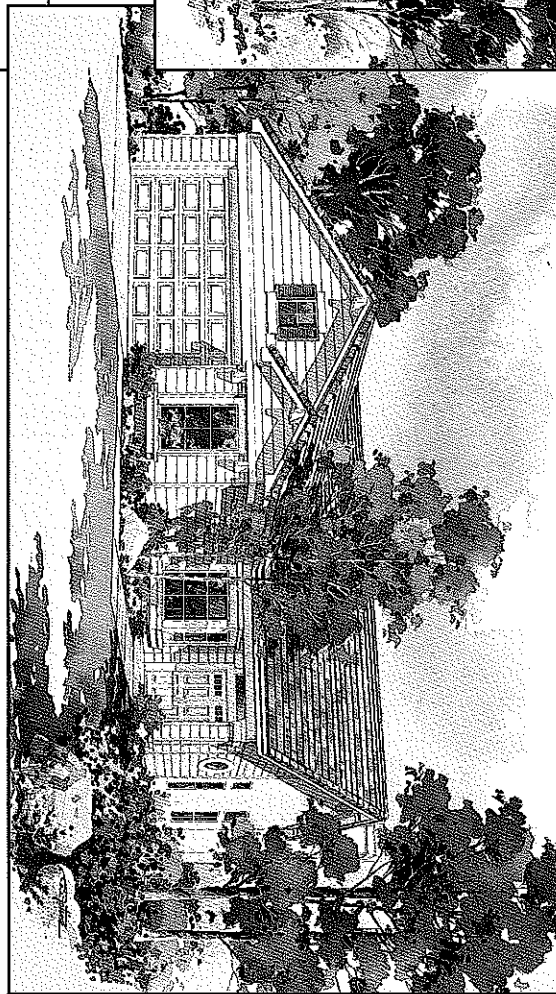
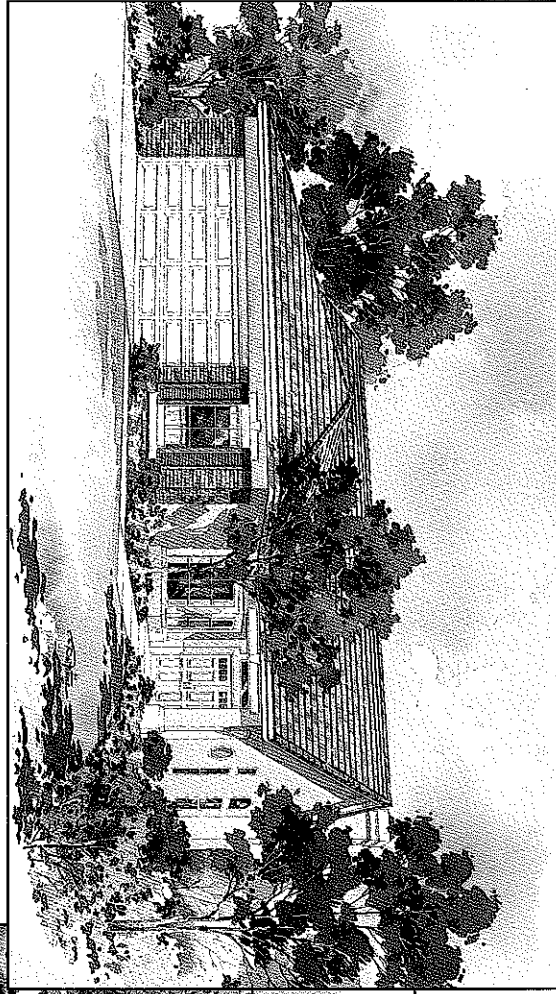
Plan 1BR

3 Bedrooms
2 Baths
Approximately 1,576 Sq. Ft.

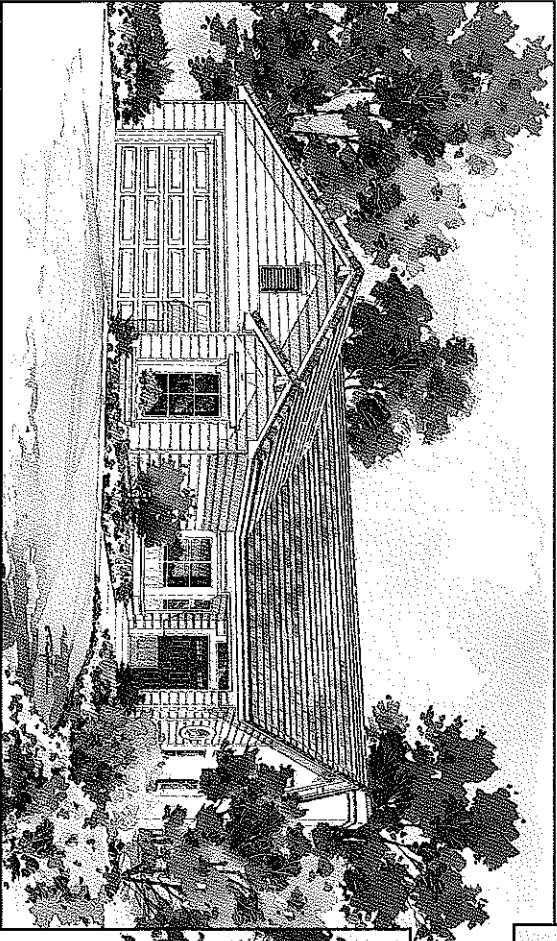


Elevation D only
4 Bedrooms / Optional Den
2 Baths
Approximately 1,762 Sq. Ft.

