

Montana



THE GREAT INDOORS

## MONTANA'S REMARKABLE LIFESTYLE...

The features you never imagined possible, the privacy you deserve, the location you've always dreamed of... welcome

to Montana, where everything you've been looking for in a new home finally comes with a price you can afford. In Valencia!

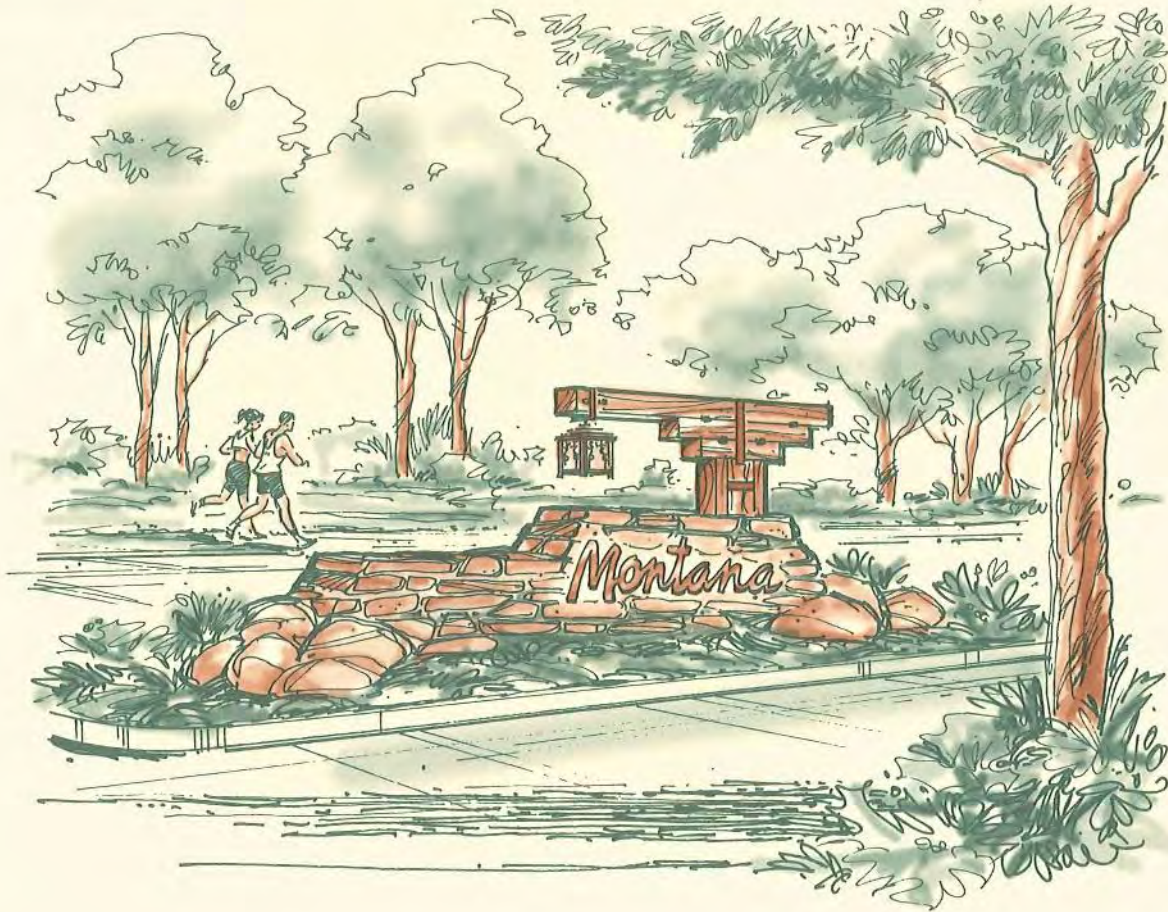
Located in one of the most sought-after communities in Southern California, rated one of the safest in the nation,

with award-winning schools, Montana captures your heart with a neighborhood feel that is reminiscent of days long past.

Imagine entertaining in your private yard, perfect for a summer barbecue or a neighborly party. Or bringing the gathering inside to enjoy your cozy fireplace and state-of-the-art home theater, complete with 31-inch Philips color T.V. monitor and six-speaker Dolby Surround Sound™ system with subwoofer.

Traditional front porches and ample windows invite warmth into each home, and beautifully landscaped grounds, including the surrounding community's inviting pool, stylish cabana, and relaxing spa, silhouette your home with a snug sense of belonging. With 12 miles of lighted paseos, private and public golf courses, and an abundance of parks, restaurants and shopping, this charming masterplanned community provides the ideal setting for your affordable, beautifully designed townhome.

With these available features, and others like hand-rubbed oak wine racks and built-in bookshelves, we have created a masterpiece of a new home — the kind you've always wanted, and now can finally afford. At Montana.



