

CYPRESS POINT  
AT WESTRIDGE  
VALENCIA

SheaHomes

*Caring since 1881*

# CARING... It's what's included that counts!



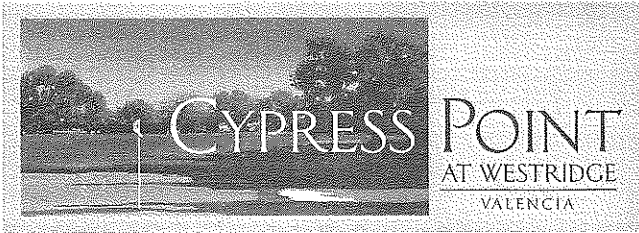
Below are some of the exquisite details and luxury features that are included in the homes at Cypress Point:

- Beautifully appointed kitchens featuring hand-set ceramic tile countertops with radius edges and cooktop backsplashes, **large double-compartment sink**, birch cabinets with white laminate interiors, adjusted upper shelves and **under-counter task lighting**.
- **Quality White GE® kitchen appliances:**
  - 30" gas cooktop
  - 30" built-in self-cleaning oven
  - Microwave/hood combination
  - Multi-cycle potscrubber dishwasher
- **Gas fireplace**
- **Radius drywall corners** on interior walls for a clean, contemporary look.
- **Decorative door casing** and upgraded **baseboards** make a striking design statement.
- **Kwikset® antique nickel finish hardware** throughout the home.
- **Price Pfister® designer faucets** in both kitchens and baths...a touch of elegance.
- **Lennox® central heating & air-conditioning** with set-back thermostat to save on energy costs.
- 50-gallon insulated **energy-efficient gas water heater** to meet the needs of your household.
- Advanced integrated wiring accommodates **high-speed computer connections** and audio and video as well as telephone and cable TV.
- Distinguished architecture with **stucco finish with decorative window treatments** in an array of distinctive accent colors (varies per building elevation).
- **Post-tension foundation, non-corrosive water system, fire-resistant concrete tile roof** and durable **three-coat stucco exterior** ensure the long-term integrity of your home.
- Manufactured **"Silent Floor"** floor joists provide exceptional strength and performance.
- **Full rain gutter system** to help protect the exterior of your home.
- Dual-paned **vinyl windows** with **Low-Emissivity technology** for more energy savings and less fading from ultraviolet rays with limited lifetime warranty.
- **Direct-access two-car garages** are fully drywalled, and **roll-up garage doors with transmitters**, are insulated to dampen noise and protect against temperature extremes.

These are just a few of the items that you will find included in your home.  
Please see a sales counselor for more details.

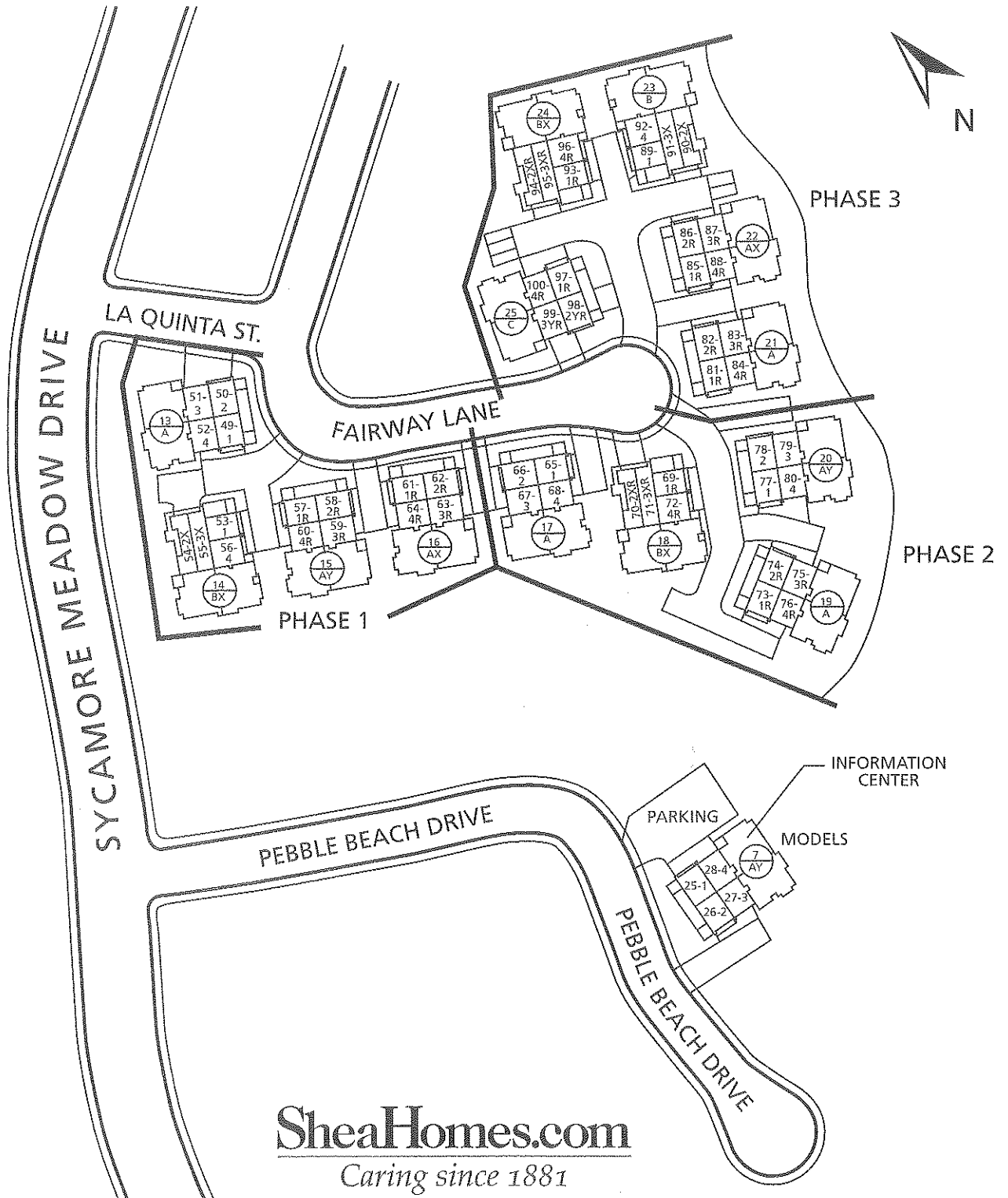
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**SheaHomes.com**  
*Caring since 1881*



