

The  
Chelsea  
Collection  
*at valencia summit*





## *Destination: The Chelsea Collection*

*You're Chelsea bound...poised for discovery of a rich and rewarding lifestyle...ready to explore a truly distinctive new collection of homes created uniquely and knowingly for you...stay awhile.*

*The Chelsea Collection artfully blends traditional country ambiance with engaging new texture, style, and architectural definition. From location in the view-oriented Valencia Summit, to functional and inspiring floor plans, The Chelsea Collection offers homes thoughtfully designed to meet your family's needs.*

*All homes reflect meticulous attention to detail. Included are ceramic tile entries, glass enclosed wood-burning fireplaces, dramatic sloped and vaulted ceilings, as well as skylights and three car garages in some plans. On the outside, delightful, charming exteriors complement the natural beauty of surrounding open space.*

*The Chelsea Collection by Valencia Company. One of the exciting new neighborhoods at Valencia Summit.*

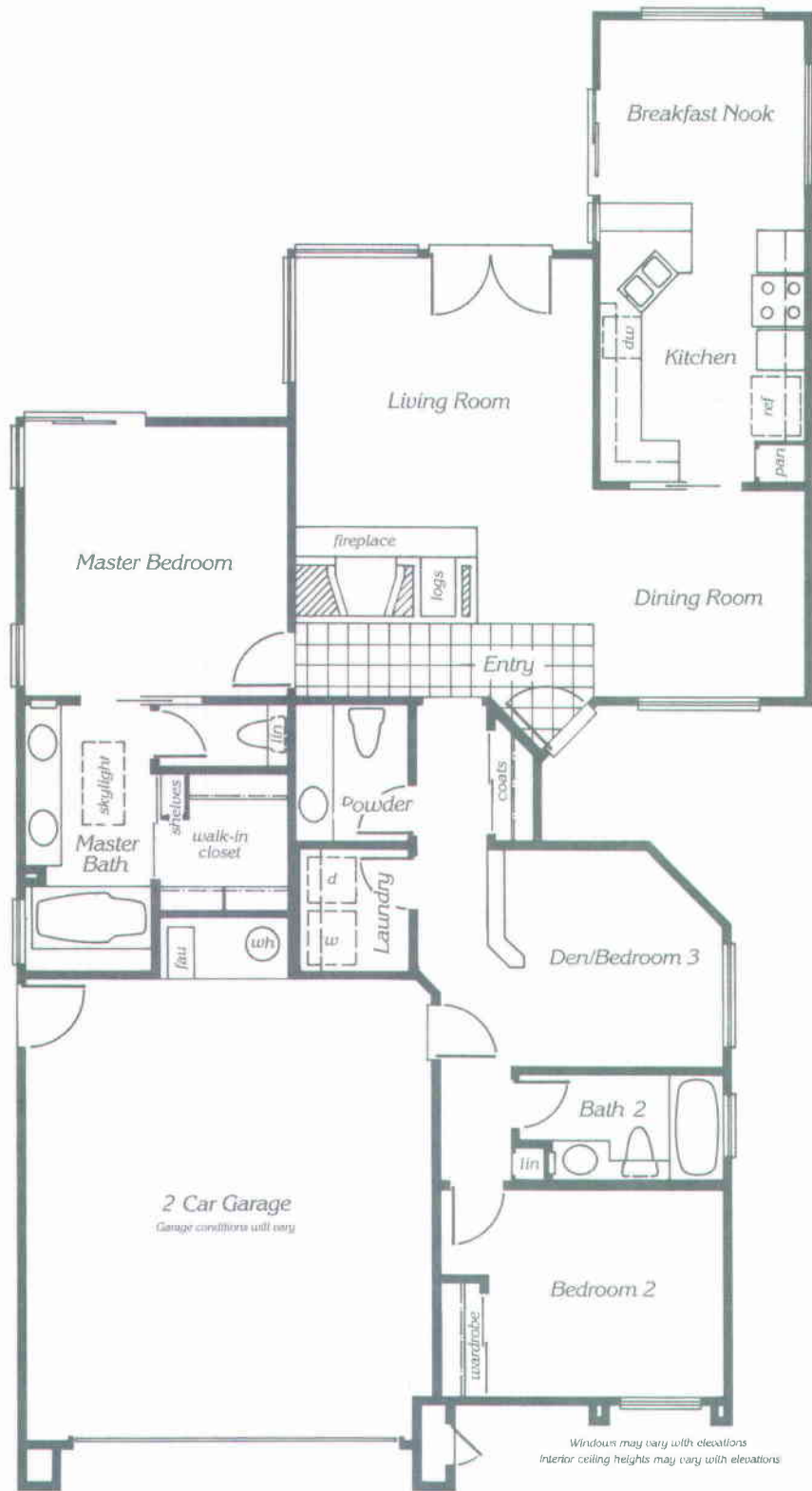
*Start your journey today.*





# Plan Eighty One

A 1522 square foot single level home with two bedrooms,  
den/bedroom 3 and two and one-half baths.