# PLAN 1

## Muir Trail



982 SQUARE FEET

Two Bedrooms

Two Baths

Spacious Master Suite

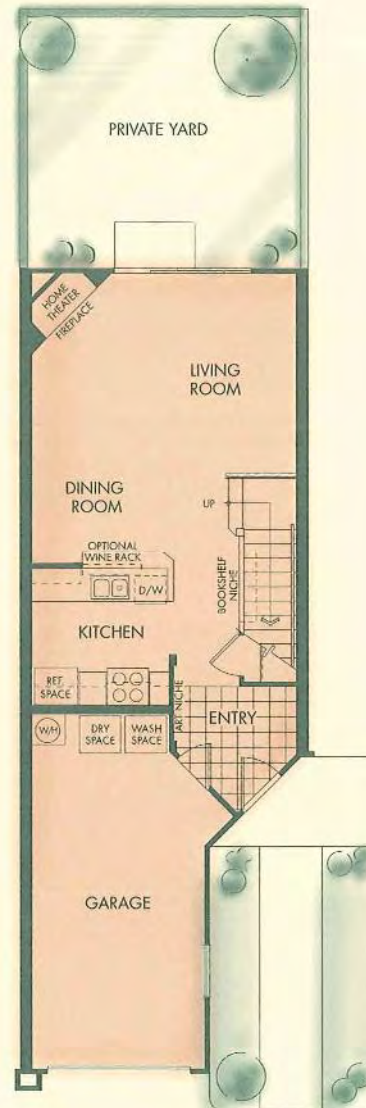
Home Theater With Surround Sound\*

Bookshelf Niche

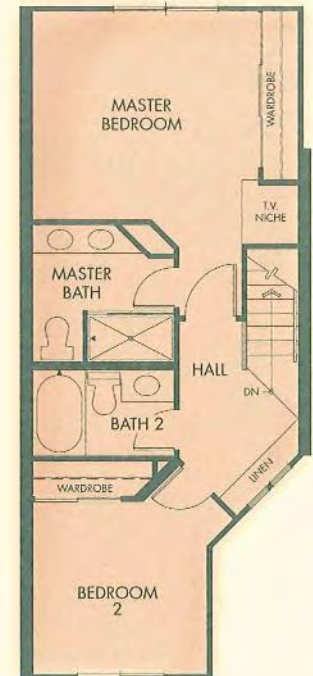
Attached Garage

Private Yard

### 1ST FLOOR



### 2ND FLOOR



\*Available on some plans, or as an option.

Square footages are approximate. Front landscaping, walkways and patios are included and shown as artist's concept.

Rear yard landscaping is shown for illustration only.

PLAN 2

# Sundance



1,106 SQUARE FEET

Two Bedrooms

Two and One-Half Baths

Spacious Master Suite

Large Walk-in Closet

Home Theater With Surround Sound\*

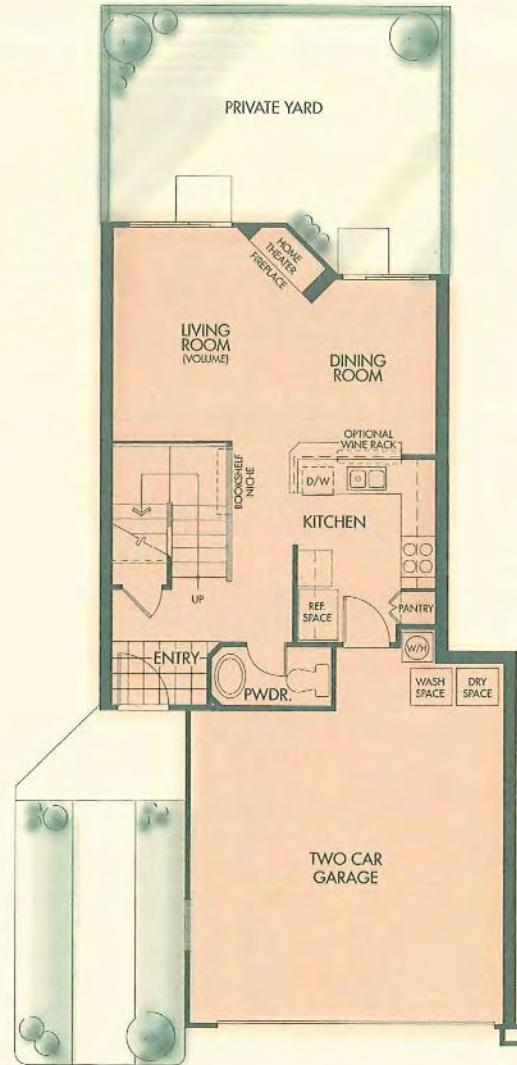
Built-in Desk

Bookshelf Niche

Attached Two-Car Garage

Private Yard

1ST FLOOR



2ND FLOOR



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Square footages are approximate. Front landscaping, walkways and patios are included and shown as artist's concept.

