

# AVALON



FOLLOW YOUR HEART

The image is a promotional graphic for Avalon. The top half features a bright blue sky with large, white, fluffy clouds. The word "AVALON" is centered in a large, blue, serif font with a thin red underline. Below it, the address and contact information are listed in a smaller, blue, serif font. The bottom half of the image is a dark, starry night sky with a prominent crescent moon on the right side. A semi-circular cutout in the center of the image separates the two sky scenes.

# AVALON

*27631 Weston Drive  
Valencia, CA 91354  
FAX (805) 263-7700  
(805) 263-7600*

# Builder Story

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## 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 home-building process, from design to after-sale care and complete customer satisfaction.*

## A FOUNDATION OF EXPERIENCE

*Hard work, understanding and dedication. That's what goes into every EPAC home. We've built more than 2,000 homes, in 27 communities, including Traditions and Montana here in Valencia, and we've learned a few things along the way. Twenty-seven years in the business have produced 92 industry awards, several innovative new home communities and one formula for success: Be reliable. Innovative. Dependable. Reputable.*

## 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 your new home dream.*

## AN ESTABLISHED TEAM OF PROFESSIONALS

*Builder: EPAC*

*Architect: Bassenian/Lagoni Architects*

*Landscape Architect: John Hanna & Associates*

*Interior Design: Color Design Art*

*Sales Office & Signage Design: Outdoor Dimensions*

*Advertising & Public Relations: The Weston Group*



# Features

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## Customized Warm Elevations...

### LOVE AT FIRST SIGHT

- Front porch
- Rich brick or stone veneer
- Exterior siding, tudor plantons, outriggers or pot shelves
- Durable concrete tile roof with overhangs
- Solid wood raised-panel entry door with leaded glass
- Patio area gas stubbed for barbecue
- Automatic garage door with dual controls
- Valley views
- Block wall enclosed yard
- 5,000+ square foot lots

## Sumptuous Interiors...

### FOLLOW YOUR HEART

- Soaring ceilings
- Light and bright oversized windows
- Built-in plant shelves
- Woodburning fireplace with brick or stone hearth
- Striking staircase with hand-finished oak railings (Plan 2 and 3)
- Ceramic tile entry
- Plush carpeting throughout living areas
- Spacious linen storage
- Custom rounded corners
- Interior laundry room
- Pre-wired for cable television and telephone
- Pre-wired for Surround Sound
- Pre-wired for security system

## Plush Master Suites...

### DREAM THE NIGHT AWAY

- High vaulted ceilings
- Oversized windows
- Luxurious oval tub with ceramic tile surrounds (Plan 2 and 3)
- Separate ceramic tile shower with clear glass enclosure
- Compartmentalized water closet
- Oversized vanity mirror
- Mirrored wardrobe doors (Plan 3)
- Dual china basins with designer faucets
- Spacious walk-in closet
- Extra clothes hanging space

## Gourmet Kitchens...

### ENTERTAIN THE THOUGHT

- Family-sized breakfast nook
- Open to the family room
- Hand-rubbed oak cabinetry
- Hand-set ceramic tile countertops
- Butcher block island (Plan 3)
- Granite-topped island (Plan 1)
- General Electric® Spacemaker microwave oven
- General Electric® range and self-cleaning oven
- General Electric® Potscrubber dishwasher
- Recessed lighting

- Pre-plumbed for icemaker
- Silent roller guides on drawers
- Easy-care vinyl cabinet interiors with adjustable shelves
- Spacious pantry

## Energy-Saving Amenities...

### A PENNY SAVED

- Dual-glazed windows and sliding glass doors
- Weatherstripping around exterior doors
- Fully insulated exterior walls (R-13) and ceilings (R-19)
- Energy-efficient gas water heater
- 24-hour night setback thermostat
- Gas forced-air heating and air conditioning

## The Valencia Lifestyle...

### LIVE HAPPILY EVER AFTER

- Two neighborhood recreation centers, pools, spas and clubhouse
- Easy access to paseo walkways
- California's distinguished schools
- Part of the fifth-safest city in the nation for its size
- Neighborhood parks
- Acres of open spaces

