



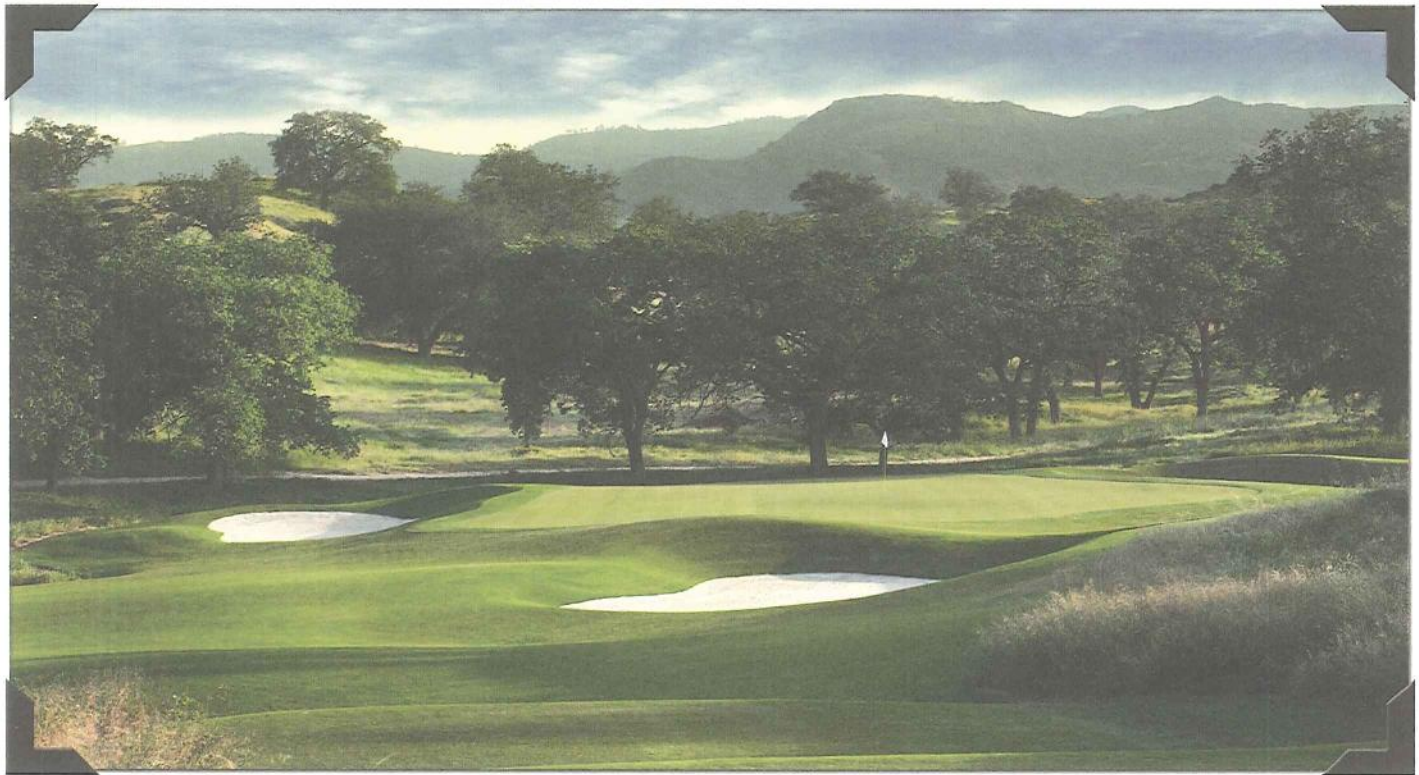
OAKMONT

at Westridge Estates

VALENCIA



Valencia



*S*OUR ENTRY THROUGH PRIVATE
GATES LEADS YOU PAST STATELY
HOMES TO THE CREST OF A HILL,
WHERE THE PRESTIGIOUS TPC
AT VALENCIA GOLF COURSE
AND GOLF CLUBHOUSE UNFOLD
BEFORE YOU.

*Such is the exclusive life awaiting you
within Oakmont at Westridge Estates,
a William Lyon Signature Collection.*

GENEROUSLY SIZED HOMESITES AND WELL-CONCEIVED EXECUTIVE HOMES SURROUND YOU WITH THE FEELING OF COUNTRY CLUB LIVING. LIGHT-FILLED ROOMS, GOURMET KITCHENS, EXQUISITE MASTER SUITES AND PRIVATE COURTYARDS ARE JUST A FEW OF THE AMENITIES THAT CREATE PERFECT HARMONY BETWEEN INDOORS AND OUTDOORS. SPECTACULAR VIEWS OF THE SANTA CLARITA VALLEY CAN BE ENJOYED FROM MANY OF THE HOMES AT OAKMONT.

THE MAJESTIC TOURNAMENT PLAYERS CLUB AT VALENCIA, THE FIRST TPC COURSE IN CALIFORNIA, IS AN INTEGRAL PART OF WESTRIDGE ESTATES. LIKE OTHER TPC COURSES AROUND THE COUNTRY SPONSORED BY THE PROFESSIONAL GOLF ASSOCIATION, THE TPC AT VALENCIA WILL HOST PGA TOUR EVENTS. THE 18 CHAMPIONSHIP HOLES HAVE BEEN DESIGNED BY MASTERS AND BRITISH OPEN CHAMPION MARK O'MEARA. OAKMONT WILL OVERLOOK SEVERAL OF THE HOLES AND THE 27,000-SQUARE FOOT CLUBHOUSE. NOTHING CAN MATCH THE PRESTIGE OF LIVING IN A COMMUNITY THAT IS HOME TO AN OFFICIAL TPC GOLF COURSE.

WESTRIDGE ESTATES IS THE EXCLUSIVE, GATED COMMUNITY WITHIN THE VILLAGE OF WESTRIDGE. THIS VILLAGE AND SURROUNDING AREA OFFER MANY FEATURES TO FURTHER ENHANCE YOUR QUALITY OF LIFE, INCLUDING THE 150-ACRE NATURAL OAK PRESERVE, TWO RECREATIONAL CENTERS WITH POOLS, A NEW ELEMENTARY SCHOOL, AND WALKING PATHS THAT CONNECT TO THE 25-MILE VALENCIA PASEO SYSTEM.

