



**F**or more than 80 years, Monarch Communities has been building homes on the foundation of tradition, value, quality and commitment. A subsidiary of one of Canada's largest residential developers, Monarch Development, and part of the Taylor Woodrow Group's international team of engineering, construction and development companies throughout the world, Monarch Communities devotes its expertise toward building homes with the passion, pride and thoughtful planning usually limited to a custom residence.

Providing an extraordinary home, however, is only part of our mission. At Monarch Communities, an incredible amount of attention goes into each home we build. From the site selection to the dramatic architectural detailing, everything is focused around you and your family. Because we understand that wherever you travel, home will always be the center of your life.

Our success is based on customer service and satisfaction. And with over 35 developments in Canada and the United States, our job is not to just build homes but dreams for the future.



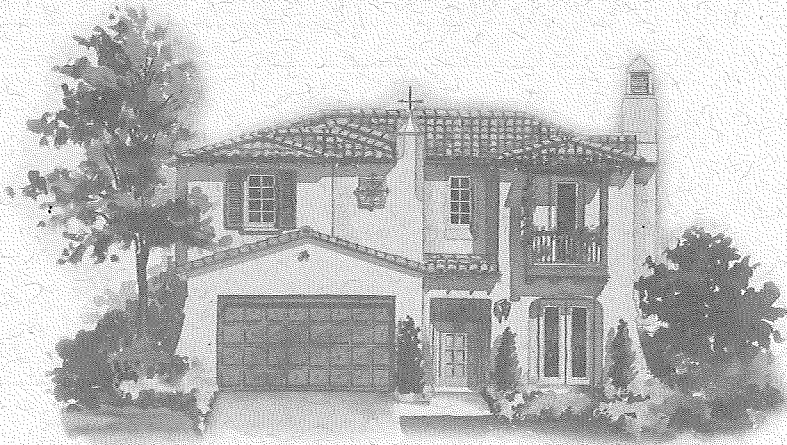
# Santa Barbara Villa

## Residence One

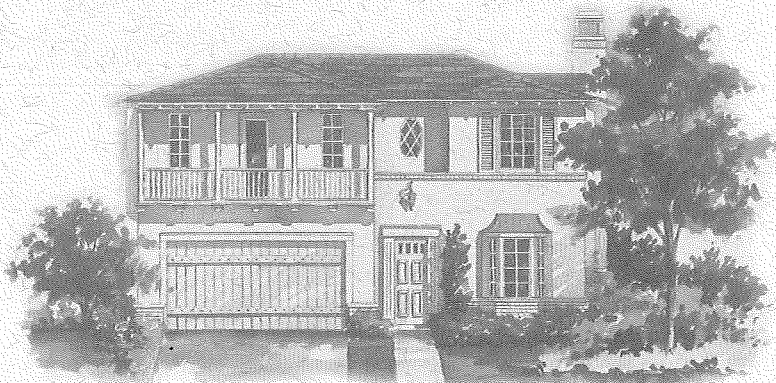
*4 Bedrooms, 4 Baths,  
3 Car Tandem Garage, Great Room  
Approximately 2,664 Square Feet*



