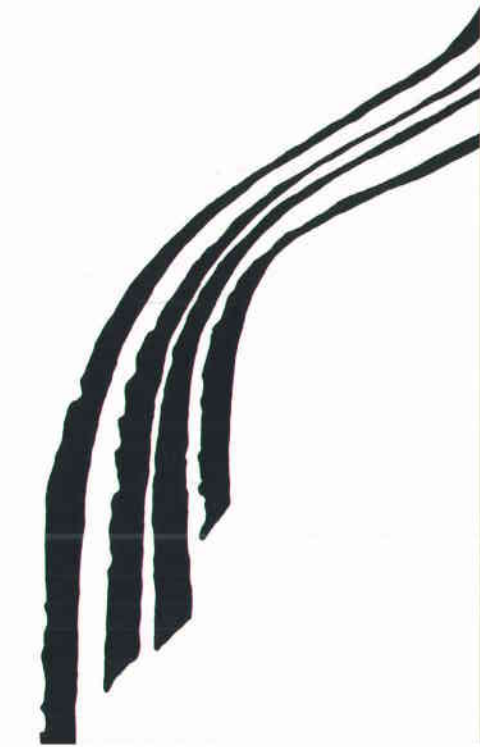


MONTAIRE





INTRODUCING MONTAIRE... a refreshing new look at family living proudly brought to you by Bramalea Homes, one of Southern California's most respected developers.

Montaire homes' lively bold design will exhilarate your spirit with its dramatic use of interior space. Offering up to five bedrooms with family rooms, bonus rooms, optional dens or retreats, and three car garages, these three innovative floorplans will quicken your pulse.

The lavish appointments are designed to reflect your sense of style. French doors, skylights, canopy windows, view decks, master suites with fireplaces,

open bridged hallways and volume ceilings all combine to capture your sense of romance.

In addition to community recreation, residents of Montaire will enjoy their prestigious Valencia Northbridge location.

Noted for its numerous parks, play grounds, open spaces and paseo system, Valencia offers an exceptional environment for family living and a fine educational system.

Montaire—


It's Fresh...

It's Exciting...

It's the Fulfillment of Your Dream.



BUILDER



A home should also be a haven of peace and security. Built by Bramalea Homes, Montaire carries the enviable reputation and backing of this quality builder with assets of more than \$5 billion. One of North America's largest real

estate development and investment companies, Bramalea stands behind its promise to you – to build a house you'll be proud to call home. Such is the home you will find at Montaire. Where the pride in community is evident, everywhere you look.