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PLAN 3

# Wolf Creek



1,090 SQUARE FEET

Two Bedrooms

Den/Library

Two and One-Half Baths

Spacious Master Suite

Large Walk-in Closet

Home Theater With Surround Sound\*

Bookshelf Niche

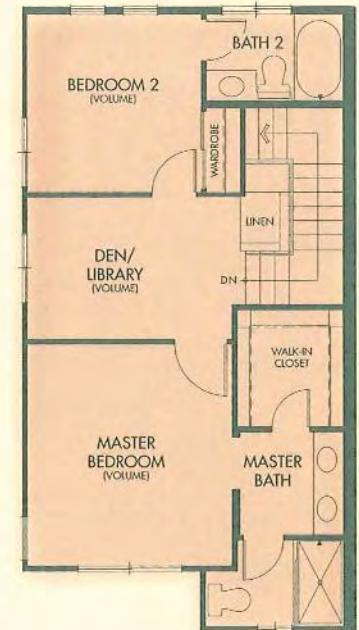
Attached Two-Car Garage

Private Yard

## 1ST FLOOR



## 2ND FLOOR



\*Available on some plans, or as an option.

Square footages are approximate. Front landscaping, walkways and patios are included and shown as artist's concept.

Rear yard landscaping is shown for illustration only.

# PLAN 4

## Big Sky

1,334 SQUARE FEET

Three Bedrooms

Family Room

Two and One-Half Baths

Spacious Master Suite

Large Walk-in Closet

Home Theater With Surround Sound\*

Traditional Front Porch\*

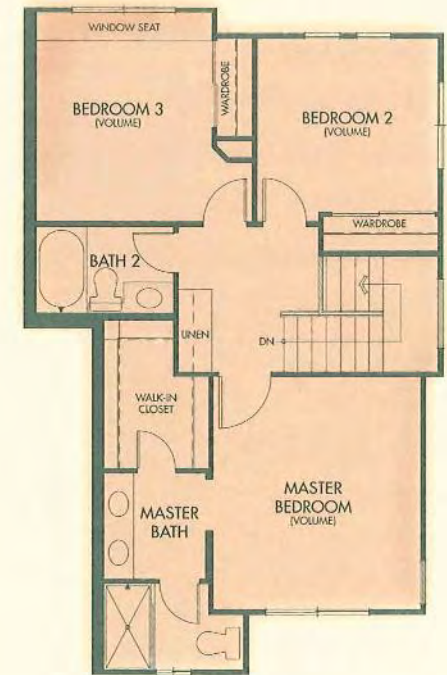
Attached Two-Car Garage

Private Yard

### 1ST FLOOR



### 2ND FLOOR



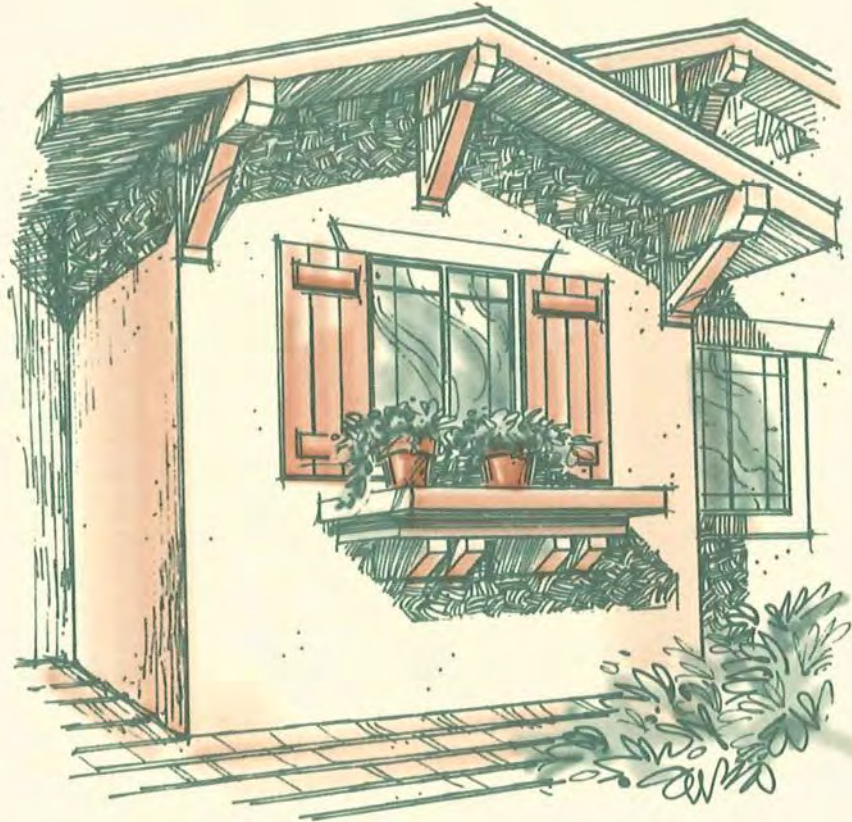
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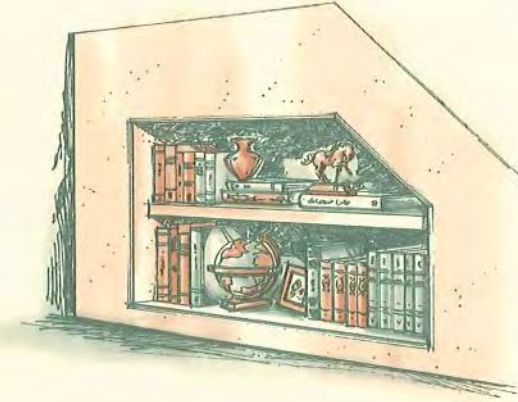
## LIVABILITY

