



IVYWOOD™

VALENCIA  NORTHBRIDGE



# IVYWOOD

It begins with the land... rich and fertile, resting in a peaceful valley ringed by purple mountains majesty.

Claimed by Spain in the late 1700's, the land became known as Rancho San Francisco and was ultimately purchased by Henry Mayo Newhall in 1875. He devoted himself to cultivating his land until his death in 1882, whereupon his heirs formed The Newhall Land and Farming Company in 1883.

The land prospered as a thriving cattle ranch and farm until the late 1950's, when the explosive Southern California population growth applied relentless pressure for development.

Then, in 1965, a Master Plan for the Community of Valencia was born: a 5,000-acre vision for a variety of well-designed homes, pleasant parks, abundant recreation, quality schools and medical services, convenient shopping, churches, professional offices and nearby employment — all linked by carefully planned roads and beautiful paths called 'paseos,' which became the community's unique signature.

Today, an exciting new neighborhood has become part of the 10,000 acre Master Plan: Valencia Northbridge, a community where you own more than a home, you own a piece of a dream. Valencia Northbridge is deeply rooted in the past, yet full of promise for the future. Your whole family will enjoy living here, where continued growth is

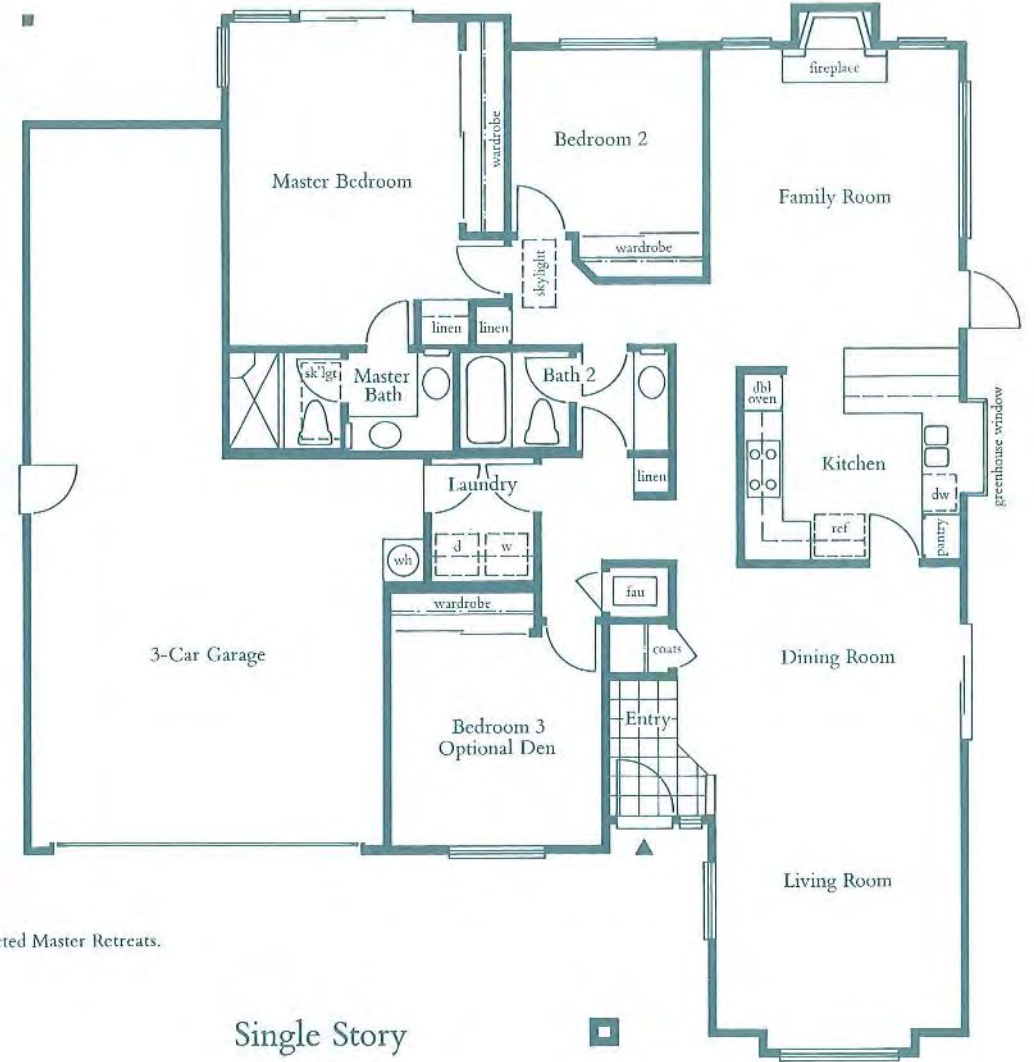
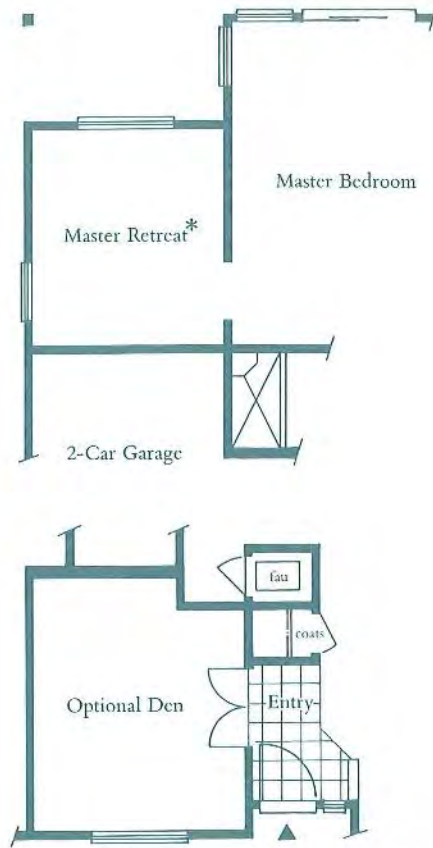
carefully considered and aesthetics are always a primary concern. Now entering its third decade, Valencia Company — a division of The Newhall Land and Farming Company — remains committed to the Master Plan's integrity, and is determined to protect both the land and its heritage.

