

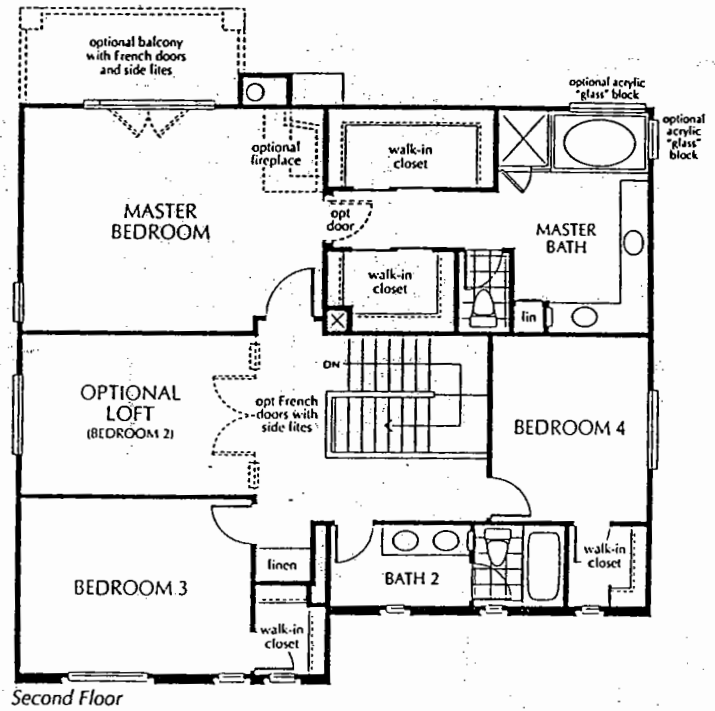
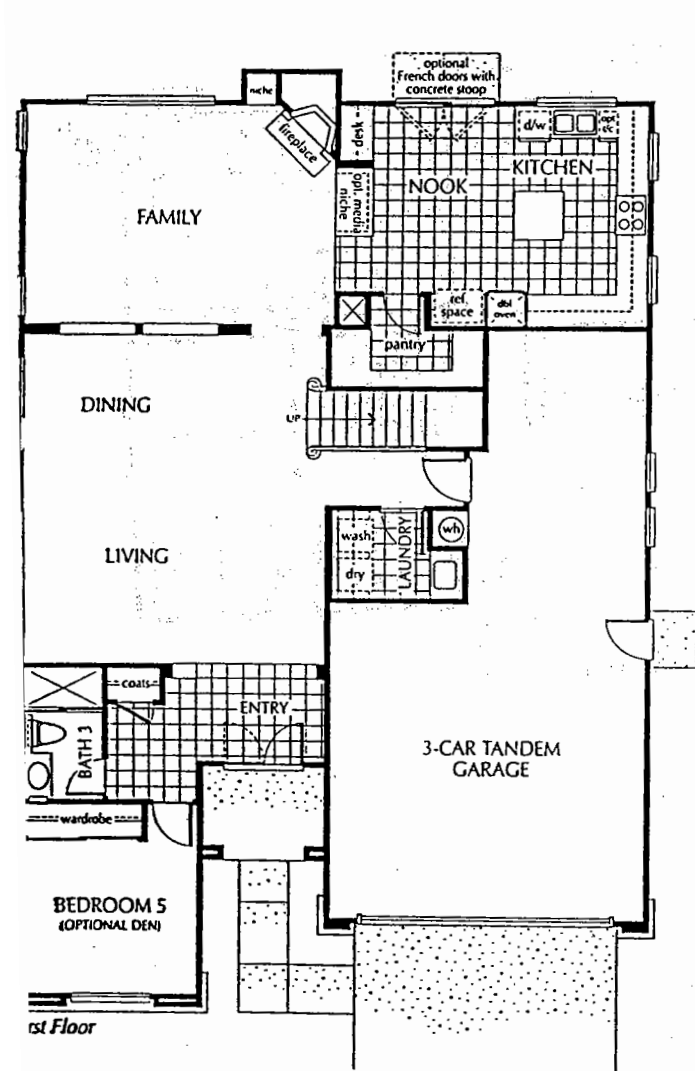
Belmont

Residence One

Model: Residence 1B

5 rooms & 3 Baths & 3-Car Tandem Garage
(Optional Loft shown)

2,763 Square Feet
(Approximately)

