

Traditions

AT VALENCIA NORTHBRIDGE

DREAMS CAN COME TRUE



*T*RADITIONS are memories of family times spent together. At Traditions in Valencia Northbridge, a lifetime of memories are waiting to be lived. The ultimate family room with a built-in home theater and a 52" wide screen television, set the stage for memorable nights at home and Saturday morning cartoons. At the heart of the home is the large open-style kitchen and nook where your family can gather around the butcher block island to help with holiday cooking or to enjoy an after-school snack.

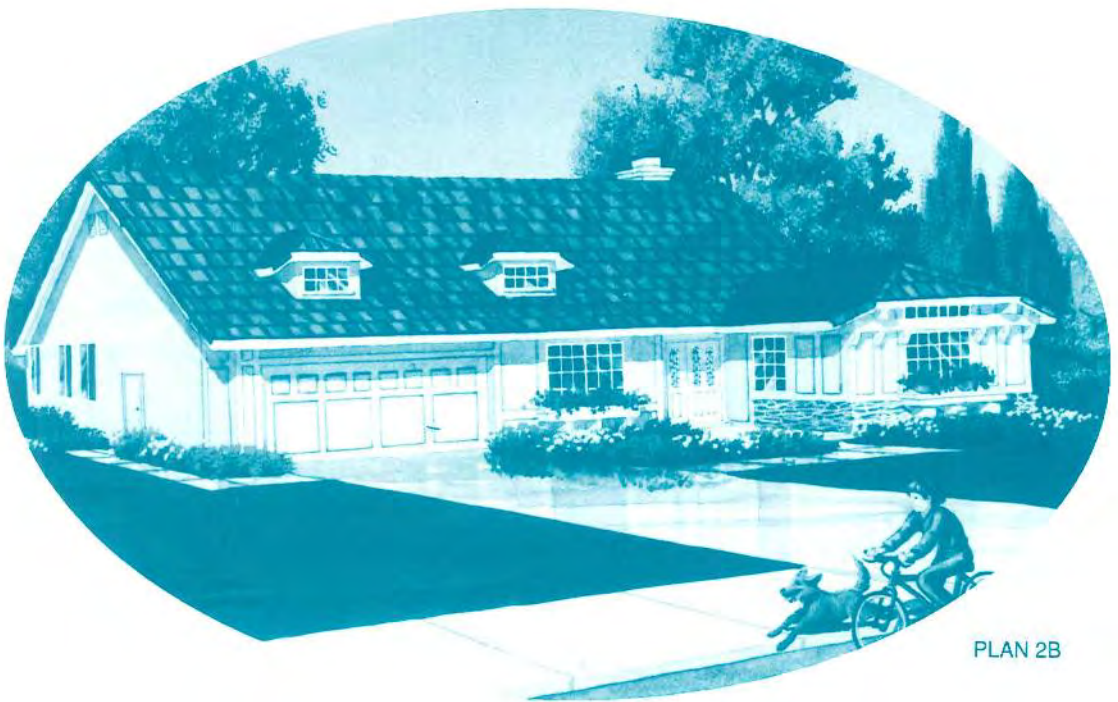
Traditions are also knowing that your family is now part of the picturesque community of Valencia with its quiet paseos and rolling hills. Four recreation centers, one directly next to Traditions, offer swimming pools, a clubhouse, Junior Olympic pool, spas and lighted tennis courts. Most importantly, Valencia Northbridge is part of an excellent school district, awarded two California Distinguished School Awards and a Nationally Distinguished School Award for its top standards. Valencia is complete family living waiting to bring your memories to life.

Traditions at Valencia Northbridge...Where Dreams Can Come True.



