



MIRAMONTE

WELCOME TO MIRAMONTE

Quietly situated in the hills overlooking the Santa Clarita Valley, panoramic views create a spectacular setting for Miramonte – a luxury estate home community adding new elegance to this coveted area.

Innovative architectural styles, superior quality craftsmanship, abundant features and an extensive variety of customizing room options and interior finish possibilities provide for an unprecedented experience in homes of timeless beauty.

Miramonte's quiet, cul-de-sac streets and large homesites provide ample opportunity for individuality in outdoor environments that meet your needs and lifestyle.

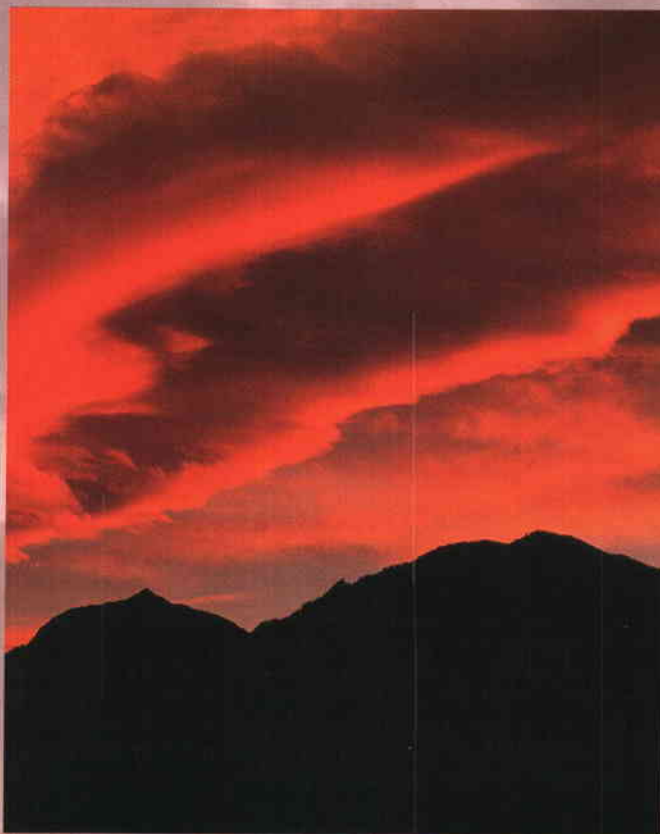
Living in Miramonte presents the best of all worlds – a unique rural environment in close proximity to major employment, shopping and recreational venues.

All members of the family will enjoy living in one of the nation's safest communities and its award-winning schools.

Davidon Homes invites you to work with us in challenging your creativity to design your perfect home in a neighborhood that is sure to become one of the area's most desirable addresses.

For those whose standards

demand attention to detail, we invite you through the distinguished entry monuments to experience first-hand the deserved luxury that is a Davidon home at Miramonte.



MIRAMONTE

CUSTOM QUALITY FEATURES

COMMUNITY FEATURES

- Pool-size lots which average over a quarter-acre in total size
- Desirable hillside view location with open space and landscaped greenbelt on selected hillsides
- No homeowners' association dues or Mello Roos payments

EXTERIOR FEATURES

- Fire-resistant, long-life concrete tile roof with gutters and downspouts piped underground to the curb
- Twelve exterior elevations, attractively detailed with stucco, brick or stone masonry (per elevation)
- Lighted house number and exterior entry lights
- Fully stuccoed eaves with duplex outlet for holiday decorating
- Raised panel eight-foot entry door with glass insert and elegant hardware with deadbolt
- Three-car garage with custom window panels (per plan)
- Weather-stripped, roll-up garage doors with automatic opener at double door, prewired for single door (per plan)
- Fully sheetrocked and finished garage interior
- Rear and side yard masonry walls/wrought iron fencing (per lot)
- Patio gas stub for barbecue in rear yard

GRACIOUS LIVING AREAS

- Choice of two interior wall paint schemes: two-tone or bright white
- Dramatic volume and coffered ceilings, arched passages, and art niches
- Custom round radius wall corners and window ledges with custom-style baseboard and doorways
- Attractive divided-light white windows (per plan)
- Raised panel interior doors with polished brass lever hardware
- Cable TV outlet in all bedrooms, family room, recreation room
- Telephone outlet in all bedrooms, kitchen, recreation room, desk area (per plan)
- Conveniently prewired for:
 - Security alarm system
 - Ceiling fan with wall switch in family room and master bedroom
- Hand-set ceramic tile entry
- Elegant stairway with stained oak rail and cap with painted carved spindles and under-stair storage
- Built-in desk area with keyboard tray (except plan 3073)
- Modern easy-touch rocker arm light switchplates
- Woodburning fireplace with gas starter, raised hearth and choice of precast surround styles
- Recessed media niche adjacent family room fireplace
- Centrally-located upstairs oak linen cabinet
- Laundry room features 220V and gas, built-in ironing board, deep sink, tile countertop and additional storage cabinets
- Convenient laundry chute and broom closet in plan 3594
- Walk-in storage closet in laundry room in plan 3073