- Rich "Craftsman" influenced architecture.
- Built-in maple bookshelves.\*
- Built-in desk.\*
- Large walk-in closet in master with double poles.\*
- Volume ceilings.
- Oversized windows.
- Central air conditioning and heating with night setback thermostat.
- Spacious kitchens.
- Professionally maintained grounds.
- General Electric® range, oven, dishwasher and microwave oven.



## PRIVACY

- Private enclosed yards with slumpstone walls.
- Townhomes — no one lives above or below you.
- Majority of homes are end units.
- Attached direct-access garages.
- Two fully-insulated sound separation walls with double layers of 5/8" dry wall.
- Prewired for security system.

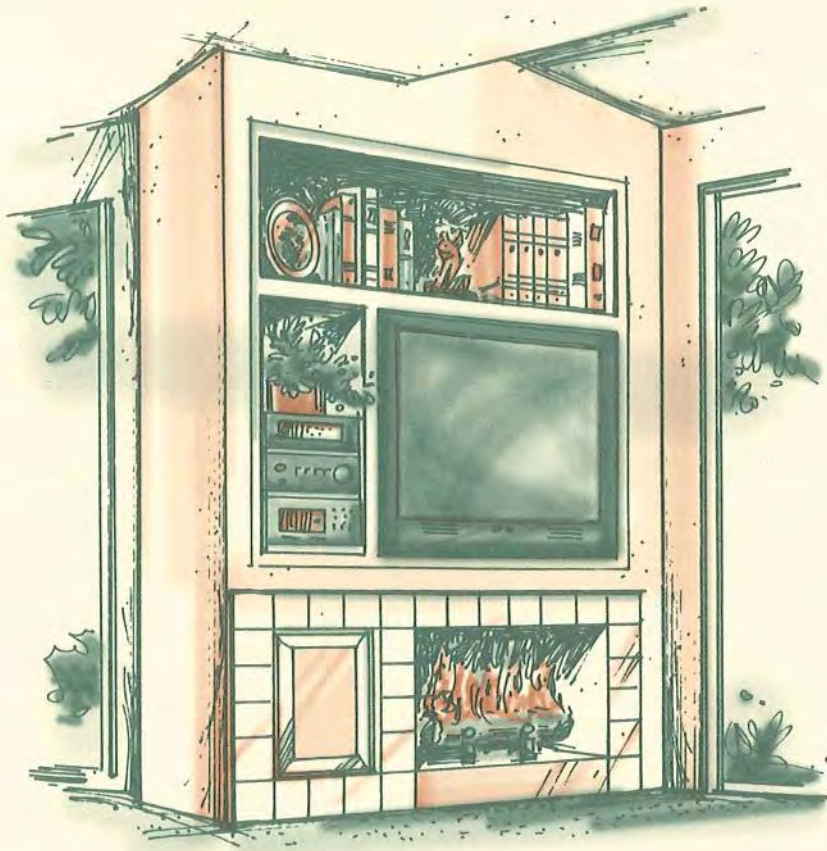


## AFFORDABILITY

- Value priced.
- FHA & VA Financing.
- Energy-saving dual-glazed windows.
- Gas-forced air heating, water heating and clothes drying systems.
- Income tax deductions from home ownership.
- No Mello-Roos taxes.

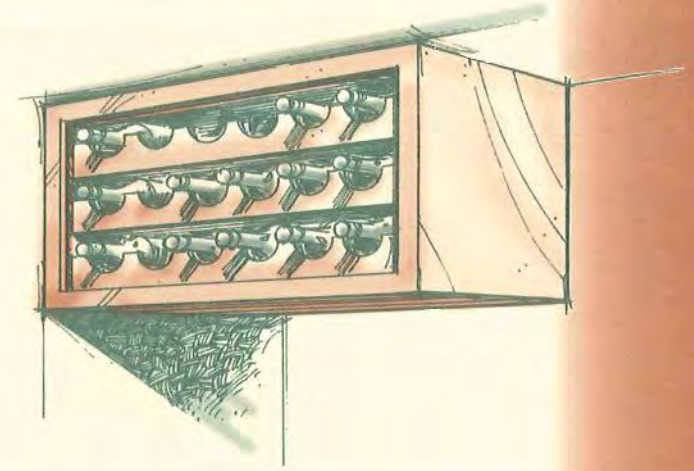
## ENTERTAINMENT

- Home theaters with 31-inch Philips color T.V. monitor and Dolby Surround Sound™\*
- Philips receiver with FM stereo reception.\*
- Built-in wine rack.\*
- Push-button gas fireplace.
- Front porch.\*
- Swimming pool and whirlpool spa.