## Optional Features...

### WISH UPON A STAR

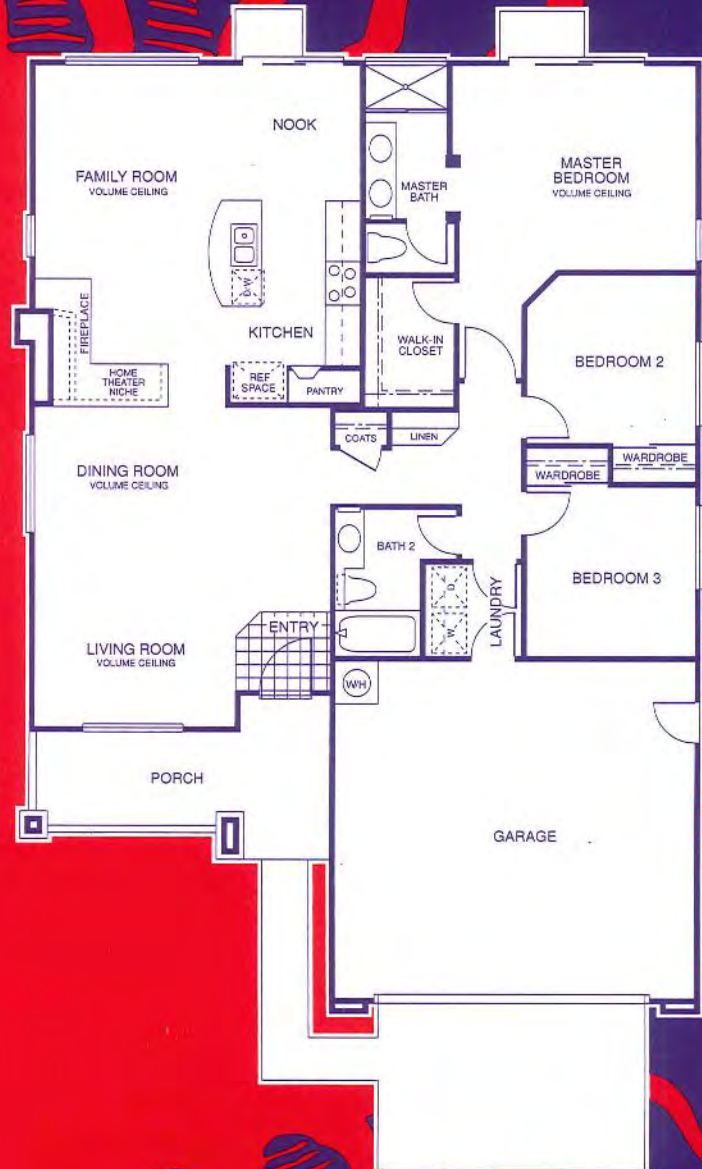
- Built-in home theatre
  - 52-inch Philips wide-screen TV
  - Seven-speaker Dolby Surround Sound
  - Oak cabinetry
  - Philips stereo VCR
  - Philips laser disc
- Mirrored wardrobe doors in secondary bedrooms
- Clear or obscure tub enclosures in secondary baths
- Corian® countertops in kitchen
- Ceiling fans
- Security system
- Front-yard sprinklers and landscaping
- Patio balcony off master bedroom (Plans 2 and 3)

In a continuing process of product refinement and improvement, the builder reserves the right to change the floorplans, features, prices and specifications without notice. See sales representatives for details.

# Hollyhill

## PLAN ONE

- 1,493 square feet
- Single story
- Three bedrooms
- Two baths
- Family room with fireplace
- Designed and wired for home theatre and Surround Sound
- Dining room
- Living room
- Kitchen with granite island
- Breakfast nook
- Indoor laundry room
- Front porch
- Large lot with block walls

