



THERE'S A  
FRESH  
LOOK *at the*  
COAST.



BRIGHTWATER



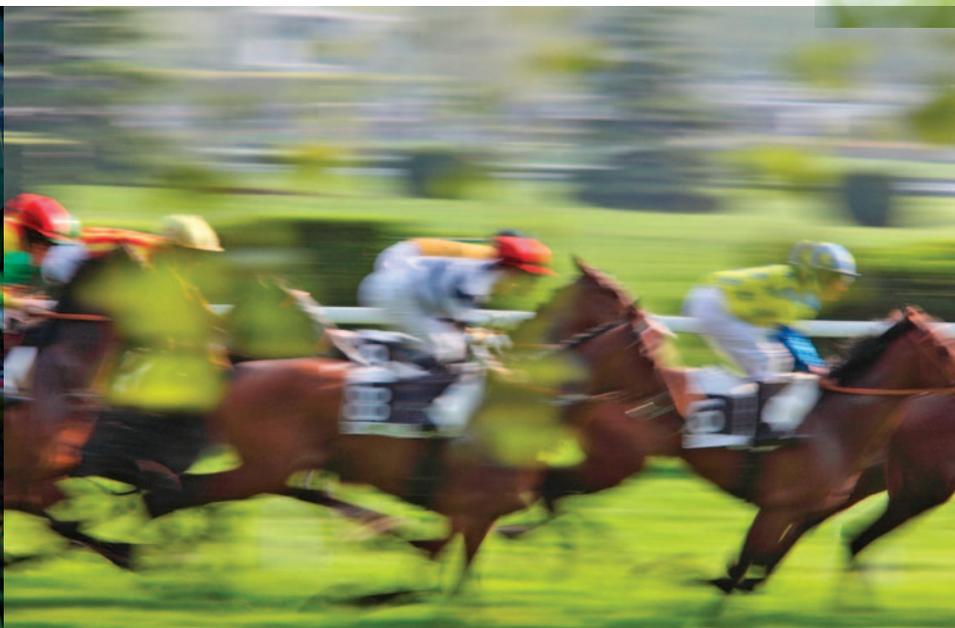
HAMPTON LANE

*Two new LivingSmart® neighborhoods by Pardee Homes*





*The* COAST *is*  
GETTING  
COOLER.



**FRESH AND SENSIBLE. SOPHISTICATED AND TIMELESS.  
TWO NEW TAKES ON COASTAL STYLE.**

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Introducing two new eco-friendly neighborhoods at Pacific Highlands Ranch in Carmel Valley.

First, there's *Hampton Lane* – easy to maintain homes with front porch entries, charming side courtyards and rear entry garages. You can enjoy the comforts of indoor and outdoor living spaces, perfect for family gatherings and neighborly BBQs. Now you can spend more time doing what you love to do.

Then, we've crafted *Brightwater* – elegant homes that live big inside with a private backyard and an abundance of storage room. Here you'll discover large entertaining spaces, and extra room in garages, pantries, stair well, laundry room and closets. It's practical living with a sophisticated eye for design.

All include Pardee's award-winning LivingSmart® program of earth-friendly features and options, access to the resort-style recreational center and pool and minutes to beaches, shopping, premier schools and trails, *there's something for everyone.*

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# START WITH OUR ECO-FRIENDLY *LivingSmart*® homes

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Like all new homes built by Pardee Homes, Hampton Lane and Brightwater feature the LivingSmart® package of standard and optional features that increase energy-efficiency, save water, save you money over the months, and contribute to your long-term peace of mind. Our LivingSmart® homes are designed with these *four core components*:

				
 <b>HEALTH SMART.</b>	 <b>ENERGY SMART.</b>	 <b>EARTH SMART.</b>	 <b>WATER SMART.</b>	
Features that foster healthy living and cleaner air.	Technology that reduces energy use and utility bills.	Materials that come from recycled and sustainable sources.	Features and landscape design that help conserve water usage.	

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When you add it all up, you get a home that month after month is looking out for your *family's well-being*, and your pocketbook.

 Check out our LivingSmart® Demo Room in Brightwater, Plan 2. For more info visit [PardeeHomes.com/LivingGreen](http://PardeeHomes.com/LivingGreen).