Residence One *3,124 square feet*

SHOWCASING THE ELEGANT STYLE OF SINGLE-STORY LIVING, RESIDENCE ONE IS IDEALLY SUITED FOR COMFORTABLE, DAY-TO-DAY LIVING AS WELL AS SOPHISTICATED ENTERTAINING. A SPACIOUS KITCHEN AND FAMILY AREA GENEROUSLY ACCOMMODATE FESTIVE GATHERINGS, AND FLEXIBLE ROOM OPTIONS ALLOW YOU TO ADD A CUSTOM TOUCH. RESIDENCE ONE OFFERS UP TO FIVE BEDROOMS AND FIVE AND ONE-HALF BATHS.

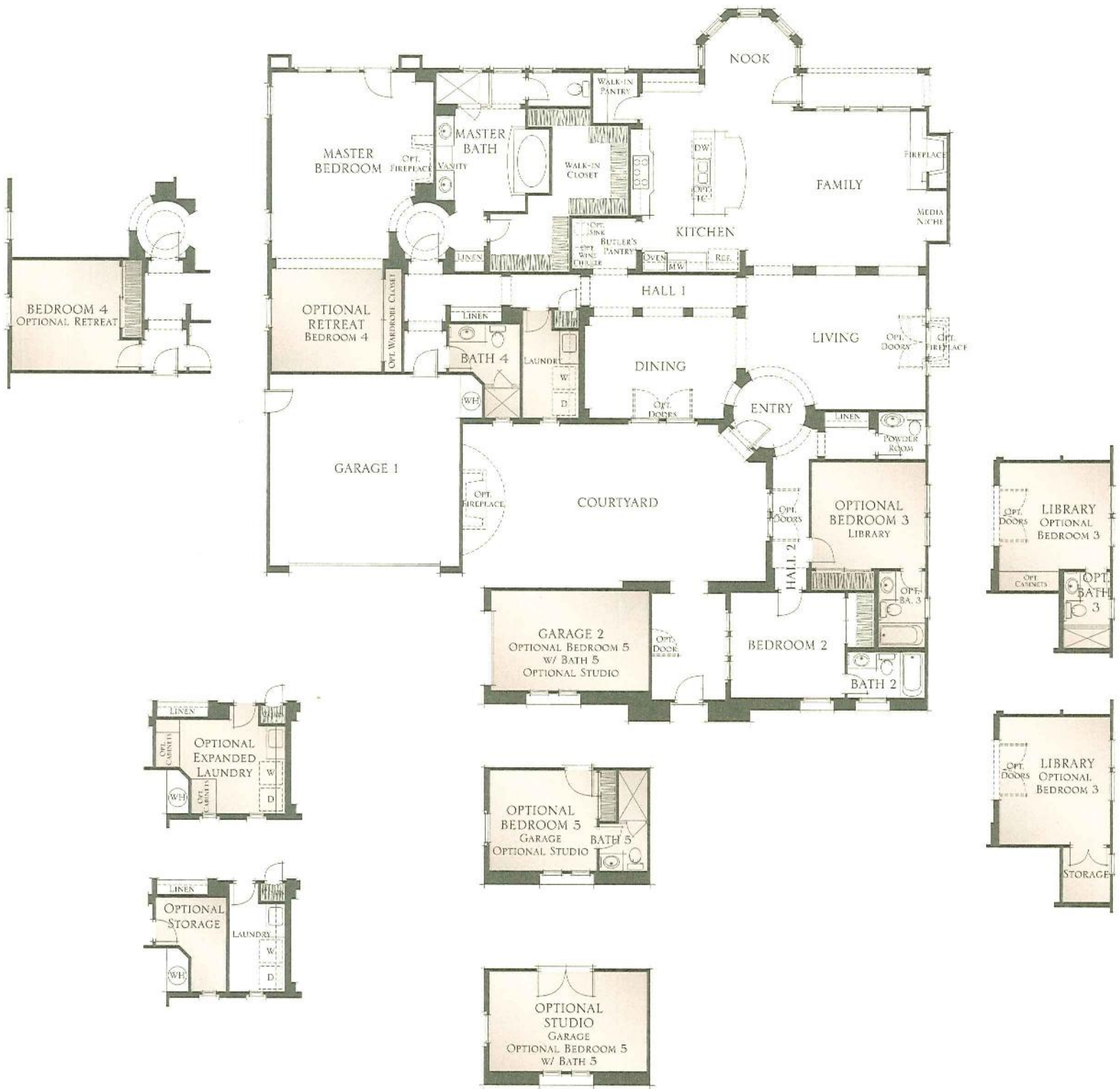
- ~ COURTYARD ENTRY
- ~ THREE BEDROOMS
- ~ THREE AND ONE-HALF BATHS
- ~ LIBRARY
- ~ FORMAL LIVING ROOM AND DINING ROOM
- ~ FAMILY ROOM WITH FIREPLACE AND MEDIA NICHE
- ~ GOURMET ISLAND KITCHEN WITH BREAKFAST NOOK
- ~ BUTLER'S PANTRY
- ~ THREE-CAR SPLIT GARAGE
- ~ OPTIONAL FIREPLACE AT COURTYARD
- ~ OPTIONAL BEDROOM THREE AT LIBRARY
- ~ OPTIONAL MASTER BEDROOM RETREAT AT BEDROOM FOUR
- ~ OPTIONAL BEDROOM FIVE AT GARAGE TWO
- ~ OPTIONAL STUDIO AT GARAGE TWO
- ~ OPTIONAL EXPANDED LAUNDRY



PLAN 1A
Spanish



PLAN 1C
Tuscan



Residence Three 4,149 square feet

THE SPACIOUS RESIDENCE THREE OFFERS THE AMBIANCE OF A REGAL ESTATE. AN OPTIONAL DOWNSTAIRS BEDROOM IS IDEAL FOR TEENS, GUESTS OR IN-LAWS. ADDITIONAL ELEGANT FEATURES INCLUDE A TWO-STORY DINING ROOM AND SWEEPING CURVED STAIRCASE. RESIDENCE THREE OFFERS UP TO SIX BEDROOMS AND FIVE AND ONE-HALF BATHS.