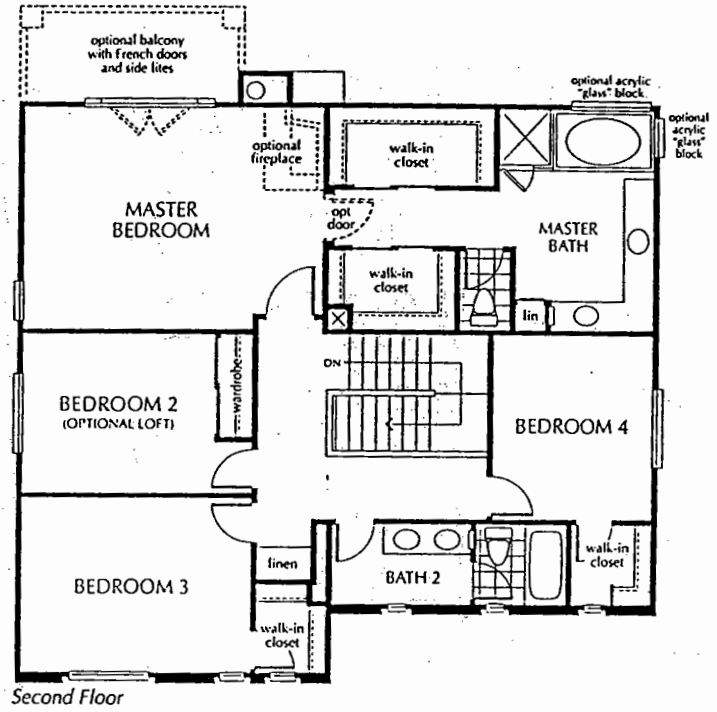
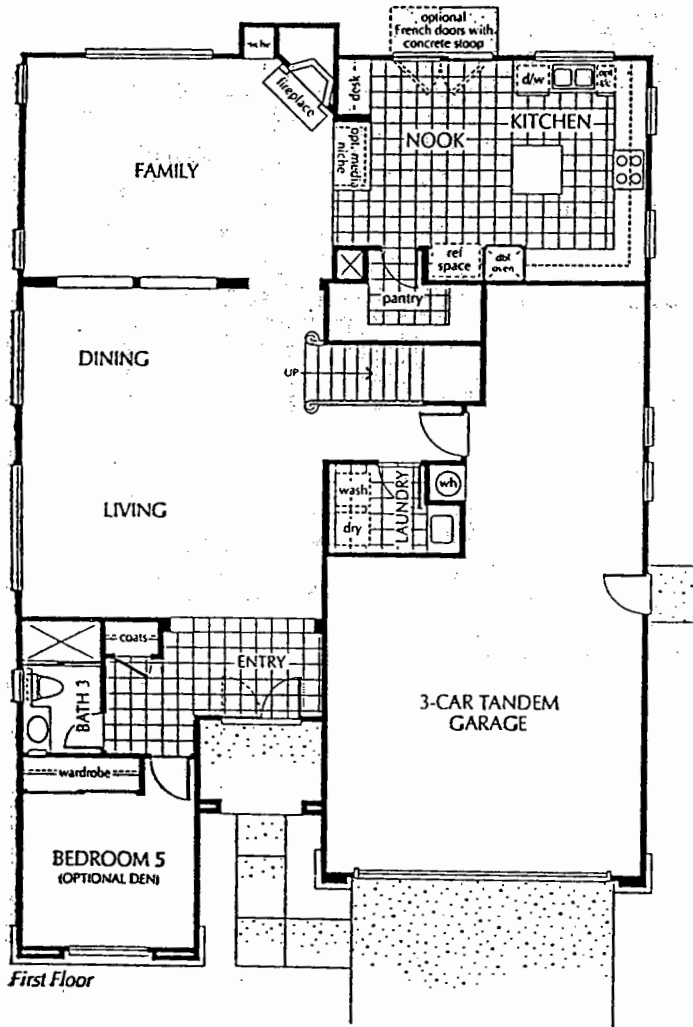


Residence One

Standard: Residence 1B

5 Bedrooms & 3 Baths & 3-Car Tandem Garage

2,763 Square Feet
(Approximately)