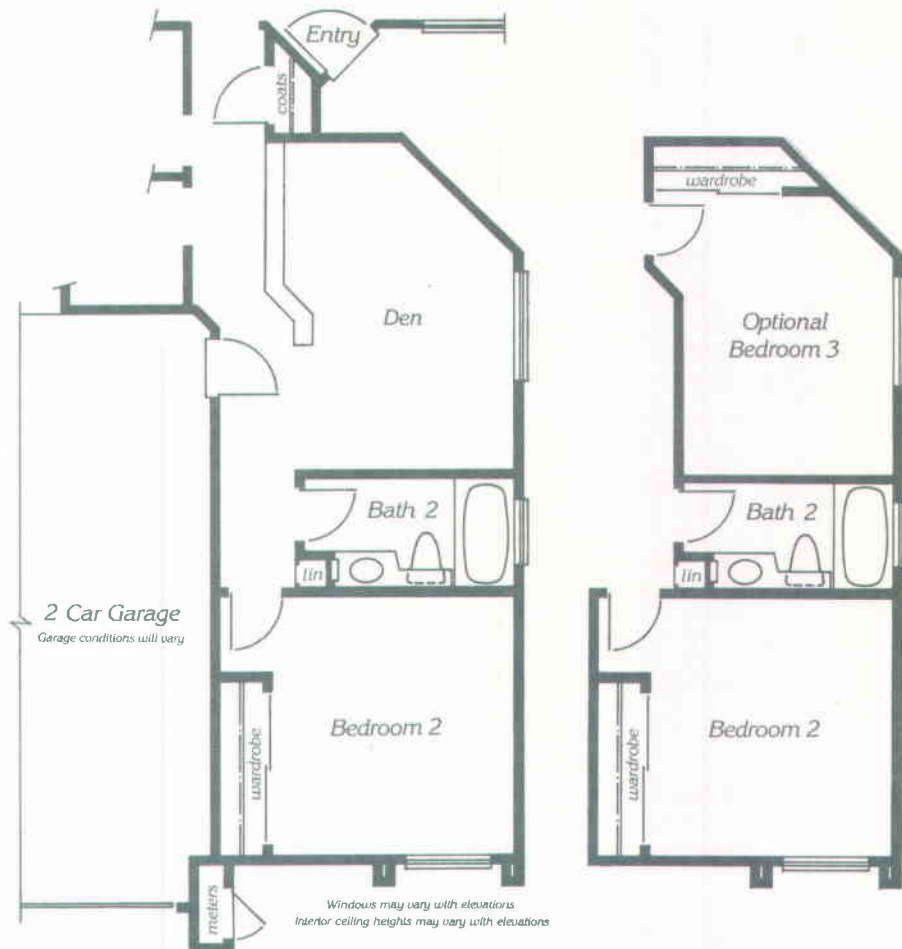


Single Level

Optional Bedroom  
(Without Extension)