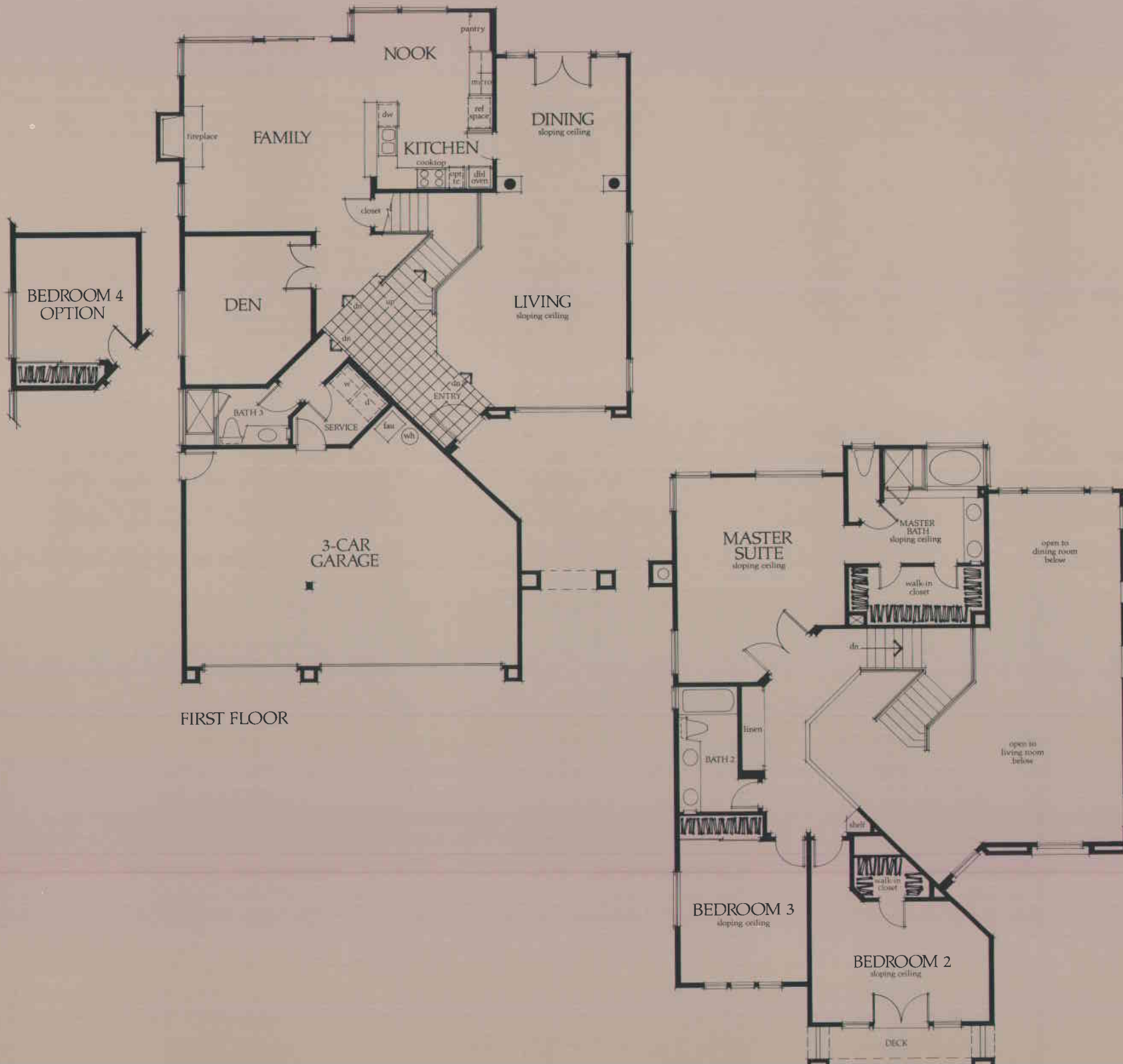


**Bramalea
Homes**

Three Bedrooms
plus Den or Four Bedrooms
Three Baths
Family Room
Nook
Three-Car Garage
Approximately 2,585 Square Feet