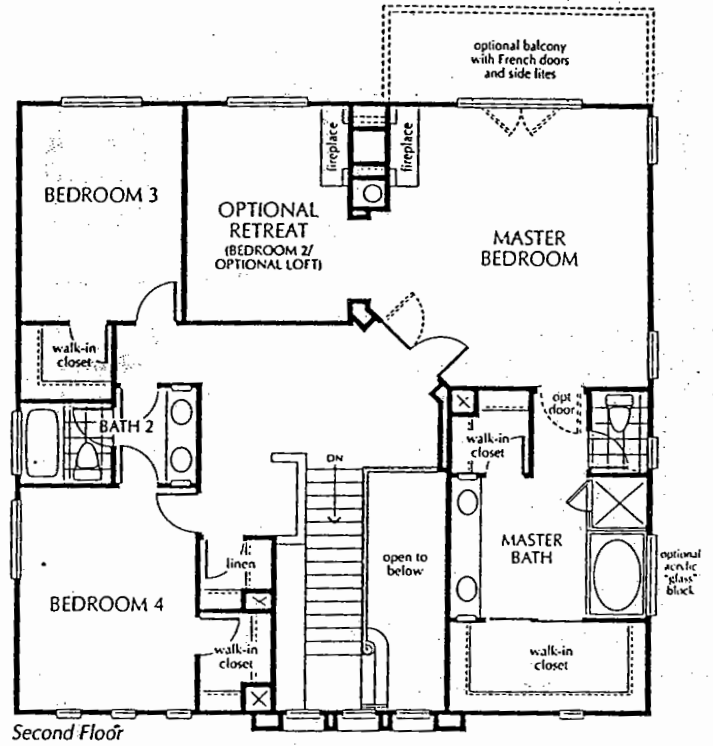
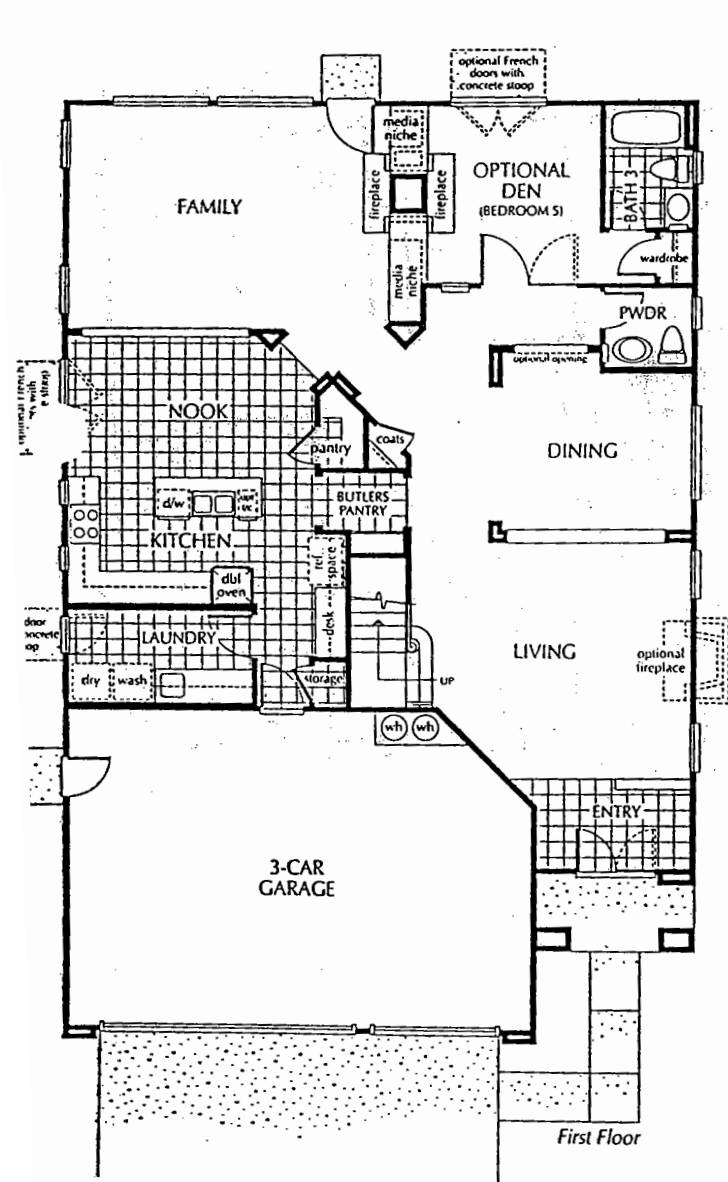
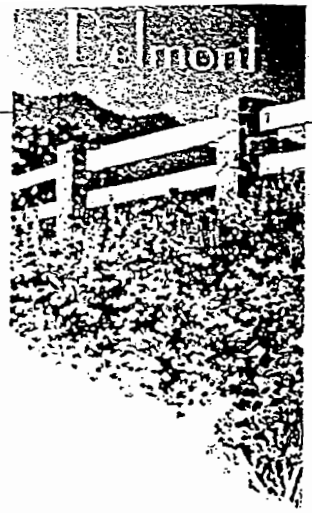


Residence Two

Model: Residence 2AR

5 Rooms & 3 1/2 Baths & 3-Car Garage
 (Optional Den and Optional Retreat shown)

3,069 Square Feet
 (Approximately)