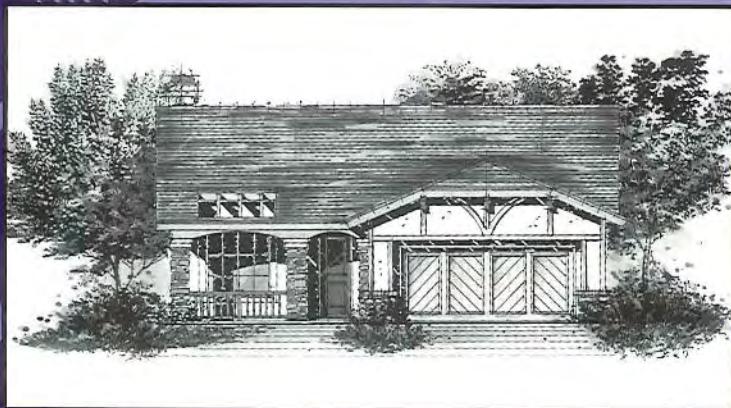




1A

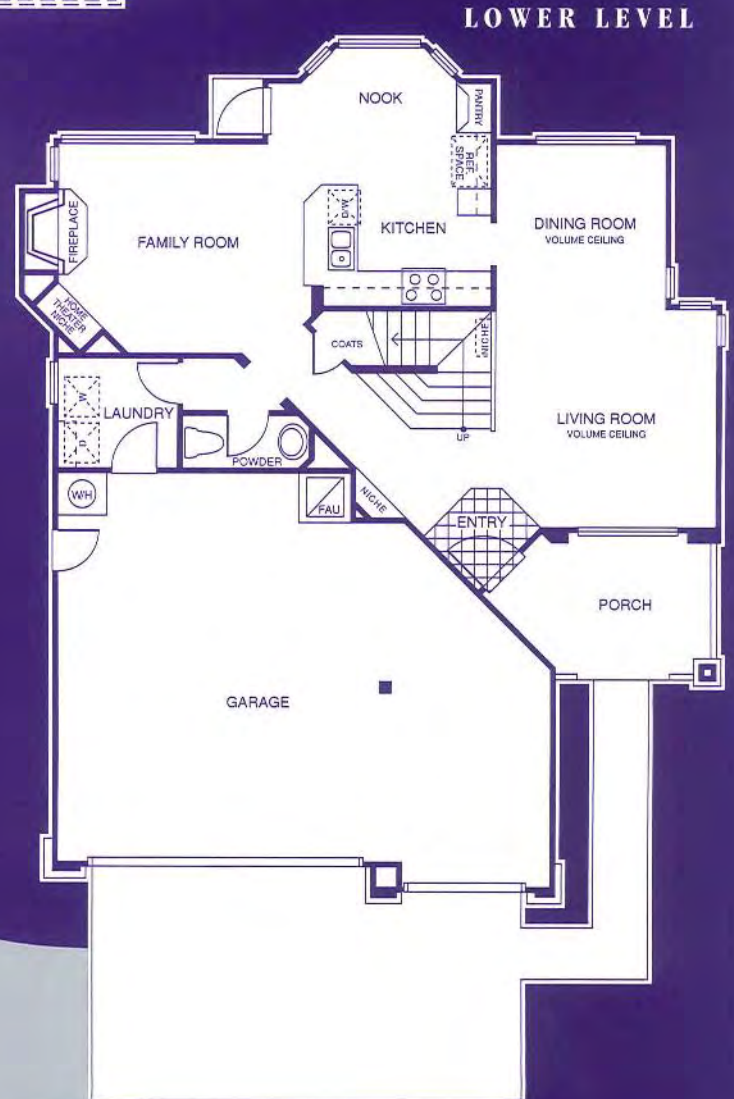
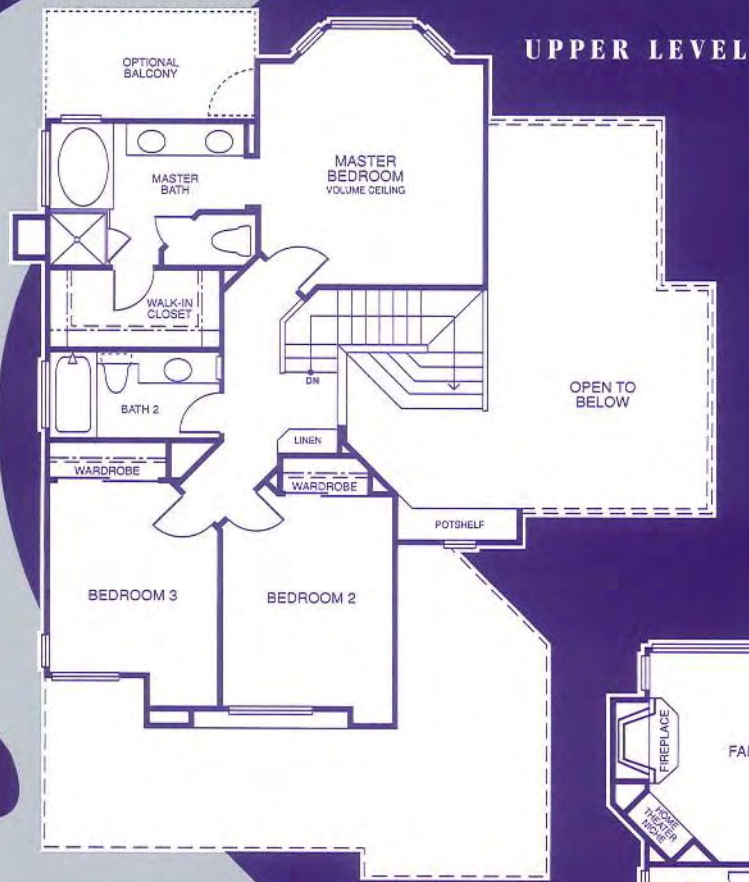