## INCLUDED LIVINGSMART® FEATURES

*The following are part of every LivingSmart® home:*



- Radiant barrier roof sheathing
- Energy-efficient 13-SEER Carrier Bryant air conditioner with Puron™
- Low-E spectrally selective glass windows, which reduce heat and ultraviolet (UV) rays and provide optimal insulation
- Programmable thermostat that provides multiple time and temperature settings



- Low-VOC attic insulation, enhancing energy-efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- Low-VOC paint in choice of 4 colors



- Delta® water-efficient faucets, dramatically cutting water usage while maintaining desired water pressure
- GE® ENERGY STAR® dishwasher
- Smart irrigation controller
- High performance toilets that use less water



- Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors plus Green Labeled pad
- Engineered wood that resists warping, splitting and shrinking, while preserving our forests
- Smooth-Star® or Classic Craft rustic entry door by Therma-Tru
- Convenient recycling center discreetly housed in kitchen cabinet

## AVAILABLE LIVINGSMART® FEATURES\*

*You may select from these options:*

- GE® ENERGY STAR® low-water, energy-saving, front-loading washing machine
- GE® ENERGY STAR® refrigerator
- Tankless water heater with circulation system and control for temperature adjustments
- SunPower® roof integrated photovoltaic solar power system
- LED lighting package

- Upgraded interior paint packages
- Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage

- Reverse osmosis water system at kitchen
- On-demand water circulation system for water heater
- Dual-flush toilets

- Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
- Electric vehicle charging station

\*Available at additional cost and subject to construction cutoff dates.

# A LOCATION CLOSE TO EVERYTHING

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Just east of Carmel Valley, master-planned *Pacific Highlands Ranch* is one of San Diego's best coastal-close locations. It is surrounded by 1,300 acres of preserved natural habitat with drought-tolerant landscaping, and features a multi-use trail



system for hiking and biking, and a state-of-the-art private recreation center capable of generating solar electric power. Other top amenities include highly-ranked school districts and a proposed Village Center for convenient shopping.

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## *Shopping & Dining*

Carmel Valley, Del Mar, Solana Beach and La Jolla are just minutes away—providing a great mix of shopping, including grocery, drugstores, farmer's markets, boutiques, as well as restaurants and culture.

## *Education*

Your family will enjoy access to some of the premier public and private schools in San Diego with some of the brightest, most highly-motivated teachers and students in the State.



## *Beaches & Trails*

It's an easy drive to the beautiful beaches of Del Mar and La Jolla. Nearby, Torrey Pines State Reserve has hiking and jogging trails, and the Torrey Pines Golf Course offers ocean views.



## *Job Central*

Torrey Pines. Sorrento Mesa. Golden Triangle. Carmel Valley. They're home to the highest concentration of high-paying medical, biotech and telecomm jobs in Southern California. And they're all within a five-mile radius of Pacific Highlands Ranch.



# BRIGHTWATER RESIDENCE

# 1

- Two-story
- 4 Bedrooms
- 3 Baths
- Loft
- 3-bay Tandem Garage
- 2,827 sq. ft. (approx.)



Residence 1a – Spanish (model)



Residence 1br – California Traditional (reverse)



Residence 1d – Napa Valley

## modeled: residence 1a

### FIRST FLOOR

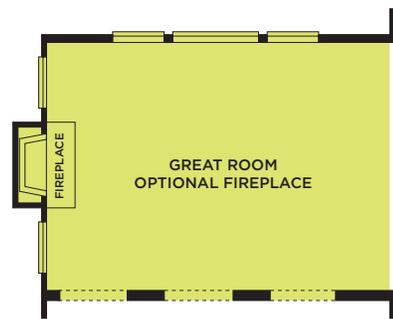


Renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price. All square footage is approximate. Floorplan subject to change. For floorplan options, see Sales Representative.

## SECOND FLOOR



## ROOM OPTIONS



Optional Fireplace



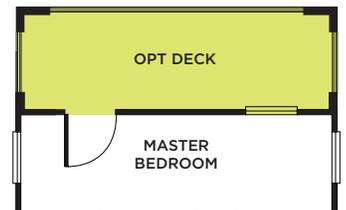
Optional Free-Standing Tub



Optional Bedroom #5 in lieu of Loft



Optional Covered Patio at Kitchen



Optional Deck at Master Bedroom



# BRIGHTWATER RESIDENCE

# 2

Two-story  
4 Bedrooms  
3 Baths  
Loft  
3-bay Tandem Garage  
2,993 sq. ft. (approx.)



