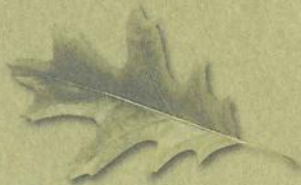


*The  
Masters*



**WESTRIDGE**  
VALENCIA



**WESTRIDGE**  
VALENCIA

A name of such significance would only befit a neighborhood of singular stature and exceptional prestige, one that represents a grand vision and an extraordinary achievement.

The Masters, located in Westridge, surrounds homeowners with acres of open space, gently rolling hills, century-old oak trees, and breathtaking views of the Santa Clarita Valley, together with a host of inspiring amenities including new schools and California's first Tournament Players Club Golf Course.

Beautifully complementing this coveted location is a special neighborhood offering incomparable floorplans that have been uniquely designed to infuse indoor and outdoor living spaces. Maximizing livability with such features as spacious kitchens and family rooms and sumptuous master suites, these fine residences reveal the true pinnacle of what can be achieved when superb land planning meets with the commitment to style, warmth, and details that is the hallmark of every Brookfield neighborhood. The Masters. Redefining the concept of living well.



# Residence Two

4 Bedrooms (Including Downstairs Master Suite)

3½ Baths ☛ Family Room

Formal Living Room and Dining Room

Gourmet Kitchen with Nook ☛ Covered Deck

Bonus Room ☛ 3-Car Tandem Garage

Optional 5<sup>th</sup> Bedroom ☛ 3,415 Square Feet (As Modeled)

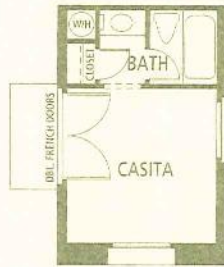
Casita Offered on Preselected Homesites (Adds 185 Square Feet)



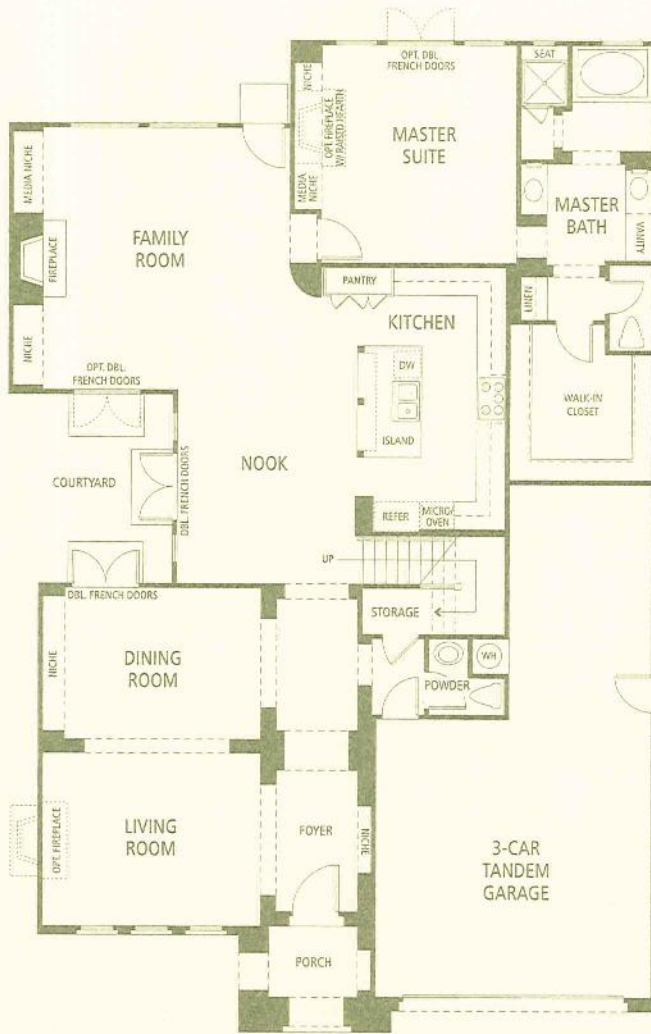
Spanish (As Modeled)