**Residence One A Reverse**  
*Classic Santa Barbara Architecture (As Modeled)*



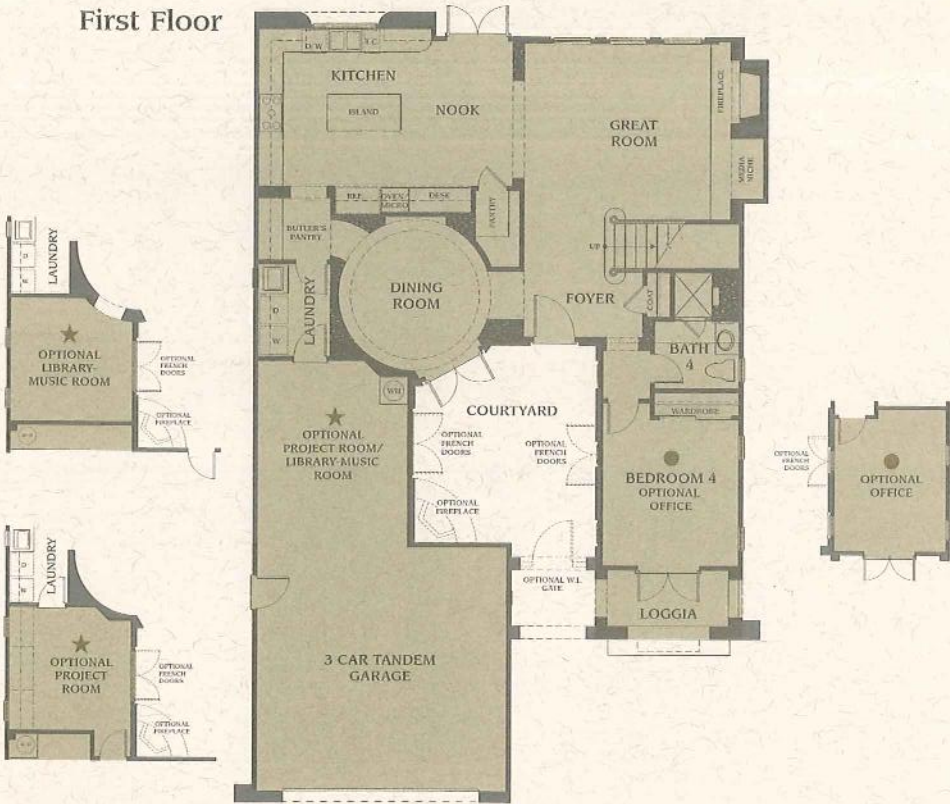
**Residence One B Reverse**  
*Early California Architecture*



**Residence One C Reverse**  
*Traditional Monterey Architecture*



## First Floor



## Second Floor



Residence One floorplan shown as Elevation A Reverse (Santa Barbara).



# Mansfield House

## Residence Two

*3 Bedrooms, 2 1/2 Baths, 3 Car Tandem  
Garage, Separate Living and Dining Rooms  
Approximately 2,939 Square Feet*



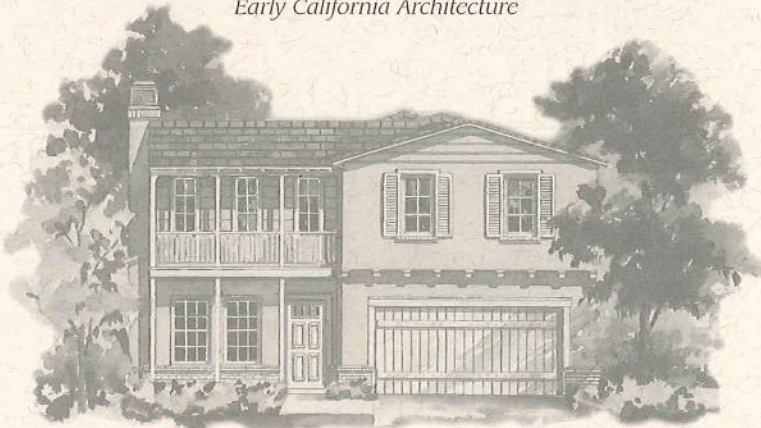
### Residence Two A

*Classic Santa Barbara Architecture*



### Residence Two B

*Early California Architecture*

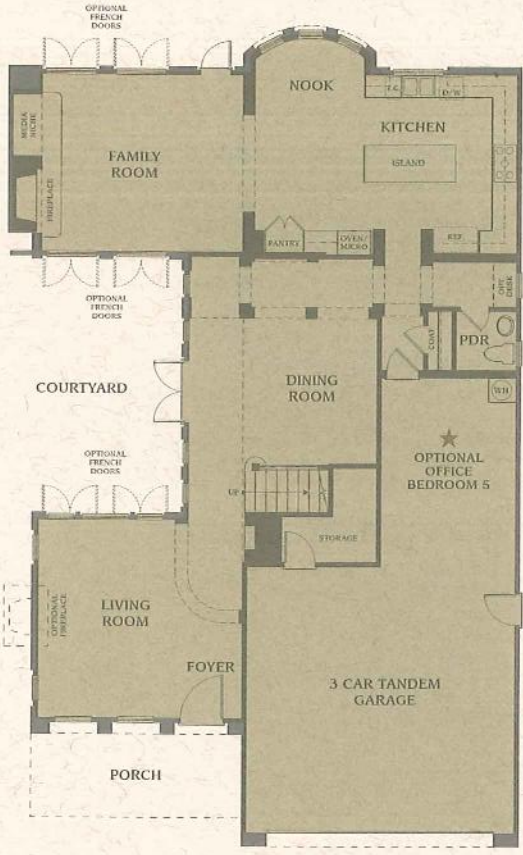


### Residence Two C

*Traditional Monterey Architecture (As Modeled)*



# First Floor



# Second Floor



Residence Two floorplan shown as Elevation C (Traditional Monterey).