PLAN 2A

ARTIST'S CONCEPT



PLAN 2B

ARTIST'S CONCEPT

PLAN TWO



- ◆ 2,297 square feet ◆
- Three bedrooms ◆ Two full baths ◆ Den or optional fourth bedroom ◆ Living room with optional fireplace and formal dining room ◆ Family room with state-of-the-art home theater with surround sound ◆ Island kitchen with window nook ◆ Luxurious master suite with optional fireplace and spacious bath ◆ Kitchen recycling cabinet ◆ Laundry room with sink ◆ Two or three-car garage



PLAN 4A

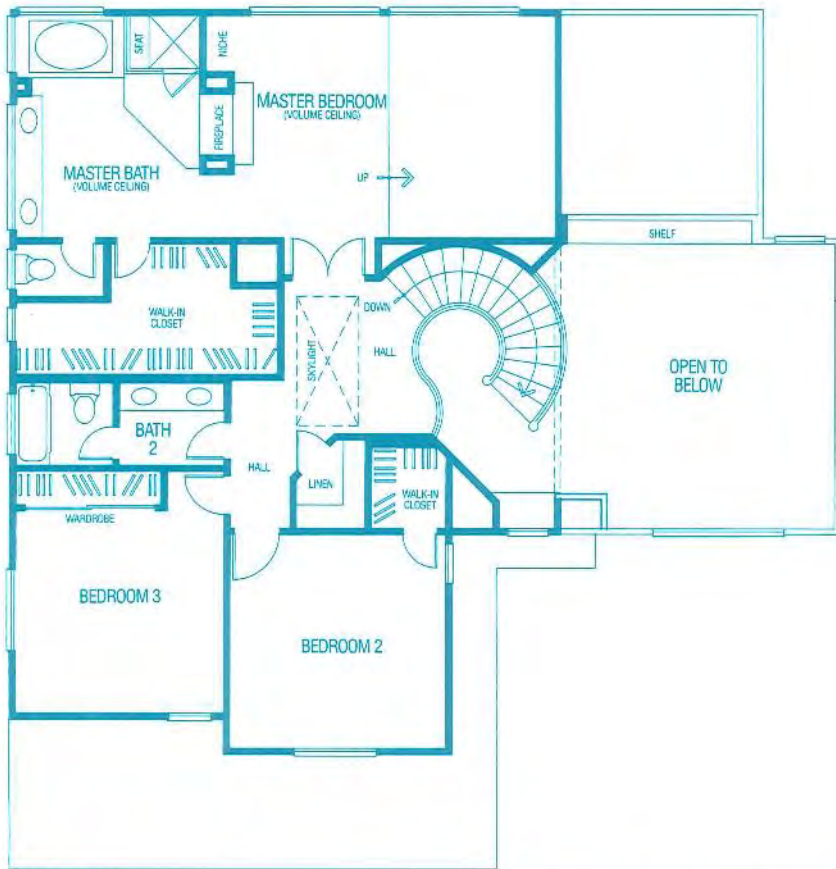
ARTIST'S CONCEPT



PLAN 4B

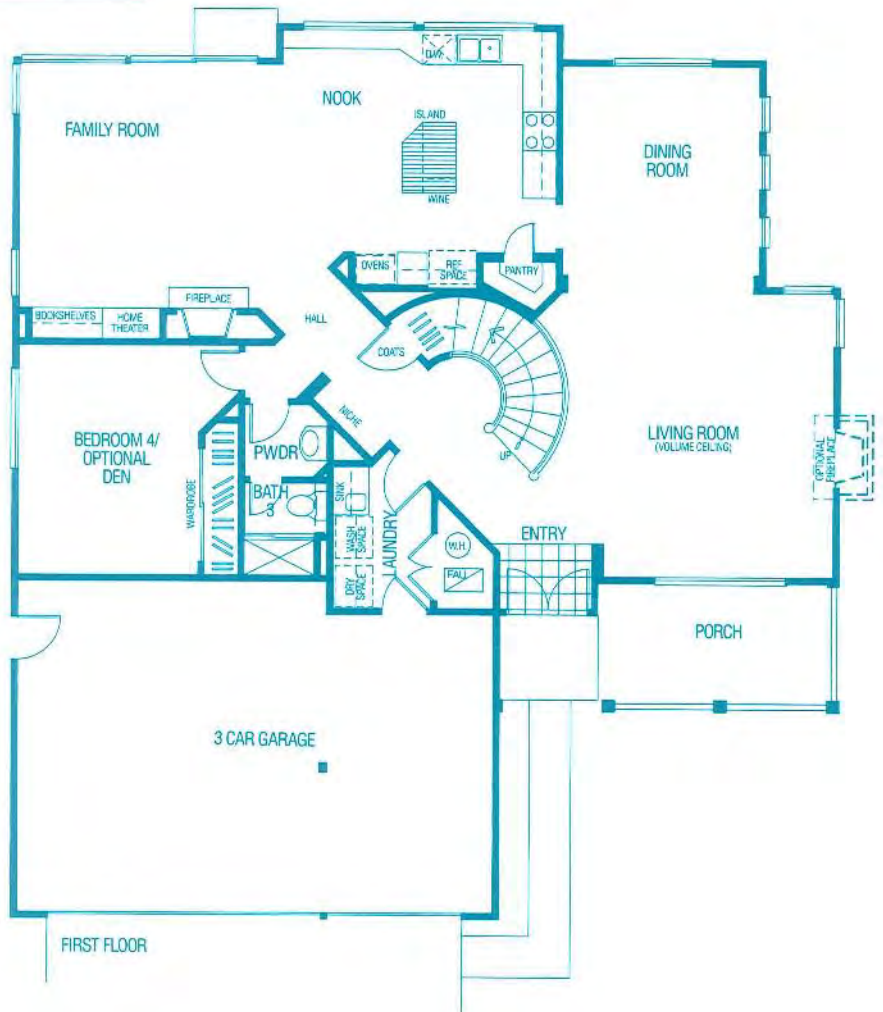
ARTIST'S CONCEPT

PLAN FOUR



SECOND FLOOR

- ◆ 2,832 square feet ◆
- ◆ Four bedrooms ◆
- ◆ Three full baths ◆
- ◆ Expansive lower level with optional fireplace in living room ◆
- ◆ Dramatic dining room ◆
- ◆ Elegant spiral staircase and impressive entry ◆
- ◆ State-of-the-art kitchen with walk-in pantry and nook open to family room with surround-sound home theater ◆
- ◆ Kitchen recycling cabinet ◆
- ◆ Luxurious master suite with fireplace facing raised bed platform and spacious bath dressing area ◆
- ◆ Walk-in linen closet ◆
- ◆ Laundry room with sink ◆
- ◆ Three-car garage ◆