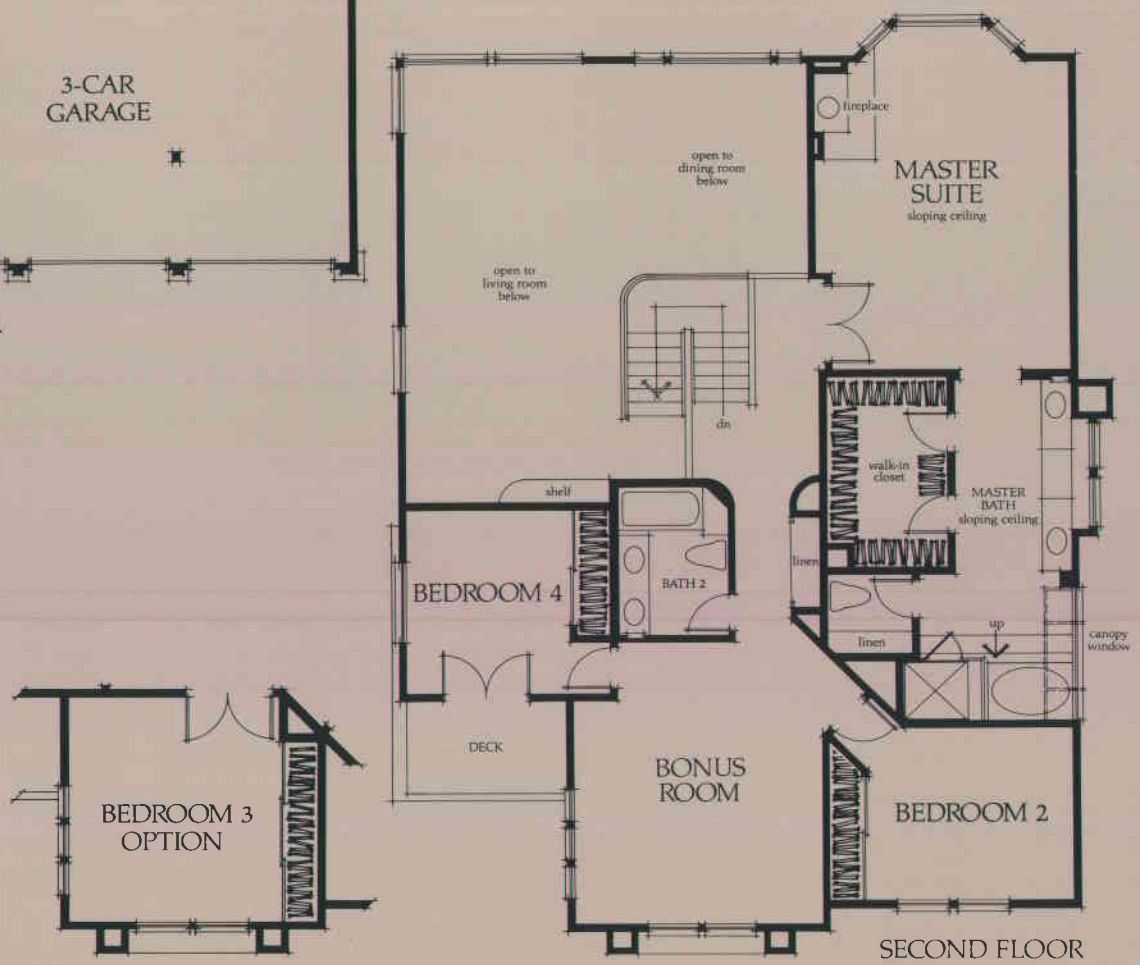
