


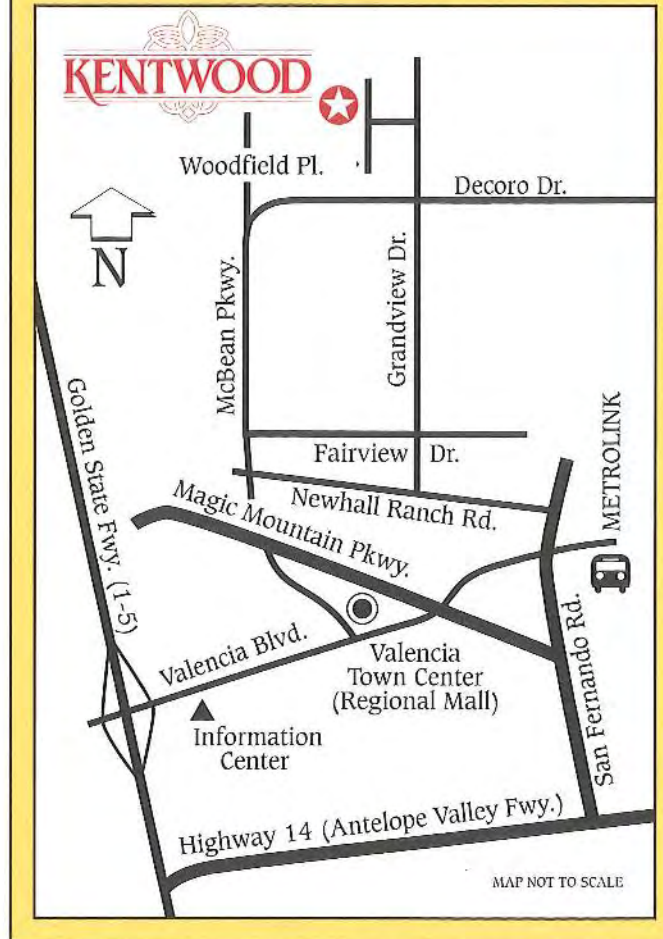
KENTWOOD



VALENCIA NORTHBRIDGE

New Single-Family Homes in Valencia Northbridge by Pardee

VALENCIA NORTHBRIDGE™



To visit Valencia, take I-5 to the Valencia Boulevard exit and follow the signs.


