



WINDERMERE



The Windermere Collection at Valencia Summit



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Windermere...Valencia Company's most luxurious, most prestigious collection of homes nestled high atop the Valencia Summit.

Elegant. Stately. Sophisticated. Created to enhance your enjoyment of life's pleasures. Distinctively designed for you and your lifestyle, for intimate moments with family and festive occasions among friends.

The Windermere Collection offers five extraordinary floor plans. Spacious interiors reflect the skillful hand of designer and craftsman and include such appointments as state-of-the-art kitchens for time saving convenience, cozy master bedroom retreats with fireplaces, and sumptuous master baths with private garden courts and designer tile accents.

Superlative design extends to exteriors, which represent the finest in both contemporary elegance and traditional European styling.

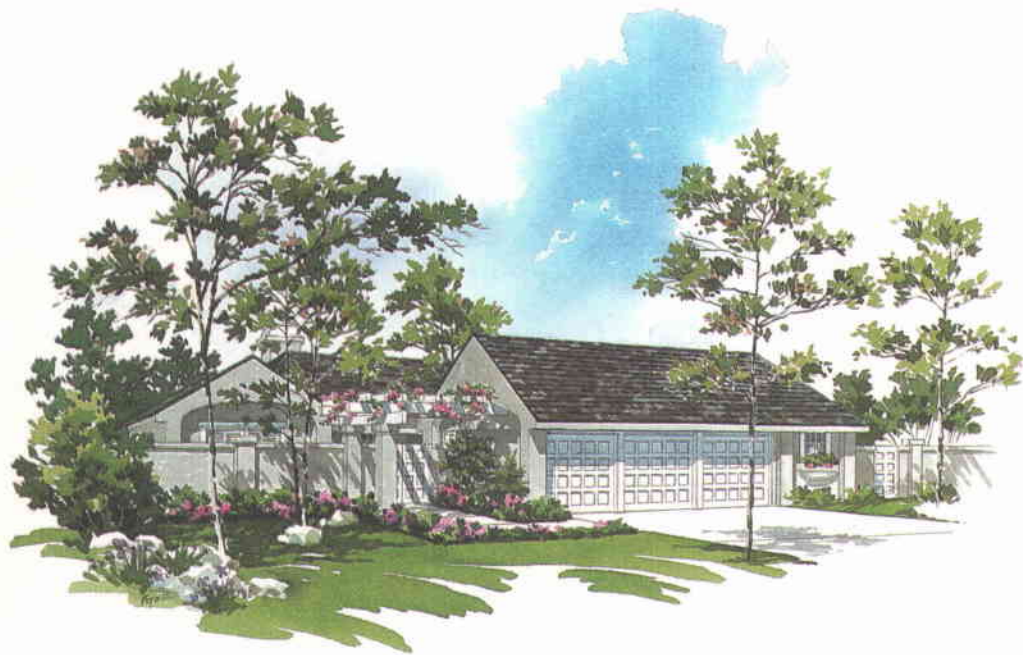
The grandeur of these homes is matched only by the scenic splendor of the Valencia Summit's lush park lands and by spectacular views of oak-swept arroyos and the Santa Clarita Valley.

Windermere...The home you have been waiting for. In Valencia.

