



Whispering Oaks



At Haskell Canyon Ranch

## WELCOME TO HASKELL CANYON RANCH

Here, surrounded by the natural beauty of Santa Clarita Valley and nestled between rolling hills and ranch land, in perfect harmony with nature and the progress of the 21st Century, is Curtis Communities' captivating new neighborhood of Whispering Oaks in Haskell Canyon Ranch.

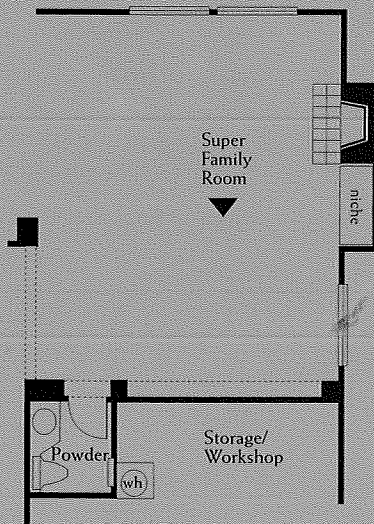
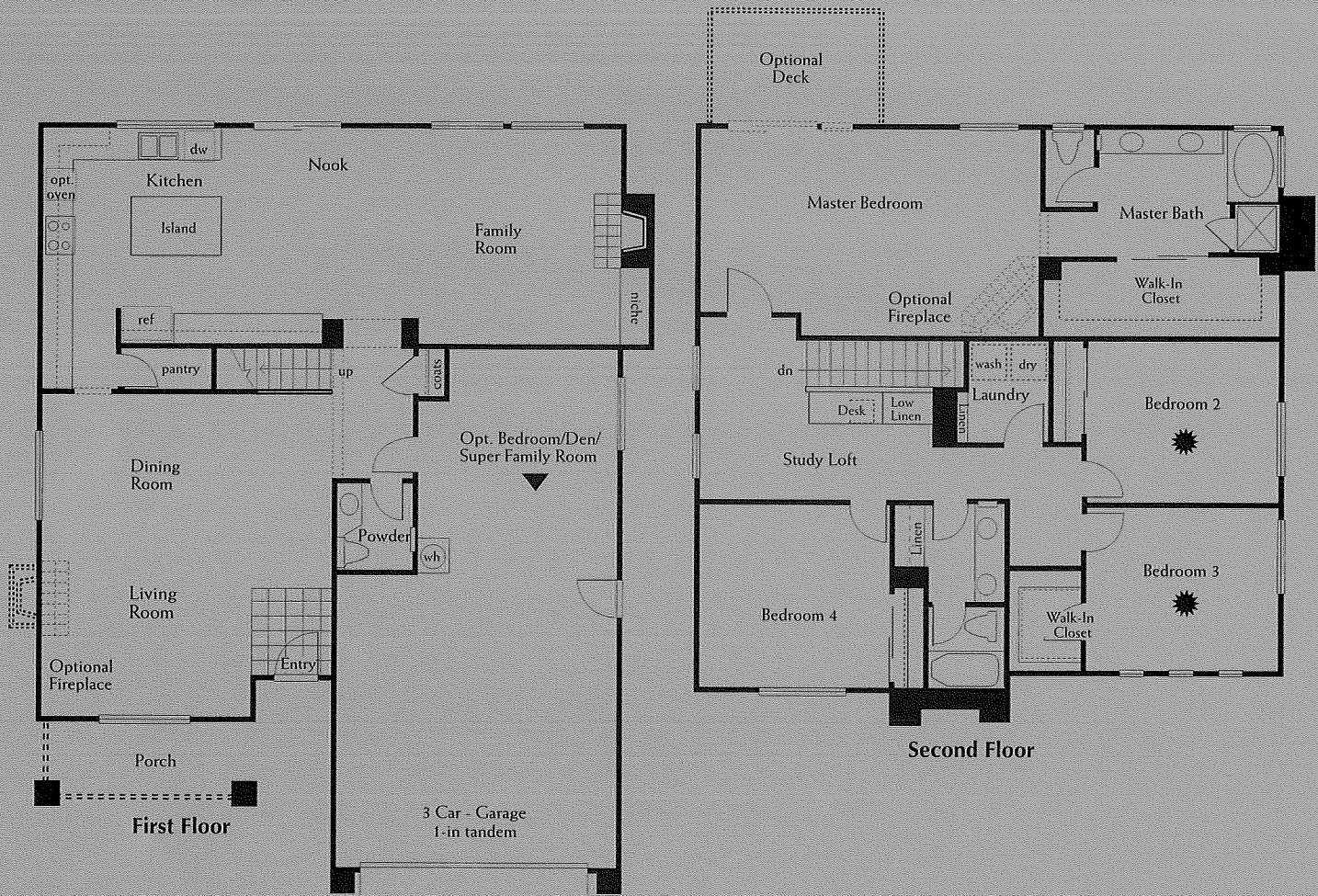
Haskell Canyon is situated in desirable Saugus, just over 40 minutes north of Los Angeles off the Golden State Freeway (I-5). Protected by the lofty Santa Suzanna and San Gabriel Mountains, you'll discover a rugged landscape of ancient oaks and rocky canyons.