*Residence 2ar – Spanish (reverse)*



*Residence 2c – Coastal Cottage*

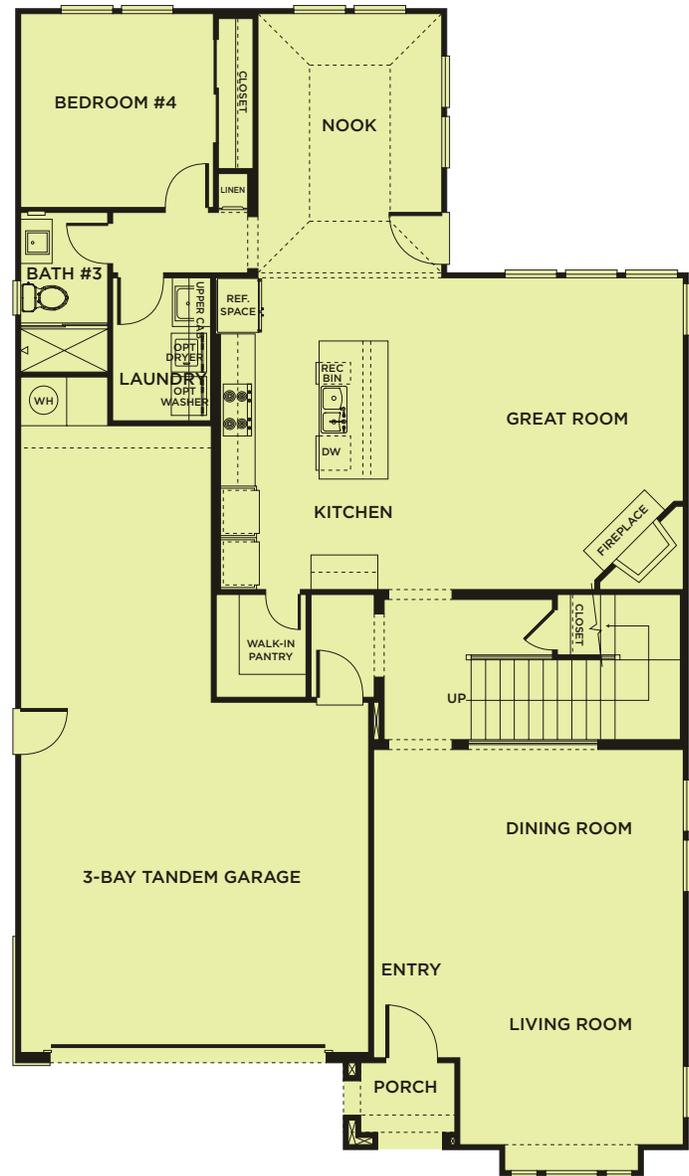


*Residence 2dr – Napa Valley (model, reverse)*

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*modeled: residence 2dr*

## FIRST FLOOR





# BRIGHTWATER RESIDENCE

# 3

- Two-story
- 5 Bedrooms
- 4 Baths
- Loft
- 2-bay Garage + 1-bay Swing Garage
- 3,432 sq. ft. (approx.)