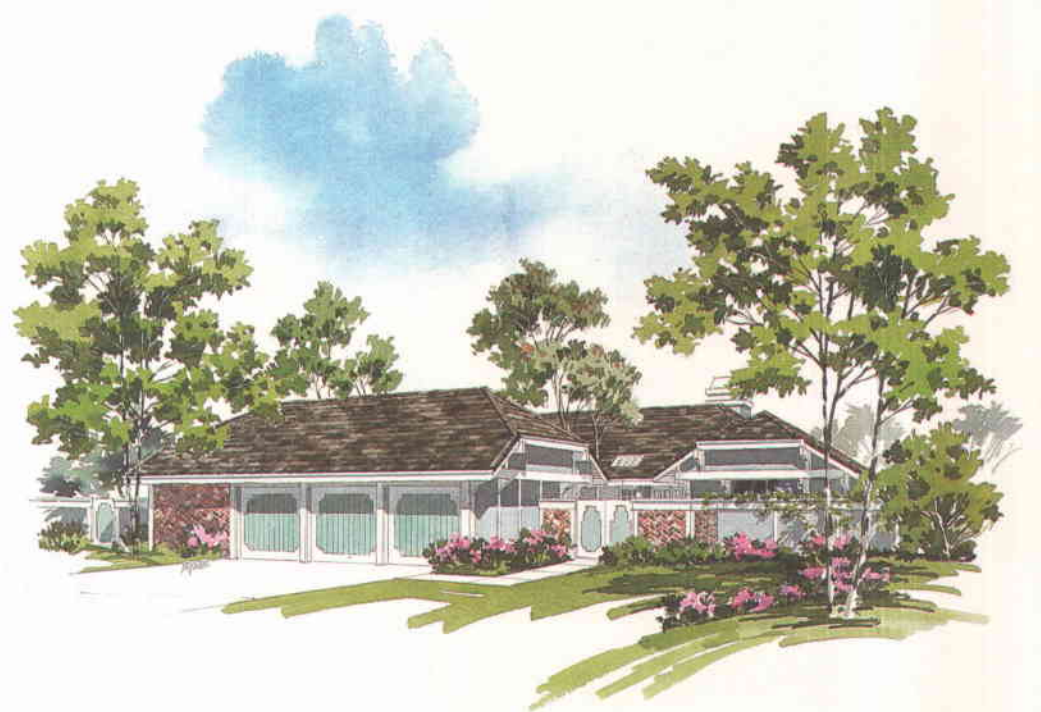


Plan Ninety One

Exterior Elevations



Elevation A



Elevation B

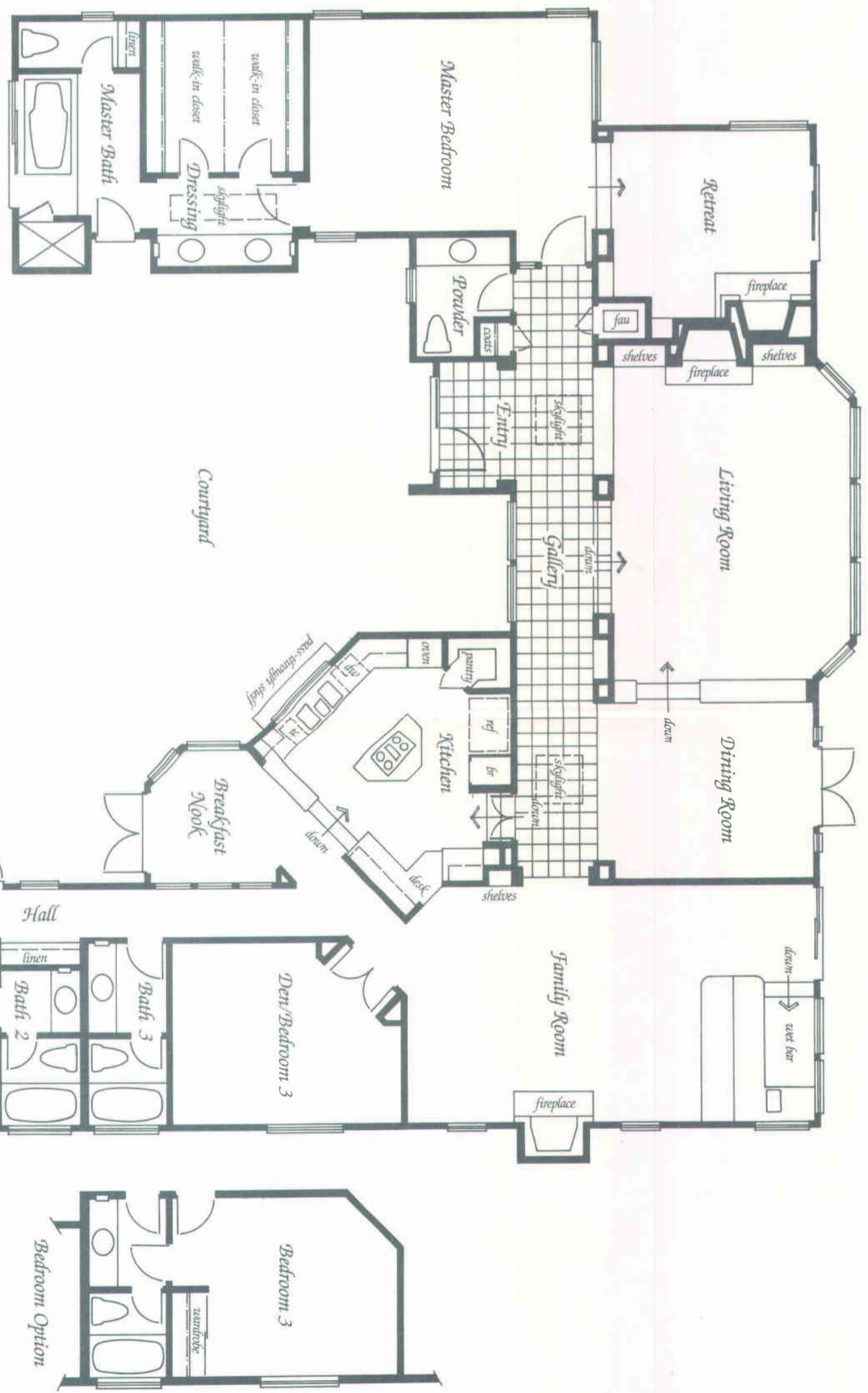


Elevation C

158995
3311450

Features

- 21,302 square foot single level residence with two bedrooms, den/bedroom 3 and three and one-half baths
- Dramatic courtyard entrance
- Expansive entry with skylight
- Sunken living room with woodburning fireplace and bay windows
- Formal dining room with french doors leading to rear yard
- Large family room includes fireplace and wet bar
- Gourmet kitchen with island counter, large pantry, planning desk and pass-thru counter to courtyard
- Separate breakfast nook with custom etched glass panels and french doors leading into courtyard
- Master bedroom suite features:
 - Custom etched glass sidelight at entry
 - Private retreat with raised hearth fireplace
 - Dressing area with walk-in closets
 - Luxurious oversized tub
 - Separate shower
- Interior laundry room with laundry sink
- 3 car garage