Come share in the bounty offered within Valencia Northbridge... the charm and spaciousness of Ivywood. Come home to Valencia.



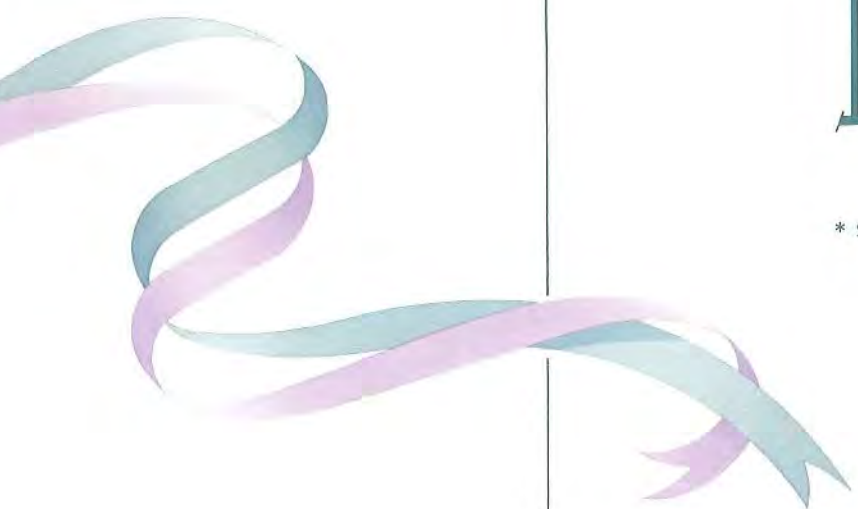
# PLAN SIXTY TWO

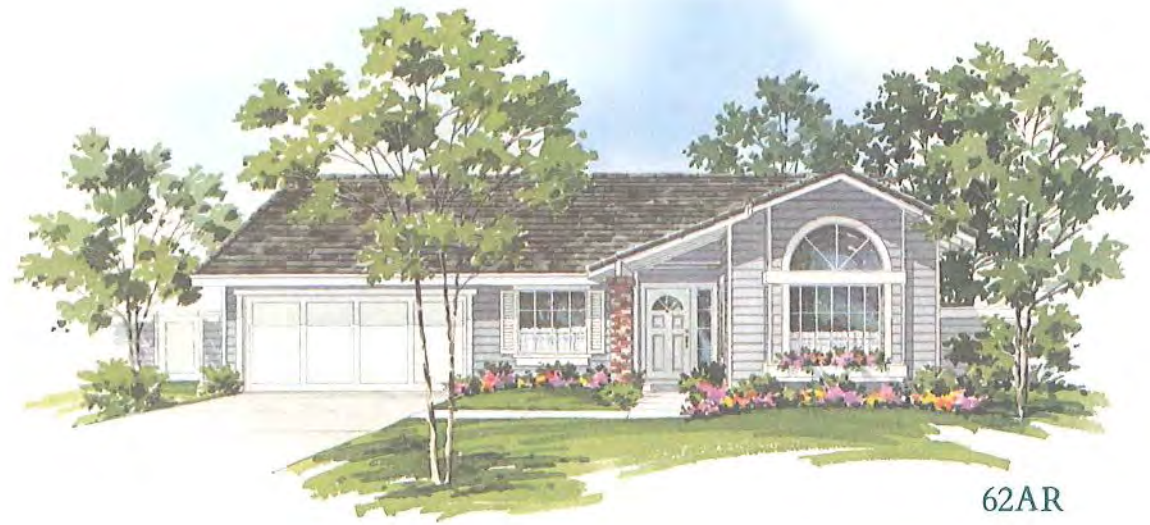
THREE BEDROOMS  
 BEDROOM 3/OPTIONAL DEN  
 TWO BATHS  
 FAMILY ROOM  
 3-CAR GARAGE  
 1584 SQ. FT.  
 OR  
 1708 SQ. FT. WITH  
 MASTER RETREAT  
 2-CAR GARAGE



\* See Sales Representative for those lots available with pre-selected Master Retreats.