1B



1C

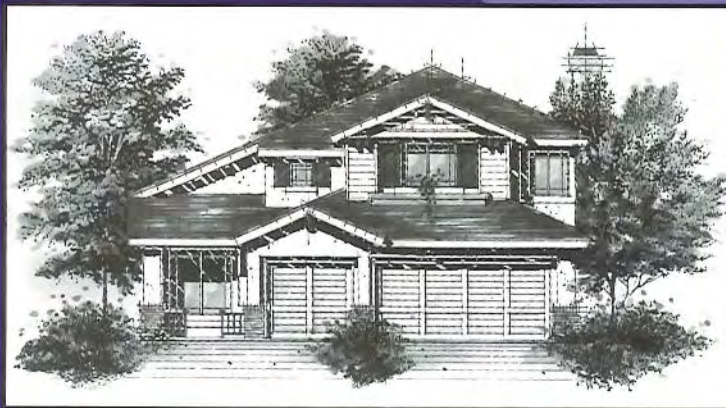
*All renderings are artist's concept*



# *Moonstone*

## P L A N T W O

- 1,722 square feet
- Three bedrooms
- Two and one-half baths
- Family room with fireplace
- Designed and wired for home theatre and Surround Sound
- Dining room
- Living room
- Breakfast nook
- Indoor laundry room
- Front porch
- Large lot with block walls



