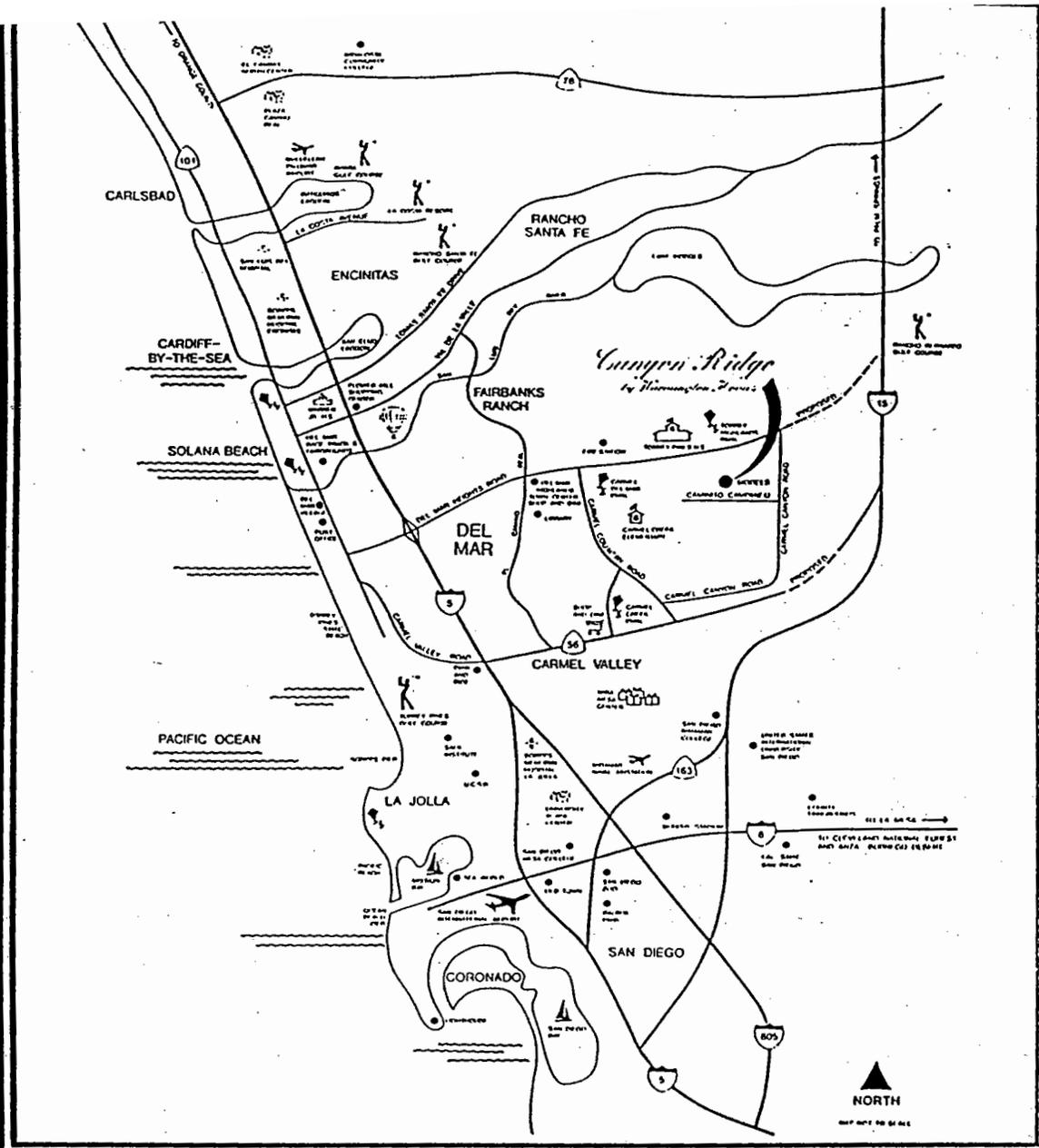


# Canyon Ridge



4771 Caminito Impersado, San Diego, CA 92130 • (619) 794-9135

# WARMINGTON HOMES

Welcoming You Home For Nearly 70 Years



SPECIAL FINANCIAL AND INCENTIVE AVAILABLE NOW!