Valencia

27521 Woodfield Place ♦ Valencia, California 91354 ♦ (805)296-6894



QUALITY
HOMES
FOR OVER
70
YEARS

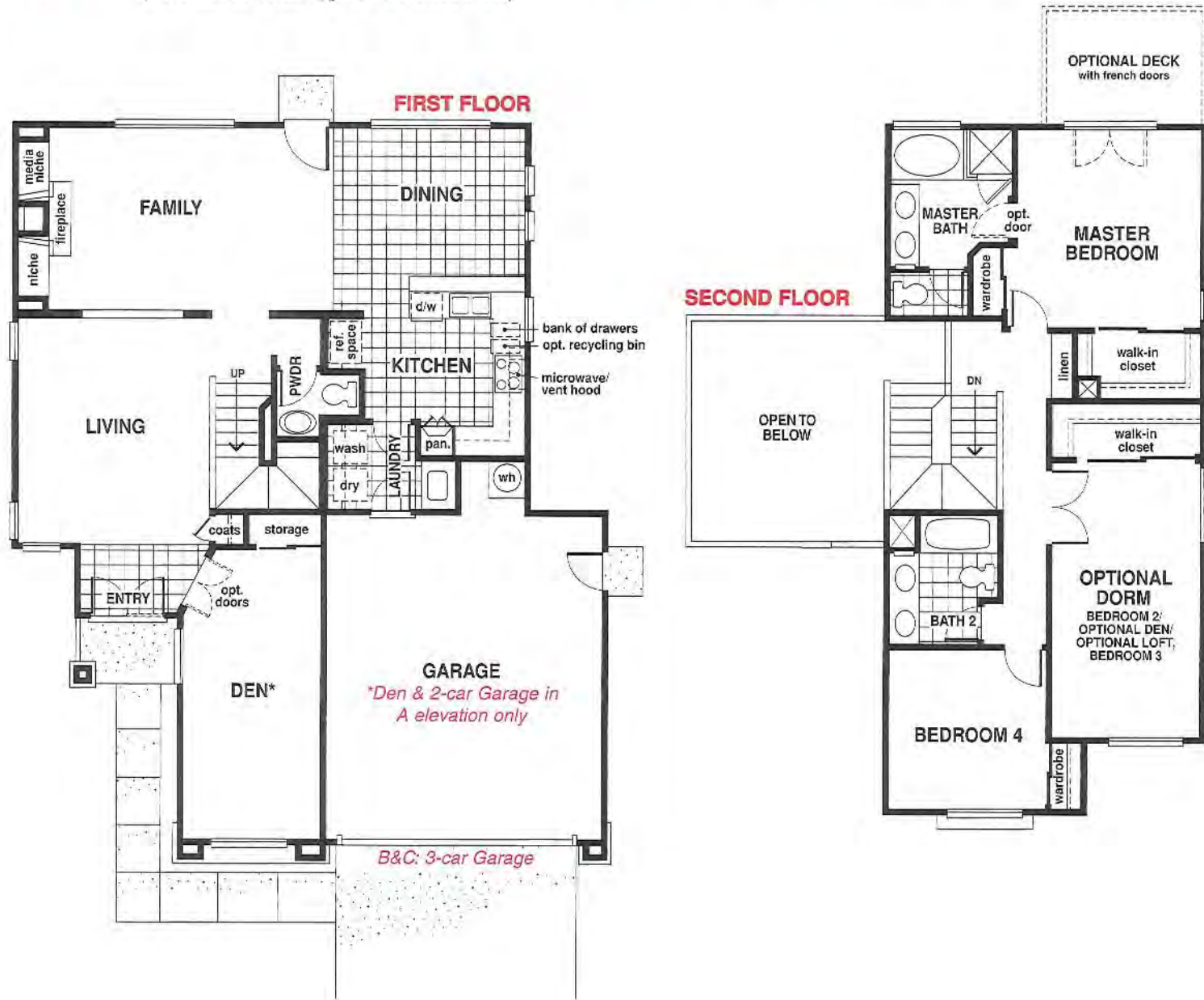
Pardee Homes

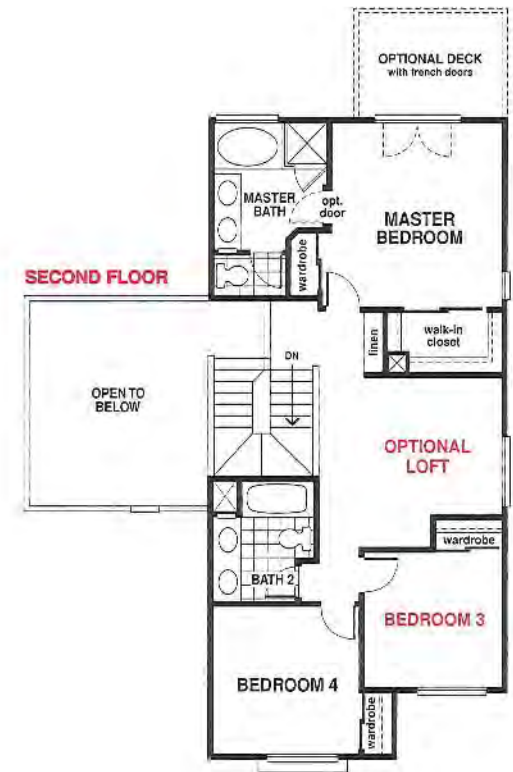
Pardee Construction Company ■ A Weyerhaeuser Company



Plan 1A

MODEL: 3 Bedrooms ♦ Den ♦ 2 ½ Baths ♦ 2-car Garage ♦ Approximately 1,983 square feet
(Available with up to 4 Bedrooms)





Plan 1 Variations

Your standard Plan 1 home is built as follows:

ELEVATION A

4 Bedrooms
Den
2 ½ Baths
2-car Garage
Approx. 1,983 square feet

ELEVATIONS B&C

4 Bedrooms
2 ½ Baths
3-car Garage
Approx. 1,844 square feet



Plan 1 Variations

Your standard Plan 1 home is built as follows:

ELEVATION A

- 4 Bedrooms
- Den
- 2 ½ Baths
- 2-car Garage
- Approx. 1,983 square feet

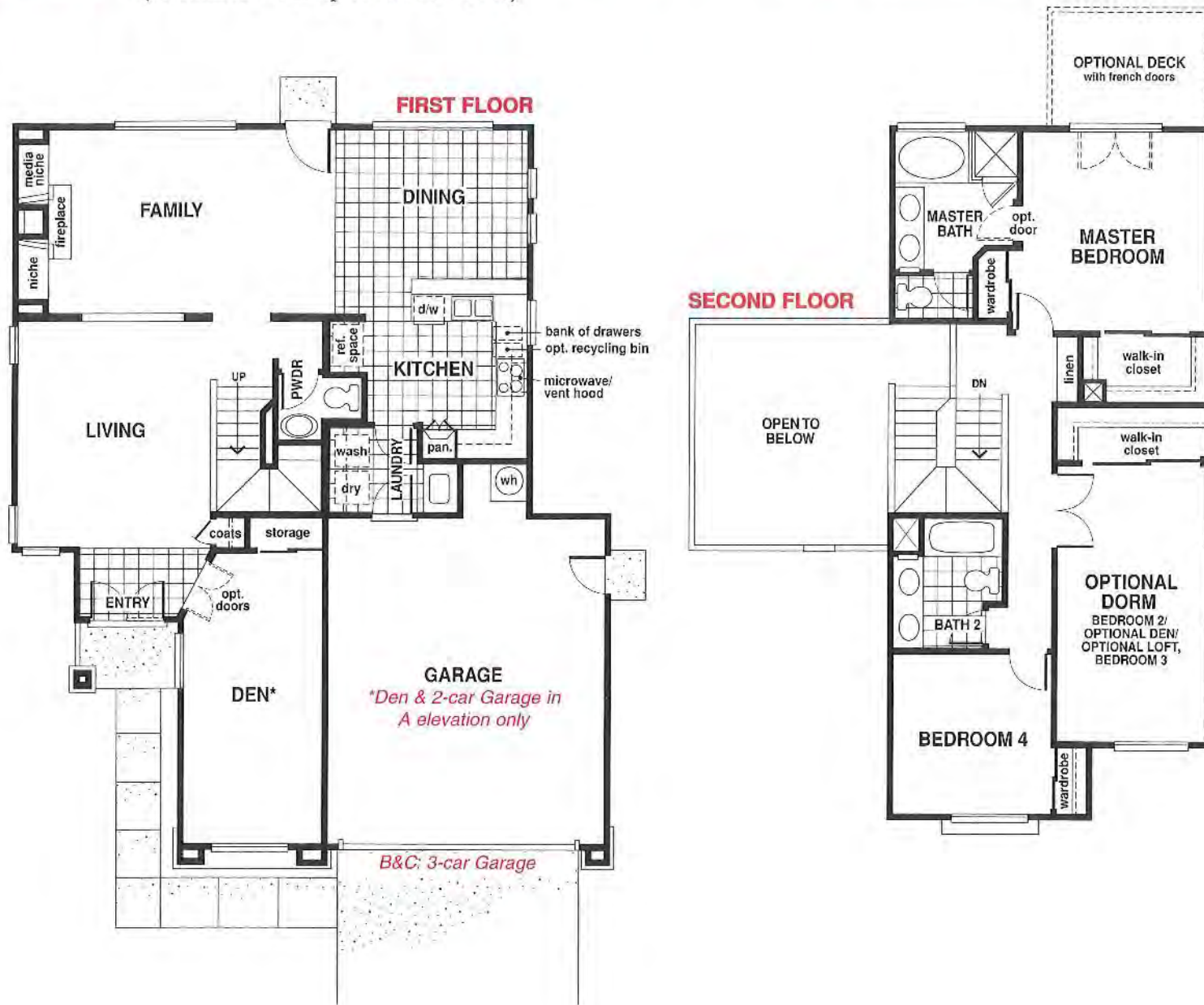
ELEVATIONS B&C

- 4 Bedrooms
- 2 ½ Baths
- 3-car Garage
- Approx. 1,844 square feet



Plan 1A

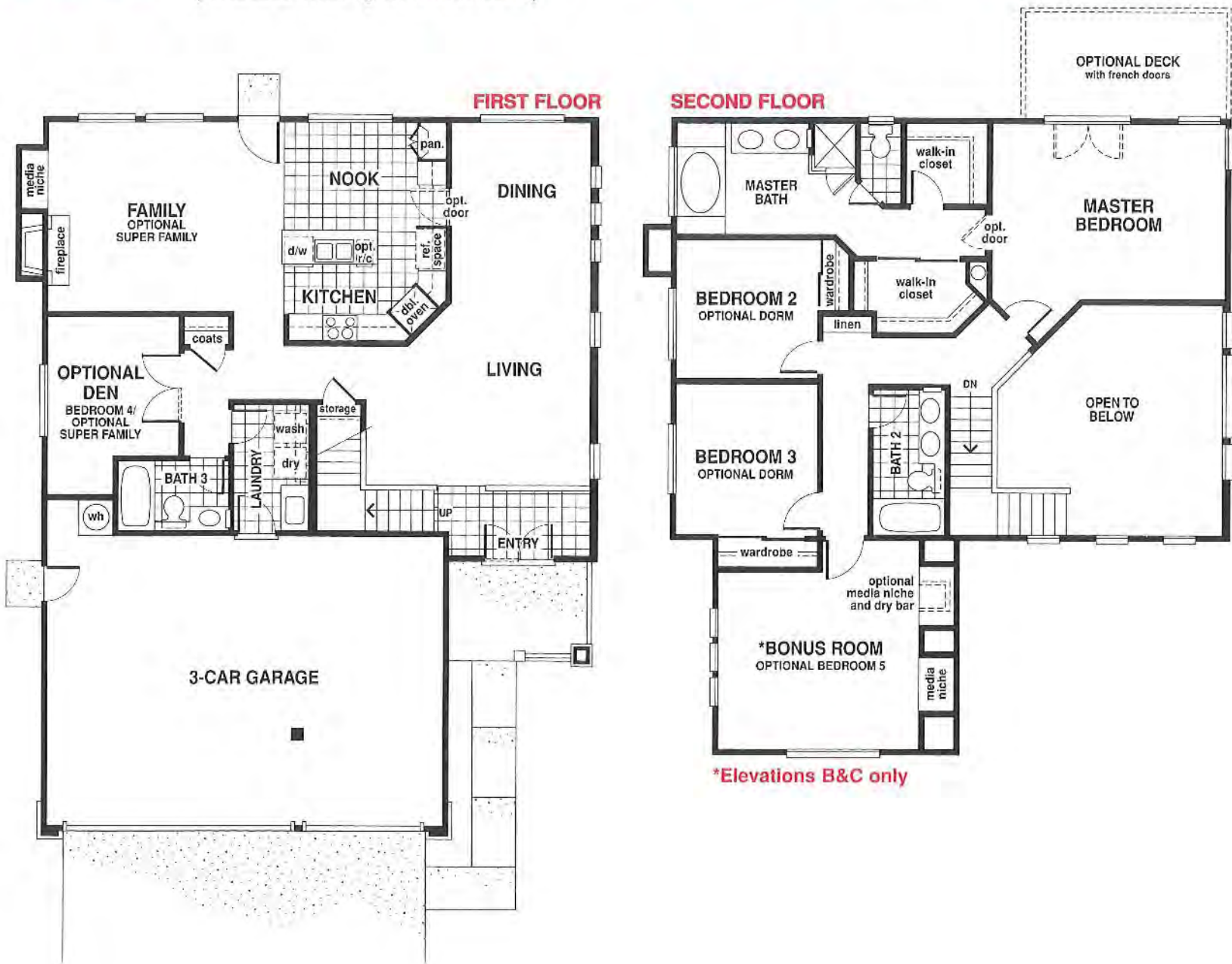
MODEL: 3 Bedrooms ♦ Den ♦ 2 ½ Baths ♦ 2-car Garage ♦ Approximately 1,983 square feet
(Available with up to 4 Bedrooms)



