



# *Warmington Homes*

AT

VALENCIA NORTHBRIDGE



Warmington Homes at Valencia Northbridge invites you to experience the simple pleasures of a hometown atmosphere.

Nestled among the gentle rolling hills of the Santa Clarita Valley, a tranquil way of life is taking hold. One that offers homeowners close proximity to employment centers yet a peaceful country setting and a pleasant environment perfect for today's growing families.

We took special care in the creation of these new homes. Offering the best of both worlds, we blended timeless traditional architecture together with a host of contemporary amenities designed for the changing needs of today's homeowner.

Located within the beautiful master planned community of Valencia, Warmington residents can take full advantage of all the exceptional amenities the community has to offer. The vast 'paseo' system is a unique highlight, with attractive pedestrian overpasses and walkways that meander throughout the neighborhoods which lead to the area's award winning schools, recreational facilities and local shopping. Here is a place that offers parents piece of mind that their children have plenty of open space to play and grow.

Perfect for weekend activities or just to unwind after a full day, is a full range of recreational activities from a junior size Olympic pool and clubhouse to tennis courts and a neighborhood park, all for the exclusive use of Valencia Northbridge residents.

Come discover Warmington Homes at Valencia Northbridge. It's not just a home, it's a delightful way of life.







1AR

ARTIST'S CONCEPTION



1BR

ARTIST'S CONCEPTION



1CR

ARTIST'S CONCEPTION

# The Peacock

## PLAN THREE

- Five Bedrooms Or Four Plus Den • Three Full Baths • Formal Living And Dining Room
- French Doors Open To Family Room With Fireplace And Entertainment Area • Island Kitchen With Windowed Nook • Secluded Master Suite With Optional Two-Sided Fireplace And Spacious Bath • Laundry Room • Three Car Garage • 2,720 Square Feet.