FIRST FLOOR



PLAN 1A

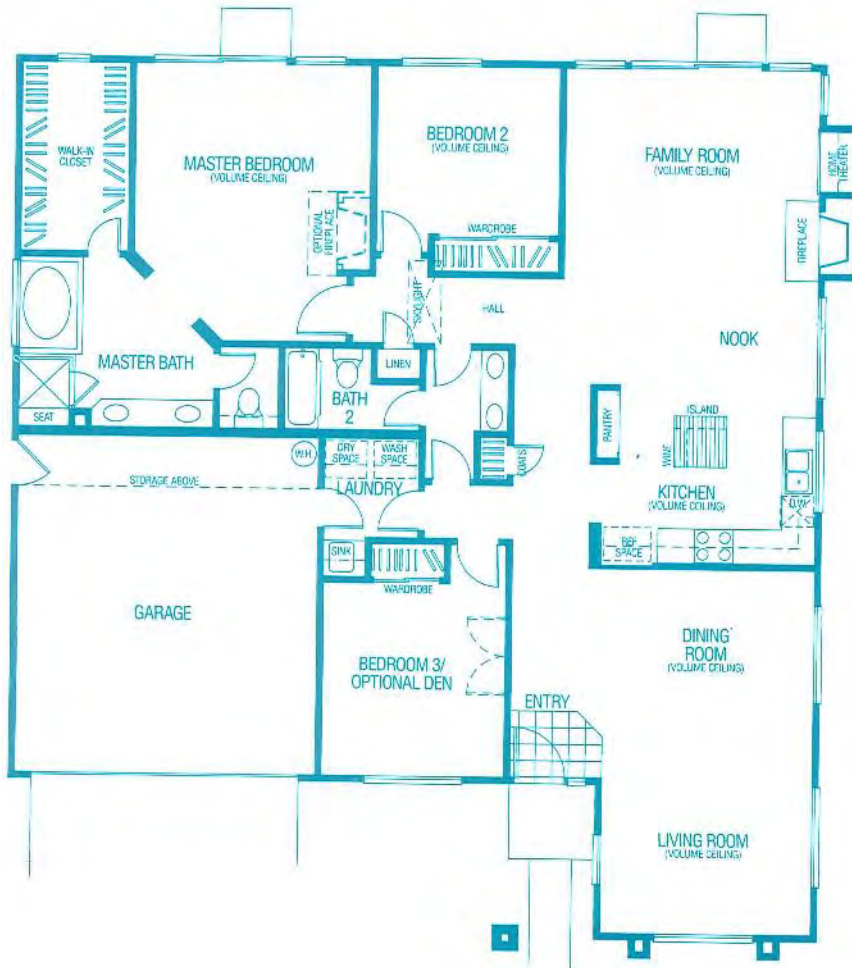
ARTIST'S CONCEPT



PLAN 1B

ARTIST'S CONCEPT

PLAN ONE



- ◆ 1,885 square feet ◆ Three bedrooms ◆ Two full baths ◆ Optional den ◆ Formal living and dining room ◆ Family room adjoining island kitchen and nook ◆ Master suite with optional fireplace and luxurious bath ◆ State-of-the-art home theater with surround sound ◆ Kitchen recycling cabinet ◆ Laundry room with sink ◆ Two-car garage



