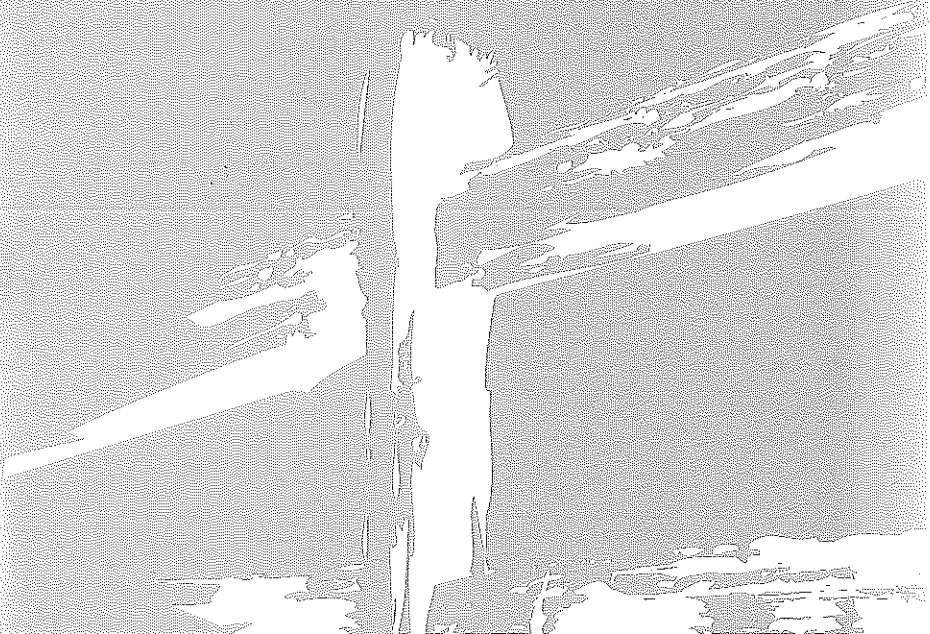




**HIDDEN RANCH**  
AT PACIFIC HILLS



# Residence One

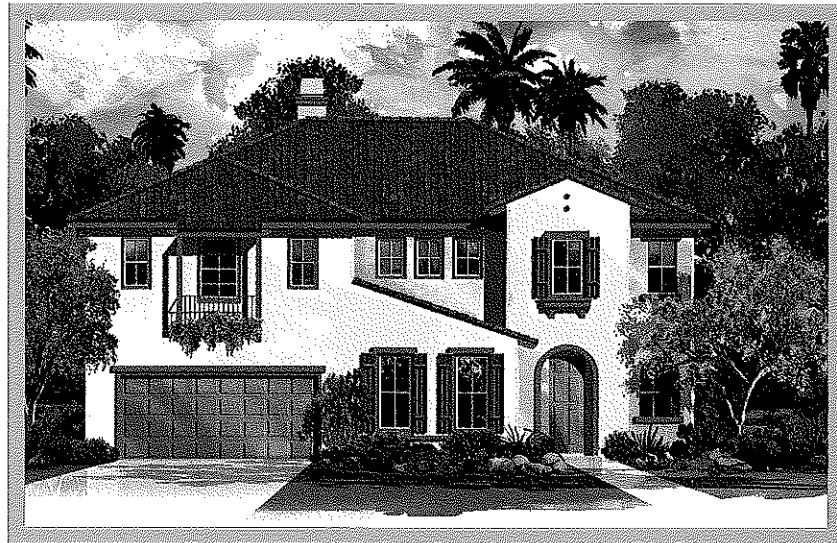
Spacious and spectacular. With impressive architectural touches and detailing your home was built by real craftsmen. Best of all, with so many room options available, you'll have the sense that you are living in a custom home. And you practically are.