Phone: (661) 260-1804

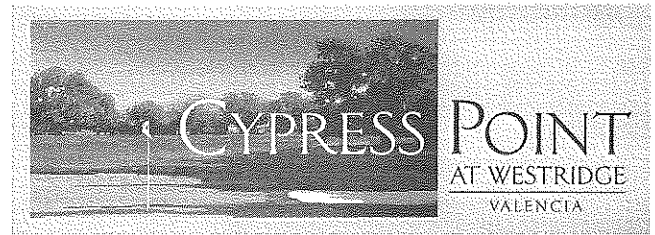
Fax: (661) 260-1521



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## Preliminary Plan One • 1,571 Square Feet

### THE McDONALD HOME

Two-story living in a three-story home. While the two-car garage with storage area and entry are on the ground floor, all of the living areas are located on the second and third floors, beginning at the top of the stairs with an inviting family room/living room with fireplace and media niche and an adjoining dining room and kitchen. The second floor landing also opens to a private view deck. A secluded bedroom, bath and laundry room complete the second floor. From the family room/living room, another set of stairs leads to the exceptionally private third-floor master suite, which features an elegant bath with oval tub, separate shower and large walk-in closet.

**Phase 3 Pricing – SOLD OUT**

**PRICED FROM  
\$295,990**

## Preliminary Plan Two • 1,568 Square Feet

### THE TUCKER HOME

A three-story home with an added dimension. A ground floor entry features a two-car garage with storage area. The second floors light and airy family room/living room, dining room and kitchen are the best for place to entertain. A spacious covered view deck, fireplace and media niche add character and style. Rounding off this level are the convenient interior laundry room, a second bedroom, an office which may be converted to an optional third bedroom and a full bath. Upstairs is a special place to get away from it all, your private master suite.

**PRICED FROM  
\$305,990**

## Preliminary Plan Two-X and Two-Y • 1,622 Square Feet (Not Modeled)

### THE TUCKER HOME

A three-story home with an added dimension. A ground floor entry features a two-car tandem garage or two-car garage depending on the plan. The second floors light and airy family room/living room, dining room and kitchen are the best for place to entertain. A spacious covered view deck, fireplace and media niche add character and style. Rounding off this level are the convenient interior laundry room, a second bedroom, an office which may be converted to an optional third bedroom and a full bath. Upstairs is a special place to get away from it all, your private master suite.

**PRICED FROM  
\$305,990**

## Preliminary Plan Three and Three-Y • 1,725 Square Feet

### THE MAH HOME

Wide open spaces! This distinctive home's main living areas flow together in one large, uninterrupted expanse that encompasses a spacious family room/living room with fireplace and media niche, an inviting dining room, and an open kitchen with an island that doubles as a work center and a casual dining bar. A convenient powder room and a laundry room linking the two-car garage to the kitchen complete the first floor. Upstairs is devoted to a luxurious master suite and two secondary bedrooms that share a second bath. One of those bedrooms may be selected as an optional retreat that will expand the dimensions of the master suite.

**PRICED FROM  
\$343,990**

## Preliminary Plan Three-X • 1,725 Square Feet (Not Modeled)

### THE MAH HOME

Wide open spaces! This distinctive home's main living areas flow together in one large, uninterrupted expanse that encompasses a spacious family room/living room with fireplace and media niche, an inviting dining room, and an open kitchen with an island that doubles as a work center and a casual dining bar. A convenient powder room and a laundry room linking the two-car tandem garage to the kitchen complete the first floor. Upstairs is devoted to a luxurious master suite and two secondary bedrooms that share a second bath. One of those bedrooms may be selected as an optional retreat that will expand the dimensions of the master suite.