2A



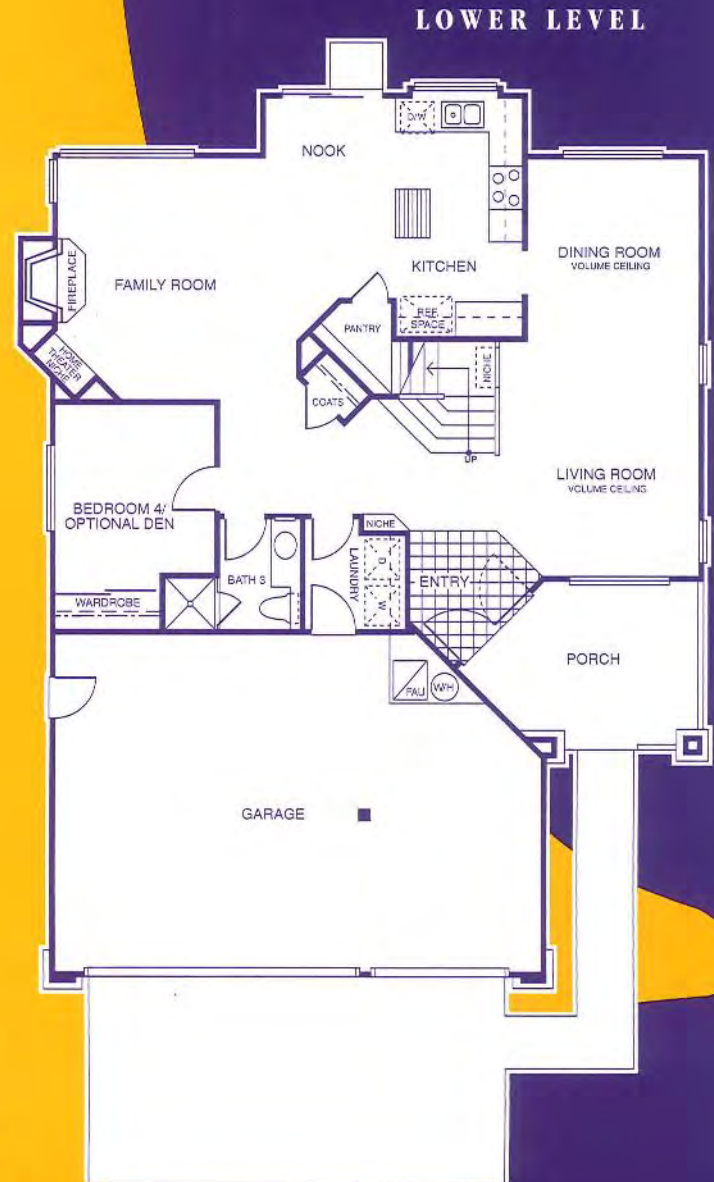
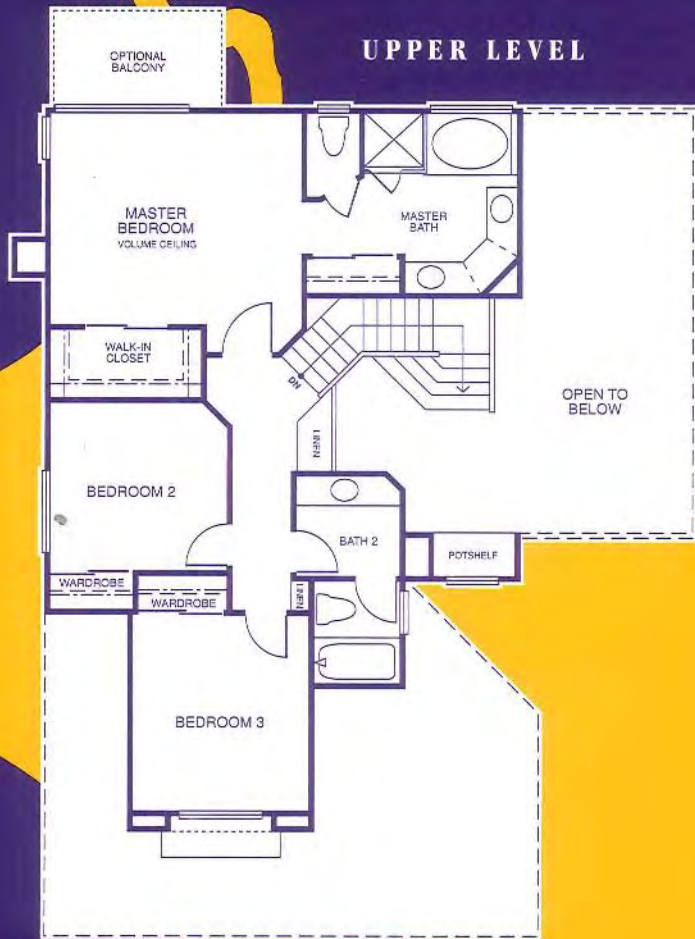
2B



2C

*All renderings are artist's concept*





# Camelot

## P L A N T H R E E

- 1,976 square feet
- Four bedrooms or three bedrooms plus den
- Three baths
- Family room with fireplace
- Dining room
- Living room
- Designed and wired for home theatre and Surround Sound
- Kitchen with butcher block island
- Breakfast nook
- Indoor laundry room
- Front porch
- Large lot with block walls