Single Story

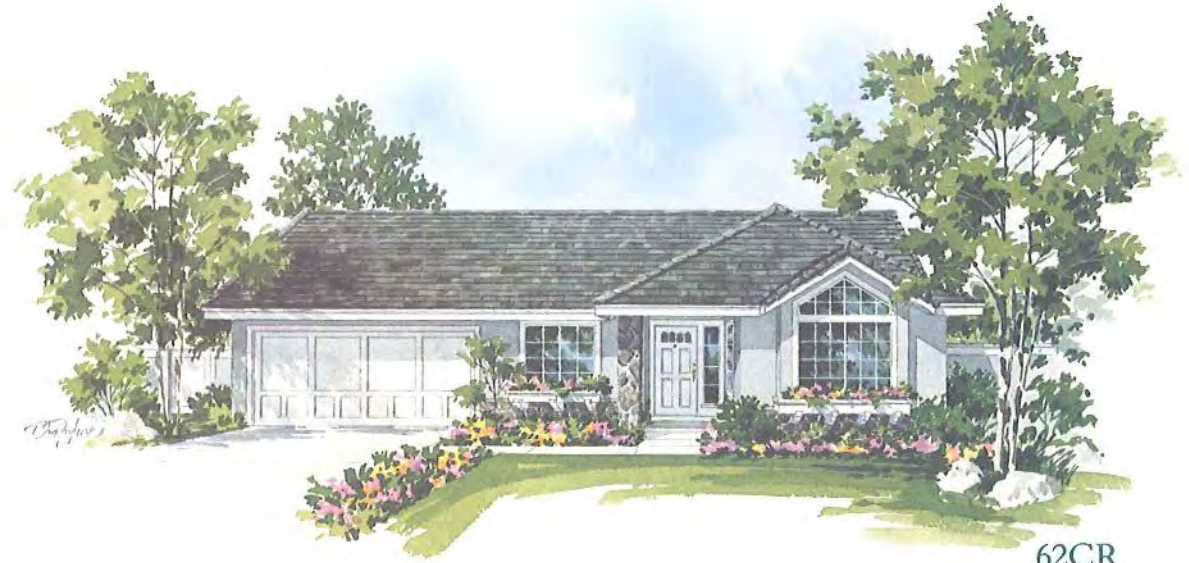




62AR



62B

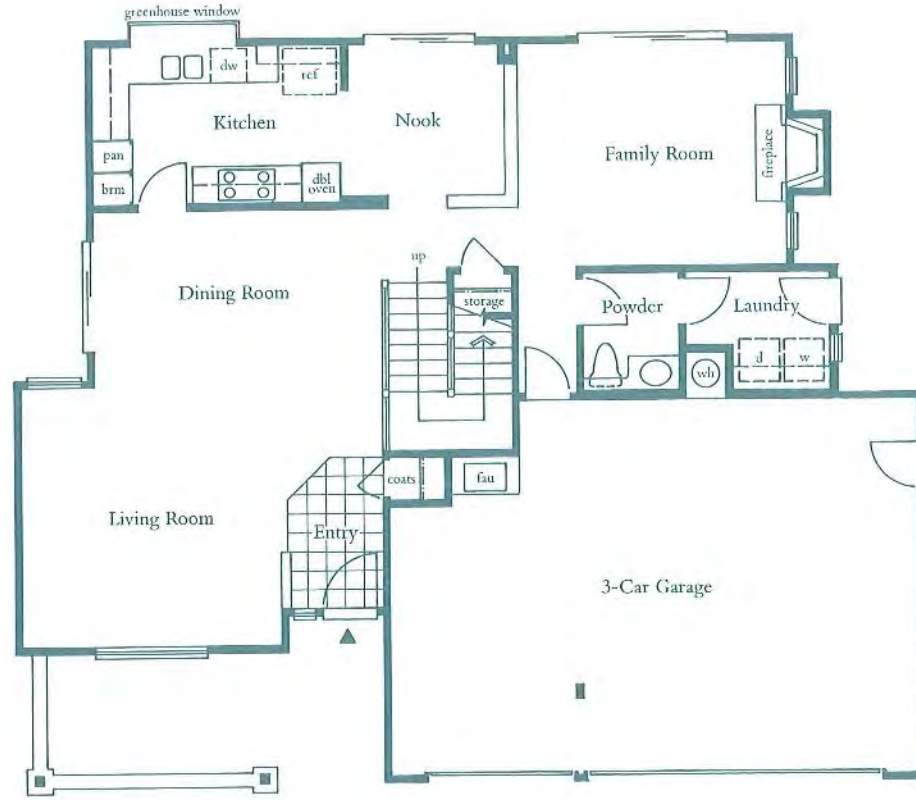


62CR

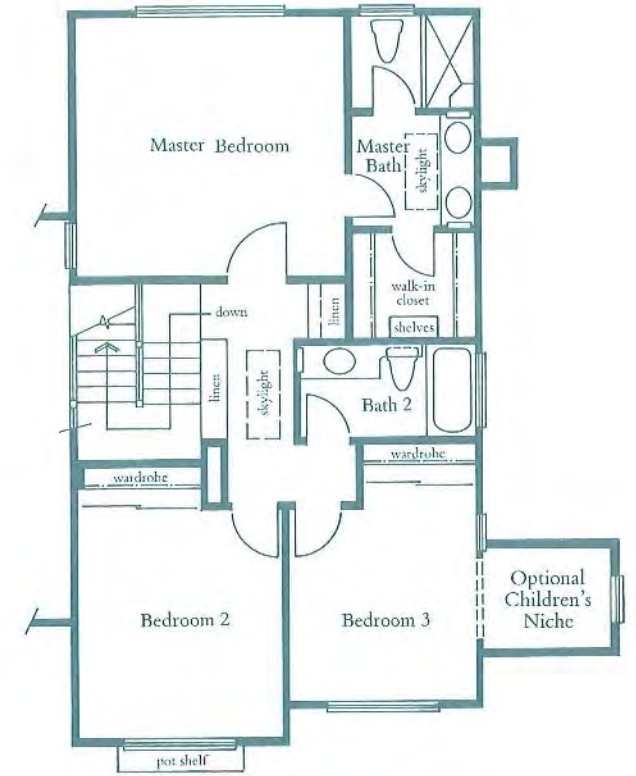


# PLAN SIXTY THREE

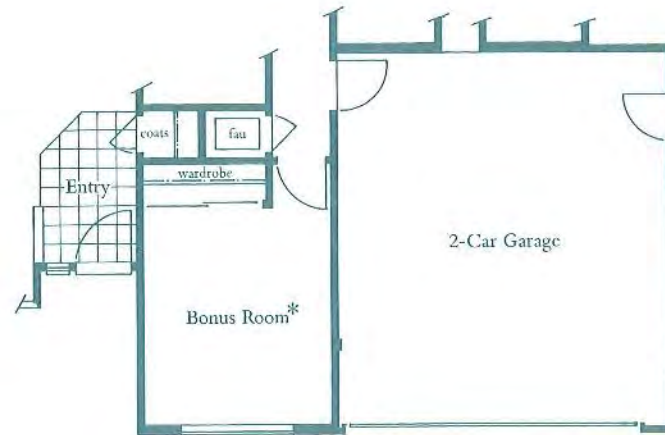