*Residence 3a – Spanish*



*Residence 3br – California Traditional (reverse)*

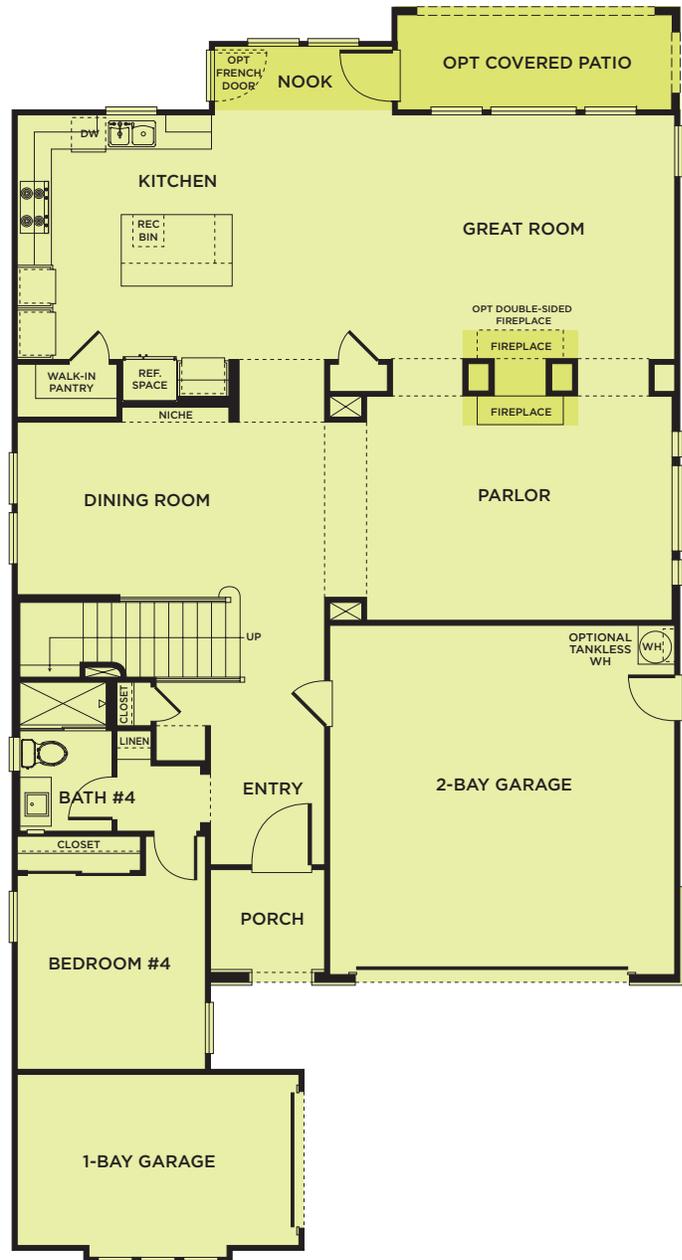


*Residence 3c – Coastal Cottage (model)*

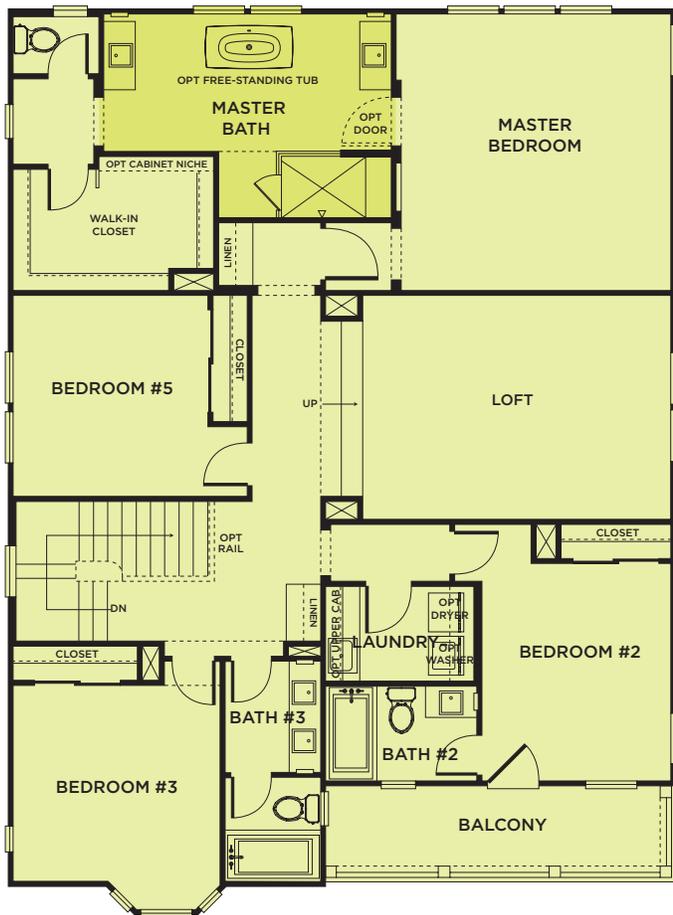
Renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price. All square footage is approximate. Floorplan subject to change. For floorplan options, see Sales Representative.