- ~ COURTYARD ENTRY
- ~ THREE BEDROOMS
- ~ FOUR AND ONE-HALF BATHS
- ~ LIBRARY
- ~ FORMAL LIVING ROOM AND DINING ROOM
- ~ FAMILY ROOM WITH FIREPLACE AND MEDIA NICHE
- ~ GOURMET ISLAND KITCHEN WITH BREAKFAST NOOK
- ~ BUTLER'S PANTRY
- ~ BONUS ROOM
- ~ THREE-CAR SPLIT GARAGE
- ~ OPTIONAL FIREPLACE AT COURTYARD
- ~ OPTIONAL BEDROOM FOUR AT LIBRARY
- ~ OPTIONAL BEDROOM FIVE AT BONUS ROOM
- ~ OPTIONAL MASTER RETREAT AT AREA OPEN TO BELOW
- ~ OPTIONAL LOFT AT AREA OPEN TO BELOW
- ~ OPTIONAL BEDROOM SIX AT AREA OPEN TO BELOW
- ~ OPTIONAL DECK OFF OF MASTER BEDROOM



PLAN 3A

Spanish



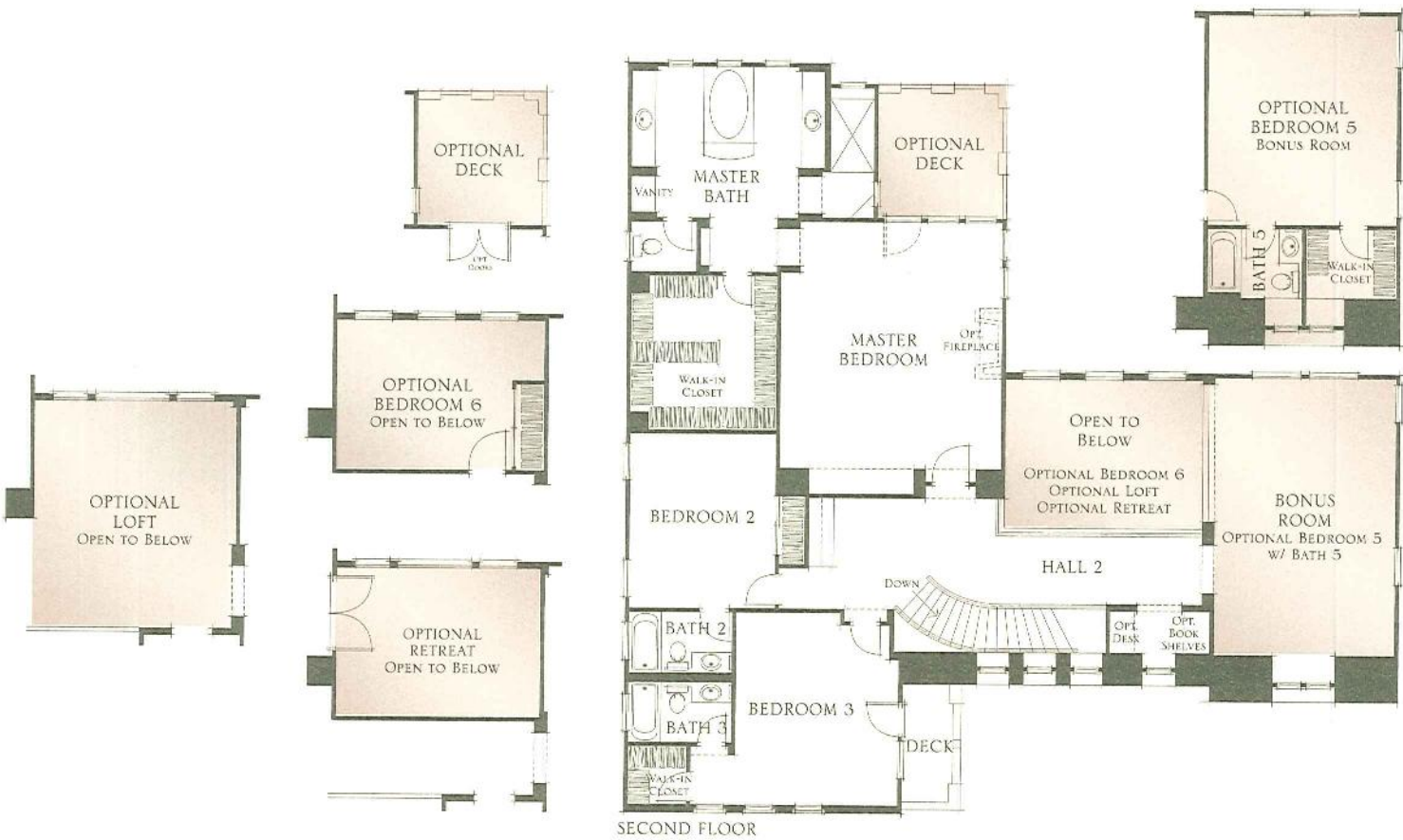
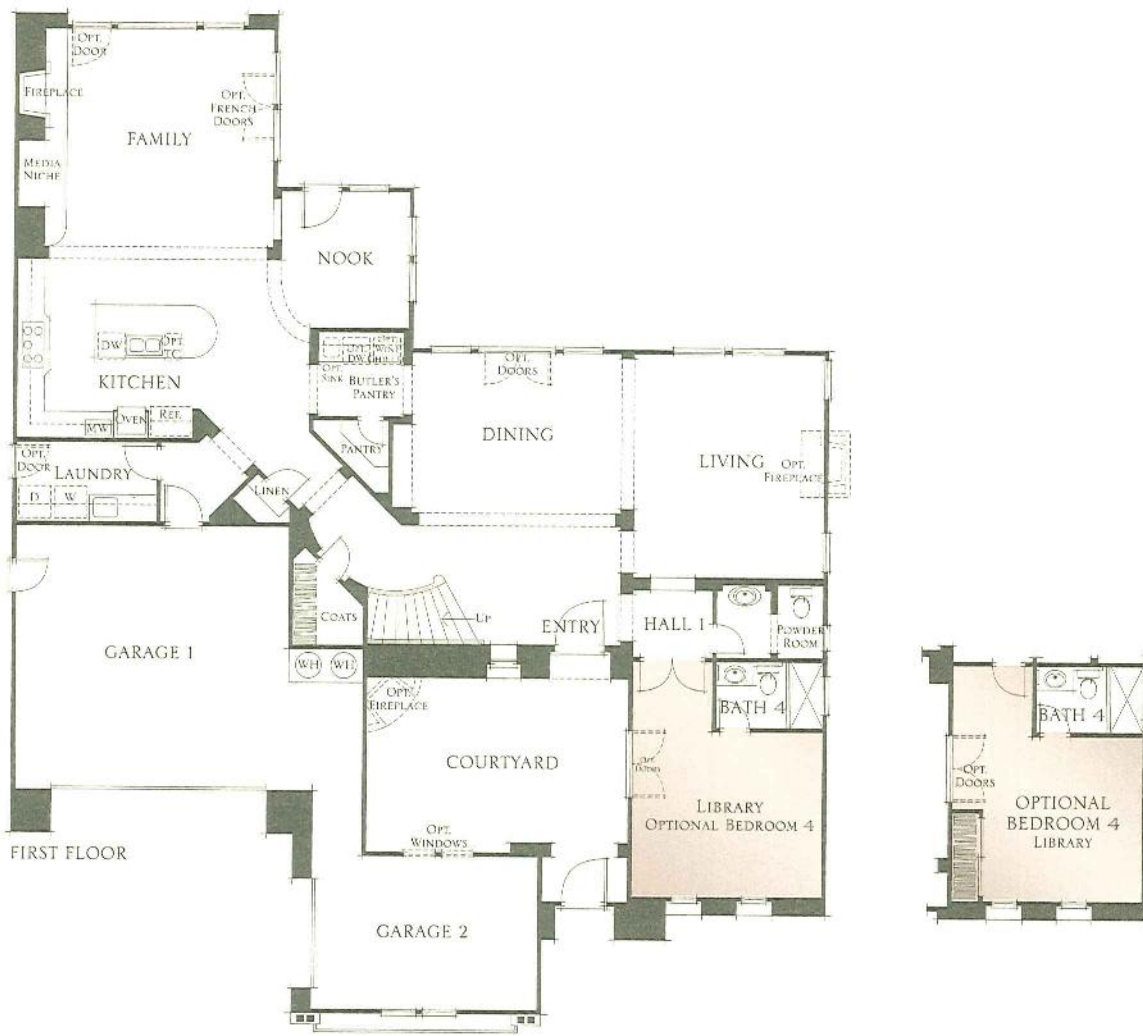
PLAN 3B