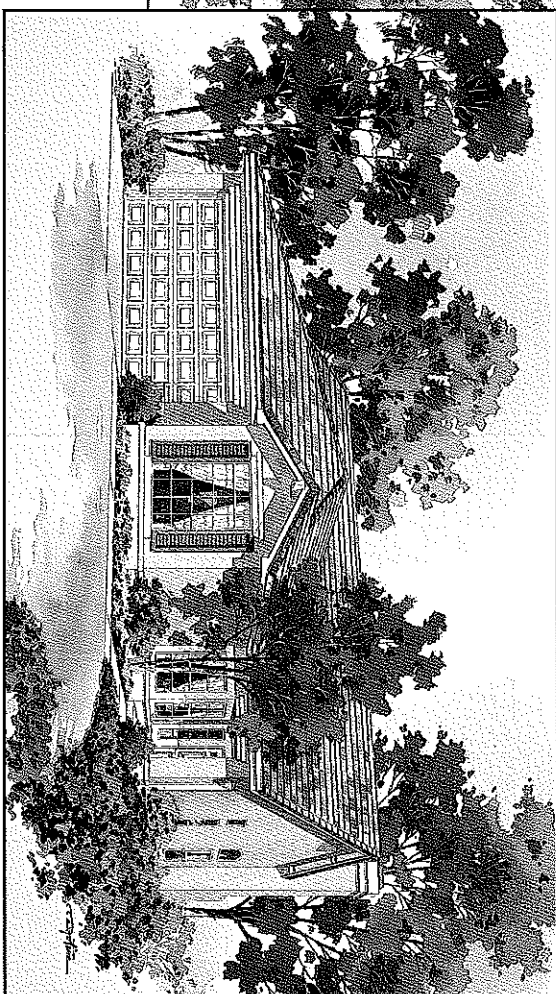
1AR



1BR Model