GOURMET KITCHEN

- Hand-set ceramic tile countertops
- Custom-finished oak cabinetry in choice of stains with melamine interiors, adjustable upper shelves, roller-guides, spice and deep pots/pans drawer, recycling bins and "European" hidden hinges
- Walk-in pantry with extensive ventilated wire shelving
- Under-cabinet lighting of key work areas and custom recessed ceiling lighting
- Quality built-in white appliances:
 - Five-burner 36" gas KitchenAid glass cooktop with sealed burners
 - 42" exterior venting hood
 - Two built-in 30" Whirlpool ovens, upper self-cleaning
 - Separate full-size built-in Whirlpool microwave oven
 - Multi-cycle Whirlpool dishwasher
- Split compartment porcelain over cast iron tile-in sink with food waste disposer
- Instant hot water dispenser
- Moen kitchen faucet with gourmet pullout sprayer
- Water line for icemaker in refrigerator space
- Spacious breakfast nook, island countertop and casual dining bar (per plan)

ELEGANT BEDROOMS AND BATHS

- Luxurious master bedroom suite with coffered ceiling and separate sitting area
- Large walk-in closet (two in plans 3015, 3359) in master bedroom with mirrored door(s)
- Master bath features luxurious Jacuzzi-brand six-foot oval tub, separate over-sized fully-tiled shower with bench and clear, seamless glass enclosure, and vanity dressing area
- Skylight in master bath (plan 3073)
- Hand-set ceramic tile vanity countertops, shower and tub surrounds in all baths
- Custom-finished oak cabinetry with "European" hinges and choice of stains
- All baths feature two vitreous china bowl sinks (except bath 3)
- Secondary bath tubs are quality porcelain over steel, secondary showers fully-tiled
- Elegant Moen "Monticello" brass and chrome plumbing fixtures with levers in all baths
- Recessed beveled mirrored medicine cabinet in all baths, including over-sized one in master bath
- Light bar above full-width mirror in all baths
- Large secondary bedrooms with full-size and mirrored-door walk-in closets

ENERGY EFFICIENT AND SAFETY FEATURES

- Certified Energy-Advantage Homes
- Central air conditioning
- Dual-glazed, energy-saving windows and glass doors
- High-efficiency forced-air furnace systems in attic with LED programmable zoned setback thermostats
- Desirable CPVC interior overhead water lines
- 50-gallon water heater with high-recovery recirculating system
- Water-saving showerheads and toilets, and surge-protected shower mixing valves
- Smoke detectors for added safety, including all bedrooms
- Fully insulated exterior walls and ceilings

CUSTOMIZING OPPORTUNITIES

- Super family room conversion (plan 3594)
- Converted flex space or casita with optional closet (per plan)
- Room conversions: second master suite with optional full bath, den, loft, super or additional recreation room or bedrooms, master bedroom retreat, additional shower in plan 3015 powder room and extended walk-in closets in secondary bedrooms (per plan)
- Extensive attic storage space with optional pull-down access ladder (except plan 3594)
- Optional TREX deck with sliding glass or French doors off master bedroom (except plan 3359)
- Upgraded floor coverings including carpet, pad, vinyl, tile, marble, hardwood or laminate
- Upgraded tile/accent tile, granite slab, or Corian countertops and shower/tub surrounds
- Cabinetry customizing including maple in choice of stains, white including white pullknobs, choice of raised panel designs, choice of pulls/knobs styles, and/or glass insert upper cabinets
- Choice of custom front entry door glass panel designs
- Variety of stairrail materials, finishes and designs (per models)
- Kitchen possibilities, including wine rack, rounded and open-end shelving, matching cabinet panels (per plan)
- Pre-designed or design your own closet, pantry or garage organizer system(s) in choice of finishes
- Appliances, including washer/dryer, 42" built-in refrigerator, trash compactor, and upgraded dishwasher, ovens or cooktop in choice of finishes: black, white or stainless
- Extensive electrical options including computer network/ISDN/CAT5 wiring data line, satellite antenna dish wiring, ceiling lighting and/or fans or additional cable TV and phone jacks
- In-wall systems: central vacuum, water filtration pre-plumbing, stereo, intercom and/or built-in media center with big screen TV and surround sound speaker system
- Door and/or solid upper wall between master bedroom and bath
- Decorative gas fireplace with TV niche above in master bedroom
- Tinted glass windows/doors, interior single-lite doors or in-wall sidelights and/or window coverings
- Jacuzzi-brand jetted oval tub in master bath
- Choice of several security alarm system packages
- Beveled mirrored sliding wardrobe doors in secondary bedrooms (per plan)
- Chrome or brass shower enclosure over tub in secondary baths
- Automatic garage door opener for third parking space (except plan 3594)
- Upgraded driveway and/or entry walkway and/or design your own landscaping
- Garage interior ceiling lights and/or paint-sealed floor

In an effort to continuously improve its product, Davidon Homes reserves the right to change maps, floor plans, house sizes, exteriors, specifications, prices and availability without notice. Numerous items in and around the model homes are upgraded, may not be available and are not included in the purchase price. Please ask to see our extensive list of optional choices and discuss your personal amenity requests with your Davidon sales representative. All optional choices and amenity requests are subject to availability, price changes and construction cut-off dates. All renderings, floor plans and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping. They are not necessarily to scale. All square footages are approximate. Fencing, walks, elevations, garages, casitas and windows will vary according to the size and location of lots and with optional room conversions. Each lot plotting, elevation and exterior color scheme are pre-selected.