- 4 Bedrooms
- 3 Baths
- Living Room
- Dining Room
- Family Room
- Bonus Room
- 3 Car Tandem Garage
- Optional Bedroom 5 with Bath 4
- Optional Bedroom 6
- Optional Den

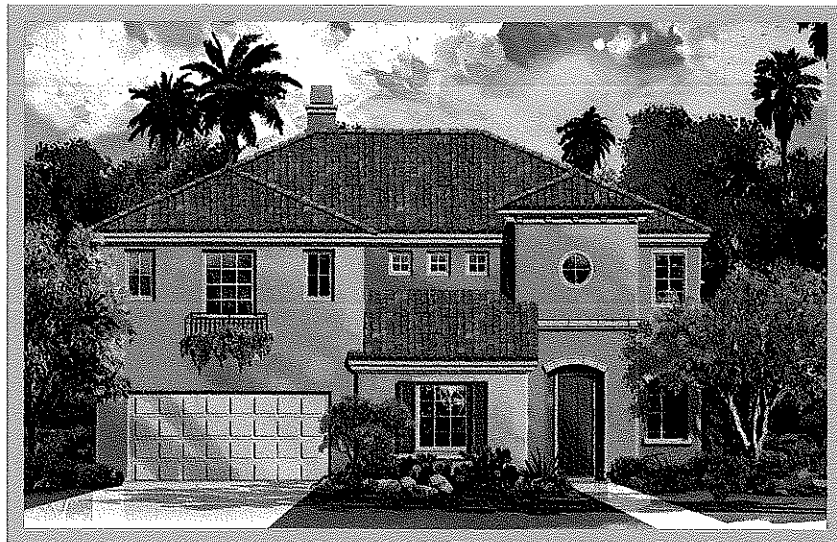
Approximately 3,339 sq. ft.