Monterey



PLAN 3D

Craftsman



Residence Two *4,136 square feet*

WITH ITS GRAND MASTER SUITE AND A SECOND BEDROOM LOCATED ON THE FIRST LEVEL, PLUS A SECOND STORY RESERVED FOR TWO ADDITIONAL BEDROOMS AND BATHS, RESIDENCE TWO OFFERS THE FEEL OF A ONE-STORY HOME WITH THE FLAIR OF A TWO-STORY DESIGN. ADDITIONAL HIGHLIGHTS INCLUDE FORMAL LIVING AND DINING ROOMS, A BUTLER'S PANTRY AND THREE-CAR SPLIT GARAGE. RESIDENCE TWO OFFERS UP TO SEVEN BEDROOMS AND SEVEN AND ONE-HALF BATHS.

- ~ COURTYARD ENTRY
- ~ FIVE BEDROOMS
- ~ FIVE AND ONE-HALF BATHS
- ~ LIBRARY
- ~ FORMAL LIVING ROOM AND DINING ROOM
- ~ FAMILY ROOM WITH FIREPLACE AND MEDIA NICHE
- ~ GOURMET ISLAND KITCHEN WITH BREAKFAST NOOK
- ~ BUTLER'S PANTRY
- ~ BONUS ROOM
- ~ THREE-CAR SPLIT GARAGE
- ~ DECK OFF OF BONUS ROOM ON MONTEREY 'B' ELEVATION ONLY
- ~ OPTIONAL FIREPLACE AT COURTYARD WITH GARAGE TWO ONLY
- ~ OPTIONAL BEDROOM THREE AT DEN
- ~ OPTIONAL MASTER RETREAT AT BEDROOM FOUR
- ~ OPTIONAL BEDROOM SEVEN AT GARAGE TWO
- ~ OPTIONAL STUDIO AT GARAGE TWO
- ~ OPTIONAL TECH CENTER



PLAN 2A

Spanish



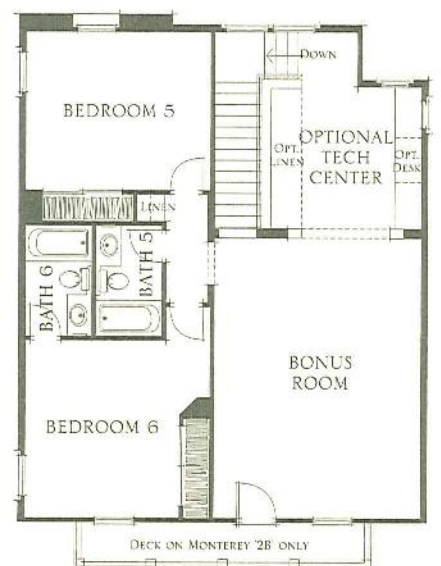
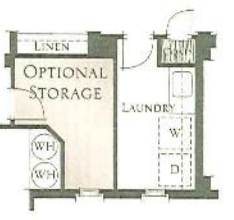
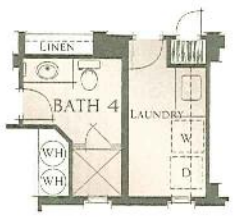
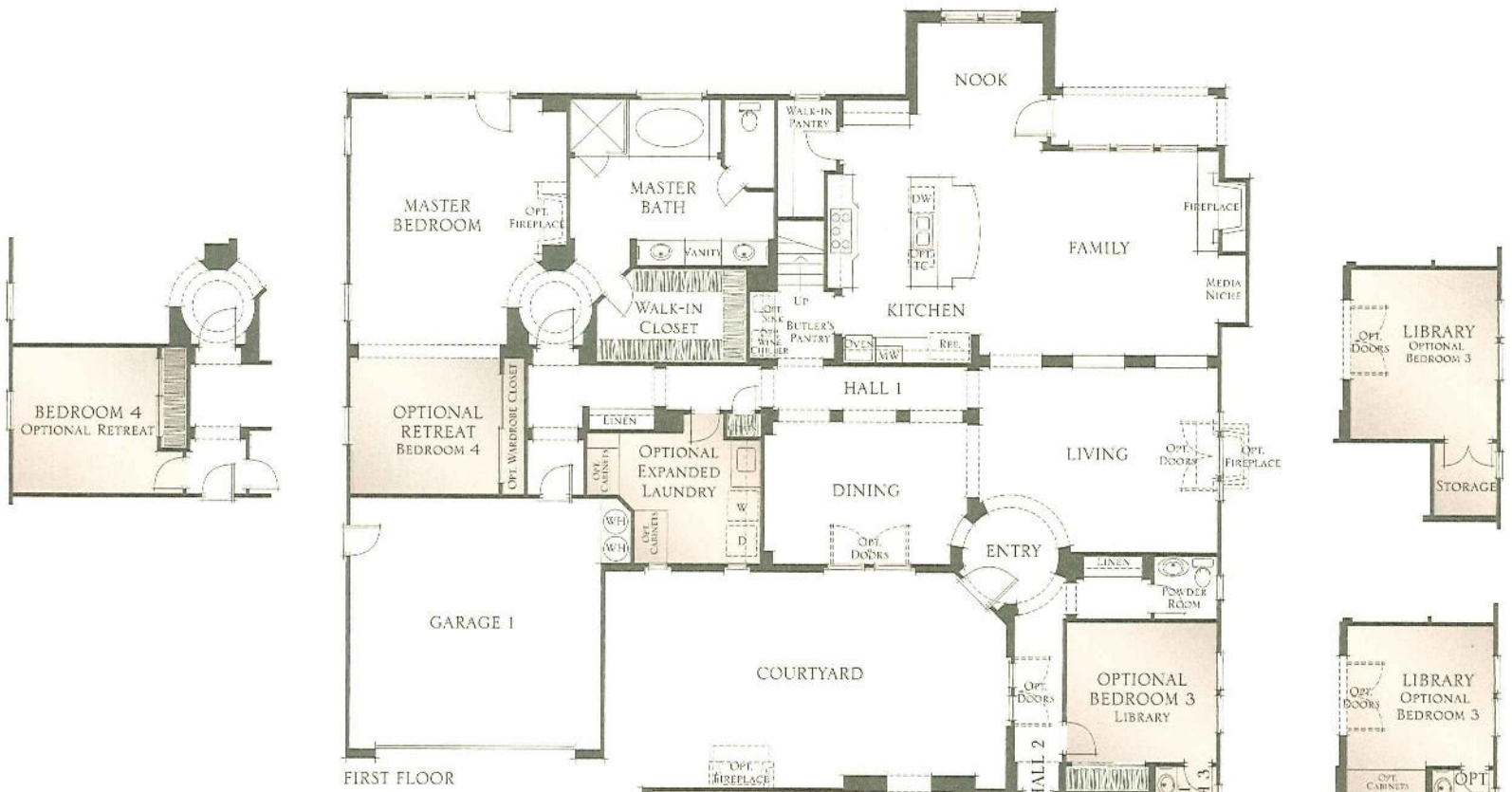
PLAN 2B