THE BELLAVISTA



Elevation A



Elevation B - shown with flex space



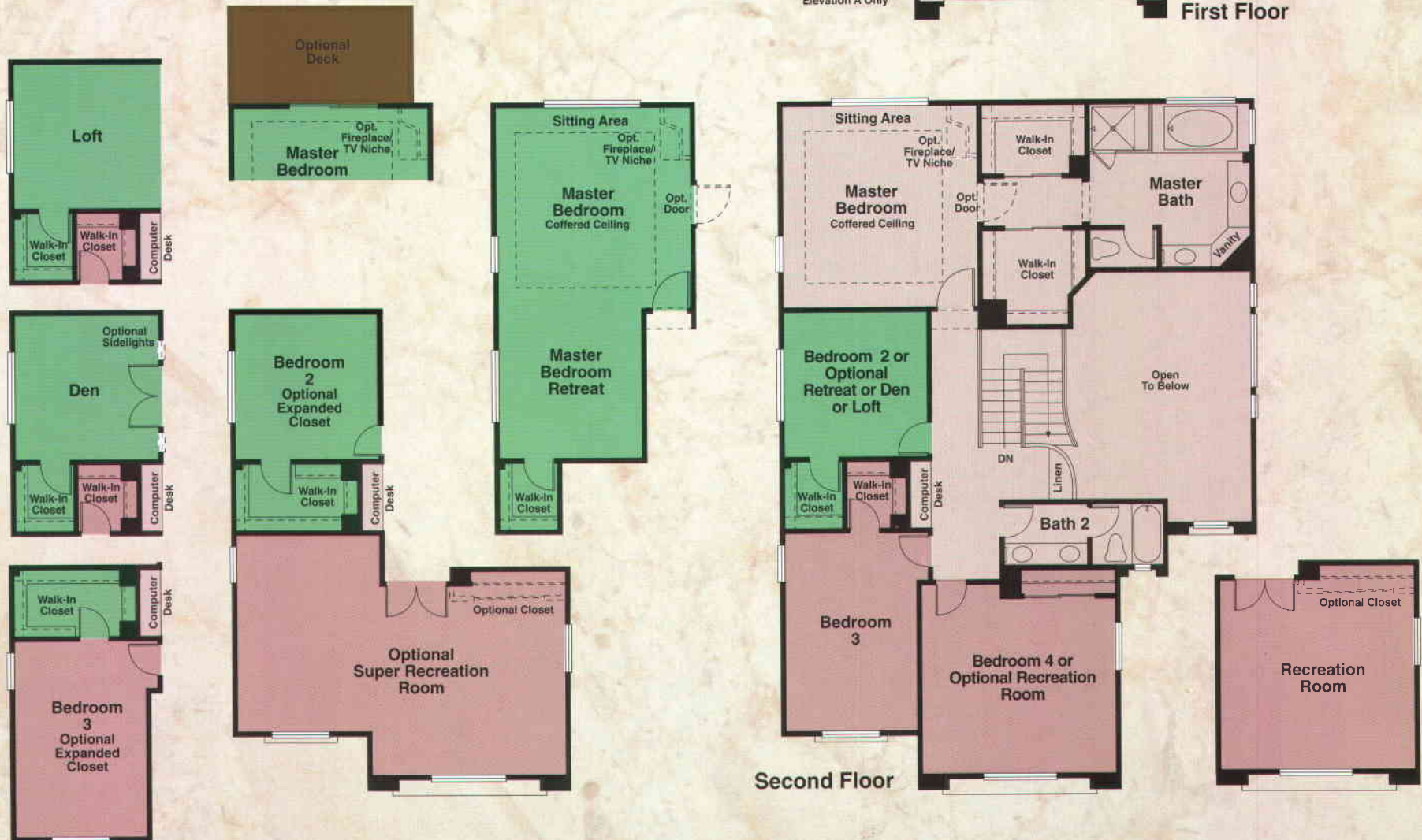
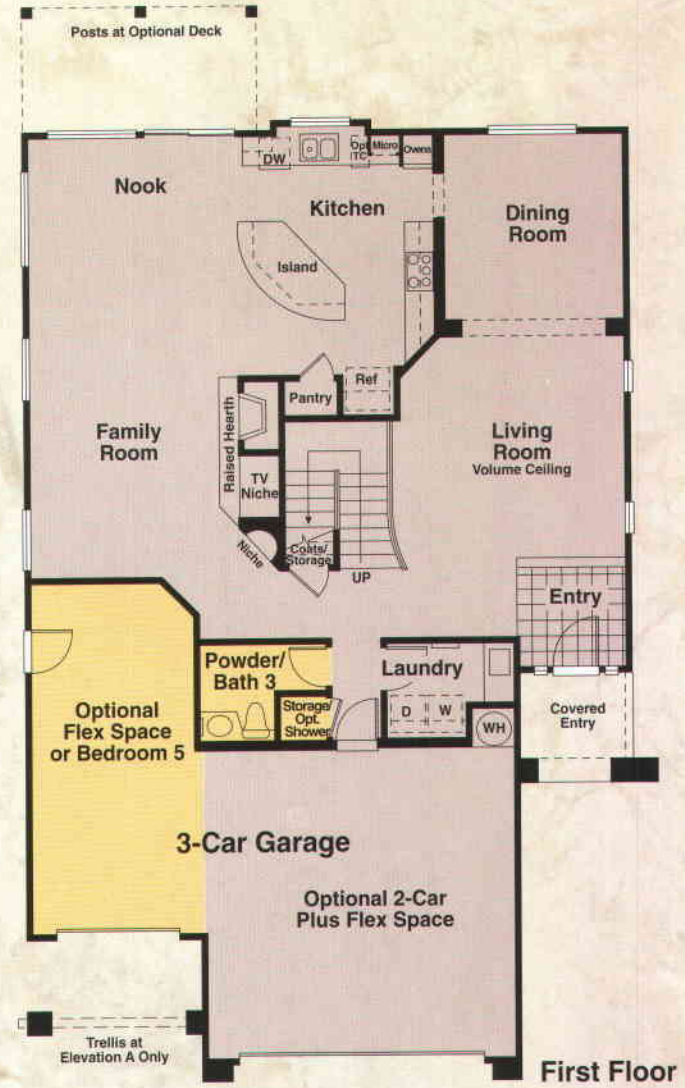
Elevation D - Model, shown with flex space

