

\$ 297,000 to 347,000

7/89



The Stratford Collection

AT VALENCIA SUMMIT



The Stratford Collection at Valencia Summit reflects the fine Warmington tradition of home-building excellence and superior craftsmanship within one of Southern California's most prestigious master-planned communities. Majestically set on picturesque fingers of land that reach out into a secluded valley with panoramic country views beyond, this intimate gated neighborhood features an outstanding selection of thoughtfully-designed attached single family homes for a privileged few who want and expect the finest in gracious living.

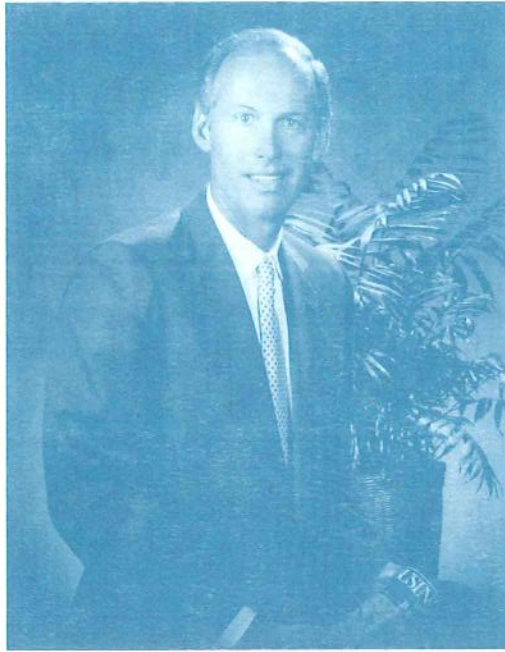


Elegance is displayed on many levels within these luxurious homes. Soaring volume ceilings, carefully-sculpted wall angles, custom-styled rounded wall corners, illuminating skylights and an abundance of windows make The Stratford Collection residences a truly exceptional ownership opportunity. Capped by quality tile roofs, the home exteriors are masterfully-detailed with brick and wood accents that highlights the community's classic California

Spanish architectural motif. The Stratford Collection is a wonderful private world within a world. Surrounded by beautiful park-like greenbelts, the community boasts several sparkling swimming pools and bubbling whirlpool spas for residents' leisure time enjoyment.

Welcome to The Stratford Collection at Valencia Summit...where luxury residences are perfectly balanced with nature's marvelous grace to create an exquisite living environment.





Jim Warmington
President
Warmington Homes

THE WARMINGTON FAMILY has built more than 20,000 homes with pride throughout California since 1926. Over the years, our name has become synonymous with design innovation, quality construction and enduring value in the homes we build.

We carefully plan and build each home within our residential communities to assure that they will continue to be a great source of pride to the owner for many years to come.

As the third-generation president of our family-owned company, I am proud to be carrying on the fine homebuilding tradition established by my father and my grandfather before me. To maintain our company's high standards of excellence, I work closely with an outstanding staff of professionals as well as a group of award-winning market research, design and marketing consultants to make sure that we build the very best home money can buy.

Regardless of which Warmington community you visit, you'll discover that our name is your assurance of quality, value and uncompromising attention to every construction detail. That has been part of Warmington's proud homebuilding tradition for over 60 years.

James P. Warmington
James P. Warmington

WARMINGTON HOMES

BUILDING BETTER HOMES WITH PRIDE

LUXURY FEATURES

The Stratford Collection At Valencia Summit features distinctively designed luxury homes with an outstanding array of custom quality amenities. The proud Warmington legacy of homebuilding excellence is reflected at every turn throughout these exceptional homes.

Architectural Detailing...

- Long-lasting, fire-resistant concrete tile roofs
- Individually-detailed exteriors with brick and wood accents
- Attractive multi-paned windows on front elevations
- Two- and three-car garages with an automatic door opener on the double door
- Skylights in selected plans

In The Spacious Living Areas...

- Beautiful raised-panel entry doors
- Stylish ceramic tile or wood parquet entries
- Wall-to-wall carpeting
- Woodburning fireplaces plumbed for gas loglighters
- Spacious living room area for gracious entertaining
- Family rooms in selected plans
- Formal dining rooms
- Breakfast nooks or eating bars
- Generous-sized family bedrooms
- Custom-styled rounded wall corners
- Colonist raised-panel detailed interior doors
- Dramatic volume ceilings

In The Luxurious Master Bedroom Suites...