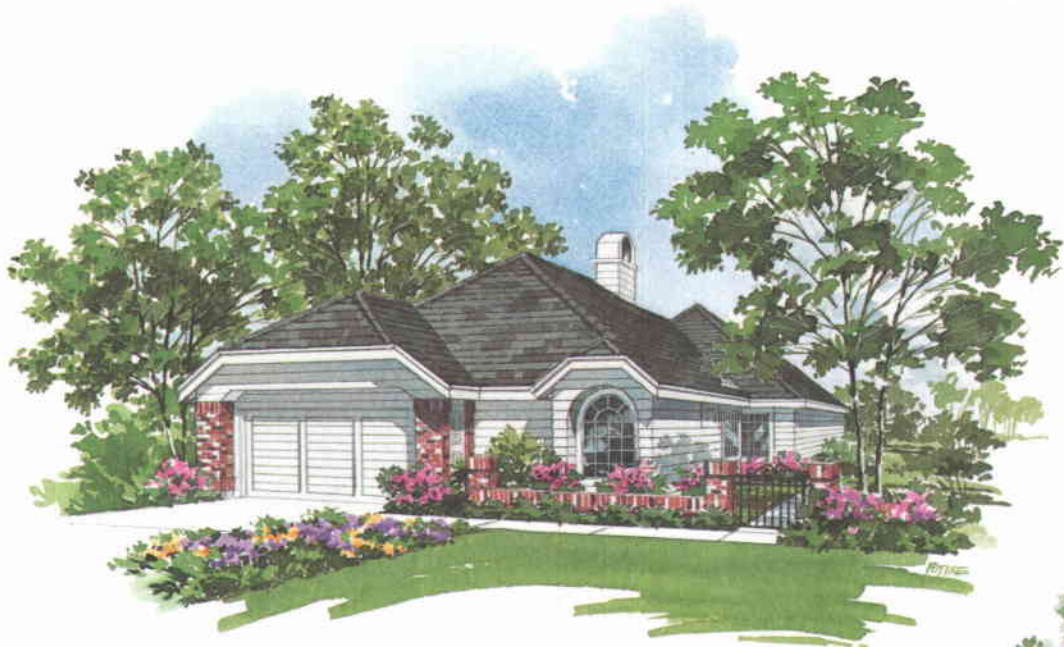


Optional Bedroom Extension  
1610 Total Square Feet



# Exterior Elevations

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*Elevation A*

Plan 81



*Elevation B*

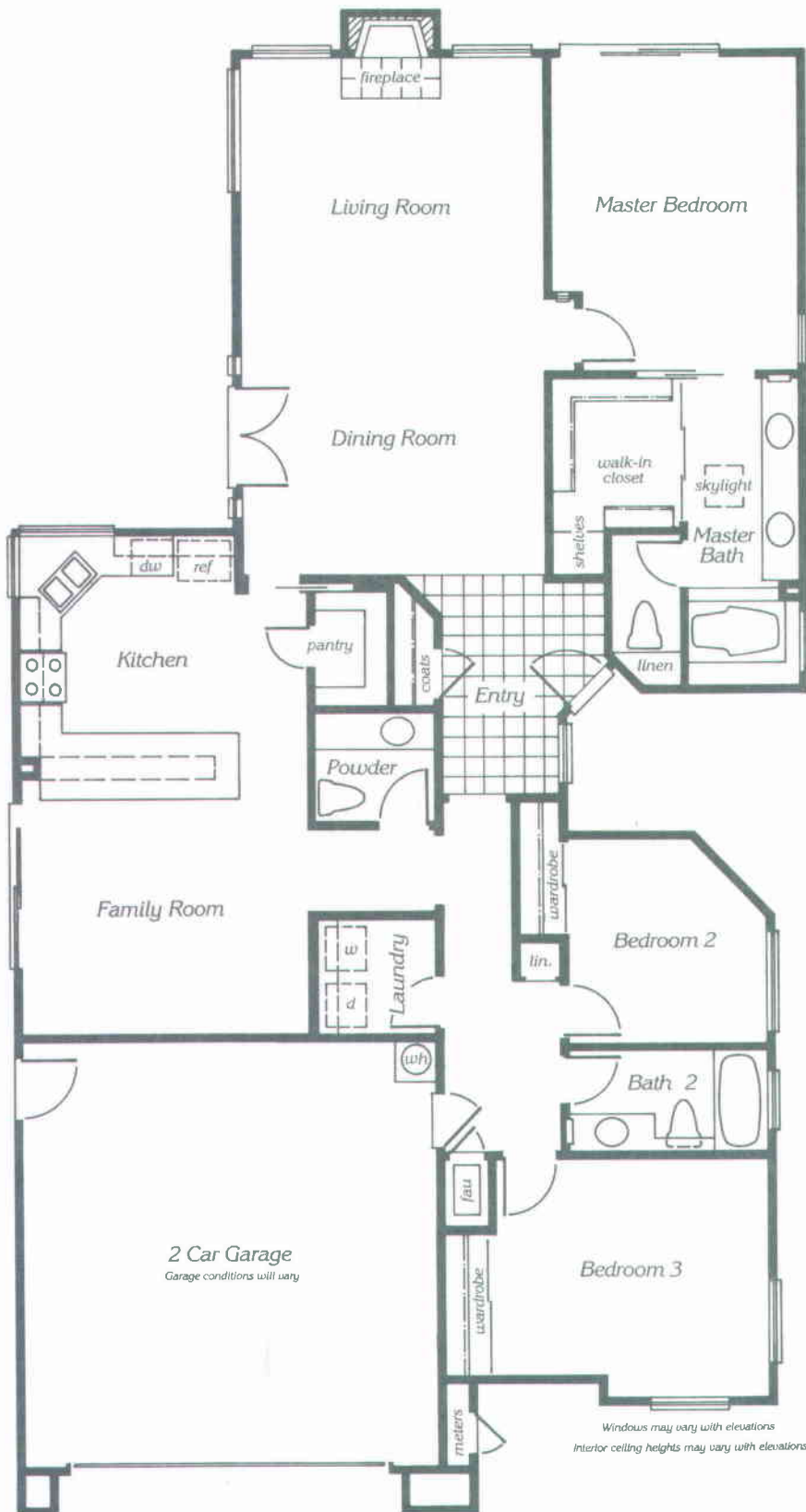


*Elevation C*



# Plan Eighty CWO

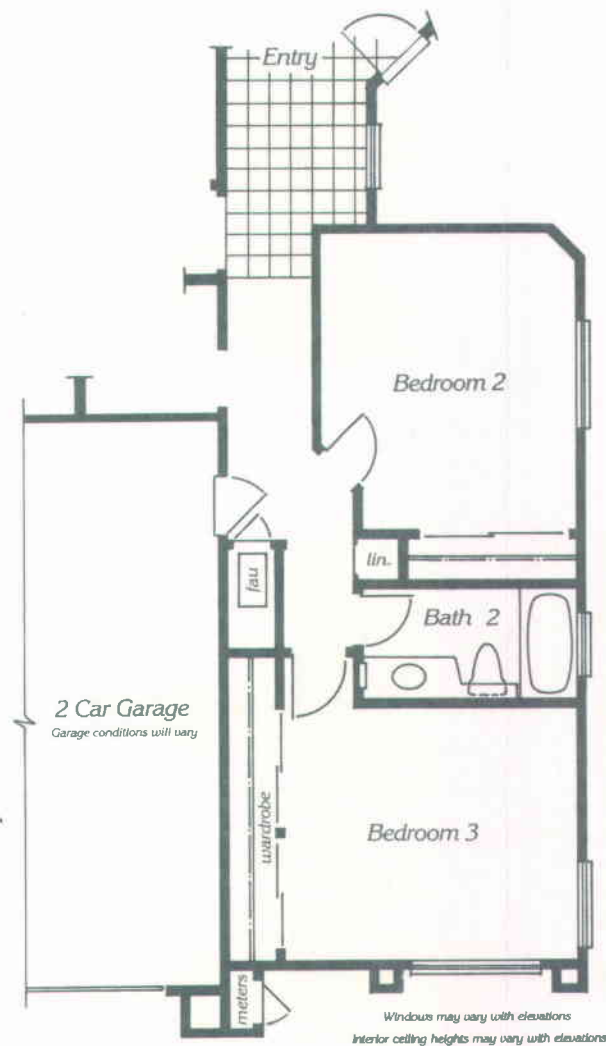
A 1868 square foot single level home with three bedrooms,  
two and one-half baths and family room.