The family-friendly Santa Clarita Valley invites the lasting investment in the quality of life. Nearby are some of California's most beautiful lakes, natural parks and woodlands, great for hiking, mountain biking, horseback riding, picnicking and camping. This area is host to a number of nine and 18-hole public golf courses all just minutes from Saugus and your new home.

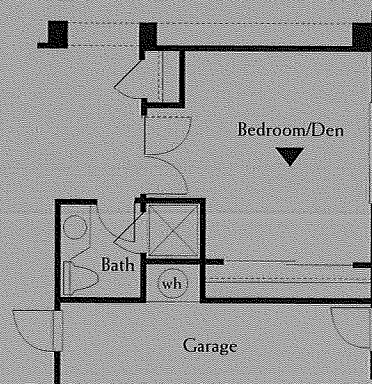
The majority of the distinguished public schools in the Santa Clarita Valley consistently rate in the top 10% of excellence in California. And, through careful planning, community leaders have created a haven for high-technology businesses, the entertainment industry and a pleasant blend of retail stores and wonderful restaurants for your enjoyment. Welcome home, to Whispering Oaks.

# RESIDENCE ONE

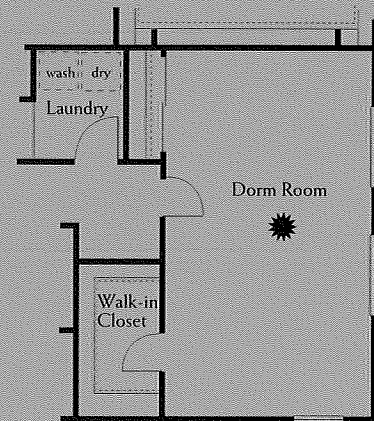
2,699 Sq. Ft. - Island Kitchen with Walk-In Pantry - 4 Bedrooms, 2 1/2 Baths  
 Family Room with Fireplace, Media Niche - 3 Car Garage (1 in tandem)