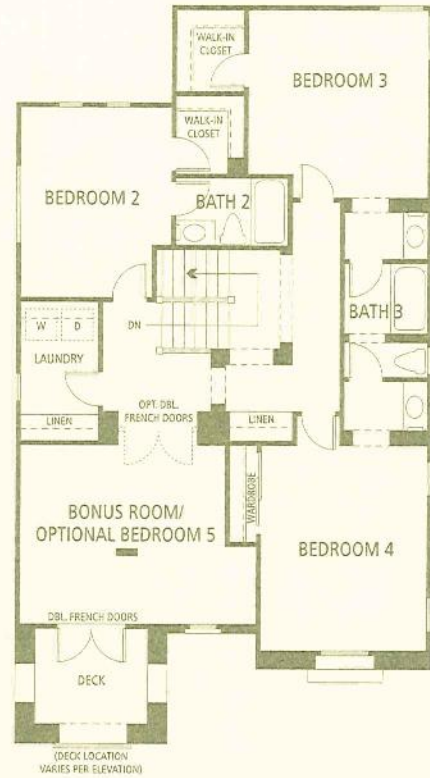
French Country



Casita  
(As Modeled)



First Floor



Second Floor



Optional  
Bedroom 5



# Residence One

4 Bedrooms ☞ 3½ Baths ☞ Family Room

Formal Living Room and Dining Room

Gourmet Kitchen with Morning Room

Home Management Center ☞ Bonus Room

3-Car Tandem Garage

Optional 5<sup>th</sup> Bedroom with 4<sup>th</sup> Bath (As Modeled),

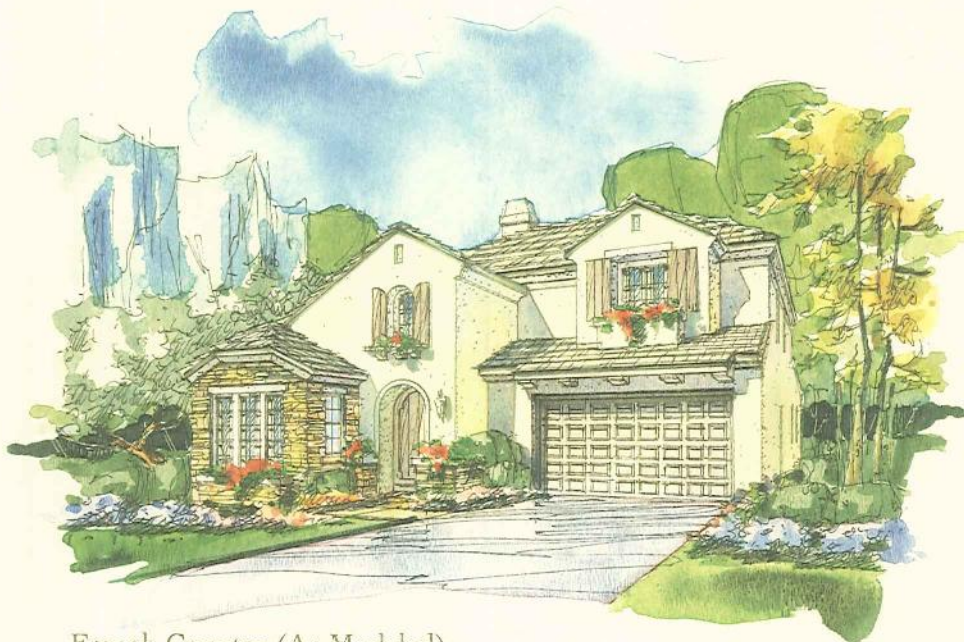
Hobby Room, and Den

3,337 Square Feet (As Modeled) ☞ Option up to 3,449 Square Feet

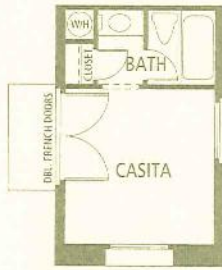
Casita Offered on Preselected Homesites (Adds 185 Square Feet)