Single Level

## Optional Bedroom Extension

1997 Total Square Feet



Windows may vary with elevations  
Interior ceiling heights may vary with elevations

Windows and interior ceiling heights may vary with elevations.

Valencia Company reserves the right to change designs, materials and prices without prior notice or obligation. Square footages shown are approximate.

# Exterior Elevations

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*Elevation A*

Plan 82



*Elevation B*

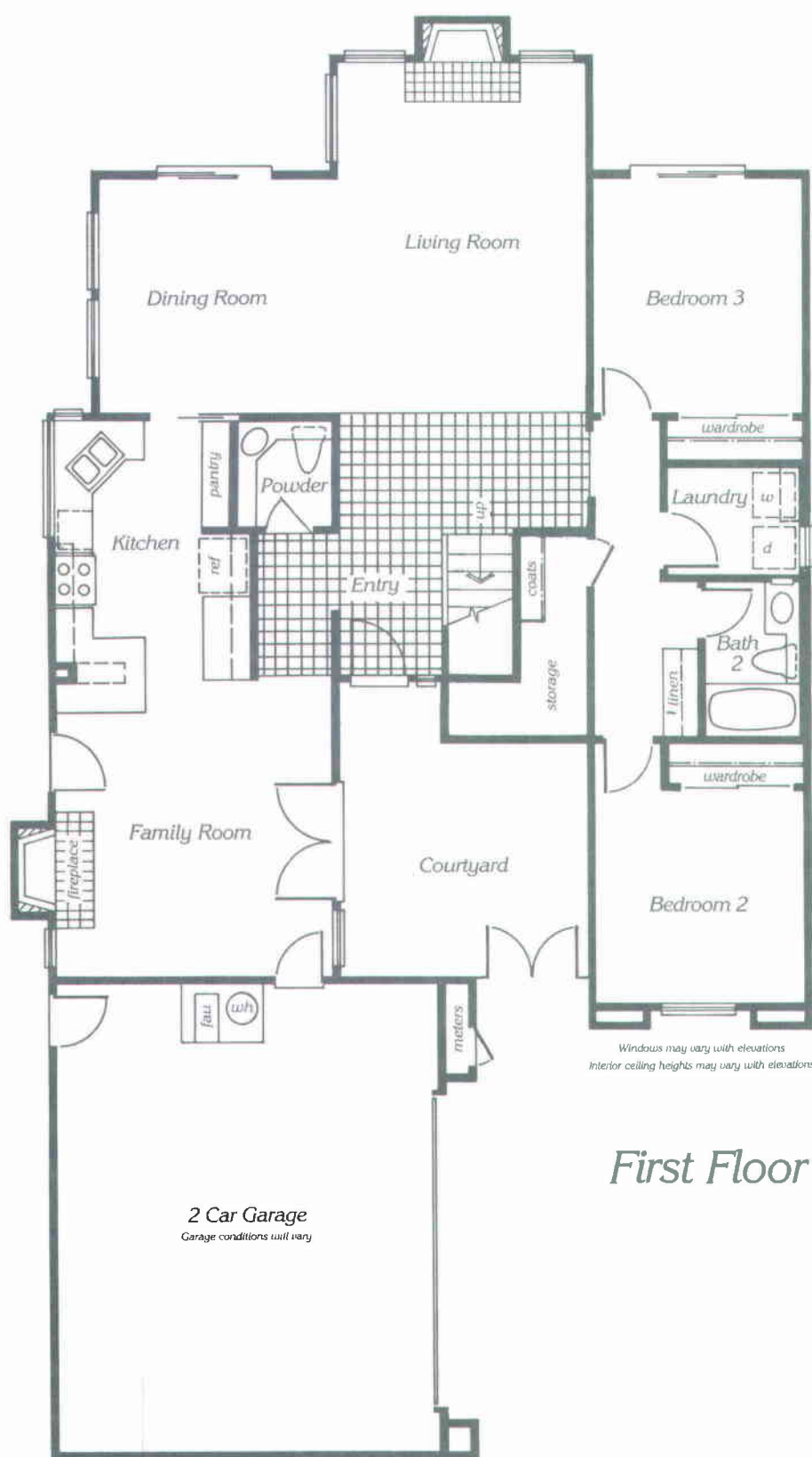


*Elevation C*



# Plan Eighty Three

A 2098 square foot two-story home with three bedrooms,  
two and one-half baths and family room.



Windows may vary with elevations  
Interior ceiling heights may vary with elevations

## First Floor

2 Car Garage  
Garage conditions will vary



Stair landing size will vary with elevations

## Second Floor

Windows and interior ceiling heights may vary with elevations.