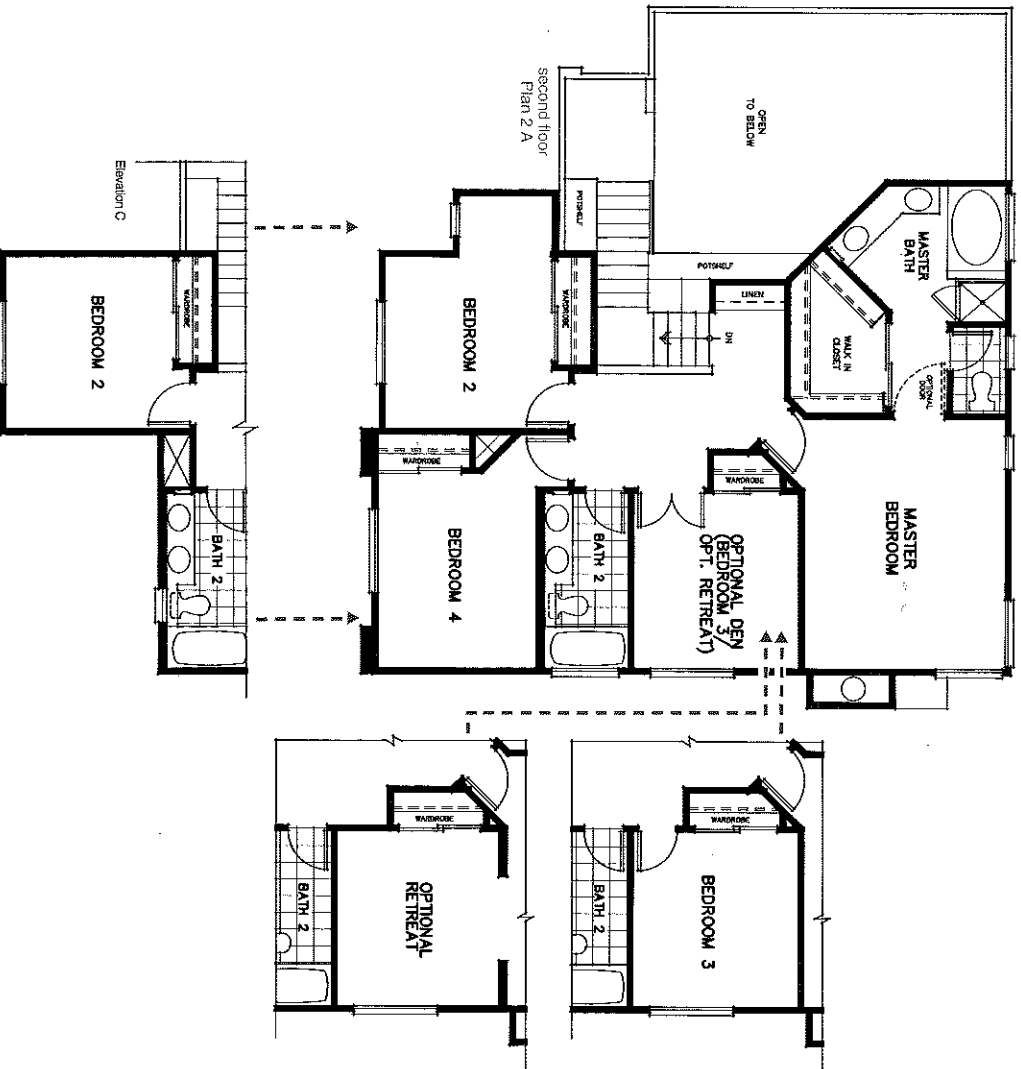
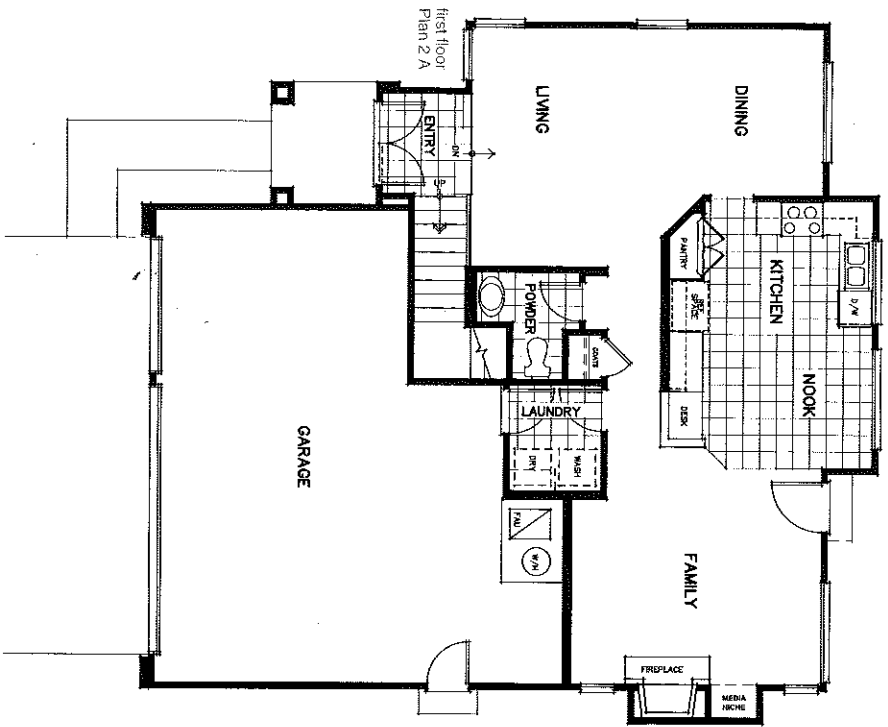
1CR