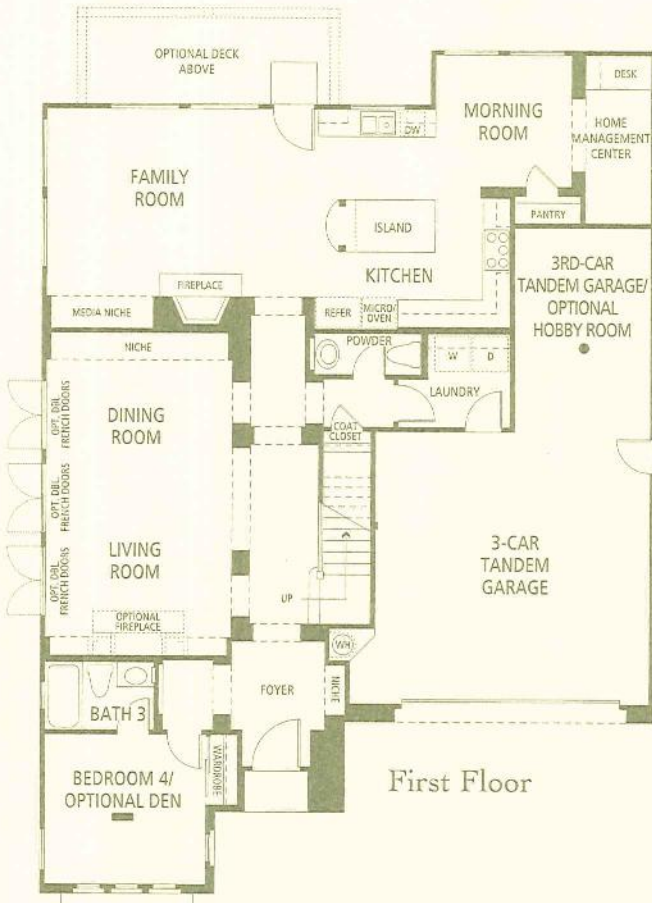
Spanish



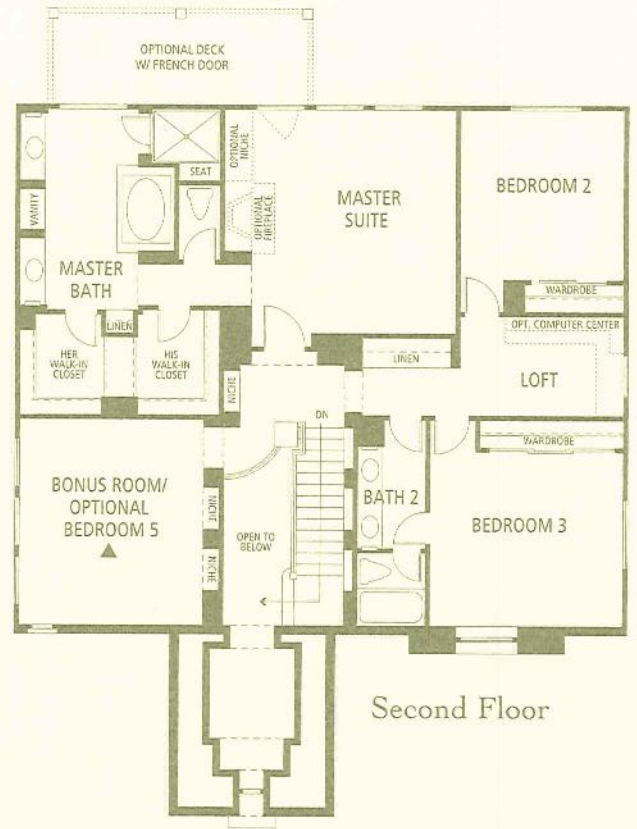
French Country (As Modeled)



Casita  
(Not Modeled)



First Floor



Second Floor



Optional Den



Optional Hobby Room



Optional Bedroom 5  
(As Modeled)