# Canyon Ridge



Ian Sagman

(619) 794-9135

## Plan One

Approximately 1,660 Square Feet  
Three Bedrooms  
Two and One-Half Baths  
Attached Two Car Garage

*From*  
\$231,900

## Plan Four

Approximately 1,885 Square Feet  
Three Bedrooms  
Two and One-Half Baths  
Attached Two Car Garage

*From*  
\$247,900

## Plan Two

Approximately 1,795 Square Feet  
Three Bedrooms & Den or Four Bedrooms  
Three Baths  
Attached Two Car Garage

*From*  
\$241,900

## Plan Three

Approximately 1,775 Square Feet  
Three Bedrooms  
Two and One-Half Baths  
Attached Two Car Garage

*From*  
\$237,900

## WARMINGTON HOMES

4771 Caminito Impersado • San Diego, CA 92130

All renderings, floor plans, and maps are artists' conception and are not intended to be an actual depiction of the buildings, fencing, walks, drive-ways or landscaping and are not necessarily to scale. All square footages are approximate. Window locations may vary per plan and elevation. Fencing and walls, if included, will vary according to size and location of lots.

DEL MAR HEIGHTS ROAD

OPEN SPACE

N

CAMINITO GIRASOL

CAMINITO FACETO

CAMINITO CANOR

CAMINITO BAUTIZO

CAMINITO ANGELICO

CARMEL CANYON ROAD

CAMINITO IMPERSADO

MODELS

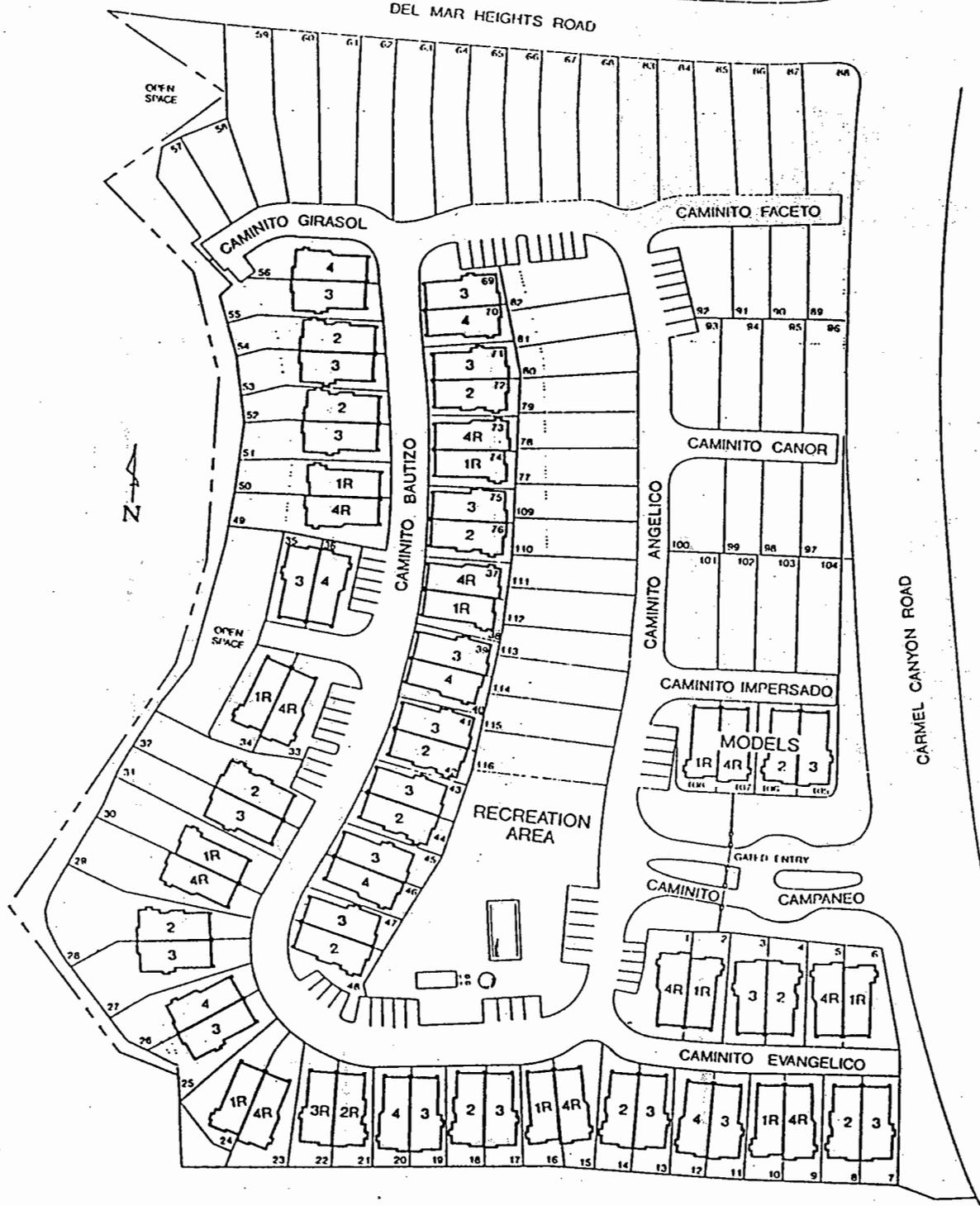
RECREATION AREA

GATED ENTRY

CAMINITO

CAMPANEO

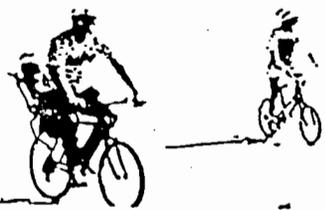
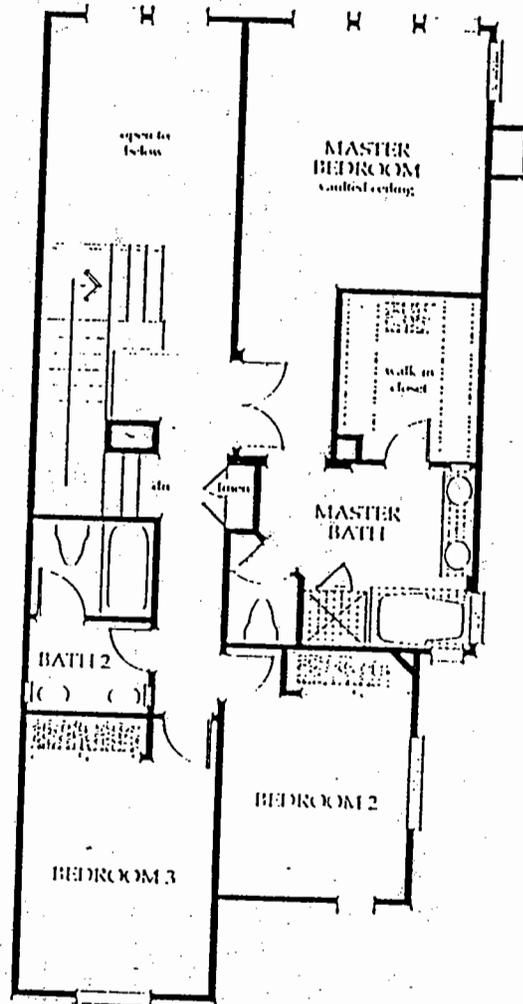
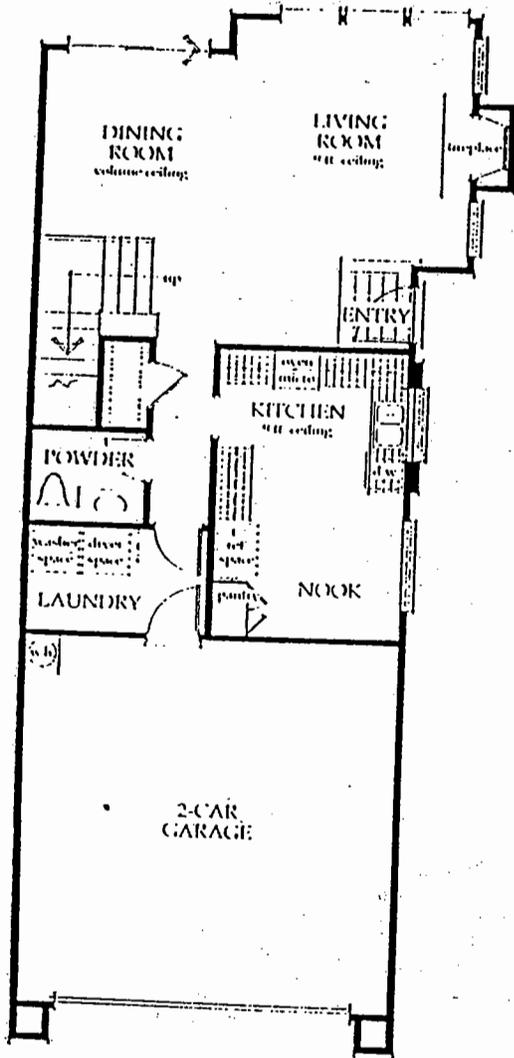
CAMINITO EVANGELICO