## AND OF COURSE...

- Ceramic tile kitchen countertops.
- Oak kitchen cabinets with vinyl interior linings.
- Easy opening "slide-glide" cabinet drawers.
- Single-lever Price Pfister® kitchen faucet.
- Plush wall-to-wall carpeting in all living areas.
- Designer-selected "Craftsman" lighting fixtures.
- Smoke detectors.
- Prewired for telephone and cable television.
- Automatic garage door opener.
- Stone or brick masonry veneers.
- Fire-resistant tile roofs.
- Copper water plumbing.
- Water heater insulation.
- Fully insulated walls and R-19 and R-30 ceilings.
- Weatherstripping on all exterior doors.
- Water-conserving toilets and showers.
- Homes are constructed to meet or exceed The Energy Conservation Requirement, under Title 24.



\*Available in select plans, or as an optional feature. See sales representative for details. In a continuing process of product refinement and improvement, the builder reserves the right to change the floorplans, features, prices and specifications without notice. Illustrations are artists' conceptions.



## A COMMITMENT TO CUSTOMER SATISFACTION

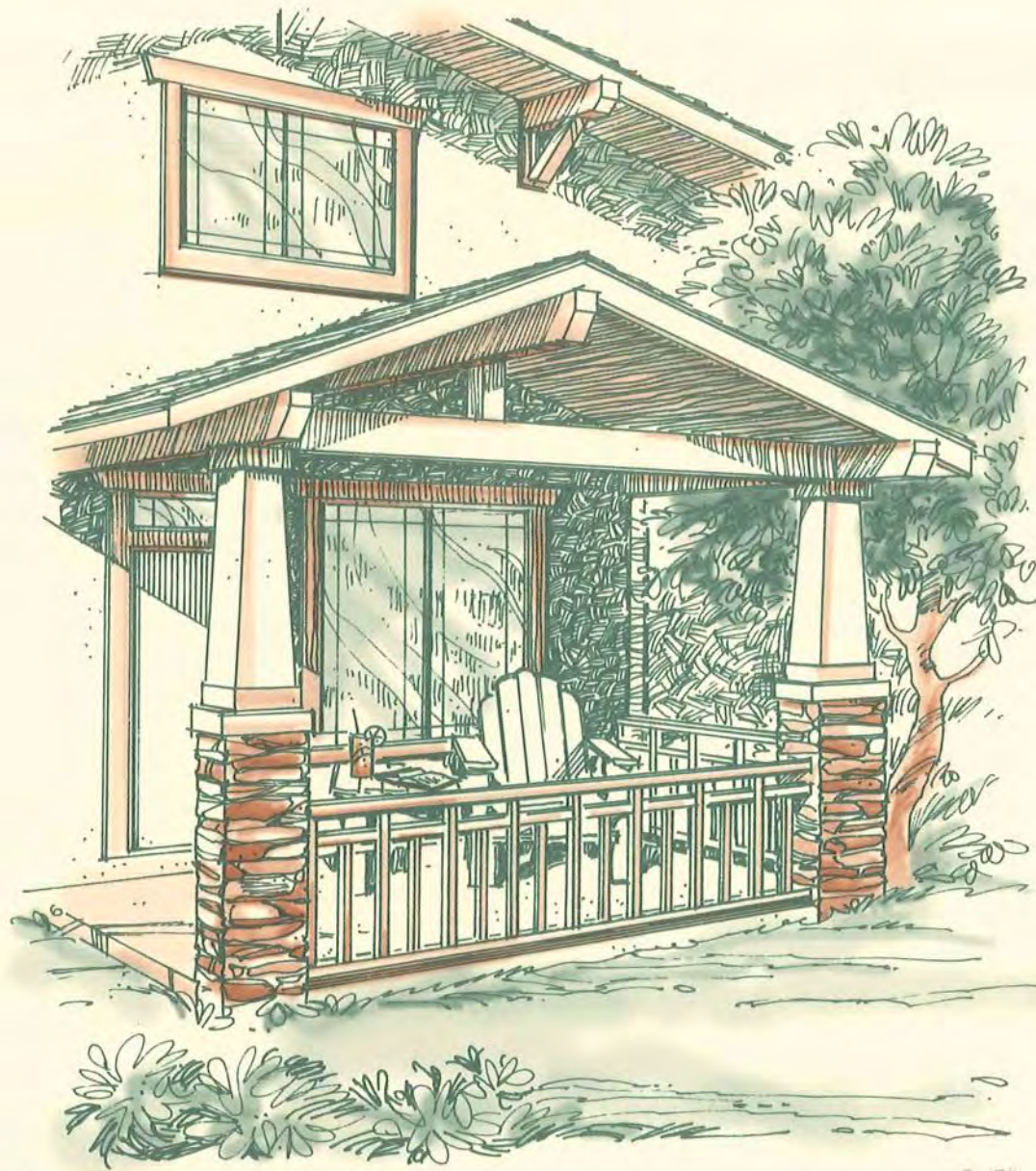
At EPAC, we strive to exceed your expectations with every home we build — that's what sets us apart. Because our objective is customer satisfaction, we have taken the extra step in assembling a strong, knowledgeable sales staff and a reliable, caring customer satisfaction department, both of which exist only to fulfill the needs of our most important commodity — you. The result is a team that is wholly committed to fulfilling that promise and satisfying your new home dream.