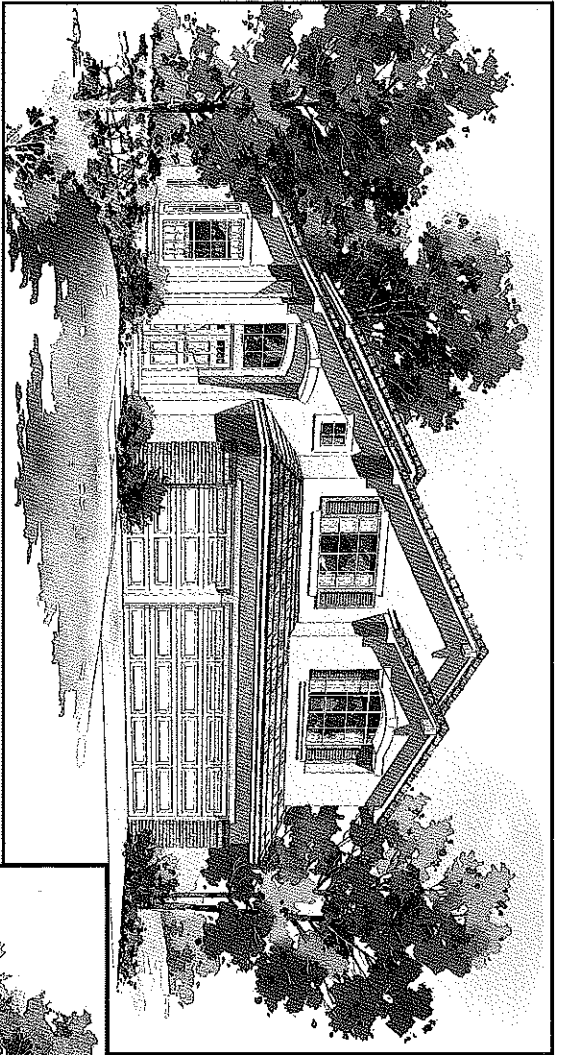
1DR

Plan 2A

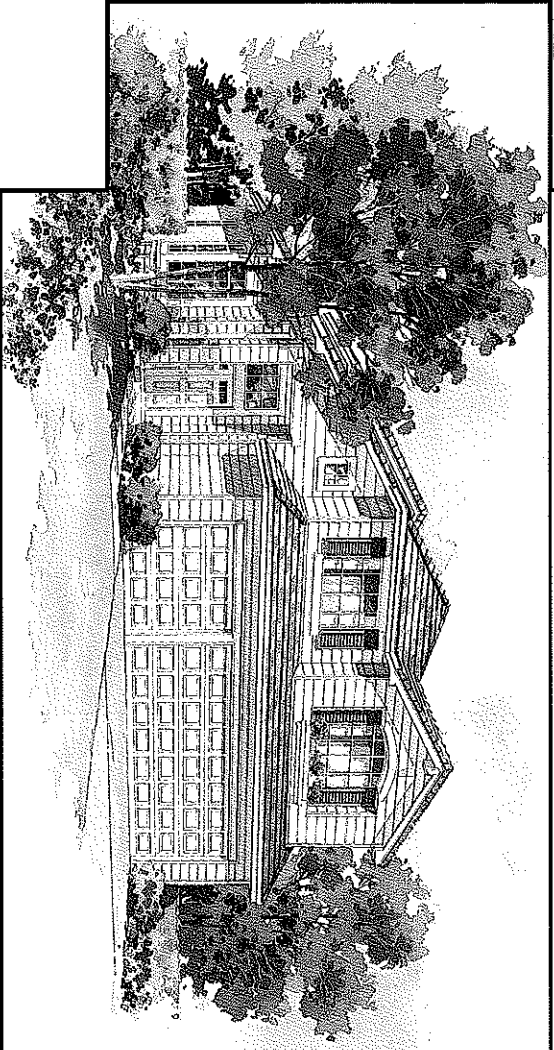
4 Bedrooms / Optional Master Bedroom Retreat/Den
 2 1/2 Baths
 Approximately 1,873 Sq. Ft.



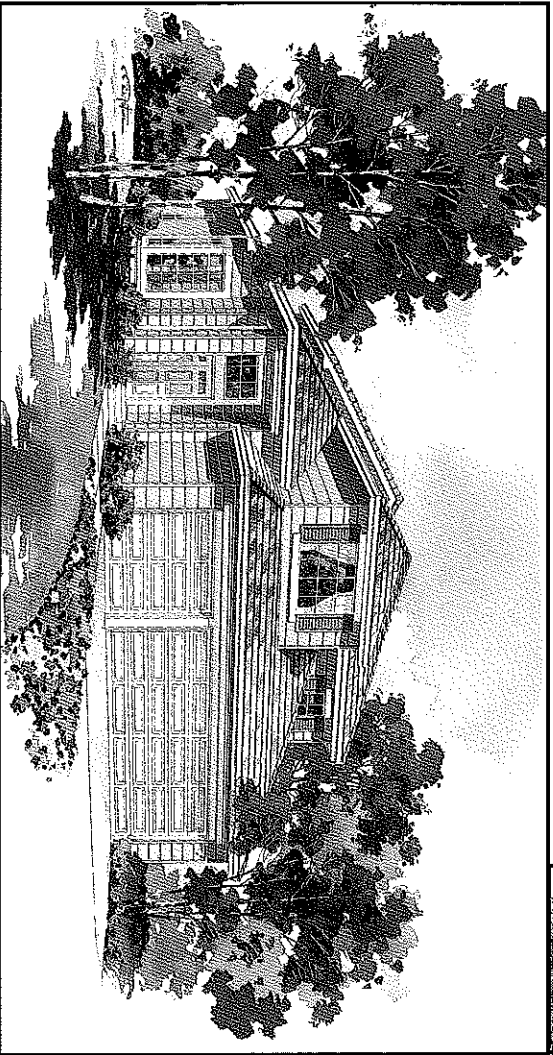
Elevation C only
 3 Bedrooms / Optional Master Bedroom Retreat/Den
 2 1/2 Baths
 Approximately 1,708 Sq. Ft.