Designed with imagination and attention to detail, The Bellavista offers every element of uncompromising luxury. The kitchen is a model of efficiency with its extensive countertops, walk-in pantry and center island with dining bar. Perfect for quiet evenings, the raised fireplace hearth adds warmth and comfort to the large family room. The exceptional master suite with dual walk-in closets and optional fireplace with TV niche and optional outdoor sundeck provides for a lifetime of easy living. A gracious landing with a convenient computer desk leads to a versatile array of secondary bedrooms, which can convert to a recreation room or upstairs den or loft or master retreat. One bay of the garage is extra deep and wide, perfect for boats and other recreational vehicles, as well as for the optional flex space/bedroom 5.

PLAN 3015

4 Bedrooms, 2 1/2 Baths
Approximately 3,015 Sq. Ft.

Up to 5 Bedrooms, 3 Baths with flex space conversion
Approximately 3,276 Sq. Ft.



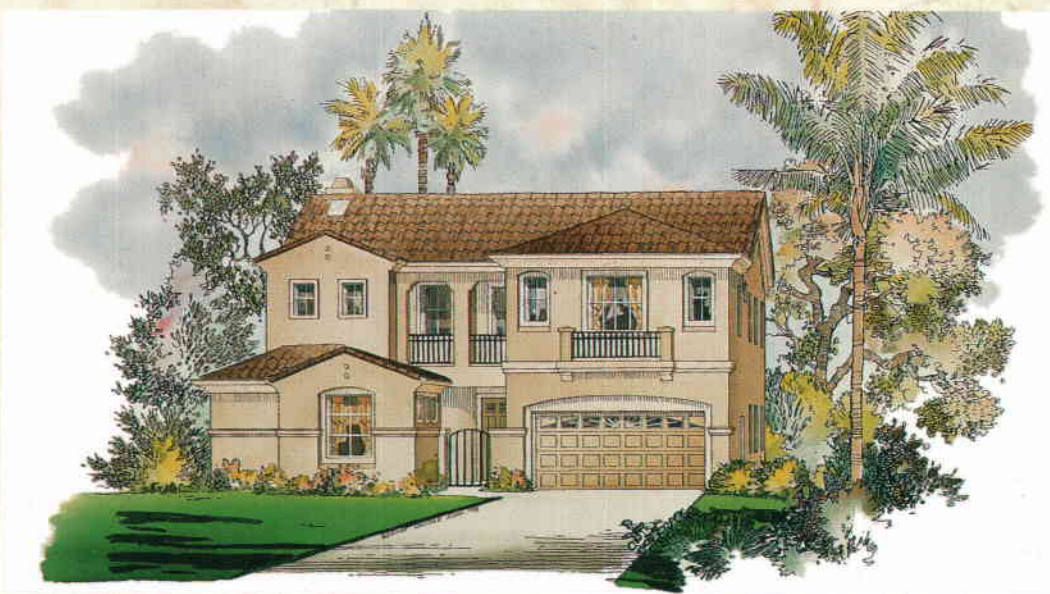
THE CORONADO



Elevation A



Elevation B



Elevation C - Model, shown with flex space

The Coronado's unique private entry courtyard and overlooking balcony invite you inside where 10-foot ceilings and an impressive volume entry carry an open feeling throughout the downstairs. Culinary activities are a pleasure in this well-appointed kitchen, which features extra storage through the pantry. Bedroom 4 with a full bath nearby is perfect for guests or extended family members. The lavish master suite encompassing one side of this home is highlighted by a skylit bath, oversized shower and walk-in closet. The secondary bedrooms and loft are ideally separated and, combined with the area over the living room, challenge your creativity with eight possible configurations to design a home that meets your lifestyle. The spacious upstairs laundry room with a walk-in storage closet adds convenience.

