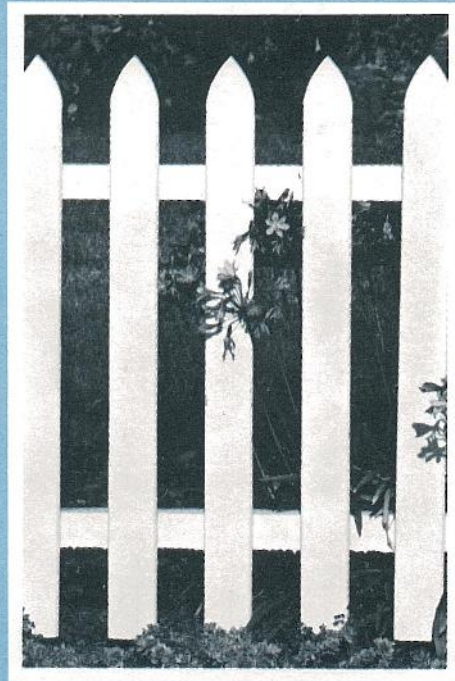




heritage homes  
*Valencia*





## Heritage Homes... single family homes for families who appreciate traditional styling and new town living.

Heritage Homes, on generous pool-sized lots, feature a distinct traditional flavor and a craftsman's attention to detail inside and out.

Exteriors include colorful highlights, and such special touches as shutters and custom brass hardware. Inside, the emphasis is on quality and gracious living, with separate family rooms and formal or informal dining areas.

You automatically become a voting member of the Valencia South Valley Homeowners Association which maintains common areas such as paseos and recreation centers, enhancing your lifestyle and investments.

### 4 private recreation areas...use any or all.

Living in Valencia is a total experience. And fun is a big part of it... which is why we've provided a recreational smorgasbord of four private play areas, each with its own personality. Treats for all ages are short, pretty walks from everyone's doorstep.

You can enjoy an old-fashioned picnic right in your neighborhood; unwind after work with 20 laps and a dip in the jacuzzi; or watch your little ones swing, splash, climb and tumble with delightful abandon. And, in keeping with Valencia's commitment to farsighted planning, all pools are heated with the help of solar energy.



**1 Alta Madera Recreation Center**, largest of the four, is for the entire family. It includes swimming and wading pools, generous sun decks and a park and picnic area.



**2 Serena Recreation Center** is adult-oriented with a secluded jacuzzi and swimming pool just right for lounging or a game of water volleyball.



**3 Palma Recreation Center** provides pools and pleasure for every family member with swimming and wading pools and a jacuzzi.



**4 Ramada Play Area** is a pre-schoolers' adventure with playground equipment to explore and enjoy.

## These quality features are included in all Heritage Homes.

### In General

- Refrigerated air conditioning.
- Rustic cedar shake roof.
- Wood-burning fireplace with gas outlet for log lighter.
- Long-lasting concrete driveway.
- Plush carpeting *throughout* living areas.
- No-wax decorator vinyl floor in kitchen and baths.
- Luxurious vinyl tile entry.
- Dramatic vaulted ceilings in living and dining rooms and master bedrooms; elsewhere per plan.
- Mirrored wardrobes in master bedrooms
- Wet bar in plan 64 family room and plan 62 den
- Smoke detectors.
- Dead bolt security lock.
- Fully insulated exterior walls and ceilings.
- Gas outlet for outdoor barbecue in patio area.
- Prewired for cable TV and telephone.
- Underground utilities help preserve your view.
- Slumpstone block walls

### The Kitchen

- Automatic dishwasher with energy-saving cycle.
- Garbage disposal
- Pilotless gas range.
- Continuous-cleaning pilotless double oven.
- Icemaker water line to refrigerator area.
- Ceramic tile countertops.
- Stained genuine oak cabinets.
- Luminous ceiling for cool, shadow-free lighting.

### The Baths

- Seamless, easy-to-clean fiberglass oval tub with shower and cultured onyx surround in master baths.
- Durable Owens-Corning sculptured tub with shower and ceramic tile surround in secondary bath.
- Cultured onyx countertop in master bath; cultured marble in secondary baths.
- Plate glass mirrors over pullmans.

To help complete your decorating, visit our Design Center.

Valencia Corporation reserves the right to change prices, designs and materials without prior notice or obligation.