**PRICED FROM  
\$335,990**

## Preliminary Plan Four • 1,680 Square Feet

### THE MASTIN HOME

Two-story living with two bedroom suites. The second floor of this residence features two bedrooms, each with its own private bath. The master bath is distinguished by such added luxuries as a walk-in closet, oval tub and separate shower. Downstairs, the family room/living room, dining room and open island kitchen are joined by a third bedroom which may be selected as an option office which is ideal for those who work from home. A full private bath is also located next to the laundry room which provides direct interior access from the two-car garage.

**PRICED FROM  
\$325,990**

## Cypress Point at Westridge

26982 Pebble Beach Drive, Valencia, CA 91354

Phone 661/260-1804

Fax 661/260-1521

**Priority List in progress for future phases.**

Shea Homes reserves the right to change elevations, specifications, materials and prices without notice.

Various entities, such as architects, tax assessor's, and appraisers, sometimes use different methods to measure the square footage of a home. All square footages shown herein are approximate and not necessarily reflective of the same interpretation. Windows, porches, patios and decks vary per building elevation and building location.

Room dimensions vary per building elevation. See Sales Counselor for further details.



**Valencia**  
The place to be.  
by  
NEW HALL OF LAND





Building A



Building AY - Modeled



Building BX



Building AX

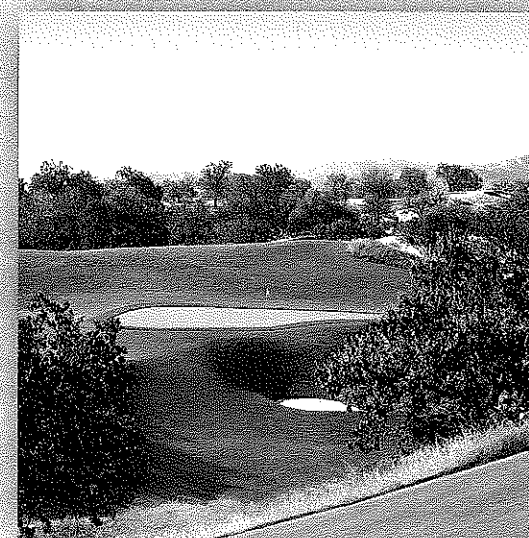


Building B



Building C

At Cypress Point, California living is redefined. Carefree townhome designs are set along California's only Tournament Players Club golf course and nestled within the Valencia village of Westridge.



Here, meandering hillsides and immaculate greens give way to 18 holes of challenging play and a stunning array of other luxuries.

Cypress Point...the scenery and serenity of country club-style living is more than attainable...it's yours.

Hole 15 - The challenge of a back-to-back par 5 experience is made equally difficult by one of TPC Valencia's 27 bunkers.

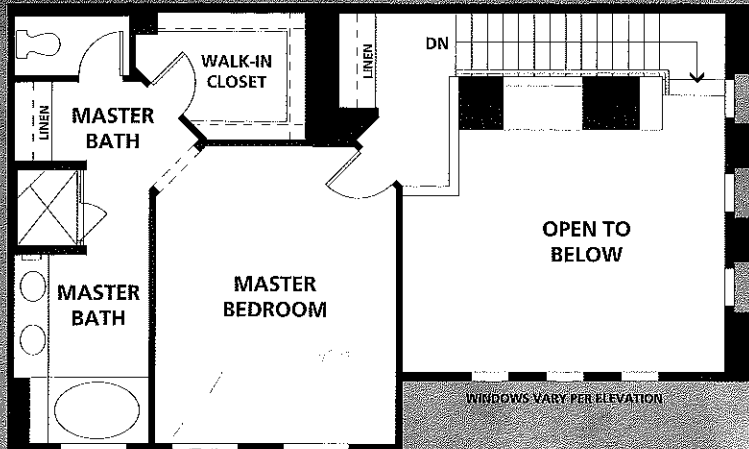
# THE MCDONALD HOME

PLAN ONE  
1,571 SQ. FT.