1A

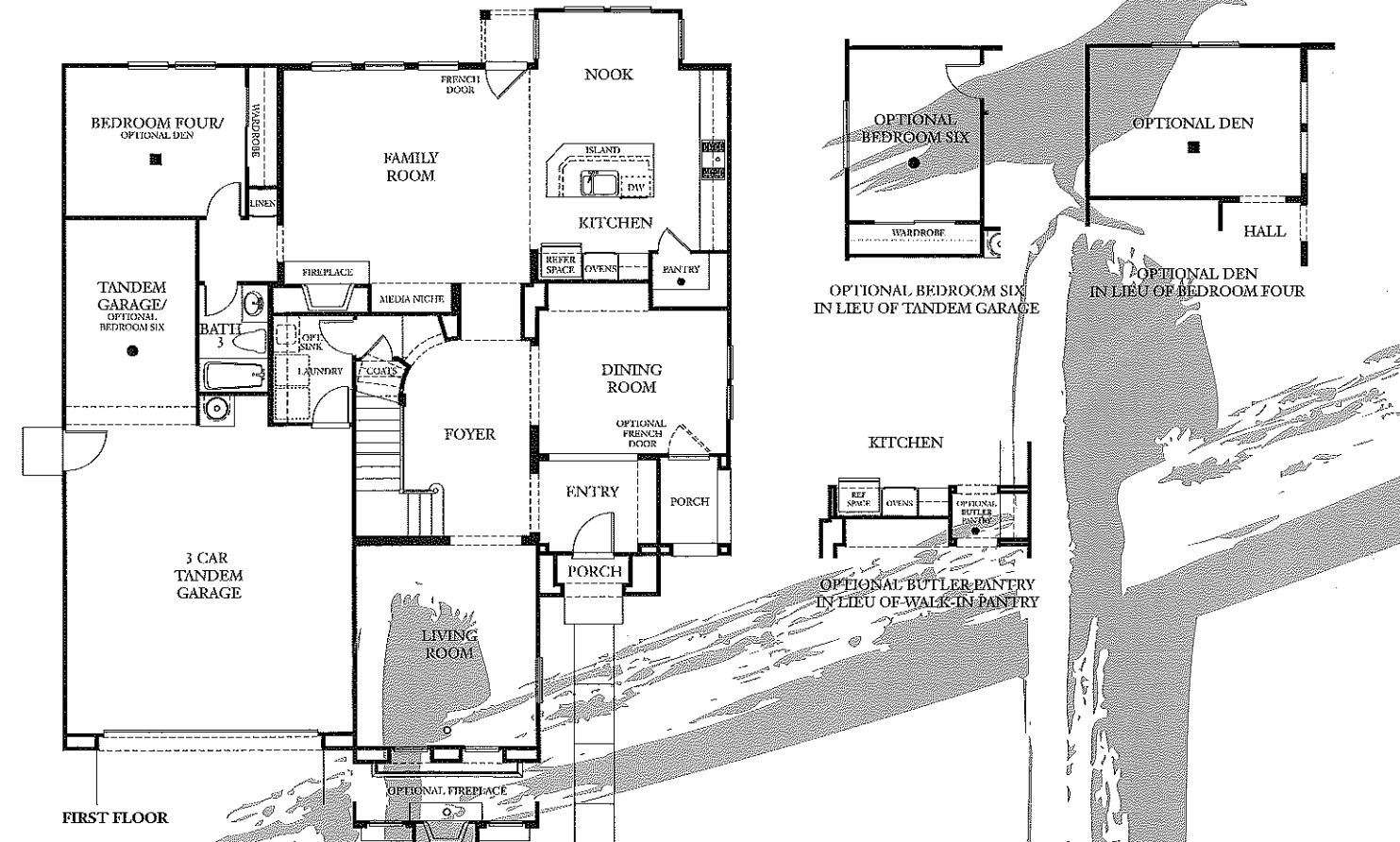
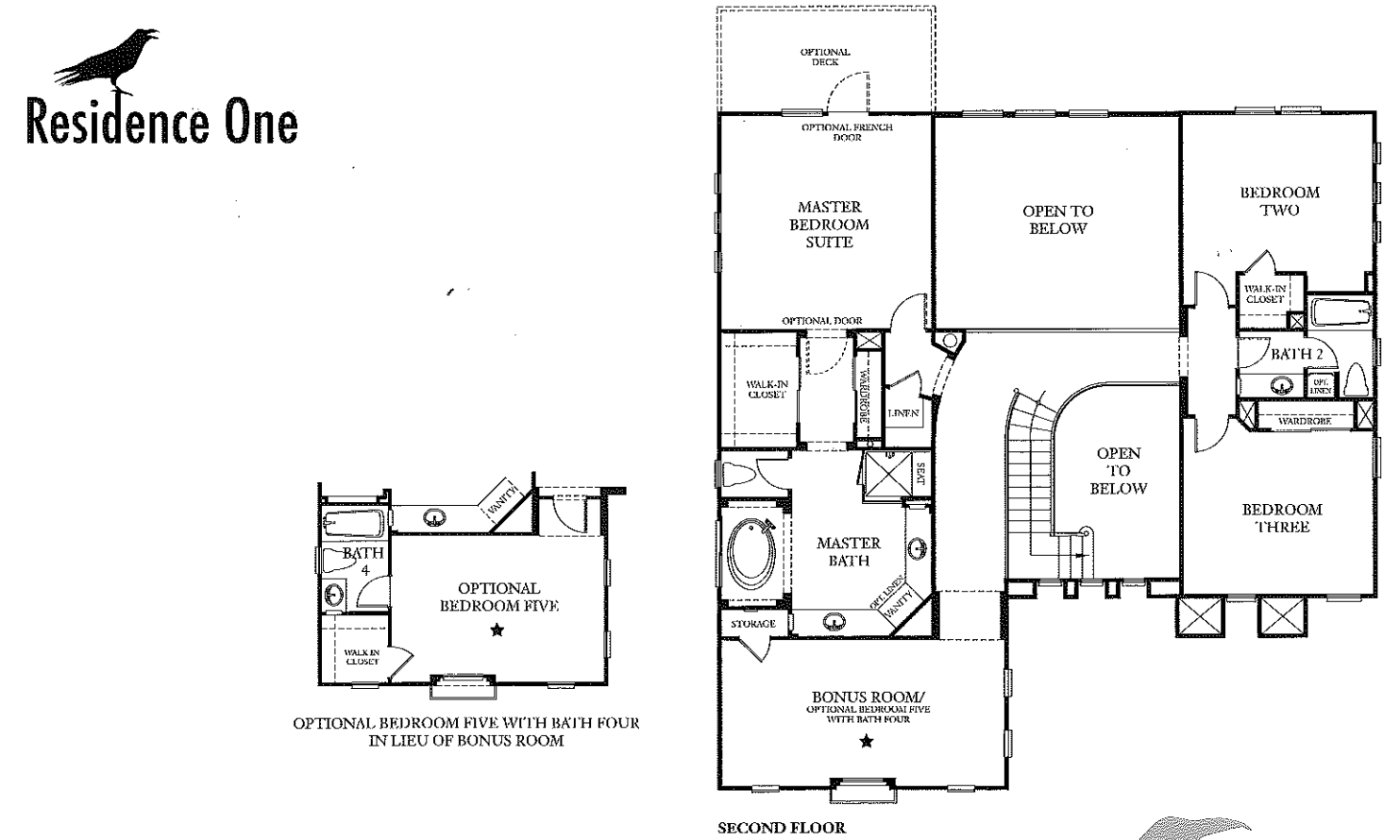