2A Model



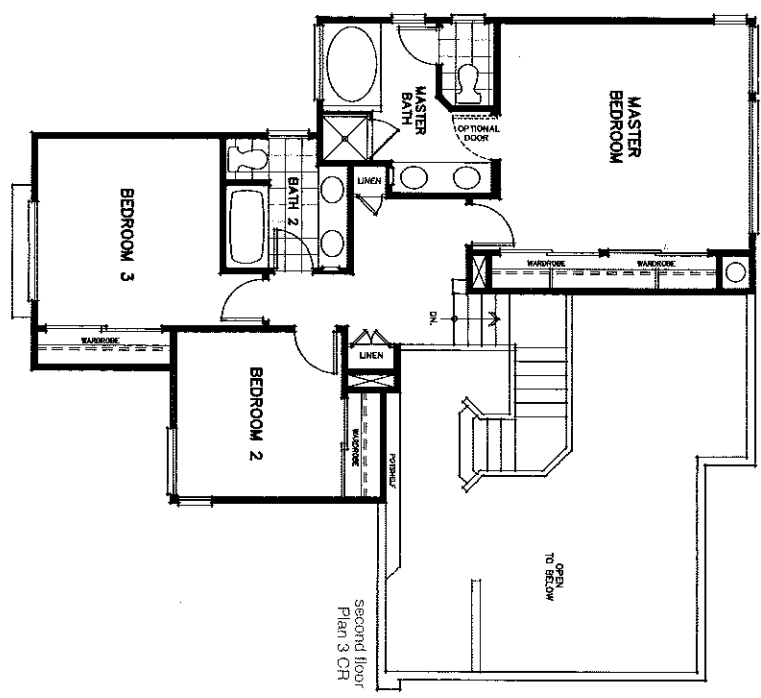
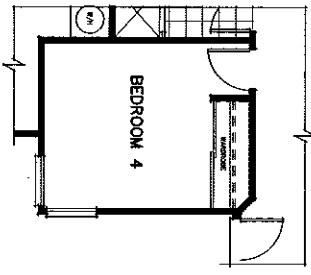
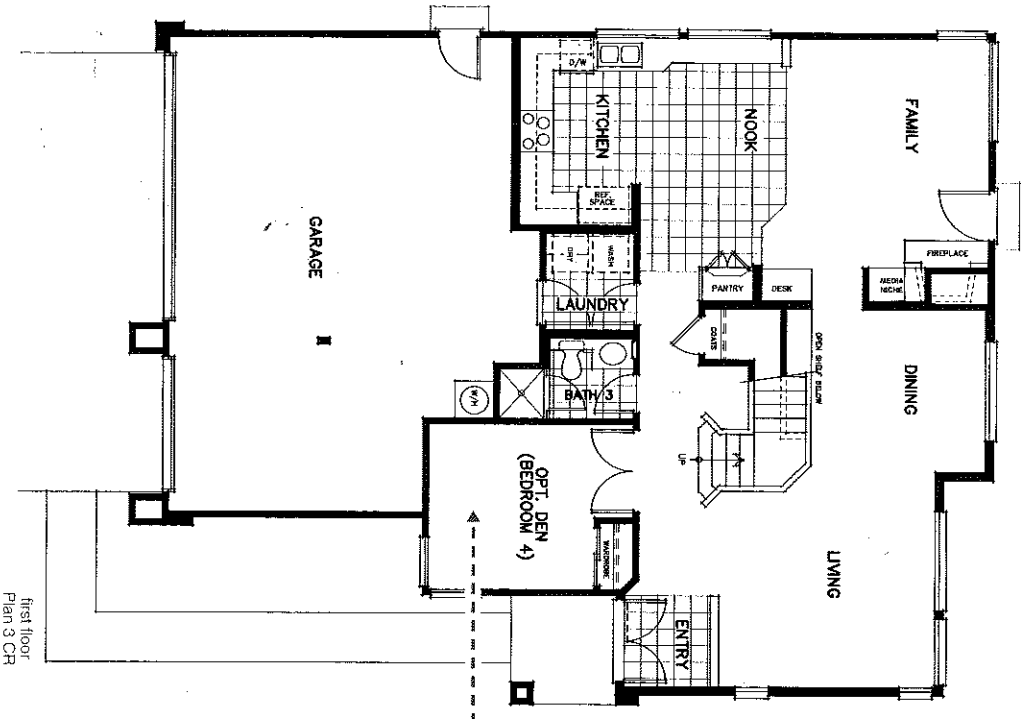
2B