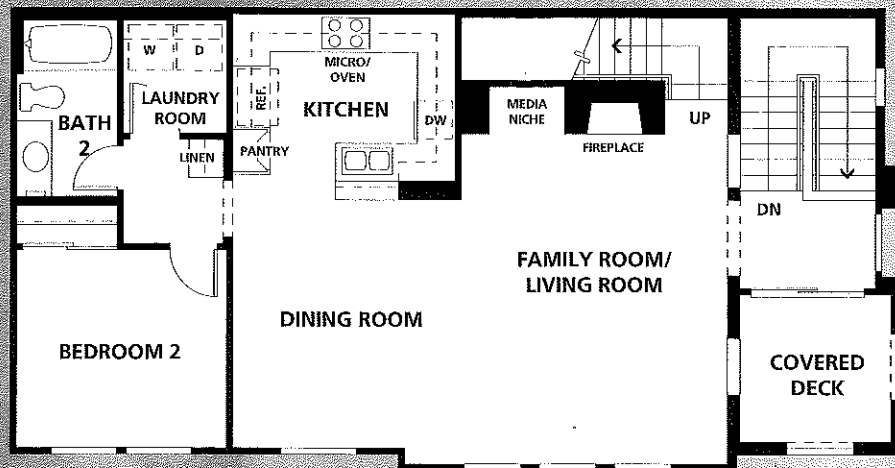
Three Story

Family Room/Living Room with Fireplace, Media Niche and Covered Deck

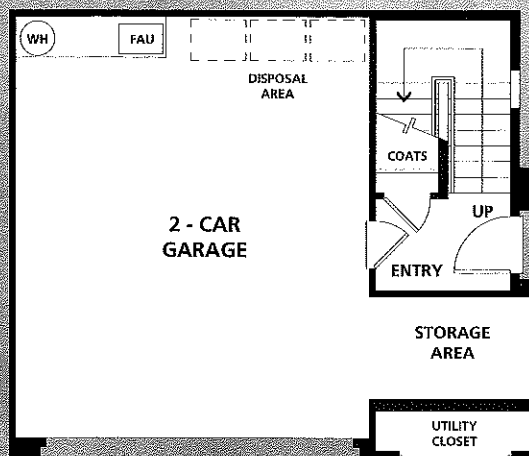
Dining Room



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Kitchen with Breakfast Bar and Pantry

Two Bedrooms

Two Bathrooms

Laundry Room

Two-Car Garage with Storage Area

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# THE TUCKER HOME

PLAN TWO  
1,568 SQ. FT.