Optional Super Family Room

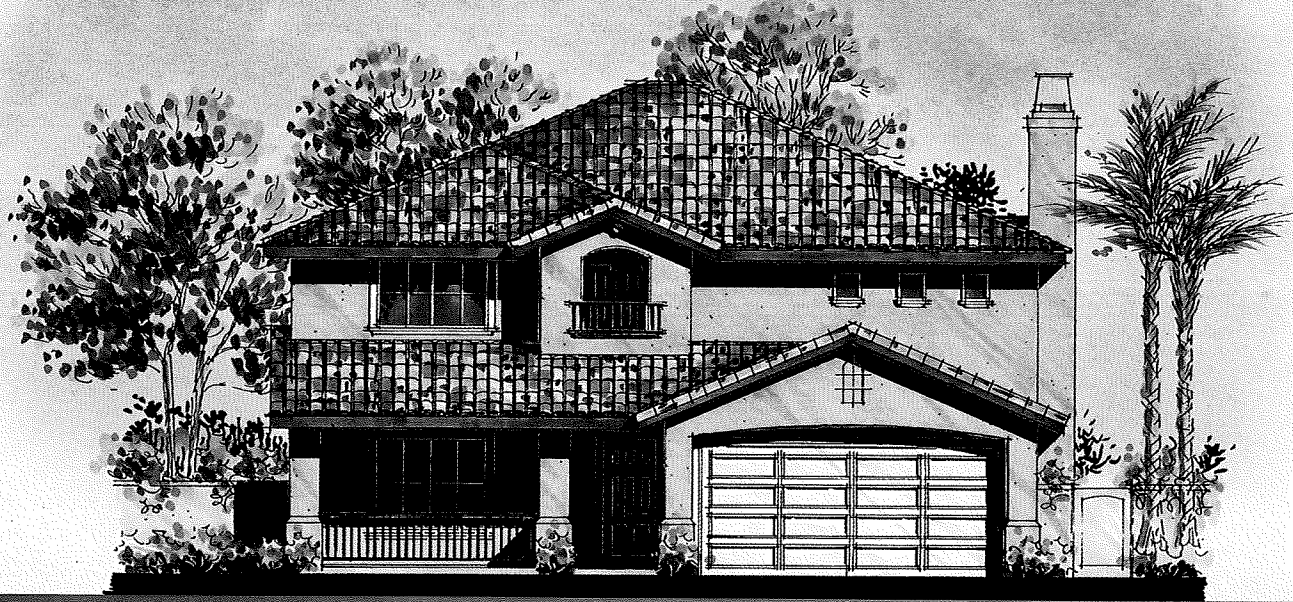


Optional Bedroom Five / Den

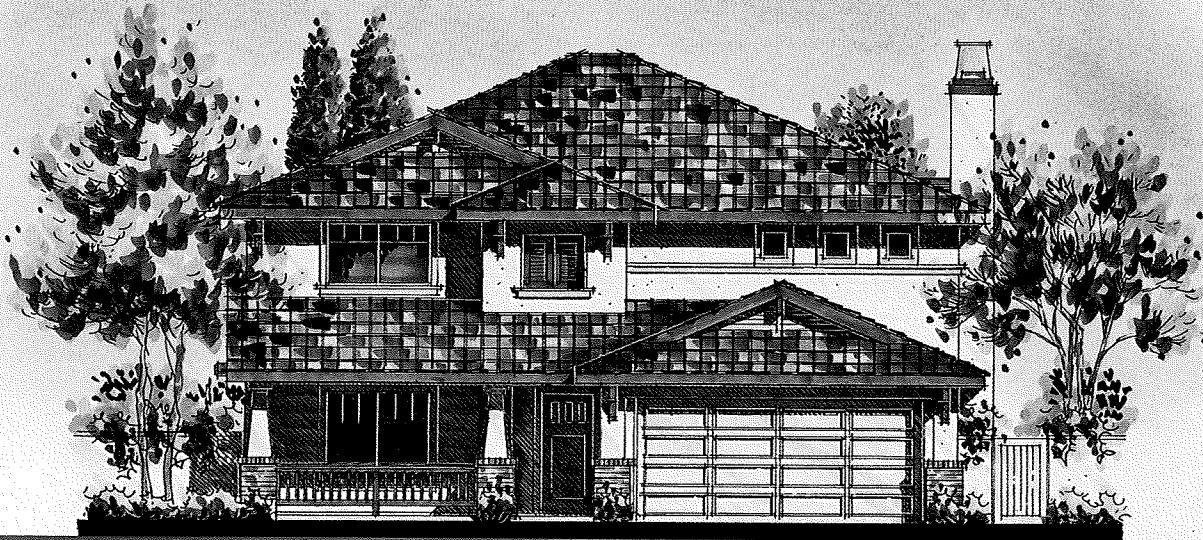


Optional Dorm Room

In an effort to improve our product, Curtis Communities reserves the right to modify features, specifications, plans and pricing without notice and / or obligation. All square footages are approximate. All renderings are artist's illustrations. Window configurations vary per elevation.