## modeled: residence 3c

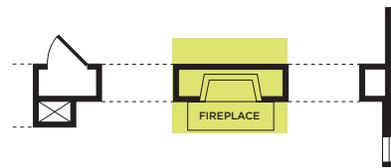
### FIRST FLOOR



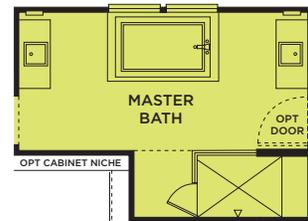
SECOND FLOOR



ROOM OPTIONS

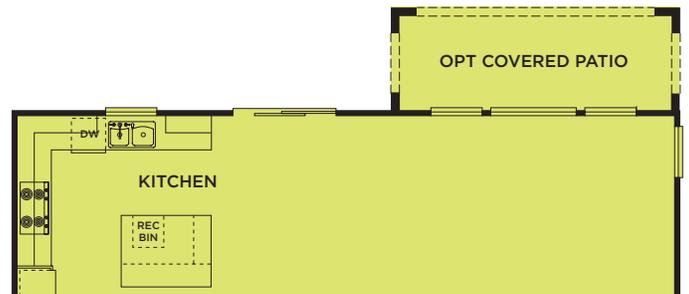


Standard Single Fireplace in Lieu of Double-sided Fireplace

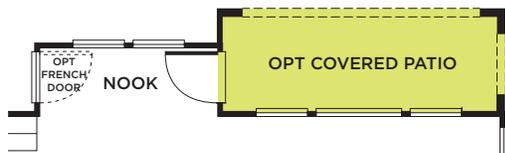


Standard Tub in lieu of Optional Free-Standing Tub

RESIDENCE 3X ONLY



Standard Sliders & Optional Covered Patio at Great Room



Optional Covered Patio at Great Room



BRIGHTWATER

## Included features WITH YOUR HOME

### Homes of Distinction

- Architecturally specified exterior color palettes complement the street scene
- Therma Tru Classic Craft Rustic and Smoothstar Collection entry door in pre-selected styles and colors (varies per plan and exterior)
- Decorative antique pewter finish entry door hardware by Schlage® (style varies per exterior)
- Complementary interior door hardware by Schlage in satin nickel finish
- Metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior)
- Weather resistant exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LivingSmart® features)
- Vinyl windows with dual-paned spectrally selective glass
- Rain gutters and downspouts at specific locations (varies per plan and exterior elevations)

### Impressive Interiors

- 12 x 12 ceramic tile flooring in a variety of colors; at entry, kitchen, all bathrooms and laundry
- Plush carpeting over pad in a choice of designer-selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant painted baseboard and complementary door casing
- Raised-panel interior passage and wardrobe doors
- Cozy fireplace with painted precast mantle (locations vary per plan)
- 50-gallon water heater
- Dramatic ceilings and elegant interior architectural details including soffits in select locations (varies per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting
- Custom-crafted staircases with generously proportioned newel posts, balusters and kick board with stained maple handrail
- Separate interior laundry room with cultured marble countertop, convenient laundry sink and cabinets
- Spacious linen and coat closets
- Smoke detectors and CO detectors with warning buzzer and battery back-up
- Fire sprinkler system
- Convenient secondary bathrooms with Smart Sense fans, Delta® plumbing fixtures and white under-mount sinks
- Acrylic tub with white ceramic tile surround and cultured marble countertop and splash.

### Wired for Today

- Fully integrated multimedia wiring system such as high-speed Category 5 wire and coaxial cable configured for video, telephone, data and networking capabilities

### Sizzling Hot Kitchens

- Gourmet kitchens with convenient food preparation islands
- Refrigerator space plumbed for automatic ice-maker
- Granite slab countertop with full-height backsplash behind cooktop
- European-style Maple raised-panel cabinet doors with brushed chrome knobs
- Cabinet recycling center
- Deep pot/pan drawers underneath cooktop
- Convenient under-cabinet task lighting
- Extended-height cabinetry
- Stainless steel under-mount sink with Delta faucet
- Spacious food storage pantry
- GE and GE Profile™ mix appliance package in stainless steel, including:
  - GE Profile™ built-in 30" double oven convection over thermal
  - GE Profile™ built-in microwave oven
  - GE Quiet Power ENERGY STAR® tall tub dishwasher with soil adjuster to conserve water
  - GE Profile™ 36" five-burner cooktop
  - Monogram® GE 36" high-performance vent hood