# Plan One

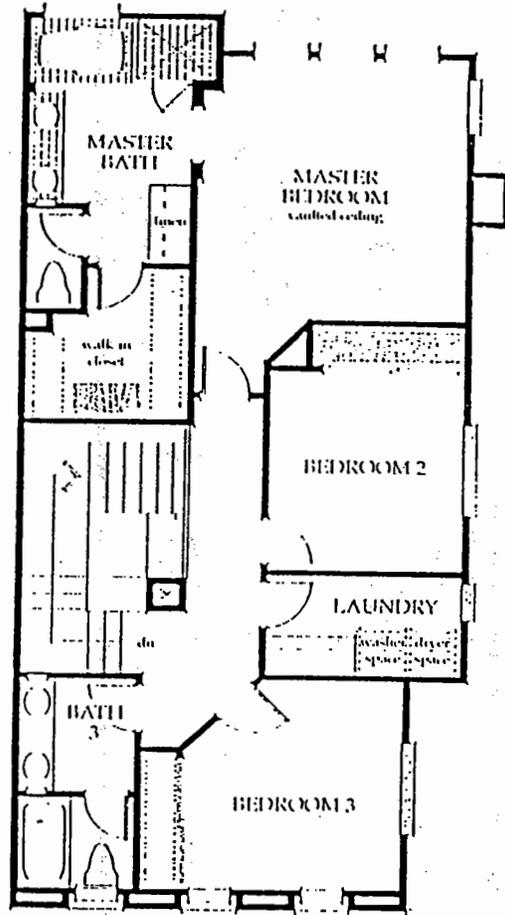
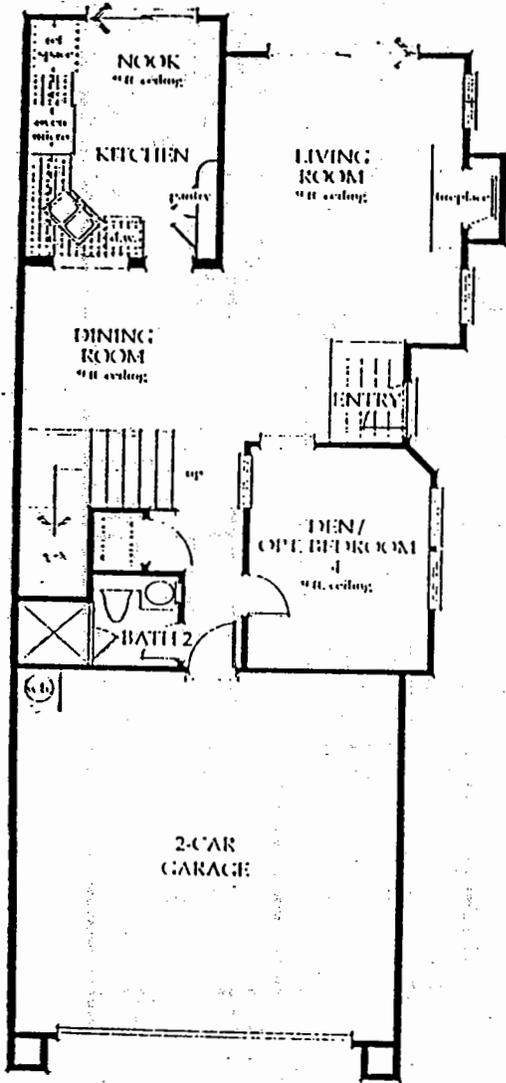
Approximately 1,660 Square Feet  
Three Bedrooms  
Two and One-Half Baths  
Attached Two-Car Garage