**RECREATION AREAS**

- 1-Alta Madera Recreation Center
- 2-Serena Recreation Center
- 3-Palma Recreation Center
- 4-Ramada Play Area

- Paseo
- ■ ■ ■ Proposed Paseo

COLLEGE OF THE CANYONS

PROPOSED HIGH SCHOOL

CALIFORNIA INSTITUTE OF THE ARTS

VISTA VALENCIA GOLF COURSE



**The new town of Valencia... a better place to live, a better way of life.**

Man and nature are working together to make Valencia one of the finest new towns in America. Nature provided the 5,000 acres of land, year-round sunshine, rugged mountains and visibly cleaner air. Man has provided a far-sighted master plan to insure quality and protect and enhance your investment.

In addition to fine homes, Valencia offers recreation, schools, shopping, churches and employment... all designed to work well together both today and tomorrow.

Recreation comes in many shapes and sizes: private recreation centers in every neighborhood; public parks a short walk or bike ride away; lighted, landscaped paseos connecting homes, schools and recreation centers; three golf courses; new Oakwood Racquet Club with 11 tennis and racquetball courts; nearby Magic Mountain, Castaic Lake, and the Angeles National Forest.

Valencia has fine schools for pre-schoolers through collegiates. Two neighborhood shopping centers are within 5 minutes from home and more shopping is planned. There are also three churches, two colleges, a civic center and a clean landscaped light industrial park.

The more you know about Valencia, the more you'll want to call it home!



Valencia's better life is just 20 minutes from Encino, 35 minutes from Westwood and 45 minutes from downtown Los Angeles, (driving time calculated at 55 miles per hour).

