



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.

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.*



START WITH OUR ECO-FRIENDLY *LivingSmart® homes*

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*:

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

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.





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



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.



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.



HAMPTON LANE RESIDENCE

1

Two-story
4 Bedrooms
3 Baths
2-bay Garage + Workshop
2,390 sq. ft. (approx.)



Residence 1a — Spanish (model)



Residence 1b — California Traditional (reverse)



Residence 1c — Coastal Cottage

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 1a

FIRST FLOOR

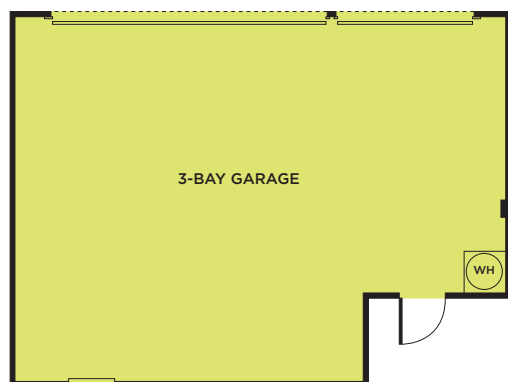




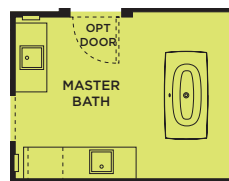
SECOND FLOOR



ROOM OPTIONS



3-Bay Garage on Selected Lots
at 1X, 2X and 3X



Optional Free-Standing Tub



HAMPTON LANE RESIDENCE

2

Two-story
4 Bedrooms
3 Baths
2-bay Garage + Workshop
2,624 sq. ft. (approx.)
Optional Den in lieu of Parlor



Residence 2a — Spanish (reverse)



Residence 2b — California Traditional (model)



Residence 2d — Napa (reverse)

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 2b

FIRST FLOOR

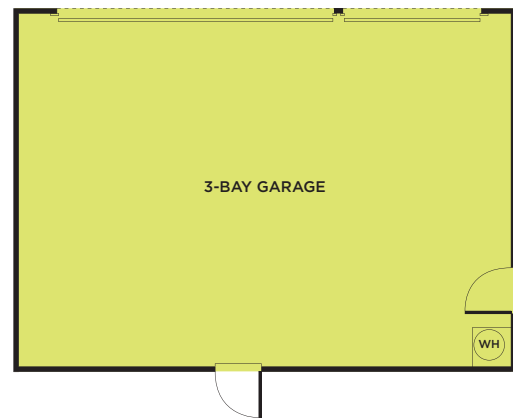




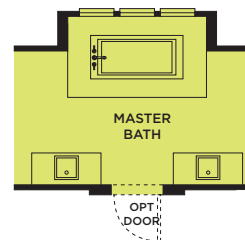
SECOND FLOOR



ROOM OPTIONS



3-Bay Garage on Selected Lots
at 1X, 2X and 3X



Standard Master Tub



HAMPTON LANE RESIDENCE

3

Two-story
4 Bedrooms
3 Baths
2-bay Garage + Workshop
2,630 sq. ft. (approx.)



Residence 3a — Spanish



Residence 3c — California Traditional (reverse)