Residence One Elevation A



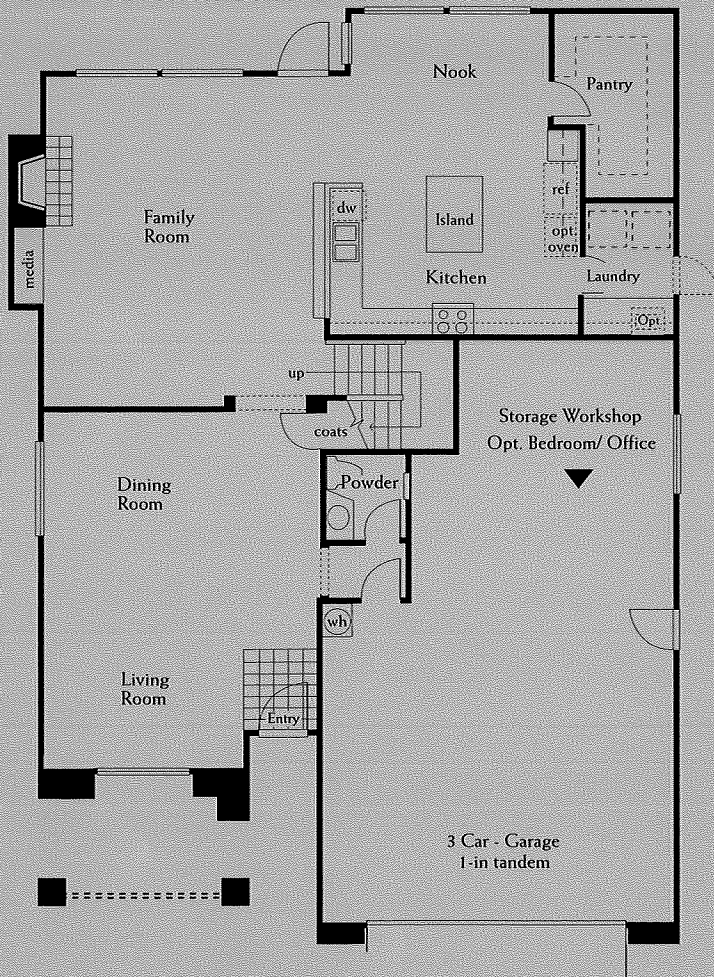
Residence One Elevation B



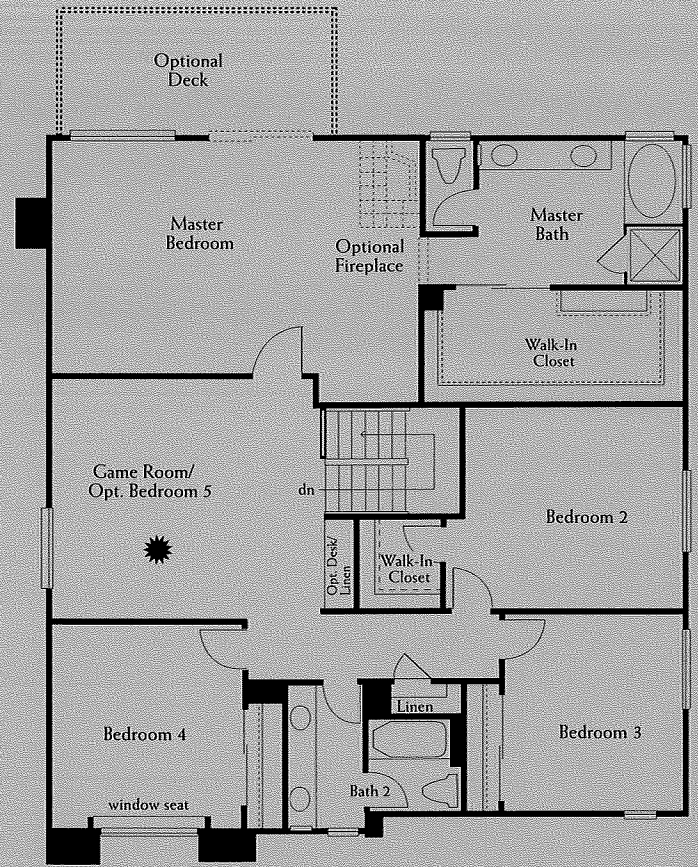
Residence One Elevation C

# RESIDENCE TWO

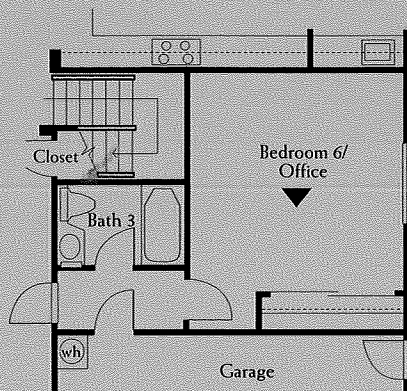
3,029 Sq. Ft. - Island Kitchen with Spacious Walk-In Pantry - 4 Bedrooms, 2 1/2 Baths - Game Room, Family Room with Fireplace, Media Niche - 3 Car Garage (1 in tandem)



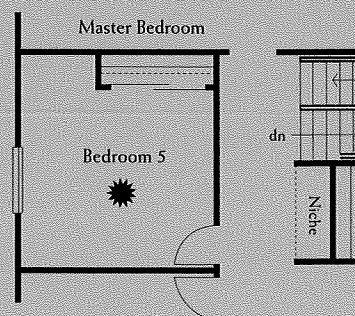
First Floor



Second Floor



Optional Bedroom Six/ Office



Optional Bedroom Five

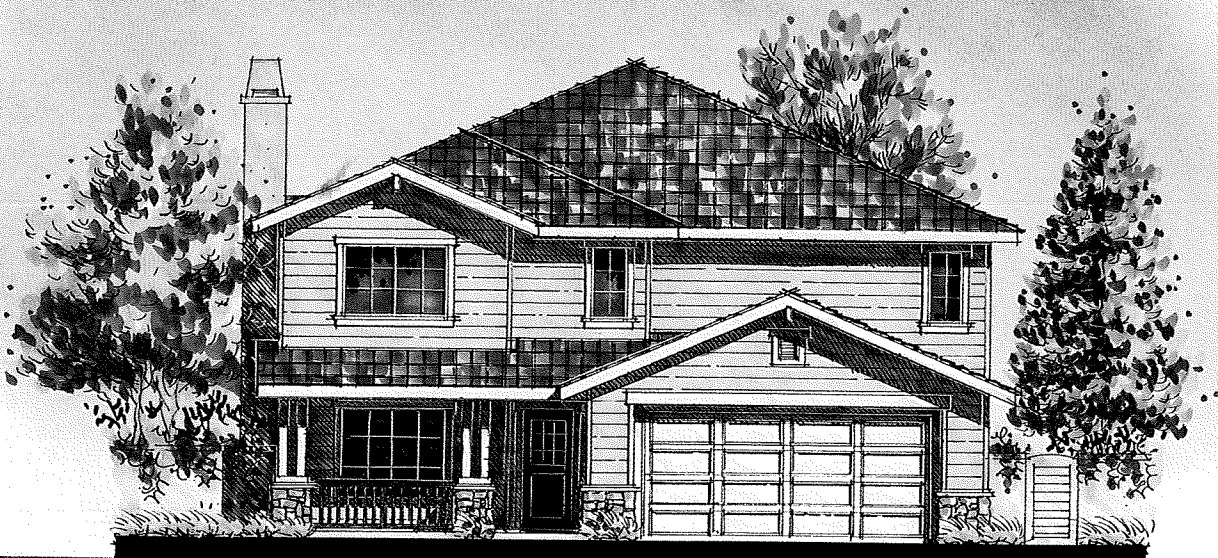
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Residence Two Elevation A