### Master Bedroom Suite

- Spacious master bedroom suite with luxurious bathroom, private dressing area and walk-in closets with raised-panel closet doors
- Adult-height his-and hers furniture-style lavatories with Quartz slab countertops and white porcelain sinks
- Compartmentalized water closet, deep-soaking bathtub and decorative Delta® plumbing fixtures in stainless steel finish
- European-style maple raised-panel cabinet doors with square brushed chrome knobs
- Separate walk-in shower with 12" x 12" porcelain tile surround and clear glass shower enclosure

# Available features WITH YOUR HOME\*



BRIGHTWATER



Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your sales representative for additional customizing opportunities.

## Choices for your Gourmet Kitchen Appliances

- GE Monogram stainless steel appliance packages
- GE Profile™ and Monogram refrigerators
- A selection of stainless steel and Silgranit sinks

## Cabinetry

- European-style cabinet doors in a variety of finishes and door styles
- Glass door panels in a variety of styles (locations vary per plan)

## Countertops

- A variety of granite slab and quartz countertops with upgraded edge profiles
- Customized backsplash designs including tile and stone liners, decos and mosaics

## Electrical and low Voltage Opportunities

- A choice of designer-selected interior light fixtures as shown in the models
- Additional recessed fluorescent and LED lights
- Pre-wire for ceiling fans, hanging fixtures and wall sconces
- Exterior holiday light outlets
- Additional telephone, cable or data outlets
- Flat-screen TV pre-plumb
- Pre-wiring and trim for interior speakers and home theater systems
- Security system package
- Deck lighting

*\*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 wallpaper, 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 "Included With Your Home", "Included LivingSmart® 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 covered by warranties from the individual manufacturer and/or suppliers. 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.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

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. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

### Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Landscaping, trees and shrubs are not included in the purchase price. Information is accurate as of the date of publication.

Renderings by VisionScape Imagery. (GH 3/2012)

## Finish Carpentry Selections

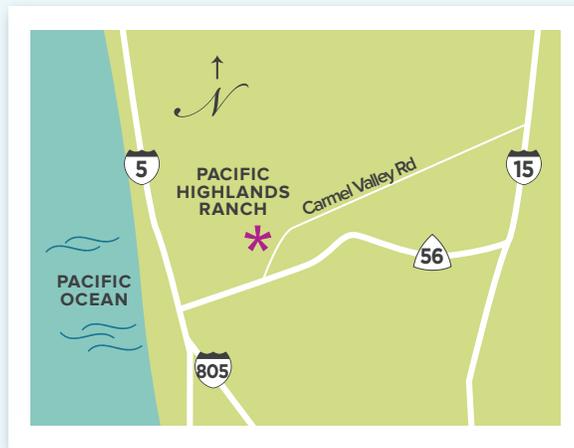
- Decorative stool-and-apron window trim package
- French doors in select locations

## Stair Systems

- Handrail in various stains
- All maple stair system, including handrail, newel post and balusters
- Maple stair systems with wrought iron balusters

## Bathroom Suites

- Tub enclosures in secondary bath tubs
- Natural stone and quartz slab countertops for master bath
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Free-standing tub in master bath
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of colors



**BRIGHTWATER**

[BRIGHTWATERBYPARDEE.COM](http://BRIGHTWATERBYPARDEE.COM)



**HAMPTON LANE**

[HAMPTONBYPARDEE.COM](http://HAMPTONBYPARDEE.COM)

*Two new LivingSmart® neighborhoods by Pardee Homes*

**SALES CENTER**

13587 Lopelia Meadows Place  
San Diego, CA 92130  
Phone (858) 509-3901  
Fax (858) 509-7945



**PardeeHomes®** | Where smart solutions live.



All square footage is approximate; pricing subject to change. Landscaping, trees and shrubs not included in the purchase price. Information is accurate as of the date of the publication. Models do not reflect racial preference.





PACIFIC  
HIGHLANDS  
RANCH

15587 Lopelia Meadows Place • San Diego, CA 92130 • Phone (858) 509-3901 • Fax (858) 509-7945

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**BRIGHTWATER PRICING**

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**PLAN ONE**

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TWO STORY

4 bedrooms + loft

3 baths

3-bay tandem garage

Approximately 2,827 sq.ft.