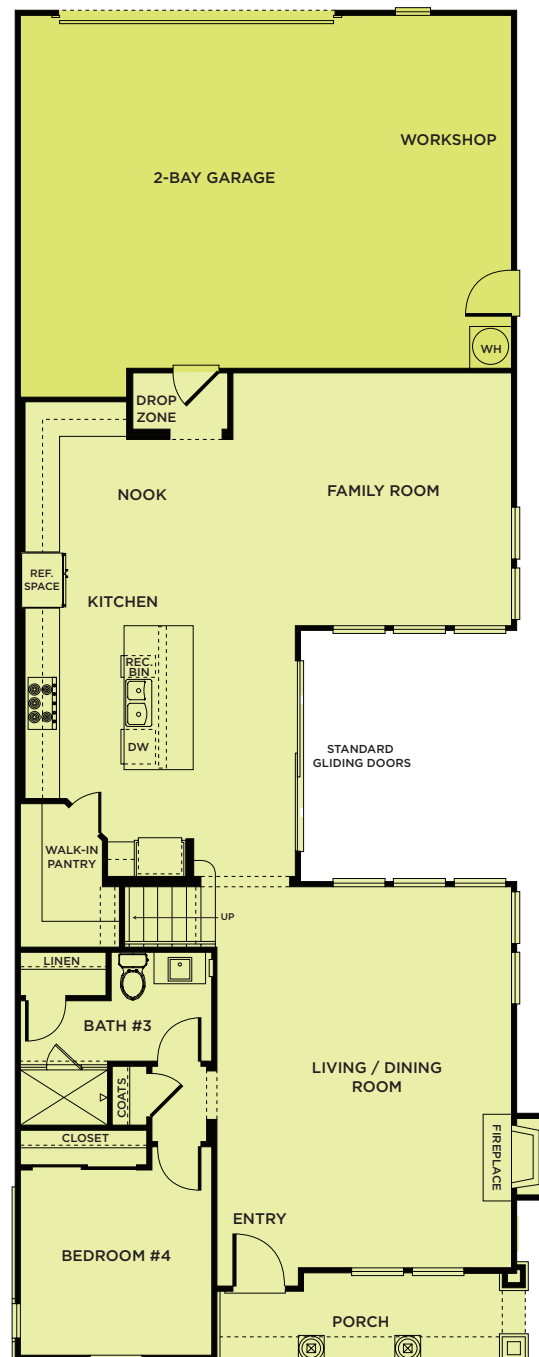


Residence 3d — Napa (model)

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modeled: residence 3d

FIRST FLOOR

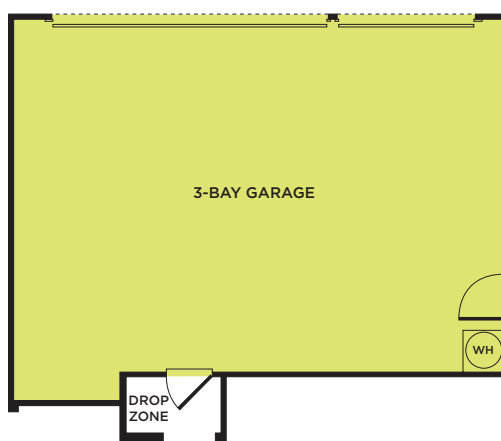




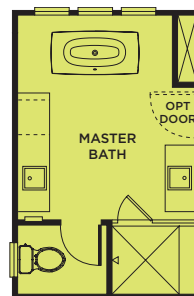
SECOND FLOOR



ROOM OPTIONS



3-Bay Garage on Selected Lots
at 1X, 2X and 3X



Optional
Free-Standing Tub





HAMPTON LANE

Included features WITH YOUR HOME

Expressive Exteriors

- Exterior detailing
- Mediterranean-style architecture
- Architecturally specified stone, brick, siding and exterior color palette
- Raised-panel fiberglass entry door
- Concrete tile roofs
- Front yard landscaping included
- HOA-maintained alley landscaping
- Permeable paver driveways
- Elegant antiqued pewter entry door hardware
- 2-bay + workshop and 3-bay garages with insulated metal roll-up paneled doors (per plan)
- Garage door opener

Impressive Interiors

- Solid maple cabinetry with washable interiors in amaretto finish
- Antiqued pewter finish interior door hardware
- Expansive four-panel Andersen® Gliding Doors
- Interior architectural arches and dramatic open spaces and volume ceilings
- Gas fireplace with precast face (locations vary per plan)
- Custom radius wall corners
- Distinctive lighting fixtures and architecturally-specified recessed lighting
- Rocker-panel light switches
- Plush carpeting in choice of designer-selected colors
- Ceramic tile flooring in entry, kitchen, baths and laundry
- Stained handrail with painted square pickets (Plans 1 & 2)
- Cultured marble countertop in bath 2 and laundry
- Quartz One slab countertop in master and bath 3