Monterey



PLAN 2C

Tuscan



Residence Four *4553 square feet*

EVERY TURN IN THIS PHENOMENAL RESIDENCE FOUR OFFERS AN ABUNDANCE OF LUXURIOUS APPOINTMENTS. SUCH AS THE INDOOR/OUTDOOR LIVING OF THE COVERED PATIO AND ROMANTIC SECOND STORY DECK (ON A & B ELEVATION ONLY). RESIDENCE FOUR OFFERS UP TO SIX BEDROOMS AND FIVE AND ONE-HALF BATHS.

- ~ FIVE BEDROOMS
- ~ FIVE AND ONE-HALF BATHS
- ~ LIBRARY
- ~ FORMAL LIVING ROOM AND DINING ROOM
- ~ FAMILY ROOM WITH FIREPLACE AND MEDIA NICHE
- ~ GOURMET ISLAND KITCHEN WITH BREAKFAST NOOK
- ~ BUTLER'S PANTRY
- ~ BONUS ROOM
- ~ COURTYARD AND COVERED PATIO
- ~ FOUR-CAR TANDEM GARAGE
- ~ OPTIONAL TEEN ROOM AT BEDROOM TWO
- ~ OPTIONAL BEDROOM SIX AT BONUS ROOM
- ~ OPTIONAL FIREPLACE BETWEEN DINING AND LIVING ROOM
- ~ OPTIONAL FIREPLACE BETWEEN COURTYARD AND COVERED PATIO
- ~ SPACIOUS OPTIONAL DECK OFF OF MASTER BEDROOM