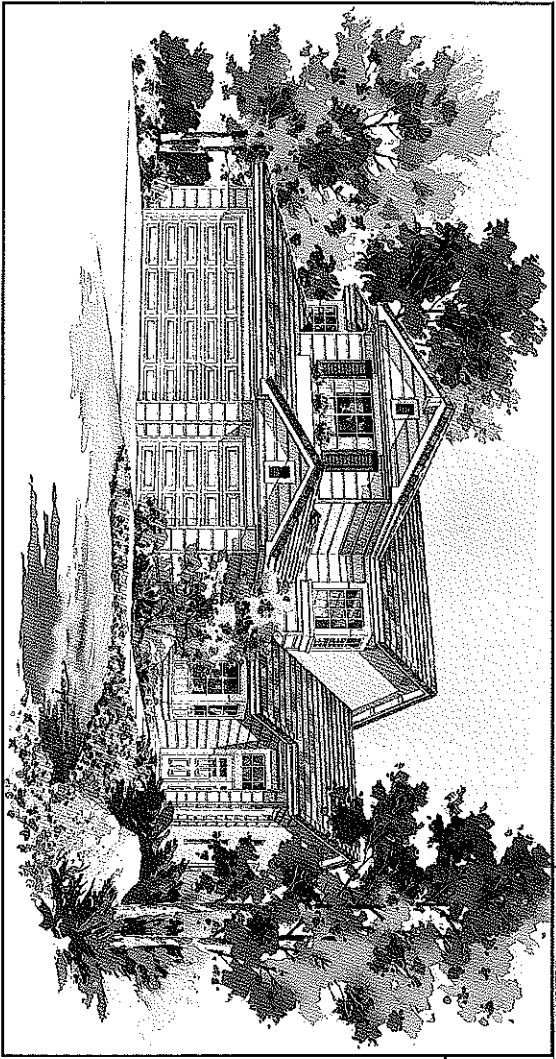


2C

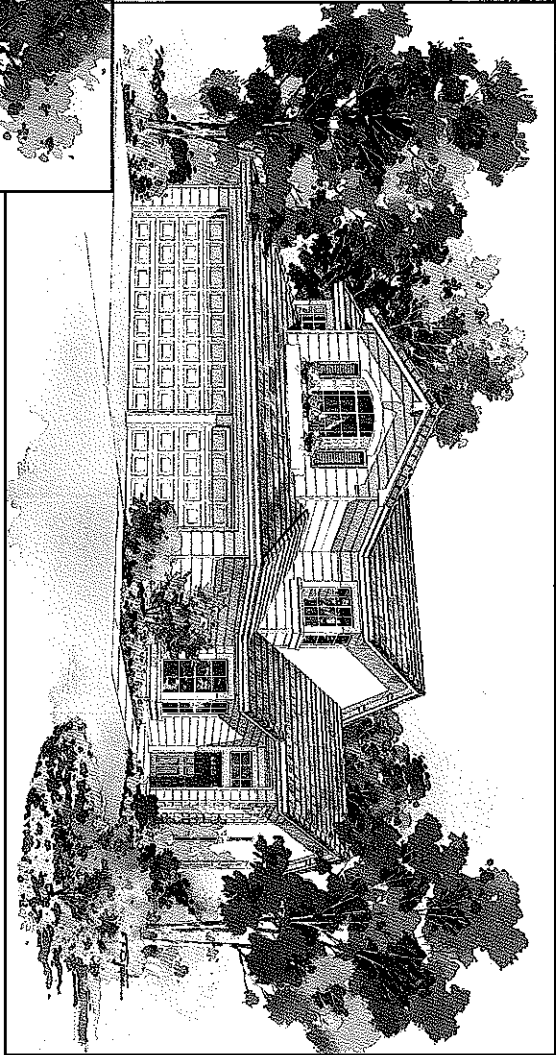
Plan 3CR

4 Bedrooms / Optional Den
3 Baths
Approximately 1,949 Sq. Ft.

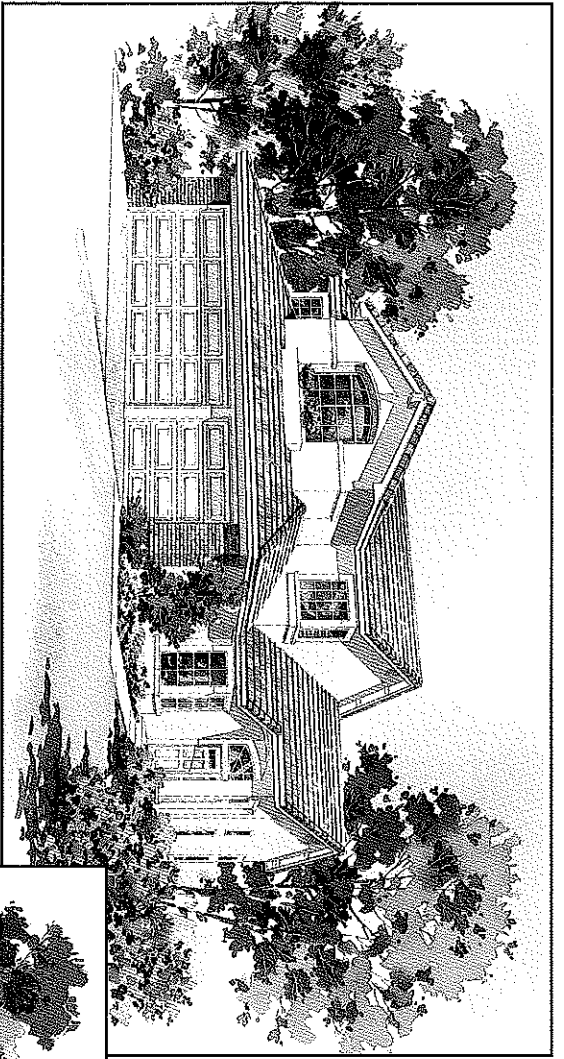




3CR Model



3BR



3AR

Features

Architectural Features

- Classic traditional architecture
- Dramatic window styles including mullioned and clerestory. Shutters most elevations.
- Paneled wood entry doors with distinctive hardware
- Metal roll-up garage doors. Raised panel design varies per elevation.
- Family Living Areas**
 - Traditional parquet flooring or custom design 13 x 13 ceramic tile in foyers
 - Spacious Living Rooms with dramatic vaulted ceilings
 - Plush carpeting in choice of designer colors included in Living Room, Dining Room, Family Room, Master Suite (including master dressing area), secondary bedrooms, halls and stairway
 - Wood-burning fireplace with gas lighter valve and glass doors in Family Rooms
 - Decorative interior door hardware
 - French door from Family Room to backyard — All plans
 - Innovative media niches for television and stereo components
 - Gas barbecue stub-out at rear yard
- Interior Details**
 - Decorative lighting fixtures and architecturally specified recessed lighting.
 - Exciting new faucet designs in Master Bath and Powder Room
 - Brick face and hearth on fireplace per plan
 - Plan 2 has pedestal lav in Powder Room
- Kitchens**
 - Ceramic tile countertops
 - Light-oak stained cabinetry
 - Double sink
 - Built-in desk — Plans 2 and 3

- Built-in self-cleaning oven and microwave, gas cooktop, and dishwasher. All appliances in white finish.

- Refrigerator space equipped with waterline for ice-maker
- Storage pantry
- Quality vinyl floor covering
- Recessed ceiling lights and under-cabinet lighting
- Cozy nook areas

The Master Suite

- Elegant Master Bedroom suites
- Walk-in closets in Plans 1 & 2 and large sliding door closet in Plan 3
- Vinyl coated wire double shelf and pole
- Large soaking tub
- Separate stall shower in all Master Bathrooms
- Sliding patio door in Plan 1

For Your Safety And Comfort

- Dual-paned windows
- Thermostatically controlled forced-air heating and air conditioning
- Pre-wired for television, cable TV, and telephones
- Smoke detectors with warning buzzer
- Energy saving insulation
- Electric outlet and gas line for dryer
