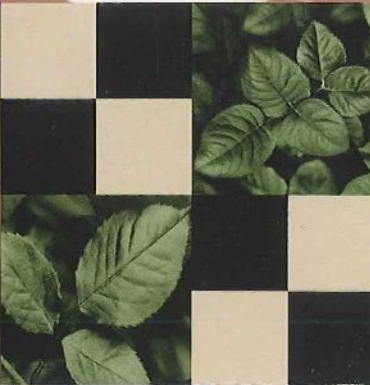
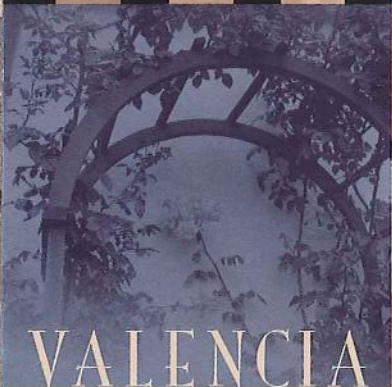




ROSE
Arbor



A new, charming lifestyle.

Terraced on a beautiful hillside, Rose Arbor welcomes you home with its trellis arches and enduring charm. Here is the ownership you have sought and the value you have longed for in the renowned master-planned community of Valencia. The ideal location meets the ideal lifestyle.

Rose Arbor may be more than you ever imagined a first home could be. Resort style rooted in charming, unique floor plans.

Now home has a resort style of living. The lap pool, spa and lovely landscaping offer a refreshing respite from the demands of your day. Meet friendly neighbors or enjoy the privacy of your home surrounded by all the amenities of Valencia.

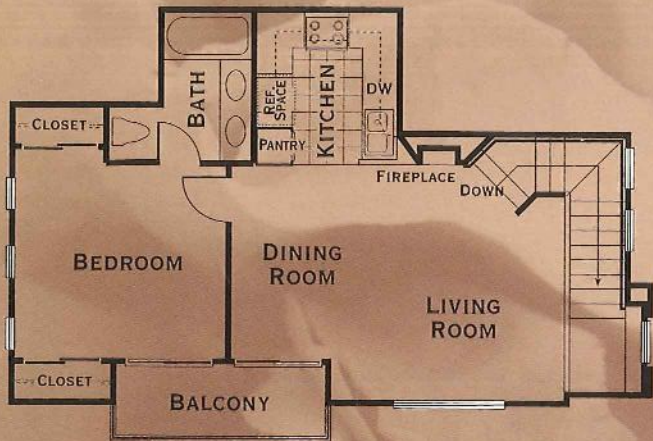


Designed for efficiency & comfort.

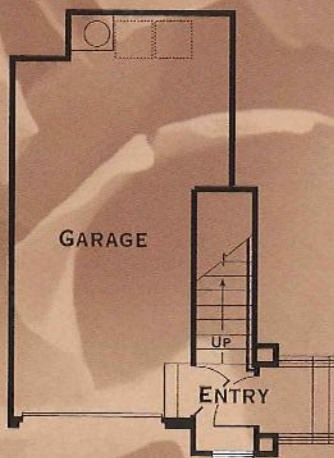
Rose Arbor offers two-story townhomes featuring private, fenced yards. Or single-level carriage homes which highlight upper floor locations. Three unique floor plans showcase excellent design and efficiency, making the most of your space and your comfort. All plans have a one-car attached garage directly accessed from your home. And, many homes capture a wonderful far-reaching view.

All this, for an incredible home value in Valencia. A value you won't match for many years to come. A value, and a community, created for pride of ownership and for many happy beginnings.