PLAN 4A

Spanish



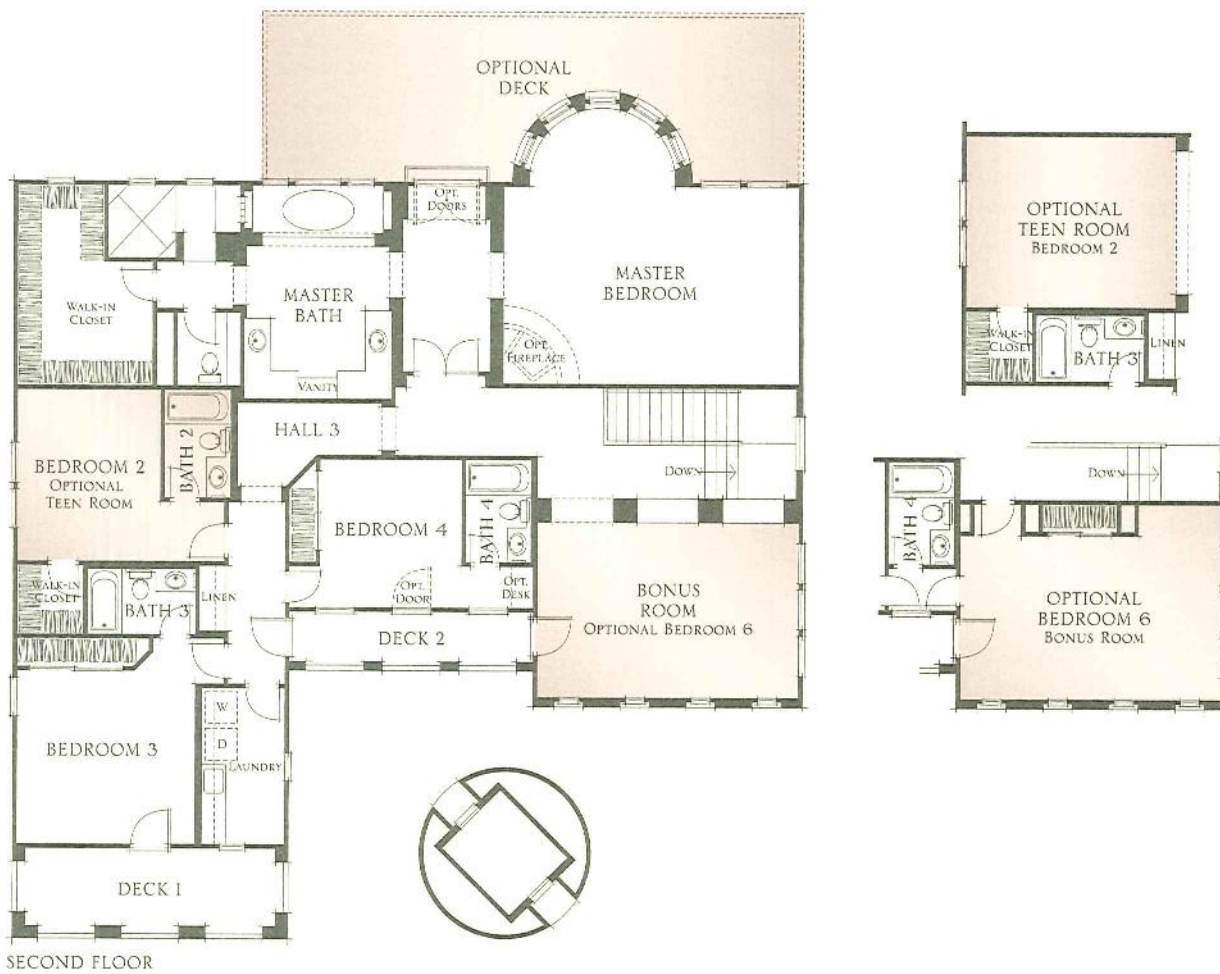
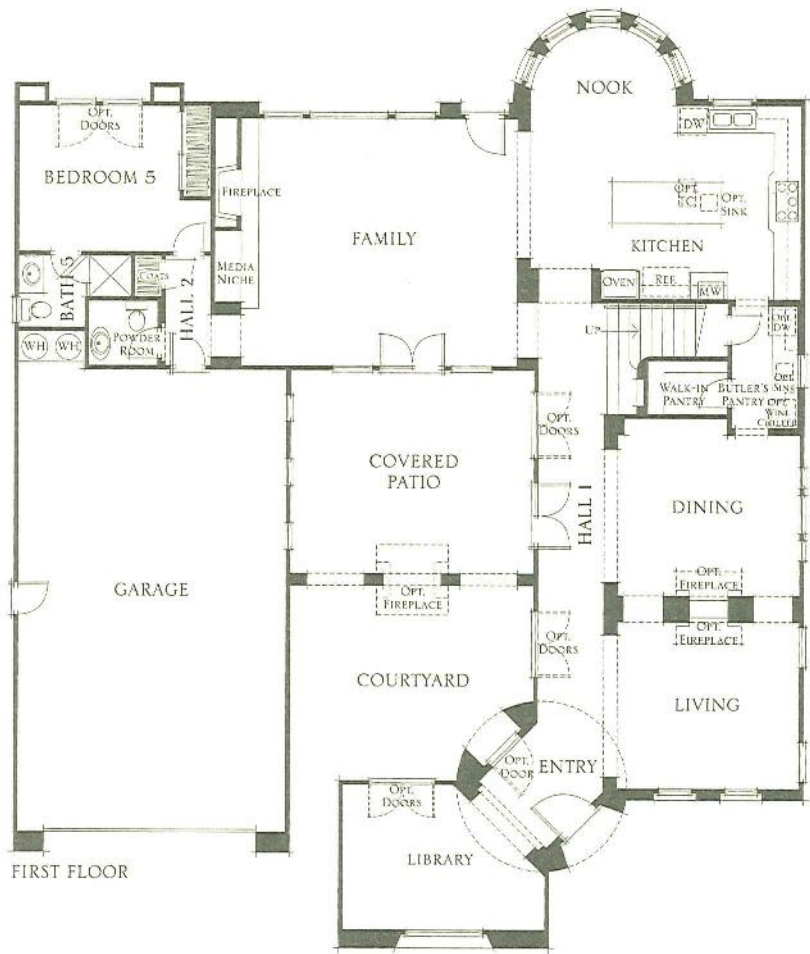
PLAN 4B

Monterey



PLAN 4C

Tuscan



Design Appointments

THE GROUNDS AND EXTERIORS

- ~ BEAUTIFUL MASTER-PLANNED LANDSCAPING THROUGHOUT THE COMMUNITY
- ~ DISTINCTIVE SPANISH, MONTEREY, TUSCAN AND CRAFTSMAN ARCHITECTURE
- ~ ARCHITECTURAL ENTRY PORCHES, INTERIOR COURTYARDS, BALCONIES AND DECKS (LOCATION AND AVAILABILITY VARY PER RESIDENCE AND ELEVATION)
- ~ INDIVIDUALLY DETAILED EXTERIORS WITH WOOD, TILE, STUCCO, STONE AND BRICK FACINGS (PER ELEVATION)
- ~ HIGHLY DURABLE AND FIRE RESISTANT CONCRETE ROOF TILES SELECTED BY ARCHITECT TO COMPLEMENT COLOR SELECTIONS
- ~ POST-TENSION FOUNDATIONS
- ~ AUTHENTICALLY STYLED SOLID 8' PAINTED FIBERGLASS ENTRY DOOR FEATURING ELEGANTLY FINISHED, OIL-RUBBED BRONZE HARDWARE
- ~ LOW-MAINTENANCE FIBERGLASS FRENCH DOORS
- ~ 8' SECTIONAL RAISED PANEL ROLL-UP GARAGE DOORS WITH GARAGE DOOR OPENER AND TWO TRANSMITTERS
- ~ CONCRETE DRIVEWAY, WALKWAY AND STOOPS
- ~ MASONRY AND/OR TUBULAR STEEL REAR AND SIDE YARD FENCING
- ~ ENERGY-EFFICIENT Q-LON WEATHER STRIPPING ON ALL LIVING AREA EXTERIOR DOORS
- ~ ENERGY-EFFICIENT, DUAL-GLAZED WHITE VINYL LOW-E WINDOWS
- ~ FULL-WRAP RAIN GUTTERS
- ~ GAS STUB FOR BARBECUE AT REAR YARD
- ~ HOSE BIBS IN COURTYARD AND REAR YARD
- ~ WEATHERPROOF EXTERIOR ELECTRICAL OUTLETS
- ~ ILLUMINATED ADDRESS NUMBERS
- ~ 225-AMP ELECTRICAL PANEL
- ~ R-13 EXTERIOR WALL INSULATION