## Carlisle Estate

### Residence Three

*3 Bedrooms plus Home Office, 3 1/2 Baths,  
3 Car Tandem Garage, Separate Living  
and Dining Rooms,  
Approximately 3,030 Square Feet*



### Residence Three A

*Classic Santa Barbara Architecture*



### Residence Three B

*Early California Architecture (As Modeled)*



### Residence Three C

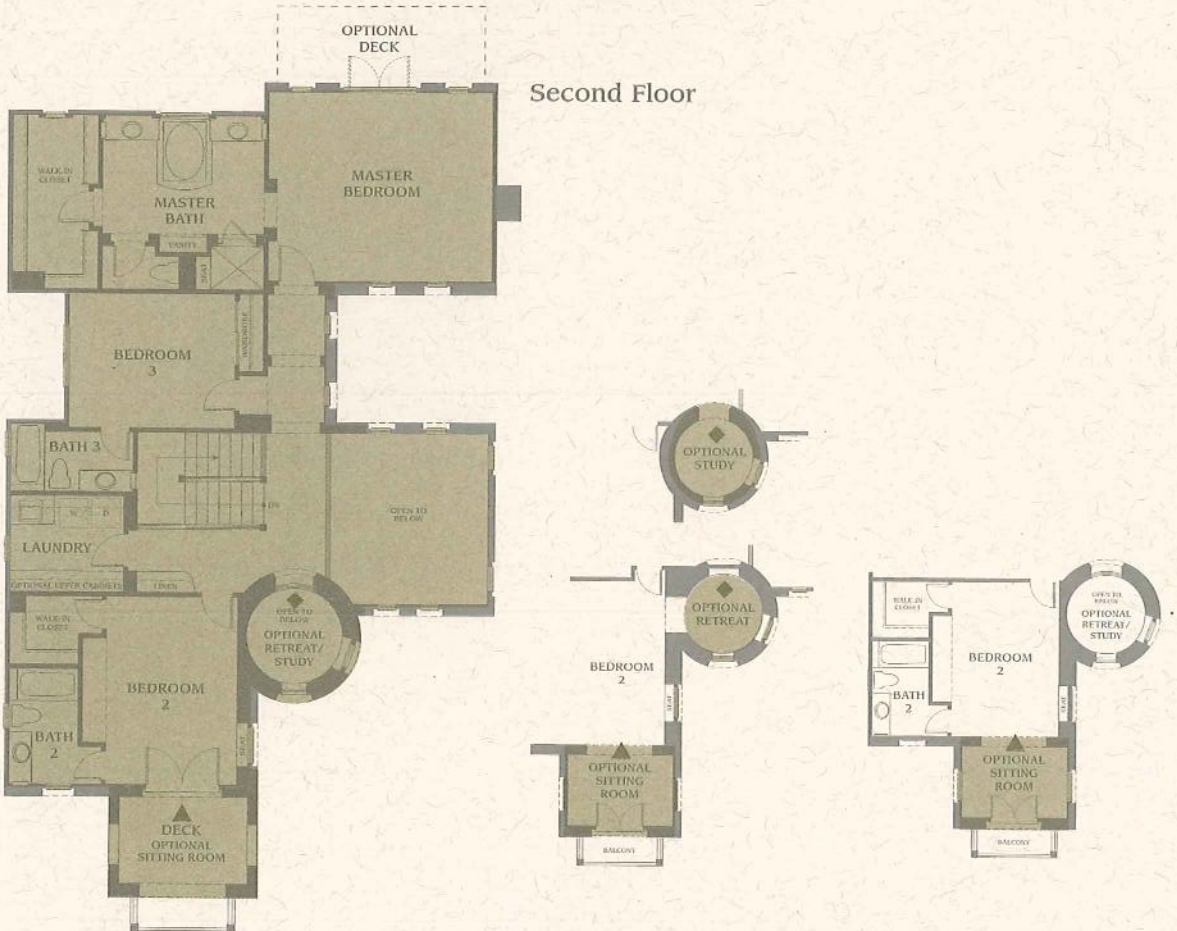
*Traditional Monterey Architecture*



### First Floor



### Second Floor



Residence Three floorplan shown as Elevation B (Early California).