PLAN 3A

ARTIST'S CONCEPT

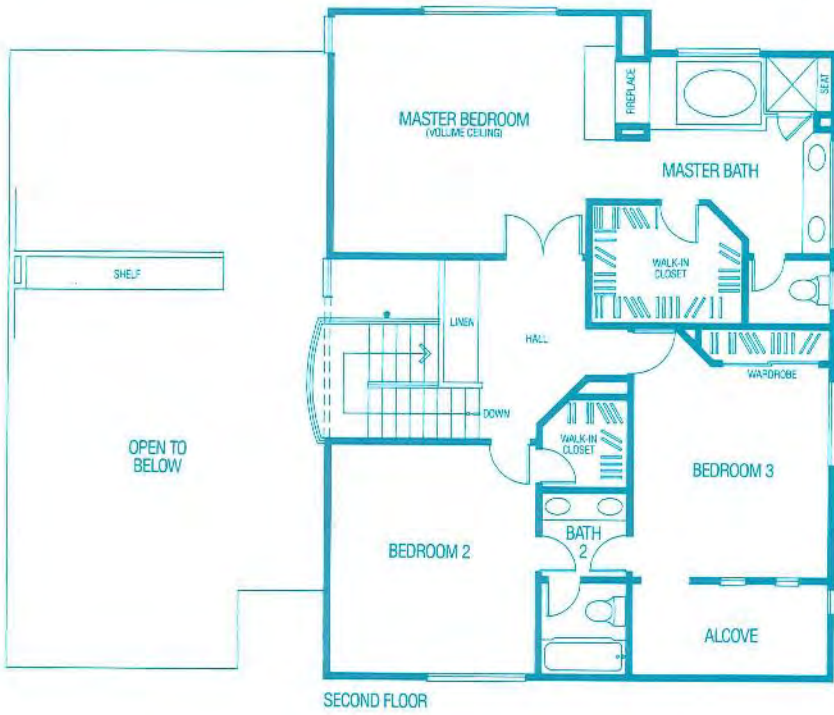


PLAN 3B

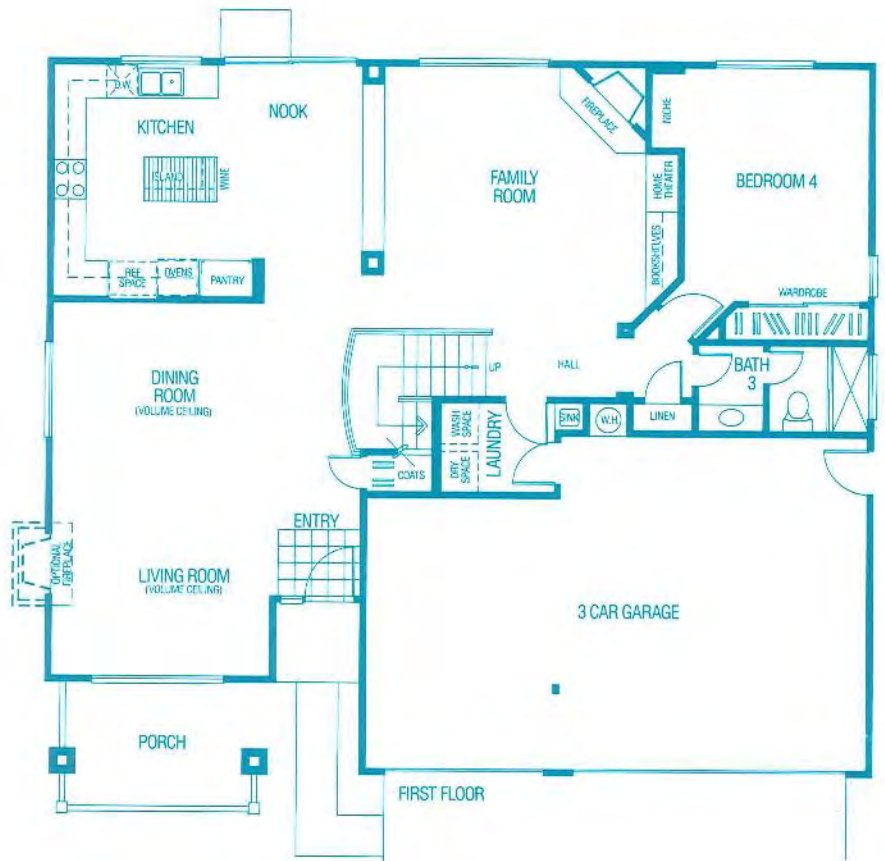
ARTIST'S CONCEPT



PLAN THREE



- ◆ 2,499 square feet ◆
- ◆ Four bedrooms ◆
- ◆ Three full baths ◆
- ◆ Formal living room and dining room ◆
- ◆ Family room with home theater with surround sound ◆
- ◆ Spacious master suite with fireplace open to oval tub and luxurious bath ◆
- ◆ Fully equipped island kitchen with cozy nook ◆
- ◆ Kitchen recycling cabinet ◆
- ◆ Laundry room with sink ◆
- ◆ Three-car garage



Special at Traditions

GENEROUS HOMESITES...

Your dreams of a pool, a play area for the kids or that old-fashioned rose garden have the space to become a reality at Traditions. The large yards surrounded by block walls, are just waiting to bloom with the improvements you've always just imagined until now.

SPACIOUS HOMES...

Luxurious master suites, large secondary bedrooms and a big, comfortable family room are the hallmarks of a traditional home. The open sense of space and easy living are what distinguish homes at Traditions and create the room you need for your family to grow and prosper.

HOME THEATERS...

Theater quality entertainment can be enjoyed at home in the comfort of your own family room. Dolby surround sound, a Philips 52" wide screen television and a Philips stereo VCR are built into beautiful custom oak cabinetry in your Traditions home, putting the excitement of the latest in home theater technology right at your fingertips.

KITCHENS FOR FAMILY LIVING...