SPACIOUS INTERIORS

- ~ GRACIOUS FORMAL LIVING AND DINING ROOM
- ~ SPACIOUS FAMILY ROOM WITH MEDIA NICHE AND WOOD-BURNING FIREPLACE WITH TILE FACADE AND GLASS DOORS
- ~ ELEGANTLY CRAFTED STAIRCASE WITH MAPLE-STAINED RAILING AND PAINTED BALUSTERS (RESIDENCES 3 & 4)
- ~ STRIKING CERAMIC TILE FLOORING AT ENTRIES, KITCHEN, NOOK AND LAUNDRY
- ~ ELEGANT COFFERED CEILINGS IN SELECT LOCATIONS
- ~ PLUSH WALL-TO-WALL CARPETING THROUGHOUT MOST LIVING AREAS
- ~ CUSTOM CRAFTED EURO-STYLE CABINETRY THROUGHOUT
- ~ SLIDE ROLLER GLIDE DRAWERS IN ALL CABINETS
- ~ FRAMELESS SPACE-SAVER MEDICINE CABINETS
- ~ CONVENIENT INTERIOR LAUNDRY ROOM WITH RAISED PANEL THERMOFOIL CABINETS, SINK WITH SIDE SPRAY AND CULTURED MARBLE COUNTERTOPS
- ~ DESIGNER SELECTED LIGHT FIXTURES
- ~ DECORA LIGHT SWITCHES THROUGHOUT
- ~ SPACIOUS CLOSETS WITH PAINTED SHELF AND NATURAL POLE
- ~ CLEAR GLASS ENCLOSURE AT SHOWERS
- ~ SERVICE FOR GAS DRYER AT LAUNDRY ROOM
- ~ RECESSED LIGHTING IN SELECT LOCATIONS
- ~ CUSTOM SATIN NICKEL INTERIOR DOOR HARDWARE IN THE LEVER STYLE, CHROME FINISH IN ALL BATHROOMS
- ~ PRICE PFISTER FAUCETS AND SINKS AT KITCHEN AND BATHS

- ~ COLONIST RAISED-PANEL INTERIOR DOORS
- ~ COLONIST RAISED-PANEL WARDROBE DOORS
- ~ LONG-LASTING CHINA SINKS AT BATHS
- ~ CUSTOM-SELECTED DINING ROOM CHANDELIER (STYLE VARIES PER RESIDENCE)
- ~ STOOL AND APRON ON MOST WINDOWS
- ~ CUSTOM WOOD ENAMELED 4" BASE MOULDING
- ~ FULLY DRY-WALLED AND PAINTED GARAGE INTERIORS

INNOVATIVE GOURMET KITCHENS

- ~ ARCHITECTURALLY DESIGNED GOURMET KITCHENS WITH LARGE FOOD PREPARATION ISLANDS AND GRANITE SLAB COUNTERTOPS WITH FULL BACKSPLASH AT COOKTOP AND 6" BACKSPLASH AT COUNTERTOPS
- ~ CUSTOM CRAFTED CABINETRY WITH A CHOICE OF 3 STANDARD FINISHES, CONCEALED HINGES, BRUSHED CHROME DOOR AND DRAWER KNOBS WITH PRE-FINISHED WHITE CABINET INTERIORS
- ~ SOPHISTICATED RECESSED LIGHTING AND UNDER-CABINET FLUORESCENT TASK LIGHTING
- ~ WHITE KITCHENAID APPLIANCES INCLUDING:
 - 36" KITCHENAID RANGE WITH 5-BURNER GLASS COOKTOP
 - 30" KITCHENAID DOUBLE OVEN WITH CONVECTION ON TOP
 - KITCHENAID MULTI-CYCLE DISHWASHER
 - KITCHENAID BUILT-IN MICROWAVE
 - IMPERIAL SLIDE-OUT HOOD WITH CABINET PANEL FRONT
- ~ LARGE DOUBLE-BOWL CAST IRON KITCHEN SINK WITH CUSTOM PULLOUT KITCHEN FAUCET, BUILT-IN SOAP DISPENSER AND INSTANT HOT WATER DISPENSER
- ~ WALK-IN PANTRY
- ~ BUTLER'S PANTRY WITH SLAB GRANITE AND 6" BACKSPLASH
- ~ INSINKERATOR HEAVY-DUTY GARBAGE DISPOSAL
- ~ REFRIGERATOR AREA THAT ACCOMMODATES UP TO A 42" UNIT AND IS PRE-PLUMBED FOR ICEMAKER HOOKUP
- ~ BRIGHT AND CASUAL DINING NOOK

OPULENT MASTER SUITES

- ~ SPACIOUS MASTER BATH
- ~ TWIN BASIN COUNTERS WITH VANITY
- ~ ACRYLIC 6' OVAL TUB
- ~ SEPARATE EURO-STYLE WALK-IN SHOWER WITH DUAL SHOWER HEADS, SHOWER SEAT AND DRY OFF AREA (RESIDENCES 3 & 4)
- ~ CERAMIC TILE BATHTUB AND SHOWER SURROUNDS
- ~ COMPARTMENTALIZED WATER CLOSET
- ~ PRESSURE-BALANCED SHOWER VALVES
- ~ SUMPTUOUS WALK-IN CLOSETS
- ~ EURO-STYLE CABINETRY WITH A CHOICE OF 3 STANDARD FINISHES, CONCEALED HINGES, BRUSHED CHROME DOOR AND DRAWER KNOBS, AND 36" HIGH RAISED PULLMANS
- ~ GRACEFUL CHROME HARDWARE
- ~ BRUSHED NICKEL DESIGNER-SELECTED LIGHT FIXTURES

HOME TECHNOLOGY CONVENIENCES

- ~ STRUCTURED WIRE SYSTEM FOR CENTRALIZED DISTRIBUTION OF VOICE, VIDEO AND DATA SERVICES
- ~ PRE-WIRED UNIVERSAL OUTLETS (TWO RG6 CABLES FOR TELEVISION AND TWO CATEGORY 5 TELEPHONE WIRES) IN FAMILY ROOM, KITCHEN, STANDARD BEDROOMS, STANDARD LIBRARY/OFFICE AND BONUS ROOMS
- ~ PRE-WIRED FOR A SINGLE CATEGORY 5 TELEPHONE OUTLET AT MASTER BEDROOM BED-WALL
- ~ DUAL-ZONE HVAC WITH NIGHT SETBACK THERMOSTAT AND AUTO SWITCH OVER FROM HEATING TO COOLING
- ~ ELECTRONIC SMOKE DETECTORS
- ~ ONE 75-GALLON HOT WATER HEATER (RESIDENCE 1), TWO 50-GALLON HOT WATER HEATERS (RESIDENCES 2, 3 & 4)
- ~ RE-CIRCULATING HOT WATER PUMP