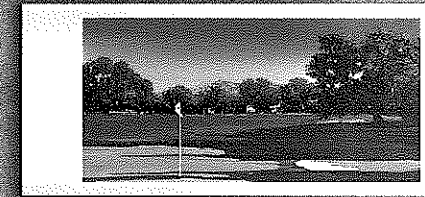
Three Story

Family Room/Living Room with Fireplace, Media Niche and Covered Deck

Dining Area

Kitchen with Breakfast Bar and Pantry

Two Bedrooms



Two Bathrooms

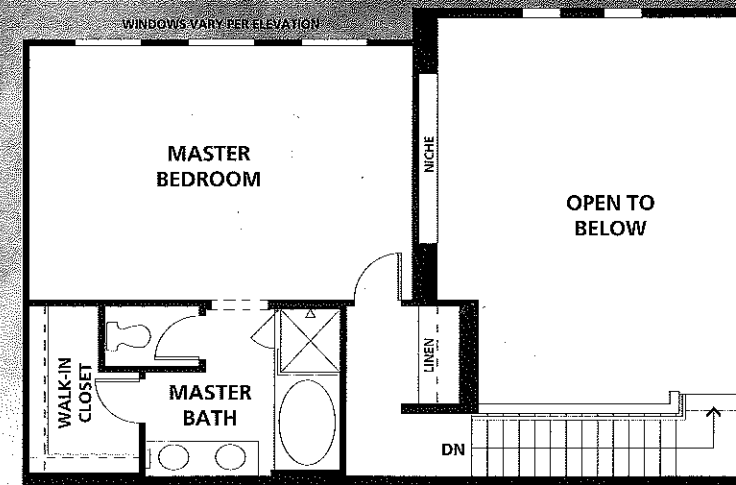
Office

Laundry Room

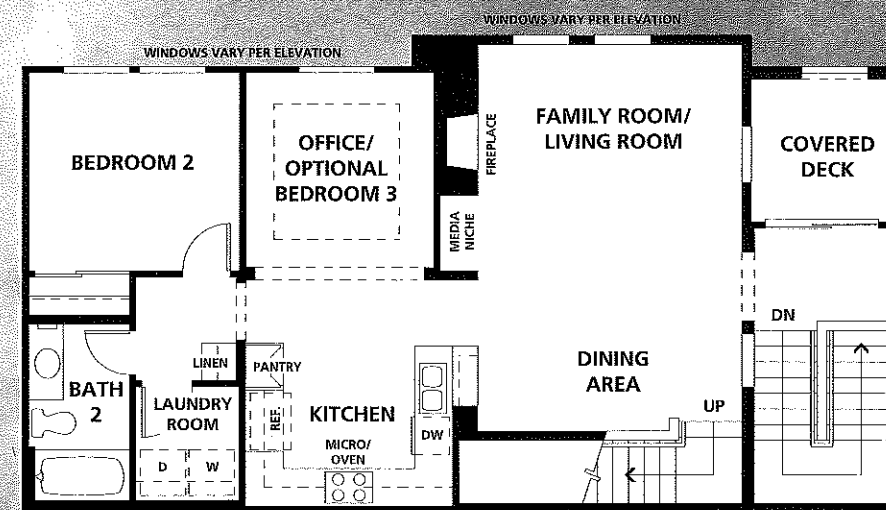
Two-Car Garage with Storage Area

Room Option

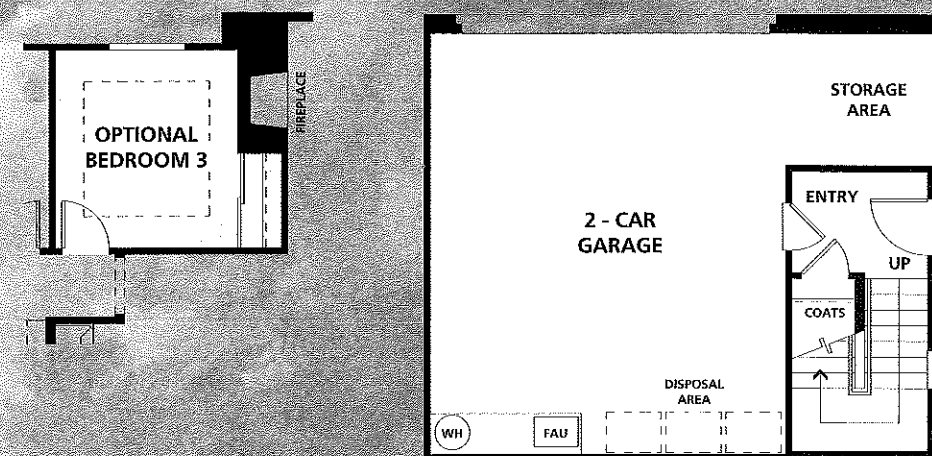
Bedroom 3 at Office



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Hole 9 - This hole poses a challenging finish to the front nine with a 244-yard, par 3 and one of only two water hazards at TPC Valencia.

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Hole 17 - A lush rolling fairway leads the way to a spectacular par 4.



# THE MAH HOME

PLAN THREE & THREE-Y  
1,725 SQ. FT.

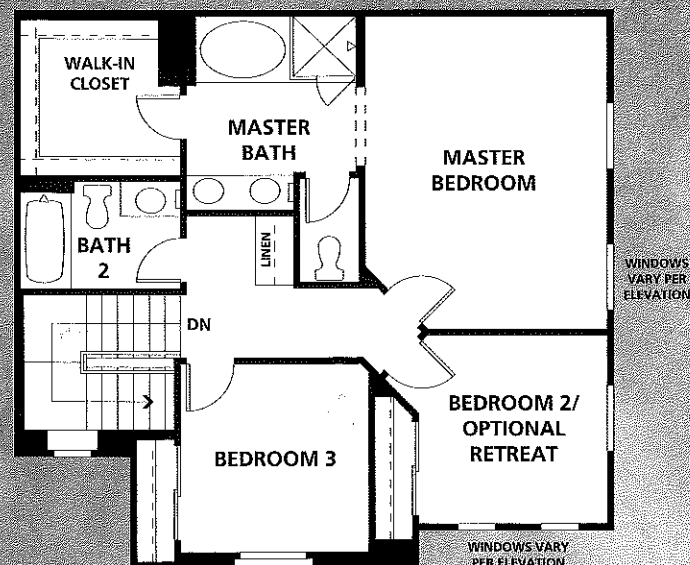
Two Story

Family Room/Living Room with  
Fireplace and Media Niche

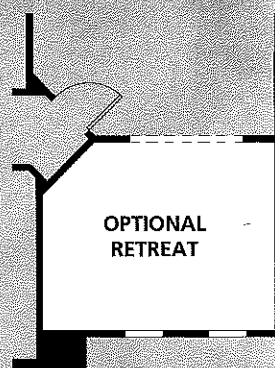
Dining Room

Kitchen with Island and Pantry

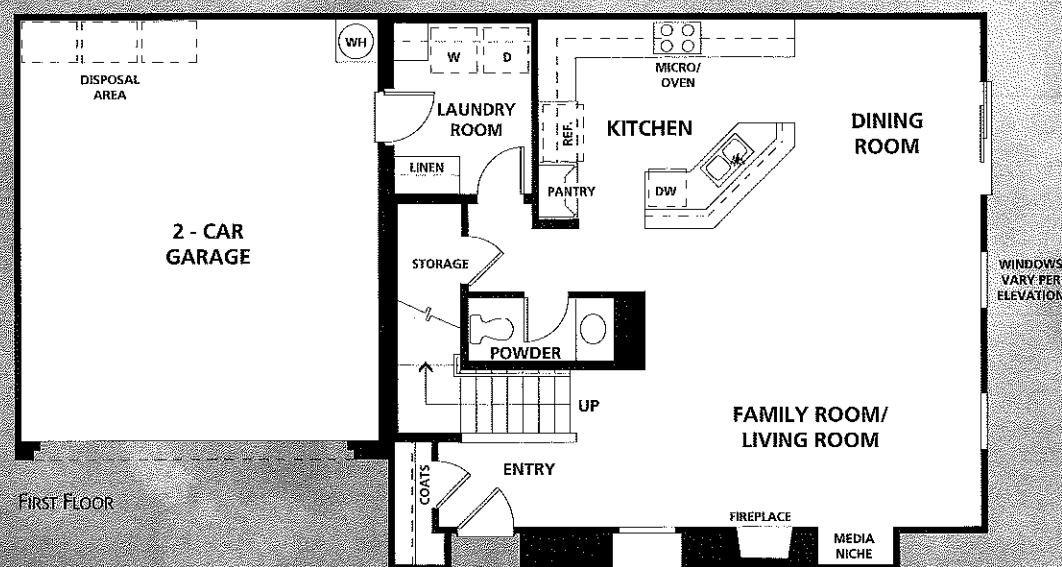
Three Bedrooms



SECOND FLOOR



OPTIONAL  
RETREAT



FIRST FLOOR

Two and One Half Bathrooms

Laundry Room

Two-Car Garage

Room Option

Master Retreat  
at Bedroom 2

# THE TUCKER HOME

(NOT MODELED)

PLAN TWO-X  
& TWO-Y  
1,622 SQ. FT.