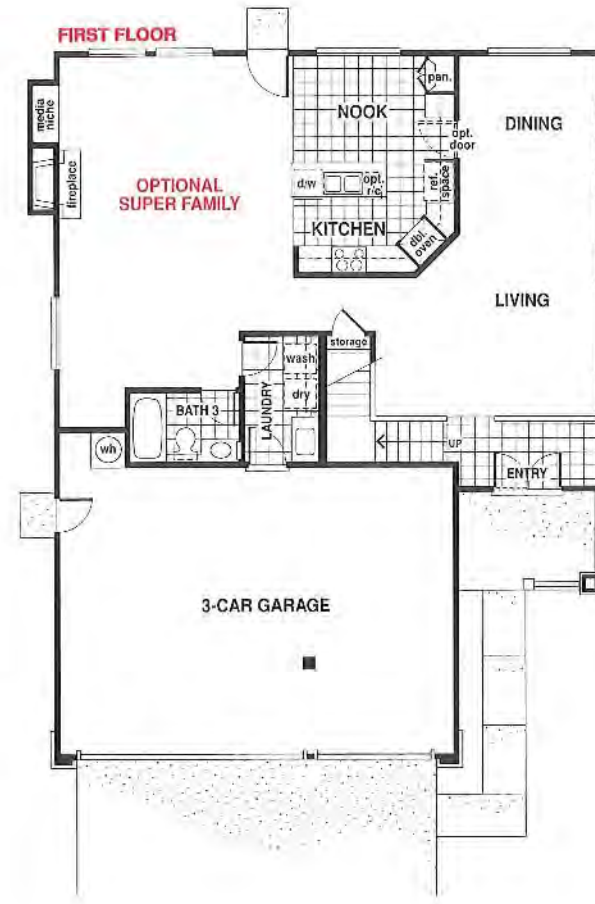


Plan 2CR

MODEL: 3 Bedrooms ♦ Den ♦ Bonus Room ♦ 3 Baths ♦ 3-car Garage ♦ Approximately 2,395 square feet
(Available with up to 5 Bedrooms)



*Elevations B&C only



Plan 2 Variations

Your standard Plan 2 home is built as follows:

ELEVATION A

- 4 Bedrooms
- 3 Baths
- 3-car Garage
- Approx. 2,134 square feet

ELEVATIONS B&C

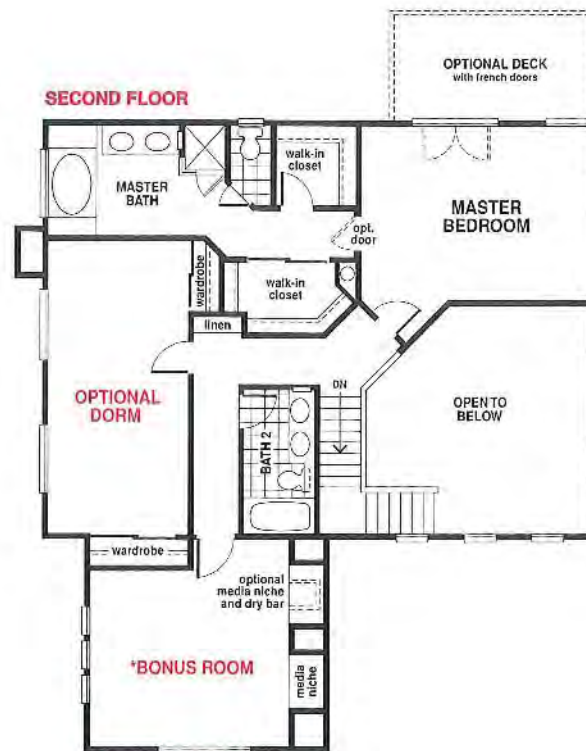
- 4 Bedrooms
- Bonus Room
- 3 Baths
- 3-car Garage
- Approx. 2,395 square feet