The Legend



SECOND LEVEL

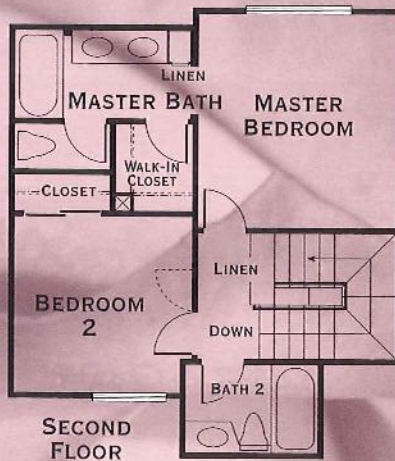


FIRST LEVEL

ONE

BEDROOM

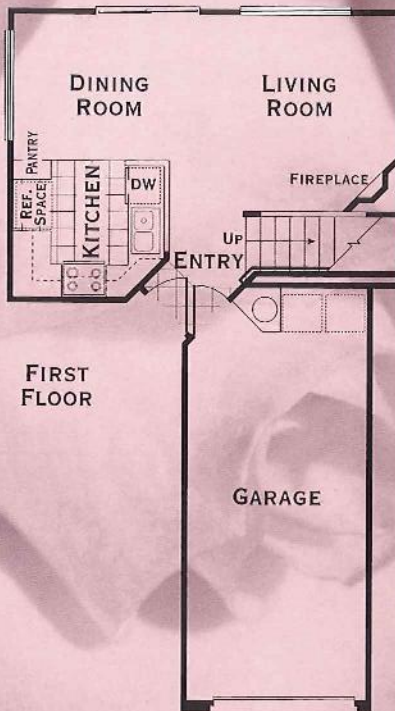
ONE BATH



TWO

BEDROOM

TWO BATH



The Sterling

The Heritage



T W O
BEDROOM
TWO BATH



Site Plan

The Legend



The Sterling



The Heritage



IN AN EFFORT TO CONTINUOUSLY IMPROVE THE COMMUNITY, THE BUILDER RESERVES THE RIGHT TO CHANGE FLOOR PLANS, SPECIFICATIONS AND PRICES WITHOUT NOTICE. SPECIAL WALL AND WINDOW TREATMENTS, UPGRADED FLOOR COVERINGS, SOFTSCAPE AND HARDSCAPE LANDSCAPING, AND MANY OTHER ITEMS FEATURED IN AND AROUND THE MODEL HOMES ARE DECORATOR SUGGESTED AND NOT INCLUDED IN THE PURCHASE PRICE. ALL RENDERINGS, FLOORPLANS, MAPS AND MODEL EXHIBITS ARE ARTIST'S CONCEPTIONS, AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE BUILDINGS, FENCING, WALKS, DRIVEWAYS OR LANDSCAPING. A HOMEOWNER'S ASSOCIATION SUPPORTED BY ALL RESIDENTS MAINTAINS COMMON FACILITIES. PLEASE ASK YOUR HOME COUNSELOR FOR DETAILS.

V

Valencia is a renowned masterplanned community. Renowned because it was designed with families and living in mind, then carefully built to fulfill the promise. Families are drawn to California Distinguished Schools, vibrant recreation centers, shopping, and Valencia's rating as part of one of the safest cities of its size in the nation.

With 12 miles of landscaped and lighted paseos, residents walk, bike and jog freely. This integrated community design naturally brings neighbors together. All ages join in this exchange of living and sharing the way neighborhoods used to be, and are again at this special place to live.

26975 Hillsborough Parkway

Valencia California 91351

Telephone 805 263-9674

Facsimile 805 263-9677




A New Town by the Newhall Land & Farming Company



ROSE

ALL INCLUDED FEATURES

- **Air Conditioning**
- **Direct access, fully drywalled garage**
- **Ceramic tile at entry**
- **Gas burning fireplaces**
- **G.E. range, dishwasher & hood (vented to outside)**
- **European white raised-panel cabinets with fully enclosed and backed vinyl interiors with adjustable shelves and hidden hinges**
- **White ceramic tile kitchen counters**
- **White cultured marble pullman tops in bathroom**
- **Designer carpet selection**
- **Armstrong sheet vinyl in kitchen & baths**
- **Recessed flushed lights throughout**
- **Indirect lighting in kitchens**
- **Built-in media space (specific plans)**
- **6-panel steel entry doors**
- **9' ceiling heights throughout**
- **Dual-glazed white painted aluminum windows**
- **Lightweight concrete throughout on second floor**

In an effort to continually improve our homes, the builder reserves the right to make any design or specification changes without notice.