PLAN 3073

4 Bedrooms, 3 Baths, Loft
Approximately 3,073 Sq. Ft.

Up to 5 Bedrooms/4 Baths or 6 Bedrooms/3 Baths
with second story living room conversion
Approximately 3,280 Sq. Ft.

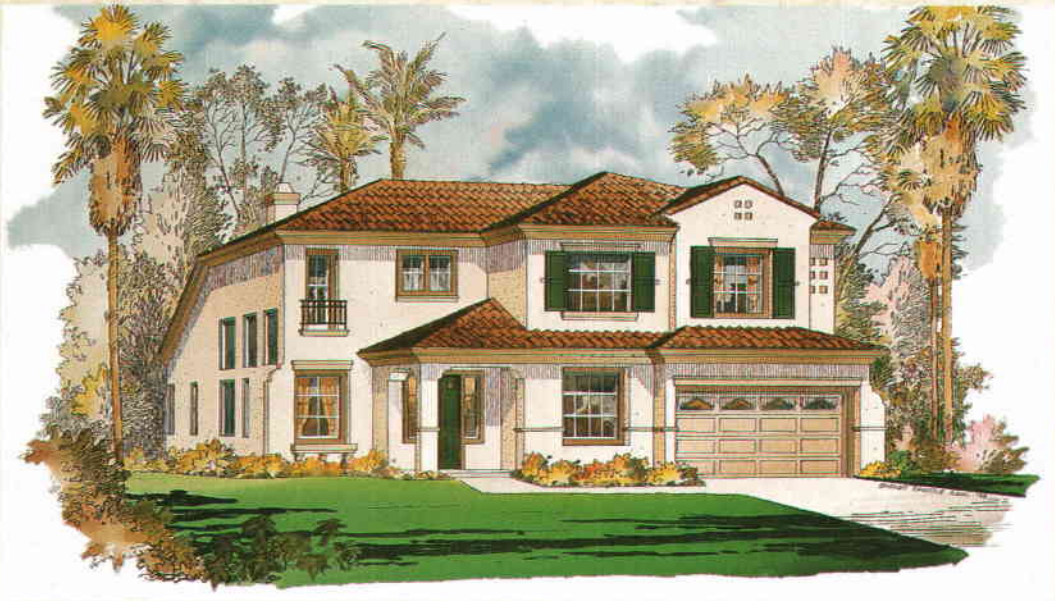
With Casita conversion
Approximately 3,279 or 3,314 Sq. Ft.
With both conversions
Approximately 3,486 or 3,521 Sq. Ft.