Single Story

Windows and interior ceiling heights may vary with elevations

Windows may vary with elevations

Plan Ninety Two

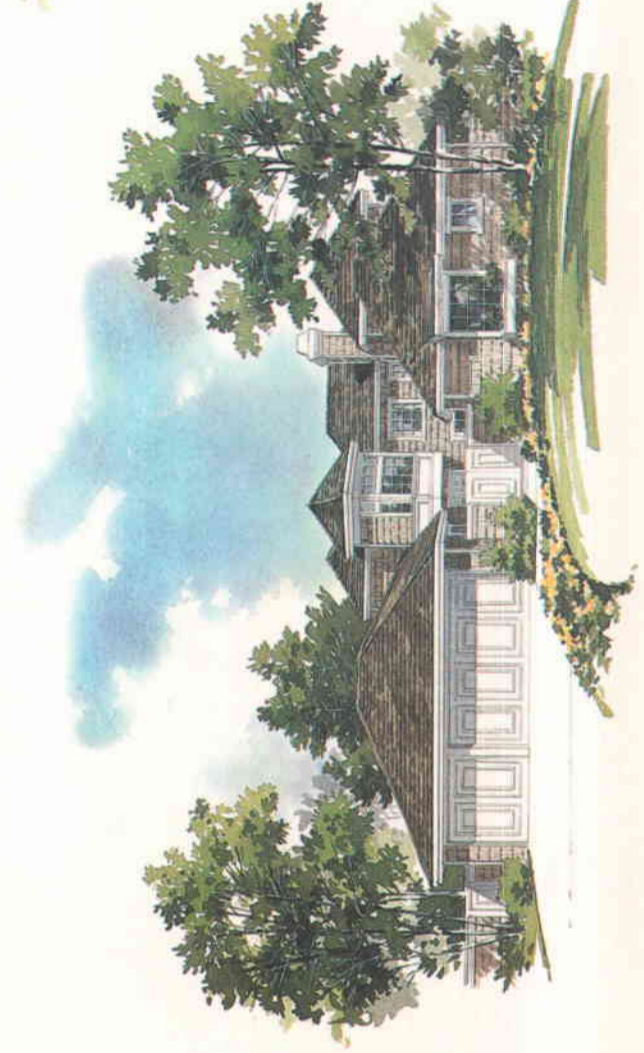
Exterior Elevations



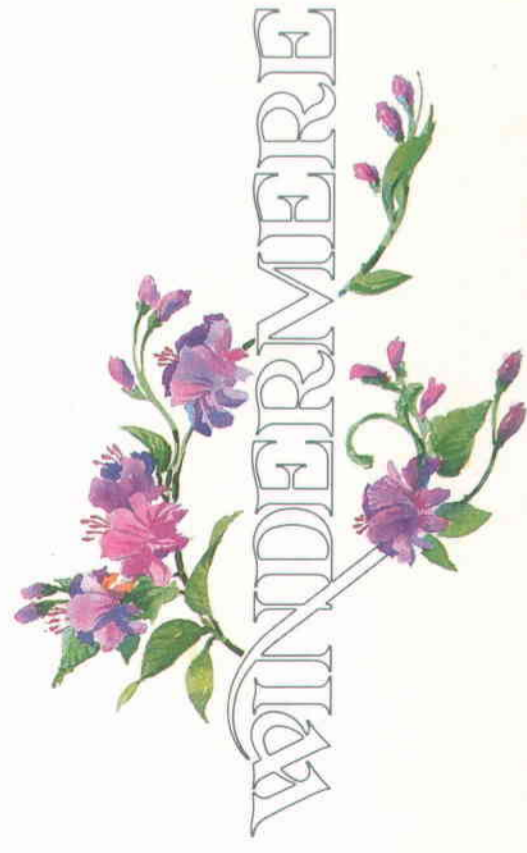
Elevation A



Elevation B



Elevation C

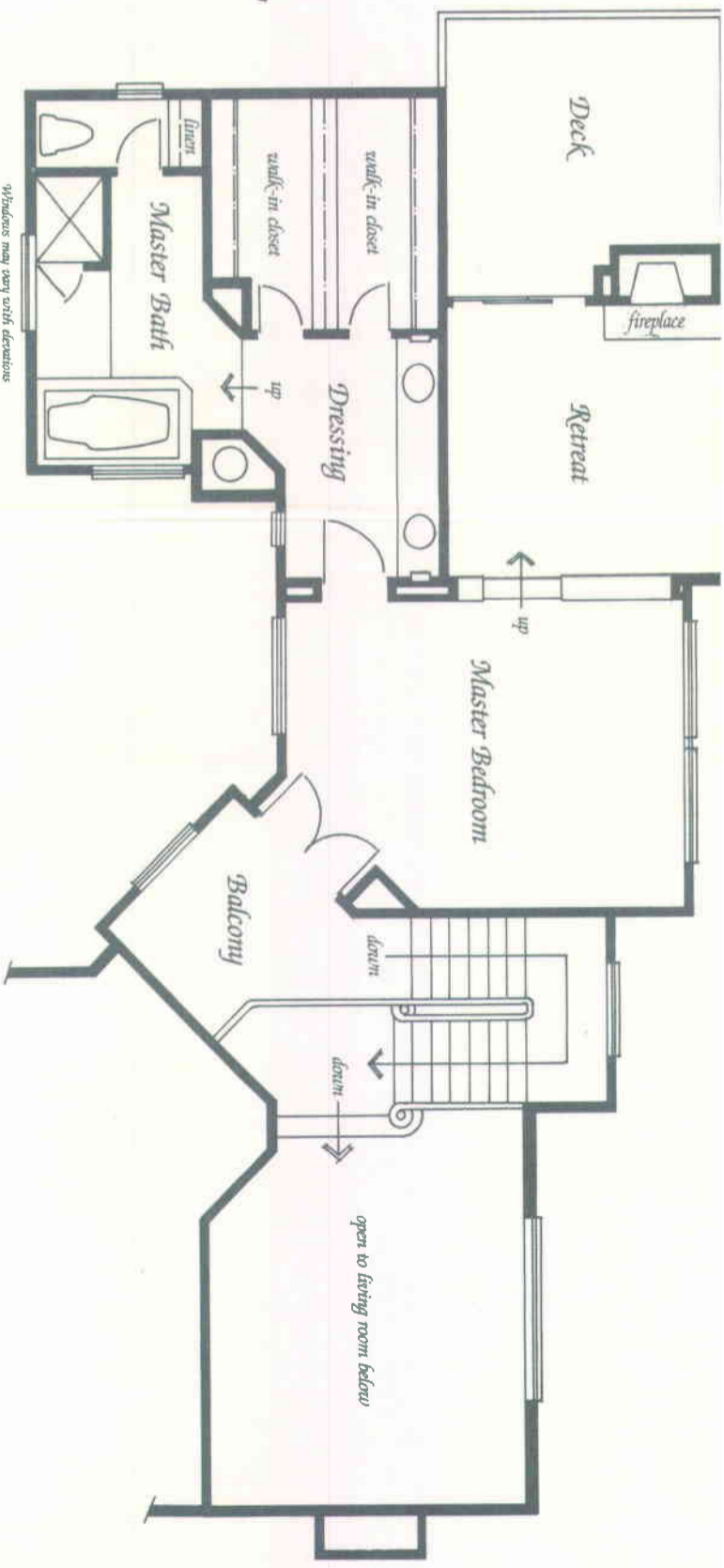


13201 65
13151 65

Features

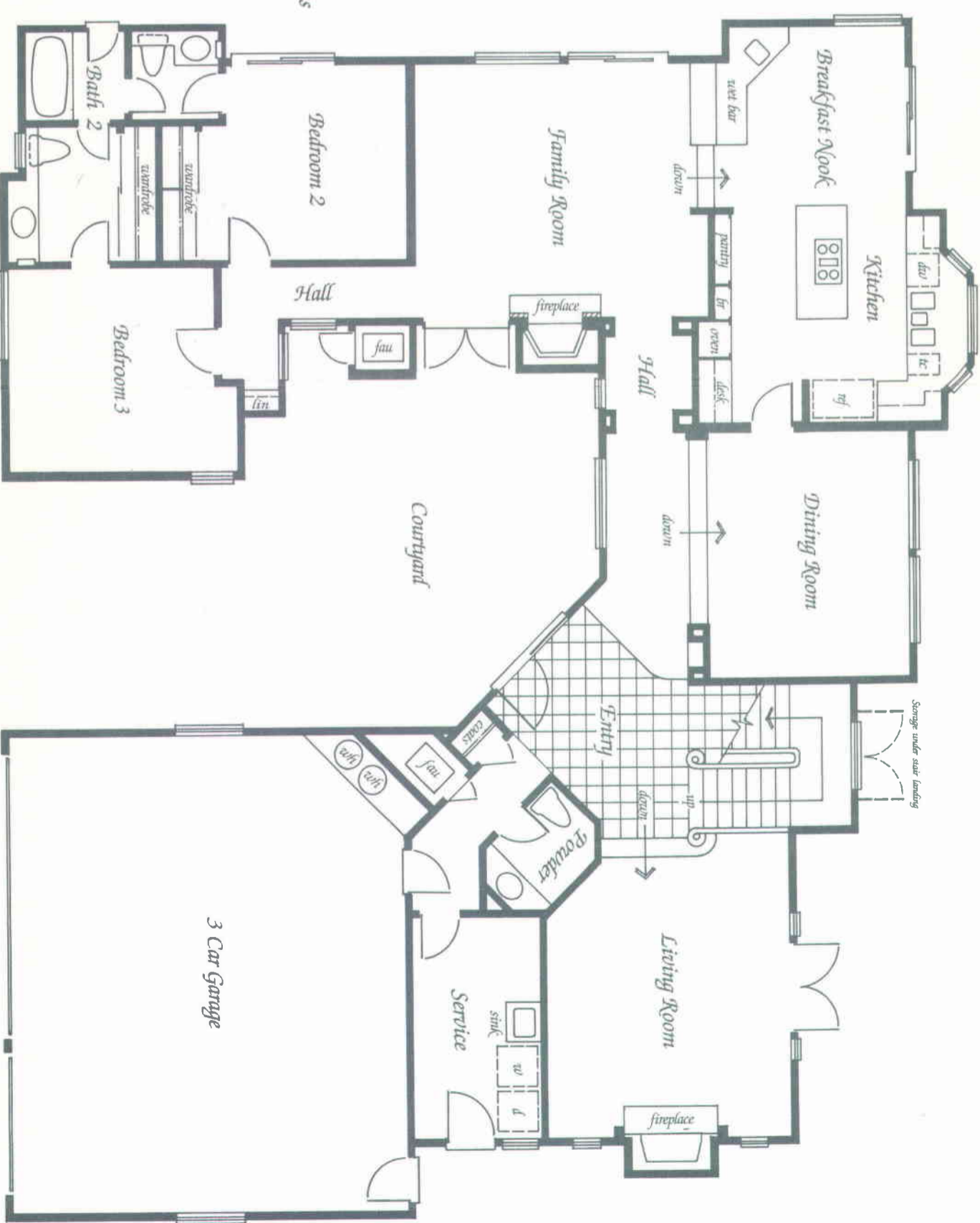
- A 2877 square foot two-story residence with three bedrooms and three and one-half baths
- Formal courtyard entrance
- Step-down living room with fireplace and french doors leading to rear yard
- Gourmet country kitchen includes bay windows, large island counter, planning desk and adjoining breakfast nook
- Spacious family room with fireplace and french doors leading to courtyard
- Private balcony overlooking living area leads to upper level master bedroom suite, which features:
- Retreat with raised hearth fireplace, bay window seat plus a secluded sun deck
- Large dressing area with walk-in closets
- Luxurious oversized tub
- Separate shower
- Interior laundry room with laundry sink
- 3 car garage