- Water-saving plumbing innovations
- Automatic garage door opener with two controls for double doors
- Pre-wired for ceiling fans in Master Bedroom and Family Room

Standard Option

(Included in sales cost)

- Plan 1 — Elevation D is a four bedroom house; Bedroom 3 can be optional Den with double doors.
- Plan 2 — Bedroom 3 can be optional Den or Master Bedroom Retreat. Note: Plan 2 Elevation C is a three bedroom house.
- Plan 3 — Bedroom 4 can be optional Den with double doors.

Custom Design Options

(available at additional cost)

- Kitchen countertops:
 - Standard white tile 6 x 6 with DAL Bisquettes or rope border in choice of selected colors
 - Designer tiles 3 x 3 in choice of selected colors with standard splash (same color tile) or special splash (two rows of 3 x 3 tile in another color)
- Master Bath & Bath 3 countertops:
 - Standard white tile 4 x 4 with DAL Bisquettes or rope border in choice of selected colors
- Master Bath & Bath 3 shower surrounds:
 - Standard white tile 4 x 4 with DAL Bisquettes or rope border in choice of selected colors

Options — If You Please

(available at additional cost)

- Upgrade carpet and pad
- Upgrade hard surface flooring materials
- Mirrored wardrobe doors for secondary bedrooms
- Door at Master Suite between bedroom and bath — All plans
- Clear glass tub enclosure for Bath 2
- Ceiling fans in Master Bedroom and Family Room
- Security System
- Refrigerator
- Washer/Dryer

Important Notes

Certain models have carpet or flooring not included in the sales price. Our sales price includes carpet and hard surface flooring only in those areas specifically listed above. Decorator items are not included in the purchase price. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price.

The items listed herein, with the exception of the optional features listed above, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make substitutions of color due to unavailability of a particular item from a particular manufacturer, or for other reasons. Certain items included in our homes are warranted by the individual manufacturers and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our sales office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the builder.

Prices, terms, and specifications are subject to change without notice. Prices do not include lot premiums and optional items.