1B



1C

# Residence One



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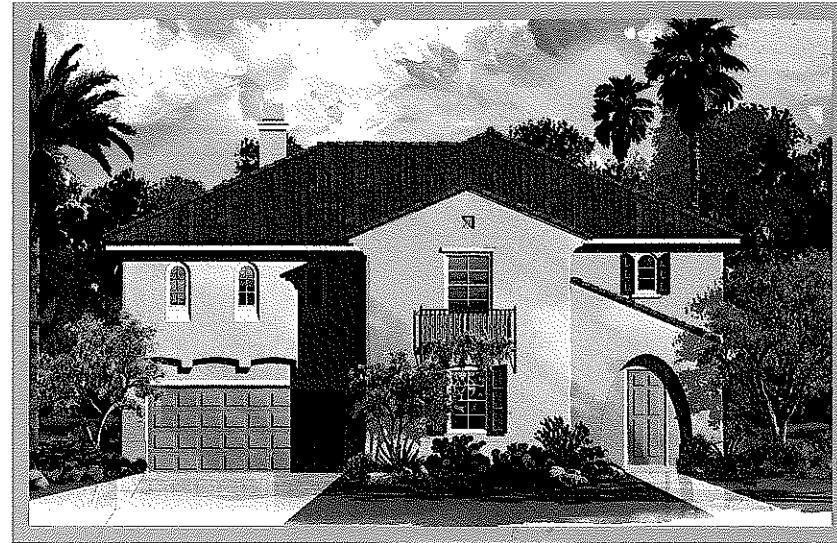


# Residence Two

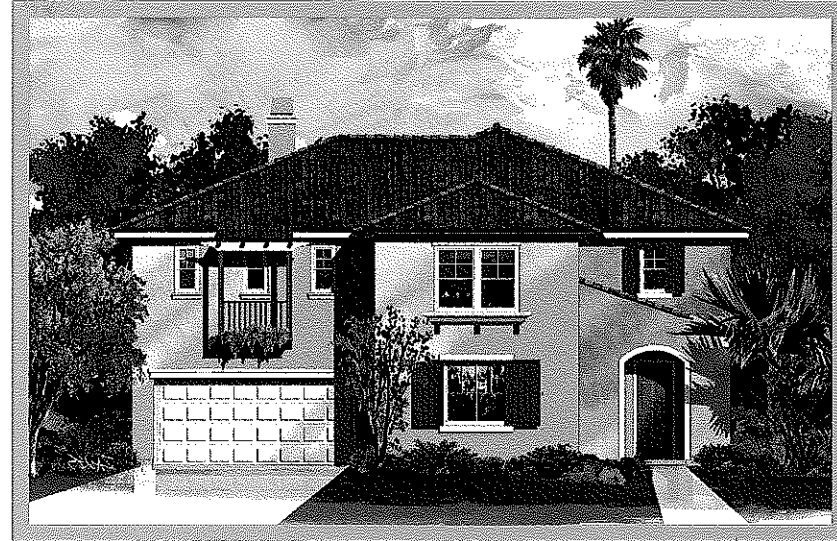
Dramatic. Dignified. Delightful. This is a home that has been designed to enhance any lifestyle. With every amenity you could expect, and all the detailing that makes life in Hidden Ranch so rewarding. From the sweeping Grand Foyer to the majestic Master Suite, you've never felt so at home.

- 4 Bedrooms
- 3 Baths plus Powder
- Living Room
- Dining Room
- Family Room
- Bonus Room
- Study
- 3 Car Tandem Garage
- Optional Bedroom 5 with Bath 4
- Optional Den
- Optional Deck