THREE BEDROOMS  
 TWO BATHS  
 POWDER ROOM  
 FAMILY ROOM  
 NOOK  
 3-CAR GARAGE  
 1850 SQ. FT.  
 OR  
 2037 SQ. FT. WITH  
 BONUS ROOM  
 2-CAR GARAGE



First Floor



Second Floor



\*See Sales Representative for those lots available with pre-selected Bonus Rooms.



63AR



63B

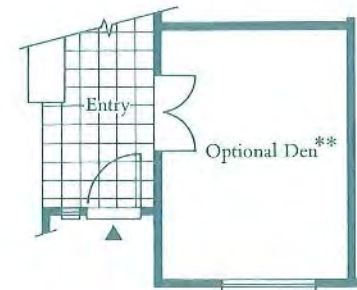
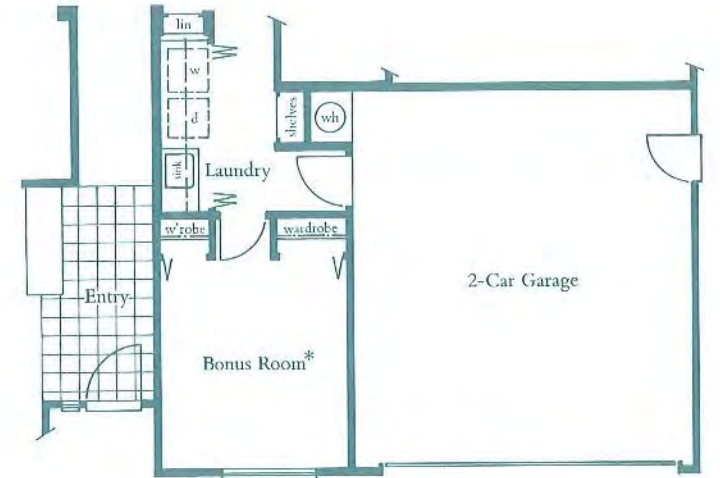
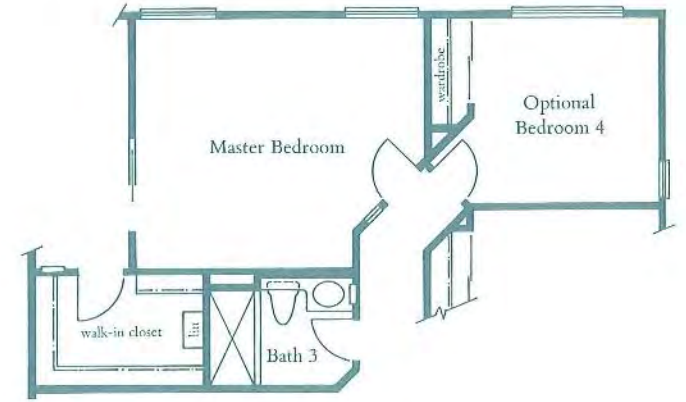
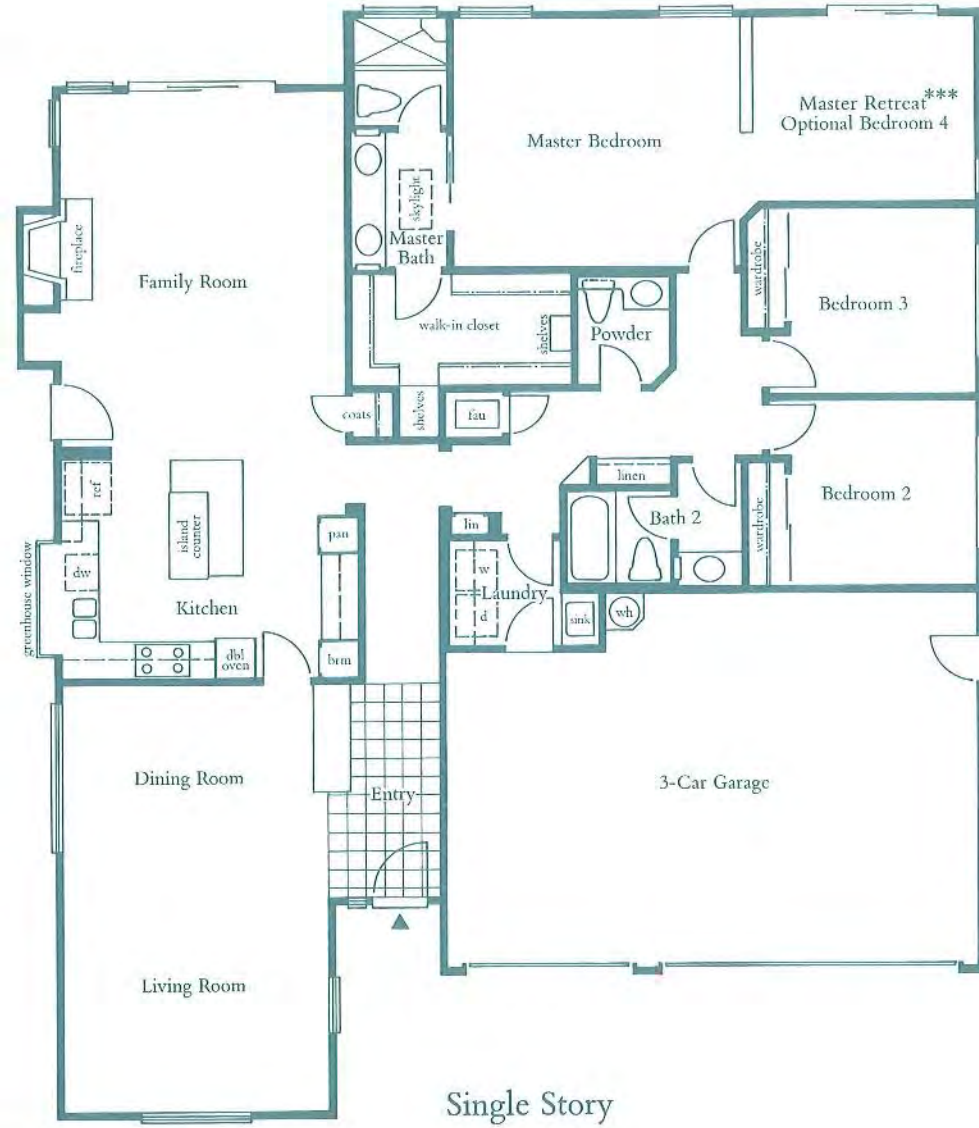