Second Floor



First Floor

Windows and interior ceiling heights may vary with elevations



Windows may vary with elevations

Plan Ninety Three

Exterior Elevations



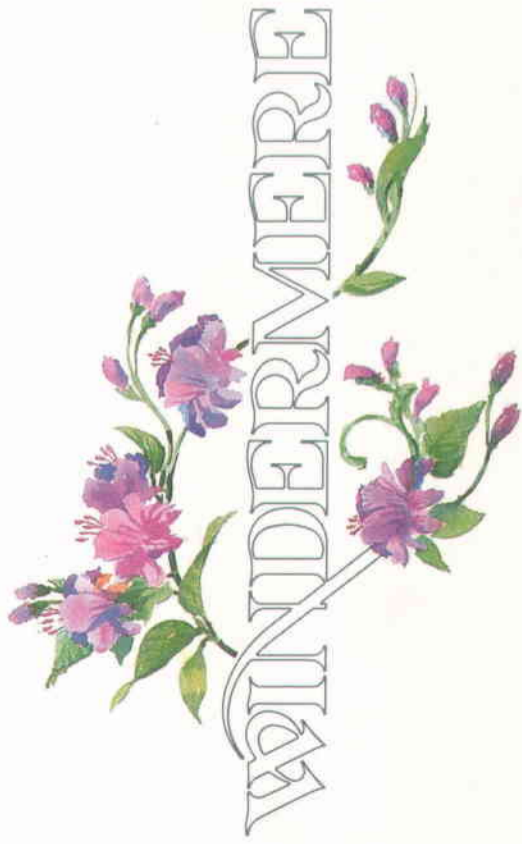
Elevation A



Elevation B



Elevation C

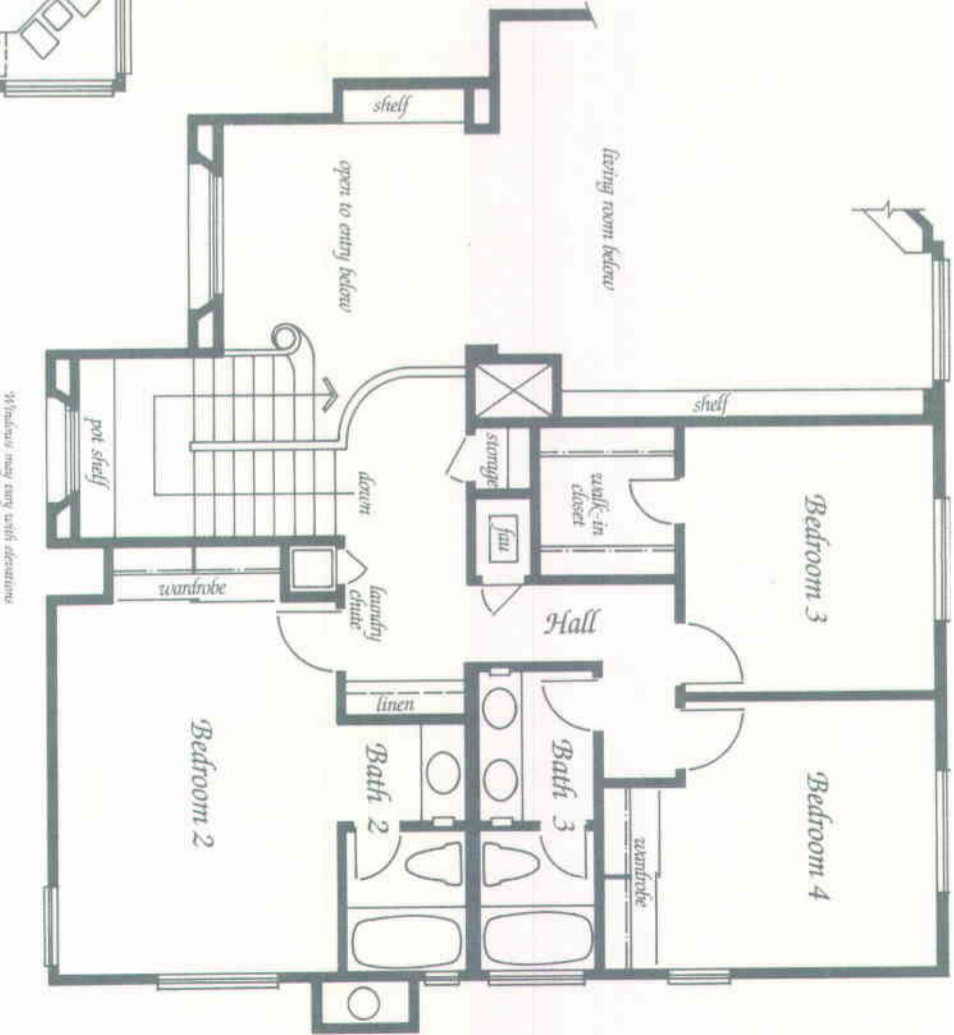
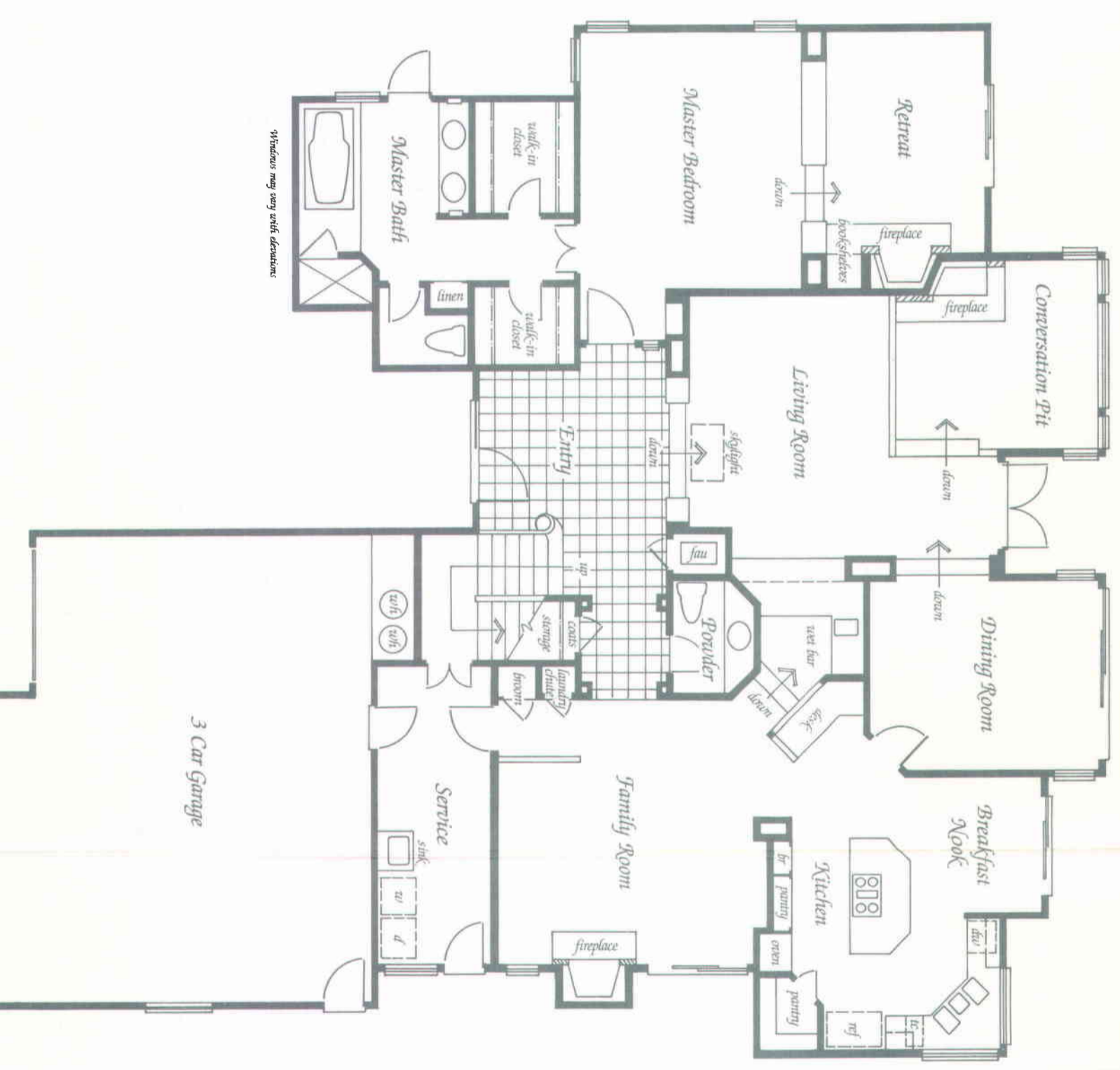