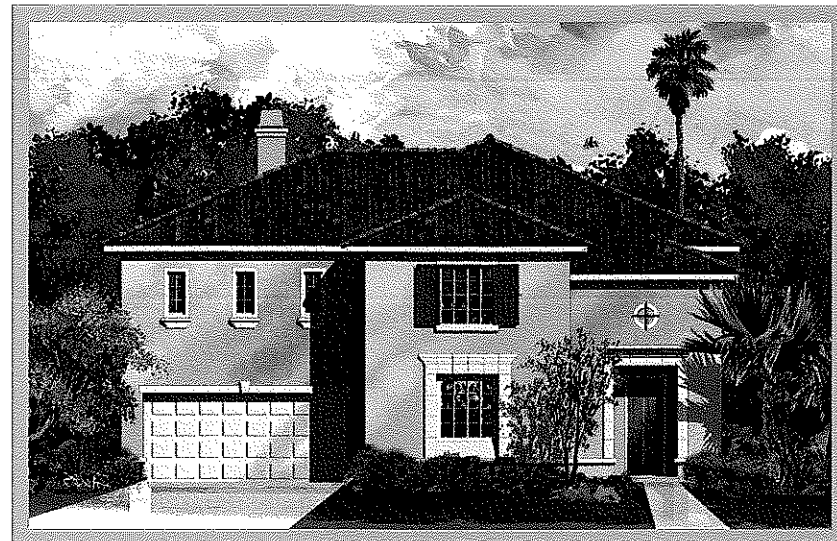
Approximately 3,436 sq. ft.