# Residence Three

5 Bedrooms ✎ 4½ Baths ✎ Parlor ✎ Family Room

Formal Dining Room ✎ Gourmet Kitchen with Nook

Study ✎ Covered Deck

Large Front Entry Porch  
(Featured on French Country Elevation Only)

3-Car Tandem Garage ✎ Optional 6<sup>th</sup> Bedroom and Loft

3,680 Square Feet (As Modeled) ✎ Option up to 3,884 Square Feet

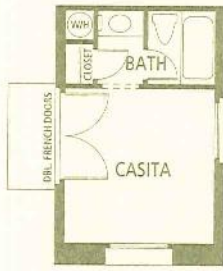
Casita Offered on Preselected Homesites (Adds 185 Square Feet)



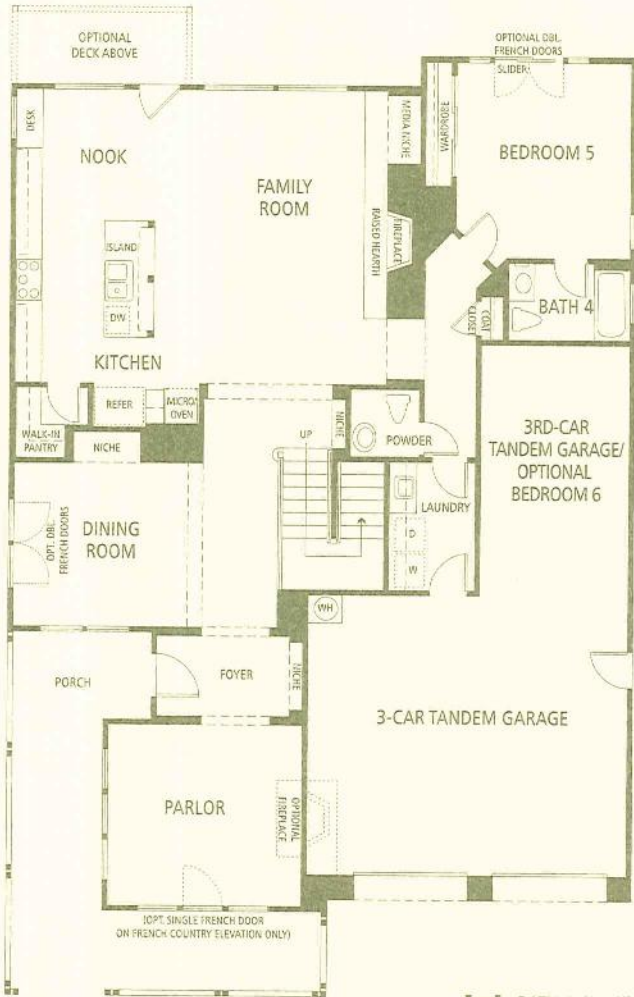
Spanish



French Country (As Modeled)