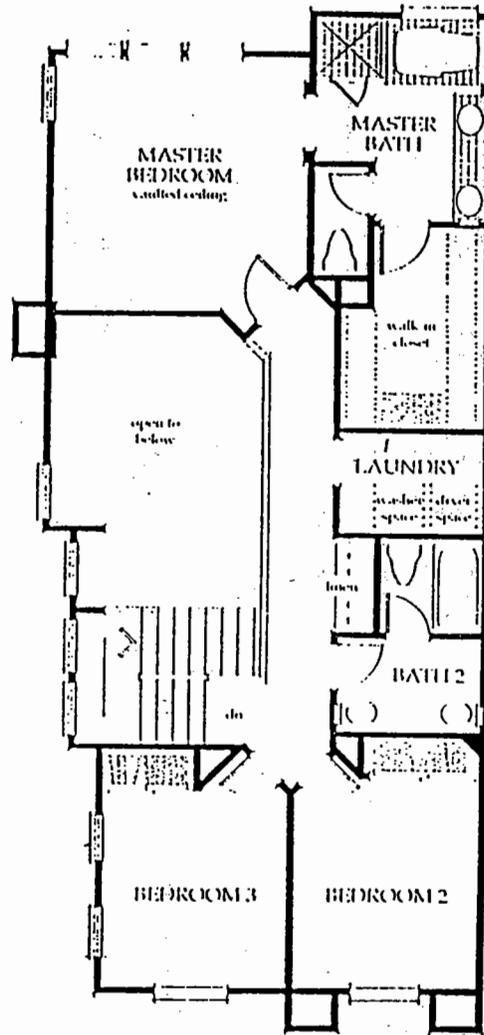
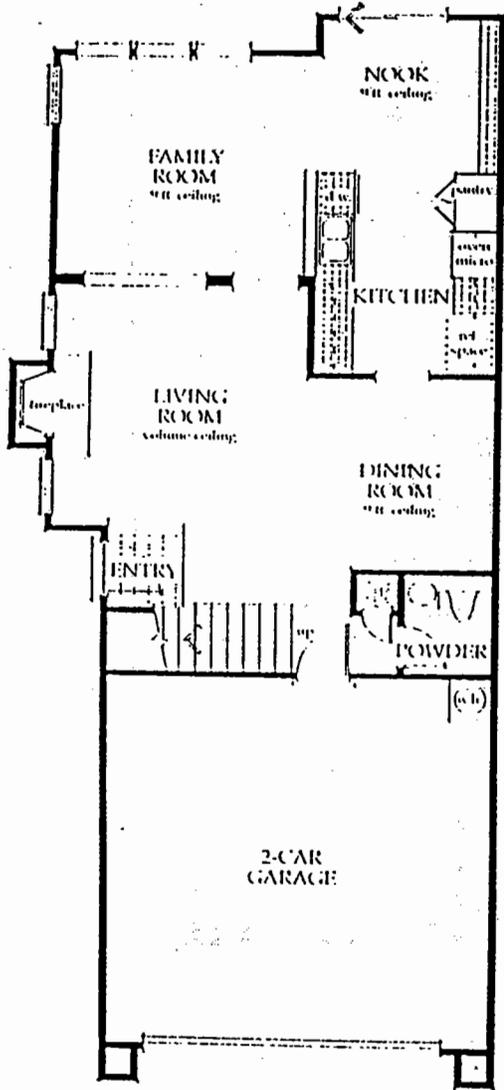
# Plan Two