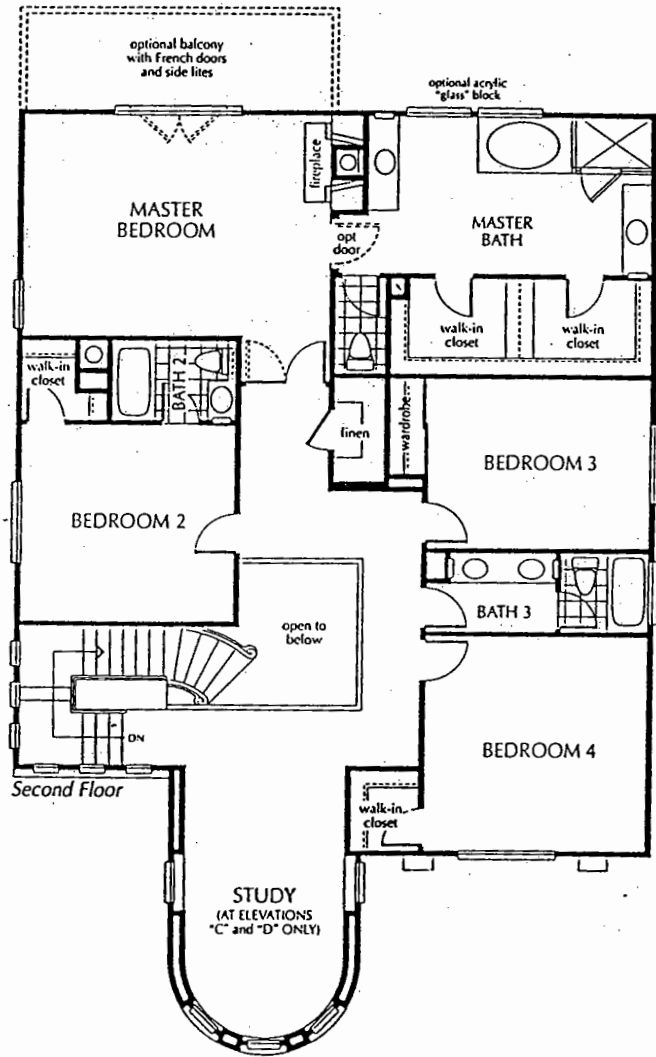
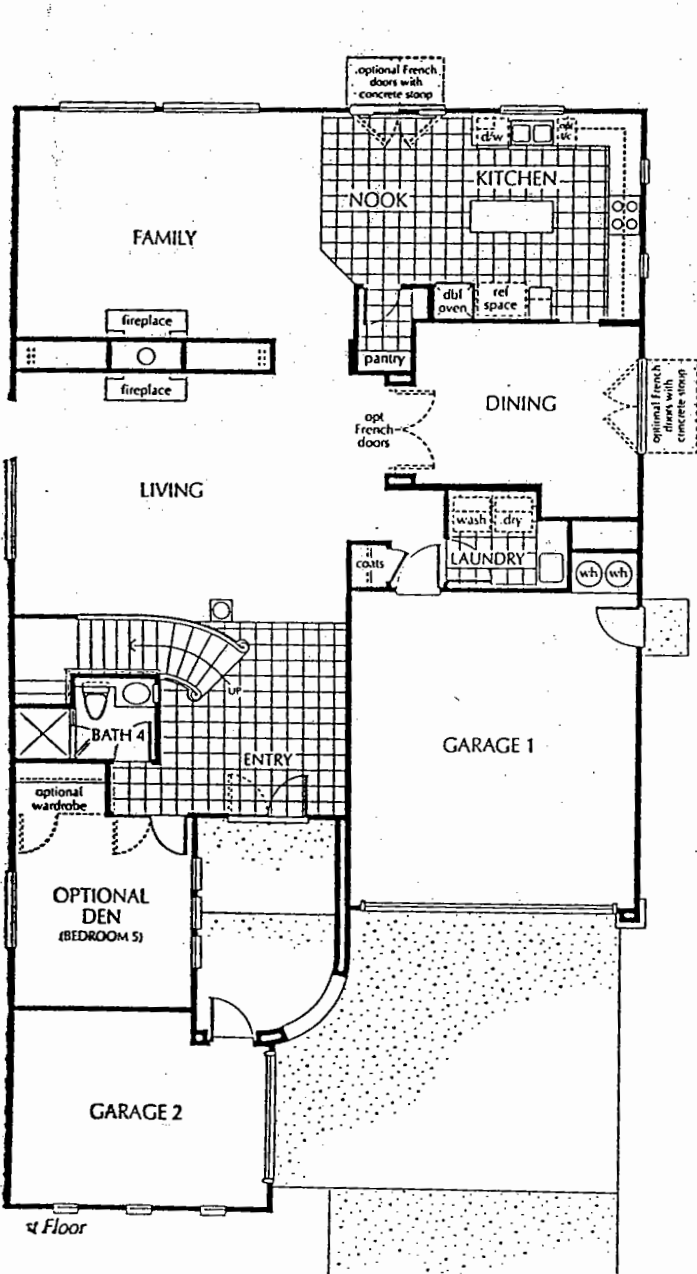
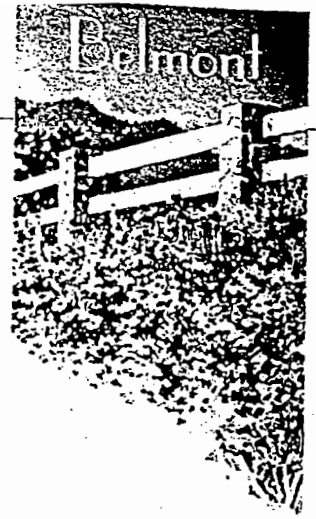