**From \$802,000**

**PLAN TWO**

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TWO STORY

4 bedrooms + loft

3 baths

3-bay tandem garage

Approximately 2,993 sq.ft.

**From \$828,000**

**PLAN THREE**

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TWO STORY

5 bedrooms + Game room

4 baths

3-bay garage (1 swing bay)

Approximately 3,432 sq.ft.

**From \$848,000**

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**Ask about financing incentives offered through Pardee Home Loans**

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PLEASE NOTE: ALL SQUARE FOOTAGE ABOVE IS APPROXIMATE

Effective 1/27/2012. Availability, terms and prices are subject to change without notice and will not be applicable to any property unless Pardee Homes ("Seller") has received a deposit in amount as Seller may require and Seller has accepted in writing an Offer To Purchase on such property.

All plans and elevations may not be available in a particular phase due to the fact that homes are released in limited numbers by phases. Unit prices may vary due to prior option selections. Prices may not include options or lot premiums, for which there will be an additional charge. Seller reserves the right to add, discontinue or modify models and/or any item shown in the models without prior notice.

**Sales Counselors**

**Ron Wilcox (DRE# 00883839) / Mary DiMarco (DRE# 01300513) / Jim Mayer (DRE# 01009522)**

PRELIMINARY



## BRIGHTWATER

13587 Lopenia Meadows Place · San Diego, CA 92130 · Phone (858) 509-3901 · Fax (858) 509-7945

### NEIGHBORHOOD FACT SHEET

#### DISTINCTIVE COMMUNITY CHARACTER

Pardee Homes is pleased to introduce Brightwater, a new coastal-close neighborhood in the scenic master-planned community of Pacific Highlands Ranch. Home to award-winning schools, convenient shopping and an expansive nature reserve with hiking and biking trails, this popular family-friendly community offers residents picturesque parks, a resort caliber recreation center and plans for a community center with library.

#### EARTH-FRIENDLY, QUALITY-CRAFTED HOMES

With LivingSmart® at Brightwater, Pardee Homes is offering a distinctive way of life — one that preserves the land and its precious resources while making your home environment more comfortable and efficient. These new classic, spacious homes will be built with sustainable building practices and offer 4-5 bedrooms, 3-4 baths, 2-bay + swing and 3-bay tandem garages and 2,827 to 3,432 square feet. As envisioned, Brightwater will consist of 75 homes.

#### PERSONAL TOUCHES

Homes at Brightwater can be personalized to suit your individual needs and lifestyle. Assisted by a professional options consultant at our Design Studio, you can see all the possibilities and make selections from an abundance of optional amenities to craft your perfect home.

#### EDUCATIONAL VALUES

Because good schools are a vital part of every growing community, Pardee Homes has made education a central part of its planning for Brightwater. Elementary children will attend schools in the Solana Beach School District. Older students are anticipated to attend Carmel Valley Middle School and Torrey Pines High School or Canyon Crest Academy in the San Dieguito Union High School District. Additionally, there are several noted private schools in the area, such as Cathedral Catholic High School and the San Diego Jewish Academy. CFD/Mello Roos approximately Plan 1, \$4,643 and Plan 2 and 3, \$5,412

Attendance boundaries are established by the district(s) and subject to change. Schools may reach capacity for one or more grades, necessitating enrollment in other schools. For more information on school assignments, capacities, facilities and bus service, contact the Solana Beach School District (<http://www.sbsd.k12.ca.us/>) or the San Dieguito Union High School District (<http://www.sduhsd.k12.ca.us/>).

#### BEAUTIFUL COMMUNITY SPACES

The West Highlands Pacific Association is approximately \$89.00 a month. This association's primary assessment is for the Pacific Highlands Ranch Recreation Center and some common areas. The Sierra Highlands Association is approximately \$124.00 a month. This association's primary assessment is for maintenance of Pacific Highlands Ranch monument signage, some parkway landscaping and planned future amenities, such as several pocket parks.

For more information, please ask your sales representative for a neighborhood brochure or visit: [www.pardeehomes.com](http://www.pardeehomes.com).  
Note: All square footage is approximate. All information is preliminary, subject to change and accurate as of the date of publication.  
(GH 5/2011)