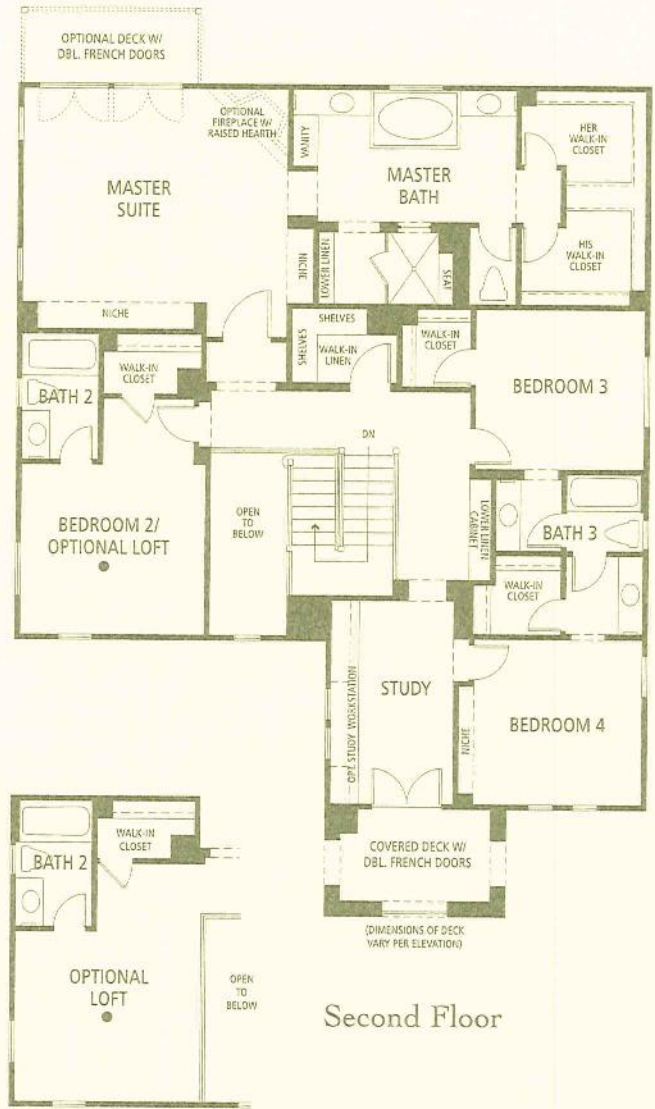
Casita  
(Not Modeled)



First Floor



Optional  
Bedroom 6



Second Floor

Optional  
Loft





# Residence Four

5 Bedrooms 4½ Baths Family Room

Formal Living Room and Dining Room

Gourmet Kitchen with Morning Room Library Teen Room

Covered Balcony 3-Car Split Garage\*

Optional Exercise Room with Computer Loft (As Modeled)

3,782 Square Feet (As Modeled)

Casita Offered on Preselected Homesites (Adds 185 Square Feet)



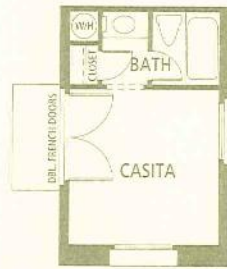
Spanish Traditional (As Modeled)