2A



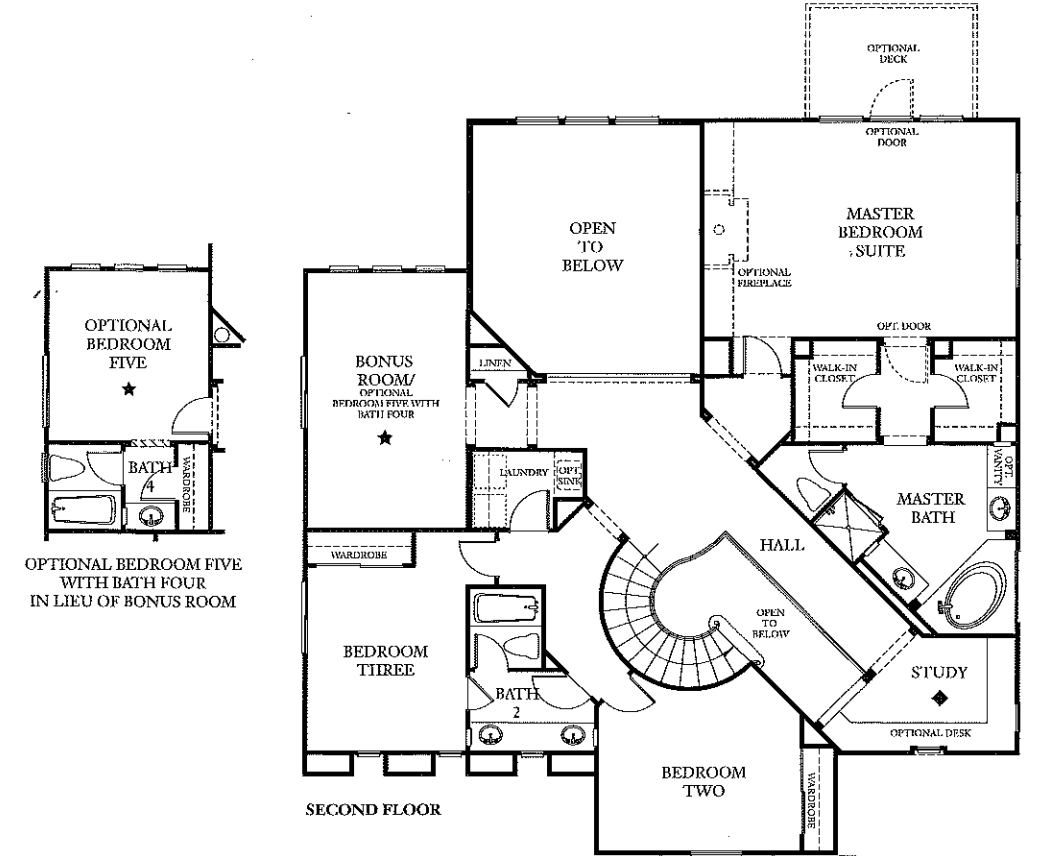
2B



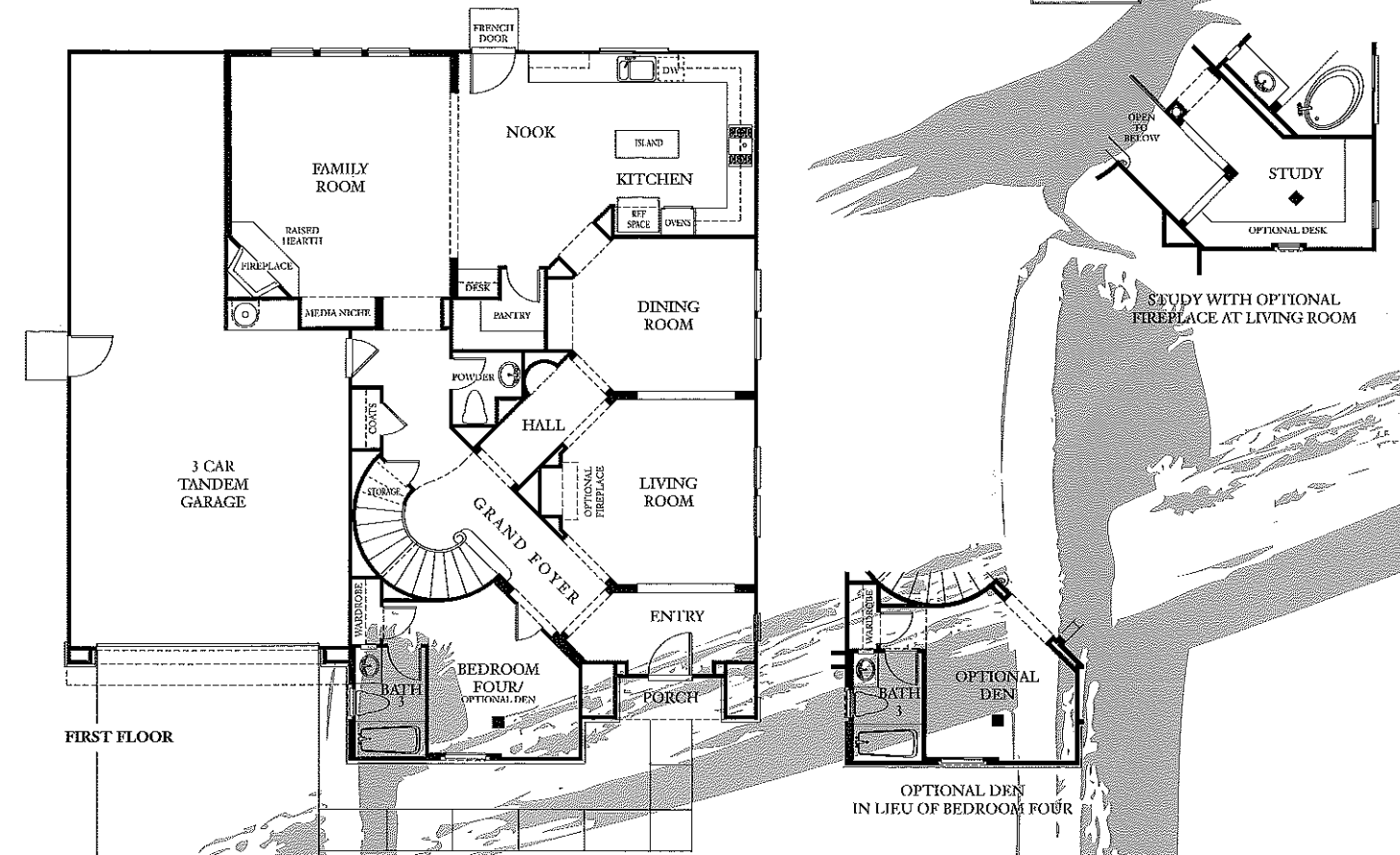
2C



# Residence Two



OPTIONAL BEDROOM FIVE WITH BATH FOUR IN LIEU OF BONUS ROOM



STUDY WITH OPTIONAL FIREPLACE AT LIVING ROOM

OPTIONAL DEN IN LIEU OF BEDROOM FOUR

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## Hidden Ranch Amenities

### Architecturally Distinctive Exteriors

- Professionally-selected exterior color schemes
- Up to 4 car garages with roll-up sectional doors and automatic opener
- Drywalled garages
- Fire-resistant concrete tile roof
- Architecturally distinctive entry doors with beveled glass
- Rear and side yard slump stone wall and/or tubular steel fencing
- Milgard™ windows with clear Low E glazing
- ComfortWise Energy Advantage Program
- Kwikset® Society Brass Collection entry door hardware with a lifetime warranty