1334, 96
1334, 5, 96

Features

- 2 3058 square foot two-story residence with four bedrooms and three and one-half baths
- Elegant entry with step-down to living room
- French doors leading to rear yard
- Sunken conversation pit with corner fireplace
- Formal dining room
- Gourmet country kitchen includes island counter, large pantry, built-in planning desk and adjoining breakfast nook
- Large family room with fireplace
- Wet bar serves both family room and living room
- Master bedroom suite features:
 - Custom etched glass sidelight at entry
 - Private retreat with raised hearth fireplace
 - Dressing area with walk-in closets
 - Luxurious oversized tub
- Separate shower
- Interior laundry room with laundry sink
- 3 car garage

Second Floor



First Floor

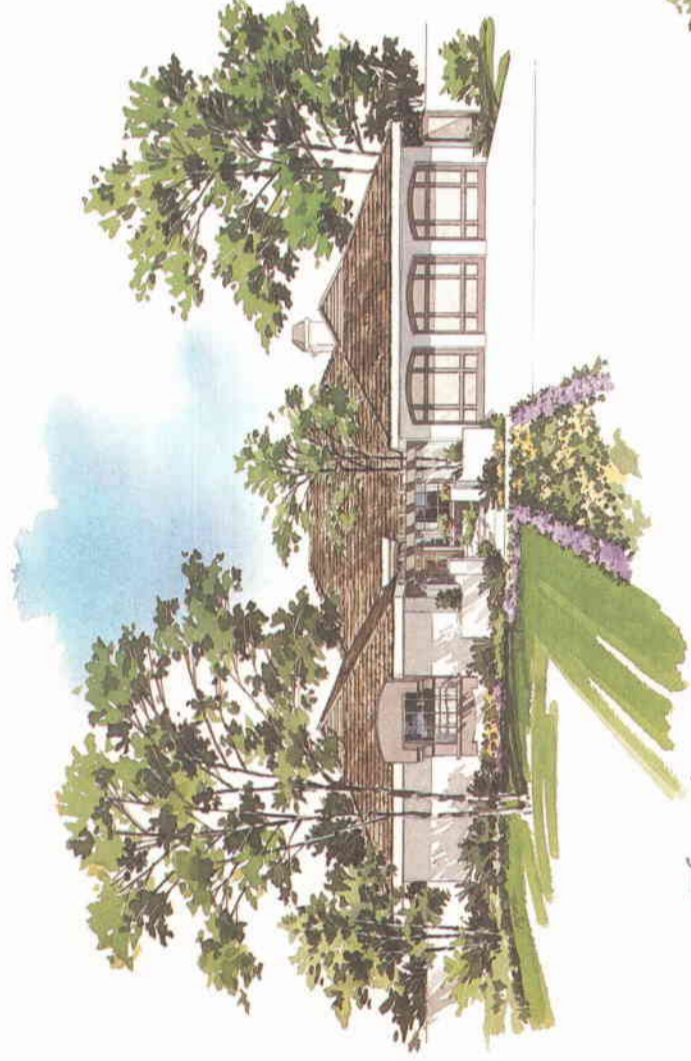
Windows and interior ceiling heights may vary with elevations