3A

ARTIST'S CONCEPTION



ARTIST'S CONCEPTION

3B



3C

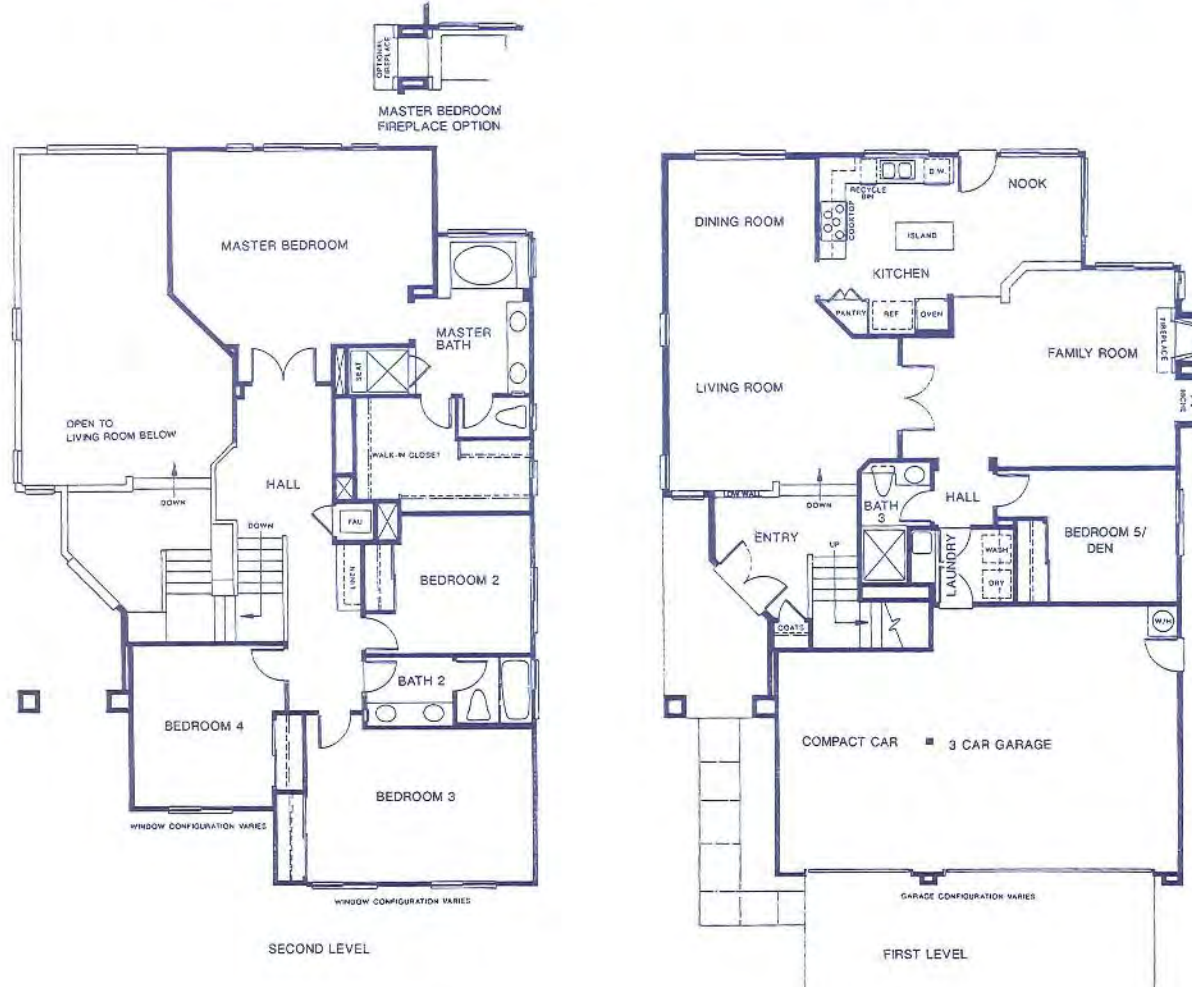
ARTIST'S CONCEPTION

# The Peacock

## PLAN THREE

-ALTERNATE-

- Five Bedrooms Or Four Plus Den • Three Full Baths • Formal Living And Dining Room
- French Doors Open To Family Room With Fireplace And Entertainment Area • Island Kitchen With Windowed Nook • Secluded Master Suite With Optional Two-Sided Fireplace And Spacious Bath • Laundry Room • Three-Car Garage • 2,720 Square Feet.