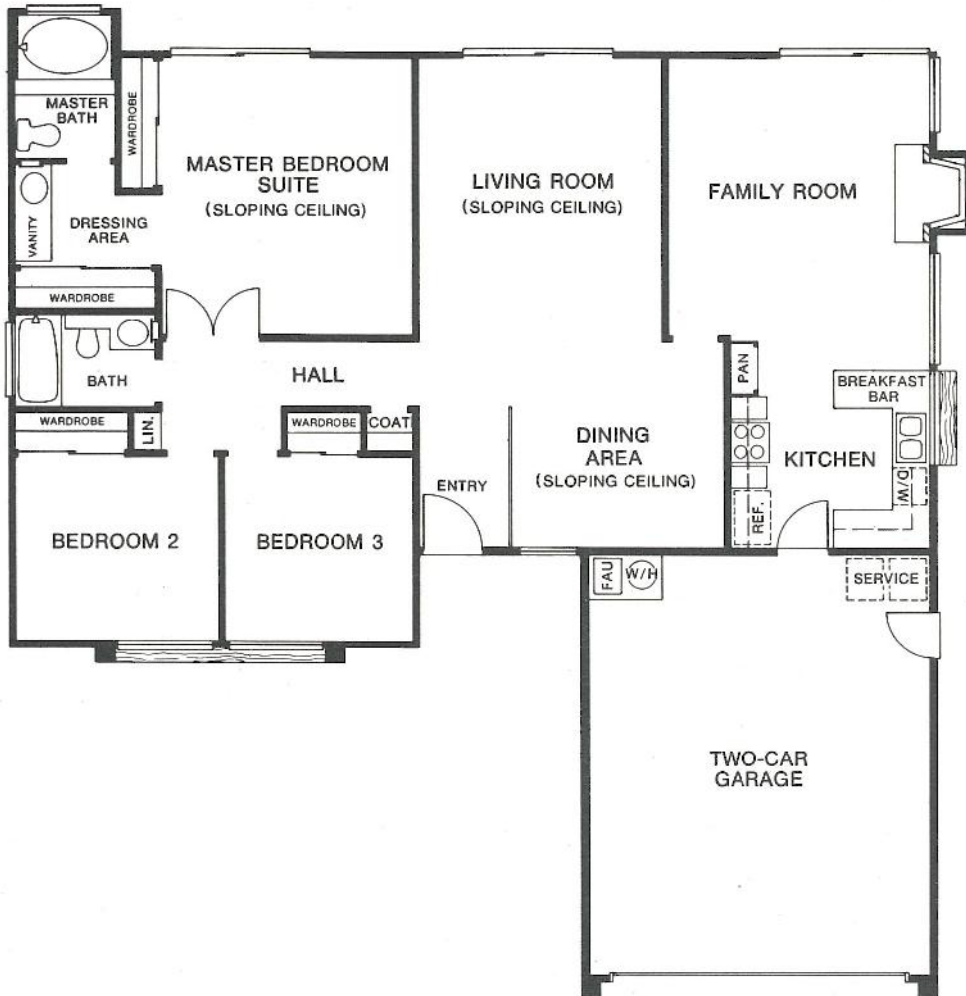
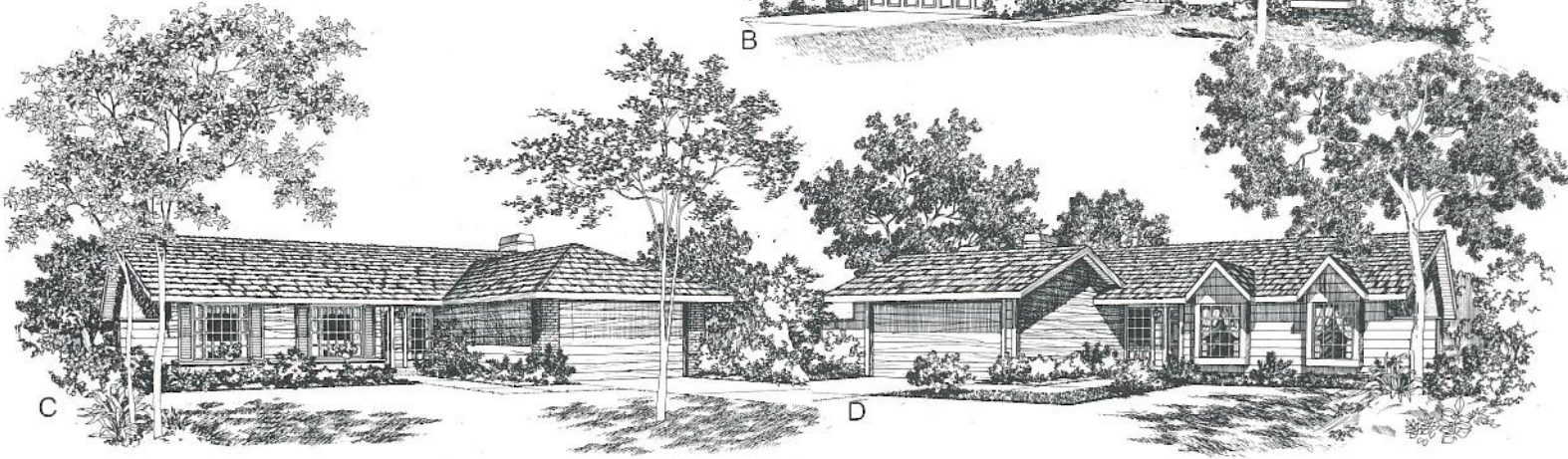
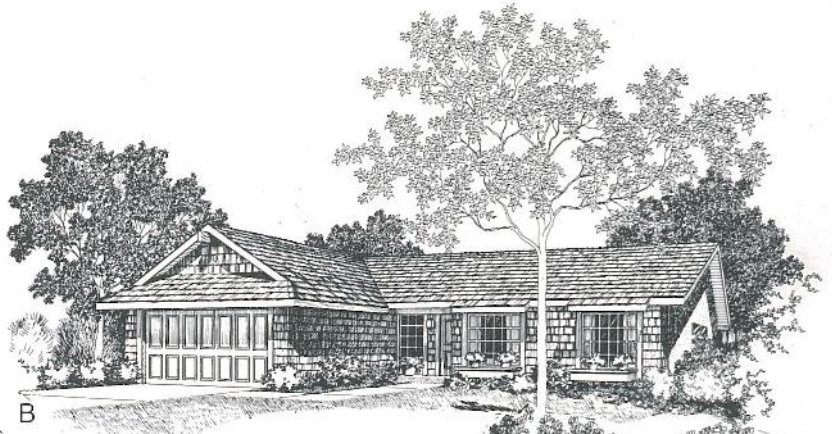
Plan 61

# The Salem

3 Bedrooms

2 Baths

Family Room





Plan 62 (Reverse)