- Private bath/dressing area with a ceramic tile, double-basin vanity pullman
- Antique brass bath plumbing fixtures
- Spacious walk-in closets in selected plans with built-in closet organizer
- Separate porcelain-finished oval tub and ceramic tile shower

In The Gourmet Kitchens...

- Custom oak cabinetry
- Modern Maid gas cooktops with four burners and a barbecue
- General Electric self-cleaning oven plus a microwave
- General Electric multi-cycle dishwasher
- General Electric trash compactor
- Easy-care ceramic tile countertops
- Plumbed for icemaker

- Porcelain-coated cast-iron sinks
- Luminous under-cabinet lighting
- Recessed ceiling lights

Additional Quality Features...

- Central air conditioning
- 48" mirrors in bath area
- Chrome fixtures in secondary baths
- Ceramic tile pullman tops in secondary baths
- Decorator-selected lighting fixtures throughout
- Gas forced-air heating
- Full deck system with drains and coating
- Plumbed for gas dryer hookup
- Pre-wired for ceiling fan in master bedroom, family room and loft
- Pre-wired for television and telephone outlets
- Underground utilities
- Phone desks in selected plans
- Antique brass entry door handles
- Smoke detectors
- Interior laundry areas

Energy-Saving Features...

- Exterior wall and ceiling insulation
- Energy-efficient gas water heater
- Insulated air ducts
- Weatherstripping on exterior doors
- Pilotless ignition forced-air heating system
- Automatic setback thermostat

Private Community Amenities...

- Electronic entry gates
- Swimming pools and whirlpool spas
- Park-like landscaped greenbelts

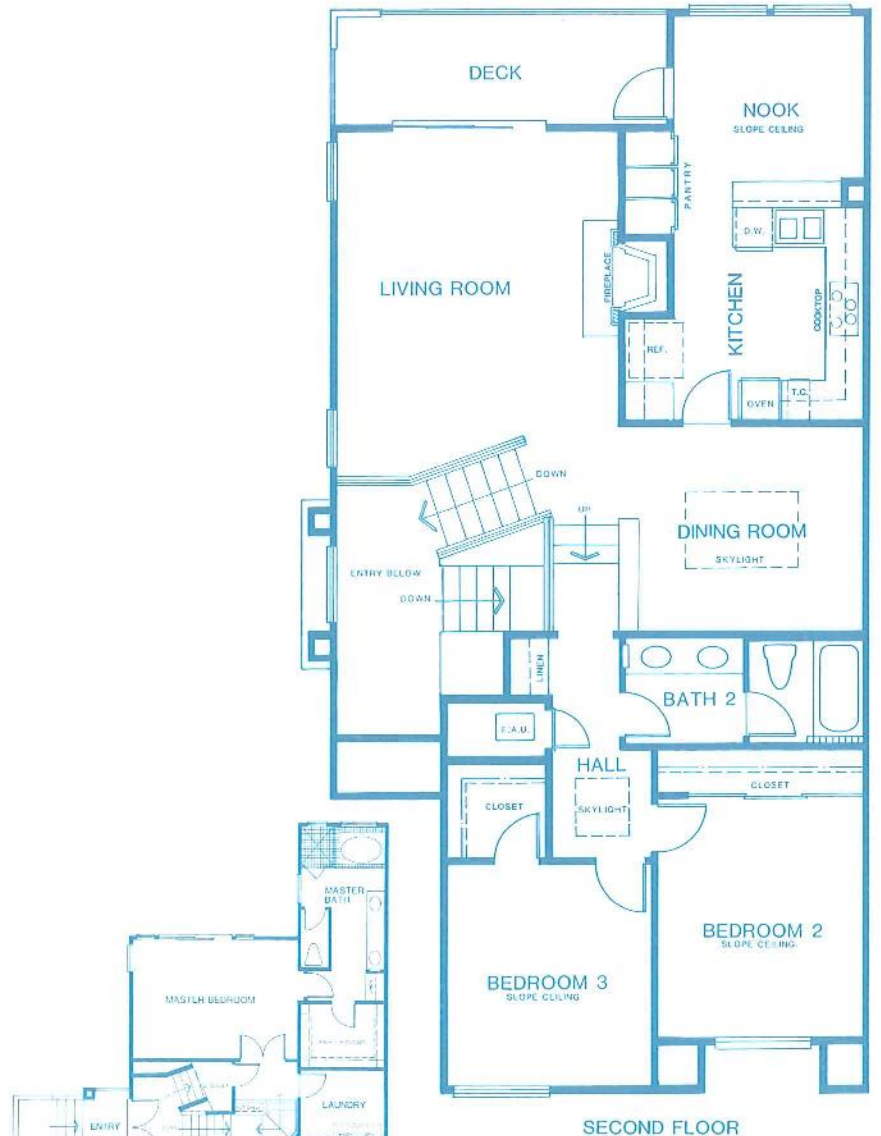
Valencia Community Amenities...