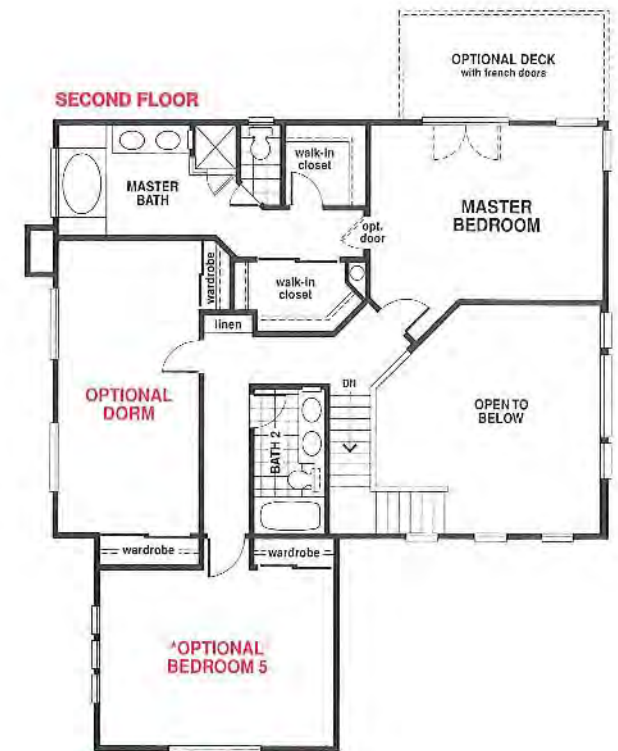
Plan 2 Variations



*Elevations B&C only



*Elevations B&C only



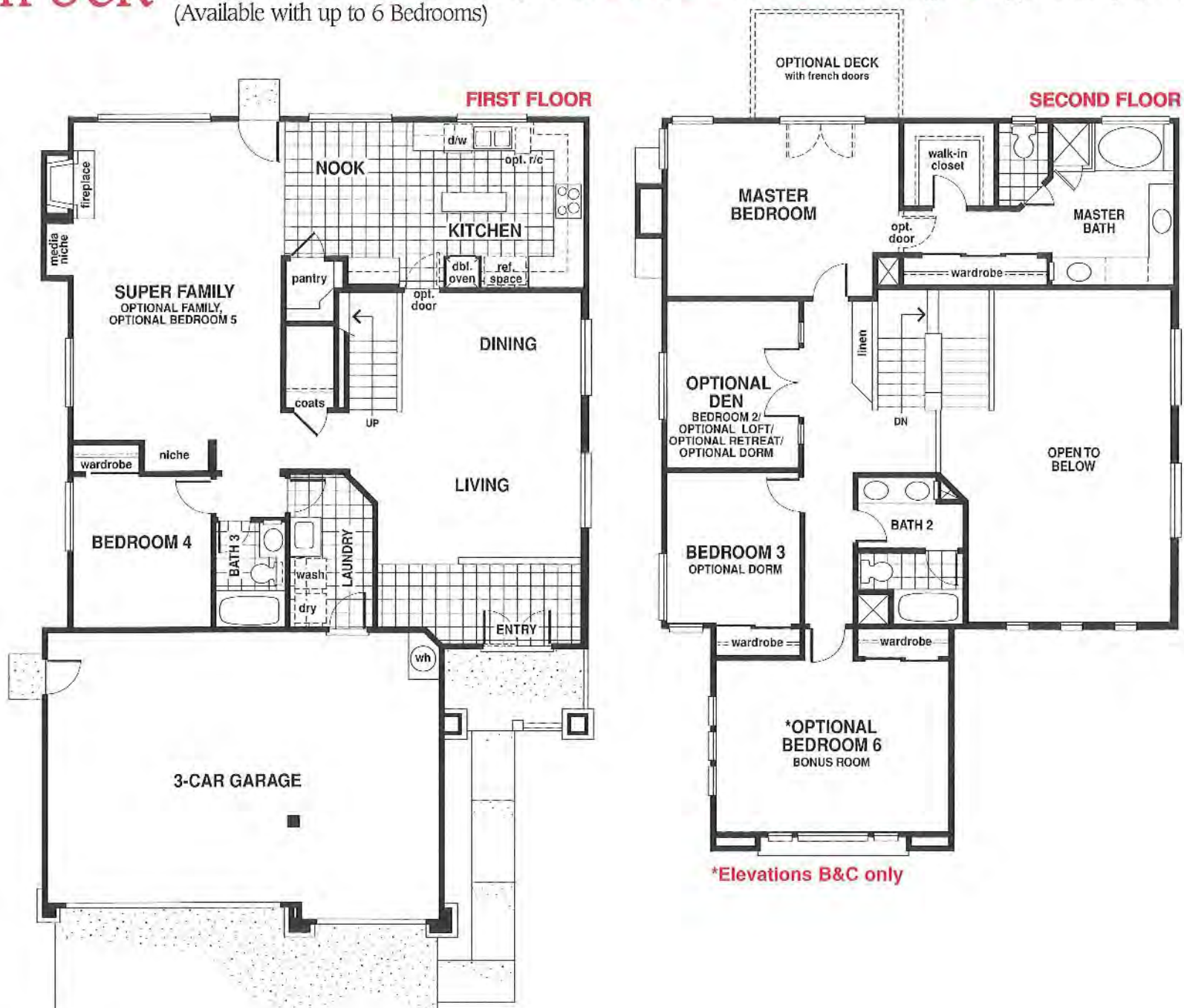
*Elevations B&C only

Plan 2 Variations



Plan 3CR

MODEL: 4 Bedrooms ♦ Super Family Room ♦ Den ♦ 3 Baths ♦ 3-car Garage ♦ Approximately 2,708 square feet
(Available with up to 6 Bedrooms)