# The Bristol

3 Bedrooms  
2 Baths  
Formal Dining Room  
Family Room



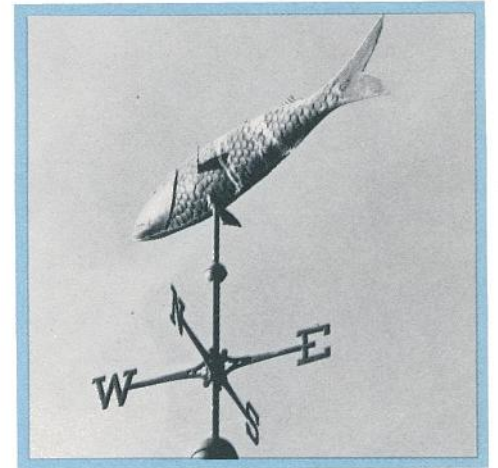
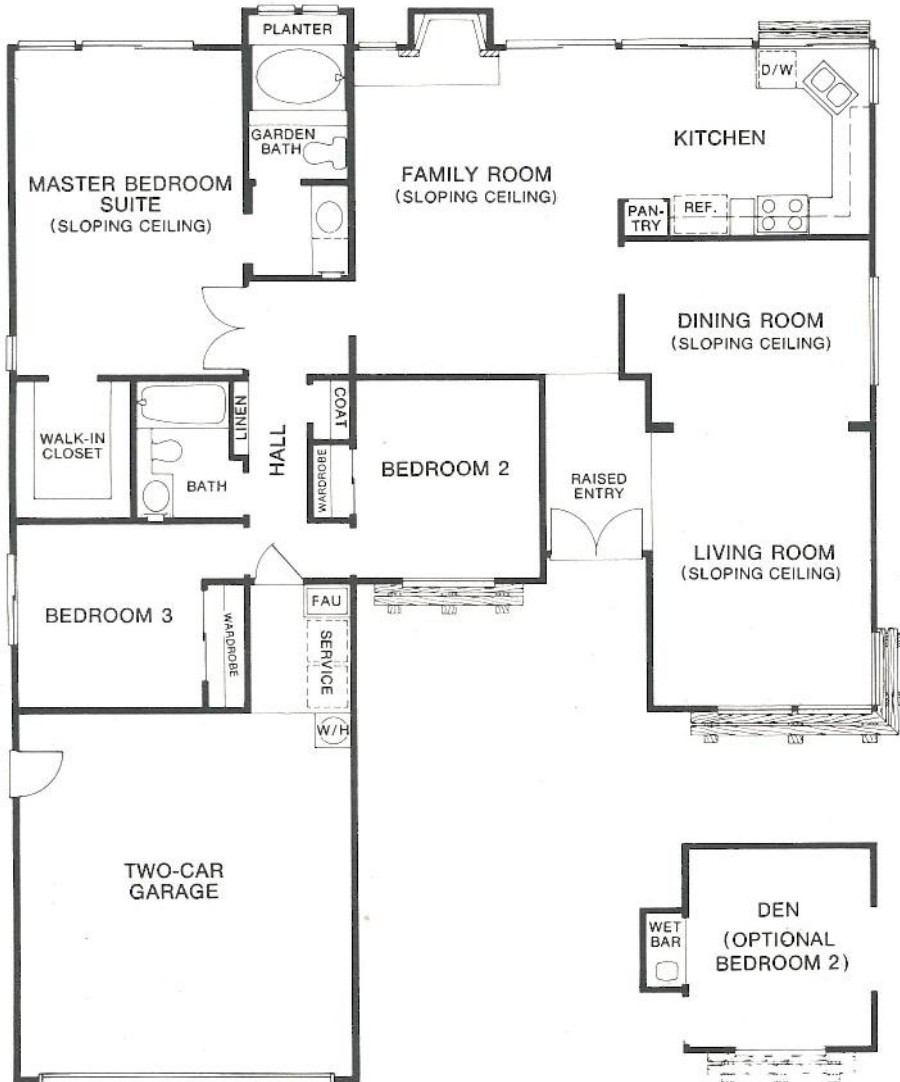
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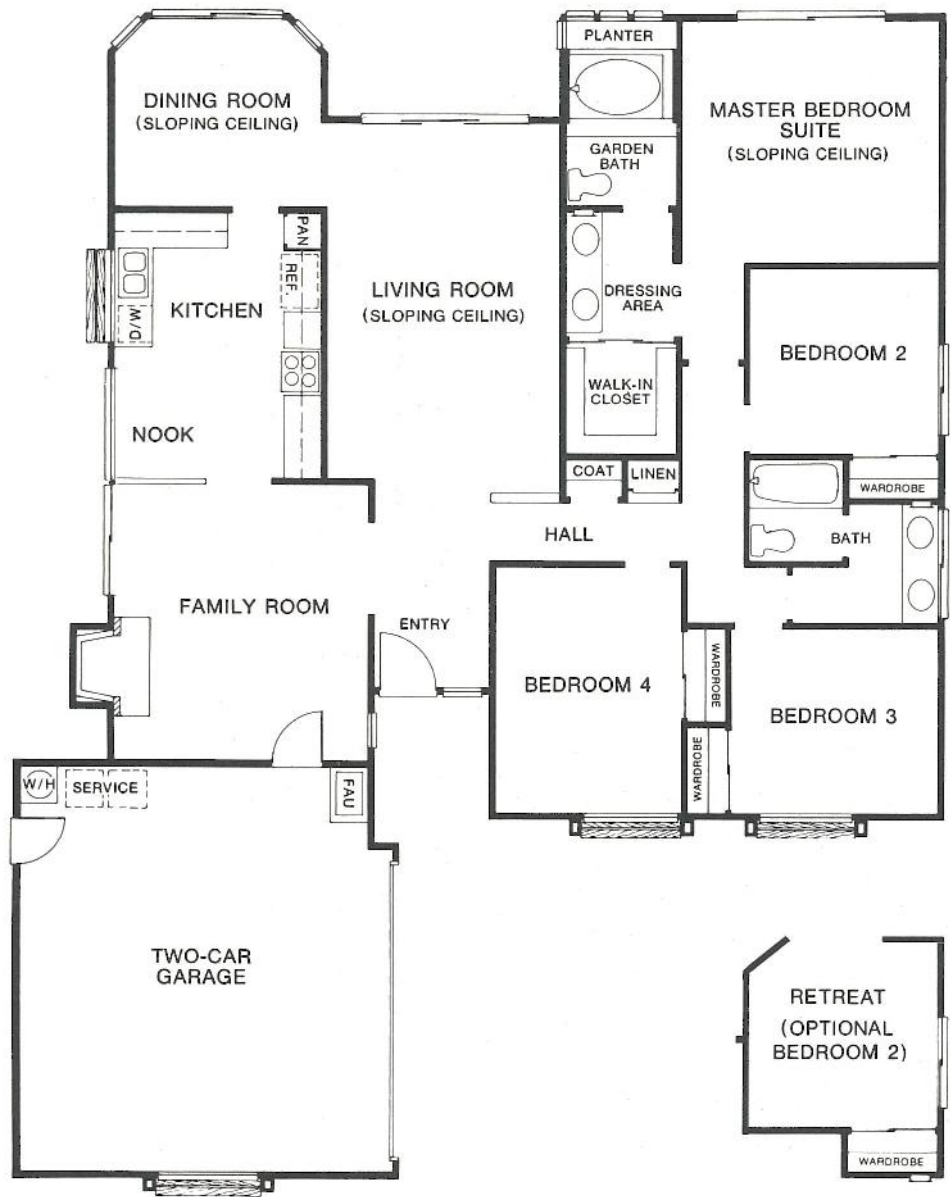