Approximately 1,795 Square Feet  
 Three Bedrooms and Den or  
 Four Bedrooms  
 Three Baths  
 Attached Two-Car Garage



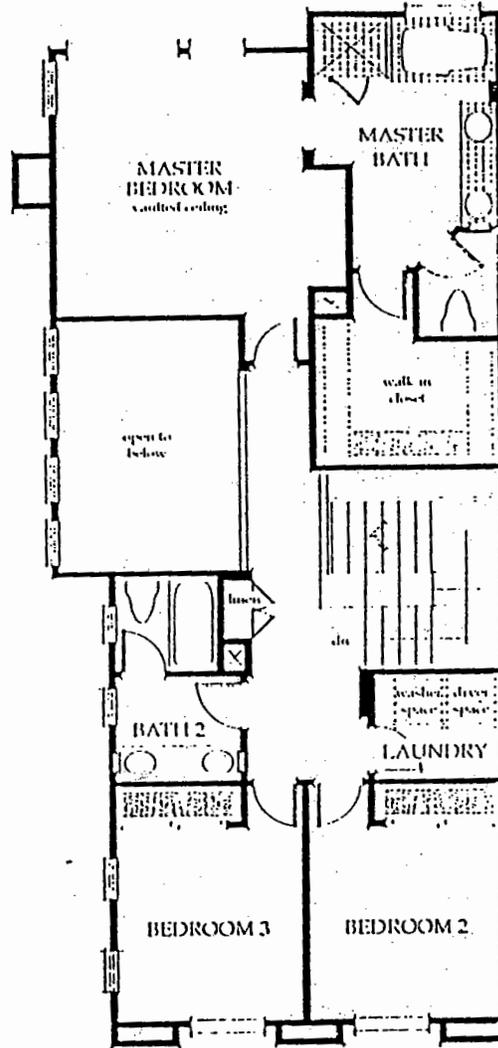
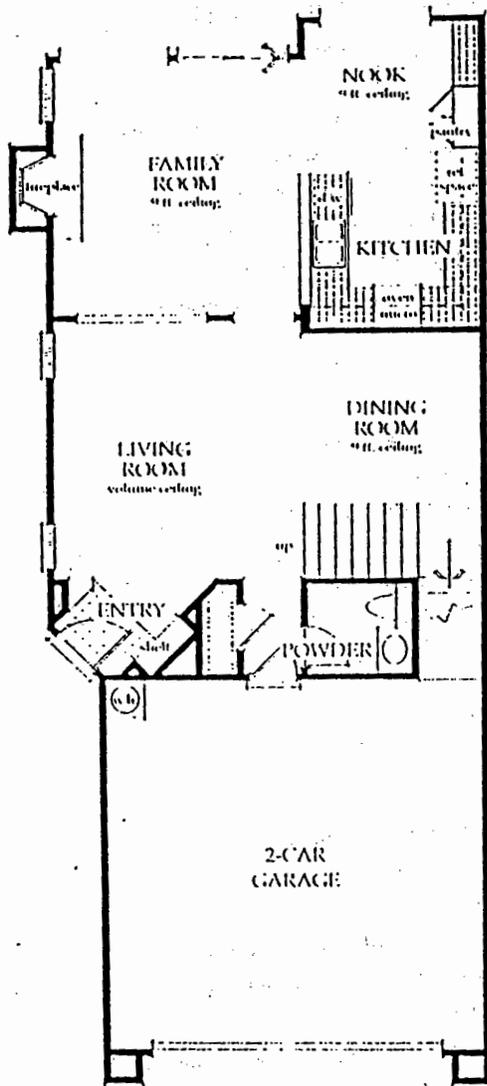
# Plan Three

Approximately 1,775 Square Feet  
Three Bedrooms  
Two and One-Half Baths  
Attached Two-Car Garage