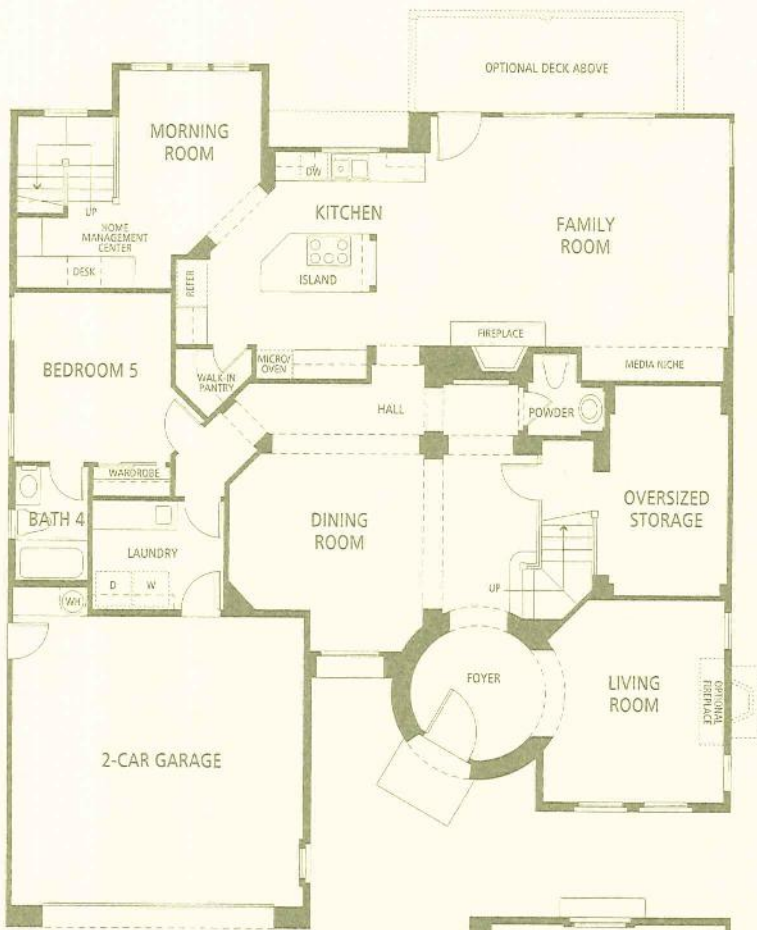
Spanish Hacienda



French Country



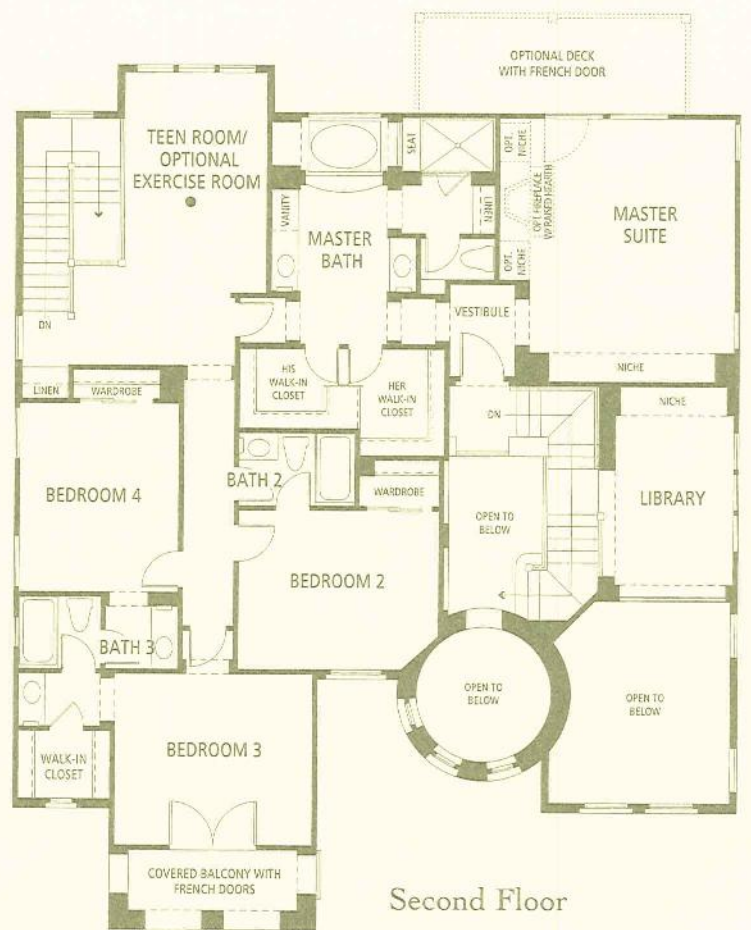
Casita  
(Not Modeled)



First Floor



Single-Car Garage  
Available on  
Preselected Homesites



Second Floor



Optional  
Exercise Room  
(As Modeled)



# Included

## LASTING EXTERIOR IMPRESSIONS

- Authentically detailed Spanish and French Country architecture
- Two and three-car, finished drywall garages with interior access
- Sectional roll-up, raised-panel garage door with two transmitters
- Concrete driveway and walkway
- Custom exterior entry lighting
- Impressive 8' wood entry door with distressed dark bronze hardware
- Fire-retardant concrete tile roof
- Loxon® coating system applied to stucco for enhanced waterproof protection and lasting beauty
- Electrical outlet in rear yard
- Rear-yard gas BBQ line stub
- Side-yard masonry walls
- 200 AMP electrical panel
- Beautiful exterior accents including ornamental iron, shutters, mosaic tile or masonry, per elevation

## CULINARY STYLE

- General Electric® white-on-white appliance package includes:
  - General Electric® Profile™ 36" range with 5-burner glass cooktop
  - General Electric® Profile™ 30" oven
  - General Electric® Profile™ touch pad 6-cycle dishwasher
  - General Electric® Profile™ convection microwave oven
- Raised-panel wood cabinetry with a matte-white, thermofoil, or beechwood finish
- Beautiful granite kitchen countertops in a selection of four finishes
- Convenient under-cabinetry fluorescent lighting
- Pre-plumbed for refrigerator ice maker
- Extra-large, cast iron Ceko® double bowl kitchen sink with designer-selected faucet
- Generous pantry