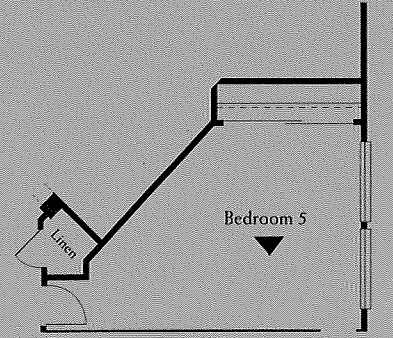
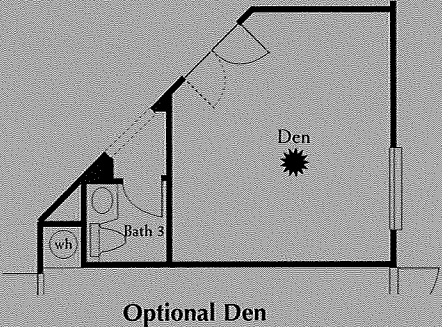
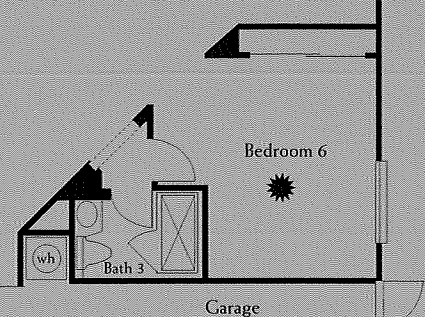
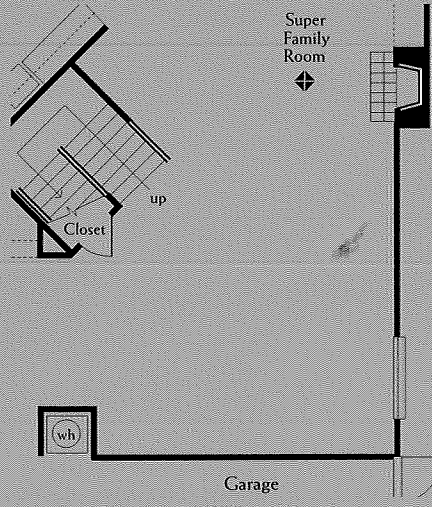
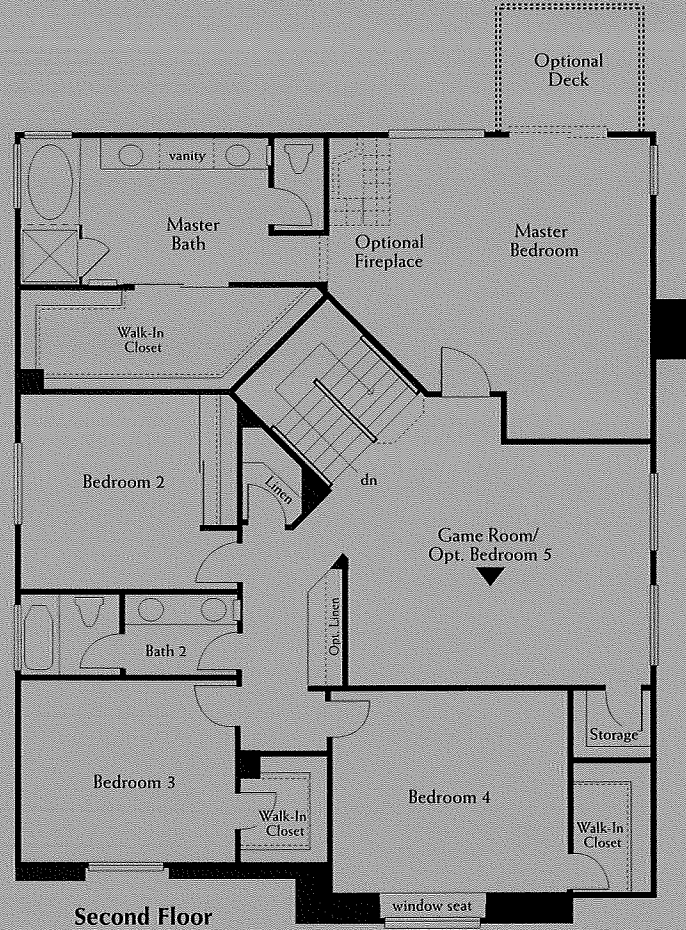
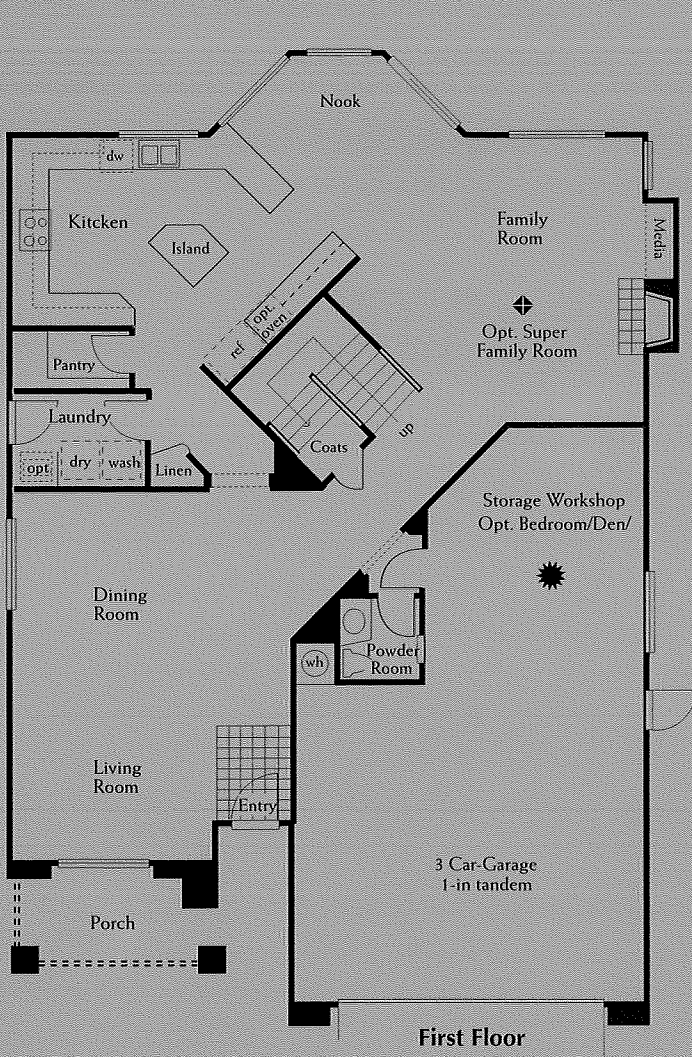
Residence Two Elevation B