(continued)



Elevation A only



Elevation A only

Plan 3 Variations

Your standard Plan 3A home is built as follows:

- ELEVATION A
- 5 Bedrooms
- 3 Baths
- 3-car Garage
- Approx. 2,432 square feet



Elevation A only



Elevation A only



Elevation A only

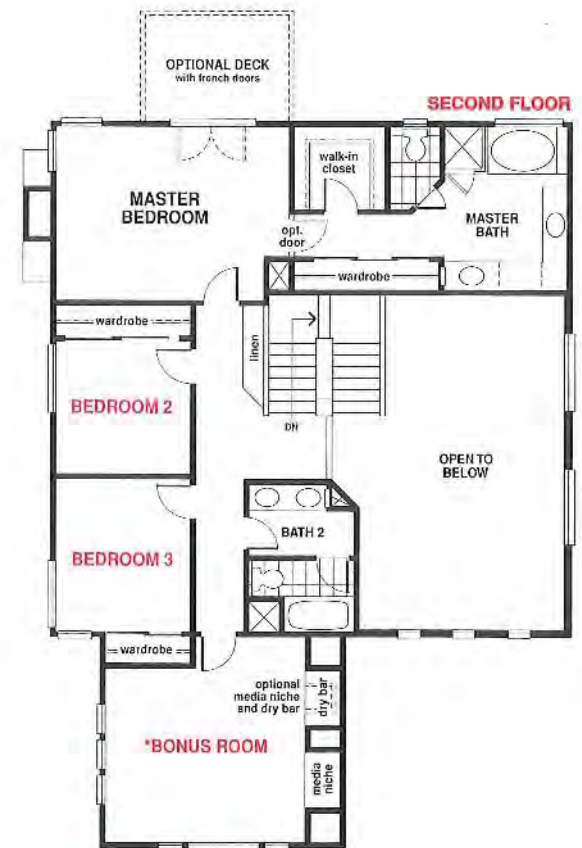
Plan 3 Variations



*Elevations B&C only



*Elevations B&C only



*Elevations B&C only

Plan 3 Variations

Your standard Plan 3B&C home is built as follows:
 ELEVATIONS B&C
 5 Bedrooms
 Bonus Room
 3 Baths
 3-car Garage
 Approx. 2,708 square feet

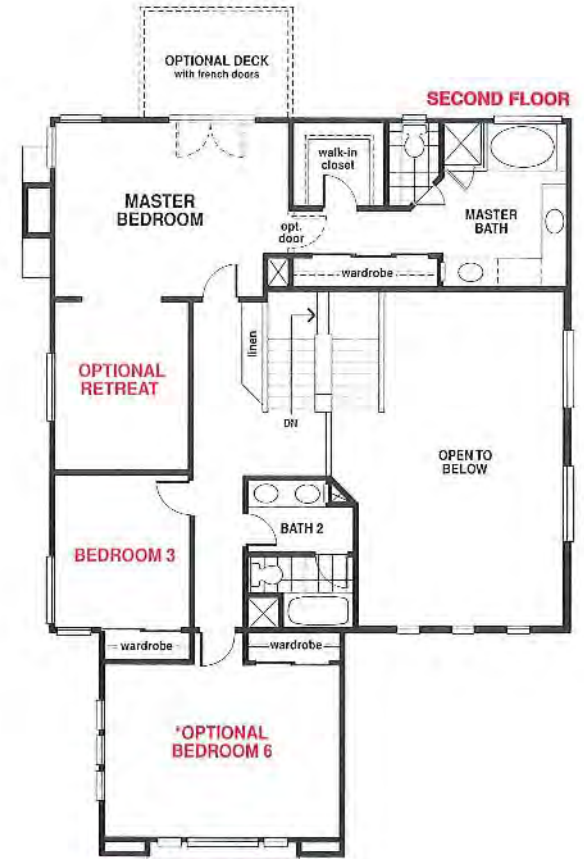
(continued)



*Elevations B&C only



*Elevations B&C only



*Elevations B&C only



Features

The Street Scene

- Classic traditional- and craftsman-style architecture
- Stone or brick veneers with ornamental wrought-iron varies per elevation
- Dramatic white frame window styles, including mullion and clerestory
- Entry doors with raised-panel design and Kwikset® Titan polished brass hardware
- Three-car garage — most plans
- Metal roll-up garage doors — raised panel design varies per elevation