## A FOUNDATION OF EXPERIENCE

Hard work, understanding, and dedication. That's what goes into every EPAC home. We've built nearly 2,000 homes, in 26 communities, and we've learned a few things along the way. Twenty-six years in the business have produced 86 industry awards, several innovative new home communities, and one formula for success: Be Reliable. Innovative. Dependable. And Reputable.

## A TRADITION OF EXCELLENCE

Developing, building, and selling well-designed, quality homes of value — that is the EPAC mission. Our proud tradition, one based on honesty, integrity and trust, carries us through each step of the homebuilding process, from design to after-sale care and complete customer satisfaction.



# Montana



  
**Valencia**

A New Town by The Newhall Land and Farming Company

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

**23636-2 WEST BIG SKY WALK, VALENCIA, CALIFORNIA 91354**  
**(805) 255-1575**

# Montana

THE GREAT INDOORS

23636-2 WEST BIG SKY WALK, VALENCIA, CALIFORNIA 91354 • (805) 255-1575

## PLAN 1

### *Muir Trail*

FROM

\$129,990

982 SQUARE FEET

Two Bedrooms

Two Baths

Spacious Master Suite

Home Theater with Surround Sound\*

Bookshelf Niche

Attached Garage

Private Yard

## PLAN 2

### *Sundance*

FROM

\$146,990

1,106 SQUARE FEET

Two Bedrooms

Two and One-Half Baths

Spacious Master Suite

Large Walk-in Closet

Home Theater with Surround Sound\*

Built-in Desk

Bookshelf Niche

Attached Two-Car Garage

Private Yard

## PLAN 3

### *Wolf Creek*

FROM

\$149,990

1,090 SQUARE FEET