In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify, relocate or eliminate any or all of the features, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conceptions. (July, 1993)



Pardee
Coventry
VALENCIA, NORTHBRIDGE

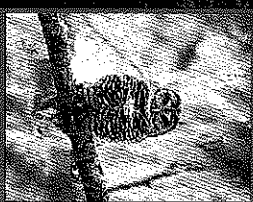


Pardee: A Member of
Weyerhaeuser Real Estate Company

It is especially meaningful for Pardee Construction Company that Weyerhaeuser Company, founded in 1900 and a giant in timber ownership and lumber production, now calls itself "*The Tree Growing Company. And More.*"

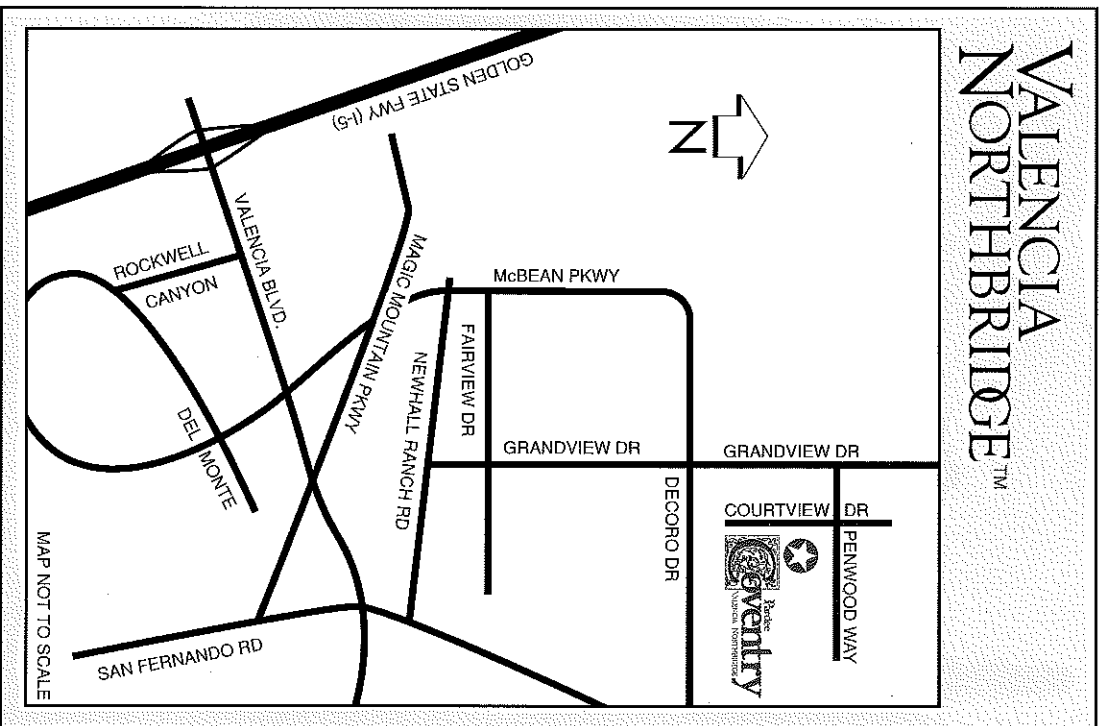
That is because Pardee joined Weyerhaeuser in 1969 as a member of Weyerhaeuser Real Estate Company, a national leader in residential, commercial and industrial construction and also in real estate finance. Since its inception, WRECO has been a significant influence in Weyerhaeuser's diversification beyond forest products, adding new scope and new dimension to Weyerhaeuser's already established and respected corporate identity.

Thus, Pardee is proud to be part of the "*And More*" of the Tree Growing Company—as Weyerhaeuser now asserts what kind of company it has become for the 1990s and beyond.



Weyerhaeuser is a vigorous, growing company that believes in environmentally sound programs, a wise use of the land, and in being a good neighbor. And that is what Pardee also believes. So when you invest in a Pardee home, Weyerhaeuser's integrity is part of the bargain.

VALENCIA NORTHBRIDGE™



To visit Valencia, take I-5 to the Valencia Boulevard exit and follow the signs.

Valencia
By Valencia Company
A Division of The Newhall Land and Farming Company

27514 Courtview Drive, Valencia, California 91354 (805) 296-6894



Pardue
Construction Company



Pardee
Coventry
VALENCIA NORTHBRIDGE

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Valencia, California 91354
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SEPTEMBER 1993

<u>PLAN 1</u>	<u>SQUARE FOOTAGE*</u>	<u>PRICE</u>
1 Story 3 Bedroom, 2 Bath	1,576*	FROM: 228,900
<u>PLAN 1d</u>		
1 Story 4 Bedroom, 2 Bath	Model Not Shown 1,762*	FROM: 243,400
<u>PLAN 2C</u>		
2 Story 3 Bedroom, 2 1/2 Bath	Model Not Shown 1,708*	FROM: 232,900
<u>PLAN 2</u>		
2 Story 4 Bedroom, 2 1/2 Bath	1,873*	FROM: 243,900
<u>PLAN 3</u>		
2 Story 4 Bedroom, 3 Bath	1,949*	FROM: 249,900

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SALES PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE
AND MAY VARY DUE TO SUCH THINGS AS LOCATION OR ELEVATION
THANK YOU FOR NOT SMOKING IN THE OFFICE OR MODELS!
*PLEASE NOTE: SQUARE FOOTAGE IS APPROXIMATE

SALES AGENTS: Debi Baker & Les Barnhart



EQUAL HOUSING
OPPORTUNITY

Pardee
Construction Company

A Weyerhaeuser Company