Residence Three

Model: Residence 3C

5 Rooms and Study • 4 Baths • 3-Car Garage
(Optional Den shown)

3,483 Square Feet
(Approximately)



Residence Three

Standard: Residences 3A and B

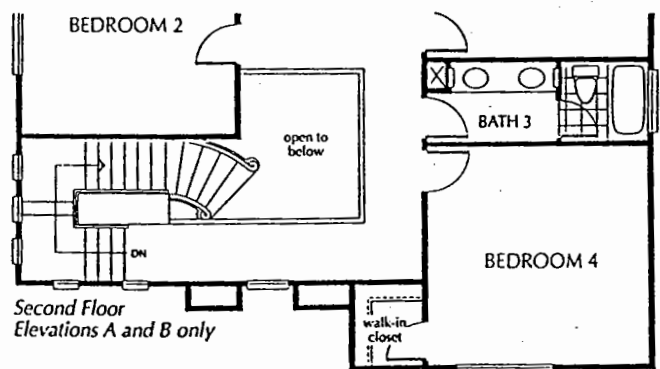
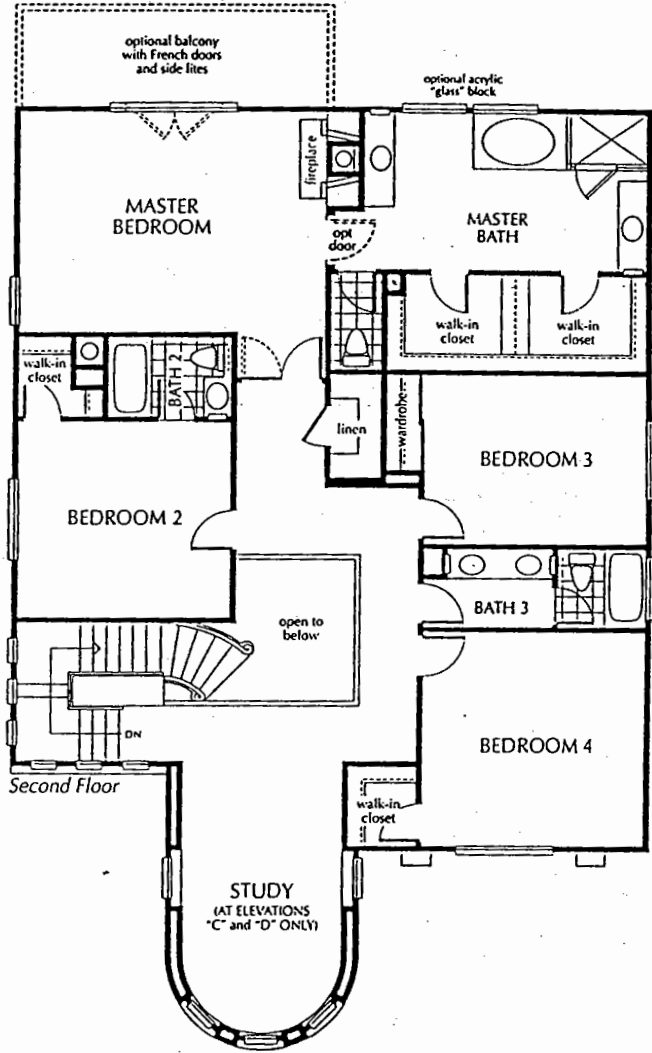
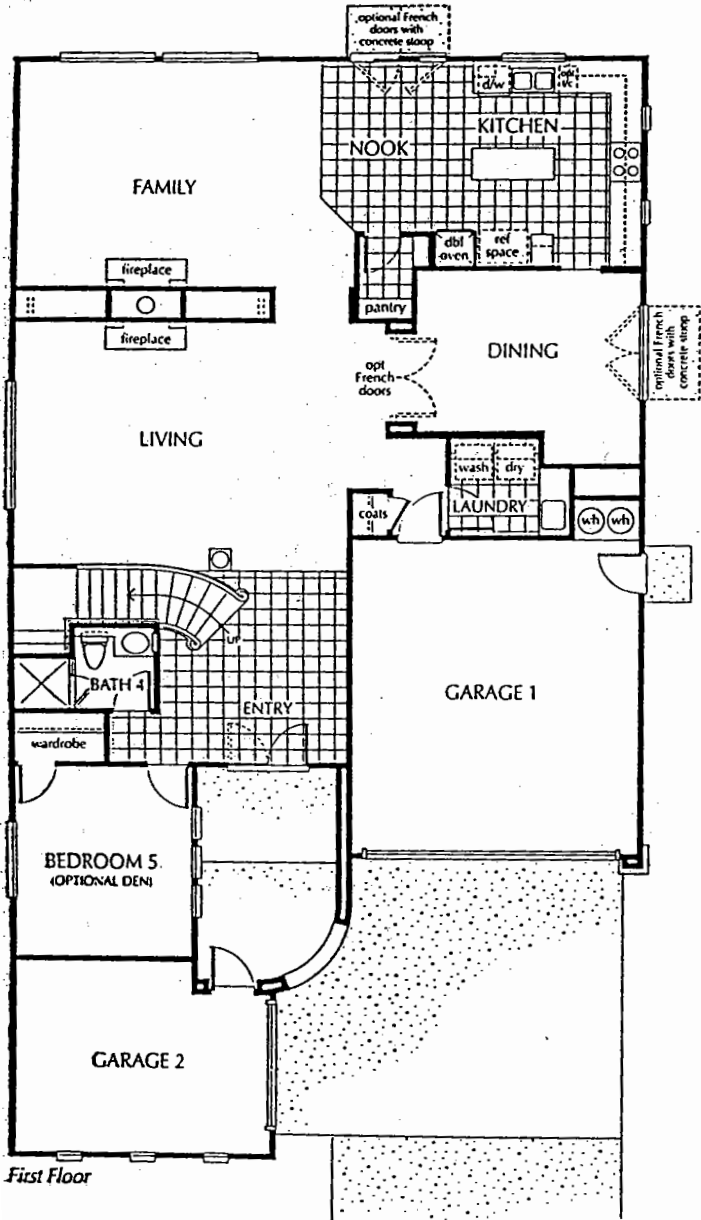
5 Bedrooms & 4 Baths & 3-Car Garage