Saturday afternoon baking, quick snacks or a quiet moment with the newspaper are centered around the butcher block island in your Traditions kitchen. The built-in wine rack is a decorative and convenient way to store your favorite vintages. Because the environment is an important family effort, a recycling cabinet is also included in your new kitchen.

FIREPLACES...

Nothing says home more than a roaring fire and a beautiful hearth. So in addition to the fireplace in the family room, you can opt for another in the formal living room (Plan 2, 3 & 4). Romantics will appreciate the private fireplace found in the elegant master suite (Optional in plan 1 & 2).



Luxurious Features

LIVING AREAS

Soaring Ceilings and Open Designs
Dramatic Use of Oversized Glass
Built-in Plant Shelves
Woodburning Fireplaces with Brick or Stone Hearths
Striking Staircases with Hand Finished Oak Railings*
Gracious Ceramic Tile Entries
Plush Carpeting Throughout Major Living Areas
Spacious Linen Storage
Pre-wired for Cable Television & Telephone
Custom Rounded Corner Detailing
Interior Laundry Room with Laundry Sink
Vinyl Dual Glazed Windows and Sliding Doors
Pre-wired for Ceiling Fan in Family Room
Skylights

MASTER SUITES

Woodburning Fireplaces (Plan 3 & 4)
Dramatic Double Door Entry (Plan 3 & 4)
Light and Bright Oversized Windows
Vaulted or Sloping Ceilings
Luxurious Oval Tub with Ceramic Tile Surrounds
Separate Ceramic Tile Shower with Clear Glass Enclosure
Ceramic Tile Countertops
Dual China Basins with Designer Faucets
Spacious Walk-in Closets
Pre-wired for Ceiling Fan in Master Bedroom