Valencia Company reserves the right to change designs, materials and prices without prior notice or obligation. Square footages shown are approximate.

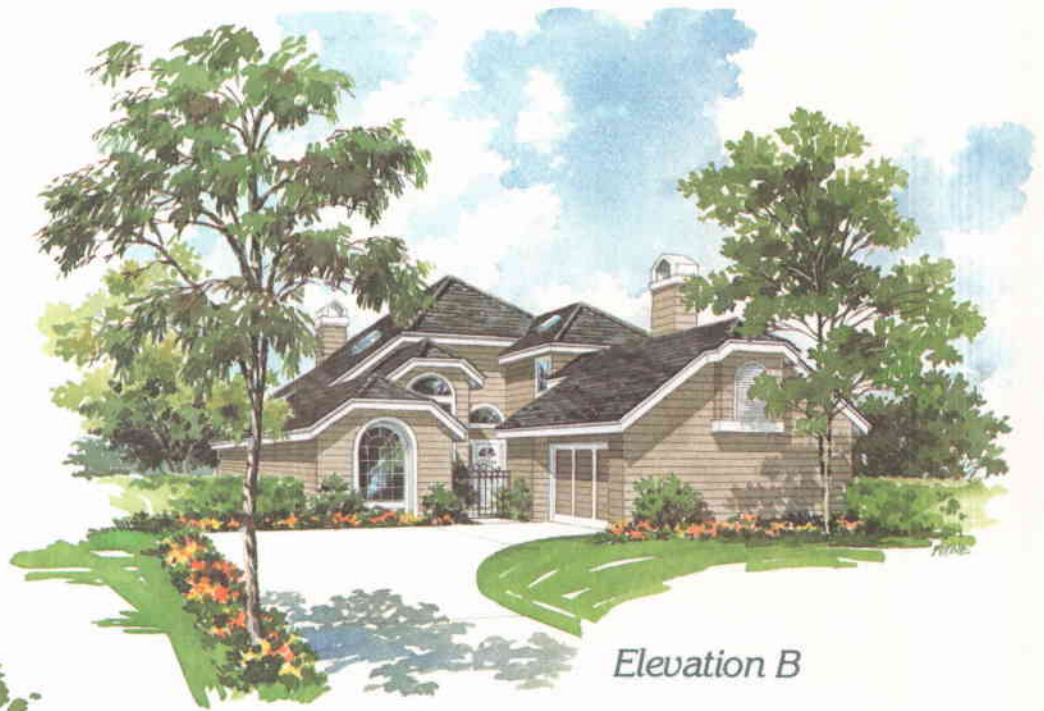
# Exterior Elevations

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*Elevation A*

Plan 83