Three Story

Family Room/Living  
Room with Fireplace,  
Media Niche and  
Covered Deck

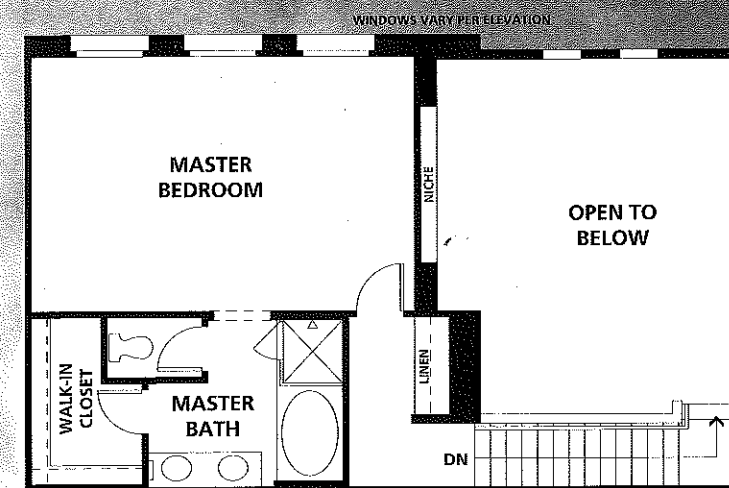
Dining Area

Kitchen with Break  
Bar and Pantry

Two Bedrooms

Two Bathrooms

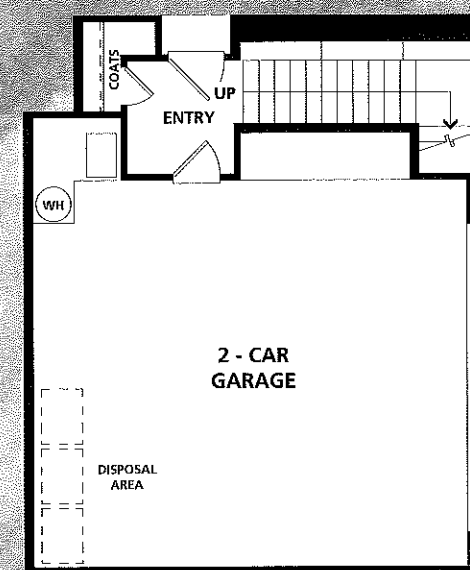
Office



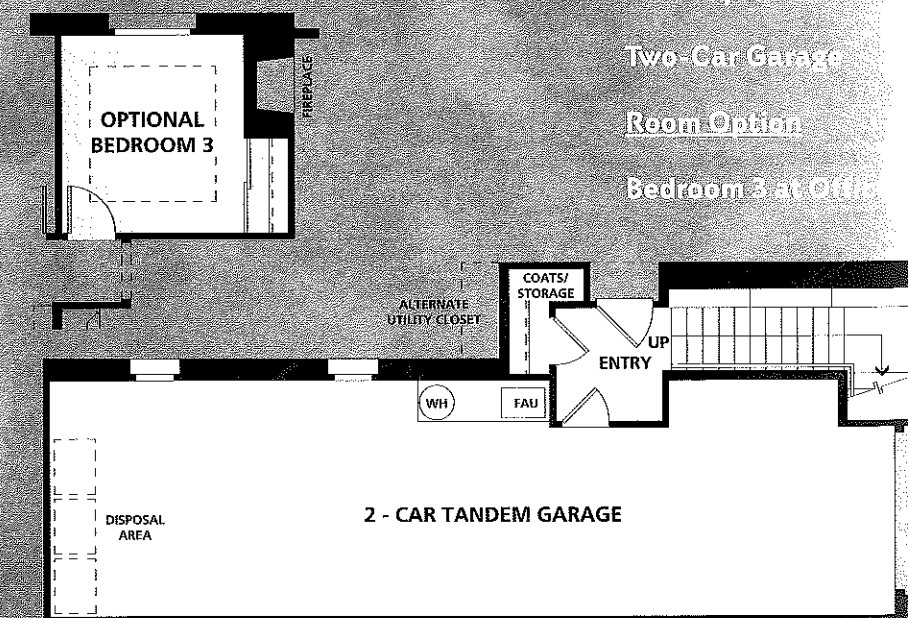
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR - PLAN 2Y



FIRST FLOOR - PLAN 2X

Laundry Room

Two-Car Garage

Room Option

Bedroom 3 at Office



Hole 15 - The 520 yards to the hole luxuriously winds through the protected Westridge's Oak Tree Preserve.

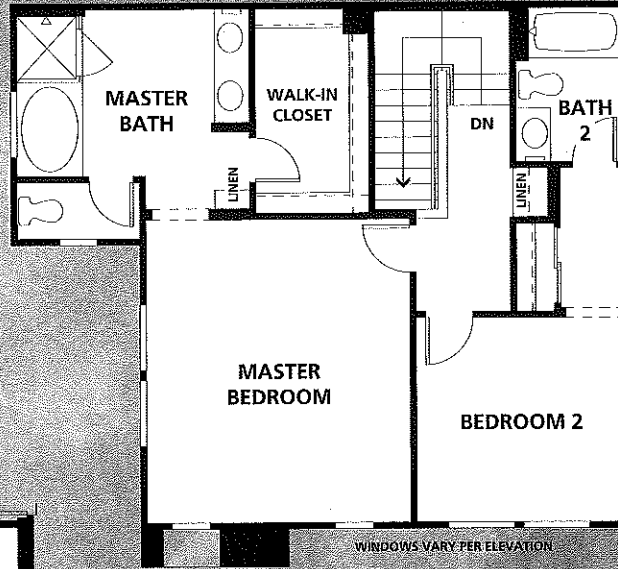
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Open to see more plans!