WARM TRADITIONAL ELEVATIONS

Rich and Customized Masonry Veneers
Exterior Siding or Tudor Woodwork
Solid Wood Raised-Panel Entry Doors with
Leaded Glass Inserts
Attractive Durable Concrete Tile Roofs
Patio Area Gas Stubbed for Barbecue
Automatic Garage Door with Dual Controls
Block Wall Enclosed Yard

KITCHENS

Maple Butcher Block Island
Built-in Wine Rack
Built-in General Electric Self-Cleaning Double Ovens*
General Electric Spacemaker® Microwave Oven
General Electric Separate Gas Cooktop
General Electric PotScrubber® Dishwasher
Hand-Set Ceramic Tile Countertops
Double Sink with Swing Spout Faucet
Deepened Refrigerator Space Plumbed for Ice-Maker
Spacious Pantries
Oak Hardwood Cabinetry
Silent Roller Guides on all Drawers
Easy-Care, Laminated Interiors in Cabinets and Drawers
Recycling Center
Family-sized Breakfast Nooks

ENERGY SAVING AMENITIES

Dual Glazed Vinyl Windows with Argon Gas Insulation
Weatherstripping Around Exterior Doors
Fully Insulated Exterior Walls (R-13) and Ceilings (R-30, R-19)
Gas Forced-Air Heating and Air Conditioning
24-Hour Dual Setback Thermostat

OPTIONAL FEATURES

Mirrored Wardrobe Doors in Secondary Bedrooms
Clear or Obscure Tub Enclosures in Secondary Baths
Fireplace Options in Living Rooms (Plans 2, 3 & 4)
Fireplace Options in Master Suites (Plan 1 & 2)
Upgraded Philips Media Components

- ◆ Video Cassette Recorder
- ◆ Laser Disc Player
- ◆ Compact Disc Player
- ◆ Cassette Tape Player
- ◆ Tuner
- ◆ Interactive Compact Disc

Whirlpool Spa Tubs
Security System

*On selected plans

EPAC Communities, Inc. 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. Homeowners Association supported by all residents maintain common facilities. Ask your sales representative for details.

THE EPAC TRADITION

Your satisfaction is our tradition: Twenty-five years of building excellence goes into every EPAC community and our commitment is to exceed your expectations. Traditions at Valencia Northbridge delivers on our promise to create well-designed homes of quality and value that satisfy your family's needs.

From inspiring designs to the final coat of paint, every detail of your new home is precisely planned to deliver the finest value. We understand what you want for your family so we build each home as if it were for our own families.

Because as a homeowner at Traditions, you become a part of the EPAC tradition that includes over 1,700 homes -- a tradition of providing quality homes and service to the thousands of Southern California homeowners who entrust their families to the EPAC promise.

TRADITIONS DESIGN TEAM

Architects: Dorius Architects

Landscape Architect: H.R.P. LanDesign

Interior Design: Color Design Art

Sales Office Design: Impact Images, Inc.

Advertising and Public Relations: Lavender And Associates

Signage: Outdoor Dimensions

Exterior Color Consultant: Miriam Tate Company

VALENCIA NORTHBRIDGE™




Valencia

A "New Town" by The Newhall Land & Farming Company

Traditions
AT VALENCIA NORTHBRIDGE

AN EPAC COMMUNITY

23304 West Pelham Place

Valencia, California 91354

(805) 297-5200

DREAMS CAN COME TRUE

Traditions

AT VALENCIA NORTHBRIDGE

PRICE SHEET

PLAN TWO

- ◆ 2,297 square feet ◆ Three bedrooms ◆ Two full baths
- ◆ Den or optional fourth bedroom ◆ Living room with optional fireplace and formal dining room ◆ Family room with state-of-the-art home theater with surround sound ◆ Island kitchen with window nook ◆ Luxurious master suite with optional fireplace and spacious bath ◆ Kitchen recycling cabinet ◆ Laundry room with sink
- ◆ Two or three-car garage