# Appointments

## TRANQUIL MASTER SUITES

- Extensive master walk-in wardrobe closets
- Acrylic master bathtub includes hand-set 6" x 6" white ceramic tile deck and backsplash
- Hand-set 6" x 6" white ceramic tile countertop, backsplash, and separate shower
- Dual china sinks
- Frameless, clear-glass shower enclosure with polished-chrome trim
- Private compartmentalized water closet
- Dual-zone, gas, forced-air heating and central air conditioning with night set-back thermostat
- Designer-selected interior dining room chandelier, varies per plan
- Stylized and energy-efficient, dual-glazed vinyl windows throughout
- Price Pfister® plumbing faucets at kitchen and baths
- Hot water recirculating pump
- Energy-efficient, 75-gallon gas water heater
- Bullnosed walls throughout main living areas
- Insulated exterior walls and ceilings

## INTERIOR COMFORT AND BEAUTY

- Elegant wood-burning fireplace in family room
- Oil-rubbed bronze interior door hardware throughout
- Decora® light switches throughout
- Secondary baths include acrylic tub with 6" x 6" white tile surround
- Easy-to-clean cultured marble countertops in secondary baths and laundry room
- Interior laundry rooms with generous storage cabinetry and utility sink, per plan

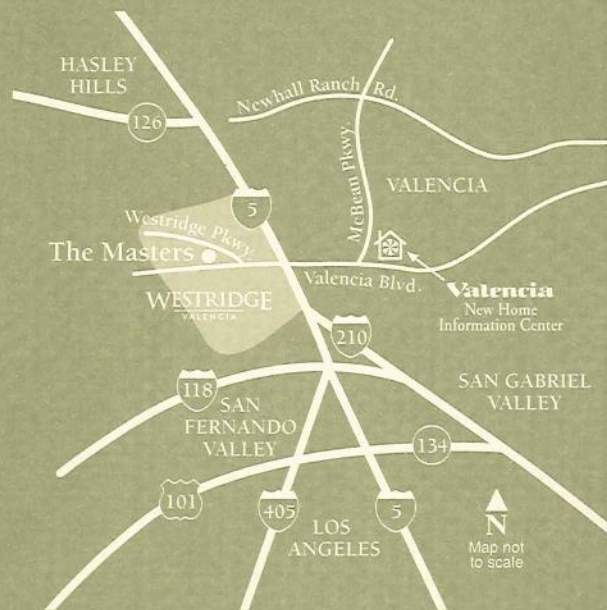
To help you personalize your new residence at The Masters, we invite you to develop your own sense of style in your new home by choosing from a wide variety of custom appointments, including everything from distinctive floor and window coverings to custom cabinetry and finish carpentry. Our Design Team is ready and available to assist you. Please make an appointment to visit the Brookfield Design Studio in Calabasas or consult The Masters Sales Team for further details.



## OUR COMMITMENT TO YOU

**B**rookfield Homes Southland is independently and locally operated, with offices in the greater Los Angeles/Orange County area, and part of one of North America's largest homebuilding companies, Brookfield Homes Corporation. The parent company also has community development and homebuilding operations in the San Francisco Bay Area, San Diego area, Virginia, and Maryland. Listed on the New York Stock Exchange, Brookfield Homes Corporation is a public company. Information on Brookfield Homes is available at [www.brookfieldhomes.com](http://www.brookfieldhomes.com).





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All renderings are artist's concepts. Square footages are approximate. In the interest of continuous improvements, Brookfield Homes reserves the right to modify or change floorplans, materials, colors or features without prior notice or obligation. Such changes may not always be reflected in our model homes. Product type is subject to availability. Optional features may be included at additional cost subject to construction cutoff dates. Please see sales representative for further details.