63CR



# PLAN SIXTY FOUR

THREE BEDROOMS  
 MASTER RETREAT/  
 OPTIONAL BEDROOM 4  
 THREE BATHS  
 FAMILY ROOM  
 3-CAR GARAGE  
 2053 SQ. FT.  
 OR  
 2234 SQ. FT. WITH  
 BONUS ROOM/  
 OPTIONAL DEN  
 2-CAR GARAGE



\* See Sales Representative for those lots available with pre-selected Bonus Rooms.  
 \*\* Optional den available only when pre-selected Bonus Room is offered.  
 \*\*\* See Sales Representative for those lots available with pre-selected Master Retreats.



64A



64BR

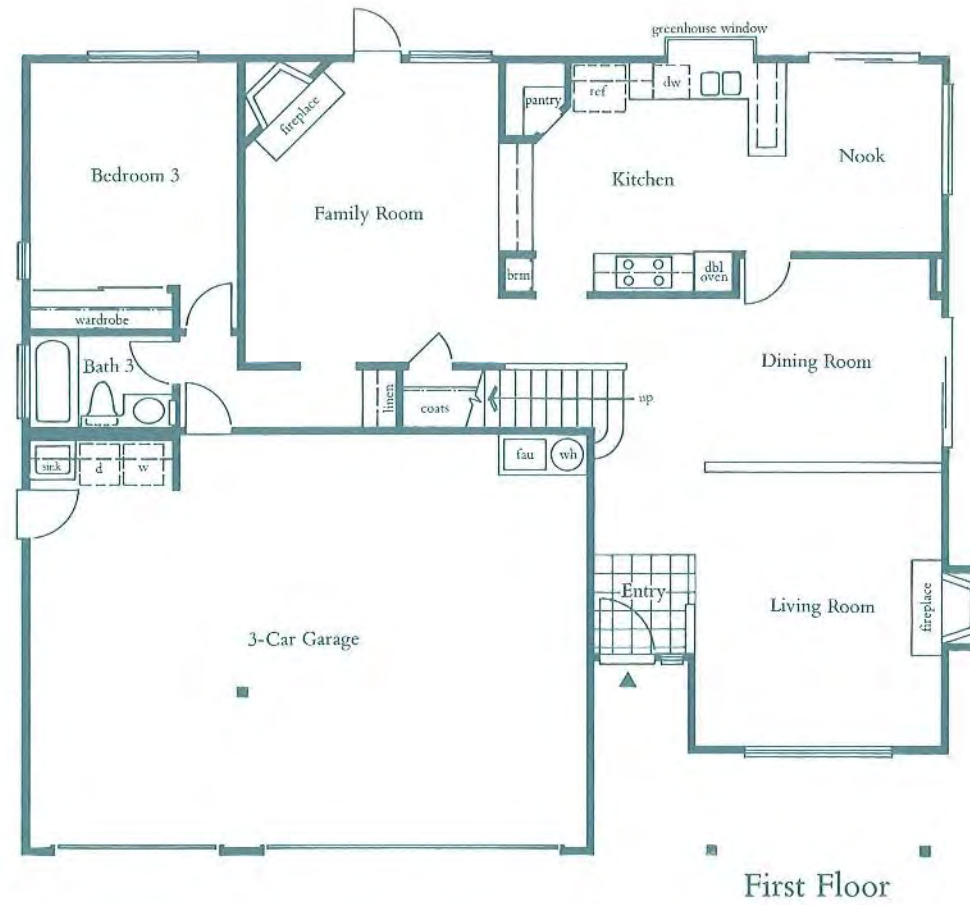


64C

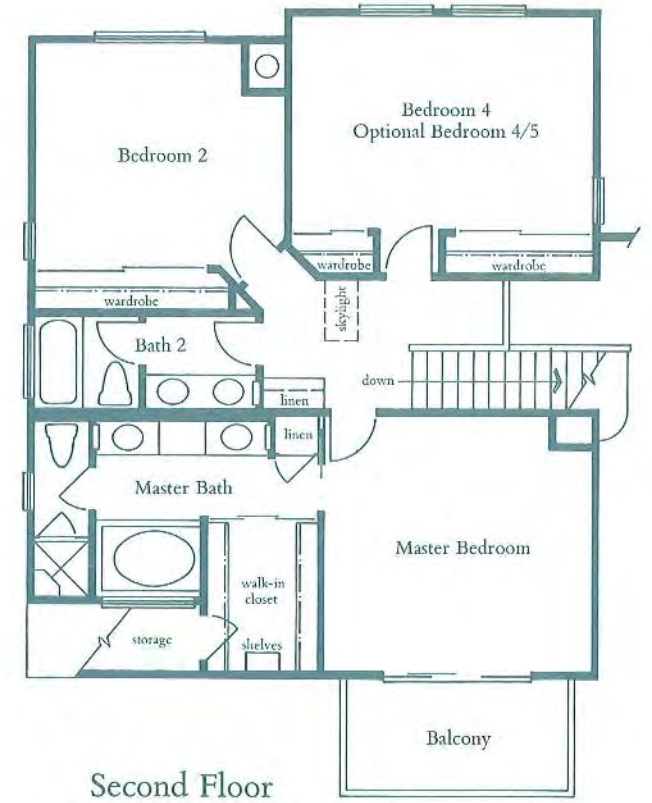


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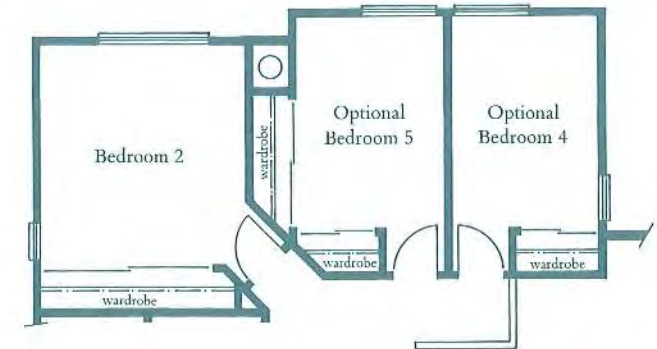
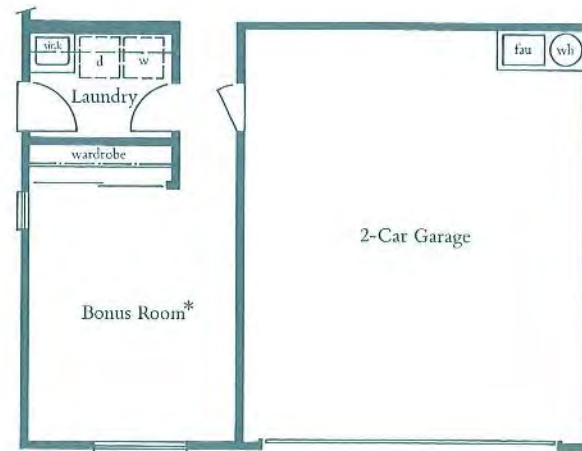
FOUR BEDROOMS/  
 OPTIONAL BEDROOM 5  
 THREE BATHS  
 FAMILY ROOM  
 NOOK  
 3-CAR GARAGE  
 2337 SQ. FT.  
 OR  
 2609 SQ. FT. WITH  
 BONUS ROOM  
 2-CAR GARAGE



First Floor



Second Floor



\* See Sales Representative for those lots available with pre-selected Bonus Rooms.