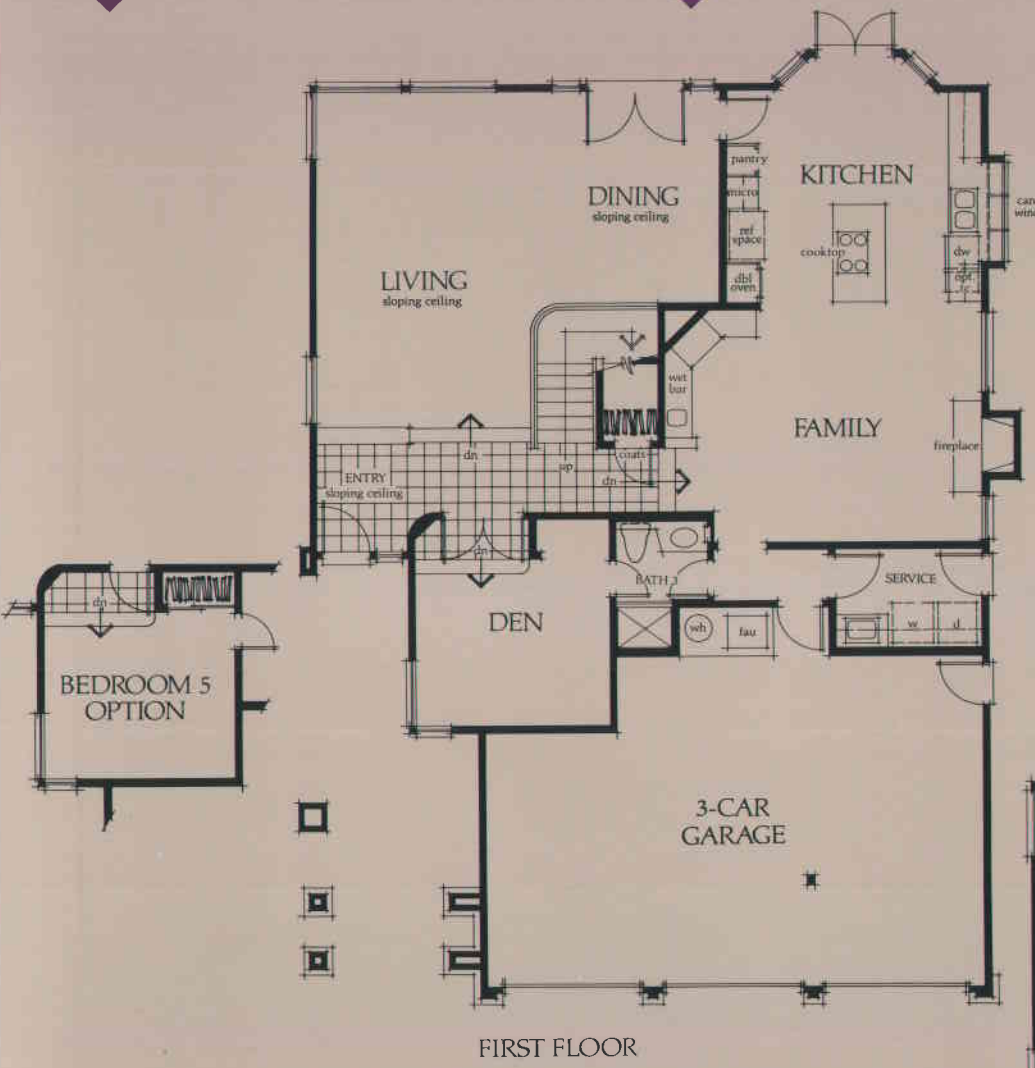
Artist's Conception