Gracious Living Area

- Traditional parquet flooring or 12 x 12 ceramic tile in foyers
- Spacious Living Room with dramatic vaulted ceilings
- Plush carpeting in choice of designer colors
- Wood-burning fireplace with gas lighter valve and glass doors in Family Room
- Polished brass interior door hardware
- Bonus Room — Plans 2B & C, 3B & C
- Interior Laundry Room with sink and full-width upper cabinets

Gourmet Kitchen

- Hand-set ceramic tile counter tops
- Gourmet Euro-style faucet with pullout spray
- Choice of natural maple, light oak, whitewash oak or white matte cabinetry with finished interiors
- General Electric® 30" glass gas cooktop with sealed burner design — all appliances in white finish
- General Electric® built-in self-cleaning double ovens — Plans 2 & 3
- General Electric® single oven and microwave — Plan 1
- General Electric® multi-cycle dishwasher
- Refrigerator space equipped with waterline for ice maker
- Generous storage pantry
- Quality vinyl floor covering
- Recessed ceiling lighting and under-cabinet task lighting
- Cozy Breakfast Nook Area — Plans 2 & 3

Elegance in Detail

- Decorative lighting fixtures and architecturally specified recessed lighting
- Six-panel interior doors
- Fireplace with wood mantel and ceramic tile face and hearth in choice of colors
- Rounded-corner interior walls

- Wood stair railing with turned, painted balusters
- Pedestal sink in Powder Room
- Wide rocker light switches
- Closetmaid® vinyl-coated wire shelving

The Master Suite

- Elegant Master Bedroom Suite
- Generous walk-in closet with Dressing Area
- Large soaking tub and separate stall shower with clear glass enclosure
- Dual sinks with ceramic tile counter top
- Mirrored wardrobe doors

For Your Safety And Comfort

- Thermostatically controlled forced-air heating and air conditioning
- Energy-saving night set-back thermostat
- Prewired for cable TV and telephones throughout
- Prewired for optional ceiling fans — Family Room and all bedrooms
- Smoke detectors with warning buzzers
- Dual-paned windows
- 220 volt electric outlet and gas line for dryer
- Water-saving shower heads and toilets
- Automatic garage door opener with two controls for double doors
- Finished Garage
- Exterior gas barbecue stub

*Options — If You Please

- Upgraded carpet and pad
- Upgraded hard surface flooring materials
- Mirrored or colonist six-panel wardrobe doors for secondary bedrooms
- Ceramic tile counter tops — Bath 2 & 3
- Spa tub jets in Master Bath
- Security System
- Door in Master Suite between Bedroom and Bath — all plans
- Single-lite French door in Bonus Room — Plans 2 & 3
- Automatic opener for single garage door
- Ceiling fans in Master Bedroom, Family Room, all bedrooms
- Deck in Master Bedroom with French doors
- Cabinet panels for refrigerator
- Recycling bin

- General Electric® appliance package — 'Profile' refrigerator, washer and dryer
- Combination General Electric® microwave and vent hood — Plans 2 & 3
- Front entry door and garage doors with lites
- Front yard landscaping with irrigation system

*Custom Design Options

- Kitchen counter tops:
 - Counter top designs as shown in models — available in all plans
 - Granite tile, Corian® and 3" X 3" tile also available
- Home theater system with Mitsubishi® 45" television, laser disc player, receiver and speakers
- Built-in media niche in Family Room and Bonus Room — Plans 2 & 3
- Home office package

*Lifestyle Room Options

- Plan 1 — Bedroom 2/Optional Den/Optional Loft & Bedroom 3 or Optional Dorm
- Plan 2 — Family & Bedroom 4/Optional Den or Optional Super Family; Bedrooms 2 & 3 or Optional Dorm
- Plans 2B & 2C — Bonus Room or Optional Bedroom 5
- Plan 3 — Super Family or Optional Family & Optional Bedroom 5; Bedroom 2/Optional Den/Optional Loft/Optional Retreat & Bedroom 3 or Optional Dorm
- Plans 3B & 3C — Bonus Room or Optional Bedroom 6