65AR



65B

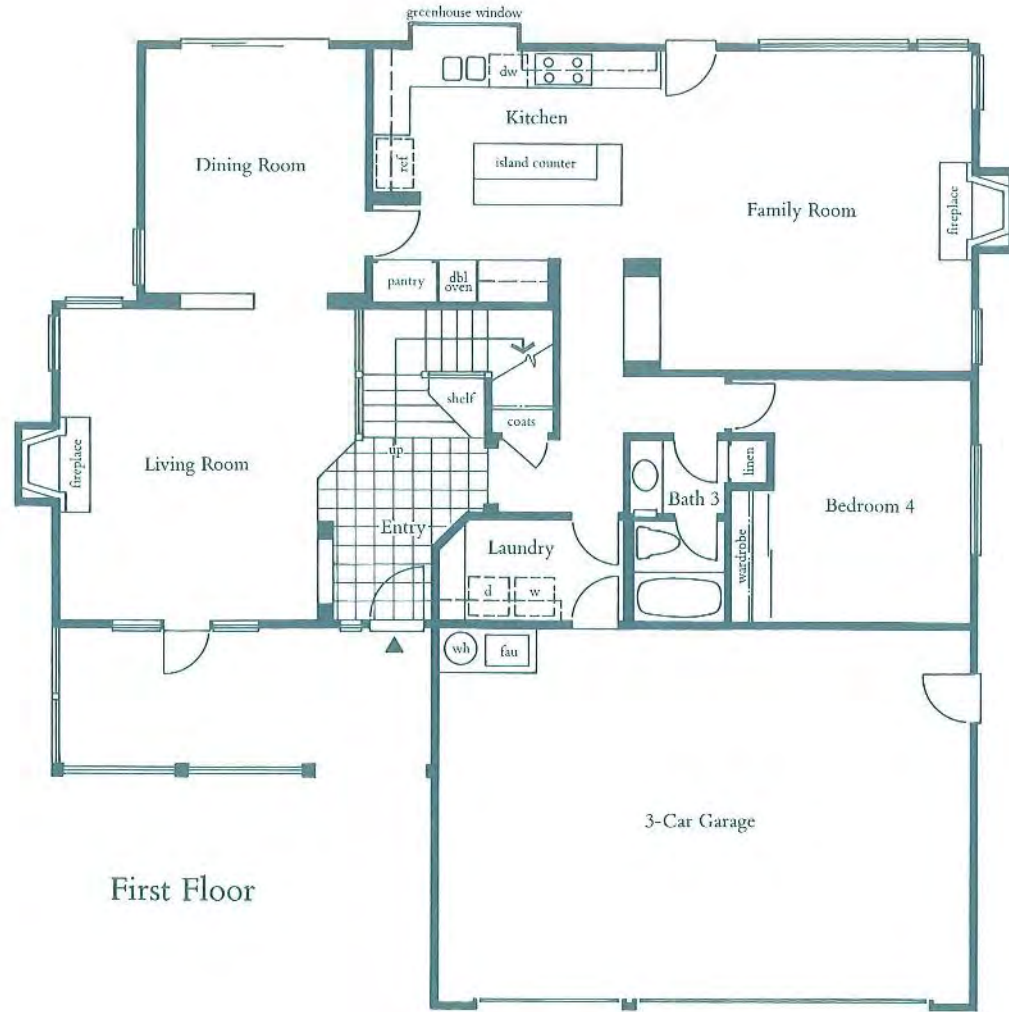


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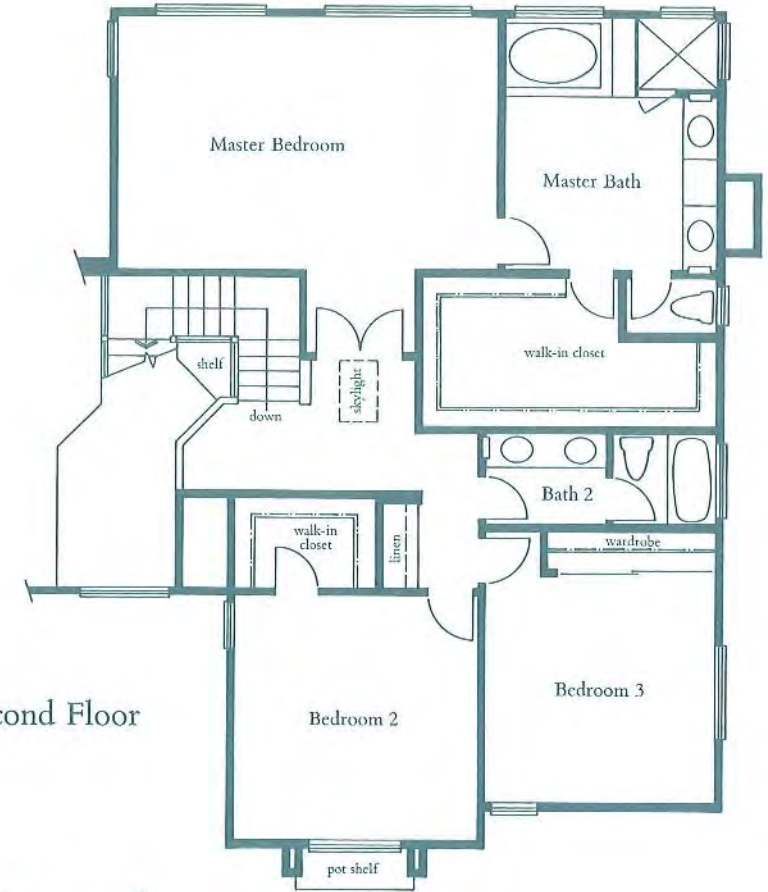


# PLAN SIXTY SIX

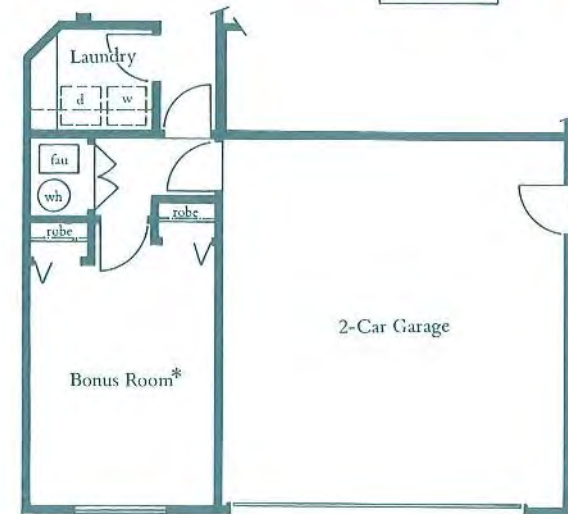
FOUR BEDROOMS  
 THREE BATHS  
 FAMILY ROOM  
 3-CAR GARAGE  
 2796 SQ. FT.  
 OR  
 3015 SQ. FT. WITH  
 BONUS ROOM  
 2-CAR GARAGE



First Floor



Second Floor



\*See Sales Representative for those lots available with pre-selected Bonus Rooms.





66A



66BR



66C



A  
MEDLEY  
OF  
FEATURES

ARCHITECTURAL  
FEATURES

- Concrete roof tile
- Solid Douglas Fir entry door with glass inserts
- Divided lite windows at front of home
- Brick or Stone masonry (most elevations)
- 3 car garage or 2 car garage and bonus room, with direct access to home
- Gas stubbed to side or rear yard

INTERIOR FEATURES

- Designer entry door hardware in polished brass with dead bolt lock
- Ceramic tile entry
- Carpeting throughout living areas
- Easy care vinyl flooring in kitchen, baths and laundry
- Pre-wired for cable television and telephones
- Smoke detectors
- Skylights in all plans
- Ceiling fan in all family rooms
- Wood burning fireplace with gas log lighter valve and glass doors
- Brick fireplace surrounds and hearths with custom wood mantels

INTERIOR FEATURES (cont.)