FIRST FLOOR

Three Bedrooms plus
Den and Bonus Room or
Five Bedrooms
Three Baths
Family Room
Three-Car Garage
Approximately 2,798 Square Feet





Three Bedrooms plus
Den or Four Bedrooms
Bonus Room
Three Baths
Family Room
Nook
Three-Car Garage
Approximately 3,182 Square Feet

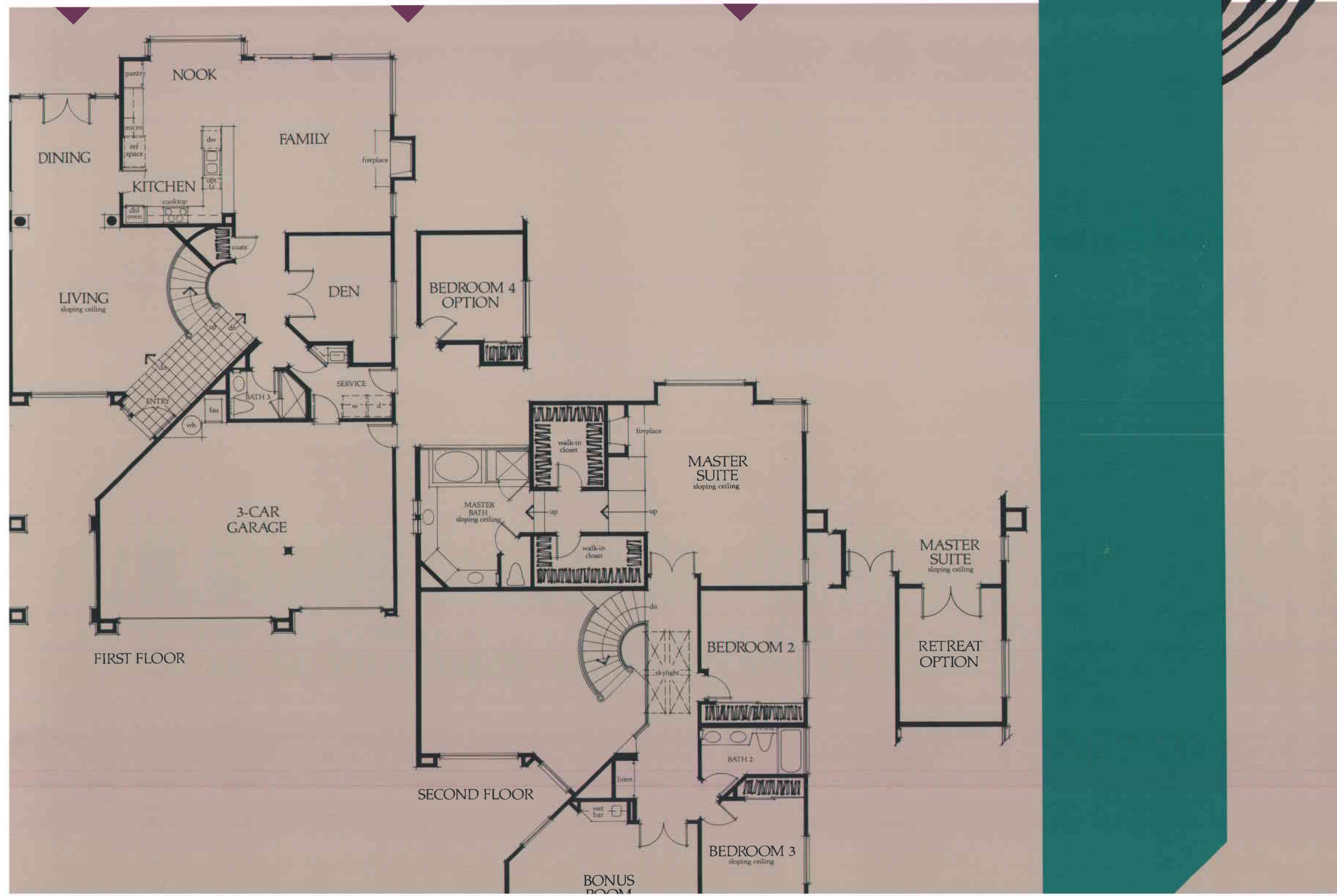


4A

4B

4C

Artist's Conception



DINING

NOOK

FAMILY

KITCHEN

DEN

BEDROOM 4
OPTION

LIVING
sloping ceiling

ENTRY

3-CAR
GARAGE

SERVICE

MASTER
SUITE
sloping ceiling

MASTER
SUITE
sloping ceiling

RETREAT
OPTION

FIRST FLOOR

SECOND FLOOR

BEDROOM 2

BEDROOM 3
sloping ceiling

BONUS
ROOM

In the interest of continuous product improvement and to meet changing market conditions, the builder reserves the right to modify maps, floorplans, exteriors, specifications, features, and product types without prior notice or obligation.

EXTERIOR DETAILS

- Distinctive Mediterranean Exterior Elevations
- Traditional Mullioned Windows—per Elevation
- Raised Panel Entry Doors with Security Lock
- Concrete Tile Roof
- Viewing Decks Accessed by Double French Doors (Varies Per Elevation)
- Wood Roll-Up Garage Doors
- Gutters and Downspouts

INTERIOR FEATURES

- Ceramic Tile Entries
- Plush Carpeting Throughout Living Areas
- No-Wax Vinyl Flooring in Kitchen, Nook and Interior Service Areas
- Dramatic Hand Troweled Volume Ceiling
- Oak and Spindle Stair Rail
- Decorator Selected Lighting Fixtures
- Wood Burning Fireplaces with Glass Doors
- Custom Rounded Corner Detail
- Built-In Wet Bar with Television and Stereo Niche—Plan 3 Family Room

KITCHENS

- Furniture Finished Oak Cabinetry
- Ceramic Tile Countertops
- Jenn-Air Cooktop with Four Gas Burners and Electric Grill/Griddle
- Jenn-Air Self-Cleaning Double Oven
- Jenn-Air Touch-Control Microwave Oven
- Jenn-Air Touch-Control Dishwasher
- ½ Horsepower Food Disposal
- Refrigerator Area Designed for Built-In Style and Pre-Plumbed for Automatic Ice-maker
- Convenient and Spacious Pantries
- Indirect Oak Trimmed Luminous Kitchen Lighting
- Designer European-Style Faucet

LUXURIOUS BEDROOMS AND BATHS

- Spacious Walk-In Closets with Convenient Double Pole and Shelf—Master Bedroom
- Ceramic Tile Countertops in All Baths
- Tile-Faced Wood Burning Fireplaces in Plans 3 and 4—Master Bedroom
- Full Height Mirrors in All Baths
- Separate Oval Tub and Shower with Ceramic Tile Wainscot, Including Seat and Soap Niche in Master Bath
- Clear Safety Glass Shower Enclosure in Master Bath
- Decorator Selected Widespread Cross Handle Plumbing Fixtures in all Baths
- Double Sinks in Secondary Baths
- Pressure Balancing Valves in Master Bath Showers