From \$ 299,990

PLAN FOUR

- ◆ 2,832 square feet ◆ Four bedrooms ◆ Three full baths
- ◆ Expansive lower level with optional fireplace in living room ◆ Dramatic dining room ◆ Elegant spiral staircase and impressive entry ◆ State-of-the-art kitchen with walk-in pantry and nook open to family room with surround-sound home theater ◆ Luxurious master suite with fireplace facing raised bed platform and spacious bath dressing area ◆ Kitchen recycling cabinet ◆ Walk-in linen closet ◆ Laundry room with sink ◆ Three-car garage

From \$ 349,990

PLAN ONE

- ◆ 1,885 square feet ◆ Three bedrooms ◆ Two full baths ◆ Optional den ◆ Formal living and dining room
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- ◆ Two-car garage

From \$ 269,990

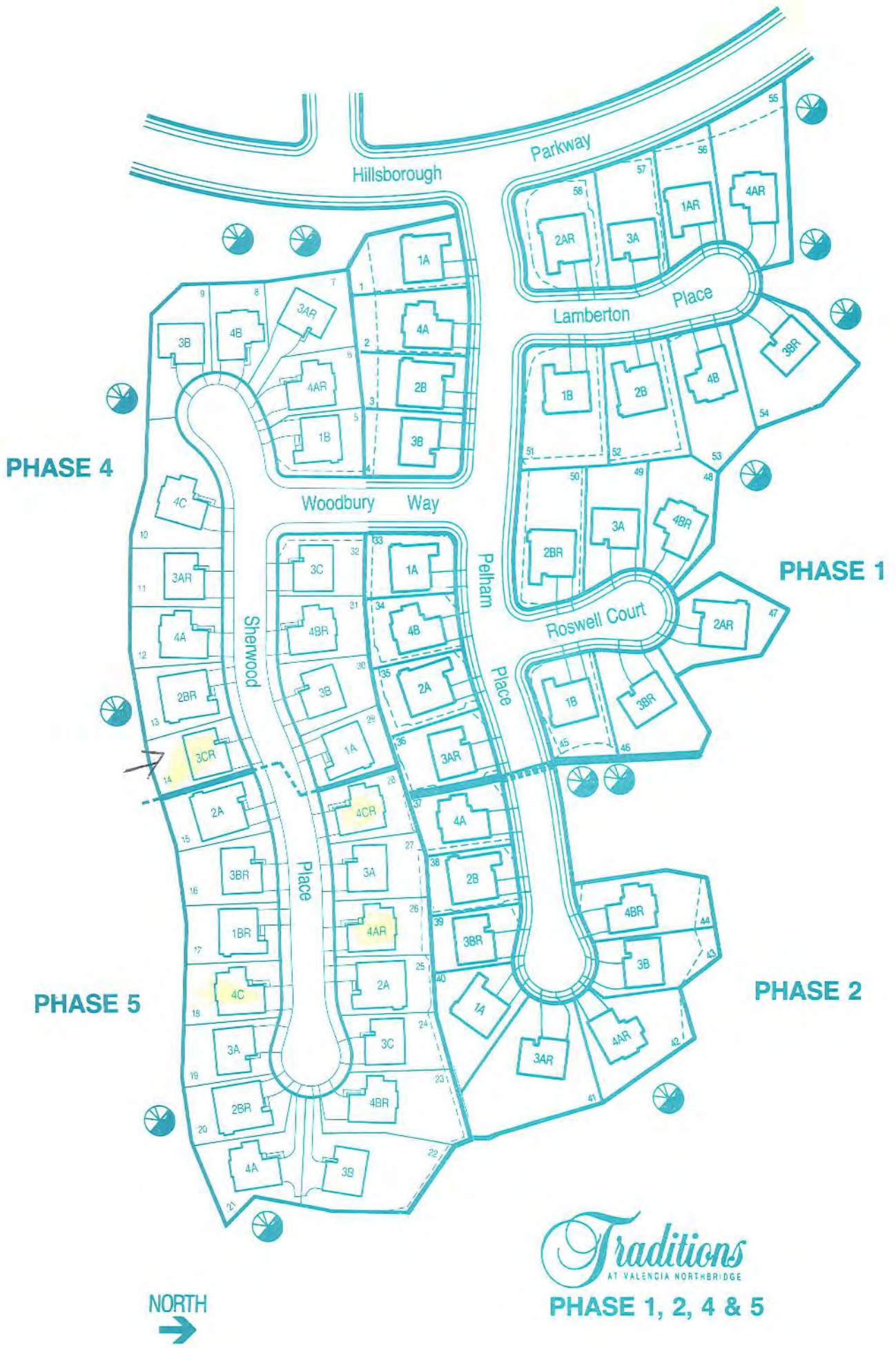
PLAN THREE

- ◆ 2,499 square feet ◆ Four bedrooms ◆ Three full baths
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- ◆ Three-car garage