3,289 Square Feet
(Approximately)

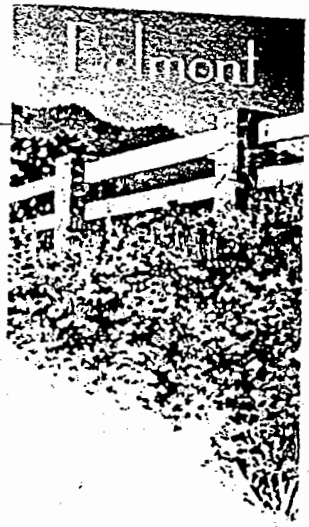
Standard: Residences 3C and D

5 Bedrooms and Study & 4 Baths & 3-Car Garage

3,483 Square Feet
(Approximately)



Features



THE IMPRESSIVE EXTERIOR

- Mediterranean and Early California architecture with shutters, wrought iron, and ceramic tile details
- Architect selected solid painted maple entry doors
- Bold Weiser® front door hardware with polished brass finish
- Architecturally specified exterior color palette
- Concrete Spanish-style roof tiles
- 3-car garage with metal sectional roll-up garage doors with lites and automatic garage door opener with two controls
- Side-yard wood fencing
- Rear-yard block or open wrought iron fencing
- Concrete walks and driveways
- Weatherproof exterior electrical outlets
- Exterior barbecue gas outlet

DISTINCTIVE INTERIOR

- Formal entry with choice of 12" x 12" ceramic tile or traditional wood flooring
- Plush carpeting over pad in choice of designer colors
- Wood-burning fireplaces with glass doors and wood mantle with ceramic tile face and hearth in the Family Room — ceramic tile in choice of selected colors. See-through fireplace in Family Room — Residence 3
- See-through Living Room fireplace — Residence 3 with marble tile face and hearth
- Custom radius wall corners
- Elegant interior architectural details
- Distinctive lighting fixtures and architecturally specified recessed lighting
- Weiser® polished brass lever interior door hardware
- Single-lite French doors and sliding tempered glass doors (per residence) to private outside areas
- Raised-panel interior passage doors