FEATURES

ENERGY SAVING AMENITIES

- *Weatherstripping Around Exterior Doors and Windows*
- *Fully Insulated Exterior Walls and Ceilings*
- *Gas Forced Air/Heating with Night Set-Back Thermostat*
- *Dual Glazed Windows and Doors*

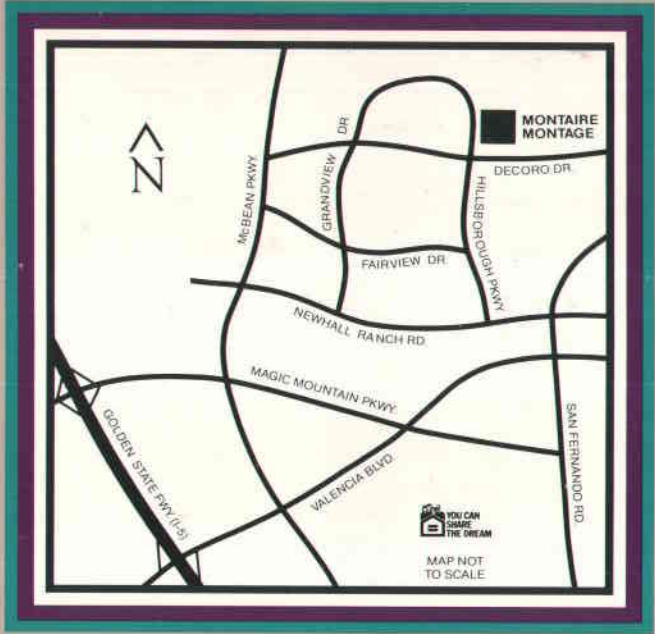
OTHER NOTEWORTHIES

- *Central Air Conditioning*
- *Smoke Detectors*
- *Electronic Garage Door Opener with Two Transmitters*
- *Gas and Electrical Hookups for Barbecue in Patio Area*
- *Underground Utilities*
- *Pre Wired for Cable Television and Telephone*
- *Prewired for Security System*

OPTIONS

- *Black Appliance Package*
- *Custom White Washed Cabinetry Stain*
- *Mirrored Wardrobe and Walk-In Closet Doors*
- *Clear or Obsure Shower/Tub Enclosures in Secondary Baths*
- *Ceramic Tile Upgrades in Kitchens and Baths*
- *Jenn-Air Trash Compactor*
- *Wet Bar—Plan 4 Bonus Room*
- *Mirror and Glass Shelves Above Wet Bar—Plan 3, Family Room and Bonus Room, Plan 4 Bonus Room*
- *Security System*
- *Intercom*
- *Central Vacuum System*
- *Water Treatment System*
- *Custom Master Closet System*
- *Custom Drawer and Shelf Liners*

**Bramalea
Homes**



Montaire
27335 Weathersfield Drive
Valencia, CA 91355
805-297-3990

MONTAIRE AT NORTHBRIDGE POINT

TRACT 44850 - PHASE IA

BASE PRICES

| | | |
|---------------|--|-----------------------|
| PLAN 2 | 4 Bedrooms, or 3 Bedrooms + Den 3 Baths, Family Room, Nook 3 Car Garage 2,585 Square Feet | <i>From \$404,000</i> |
| PLAN 3 | 5 Bedrooms, or 3 Bedrooms + Den and Bonus Room 3 Baths, Family Room 3 Car Garage 2,798 Square Feet | <i>From \$439,000</i> |
| PLAN 4 | 4 Bedrooms, or 3 Bedrooms + Den 3 Baths, Family Room, Nook 3 Car Garage 3,182 Square Feet | <i>From \$470,000</i> |

Project Sales Office: Mike Mitchell
Bonnie Galloway
805/297-3990

Prices Effective: June 26, 1990

PRICES, AVAILABILITY AND FINANCING SUBJECT TO CHANGE WITHOUT NOTICE