Plan 63 (Reverse)

# The Provincetown

4 Bedrooms  
2 Baths  
Formal Dining Room  
Breakfast Nook  
Family Room

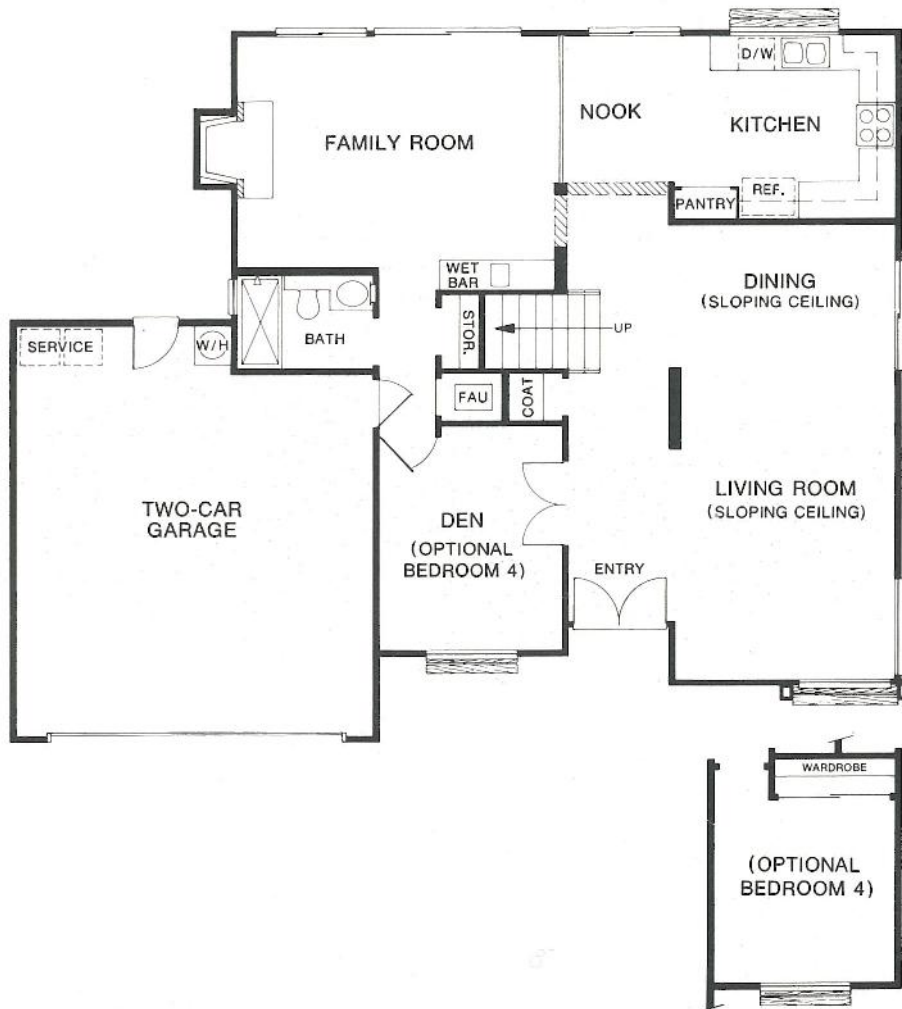




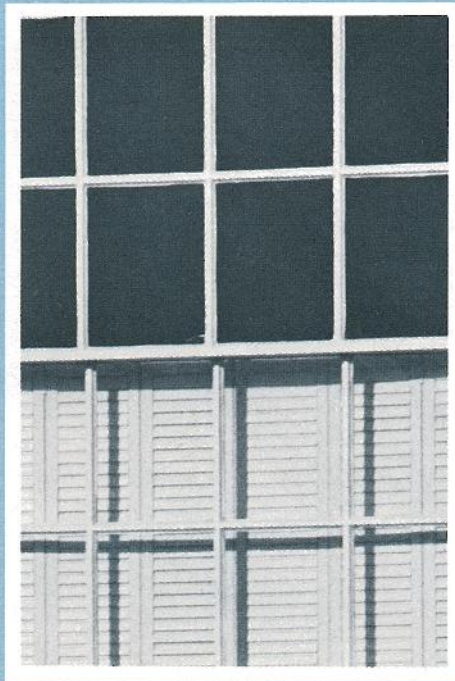
Plan 64 (Reverse)

# The Chatham

3 Bedrooms and Den  
or 4 Bedrooms  
3 Baths  
Family Room  
2 Story







Built and backed by Valencia  
Corporation, a subsidiary of  
The Newhall Land and  
Farming Company

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25652 Marvilla Court  
Valencia, California 91355  
(213) 362-5461  
(805) 255-4215



## HERITAGE HOMES FEATURES

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### ARCHITECTURAL FEATURES

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Split cedar shake roofs;  
concrete tile on selected  
elevations

Slumpstone block walls with  
side gate

Masonite or wood shingle  
siding (Most elevations)

Concrete driveways

Gas stubbed to rear yard

Anodized bronze or white  
windows and sliding doors

Custom front doors

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### INTERIOR FEATURES

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Custom troweled ceiling  
treatments

Designer-selected lighting  
fixtures

Raised-panel interior doors

Schlage door hardware with  
deadbolt lock

Ceramic tile entries

Plush carpeting in living,  
dining and family room, all  
bedrooms, hallway and stair-  
way

Pre-wired for television (in-  
cluding secondary bedrooms)  
and telephones

Smoke detector

Wood-burning fireplaces with  
gas log lighter valve (family  
room) and Plan 65 master  
bedroom

Wet bar with hand-set ceramic  
tile standard in Plans 64 and  
65 family room

Refrigerated air conditioning

Dramatic sloped ceilings

Custom oak stair handrails  
and oak railings off entries  
on selected elevations

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### CONVENIENCE FILLED KITCHENS

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Pilotless gas range and oven  
with microwave

Energy saving dishwasher

Garbage disposal

Hand-set ceramic tile counter  
top with full splash

Custom quality oak hardwood  
cabinetry

Porcelain on steel double sink

Quality sheet vinyl flooring

Pass-through window bar from  
kitchen to patio (Plans 61,  
62, 63, and 64)

Garden window (Plan 65)

Ice maker water line

Luminous ceiling

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### LUXURY BATHS

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Porcelain on steel oval bathtub  
with cultured onyx shower  
surround in master bath