Residence Two Elevation C

# RESIDENCE THREE

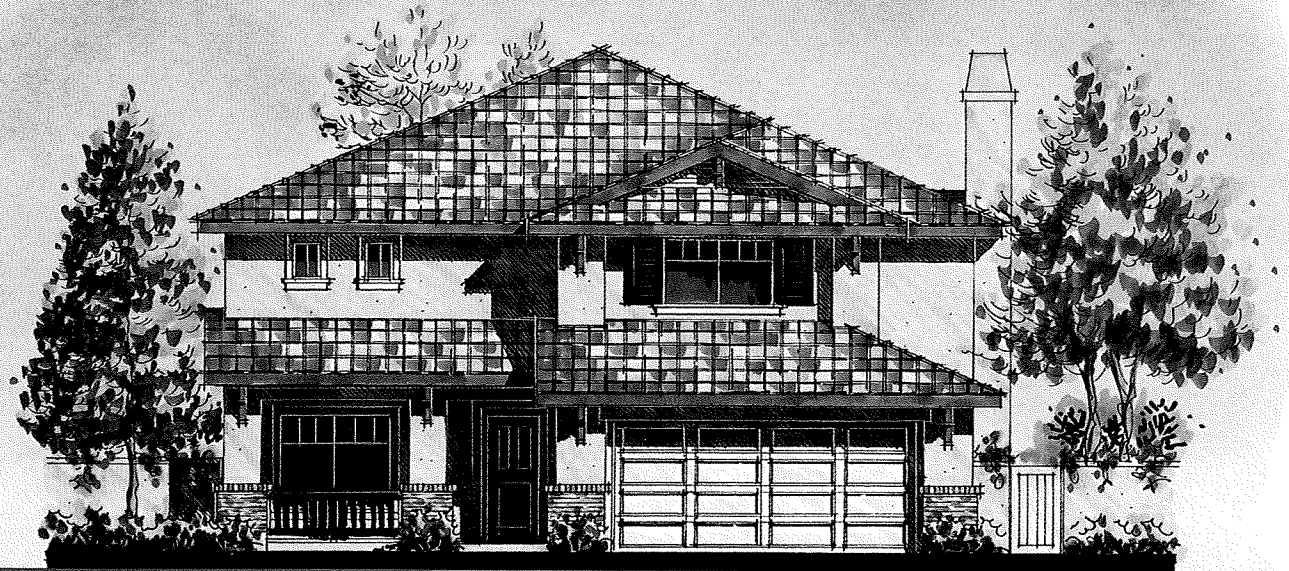
3,223 Sq. Ft. - Island Kitchen with Walk-In Pantry - Dining Nook - 4 Bedrooms, 2 1/2 Baths  
 Game Room - Family Room with Fireplace, Media Niche - 3 Car Garage (1 in tandem)