THE MONTEREY



Elevation A - Model, shown with flex space



Elevation C - shown with flex space



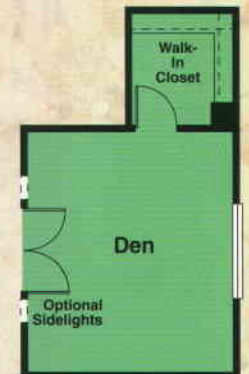
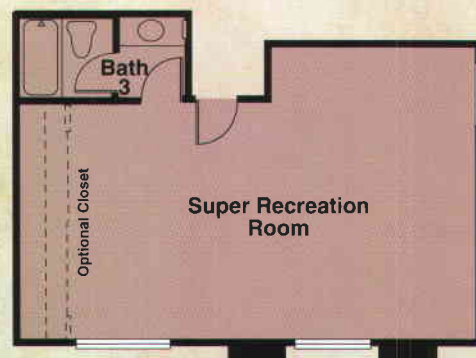
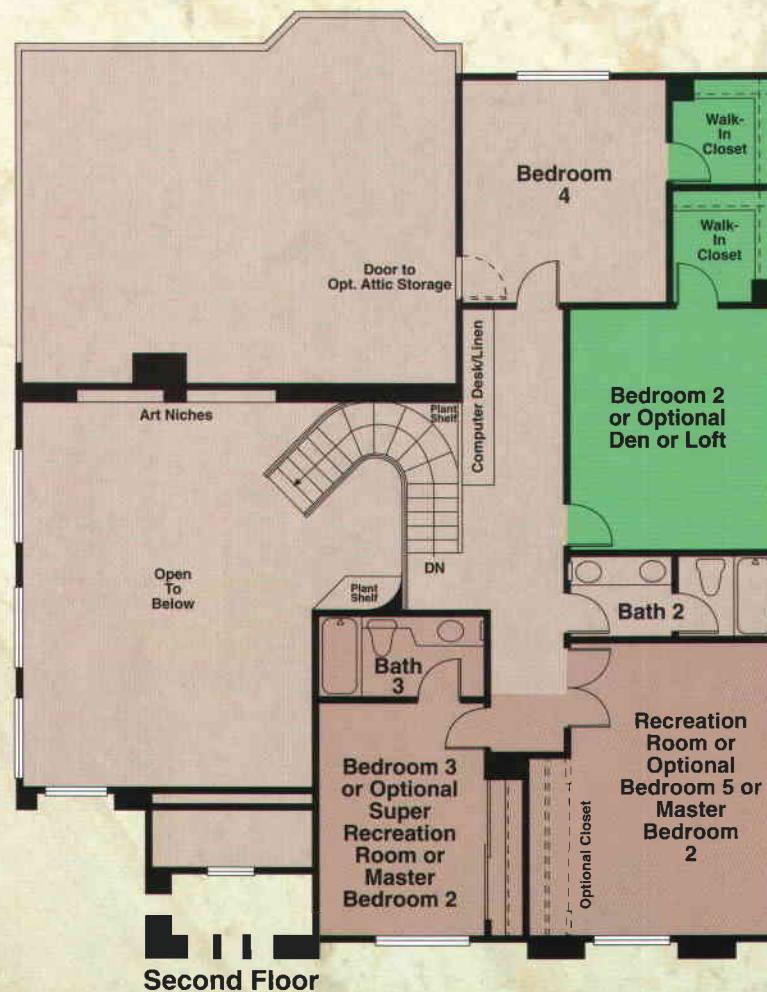
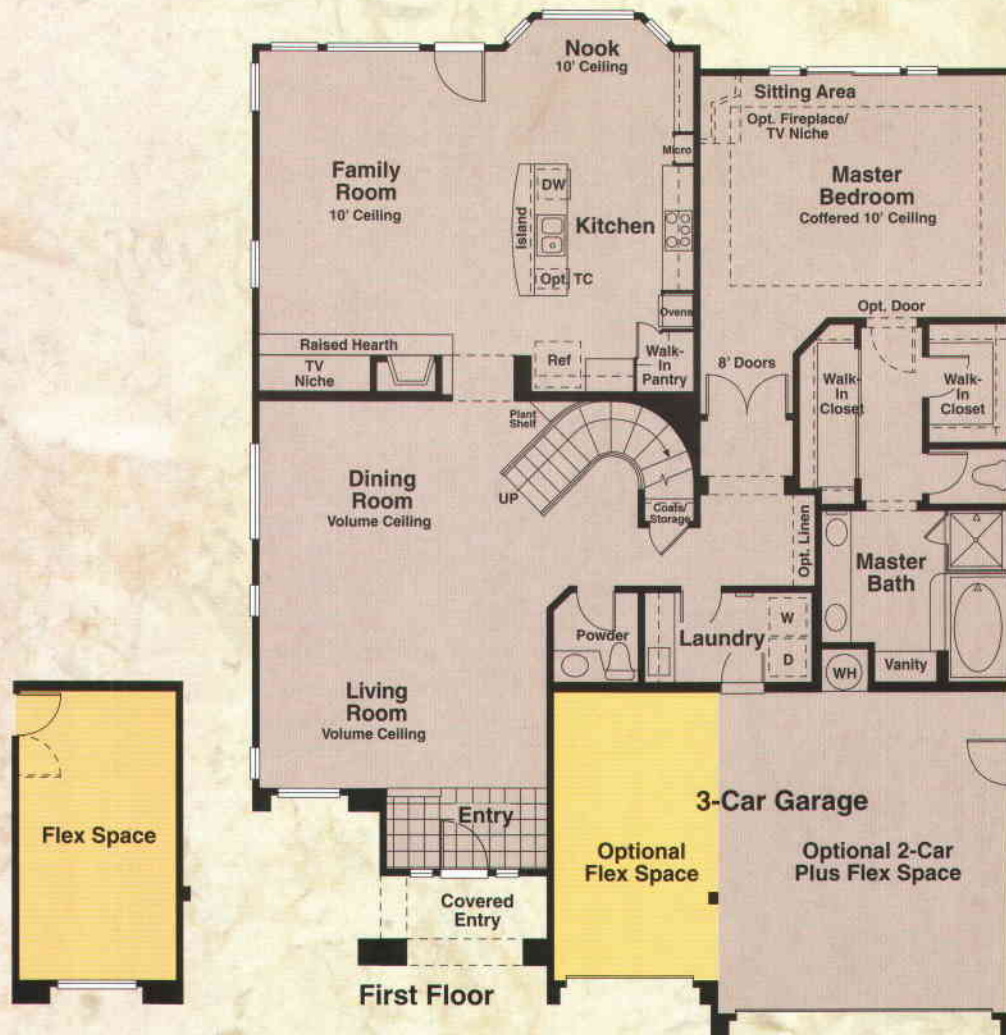
Elevation D

A dramatic feeling of grandeur captivates you upon entering The Monterey, where a 20-foot high ceiling captures natural light which illuminates the rounded stairwell and formal living and dining rooms. The kitchen and nook combine with the enormous family room to create just the right setting for all your favorite activities. The secluded downstairs master suite is a world of its own with eight-foot entry doors, cozy sitting area, direct access to the rear yard, and luxurious bath with two large walk-in closets and separate vanity area. Upstairs, all members of the family will enjoy the computer desk, recreation room and over-sized secondary bedrooms with walk-in closets, especially bedroom 3 with its own bath. Or, if your needs dictate, create a spectacular second master suite or a super recreation room across the front of this versatile home.