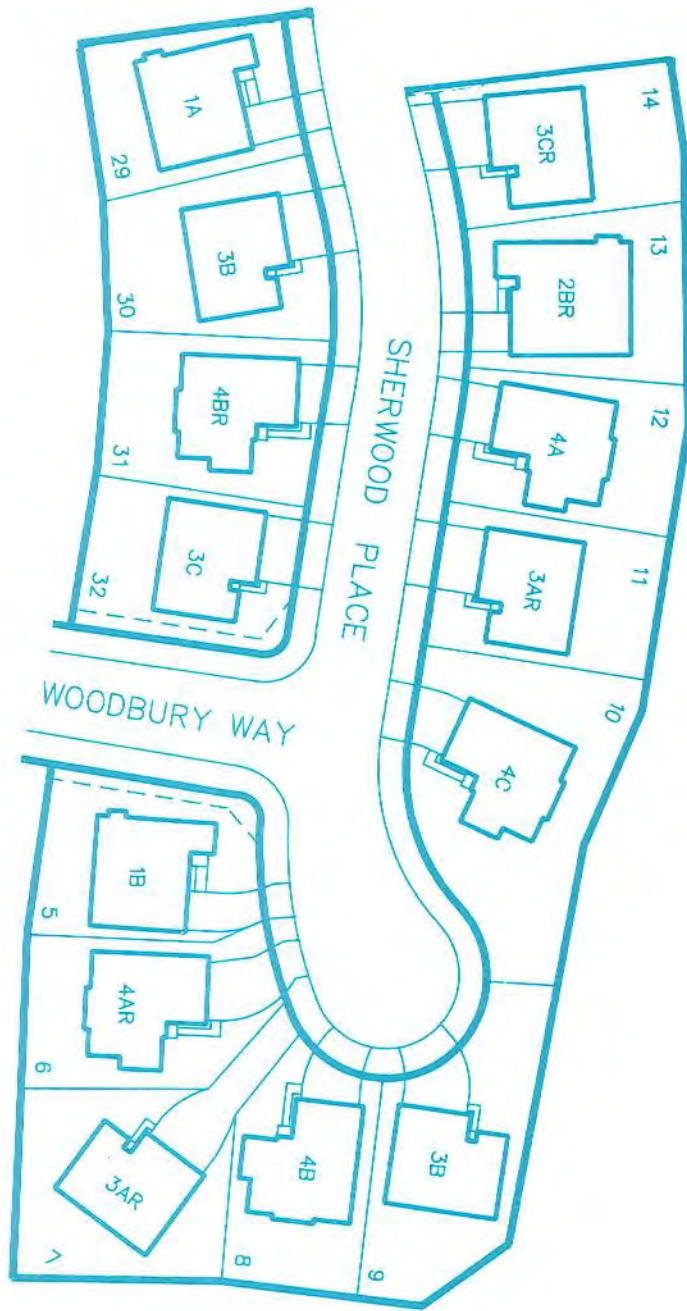
From \$ 329,990

AN EPAC COMMUNITY

All renderings, floor plans and maps are artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways, or landscaping. Prices effective date of publication. Subsequent sales may have resulted in unavailability of any or all price levels. Plans to build out this project as proposed are subject to change without notice. Please see our sales representative should you have any questions.



This site plan is not intended as a legal description of the property. The depiction of boundaries and building locations is meant to serve only as general guide. The actual boundaries, building locations, driveways, walls and slopes will differ to some extent from the above depiction pending verification of actual field conditions and final construction.



NORTH


Traditions
 AT VALENCIA NORTHBRIDGE
PHASE 4

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