- Lighted tennis courts
- Summit swimming pool and cabana
- Well-planned shopping areas
- Close to renowned medical facilities, colleges and schools
- 82-acre natural park

The Hathaway

PLAN 3AR

Split-Level • Three Bedrooms • Two Baths • Large Living Room With A Fireplace And Deck
 Dining Room With A Skylight • Breakfast Nook • Interior Laundry Room
 Two- Or Three-Car Garage • 2,013 Square Feet



PLAN 3BR
 (FIRST FLOOR VARIATION)

The Ashburton

PLAN 2R

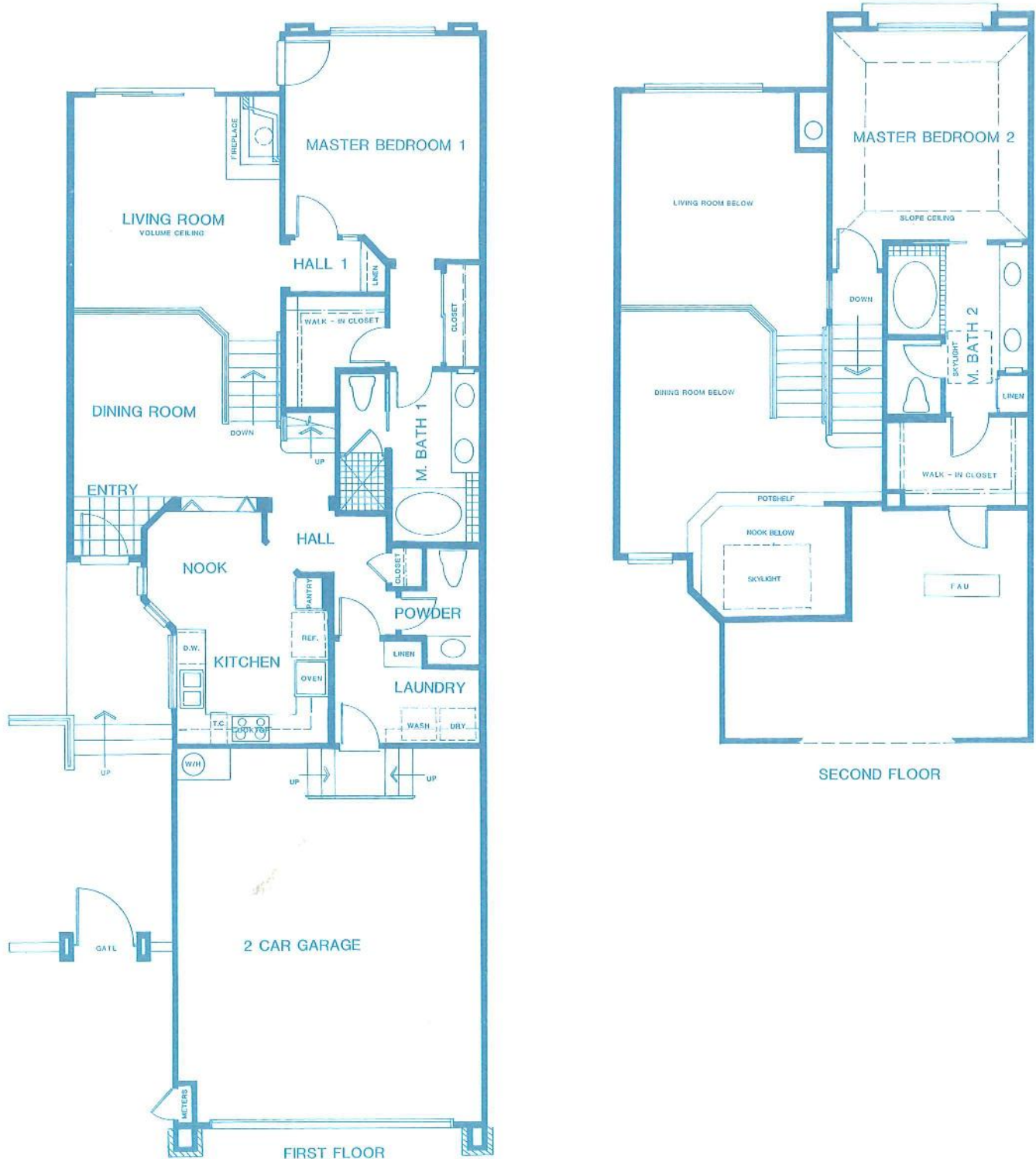
Two-Story • Two Bedroom With A Loft Or Optional Third Bedroom
Two And One-Half Baths • Spacious Living Room With A Fireplace • Formal Dining Room
Large Breakfast Nook • Interior Laundry Room • Two-Car Garage • 1,957 Square Feet