PLAN 3359

4 Bedrooms, 3 1/2 Baths, Recreation Room
Approximately 3,359 Sq. Ft.

With flex space conversion
Approximately 3,551 Sq. Ft.



THE MIRAMONTE



Elevation B - Model



Elevation C



Elevation D

The Miramonte's striking turret entry, grand formal staircase and separate living and dining rooms provide the signature architectural design of this showplace. The open layout of the kitchen, nook and family room is an entertainer's dream, orienting to both the side and rear yards and inviting the outdoors in through the double glass doors. The spacious family room can be further enhanced by removing the walls of bedroom 4. Romance abounds in the magnificent master suite with its abundant windows, optional corner fireplace and deck, gracious sitting area, extended walk-in closet and lavish bath. Everyone will enjoy the convenience of the laundry chute and centrally located linen, as well as the enormous recreation room. Take advantage of the tandem garage design for boats or other storage, or add valuable interior space by converting it to a bedroom or hobby space.

PLAN 3594

4 Bedrooms, 3 Baths, Recreation Room
Approximately 3,594 Sq. Ft.

Up to 6 Bedrooms with flex space conversion
Approximately 3,790 Sq. Ft.



Discover the hallmarks of Davidon Homes – a dedication to excellence and exceeding homebuyer expectations.

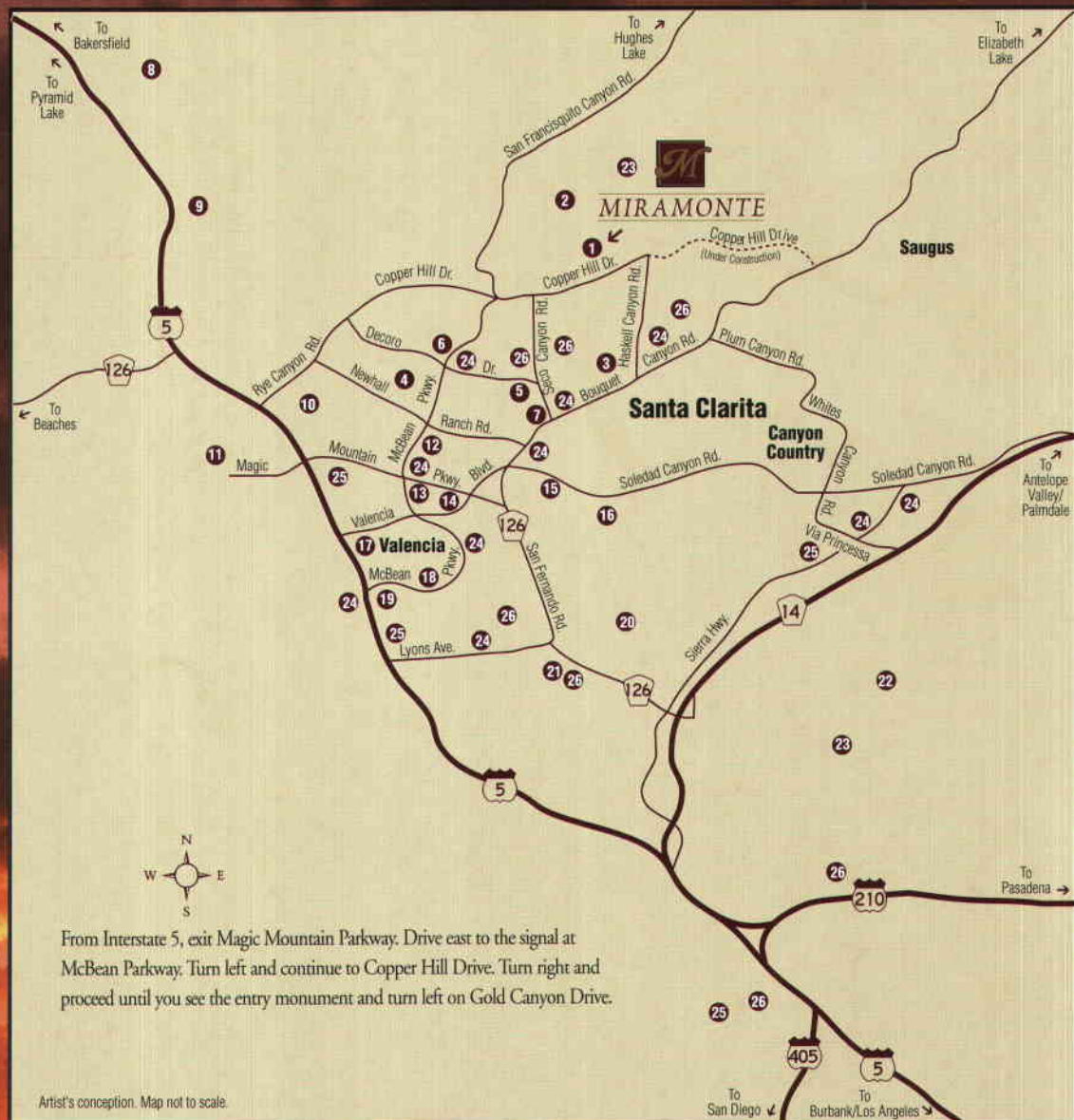
In a commitment to creating unique environments in breathtaking settings, Davidon Homes has been fulfilling dreams and creating pride of ownership for thousands of homebuyers throughout California for nearly 20 years. Davidon Homes is unmatched in its time-honored respect for superb craftsmanship, contemporary design and versatility, modern appointments and, above all, lasting value. Specializing in the move-up market,