# Plan Four

Approximately 1,885 Square Feet  
Three Bedrooms  
Two and One-Half Baths  
Attached Two-Car Garage



# Exceptional Features

## Community Benefits

- Distinctive private gated entry with remote control access
- Private pool, spa, and recreation area with cabana and shower
- Professionally landscaped and maintained front entries and common areas

## Distinctive Exteriors

- Sectional roll-up garage doors with windows
- Upgraded rear- and side-yard fencing for added privacy
- Classic European-styled paired homes, architecture accented by arched windows, decorative pot shelves and multi-pane windows per elevation
- Private courtyard entries with custom wrought iron gates
- Durable, fire resistant concrete tile roof
- Sand floated duotone stucco finish in colors keyed to exterior design
- Gas stub-out to patio for barbecue
- Fully finished attached two-car garage with automatic garage door opener and two transmitters

## Interior Amenities

- Interior laundry room with over head storage cabinets
- Pre-wired for cable TV in all bedrooms and family room
- Pre-wired for telephone in all bedrooms and kitchen
- Upgraded lighting fixtures in powder baths
- Bullnosed drywall corners
- Raised panel entry door with antique brass hardware
- Beautiful ceramic tile or wood parquet entry
- Formal dining area
- Decorator selected lighting fixtures
- Custom wood burning fireplace with gas log lighter and sculptured surrounds
- Dramatic vaulted or volume ceilings per plans, nine foot ceilings throughout first floor
- Prepared for central air conditioning
- Raised panel interior doors

## Kitchen Features

- Moen pull-out kitchen faucets
- Custom designed white raised panel cabinetry
- Recessed ceiling and under cabinet fluorescent lights
- Mortar-set ceramic tile countertops with bar top
- Adjustable shelves in upper cabinets
- Breakfast nook
- G.E. contemporary white-on-white appliances
- Built-in G.E. self-cleaning electric oven
- G.E. four burner gas cooktop
- G.E. push-button multi-cycle dishwasher
- G.E. spacesaver microwave
- Refrigerator area plumbed for icemaker

## Master Suite

- 110 outlet at both sinks in master bath
- Separate ceramic tile shower
- Soaking tub with hand set ceramic tile deck
- Vaulted ceiling
- Mortar-set ceramic tile countertops with wide spread faucets and dual china sinks
- Spacious walk-in closet

## Quality Craftsmanship

- 50 gallon water heater
- Energy-saving insulation, including R-13, R-19 and R-30 ratings
- Smoke detectors
- Energy efficient dual-pane glass on all windows
- Gas forced-air heating with energy efficient night set back thermostat
- Copper plumbing throughout and separate cast iron risers at down drains

Warnington 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.

# Exceptional Features

## Distinctive Exteriors

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## Interior Amenities

- Interior laundry room with over head storage cabinets
- Pre-wired for cable TV in all bedrooms and family room
- Pre-wired for telephone in all bedrooms and kitchen
- Upgraded closet shelves and pole systems
- Upgraded lighting fixtures in powder baths
- Bullnosed drywall corners
- Raised panel entry door with antique brass entry hardware
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## Kitchen Features - cont.

- Breakfast nook
- GE contemporary white-on-white appliances
- Built in GE self cleaning electric oven
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- GE spacesaver microwave
- Refrigerator area plumbed for icemaker

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# *Canyon Ridge*

## *Community Information Sheet*

- ♦ 58 Buildings
- ♦ 116 Paired Homes
- ♦ Double Wall Construction
- ♦ Home Owners Association Fees - Currently, \$104.  
(Estimated at build-out, \$121.)
  - pool & spa
  - cabana recreation area
  - gated entry
  - front yard landscaping
  - fire hazard insurance on structure
  - private streets
  - trash disposal
- ♦ Effective Tax Rate Approximately 1.4%  
Including All Bonds

All information provided is subject to change at any time without notice.

## **WARMINGTON HOMES**

4771 Caminito Impersado • San Diego, CA 92130 • (619) 794 - 9135 FAX (619) 794 - 9137