The Carlton

PLAN 1R

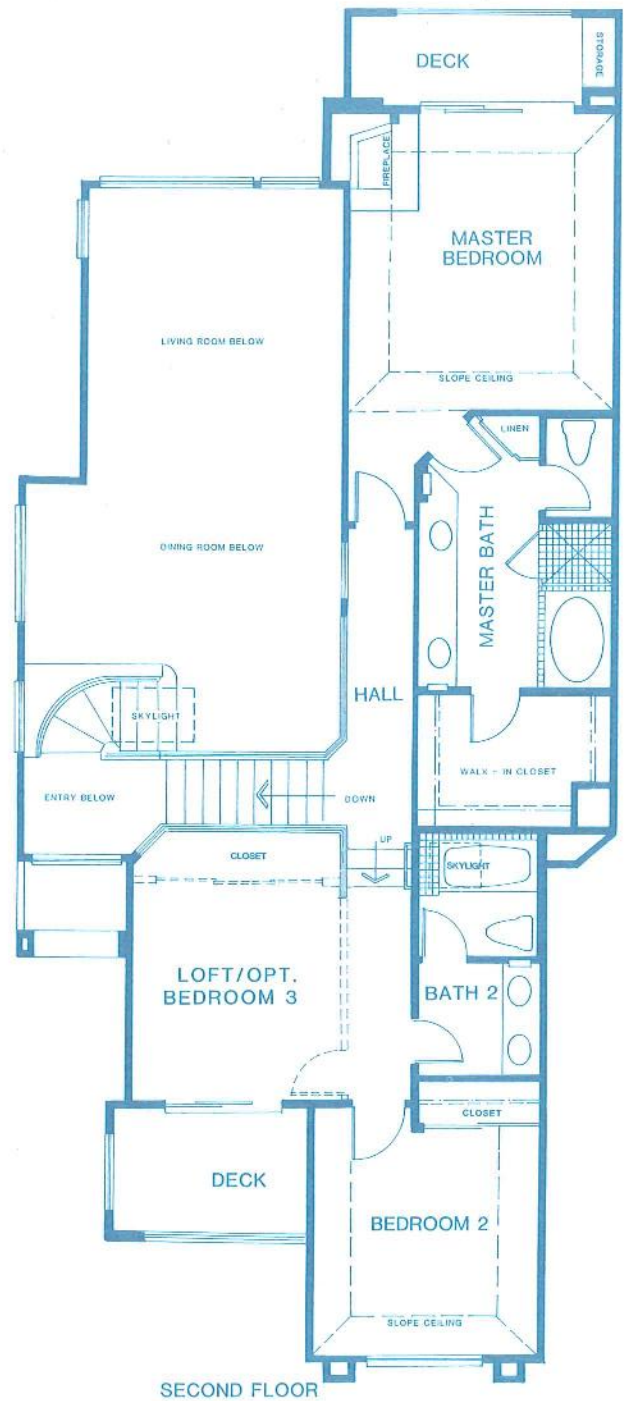
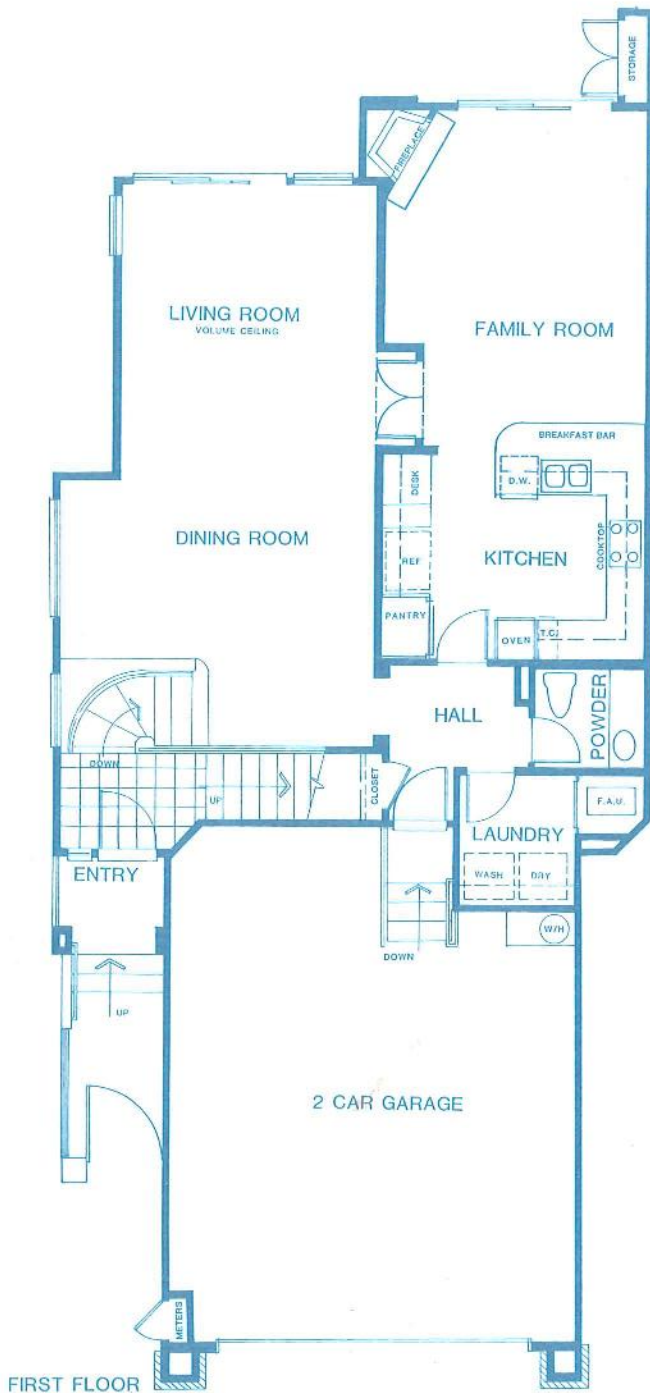
Tri-Level • Two Master Bedroom Suites • Two And One-Half Baths
Step-Down Living Room With A Fireplace • Formal Dining Room • Interior Laundry Room
Two-Car Garage • 1,599 Square Feet