2AR

ARTIST'S CONCEPT OK



2BR

ARTIST'S CONCEPT



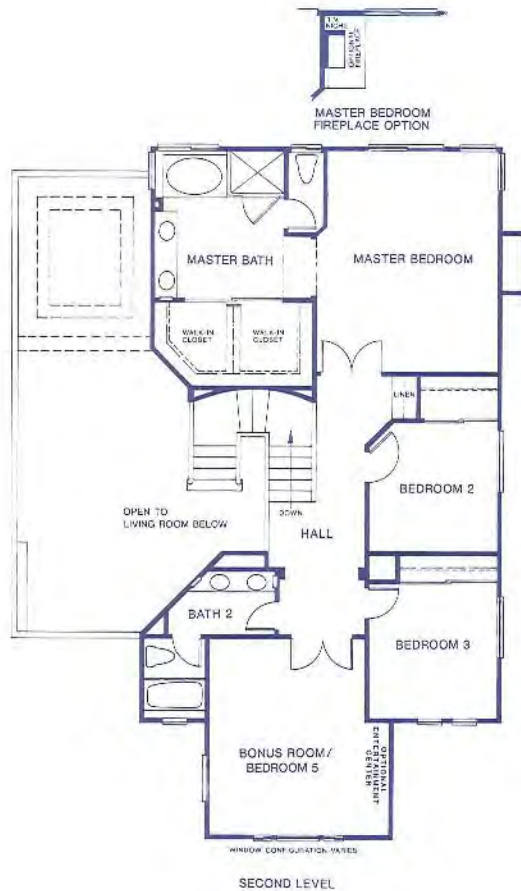
2CR

ARTIST'S CONCEPT

# The Emperor

## PLAN FOUR

- Five Bedrooms Or Four Plus Den Or Bonus Room
- Three Full Baths
- Formal Living Room And Dining Room With Coffered Ceiling
- Cabinet Lined Kitchen With Nook Open To Family Room With Fireplace And T.V. Niche
- Luxurious Master Suite With Optional Fireplace, Dual Walk-In Closets And Spacious Bath Dressing Area
- Laundry Room
- Three Car Garage
- 2,858 Square Feet.