Two Bedrooms

Den/Library

Two and One-Half Baths

Spacious Master Suite

Large Walk-in Closet

Home Theater with Surround Sound\*

Bookshelf Niche

Attached Two-Car Garage

Private Yard

## PLAN 4

### *Big Sky*

FROM

\$159,990

1,334 SQUARE FEET

Three Bedrooms

Family Room

Two and One-Half Baths

Spacious Master Suite

Large Walk-in Closet

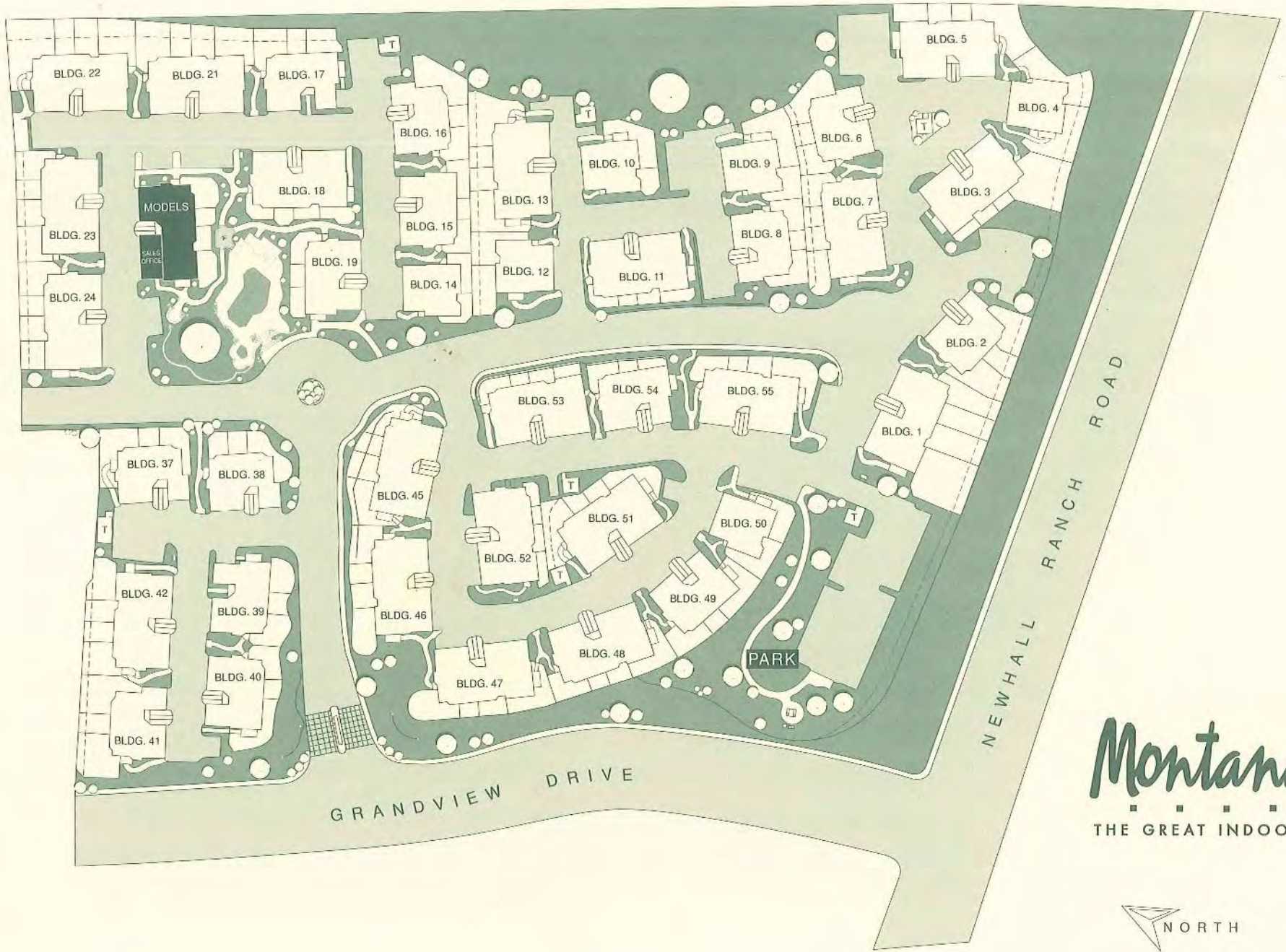
Home Theater with Surround Sound\*

Traditional Front Porch\*

Attached Two-Car Garage

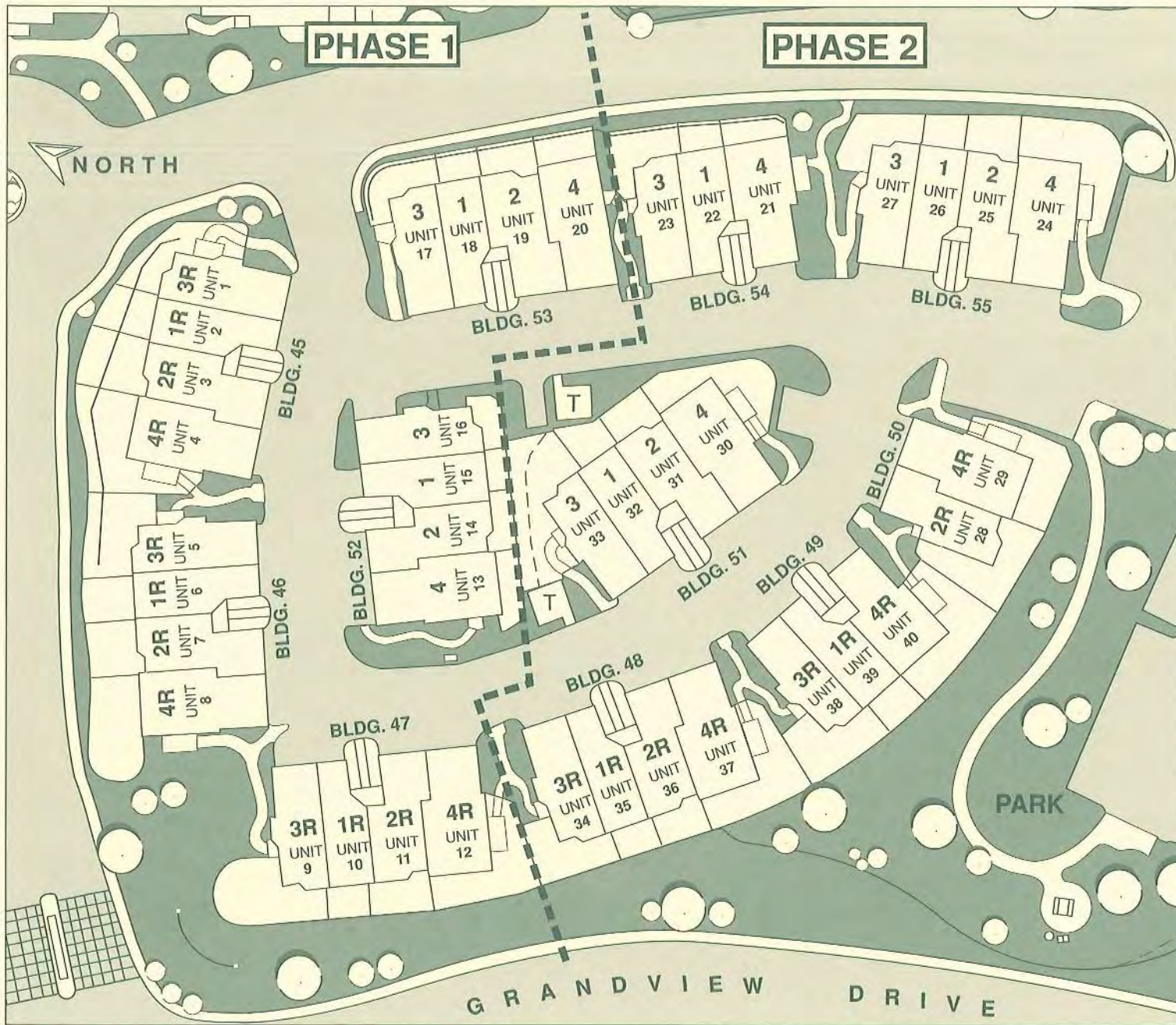
Private Yard

\* Available on some plans, or as an option. Plans, specifications and prices are subject to change without notice. Square footages are approximate.

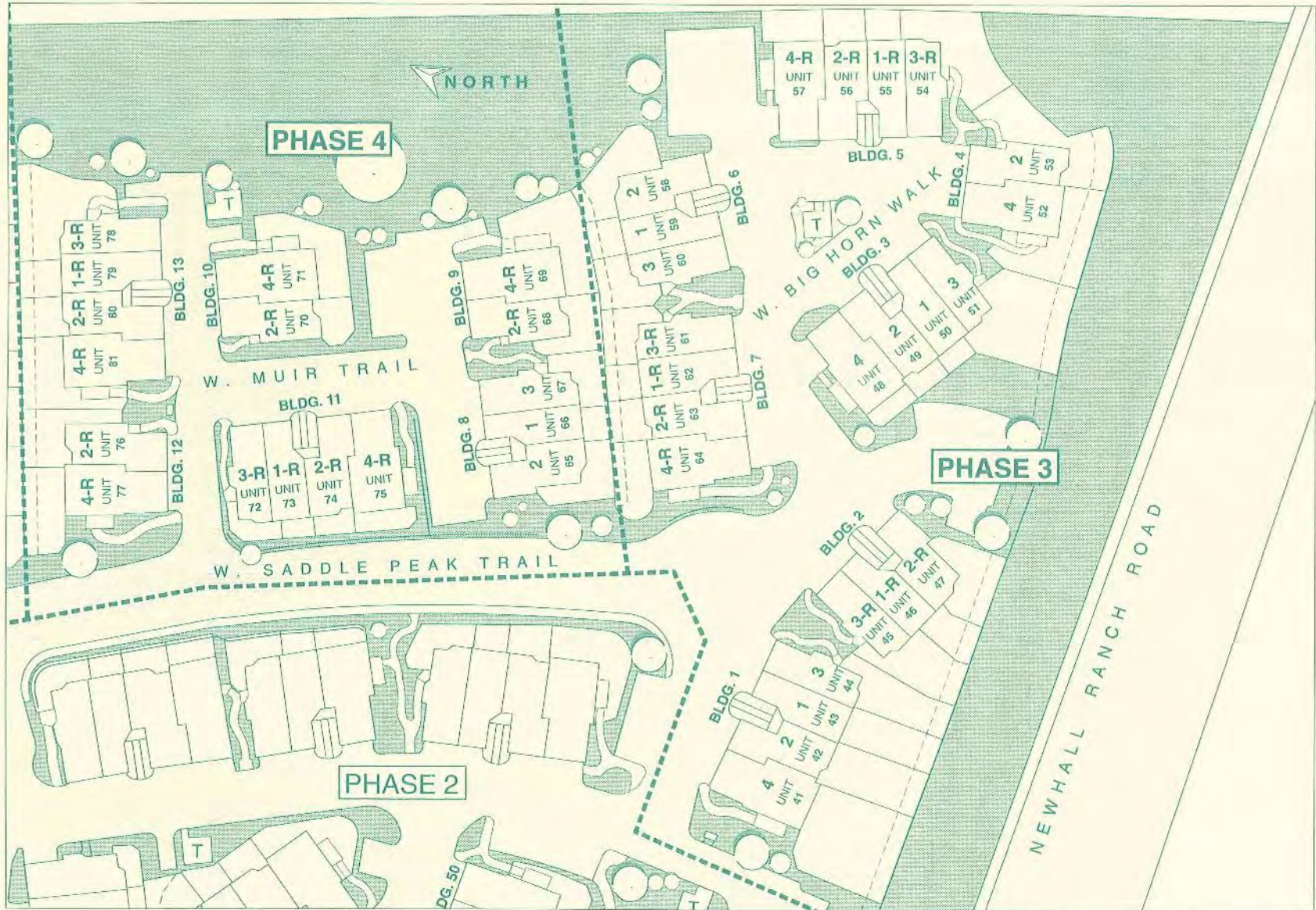


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