Davidon offers a host of luxurious amenities and a variety of optional touches that allow buyers to enhance their new home.

We take pride in working with you to create the perfect home for your lifestyle. Experience, sensitivity to the changing needs of homebuyers, and attention to detail define the renowned custom quality found in every one of our new home communities. Allow yourself the luxury of a Davidon home and venture into a world of unsurpassed comfort, quality and value that lasts a lifetime.

Davidon Homes is proud to present MIRAMONTE.

1. MIRAMONTE
2. Mountain View Elementary School
3. Saugus High School
4. Valencia High School
5. Arroyo Seco Junior High School
6. Rio Norte Junior High School (proposed)
7. Fire Station
8. Castaic Lake State Recreation Area
9. Santa Clarita Sports Park (site)
10. Valencia Industrial Park
11. Six Flags Magic Mountain and Hurricane Harbor
12. Post Office
13. Valencia Town Center Shopping Mall
14. Civic Center, Library and Sheriff's Station
15. Saugus Speedway
16. Metrolink Station
17. College of the Canyons
18. Henry Mayo Newhall Memorial Hospital
19. California Institute of the Arts
20. Masters College
21. Newhall Community Hospital
22. Placerita Canyon State Park
23. Angeles National Forest
24. Shopping
25. Golf courses
26. Parks



MIRAMONTE

28211 N. Gold Canyon Drive
 Santa Clarita, California 91350
 (661) 263-0800

DAVIDON HOMES
 The Better Home Value

Added Value

Est. Value

- ✓ Design Center Credit – Upgrade and customize your home on us! (Phase V) * \$15,000
*Must use designated lender to be eligible
- ✓ Front Yard Landscaping – No front yard landscaping fire drill when you move in! (Phase V) \$7,500
- ✓ Energy Efficient Solar Gray Tinted Windows–Keep your house cool and save on your utility bills! (Phase V) \$1,000
- ✓ Jetted Jacuzzi Whirlpool Bathtub (Phase V) – Relax after a hard day with a soothing whirlpool bath! \$1,000
- ✓ Upgraded Cabinet Doors. (Phase V) \$1,000
- ✓ Upgraded Secondary Bathroom Tile. (Phase V) \$500
- ✓ Upgraded Deco White and Maple Cabinets. (Phase V per lot, see salesperson) \$2,000-\$3,000
- ✓ Upgraded Maple or Oak Stair Rail. (Phase V per lot, see salesperson) \$1,800-\$2,400
- ✓ CAT 5 Phone Wiring in all Bedrooms, Kitchen, and Recreation Rooms. (Phase V) \$500

Approximate Value of Added Features

\$30,300-\$31,900

Additional Value and Savings

- ✓ **No Mello Roos Special Tax - Do you really want to pay this for 30 years on top of your property taxes?**
 - ❖ **Compare - Stevenson Ranch 3,000 sq. ft. home pays approx. \$2,700 a year for 30 YEARS. \$81,000**
- ✓ **No Homeowners Association Dues**
 - ❖ **Compare - Stevenson Ranch, Approx. \$18/Month Dues for 30 Years! \$6,480**
 - ❖ **Compare - Valencia Woodlands, Approx. \$150-\$200/Month Dues for 30 Years! \$54,000-\$72,000**
- ✓ **Large Lots Priceless**
- ✓ **View Lots Priceless**
- ✓ **Innovative and Timeless Architecture Priceless**

SHOP AND COMPARE BEFORE YOU BUY!

Above features and allowances available on homes unsold as of 3/14/2000. See salesperson for features available on specific lots. Features and allowances subject to change without notice.



MIRAMONTE

- Phase 1: Lots 40-45, 76-84
- Phase 2: Lots 8-15, 37-39, 46-48, 74-75
- Phase 3: Lots 32-36, 49-57, 72-73
- Phase 4: Lots 16-31
- Phase 5: Lots 58-71
- Phase 6: Lots 36-44, 75-81

- Plan 3015 - The Bellavista
- Plan 3073 - The Coronado
- Plan 3359 - The Monterey
- Plan 3594 - The Miramonte





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