*Elevation B*

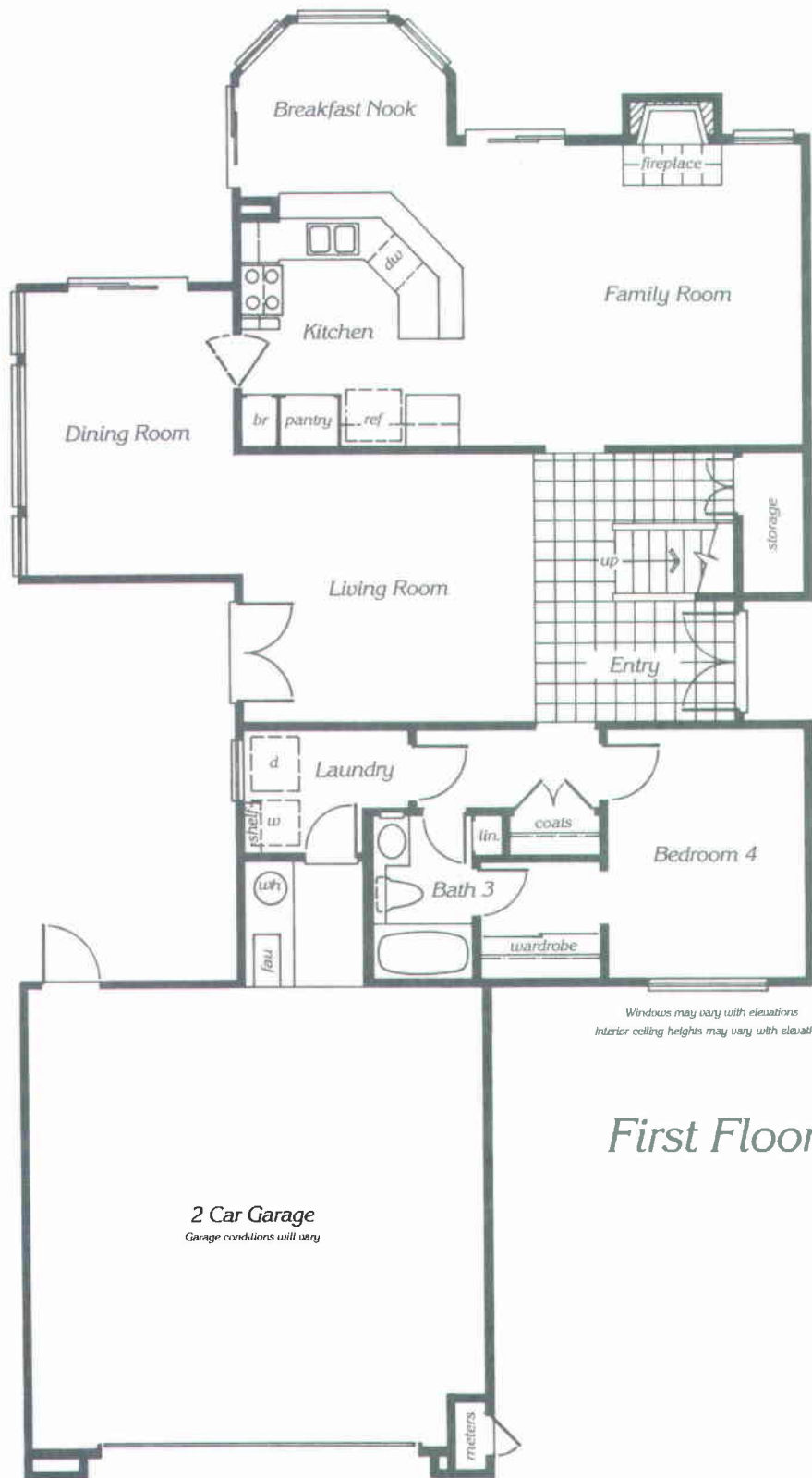


*Elevation C*



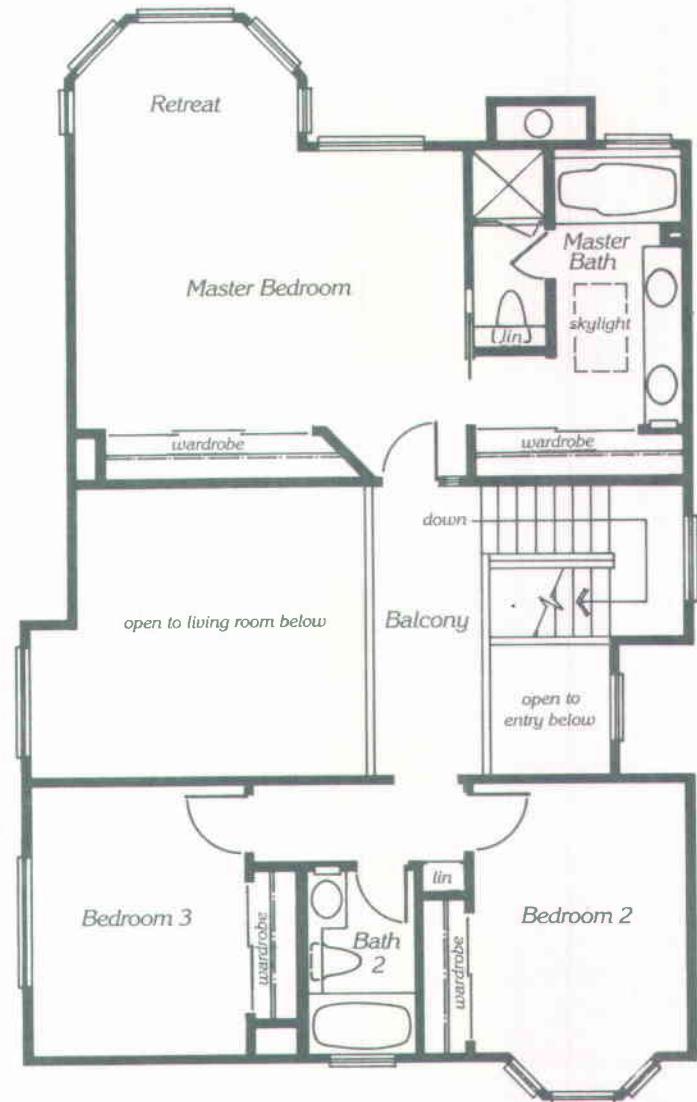
# Plan Eighty Four

A 2351 square foot two-story home with four bedrooms,  
three baths and family room.



Windows may vary with elevations  
Interior ceiling heights may vary with elevations