PLAN FOUR  
1,680 SQ. FT.

# THE MASTIN HOME



WINDOWS VARY PER ELEVATION

SECOND FLOOR



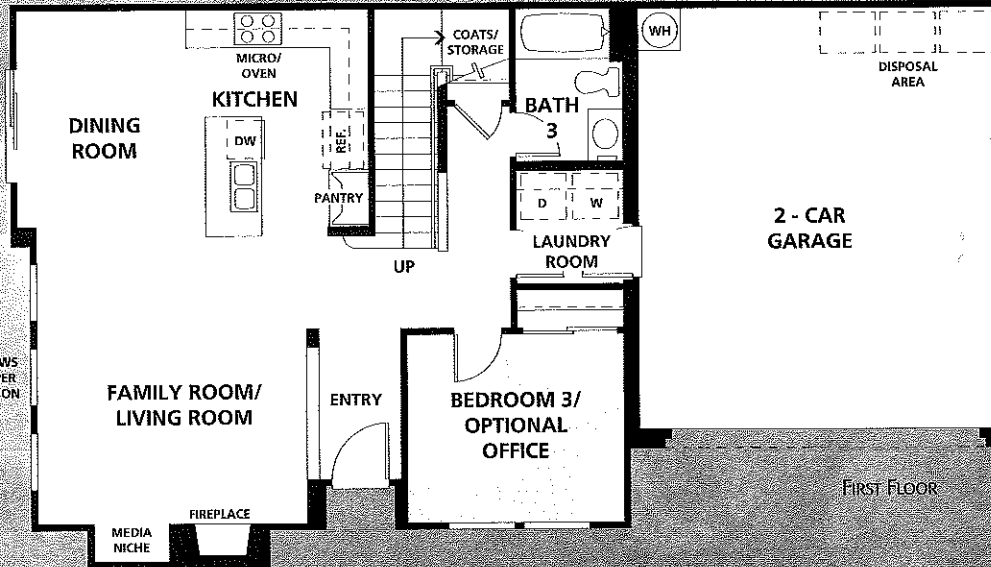
Two Story

Family Room/Living Room with Fireplace and Media Niche

Dining Room

Kitchen with Island and Pantry

Three Bedrooms



WINDOWS VARY PER ELEVATION

FIRST FLOOR

Three Bathrooms

Laundry Room

Two-Car Garage

Room Option

Office at Bedroom

Hole 17 - This hole offers sweeping views of the surrounding Santa Clarita Valley.

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OVER A CENTURY OF CARING...IT ADDS UP TO 122 YEARS OF SHEA TRADITION, AND AN ABUNDANCE OF QUALITY FEATURES, CHOICES AND CUSTOMER SATISFACTION AT CYPRESS POINT AT WESTRIDGE IN VALENCIA.

### An Eye For Dramatic Exteriors

Distinguished architecture with durable three-coat stucco with distinctive accent colors  
 Designer selected color palette developed to offer a beautiful neighborhood and attractive street scene  
 Covered deck included; per plan  
 Fire resistant roofs with a limited lifetime warranty  
 Raised panel energy-efficient front entry doors  
 Two-car attached garages with direct access  
 Insulated garage doors with opener and two transmitters

### A Flair For Elegant Interiors

Ceramic tile entries  
 Decorator selected carpeting  
 Easy care vinyl flooring in select areas  
 Radius drywall corners throughout (except at windows)  
 Birch cabinets with country pine finish throughout, excluding laundry  
 Gas fireplaces with log set and electric starter  
 Raised panel interior doors  
 Decorative door casings  
 Large 42" tall mirrors in all secondary bathrooms  
 Advanced integrated home structured pre-wiring package for interactive lifestyles, including Category 5e and coaxial cable with connections to TV and phone in all bedrooms  
 Kwikset® antique nickel finish hardware used on most interior doors

### A Taste For That Special Kitchen

Birch cabinetry with white laminate interiors  
 Quality GE® white appliances:  
 30" gas cooktop  
 30" self-cleaning electric, built-in oven  
 Microwave/hood combination  
 Multi-cycle potscrubber dishwasher  
 Badger 1/2 HP sink disposal  
 Hand-set 6" x 6" ceramic tile countertop with full backsplash at cooktop  
 Double compartment sink  
 One-touch Price Pfister® pullout faucet  
 Pre-plumbed for ice maker  
 Energy-efficient fluorescent under-cabinet task lighting

### A Heart For Spacious Master Suites

Full height bathroom mirrors  
 Spacious walk-in closets  
 Mirrored wardrobe door(s)  
 Closet Maid® wire shelving in closet  
 Cultured marble countertops with dual sinks  
 Chrome Price Pfister® bathroom fixtures with limited lifetime warranty  
 Luxurious 5' oval soaking tub  
 Separate shower with clear glass enclosure