Windows may vary with elevations

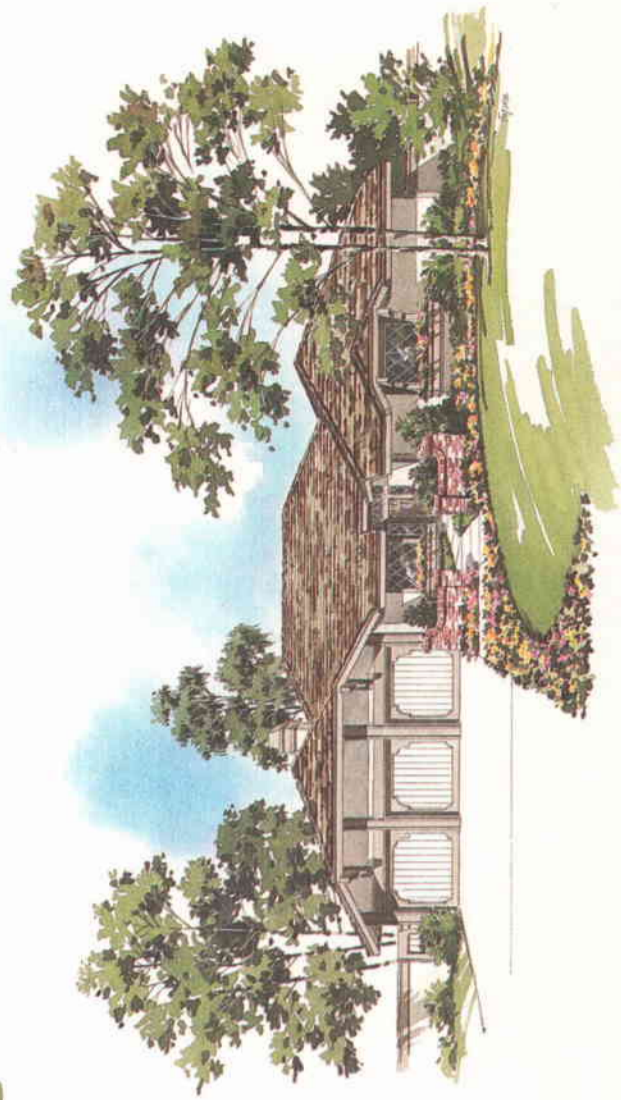
Windows may vary with elevations

Plan Ninety Four

Exterior Elevations



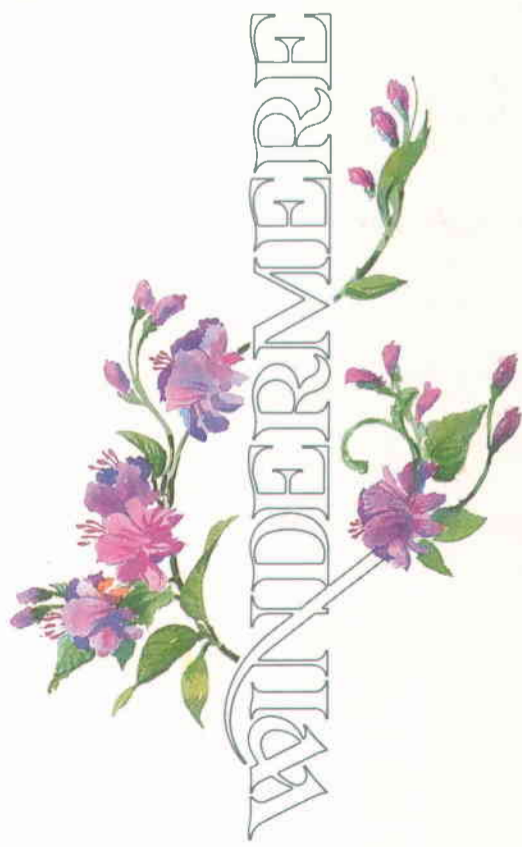
Elevation A



Elevation B



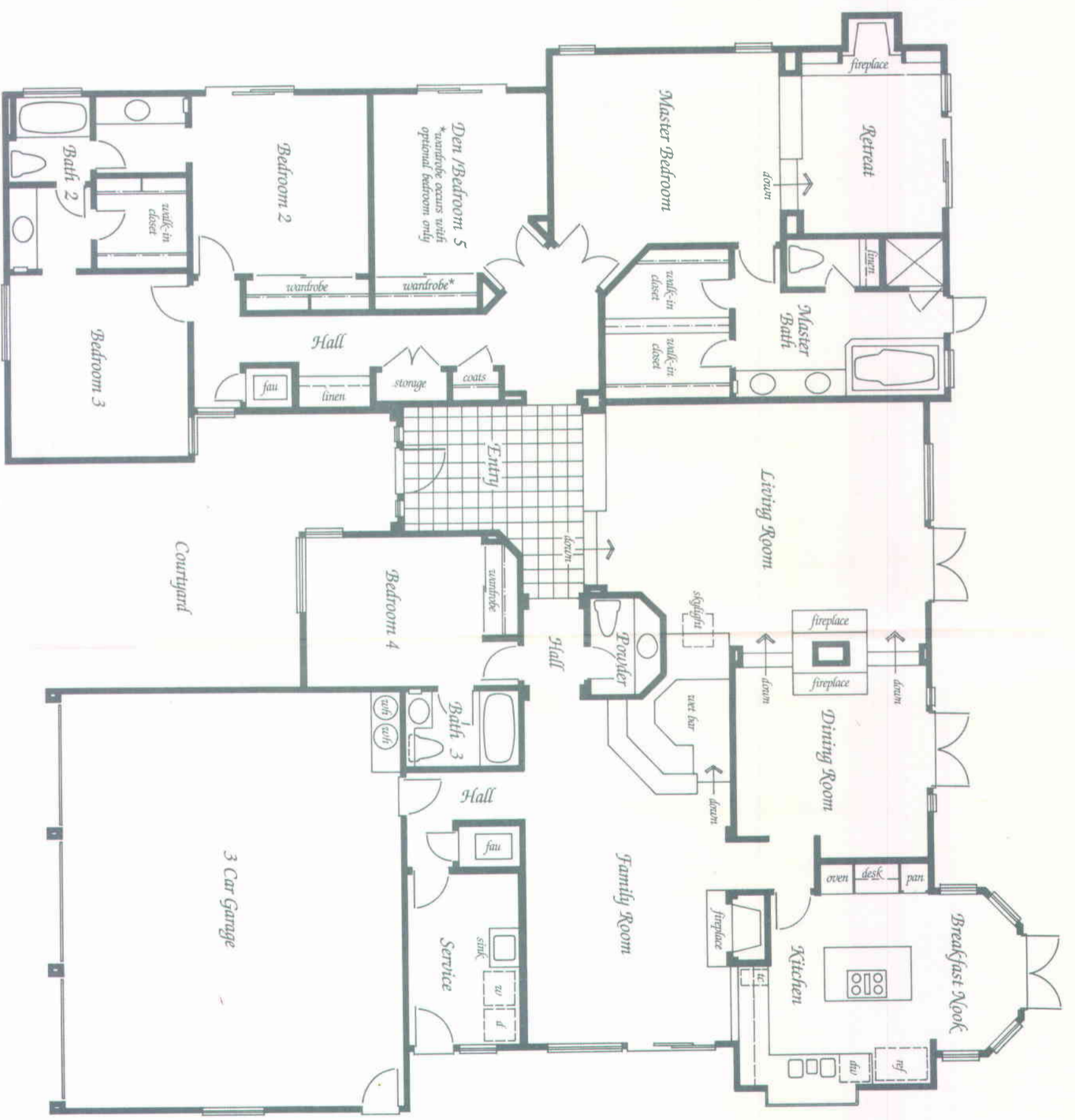
Elevation C



B91, 95, 50
M1, 3

Features

- 2 3156 square foot single level residence with four bedrooms, den/bedroom 5 and three and one-half baths
- Beautiful formal entry
- Exquisite fireplace divider opens to formal dining room and sunken living room
- Gourmet country kitchen includes greenhouse window, island counter, planning desk and breakfast nook with bay windows
- Spacious family room with fireplace
- Large wet bar serves both family room and living room
- Master bedroom suite features:
Sunken retreat with raised hearth fireplace
- Dressing area with walk-in closets
- Luxurious oversized tub
- Separate shower
- Interior laundry room with laundry sink
- 3 car garage