First Floor



Windows may vary with elevations

Second Floor

# Exterior Elevations

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*Elevation A*

Plan 84



*Elevation B*

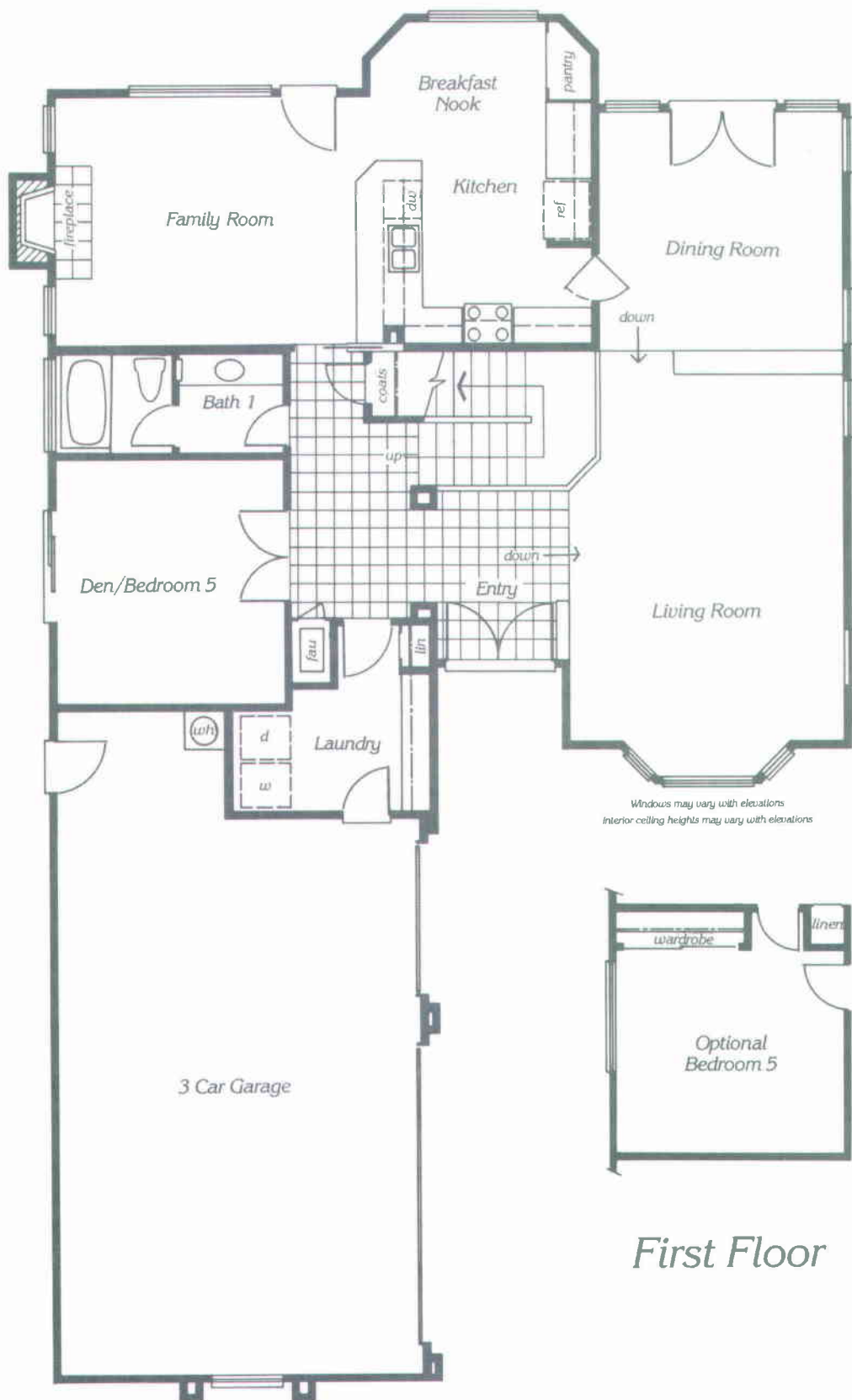


*Elevation C*



# Plan Eighty Five

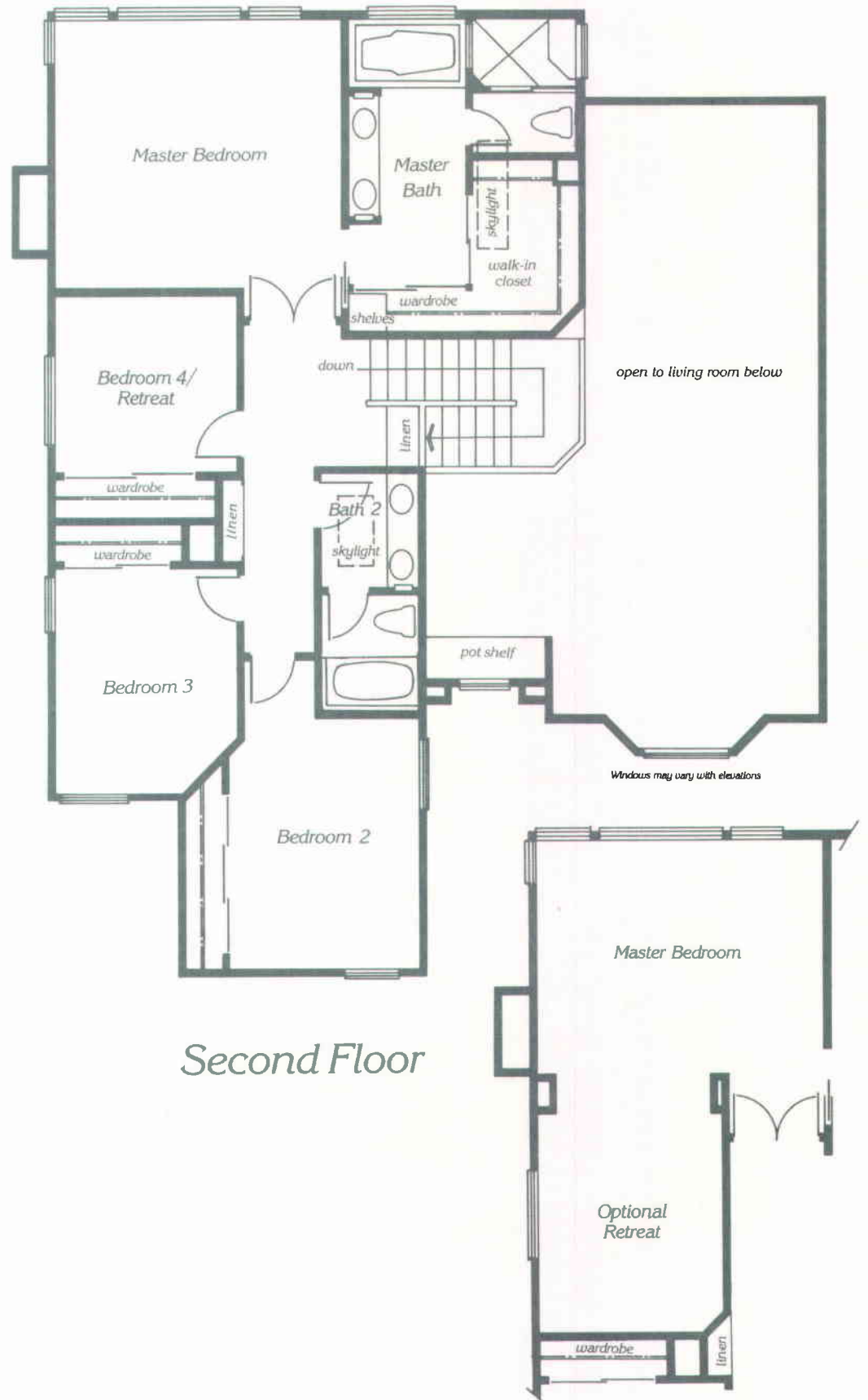
A 2817 square foot two-story home with four bedrooms, den/bedroom 5, three baths and family room.