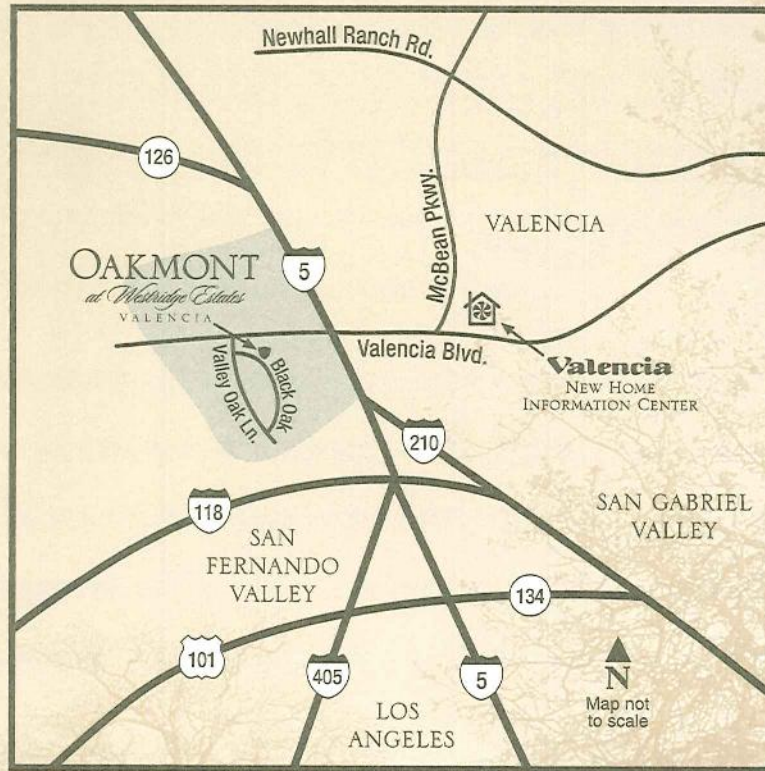
OPTIONAL REFINEMENTS FOR YOUR HOME

- ~ ADDITIONAL BEDROOM AND BATHROOM OPTIONS IN ALL RESIDENCES
- ~ LOFT OPTION IN RESIDENCE 3
- ~ TEEN ROOM OPTION IN RESIDENCE 4
- ~ MASTER BEDROOM GAS FIREPLACE WITH LOG SET, ON A RAISED BOX (RESIDENCES 1, 2 & 3) AND RAISED HEARTH (RESIDENCE 4) WITH TILE SURROUND
- ~ LIVING ROOM WOOD-BURNING FIREPLACE
- ~ EXTERIOR WOOD-BURNING COURTYARD FIREPLACE (LOCATION AND AVAILABILITY VARY BY RESIDENCE)
- ~ STONE OR BRICK FACADES ON FAMILY ROOM FIREPLACES
- ~ OPTIONAL MASTER BEDROOM RETREAT AVAILABLE IN RESIDENCES 1, 2 & 3
- ~ DECKS OFF OF MASTER BEDROOM WITH FRENCH DOORS (RESIDENCES 3 & 4)
- ~ EXPANDED LAUNDRY ROOM OR STORAGE (RESIDENCES 1 & 2)
- ~ ADDITIONAL FRENCH DOORS IN A VARIETY OF CONFIGURATIONS (LOCATIONS VARY BY RESIDENCE)
- ~ CABINET OPTIONS TO PERSONALIZE YOUR HOME WITH GLASS DOORS, LINENS AND TECH-DESKS (RESIDENCE 2)
- ~ CLOSET ORGANIZER SYSTEMS
- ~ GARAGE CABINET ORGANIZER SYSTEMS, FLOOR COATINGS AND LIGHT PACKAGES
- ~ MIRRORED WARDROBE DOORS WITH AND WITHOUT A BEVELED EDGE
- ~ JETTED TUBS WITH IN-LINE HEATERS IN THE MASTER BATH
- ~ PRICE PFISTER FAUCET AND KOHLER SINK AND FAUCET PLUMBING UPGRADES
- ~ BATH ACCESSORIES TO COMPLEMENT UPGRADED PLUMBING FIXTURES
- ~ FRAMED MASTER BATH AND POWDER BATH MIRRORS
- ~ UPGRADED DOOR HARDWARE
- ~ SECURITY AND INTERCOM SYSTEM
- ~ HOME WIRING SYSTEM
- ~ AUDIO AND VIDEO SYSTEMS TO INCLUDE BUILT-IN SPEAKERS
- ~ UPGRADED APPLIANCES
- ~ DESIGNER-SELECTED UPGRADED FLOORING SELECTIONS
- ~ WINDOW COVERINGS

- ~ WOOD-CASED WINDOWS
- ~ INTERIOR SHUTTERS
- ~ CLEAR OR OBSCURE GLASS BATHTUB ENCLOSURES
- ~ UPGRADED BATHROOM FAUCETS AND HARDWARE
- ~ SECURITY CAMERAS
- ~ CERAMIC TILE AND GRANITE COUNTERTOP UPGRADES
- ~ INTERIOR RECESSED LIGHTING PACKAGES AND HANGING FIXTURES
- ~ EXTERIOR CARRIAGE LIGHTING PACKAGE AT GARAGE
- ~ DESIGNER-SELECTED CEILING FANS
- ~ CENTRAL VACUUM SYSTEM
- ~ ADDITIONAL LINEN AREA (RESIDENCE 2)
- ~ WINE CHILLER
- ~ TRASH COMPACTOR
- ~ ADDITIONAL DISHWASHER AT BUTLER'S PANTRY (RESIDENCES 3 & 4)
- ~ WARMING DRAWER
- ~ WATER PURIFICATION TREATMENT SYSTEM
- ~ STAINED ENTRY DOOR
- ~ STAINED GLASS (LOCATIONS VARY BY RESIDENCE)
- ~ GUARDIAN PLUS AIR PURIFICATION SYSTEM

TO ASSIST YOU WITH YOUR SELECTIONS FOR YOUR NEW OAKMONT RESIDENCE, LYON HOMES OFFERS PROFESSIONAL DESIGN COUNSELORS TO ASSIST YOU IN PERSONALIZING YOUR HOME. IN AN EFFORT TO DEVELOP A BETTER PRODUCT, WILLIAM LYON HOMES, INC. RESERVES THE RIGHT TO CHANGE ELEVATION SPECIFICATIONS, MATERIALS, DESIGN AND PRICES WITHOUT NOTICE OR OBLIGATION.

SEE YOUR SALES COUNSELOR FOR DETAILS.



OAKMONT

at Westridge Estates

VALENCIA

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