Porcelain on steel tub/shower  
with ceramic tile surround in  
secondary baths

Skylight in Plan 65 vanity  
area

Full 1/4 inch mirrors over  
pullmans

Antique bronze bath faucets  
and hardware

Stain-grade oak cabinetry  
in master bath and secondary  
baths

Cultured onyx-vanity counter  
top in master bath

Cultured marble vanity  
counter tops in secondary  
baths

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### ENERGY-SAVING FEATURES

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Exterior wall and ceiling  
insulation

Night setback thermostat

Pilotless furnace and  
energy-saving water heater

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### EXTENSIVE RECREATIONAL FACILITIES

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Automatic membership in  
Valencia Central Valley  
Homeowner's Association  
with choice of four  
recreational areas

Landscaped paseo system

Commitment to Master  
Planning that protects  
the quality of this  
neighborhood and your home

To help complete your decorating, a wide range of upgrade items, wallpapers and furnishings are available through the Valencia Custom Design Center. Valencia Corporation reserves the right to change designs, prices and materials without prior notice or obligation.

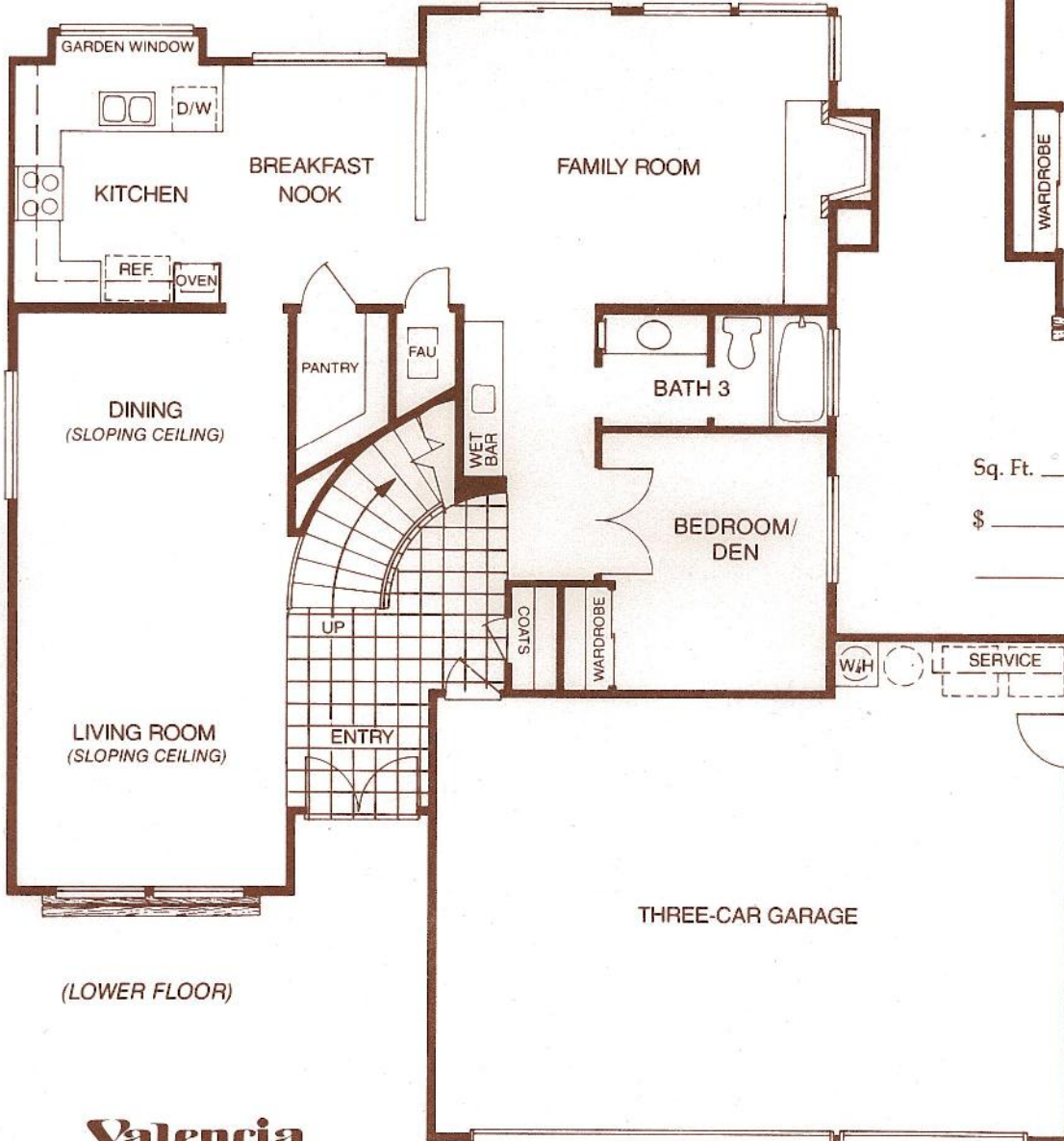
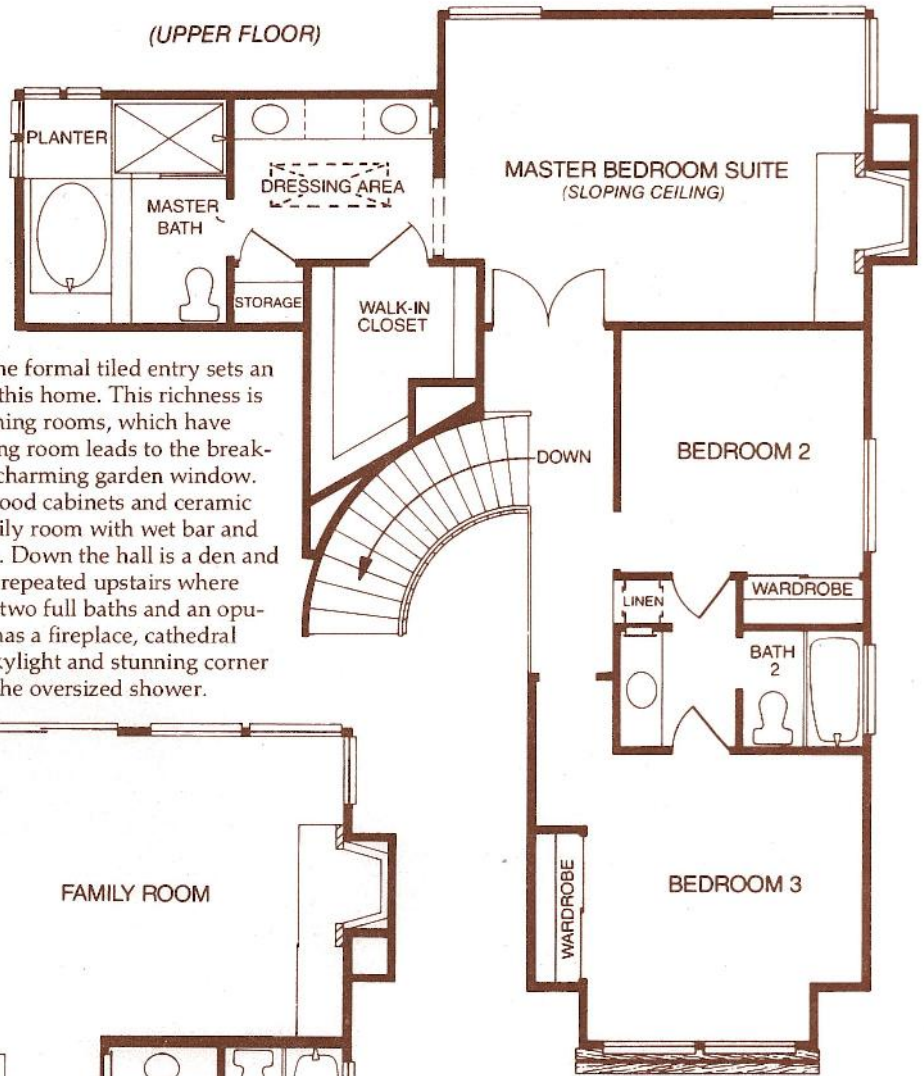


# Westport

- 3 Bedrooms + Den
- 3 Baths
- Family Room
- 3-Car Garage

A sweeping oak spiral staircase in the formal tiled entry sets an unquestionable tone of elegance in this home. This richness is carried through to the living and dining rooms, which have striking cathedral ceilings. The dining room leads to the breakfast nook and kitchen, which has a charming garden window. Kitchen features include oak hardwood cabinets and ceramic tile counter tops. An enormous family room with wet bar and fireplace adjoins the breakfast nook. Down the hall is a den and full bath. The home's lavish style is repeated upstairs where there are two secondary bedrooms, two full baths and an opulent master suite. The master suite has a fireplace, cathedral ceiling, vanity/dressing area with skylight and stunning corner planter bordering the oval tub and the oversized shower.

(UPPER FLOOR)



(LOWER FLOOR)

Sq. Ft. \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_

**Valencia**



Heritage Homes