2A



ARTIST'S CONCEPTION



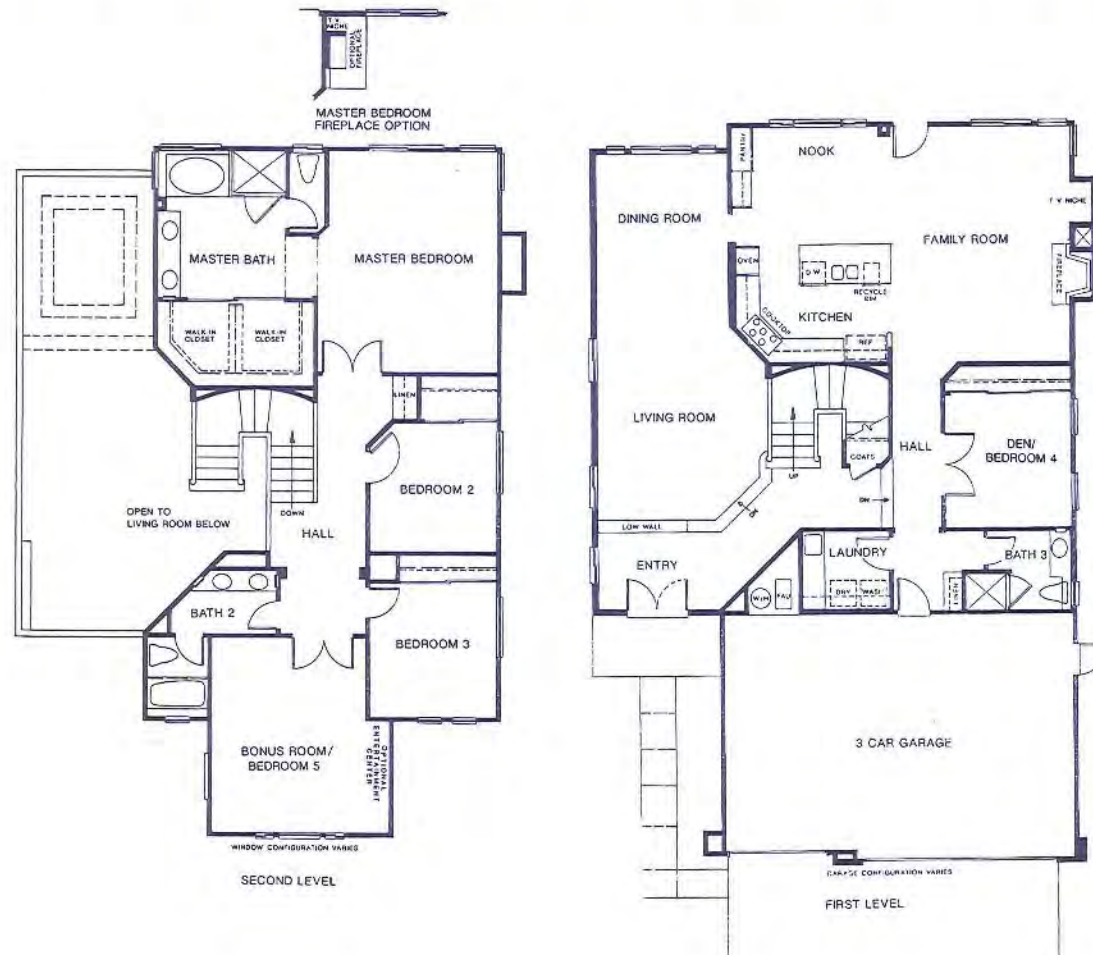
ARTIST'S CONCEPTION

# The Emperor

## PLAN FOUR

-ALTERNATE-

- Five Bedrooms Or Four Plus Den Or Bonus Room • Three Full Baths • Formal Living And Dining Room With Coffered Ceiling • Cabinet Lined Kitchen With Nook Open To Family Room With Fireplace And T.V. Niche • Luxurious Master Suite With Optional Fireplace, Dual Walk-In Closets And Spacious Bath Dressing Area • Laundry Room • Three-Car Garage • 2,888 Square Feet.







At Warmington Homes we take pride in having fulfilled the needs of Southern California homebuyers since 1926. For almost three generations we've built our company on a commitment to deliver homes exceptional in quality and design. This blending of fine amenities is then met with careful attention in every detail of construction. During our 65 year history, our homes have achieved widespread recognition for some of the finest craftsmanship in the industry. Each is a reflection of the quality and lasting value that has made Warmington a trusted name throughout California.

As the third generation president and currently as chairman of the board of our family-owned company, I take special pride in knowing that while construction techniques and materials have changed, our dedication to building the finest residential neighborhoods of exceptional quality has remained unchanged.

In short, we build homes that families can feel good about. The kind of neighborhoods that make home ownership a very rewarding experience and something to be enjoyed for a lifetime.

So when someone asks who built your home you'll answer with pride, "It's a Warmington."

A handwritten signature in red ink that reads "James P. Warmington". The signature is written in a cursive, flowing style.

James P. Warmington  
C.E.O.

# Quality Features

## ARCHITECTURAL DETAILS

- Individually-detailed traditional exteriors with brick, river rock and wood accents
- Long lasting, fire-resistant concrete tile shake roofs
- Dual-glazed white aluminum windows
- Decorative half round and transom windows (per plan)
- Elegant raised panel entry door with custom leaded glass inset
- Single-lite French doors
- Three car garage with raised panel sectional roll-up doors

## SPACIOUS LIVING AREAS

- Ceramic tile or wood parquet entry
- Wall-to-wall carpeting in living areas
- No-wax sheet vinyl flooring in kitchens, secondary baths and laundry areas
- Spacious formal living and dining rooms
- Family rooms with woodburning fireplace stubbed for gas logs
- Cozy breakfast nooks
- Custom-styled radius bullnose corners on interior walls
- Textured ceilings throughout
- Raised panel interior doors with detailed casing
- Solid oak stair systems with footlights
- Impressive volume or nine foot ceilings

## GOURMET KITCHENS

- G.E. Monogram 5-burner gas cooktop with downdraft venting
- G.E. white built-in ovens, self cleaning lower, microwave upper
- G.E. white Potscrubber multi-cycle dishwasher

- Custom oak cabinets with white interiors, adjustable upper shelves and roller guide drawers by Gordon's Cabinet Shop
- Built-in recycle bins
- Easy-care ceramic tile countertops
- Porcelain coated cast-iron two compartment, hi-lo sink with disposal
- Under cabinet lighting
- Large pantries
- Recessed refrigerator space plumbed for icemaker
- Recessed ceiling lights

## LUXURIOUS MASTER BEDROOM SUITES

- Double-door entry (plans 1, 3 & 4)
- Compartmented private bath/dressing area
- Double basin oak pullman cabinet with ceramic tile countertop
- Full-width mirror and beveled glass medicine cabinet
- Large walk-in closet
- Separate oval tub and ceramic tile shower with clear glass enclosure
- Stylish combination brass and chrome plumbing fixtures
- Leisure sitting areas
- Built-in recessed lights
- Optional fireplace