- Elegant custom-detailed staircase with extra deep skirting and maple or oak handrail
- Large walk-in or wardrobe closet with raised-panel wardrobe doors in secondary bedrooms
- Hand-set four-inch ceramic tile vanity top with decorator-selected colors
- Custom raised-panel white matte cabinetry with chrome knobs in secondary baths
- Powder Room with pedestal sink — Residence 2
- Separate interior Laundry Room with cultured marble counter top, sink and white matte cabinetry
- Walk-in linen closet — Residences 2 and 3
- Programmable electronic thermostat for controlled forced-air heating
- Decora® Wide rocker light switches by Leviton®
- All rooms prewired for ceiling fan
- Prewired for security system
- Cable TV and telephone jacks in all bedrooms
- Prewired with high speed Category 5 ISDN compatible phone lines
- Smoke detectors with warning buzzer and battery back-up
- 220V electric and gas service for clothes dryer
- Dimmer light switch in Dining Room

(continued on back)

YOUR TECHNOLOGY FEATURES

- Prewired with high speed Category 5 wire and RG6 cable throughout home
- Information outlet in Family Room featuring two Category 5 phone jacks and two coaxial cable outlets for connecting to the information super highway

THE GOURMET KITCHEN

- Hand-set six-inch ceramic tile counter tops
- Custom raised panel cabinetry in choice of two finishes maple or white matte
- Cast-iron high-low sink with white Moen® gourmet pull-out spray faucet.
- Quality vinyl flooring by Congoleum® in choice of designer colors
- General Electric® appliances including Profile® 5-burner cooktop,
- Imperial® vent hood, built-in microwave and double self-cleaning ovens
- General Electric® QuietPower® dishwasher
- Appliances in choice of black and white finishes
- Convenient center island
- Spacious walk-in storage pantries
- Butler's Pantry — Residence 2
- Undercabinet task and recessed lighting
- Prewired for telephone

THE ELEGANT MASTER BEDROOM SUITE

- Spacious Master Bedroom Suite designed to include private sitting and dressing areas, and walk-in closets with mirrored doors and Closetmaid® wire shelving
- Lustrous hand-set four-inch ceramic tile and decorative Moen® polished brass and chrome plumbing hardware in the Master Bath
- Compartmentalized Master Bath with his and her adult-height vanities
- Custom raised panel cabinetry in white matte finish

- Jacuzzi® oval soaking tub and separate walk-in shower with ceramic tile surrounds and clear safety glass enclosure
- Fireplace with ceramic tile face and hearth in choice of selected colors — Residence 3

THE NOTABLE ENERGY SAVERS

- Weather-stripping on exterior doors
- Two 50 gallon energy saving water heaters with quick recovery — Residences 2 and 3
- Programmable electronic thermostats
- Glass fireplace doors
- Alcoa® white vinyl-frame dual pane windows

Options



THE ALTERNATIVES*

- Upgraded carpet and pad
- Upgraded hard surface flooring
- Security system
- Video entry security system
- Channel Plus® security system
- Intercom
- Central vacuum
- Air conditioning
- State-of-the-art home theater and/or music system including big screen television, laser disc player, receiver and built-in Klipsh® speakers (as displayed in models)
- Mirrored wardrobe doors at secondary bedrooms
- Optional door to exterior from Laundry — Residence 2
- Communications package including information outlet with two dedicated Category 5 telephone lines, dual video inputs and quad electrical outlet
- Burglar protector for entire home
- Single-lite French doors in certain locations
- Recessed and track lighting in various locations
- Ceiling fans with or without light kit in choice of finishes
- Prewired for ceiling fans in secondary bedrooms
- Six-panel Colonist® closet doors in Master Bedroom
- Decorator-selected color ceramic tile in choice of colors in secondary baths
- Tub enclosures for secondary bathrooms with choice of clear or obscure glass
- Oak door and side-lites with leaded glass inserts
- Automatic garage door opener at single-car garage door
- Additional phone, cable TV and/or electrical outlets
- Dimmer switch at any existing light switch location
- Designer-selected upgraded Dining Room chandelier

- Wall sconces in Residence 3 entry hall
- Garage storage cabinets
- Stair rail with wrought iron pickets and maple or oak handrail
- Additional weatherproof exterior electrical outlet
- Crown molding in Living Room, Dining Room and Master Bedroom
- Fireplace — Living Room Residence 2
- Window apron molding in Family Room, Living Room, Dining Room and Master Bedroom
- Communications hub for future network possibilities