# INVITING APPOINTMENTS

## A Graceful Introduction

- A blend of Santa Barbara, Early California and Traditional Monterey inspired architectural styling rendered in palettes of colors, both delicate and rich
- Handcrafted entry doors and oil-rubbed bronze finished hardware enhance the detailed architectural style of each home
- A stunning streetscape is complemented by attached three car tandem garages
- Authentic fire-retardant concrete-tile roofing in complementary colors and styles
- Automatic garage door opener with two transmitters
- Rain gutters with downspouts (as detailed, vary per elevation)
- Exterior stucco finishing complements the Santa Barbara and Early California styling, while brick and wood siding accentuates the Traditional Monterey exteriors
- Charming front balconies with wood or wrought-iron detailing depending upon architectural style
- Exterior lighting fixtures in a tasteful old-world bronze finish vary to complement the architectural styling of each home
- Striking architectural window detailing with shutters at various locations

## A Memorable Second Look

- Formal entry foyer with ceramic-tile flooring
- Inviting family room or great room with media niche is warmed by a beautifully detailed wood-burning fireplace
- Custom-crafted staircases trimmed with paint grade wood handrails designed to complement the architectural styling
- A completely integrated high-speed multi-media wiring system prepares your home to be "Powered For Interactive Living"
- Custom quality 4-inch baseboard and 2-1/2 inch casing available in a choice of two styles
- Spacious interior laundry room with built-in cabinetry, utility sink with pull-out spray and cultured marble laundry countertops
- Charming French doors at many locations
- Powder room with pedestal lavatory and beveled mirror
- Gracious lever-styled interior door hardware in polished brass and oil-rubbed bronze finish on all exterior doors
- Decorative white rocker and dimmer switches in dining room, both by Decora

*In our continuing efforts to meet consumer expectations, Monarch Communities reserves the right to modify features, specifications, or prices without notice or obligation. We fully expect to make revisions to our features as our product develops. All square footages are approximate. Renderings are artist's concepts. As a resident of Garland you will automatically become a member of the Woodlands Maintenance Association, which maintains common facilities and promotes architectural standards. Please consult our sales team members for further details.*

## A Taste Of Class

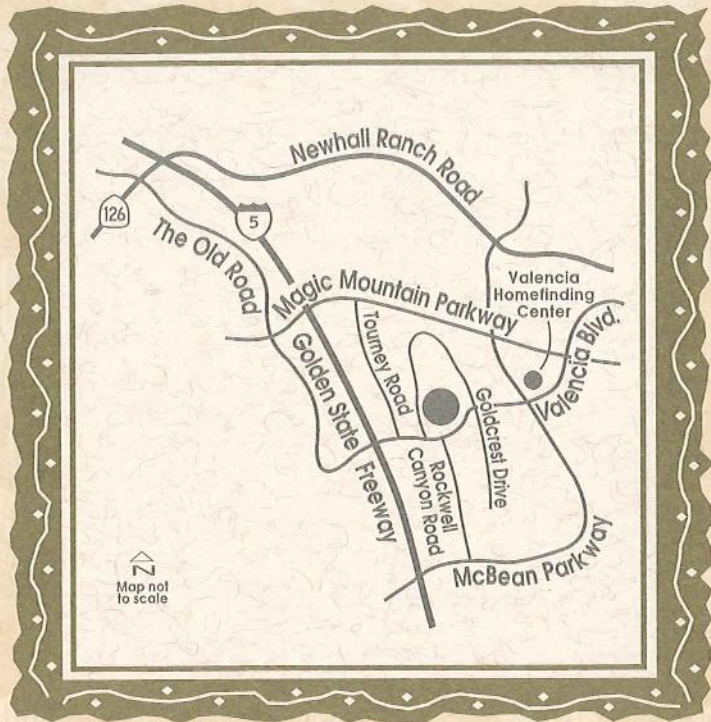
- Gourmet kitchens are thoughtfully designed for comfort, convenience and appeal by a team of professional culinary consultants
- General Electric Profile appliances in white or black including: 5-burner cooktop, dishwasher, self-cleaning single convection bake oven, microwave oven and trash compactor
- Double compartmentalized white commercial sink with Price Pfister chrome faucet with pull-out spray
- White 8" x 8" ceramic tile countertops and backsplash
- Insinkerator heavy-duty disposal
- Food preparation island in each residence
- Convenient butler's pantry ideal for entertaining in Residence One and Three
- Ample storage and pantry space