- Pre-wired for optional security system
- Pre-wired for optional intercom system
- Raised panel interior doors
- Refrigerated central air conditioning
- Walk-in closet in master bedroom (most plans)
- Double poled closets in master bedroom
- Garden window in all kitchens

LUXURY BATHS

- Compartmentalized dressing and commode areas
- Porcelain on steel tubs with ceramic tile surrounds
- Whirlpool tubs in master bathrooms (Plans 65 and 66)
- Shower has tile floor and surround in master bathrooms
- Custom designed hardwood cabinets in master bathrooms and powder rooms
- Designer brass and porcelain hardware in master baths and powder rooms
- Dual sinks with ceramic tile countertops in master bathrooms
- Ceramic tile countertops in secondary bathrooms
- Full ¼ inch mirrors over vanities

CONVENIENCE FILLED  
KITCHENS

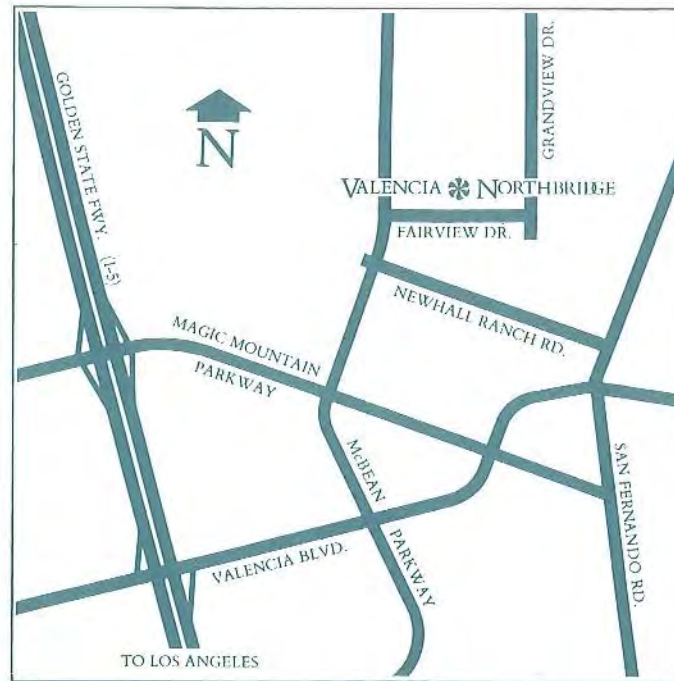
- Automatic pilotless ignition gas cook top
- Large continuous clean oven
- Deluxe General Electric "Pot Scrubber" dishwasher
- Ceramic tile countertop
- Custom-designed hardwood cabinetry (some doors with decorative glass inserts)  
Kitchen cabinets include:  
spice rack in pantry, two roll out shelves, tray dividers and tilt-out tray at kitchen sink
- Porcelain on steel double sink
- Single control faucet with porcelain trim and hose spray
- Ice maker water line
- Luminous or recessed down lighting

ENERGY SAVING FEATURES

- Night setback thermostat
- Pilotless furnace and energy saving water heater
- Insulation with ratings up to R-30

RECREATION FACILITIES

- Swimming pools, spas, wading pools, cabanas, Bar-B-Que facilities
- Access to Valencia paseo system
- Tennis courts



The Valencia Company, in an effort to continuously improve their product, reserves the right to change floor plans, specifications and prices without notice. Special wall and window treatments, upgraded floor coverings, and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. Please see our sales representatives should you have any questions.

All renderings, floorplans and maps are artist's conceptions, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping.

To assist you with your home decorating, a wide range of wall coverings, window treatments, and upgrade items are available through the Valencia Company Design Center.

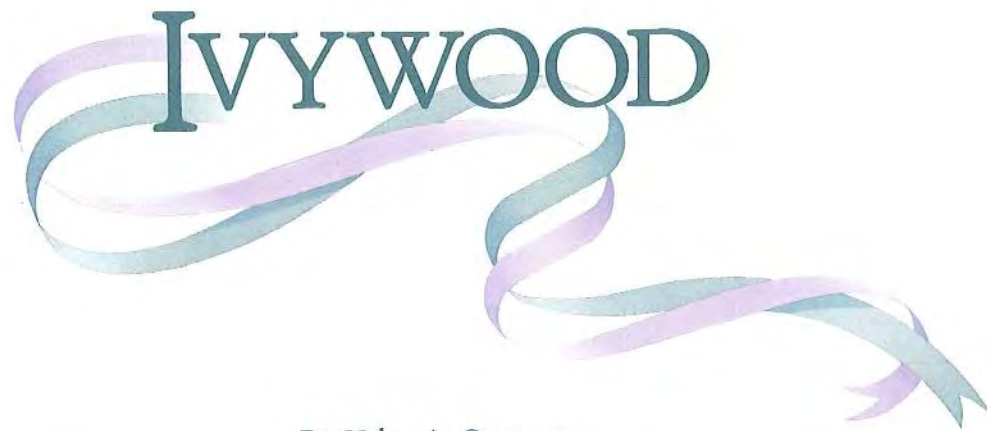
## SALES INFORMATION

(805) 255-2842

(818) 902-1208





The logo features the word "IVYWOOD" in a dark green, serif font. The text is overlaid on a decorative, flowing ribbon that transitions from purple to teal. The ribbon starts on the left, loops under the text, and continues to the right, ending in a small tail.

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By Valencia Company:

A Division of The Newhall Land & Farming Company (A California Limited Partnership)