THE KITCHEN POSSIBILITIES*

- Granite slab or tile, Corian® or ceramic tile with accent liners on Kitchen counter top in choice of selected colors (as shown in models)
- Upgraded high-low cast iron sink
- General Electric® double oven — convection over self-cleaning
- General Electric® trash compactor
- General Electric® washer and dryer
- Pull out vent hood with 'frieze' cabinet face to match cabinetry
- General Electric® 24 cubic foot refrigerator with cabinet panels to match Kitchen cabinetry
- General Electric® Monogram® stainless steel finish appliance package including vent hood, cooktop, double oven and dishwasher

(continued on back)

- General Electric® stainless steel finish refrigerator
- Raised-panel cabinetry in choice of mocha or merlot finished maple, high gloss white or natural or limed finished oak
- Glass front inserts for upper Kitchen cabinetry
- Cabinet panel for dishwasher
- Instant hot water dispenser at Kitchen sink by ISE®
- Recycling center cabinet
- Recirculating Grundso® water heater pump

THE MASTER BEDROOM SUITE SELECTIONS*

- Granite or marble tile, or decorator selected color ceramic tile in the Master Bath, in choice of colors (as shown in models)
- Master Bath with cabinetry in choice of honey maple, mocha finished maple, merlot on maple, high gloss white or limed finished oak
- Spa jets in Jacuzzi® bath tub
- Moen® hand-held shower in Master Bath tub
- Door between Master Bedroom and Master Bath
- Master Bedroom balcony with maintenance free Trex® decking and single-lite French doors with side-lites at selected lots
- Acrylic "glass" block in bath tub areas
- Fireplace — Residences 1 and 2

CUSTOMIZE BY ROOM*

- 1 Residence 1 — Bedroom 2 or Optional Loft Bedroom 5 or Optional Den
- 1 Residence 2 — Bedroom 2 or Optional Master Bedroom Retreat/Loft Bedroom 5 or Optional Den
- Residence 3 — Bedroom 5 or Optional Den
- Residences 3C & 3D — Study

available at additional cost and subject to construction cutoff dates.

IMPORTANT NOTES FOR FEATURES AND OPTIONS

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wall-paper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Features" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are warranted by the individual manufacturer and/or suppliers. Binders containing copies of these warranties are available for inspection, upon request, in our sales office. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms, and specifications are subject to change without notice. Prices do not include optional items.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conception.
AZ 5327 November 1997

State-of-the-Art Communications Technology



Communications technology is changing rapidly. Pardee is giving Belmont homeowners ready access to the new technology now available with highly advanced wiring packages in every home.

Belmont homes are built to satisfy the communications and entertainment needs of today's most sophisticated homeowners. Moreover, the technology in these homes is so ahead of the times it will accommodate services not yet introduced. For example, the cutting-edge wiring in Belmont homes allows families to network their computers and peripherals, share videos from separate rooms, receive satellite and cable TV service simultaneously and telecommute with speed and clarity.

STANDARD FEATURES

The standard features of Belmont's communications packages are anything but standard:

Every Family Room and every Bedroom is equipped with two high-speed Category 5 wires that handle digital as well as analog communication. When the optional Communications Hub is selected, having two wires in each room allows Belmont residents to continue to use their analog-based phones and also subscribe to the new digital services available, as well as network the family computers.

Every Family Room and every Bedroom is also wired with two RG6 coaxial cables. Having two cables makes it possible to receive current and future services coming in over cable lines while networking entertainment options within the home.

OPTIONAL FEATURES

The Communications Hub pulls all the technology and capabilities together. This hub, discreetly housed in the coat closet, provides easy and convenient access for current and future networking needs. The Allied Telesyn® eight-port data hub (many of the optional features described below connect at this central place) is included as part of the Communications Hub for data networking.

The Information Outlet (two Category 5 telephone lines and dual video) inputs provides access to sophisticated information and entertainment options including:

- ISDN service
- cable modem
- video by phone
- video movies and games on demand
- closed-circuit television (useful for security)
- satellite distribution (without having to give up standard cable service)
- additional dual-port Category 5 receptacles and RG6 coaxial cable outlets
- Channel Plus® for entertainment networking

NETWORK YOUR HOME

Here are some examples of how you and your family might take advantage of Belmont's sophisticated communications capabilities. (Remember, while Pardee has put the wiring in place, you may require additional hardware to activate certain applications and services and there may be additional costs including cable and/or satellite charges.)