## A Lavish Masterpiece

- Spacious master bedroom suites
- Spacious walk-in closets with ample storage, decorative lighting and mirrored wardrobe door
- Separate shower and inviting oval tub with ceramic-tile surrounds
- His & Hers dual china lavatories with charming Price Pfister chrome hardware with traditional cross-handles, 6" x 6" ceramic tile countertops and full-sized beveled mirrors

## The Art Of Individuality

Be certain that within your Garland home by Monarch Communities that each and every detail is a matter of careful consideration, however, we know just how important it is for you to be able to completely personalize your new home to suit you perfectly. We offer an extensive list of room options and custom appointments through the Design Center. So we invite you to indulge your desires as our Design Department experts are available to assist you with your selections. Please consult your sales associate for details.



  
 AT WOODLANDS

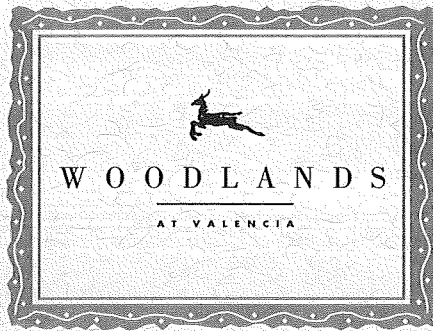
24705 Garland Drive  
 Valencia, California 91355  
 (661) 222-9960

Project and Company Information: <http://www.monarchgroup.net>  
 E-mail Address: [info@taylorwoodrow.com](mailto:info@taylorwoodrow.com)



Monarch Communities of California





## Community Information

### Private Gated Entrance

### Recreation Center To Include *(Anticipated to open Summer 2000)*

- 1 Tennis Court
- 1 Junior Olympic Pool & Spa
- 1 Tot Lot
- Open Lawn Area For Passive Sports
- Cabana
- Bath House
- 1/2 Court Basketball
- Outdoor Fireplace
- 2 Parking Lots With Drop Off Areas

### Total Acreage

- 185 Total Acres
- 90 Acres Of Open Space

### Tree Preservation

- 131 Oak Trees Preserved  
(80%)

### Mello-Roos

- No Mello-Roos

### Taxes

- 1.25% Tax Rate

### Woodlands Maintenance Association

- Estimated To Be Between \$150-\$200  
Per Month Depending On  
Neighborhood Selected
- Maintains All Common Areas  
And Recreation Facilities



## Neighborhood Information

### Carmelita

- Total Number Of Homes: 85
- 1,537 To 2,252 Square Feet  
Up To 4 Bedrooms

### Ironwood

- Total Number Of Homes: 53
- 2,371 To 3,319 Square Feet  
Up To 4 Bedrooms

### Garland

- Total Number Of Homes: 79
- Average Size Of Homesite:  
5,000 Square Feet
- 2,664 To 3,030 Square Feet  
3 & 4 Bedrooms

### Presidio

- Total Number Of Homes: 93
- Average Size Of Homesite:  
6,500 Square Feet
- 3,310 To 4,740 Square Feet  
4 & 5 Bedrooms



## Schools

### Emblem Elementary School

22635 Espuella Drive  
Saugus, CA 91350  
(661) 297-8870

### La Mesa Junior High School

26623 May Way  
Santa Clarita, CA 91351  
(661) 250-0022

### Valencia High School

27801 North Dickason Drive  
Valencia, CA 91355  
(661) 294-1188



Welcome to



AT WOODLANDS

### Residence One

*Two Story • Four Bedrooms • Four Baths • Great Room  
Butler's Pantry • Master Suite • Three-Car Tandem Garage  
Approximately 2,664 Square Feet*

**From...\$556,990**

### Residence Two

*Two Story • Three Bedrooms plus Library and Family Room  
Two and a Half Baths • Spacious Kitchen with Breakfast Nook  
Master Suite • Three-Car Tandem Garage  
Approximately 2,939 Square Feet*

**From...\$562,990**

### Residence Three

*Two Story • Three Bedrooms • Home Office • Family Room  
Three and a Half Baths • Master Suite • Butler's Pantry  
Three-Car Tandem Garage  
Approximately 3,030 Square Feet*

**From...\$570,990**

**MONARCH**

Monarch Communities of California

24705 Garland Drive • Valencia, CA 91355  
Phone: 661/ 222-9960 • Fax: 661/ 255-9411

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