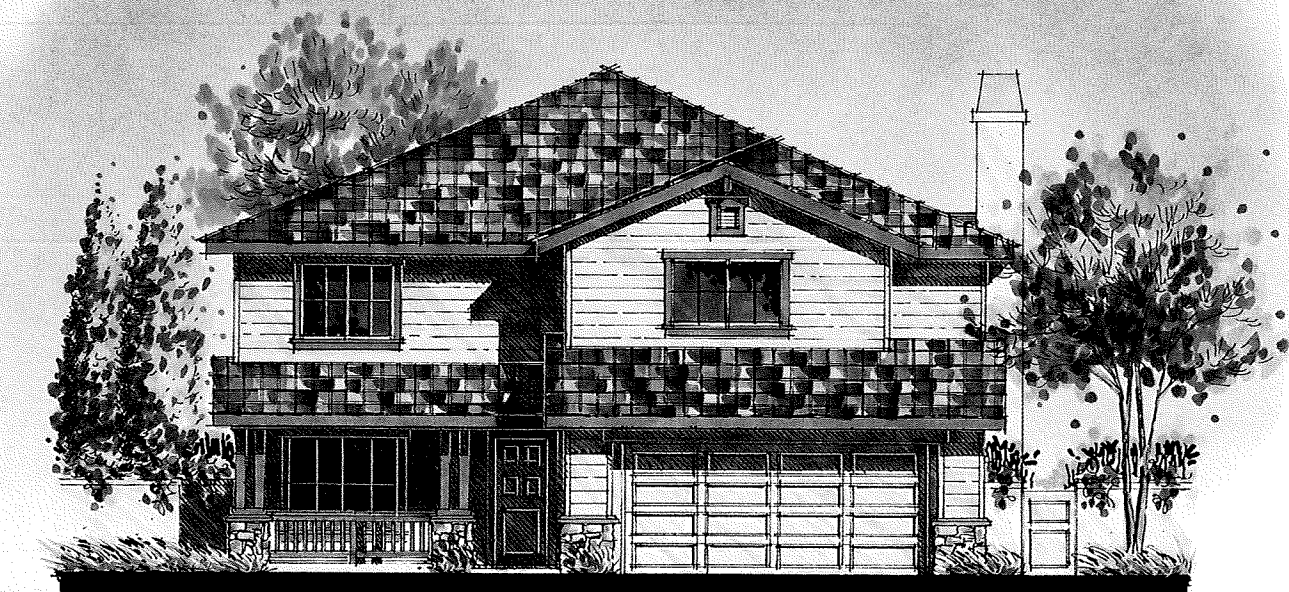
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Residence Three Elevation A



Residence Three Elevation B



Residence Three Elevation C



Curtis Communities, in partnership with Metropolitan Investment and Development Corp., is proud to present "Whispering Oaks", their latest new home neighborhood. Curtis Communities, one of Southern California's most respected developers and builders, has created many highly acclaimed communities including "Double C Ranch" in Corona and Castaic, "Heartland" in Upland, "Murrieta Ranchos" in Murrieta, "Chateau" and "Jubilee" in the master-planned community of Silverhawk in Temecula, plus semi-custom homes at "The Trails" in Murrieta, as well as several commercial and industrial developments.

Through detailed and carefully planned integration of all aspects of real estate development, and a "hands-on" philosophy toward building, Robert F. Curtis has personally managed his company during more than 26 years of growth and progress in the real estate industry.

His goal of producing a home of the highest quality is reflected in every Curtis Communities' neighborhood. The company's philosophy is excellence in everything it does, an environment of teamwork and trust, a commitment to homebuyers and the utmost integrity in the conduct of their business.

Curtis Communities' commitment to honesty, fairness, hard work and attention to detail has led to a reputation that is admired and appreciated by customers and industry professionals. The desire to be known for quality products and integrity starts at the top of the company and is a goal shared by every individual in the organization.

# F E A T U R E S

## DISTINCTIVE EXTERIOR FEATURES

- › Charming country porch (per plan)
- › Elegant six-panel metal entry door with polished hardware and security lock
- › Metal raised panel roll-up sectional garage door
- › Front yard landscaping with automatic sprinkler system
- › Rear & side yard fencing
- › Gas stub for rear yard barbecue
- › Weather resistant aluminum window & exterior door frames
- › Concrete walkways & driveways
- › Flat & low profile concrete tile roof (per plan)
- › Designer-selected exterior color schemes

## LUXURIOUS INTERIOR AMENITIES

- › Handset ceramic tile entry flooring
- › Wood burning fireplace with ceramic tile border & hearth plumbed for log lighter
- › Large country windows for architectural purity
- › Rich master-crafted oak cabinetry throughout
- › Spacious bedrooms with ample closet space
- › Bull-nose rounded corners
- › Convenient interior laundry room
- › Designer selected floor coverings throughout
- › Decora light switches
- › Garage fully drywalled
- › Abundant natural light throughout
- › Six-panel Colonist interior doors with polished brass hardware
- › Media niche in family room (per plan)
- › Painted turned newels & balusters on stairway with oak stair rail
- › Mirrored bypass wardrobe doors in bedrooms
- › Red oak linen cabinets with clear finish

