



Sunset Pointe



Details



Details.

Those little things that make the difference between the usual and the extraordinary.

At Sunset Pointe, we care about all the details. Like onyx oval tubs. Or hand crafted fireplaces. Vaulted ceilings. And special exteriors that are new and exciting.

Details.

Like our carefully designed floorplans. Well thought-out with plenty of room for changing families. Perfect for entertaining, relaxing... for living.

And our views. Spectacular.

Even better, at Sunset Pointe, you're as close or as far from activities as you want to be. Nearby shopping, dining and recreation make staying close to home enjoyable. Easy freeway access makes leaving home a breeze.

Community



Look out the window at Sunset Pointe and you can see your future.

That's because Sunset Pointe is located in one of the fastest growing, most carefully planned parts of the country—the Newhall/Valencia area of the Santa Clarita Valley.


Sunset Pointe is near everything. Shopping, dining, amusement parks, schools, transportation, lakes, cultural events... they're all in the area. Downtown Los Angeles is only thirty-five miles away. A short drive gets you to Burbank Airport.

And yet, somehow, Sunset Pointe seems removed from everything. It's the quiet. The fresh blowing breezes. That special feeling of peaceful contentment.

Sunset Pointe. Where you can leave the world behind... but not too far behind.

Larwin Company

It starts with our reputation



Larwin Company has developed a reputation for building quality homes since the company was formed in 1948. To date, Larwin has constructed and sold more than 50,000 homes in 160 separate communities.

Larwin Company maintains its headquarters in Encino, California and its current focus is the development and construction of both residential and commercial projects throughout California. Within the past few years Larwin has developed prestigious communities in Westlake Village, Simi Valley, Cypress, Costa Mesa, Carlsbad, Woodland Hills and Valencia to name a few.

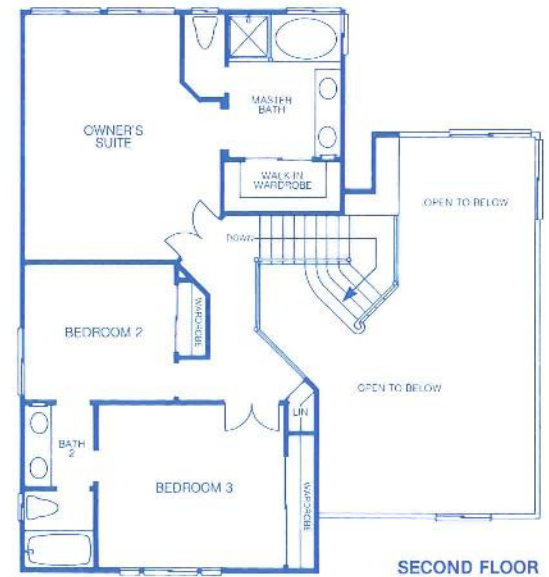
Larwin Company values its reputation for quality design and construction. The company brings a commitment of excellence to all of its projects and has the talent and resources to fulfill those commitments.

Buttercup

As soon as you see the unusual staircase, you get the feeling that this home is something special. And it is. Two stories, four bedrooms, three baths and an impressive family room with plenty of space. Vaulted ceilings, stained wood staircase railings and a stately owner's suite that exudes character.



***DEN OPTION**
Bedroom 4 may be ordered as a Den.



Plan 2



Azalea

Extra touches, combined with no stairs to climb, make this one-story, three-bedroom, two-bath home especially attractive. From the ceramic tiled entry to the woodburning fireplace. From the convenient breakfast nook to the maxi-room. Every detail has been carefully thought-out... and even more carefully executed.



Plan 1

*Options are available at additional cost and must be ordered prior to construction and at the time of Contract of Purchase.



Daisy

Three or four bedrooms, three baths, and a state-of-the-culinary-art kitchen are just a few of the details that make this home magnificent. The two-story living and dining room is spectacular, and the view from the large family room is especially dramatic. Features like the owner's suite with separate tub and shower give your home that regal feeling. Sound appealing? It is.



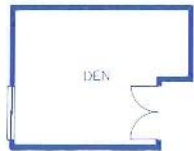
Plan 4

*Options are available at additional cost and must be ordered prior to construction and at the time of Contract of Purchase.



Camelia

With four bedrooms, or three bedrooms and a convertible den, this two-story home is ready to meet your ever changing needs. There are three baths, a large kitchen with an island cook center and a formal dining room. What's more, there's even an upstairs studio just waiting to become a gymnasium, library, music room... whatever room.



***DEN OPTION**
Bedroom 4 may be ordered as a Den.

Plan 3



FIRST FLOOR



SECOND FLOOR

*Options are available at additional cost and must be ordered prior to construction and at the time of Contract of Purchase.