### An Abundance of Quality Features

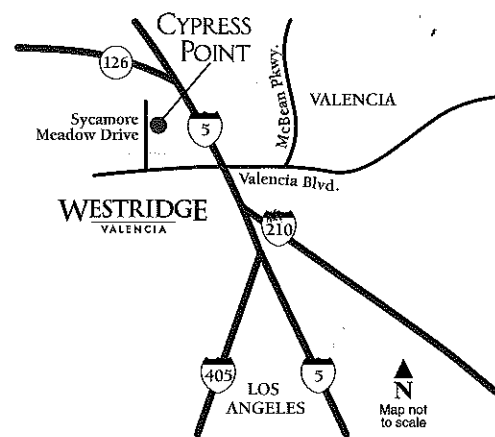
Post-tension concrete foundations which surpass California requirements  
 Garage interiors completely drywall finished (paint is optional)  
 Manufactured floor system provides exceptional strength and performance  
 Weatherproofing systems at windows and exterior wall penetrations that exceed traditional building standards  
 Dual-paned vinyl windows with Low-Emissivity technology for more energy savings and less fading from ultraviolet rays with limited lifetime warranty  
 \*Dunn Edwards® washable wall paint

### A Focus on Energy Savings

Lennox® central heating and air conditioning with energy efficient thermostat  
 Energy-efficient insulation meeting Title 24 requirements  
 Efficient 50 gallon water heater with a 5-year limited warranty  
 Energy saving weatherstripping on all exterior doors and interior doors leading to garage

SHEA DESIGN STUDIO BRINGS YOU EXCEPTIONAL ADVICE AND A MULTITUDE OF SELECTIONS TO HELP YOU PERSONALIZE YOUR NEW HOME.

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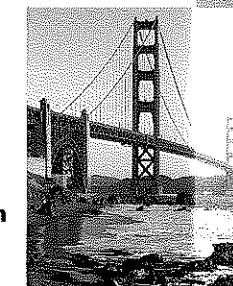


## A Long History of Caring For What We Do... And For Whom We Are Working.



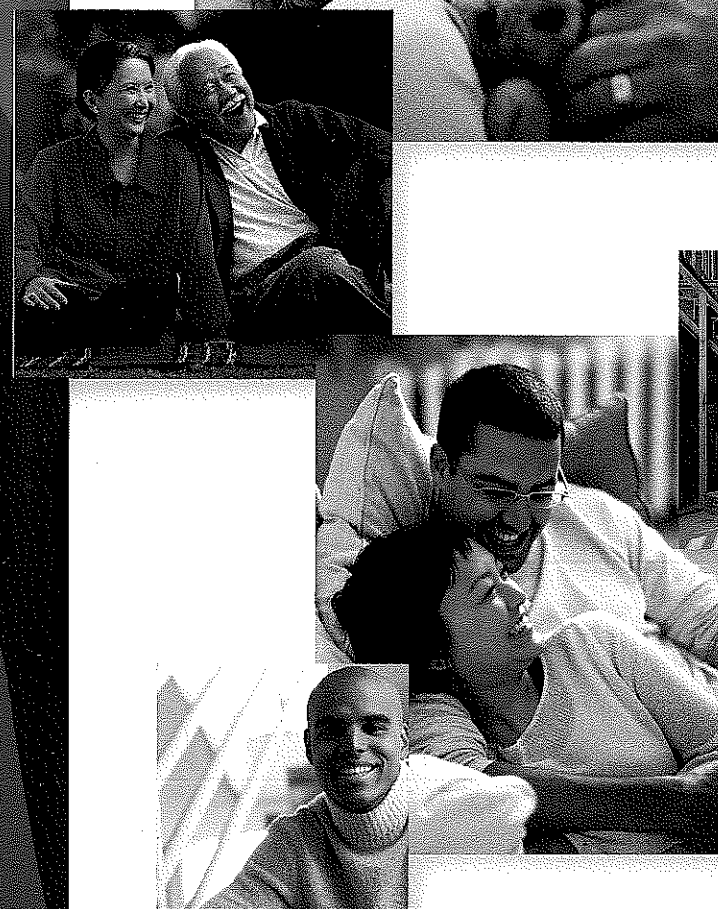
**Caring Since 1881.** With over 120 years of commitment and service behind us, every member of our team is devoted to giving you a **rewarding homebuying experience.**

**Shea's Heritage.** The Shea legacy dates back five generations to 1881 when J.F. Shea began a small plumbing and heating company in Portland, Oregon. The Company's **landmark achievements** include working on the foundation of the **Golden Gate Bridge** and serving as a managing partner for the **Hoover Dam** and the **San Francisco Bay Area Rapid Transit System (BART).**



**Shea's Value & People.** A strong sense of ethics for doing what's right not only guides the company in its daily activities, but the growth and nurturing of its associates as well. **We Care.**

**Shea's Confidence.** We're with you every step of the way. From guiding you through the details to creating unique design elements that make a house your home, we're dedicated to earning your confidence before, during and after you purchase your new home by providing expertise you can rely on.



**SheaHomes.com**  
 Caring since 1881

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North Carolina  
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Active Adult  
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