## GOURMET KITCHENS

- › Kitchens exceptional in both design & size
- › White-on-white General Electric Appliances
  - Free standing range with sealed burners
  - Energy efficient dishwasher
  - Microwave/Hood combo
- › Convenient center island (some plans)
- › Sunny nook area
- › Handset 6" x 6" white ceramic tile countertops & backsplash
- › Large walk-in pantry
- › Dual compartment steel sinks with chrome/white Moen pull-out spray
- › Abundant lighting including under cabinet fluorescent lights
- › Armstrong vinyl flooring
- › Water valve recessed in box for icemaker
- › Rich red oak cabinetry with melamine-type interiors and clear finish

## ELEGANT MASTER SUITES

- › Spacious walk-in closets with sliding mirrored doors
- › Cultured marble countertop with bull-nose edge
- › Luxurious oval soaking tub
- › Separate glass enclosed shower
- › Dual white vitreous china sinks with widespread Moen fixtures
- › Full width vanity mirror
- › Private water closet
- › Armstrong vinyl flooring
- › Designer select lighting
- › Carpet in dressing area

## SECONDARY BATHS & GUEST POWDER ROOM

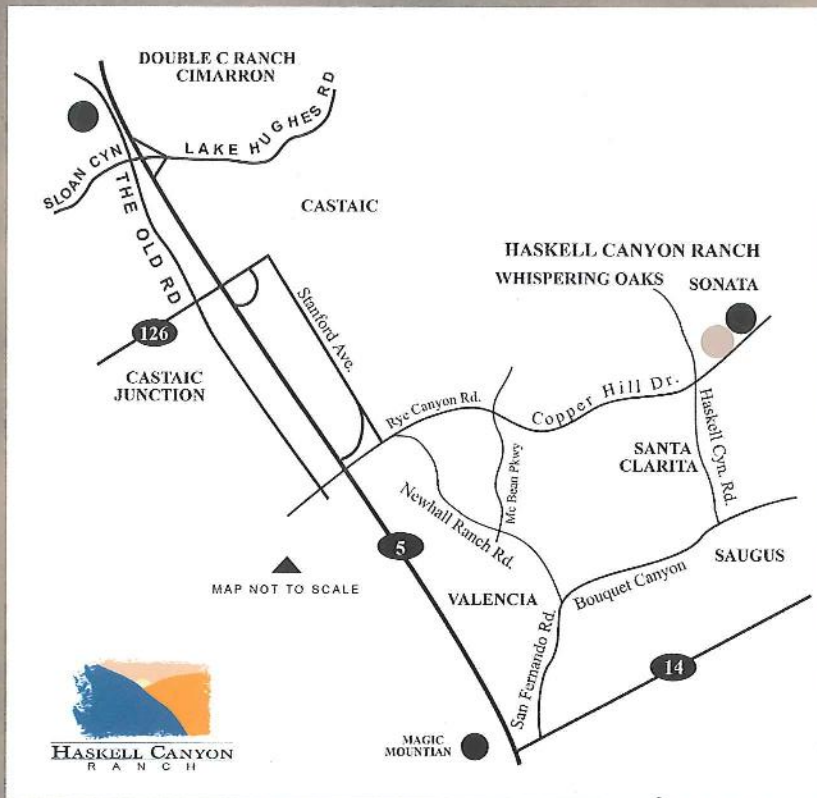
- › Rich red oak cabinetry with clear finish
- › White self-rimming china basins
- › Armstrong vinyl flooring

## ENERGY EFFICIENT FEATURES

- › Energy Advantage Home
- › R-13 & R-30 Insulation
- › 50-Gallon water heater
- › Smoke detectors

## CUSTOM OPTIONS

- › Each home offers a wide variety of custom opportunities. Please check with sales representative for more details.



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BY CURTIS COMMUNITIES

The builder reserves the right to change plans, materials, specifications and color schemes at anytime without prior notice. Certain variations in exterior and interior configurations may occur due to normal design constraints and changing governmental requirements. Sales prices are subject to change without notice.



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# HASKELL CANYON

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## R A N C H



### Residence 1

From **\$408,900**

Two Story, 4 Bedrooms plus Study Loft, 2-1/2 Bath  
3-Car Garage (1 in Tandem)  
Optional Den, 5th Bedroom with Full Bath or Super Family Room  
Optional Dorm Room  
2,699 Square Feet

### Residence 2

From **\$415,900**

Two Story, 4 Bedrooms plus Game Room, 2-1/2 Bath  
3-Car Garage (1 in Tandem)  
Optional 5th Bedroom  
Optional 6th Bedroom with Full Bath  
3,029 Square Feet

### Residence 3

From **\$420,900**

Two Story, 4 Bedrooms plus Game Room, 2-1/2 Bath  
3-Car Garage (1 in Tandem)  
Optional 5th Bedroom  
Optional 6th Bedroom with Full Bath, Den or Super Family Room  
3,223 Square Feet

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