The Chadwick

PLAN 4R

Two-Story • Two Bedrooms With A Loft Or Optional Third Bedroom
Two And One-Half Baths • Expansive Living Room And Dining Area • Corner Fireplace
In Family Room And Master Bedroom • Interior Laundry Room
Two Or Three-Car Garage • 2,118 Square Feet



This plan available with several variations. Ask our sales representative for additional details.

VALENCIA... A Great Place To Call Home

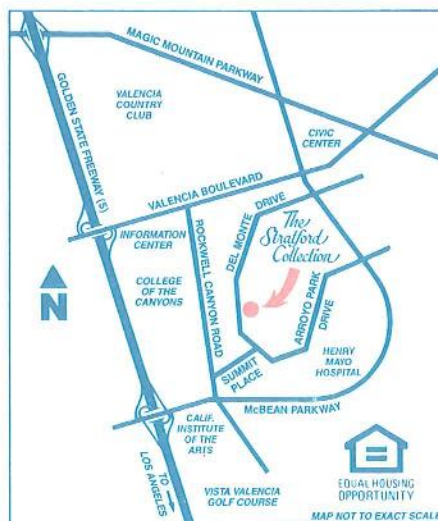
For over 20 years, Valencia has built a fine reputation as a carefully-planned community that blends beautiful residential areas with well-situated commercial/industrial centers that provide ample employment opportunities.

Fine recreational amenities abound within the community including an 82-acre natural park, lighted tennis courts, playgrounds and miles of hiking, jogging and biking paths.

Respected schools at all grade levels including junior colleges and the famous California Institute of the Arts are close to home for all Valencia neighborhoods, and the renowned Henry Mayo Memorial Hospital and Trauma Facility provides the finest medical care. A variety of retail centers are also situated throughout the community.

Valencia enjoys an enviable location that is set amid scenic beauty, yet is easily accessible to the San Fernando Valley and downtown Los Angeles as well as LAX and Burbank Airport.

All in all, Valencia is an ideal place to call home and enjoy the best of the Southern California lifestyle.



(805) 253-1491