### Inspiring Interiors

- 12" x 12" ceramic tile entry
- Enameled finish staircase featuring turned balusters and decorative newels with a continuous handrail, skirt & exposed treads
- 42" wood burning gas fireplace with decorative precast surround
- Raised panel Colonist doors throughout
- Spacious linen closets/cabinets
- Enameled baseboards throughout
- Andersen exterior French doors
- Structural cable and phone wiring system with master panel
- Prewired for cable television in master bedroom suite, secondary bedrooms, family room and bonus room
- Prewired for telephone in master bedroom suite, secondary bedrooms, kitchen, study and bonus room
- Dual system forced air heat and central air-conditioning
- Designer selected lighting fixtures
- Decora switches
- 9' ceiling height
- Gas stub for barbeque

### With the Cook in Mind

- White European thermafoil cabinetry with decorative crown and valance, adjustable shelves and dual glide drawers
- Hand-set 6" x 6" ceramic tile countertops with full back-splash at cooktop
- Full Whirlpool® appliance package which includes 30" built-in self-cleaning double oven, 36" gas cooktop, built-in microwave hood and dishwasher in white
- Kitchen island (Residences One and Two)
- Moen® chrome pull-out faucet
- Recessed lighting
- Undercounter task lighting
- Water stub-outs for automatic ice maker
- Kohler® cast iron sink

### Elegant Master Suites

- Oversized mirrors above vanities
- Oversized tub and separate hand-set 6" x 6" ceramic tile countertops, tub & shower
- White European thermafoil cabinetry
- Spacious walk-in closets

### Secondary Baths

- 4" x 4" ceramic tile countertops
- 4" x 4" ceramic tiles shower and tub surround
- Chrome finished hardware
- Moen® chrome finished bath accessories
- White European thermafoil cabinetry

### Optional Opportunities

- Handcrafted built-ins
- Custom staircase packages
- Finish carpentry upgrades
- Surround sound systems
- Polished chrome interior hinges
- Custom closet organizers
- Granite countertops
- Trash compactor
- Built-in refrigerator
- Washer/Dryer
- Personal dry clean valet
- Laundry sink with base cabinet
- Jetted tub
- Intercom
- Central vac
- High-tech wiring upgrades
- Security system
- Additional fireplace
- Arched interior door package
- Stool & apron

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Each home has been designed with a selection of advanced materials that have been carefully integrated with the highest consideration for energy efficiency.

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All square footages are approximate.

Window and deck locations or sizes may vary. Garage locations/parking may vary by plan/elevation. Please see our Sales Representative should you have any questions.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing of race, color, religion, sex, handicap, familial status, or national origin.



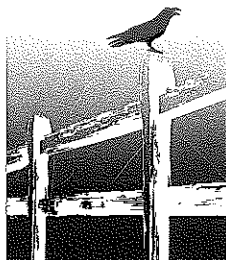
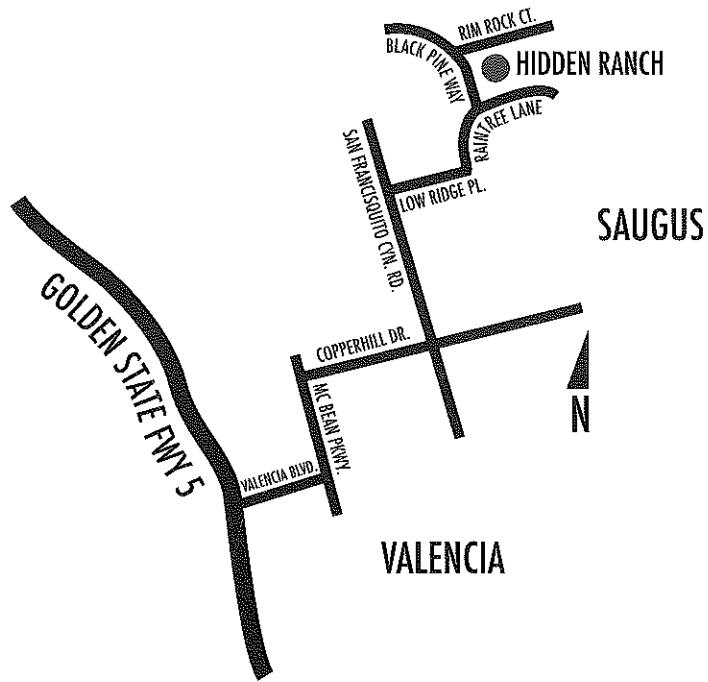
## CENTEX HOMES

A Passion for Living Since 1950

**Centex Homes is America's Homebuilder.**  
**We don't just build homes...we build neighborhoods.**

Centex Homes is as solid as the Centex home you are about to buy. Centex has the highest rating among public homebuilders from both Moody's and Standard and Poors and also has the largest capital base in the nation's homebuilding industry. As a publicly-traded company on the New York Stock Exchange since 1969, Centex currently builds in more than 90 markets in 25 states. Since 1950, Centex Homes has built over 350,000 homes nationwide and expects to deliver an additional 25,000 homes, or more, this fiscal year.