Upgraded Kitchens

- Slab granite countertop
- Large, convenient preparation islands

- Delta® faucet in stainless steel finish
- General Electric® & GE Profile™ mix appliance package, including: cooktop, vent hood, built-in microwave/oven combo and dishwasher in stainless steel finish
- Refrigerator space plumbed for automatic icemaker
- Generous pantry—walk-in Plans 2 & 3
- Stainless steel sink
- Recycle cabinet
- Cabinet task lighting

Master Bedroom Suite

- Elegant master bedroom suite featuring generous wardrobe space
- Furniture style cabinetry with brushed chrome knobs
- Dual adult-height sinks with Quartz One slab countertop
- Distinctive Delta plumbing fixtures in stainless steel finish
- Separate shower with porcelain tile and glass enclosure

Advanced Technologies

- Digital programmable thermostat
- Pre-wired for telephone in kitchen and master bedroom
- Pre-wired for cable TV in family room, master bedroom and all secondary bedrooms
- Smoke and CO detectors with warning buzzer and battery backup
- Fire sprinklers

Added Comforts

- Each Hampton Lane home is certified by an independent energy inspector
- Vinyl windows with spectrally selective glass for increased energy efficiency and reduced fabric fade
- Sealed ducts and engineered HVAC system to increase heating and air-conditioning efficiency
- Radiant Barrier Roof Sheathing

Available features WITH YOUR HOME*



HAMPTON LANE



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.

The Alternatives

- Security system
- Speakers and wiring for stereo surround sound
- Water filtration system
- Holiday lighting pre-wire package
- Designer-selected light fixtures

Choices for Your Gourmet Kitchen

- Countertop choices including: slab granite and Quartz
One in a variety of colors
- Cabinet up-lighting
- Additional cabinetry finishes and styles, and glass door inserts in designer-selected areas
- Choice of quality Profile and Monogram® General Electric appliances including: refrigerators, washer and dryer
- Reverse osmosis water filtration system
- Soft-close cabinets (throughout)

Finishing Touches

- Exterior coach lights at courtyards
- Interior paint colors
- Window stool and apron package
- Window coverings in a variety of styles

Customize Your Master Suite

- Mirrored closet door
- Countertop choices in natural stone and quartz

**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)



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

HAMPTON LANE PRICING

PLAN ONE

TWO STORY

4 bedrooms

3 baths

3-bay garage (or 2 + workshop)

Approximately 2,390 sq.ft.

From \$699,500

Temporarily Sold Out

PLAN TWO

TWO STORY

4 bedrooms

3 baths

3-bay garage (or 2 + workshop)

Approximately 2,624 sq.ft.

From \$704,700

Temporarily Sold Out

PLAN THREE

TWO STORY

4 bedrooms

3 baths

3-bay garage (or 2 + workshop)

Approximately 2,630 sq.ft.

From \$714,000

Temporarily Sold Out

Ask about financing incentives offered through Pardee Home Loans

PLEASE NOTE: ALL SQUARE FOOTAGE ABOVE IS APPROXIMATE

Effective 6/21/12 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



HAMPTON LANE

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NEIGHBORHOOD FACT SHEET

DISTINCTIVE COMMUNITY CHARACTER

Pardee Homes is pleased to introduce Hampton Lane, 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 Hampton Lane, 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, front porch entry homes will be built with sustainable building practices and offer 4 bedrooms, 3 baths, 2-bay + workshop and 3-bay garages and 2,390 to 2,630 square feet. As envisioned, Hampton Lane will consist of 114 homes.

PERSONAL TOUCHES

Homes at Hampton Lane 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 Hampton Lane. 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, \$3,756 and Plan 2 and 3, \$4,643

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.
Note: All square footage is approximate. All information is preliminary, subject to change and accurate as of the date of publication.
(GH 5/2011)



PardeeHomes.com