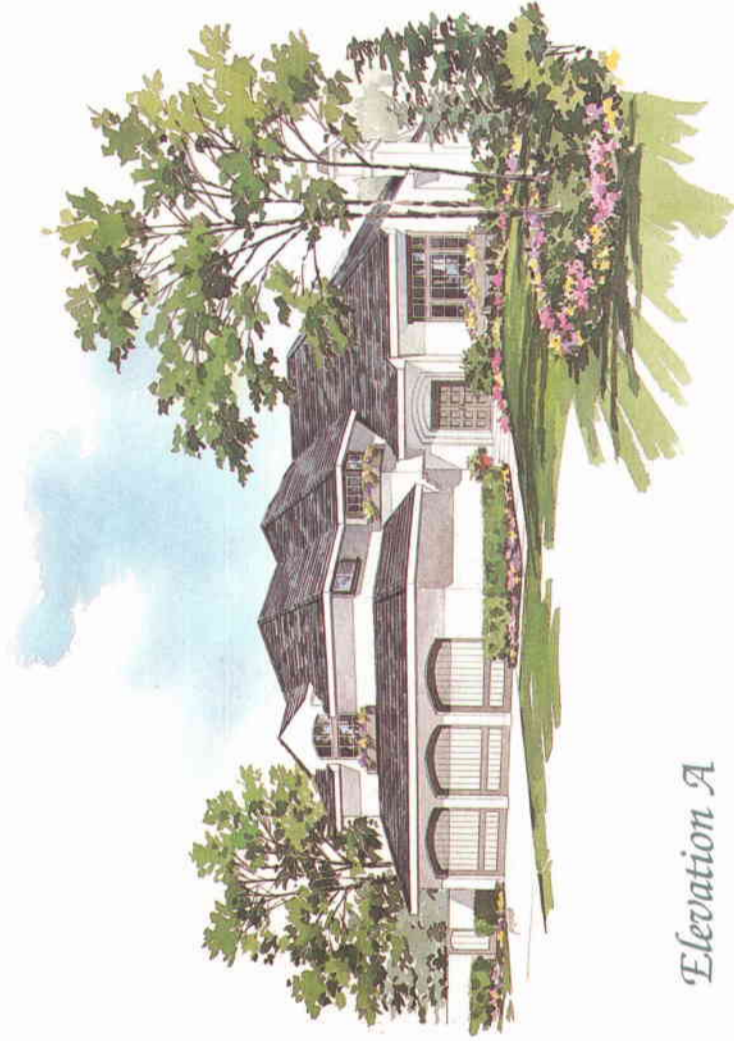


Single Story

Windows and interior ceiling heights may vary with elevations

Plan Ninety Five

Exterior Elevations



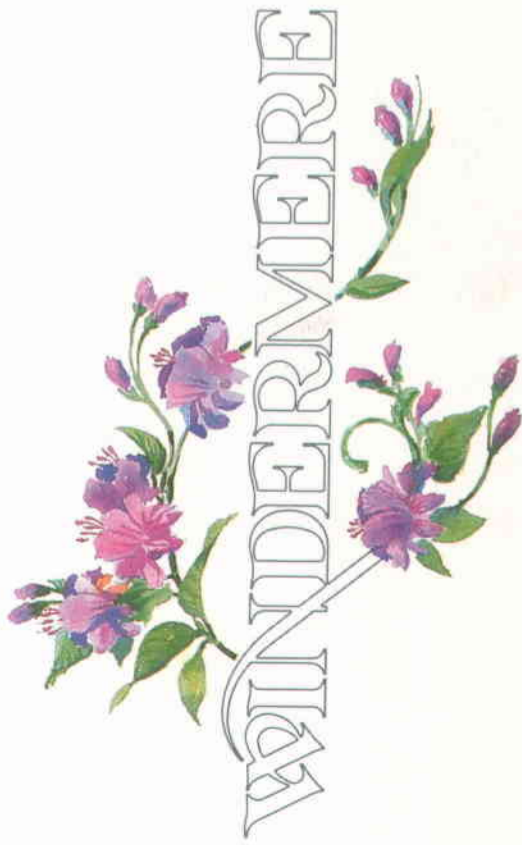
Elevation A



Elevation B



Elevation C

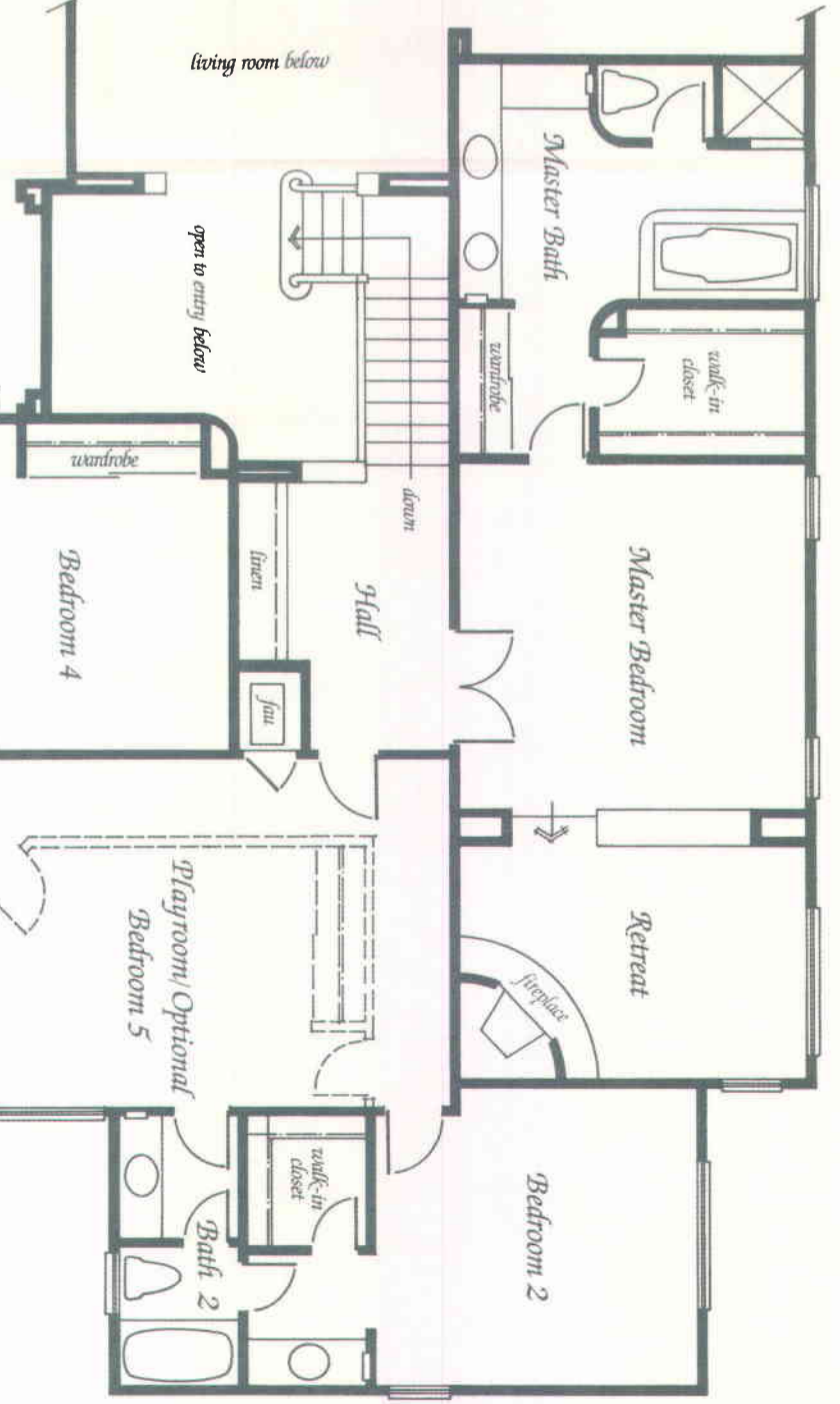
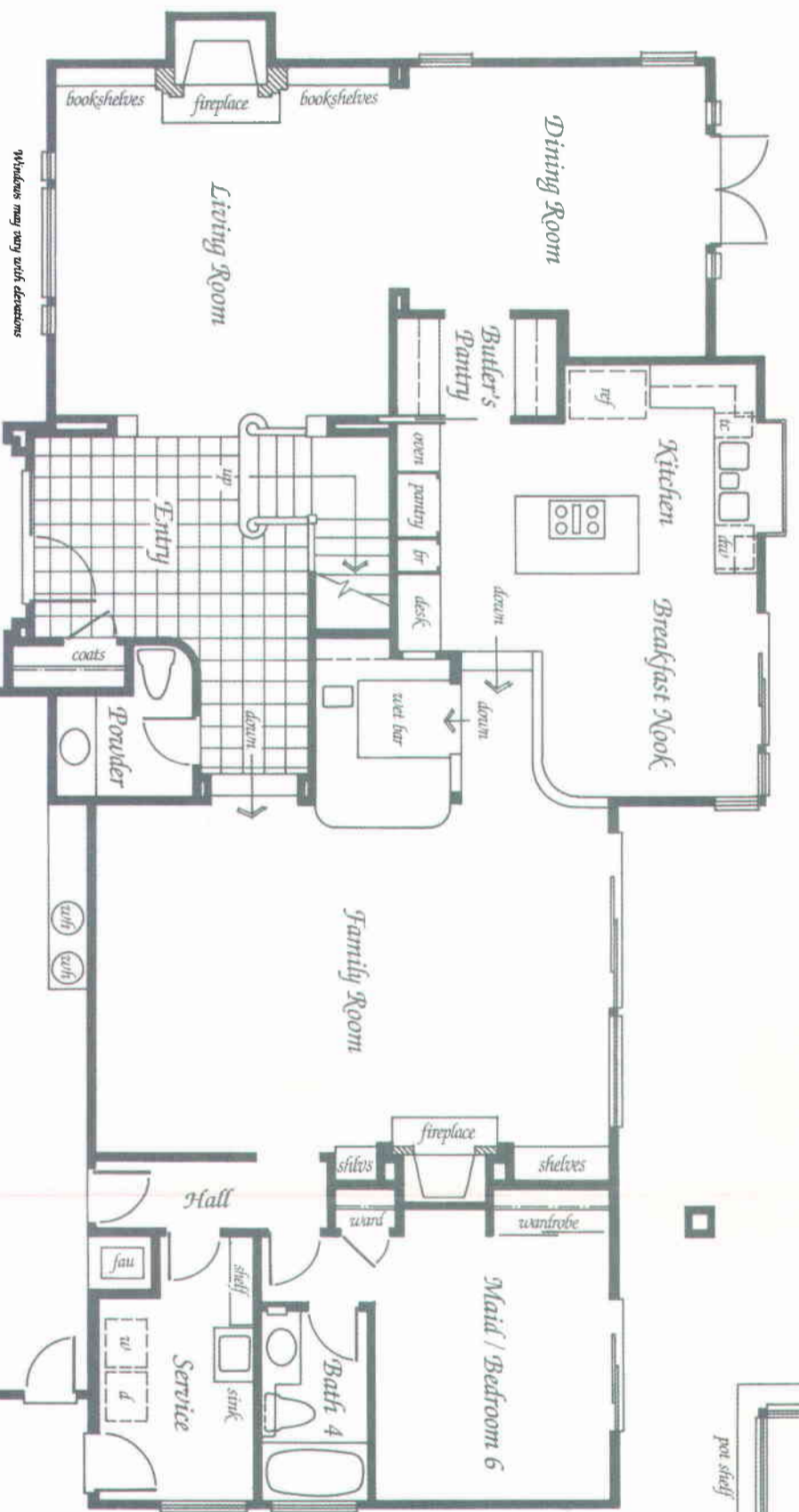