## ADDITIONAL QUALITY FEATURES

- Gordon's custom oak cabinets in secondary baths and powder
- Full 48" mirrors
- Decorator selected lighting fixtures
- Decora light switches
- Prepared for wireless security system

- Dramatic plant shelves
- Security locks on all front doors
- Gas forced-air heating
- Copper water lines
- Interior laundry service area with sink and cabinets
- Concrete driveways and walkways
- Plumbed for gas dryer hook-up
- Pre-wired for television in all bedrooms and family areas
- Telephone outlets in all bedrooms and family areas
- Concrete driveways and walkways
- One garage opener with two transmitters
- Central air conditioning (dual zone plan 3 and 4)
- Underground utilities

## ENERGY SAVING FEATURES

- Exterior wall and ceiling insulation
- Energy-efficient gas water heater
- Insulated air ducts
- Flow control on all shower fixture heads
- Dual-glazed windows
- Weatherstripping on exterior doors
- Pilotless ignition forced-air heating
- Automatic set-back thermostat

## CUSTOM OPTIONS

- Additional custom options are available. Please see your sales representative for complete details

*Warmington Homes reserves the right to change specifications, plans, construction materials, prices or terms without prior notice. Window locations and sizes as well as specific detailing may vary with different elevations.*





**VALENCIA  
NORTHBRIDGE™**

MAP NOT TO SCALE

**Valencia**  
By Valencia Company

27411 N. Whitefield Place  
Valencia, CA  
91355  
(805) 297-7497  
Open Daily

## Architectural Details

- Individually-detailed traditional exteriors with brick, river rock and wood accents
- Elegant raised panel entry door with custom glass inset
- Three car garage with raised panel sectional roll-up doors

## Spacious Living Areas

- Ceramic tile or wood parquet entry
- Family rooms with woodburning fireplace stubbed for gas logs
- Custom-styled radius bullnose corners on interior walls
- Textured ceilings throughout
- Raised panel interior doors with detailed casing
- Solid oak stair systems with footlights

## Gourmet Kitchens

- G.E. Monogram 5-burner gas cooktop with downdraft venting
- G.E. white on white built-in oven, self-cleaning lower microwave upper
- G.E. white Potscrubber multi-cycle dishwasher
- Custom oak cabinets with white interiors, adjustable upper shelves and roller guide drawers by Gordon's Cabinet Shop
- Built-in recycle bins
- Easy-care ceramic tile countertops

## Luxurious Master Bedroom Suites

- Double-door entry
- Double basin oak pullman cabinet with ceramic tile countertop
- Separate oval tub and ceramic tile shower with clear glass enclosure
- Leisure sitting areas

## Additional Quality Features

- Decorator selected lighting fixtures
- Interior laundry service area with sink and cabinets
- One garage opener with two transmitters
- Central air conditioning dual zone (Plans 3 and 4)

## Energy Saving Features

- Dual-glazed windows
- Pilotless ignition forced air heating
- Automatic set-back thermostat

## Custom Options

- White washed or Sierra oak cabinets and stairsystem
- Custom Built-ins
- Jetted whirlpool tub in master bath
- Optional fireplace in master suite
- Additional garage door openers
- Full range of flooring upgrades
- Corian countertop in kitchen
- Designer ceramic tile selections for kitchen, powder and master bath
- Secondary bathtub enclosure
- Mirrored wardrobe doors
- Surround sound and home entertainment systems
- Wireless security system
- Central vacuum system
- Intercom







# Warrington Homes

V A L E N C I A N O R T H B R I D G E

Lesley Sperling  
Randy Anable

(805) 297-7497

## *The Crescent*

Plan 1

• 2,305 square feet • Four bedrooms or three plus den • Three full baths • Family room with fireplace adjacent to kitchen with nook • Master suite with optional fireplace and luxurious bath • Laundry room • Three car garage