3A

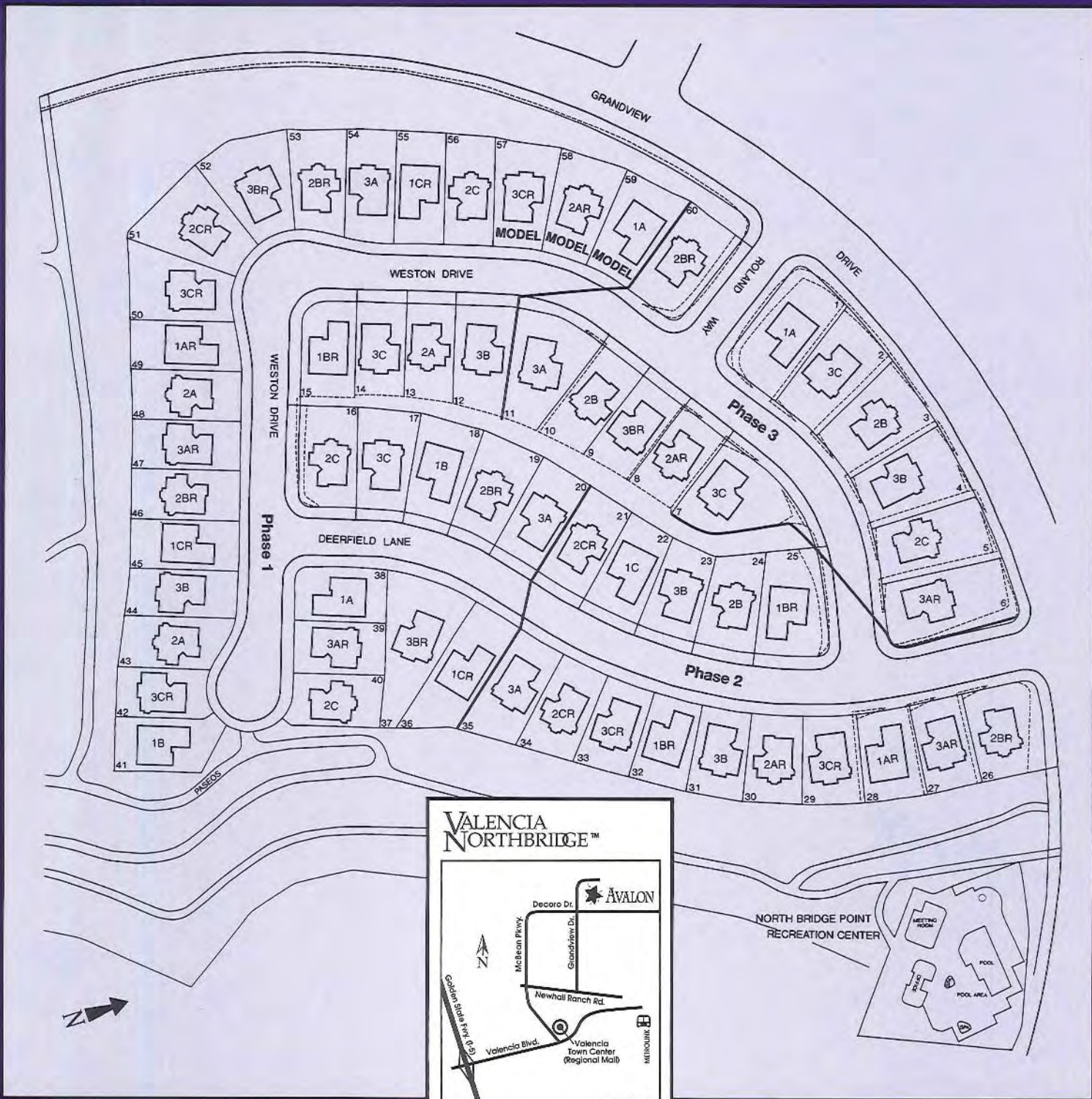


3B



3C

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**VALENCIA  
NORTHBRIDGE™**



MAP NOT TO SCALE

# AVALON



FOLLOW YOUR HEART

## Hollyhill

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### P L A N O N E

- 1,493 square feet • Single story • Three bedrooms • Two baths
- Family room with fireplace • Designed and wired for home theatre and Surround Sound • Dining room • Living room
- Kitchen with granite island • Breakfast nook • Indoor laundry room • Front porch • Large lot with block walls

\$ 209,990

## Moonstone

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### P L A N T W O

- 1,722 square feet • Three bedrooms • Two and one-half baths • Family room with fireplace • Designed and wired for home theatre and Surround Sound • Dining room • Living room
- Breakfast nook • Indoor laundry room • Front porch
- Large lot with block walls

\$ 228,990

## Camelot

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### P L A N T H R E E

- 1,976 square feet • Four bedrooms or three bedrooms plus den • Three baths • Family room with fireplace
- Designed and wired for home theatre and Surround Sound
- Dining room • Living room • Kitchen with butcher block island
- Breakfast nook • Indoor laundry room • Front porch
- Large lot with block walls

\$ 249,990