1121 45
1181 P

Features

- A 3725 square foot two story residence with four bedrooms, playroom/optional bedroom 5, maid's room/bedroom 6 and four and one-half baths.
- Magnificent formal entry
- Luminous living room with fireplace
- Formal dining room
- Butler's pantry located between kitchen and dining room
- Gourmet country kitchen with greenhouse window, island counter, planning desk and adjoining breakfast nook
- Huge step-down family room includes fireplace and step down wet bar
- Separate maids quarters with private bath
- Master bedroom suite features:
 - Adjoining retreat with raised hearth fireplace
 - Dressing area with walk-in closet
 - Luxurious oversized tub
 - Separate shower
- Multi-purpose bonus/play room with 5th bedroom option
- Interior laundry room and laundry sink
- 3 car garage

Second Floor



First Floor

Windows and interior ceiling heights may vary with elevations

Yesterday, Today and Tomorrow

It begins with the land... rich and fertile, resting in a peaceful valley, ringed by purple mountains majesty.

Reaching back in time, the King of Spain, through the famous exploits of adventurer Gaspar de Portola, claimed this land (and all of California) in the late 1700's. In 1822, the banner of Spain gave way in revolution to the Mexican Imperial flag, and a year later, when Emperor Iturbide abdicated, Mexico established a Federal Republic.

In 1839, during California's "Mexican Era," Governor Juan B. Alvarado granted the land known as Rancho San Francisco to Antonio del Valle. In 1848, war between the United States and Mexico ended, and the ratification of the Treaty of Guadalupe Hidalgo proclaimed California U.S. territory. Rancho San Francisco was deeded by the estate of Antonio del Valle to Ignacio del Valle in 1853.

In 1865, Ignacio del Valle deeded the Rancho to Thomas R. Bard who transferred title one month later to Robert H. Gratz. In 1869, the Rancho had its first corporate owner in the Philadelphia & California petroleum company, but personal ownership returned in 1873 when sheriff's deed awarded the property to Charles Fernald.

In 1875, Henry Mayo Newhall, who had begun his historic career a quarter century earlier as an auctioneer in the City of San Francisco, purchased Rancho San Francisco. He devoted himself to cultivating his land until his death in 1882, whereupon his heirs formed The Newhall Land and Farming Company in 1883.

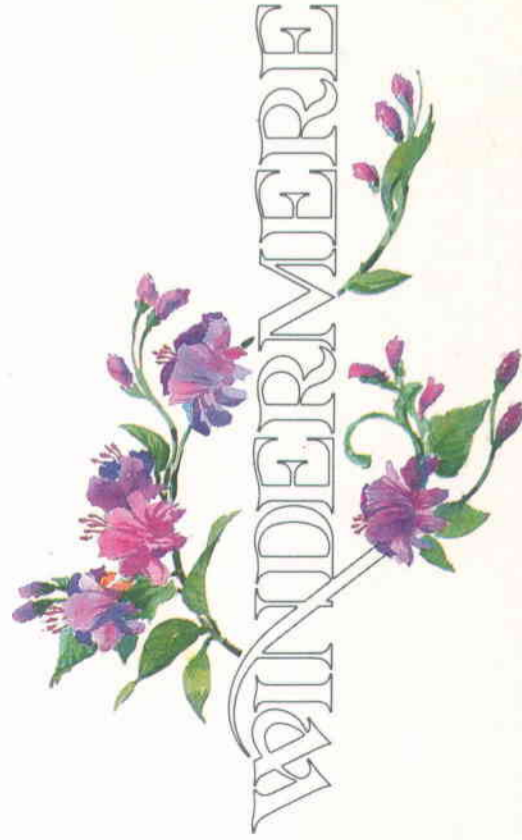
The land prospered as a thriving cattle ranch and farm with vast orchards until the late 1950's, when the explosive Southern California population growth applied relentless pressure for development.

Since it was dedicated to the science and industry of farming, the company decided not to develop the land itself, but to sell a portion of its holdings to developers, including California Land Company which purchased some 5,000 acres in 1963. Two years later, the company, now called Valencia Company, is determined to protect the land and its heritage from uncontrolled growth while at the same time accepting responsibility to satisfy demand.

In 1965, the Master Plan for the Community of Valencia was born: a 5,000-acre vision for a variety of well designed homes, pleasant parks, abundant recreation, quality schools, convenient shopping, services and churches, professional offices, and nearby employment—all linked by carefully planned roads and beautiful paths called "paseos"—today the community's unique signature. In the early 70's Valencia Company became a wholly-owned subsidiary of Newhall Land and Farming. Well into its second decade, Valencia Company remains committed to the Plan's integrity. The community of Valencia is an outstanding success by every definition, including the intangible ones of quality of life, an opportunity for health, happiness and personal growth.

Valencia Company is indeed proud of its land, its deep roots in a colorful history. It is excited about today's challenge to continue fulfilling the vision of the Master Plan, giving more people the opportunity to create for themselves and their families the American Dream which is alive and well in Valencia.

And it is—as it always has been—aware of the hope and responsibility of tomorrow. Lasting value, not expediency, is the watchword of today's decisions. Valencia Company and the community will be here; still striving for, and achieving, new dimensions of success and standards of excellence.





The Windermere Collection at Valencia Summit

A Master-Planned Community by Valencia Company

A DIVISION OF THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP)

Valencia Summit Recreation Center



The Valencia Company, in an effort to continuously improve their product, reserves the right to change floor plans, specifications and prices without notice. Special wall and window treatments, upgraded floor coverings, and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. Please see our sales representatives should you have any questions.

All renderings, floorplans and maps are artists' conceptions, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping.

Decorative entry walls and limestone wall configurations and locations will vary with lots.