**All options available at additional cost and subject to construction cutoff dates.*

Important Notes

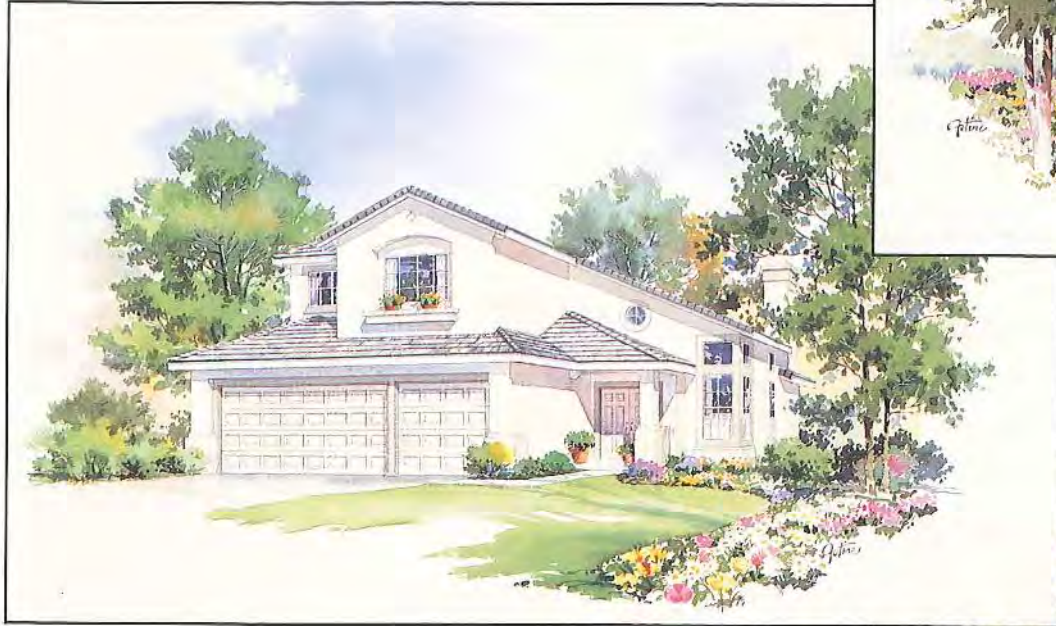
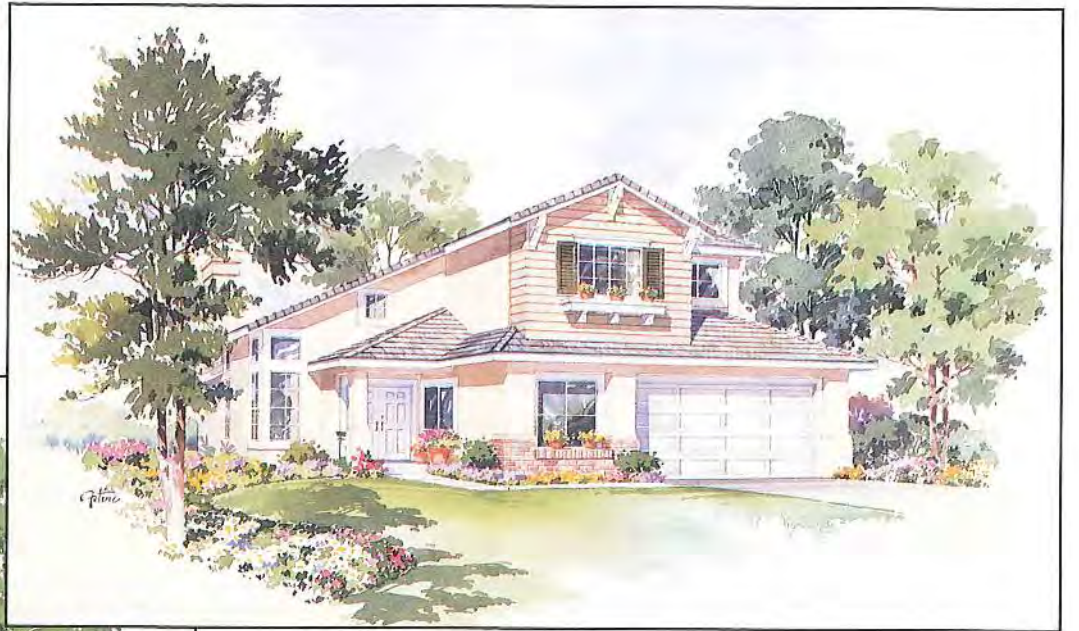
Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard surface flooring only in those areas specifically listed above under "Features" or as shown on the floor plans. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are warranted by the individual manufacturer and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our sales office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms, and specifications are subject to change without notice. Prices do not include optional items.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape (thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conception. (February 1996)

1A Model

1BR



1c



2AR

2B



2CR Model

3AR



3B



3CR Model



KENTWOOD

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A P R I L 1 9 9 6

ALL PLANS ARE TWO STORY

	<u>SQUARE FOOTAGE*</u>	<u>PRICE RANGE</u>
<u>Plan 1B/1C</u> 4 Bedroom, 2.5 Bath Three Car Garage	1,844*	FROM: \$231,900 TEMPORARILY SOLD OUT !
<u>PLAN 1A</u> Four Bedroom + Den, 2.5 Bath Two Car Garage	1,983*	FROM: \$234,900
<u>PLAN 2A</u> 4 Bedroom, 3 Bath Three Car Garage	2,134*	FROM: \$252,900
<u>PLAN 2B/2C</u> 4 Bedroom + Bonus or 5 Bedroom, 3 Bath, Three Car Garage	2,395*	FROM: \$259,900
<u>PLAN 3A</u> 5 Bedroom, 3 Bath Three Car Garage	2,432*	FROM: \$264,900 TEMPORARILY SOLD OUT!
<u>PLAN 3B/3C</u> 5 Bedroom+ Bonus or 6 Bedroom, 3 Baths, Three Car Garage	2,708*	FROM: \$274,900

PRICES MAY VARY DUE TO LOCATION OR ELEVATION
THANK YOU FOR NOT SMOKING IN THE OFFICE OR MODELS!!

NOTE: SQUARE FOOTAGE IS APPROXIMATE

SALES AGENTS: DIANE HUCHINGSON & GERALDINE MARKUS

Pardee Homes

Pardee Construction Company = A Weyerhaeuser Company