Features

The inside story

Ceramic Tile Entries Vaulted Ceilings Raised Panel Interior and Wardrobe Doors Stained Wood Turned Staircase Railings Hand Crafted Woodburning Fireplaces Spacious Owner's Suites with Vaulted Ceilings Walk-in Closets Per Plan Quality Carpeting Throughout

Chef's quarters

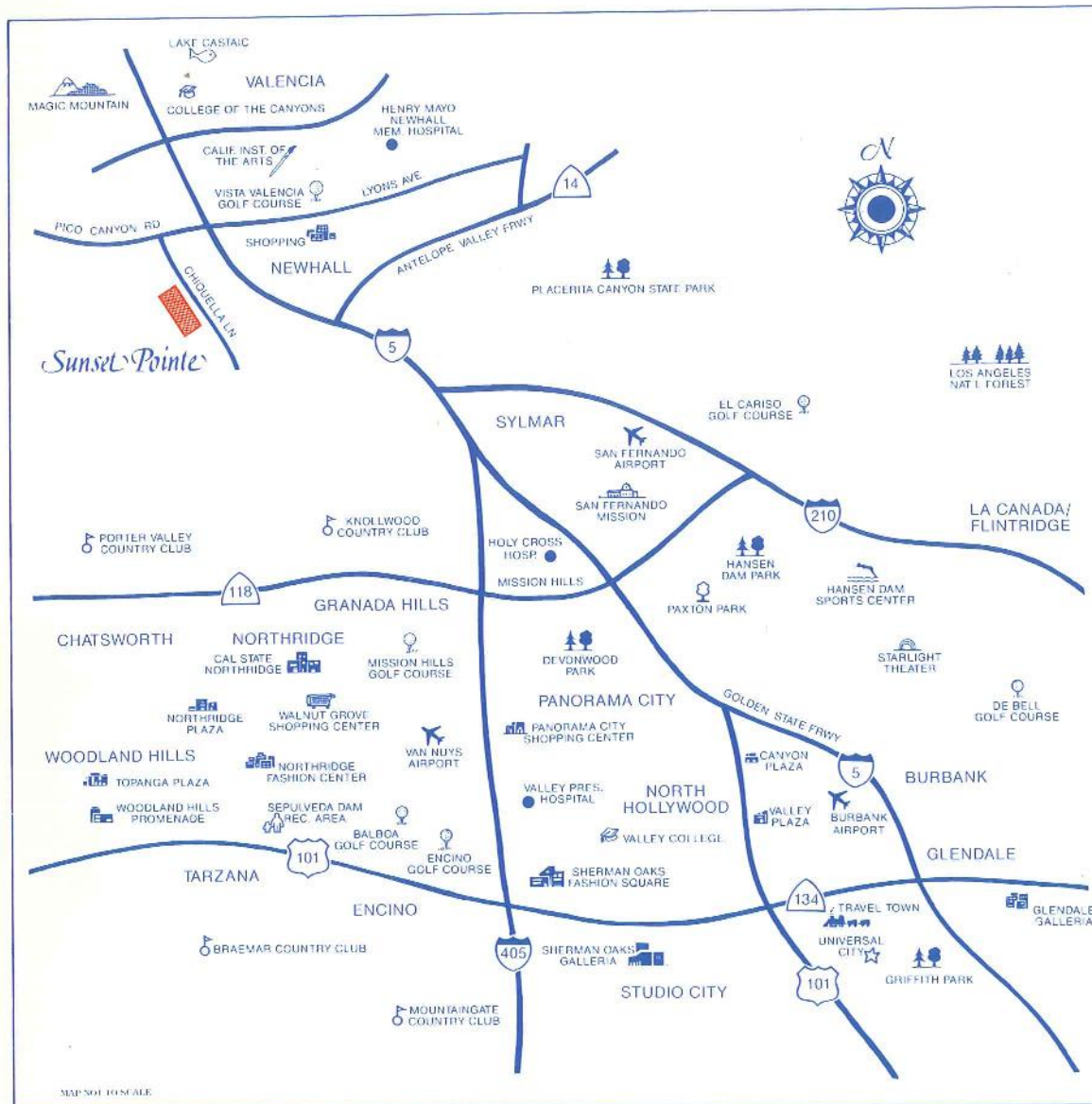
Dramatic Garden View Kitchens Separate Breakfast Area Furniture Finished Oak Cabinets Microwave Ovens by Jenn-Air Deluxe Dishwashers with Multiple Wash Options Ceramic Tile Counter Tops Luminous Ceilings Water Connections for Automatic Icemaker Jenn-Air Cooktops

Those special bathrooms

Ceramic Tile Shower Walls Ceramic Tile Tub Surrounds Onyx Oval Tubs in Master Bath Double Sinks in Master Bath Onyx Marble Pullman Tops Furniture Finish Oak Cabinets Private and Compartmented Bathrooms Mirrors Over Pullmans Per Plan Separate Shower and Tub in Master Bath (Most Plans)

Spectacular views and more ...

Sunset Pointe homes have each been specially sited to afford owners the optimum views of the surrounding community. Elegant Entry Doors 12 New Mediterranean Exteriors 4 Newly Developed Floor Plans Pool Sized Rear Yards Central Refrigerated Air Conditioning Concrete Tile Roofs Three-Car Garages in Most Plans Special care and consideration have been given to select attractive custom looking exterior colors to complement this outstanding architecture. Colors have been professionally pre-selected and are not subject to change.



Take the Golden State Freeway (5) north to Lyons Avenue. Exit turning left over the freeway to Chiquella Lane, turning left again. Proceed to Sagecrest Circle, turn right. Turn right at Foxtail Court.

25015 Foxtail Court (818) 995-8666
 Newhall, CA 91321 (805) 255-5443



7/88



Sunset Pointe

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Azalea

Plan 1

1 Story

3 Bedrooms, 2 Baths

1701 Square Feet

FROM \$200,990

Buttercup

Plan 2

2 Story

4 Bedrooms, 3 Baths

2072 Square Feet

FROM \$238,990

Camelia

Plan 3

2 Story

4 Bedrooms, 3 Baths

2238 Square Feet

FROM \$249,990

Daisy

Plan 4

2 Story

4 Bedrooms, 3 Baths

2383 Square Feet

FROM \$252,990