Windows may vary with elevations  
Interior ceiling heights may vary with elevations



Optional  
Bedroom 5



Windows may vary with elevations

Second Floor

# Exterior Elevations

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*Elevation A*

Plan 85



*Elevation B*



*Elevation C*



# Outstanding Features

## ARCHITECTURAL FEATURES

- Solid Douglas Fir entry doors, some with glass inserts
- Concrete roof tile
- Wrought iron and/or slumpstone block walls
- Brick masonry on most elevations
- 2 or 3 car garages with direct access to house
- Gas stubbed to rear yard

## INTERIOR FEATURES

- Entry door hardware with dead bolt lock
- Ceramic tile entries
- Carpeting throughout living areas
- Easy care vinyl flooring in kitchen, baths, and laundry
- Pre-wired for cable television and telephones
- Smoke detectors
- Skylights in all plans
- Energy efficient ceiling fans in family rooms
- Wood burning energy efficient fireplaces with gas log lighter valves and glass doors

## INTERIOR FEATURES (cont.)

- Brick or marble fireplace surrounds and hearths with custom wood mantels
- Pre-wired for optional security system
- Raised panel interior doors
- Refrigerated central air conditioning
- Sloped and vaulted ceilings
- Oak framed mirrored wardrobe doors in all master bedrooms
- Double-poled closets
- Interior laundry area
- French doors in all plans

## CONVENIENCE FILLED KITCHENS

- Pilotless gas range and oven with microwave as standard
- Energy saving dishwasher
- Hand-set ceramic tile countertops
- Custom oak hardwood cabinetry
- Porcelain on steel double sink
- Single control faucet with hose and spray
- Ice maker water line
- Luminous ceiling fixture

## LUXURY BATHS

- Luxurious oversized cast iron tubs with tile surrounds in master baths
- Showers have tile floors and surrounds in master baths
- Vitreous china self-rimming double basins in master baths
- Polished brass fixtures in master and powder baths
- Ceiling heaters in all master baths
- Vitreous china single basin in powder baths
- Porcelain on steel tub/shower with tile surround in secondary baths
- Porcelain on steel basins in secondary baths
- Hand-set ceramic tile vanity countertops in all baths
- Beveled glass medicine cabinets in master baths
- Full 1/4 inch mirrors over pullmans

## ENERGY SAVING FEATURES

- All windows have dual paned glass
- Night setback thermostat
- Pilotless furnace and energy saving water heater
- Insulation with a rating up to R-30

To assist you with your home decorating, a wide range of wall coverings, window treatments, and upgrade items are available through The Valencia Company Design Center.



# Recreation Facilities

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## VALENCIA SUMMIT RECREATION CENTER



Members of THE VALENCIA SUMMIT HOMEOWNERS ASSOCIATION will enjoy exclusive use of THE VALENCIA SUMMIT RECREATION CENTERS. The amenities include:

### VALENCIA SUMMIT RECREATION CENTER

- Junior olympic, gas heated/solar assisted swimming pool with lap lanes
- Spa
- Recreational facilities also include a main office, mens and ladies lounges, locker rooms, and showers
- Assembly room with seating capacity of 95, and a full kitchen with exterior and interior counters, and storage area
- Wading pool/fountain
- Gazebo
- Outdoor amenities include two gas barbecues, convenience counter, and sink

### FUTURE RECREATION CENTERS

- Gas/solar assisted pools
- Cabanas
- Spas
- Tennis courts

### GENERAL AMENITIES

- Access to Valencia's entire landscaped paseo system
- Access to adjacent 82 acre oak and grass land nature park with nearby soccer field, baseball field, public tennis courts, and tot lot