Centex Homes was founded in Dallas, Texas ("CENTral TEXas") in 1950. Today Centex Homes proudly maintains the same national reputation for consistently high quality, value and customer satisfaction that started nearly half a century ago. Our mission is to build quality homes and neighborhoods that exceed the expectations we have established with our customers.



**HIDDEN RANCH**  
AT PACIFIC HILLS

22706 Rim Rock Court, Saugus, California 91390  
661 263.8283 Fax 661 263.8517

**CENTEX HOMES**

A Passion for Living Since 1950

[centexhomes.com/los-angeles](http://centexhomes.com/los-angeles)

Architecture: Ritner Nelson Architects; Interior Design: Interior Lifestyles, Inc.; Sales Office Design: Creative Design Consultants;  
Landscape Design: LA Group; Advertising and Marketing: Gaudette Design, Inc.; Signage: Outdoor Dimensions



**HIDDEN RANCH**  
AT PACIFIC HILLS

15k  
5k  
2050

Lot#	Plan	Sq. Ft. of Home	Included Options	Price	Move-in date
26	3BL	3,531	Granite, Crown moulding, art glass and more!	\$633,890	1/2004
32B	3BR	3,531	Fireplace in Living Room, Master Bedroom, Wet bar, bed#5 bath#4 ILO bonus room, Plus upgrades	\$611,227	2/2004
34B	3BL	3,531	Fireplace in Master and Wet Bar, Plus upgrades	\$619,302	2/2004
16B	3CR	3,531	Overlooking San Francisquito Canyon, fireplace in living room, wet bar and deck off Master, Plus upgrades.	\$745,048	3/2004
13B	1CL	3,339	Overlooking San Francisquito Cyn, Fireplace in Living Room, Deck off Master, Bed 6, Den ILO bed #4, bed5 bath4 ILO Bonus, Plus upgrades	\$714,355	4/2004
14B	3AR	3,531	Overlooking San Francisquito Canyon, Deck off master, Fireplace in Living Room & Master Bedroom, Wet Bar, Plus upgrades	\$731,215	4/2004
37B	2AL	3,436	Fireplace in Living Room & Master Bedroom, Bedroom #5 bath #4 ILO Bonus Room, Plus upgrades	\$604,405	4/2004
10B	3CL	3,531	Overlooking San Fransquito CYN, Deck off Master, Fireplace @ Master bedroom, Island @ Kitchen, Walk in Pantry	\$696,303	5/2004
11B	2AL	3,436	Overlooking San Fransquito CYN, Deck off Master, Fireplace in Living Room & Master Bedroom, Bonus Room	\$679,930	5/2004
12B	3BI	3,531	Overlooking San Fransquito CYN, Deck off Master, Fireplace in Living Room and Master Bedroom, Wet Bar	\$700,834	5/2004
39B reserved	1AL	3,339	Fireplace in Living Room, Bedroom 6, Den ILO Bed 4	\$581,060	5/2004
40B	2CL	3,436	Fireplace in Living Room & Master, Bedroom 5 bath 4 ILO Bonus Room	\$596,195	5/2004
41B <i>sale</i>	3AL	3,531	Fireplace in Living Room & Master, Island @ Kitchen, Wet Bar	\$601,220	5/2004

No Mello-Roos tax. Homeowners Association dues approximately \$103 a month. HOA includes slope maintenance and Community Park. Sales Representatives: Theresa Turbyfill & Laura Rzepecki, Centex Homes reserves the right to change floor plans, specifications, and prices without prior notice. Such changes may not always be reflected in our models. The exterior color scheme of each home has been professionally pre-selected and coordinated and is not subject to change. Window and deck locations or sizes may vary. Garage/parking configurations may vary by plan/elevation. All square footages are approximate. All renderings, floor plans and maps are artists conception and are not intended to be an actual depiction of the building, fencing, walks, driveways or landscaping. Please see our Sales Representatives should you have any questions. 11/15/03