From

**\$299,900**

## *The Peacock*

Plan 3

• 2,720 square feet • Five bedrooms or four plus den • Three full baths • Formal living and dining room • French doors open to family room with fireplace and entertainment area • Island kitchen with windowed nook • Secluded master suite with optional two-sided fireplace and spacious bath • Laundry room • Three car garage

From

**\$332,900**

## *The Monarch*

Plan 2

• 2,612 square feet • Four bedrooms plus unique library gallery • Expansive lower level master suite with optional fireplace and two walk-in closets • Impressive living and dining room • Family room with fireplace and T.V. niche open to fully-equipped kitchen and nook • Two baths plus powder • Laundry room • Three car garage

From

**\$322,900**

## *The Emperor*

Plan 4

• 2,888 square feet • Five bedrooms or four plus den or bonus room • Three full baths • Formal living room and dining room with coffered ceiling • Cabinet lined kitchen with nook open to family room with fireplace and T.V. niche • Luxurious master suite with optional fireplace, dual walk-in closets and spacious bath dressing area • Laundry room • Three car garage

From

**\$342,900**

# WARRINGTON HOMES

Welcoming You Home For Nearly 70 Years

Warrington Homes reserves the right to make changes in plans, prices, terms, features and or special offerings at any time without prior notice. Square footages quoted are approximate only. Prices are not determined by exact square footage.

# Warmington Homes Standard Features That Set Us Apart At Valencia Northbridge

## Architectural Details:

- Traditional exterior with brick and river rock accents
- Elegant raised panel double door entry doors with custom leaded glass inset
- Oversized three- or four-car garages with raised panel sectional roll-up garage doors
- Rounded drywall corners

## Spacious Living Areas

- Ceramic tile or wood parquet entry
- Family rooms with woodburning brick fireplace stubbed for gas logs
- Custom-styled radius bullnose corners on interior walls
- Textured ceilings throughout
- Raised panel interior doors with detailed casing
- Solid oak stair systems with footlights
- French doors in many areas

## Gourmet Kitchens

- G.E. Monogram 5-burner gas cooktop
- G.E. Monogram white on white built-in self cleaning double oven
- G.E. Spacesaver Plus microwave
- G.E. white Potscrubber multi-cycle dishwasher
- Recessed refrigerator space
- Preplumbed for ice maker
- Custom oak cabinets with concealed hinges. Adjustable cabinet shelves with white interior lining and roller-guide drawers
- Built-in recycle bins
- White ceramic tile countertops
- Under cabinet lighting



## **Luxurious Master Bedroom Suites**

- Double door entry
- Double basin oak pullman cabinet with ceramic tile countertop
- Porcelain on steel oval tubs
- Ceramic tile shower with clear butted glass enclosure
- Leisure sitting areas
- Woodburning fireplace - optional
- Whirlpool jetted tub - optional

## **Additional Quality Features**

- Decorator selected lighting fixtures
- Custom brass and chrome fixtures in all baths
- 48" Mirrors in all bathrooms
- Vaulted or 9' ceilings in upstairs bedrooms
- T.V. outlets and telephone outlets in all bedrooms and family areas
- Interior laundry room with sink
- Recessed lighting
- Decora light switches
- Plant shelves
- Dual zone air conditioning (Plans 3, & 4)
- One garage door opener with two transmitters

## **Energy Saving Features**

- Dual-glazed windows
- Pilotless ignition forced air heating
- Automatic set-back thermostat

## **Custom Options**

- White washed oak cabinets and stairsystem
- Custom built-ins
- Additional garage door openers
- Full range of flooring upgrades
- Corian countertop in kitchen
- Designer ceramic tile selections for kitchen, powder and master bath
- Secondary bathtub enclosure
- Mirrored wardrobe doors
- Surround-sound and home entertainment systems
- Central vacuum system
- Intercom
- Wireless security system





OPTIONAL ITEMS TO BE OFFERED THROUGH SALES OFFICE,  
NORTHBRIDGE, TRACT 44690/44691

Plan 1:

Optional master bedroom fireplace  
Before framing cut-off.....\$2800  
After framing cut-off.....\$3200  
  
Insulate all interior walls and first floor ceilings  
Before electrical cut-off.....\$400

Plan 2:

Optional master bedroom fireplace  
Before framing cut-off.....\$2800  
After framing cut-off.....\$3200  
  
Insulate all interior walls and first floor ceilings  
Before electrical cut-off.....\$400

Optional Desk in Gallery

6 weeks prior to projected C.O.E.....\$1850

Plan 3:

Optional master bedroom fireplace  
Before framing cut-off.....\$3200  
After framing cut-off.....\$3600  
  
Create storage space under stairs with access from  
garage  
Before framing cut-off.....\$600

Insulate all interior walls and first floor ceilings  
Before electrical cut-off.....\$450

Optional entertainment center in family room

6 weeks prior to projected C.O.E.....\$3350

Optional laundry chute

Before framing cut-off.....\$500

Plan 4:

Optional master fireplace  
Before framing cut-off.....\$2800  
After framing cut-off.....\$3200

Optional wardrobe closet in bonus room niche

Before cut-off.....\$425  
After tile cut-off.....\$825

Insulate all interior walls and first floor ceilings

Prior to electrical cut-off.....\$450

Optional laundry chute

Before framing cut-off.....\$600

OPTIONAL ITEMS CONTINUED

Page - 2 -

All Plans:

Optional jetted whirlpool tub in master	
Before framing cut-off.....	\$1000
After framing cut-off.....	Not Available
Optional doors to master bathroom, Plans 1 & 4	
Before electrical cut-off.....	\$325
After lectrical cut-off.....	N/A
Optional door to master bathroom, Plan 2 & 3	
Before electrical cut-off.....	\$225
After electrical cut-off.....	\$N/A
Option to delete wardrobe doors and shelf and pole	
Before installation.....	\$100 bond
After installation.....	\$200 charge
Additional electrical outlets, TV jacks or phone jacks	
Before electrical cut-off.....	\$75
After cut-off.....	N/A
Additional electrical outlets outdoors or in garage, must be on G.F.I.	
Before cut-off.....	\$100
After cut-off.....	N/A
Optional 220 outlet in dryer space	
Before electrical cut-off.....	\$100
After electrical cut-off.....	N/A
Ceiling fan outlets	
Before electrical cut-off.....	\$150
After electrical cut-off.....	N/A
Optional black appliance package	
Prior to tile cut-off.....	\$100
After tile cut-off.....	N/A
Optional upgrade to Monogram dishwasher	
Prior to electrical cut-off.....	\$425
Optional built-in Monogram refrigerator with matching cabinet face for refrigerator and dishwasher	
Before drywall cut-off date.....	\$3400
Optional whitewash maple cabinets and stair rail	
Before drywall cut-off date.....	\$800
Option to paint interior flat enamel with 2% sheen.....	\$625



OPTIONAL ITEMS CONTINUED

Page - 3 -

Wiring options may not exceed a total of 10 additional items per home. No changes - additions only.

All options must be ordered prior to cut-off date or sufficiently prior to close of escrow to allow their completion prior to flooring installations beginning. Late orders will be declined by Seller. Delays in closing due to optional items will be subject to buyer paying usual Seller's extension fee.

Options are offered as an accommodation and are not a condition of sale.

Warmington Homes reserves the right to make changes in plans, prices, terms, features and/or special offerings at any time without prior notice.

All options must be paid for or bonds collected in advance. Absolutely no refunds will be allowed for cancellation for any reason whatsoever.

Items priced over \$1000 may be ordered by taking a 25% bond and adding the item to the purchase agreement as an option. Financing of optional items added to purchase price is subject to lender's approval.

Bonds are refunded only after close of escrow. Bonds are not held in escrow nor credited through escrow.