

St. Augustine

In the Coastal Community
of Torrey Hills

ST. AUGUSTINE

*In The Coastal Community
Of Torrey Hills*

Close your eyes and imagine yourself coming home to St. Augustine at Torrey Hills, a luxurious new neighborhood of finely crafted, superbly appointed residences with both one and two story homes. Located amidst the serenity of lush green coastal hills, just east of Del Mar and the nationally renowned Torrey Pines Golf Course in La Jolla, St. Augustine combines the natural charm of meandering streets and intimate cul-de-sacs with an easy commute to all the business, shopping, cultural and recreational opportunities of downtown San Diego.

Picture yourself in a spacious home characterized by the rich architectural traditional from one of the nation's oldest cities, with all the state-of-the-art amenities required to accommodate your busy lifestyle. Then step outside and enjoy the fresh ocean breezes of an exhilarating new community surrounded by nature preserves at Los Penasquitos Canyon and Torrey Pines State Park. As your walk continues you smile, knowing that the warm feeling you have comes from a decision well made. St. Augustine at Torrey Hills.

ST. AUGUSTINE

Residence One

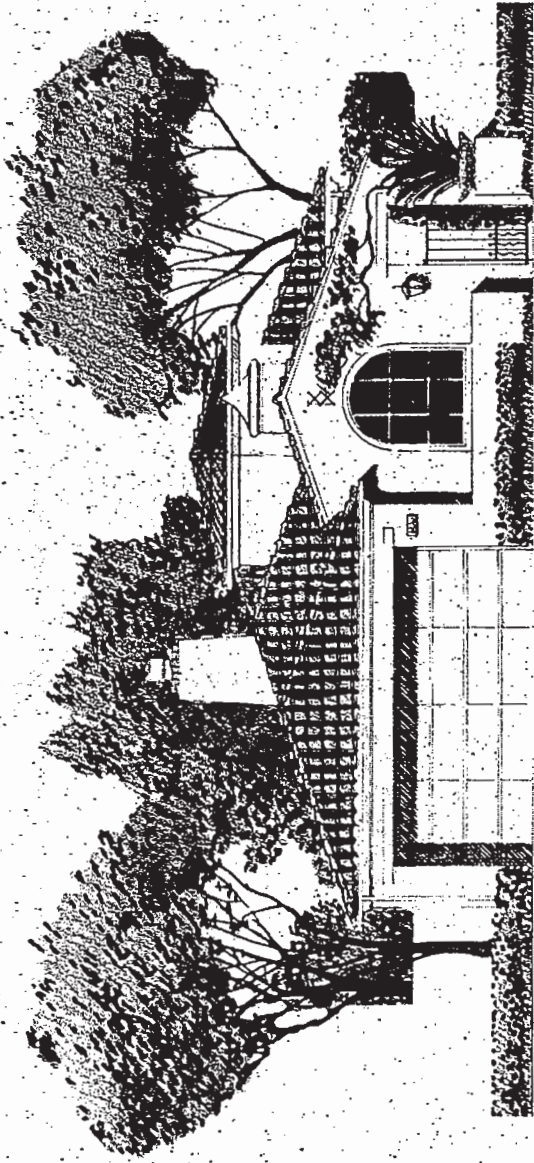
1,786 Square Feet

Two Bedrooms & Library

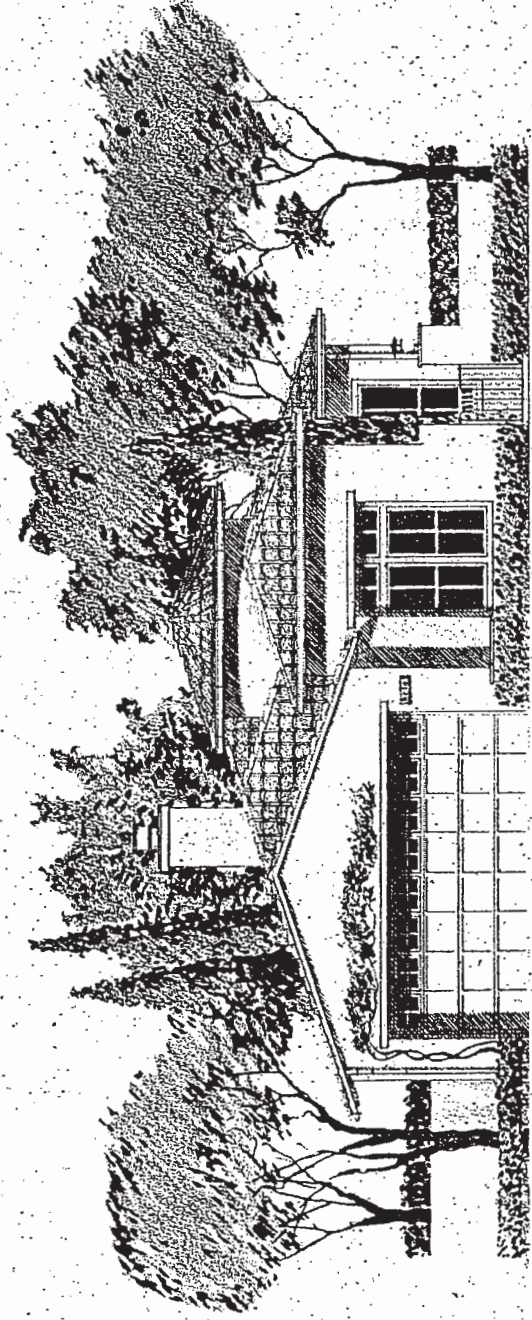
Two Baths

Single Story

*Optional
Bedroom 3 at Library*

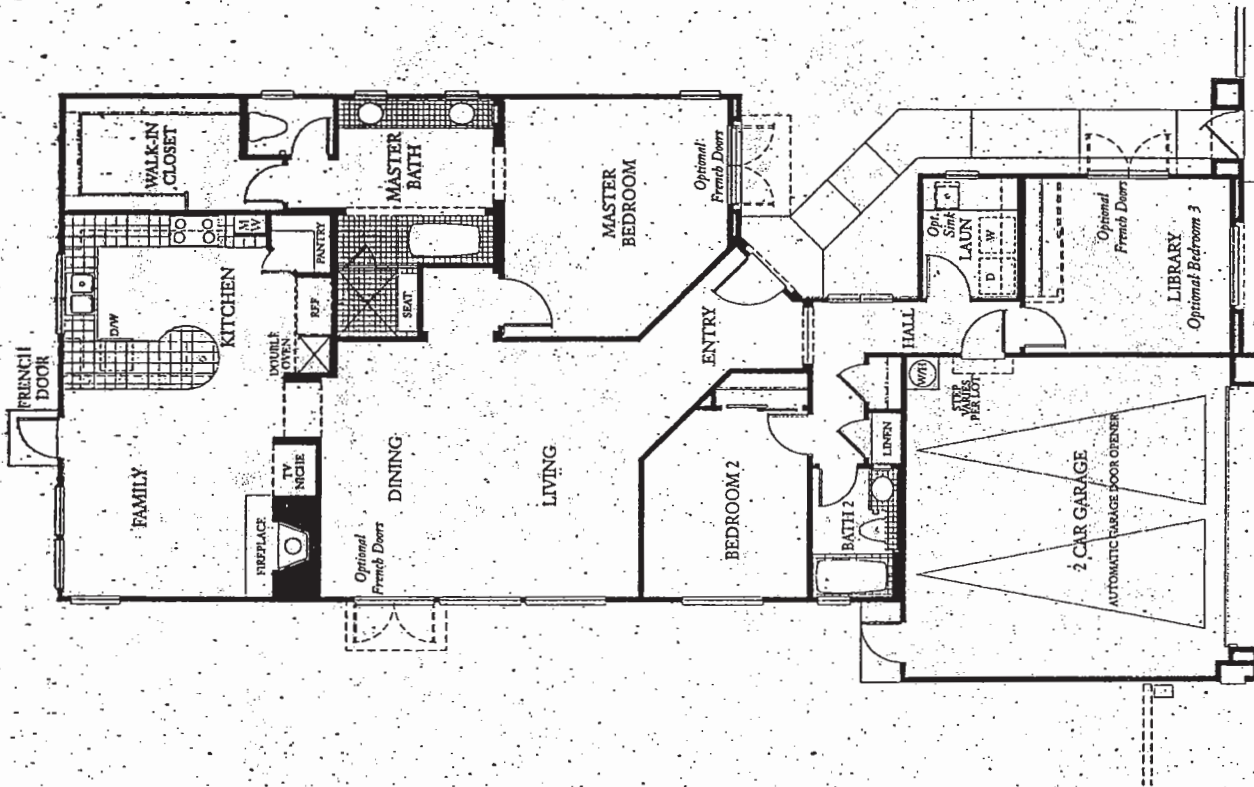


1ar



1br

Renderings are artist conception. Residence 1B elevation will not have windows in the garage door and the panels will vary in design.



Floor plan drawing depicts model home exterior elevation

Floor plans are not to scale. Square footages are approximate and may vary. Check with sales representative for actual square footage approximation. In a continuing effort to improve the overall quality of every home we build, the seller reserves the right to change floor plans, specifications and prices without prior notice. Window and square footage configurations may vary with exterior architectural design and may not be that which is shown in the brochure.

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Residence One-X

2,427 Square Feet

Two Bedrooms & Library

Three Baths

Loft

Optional

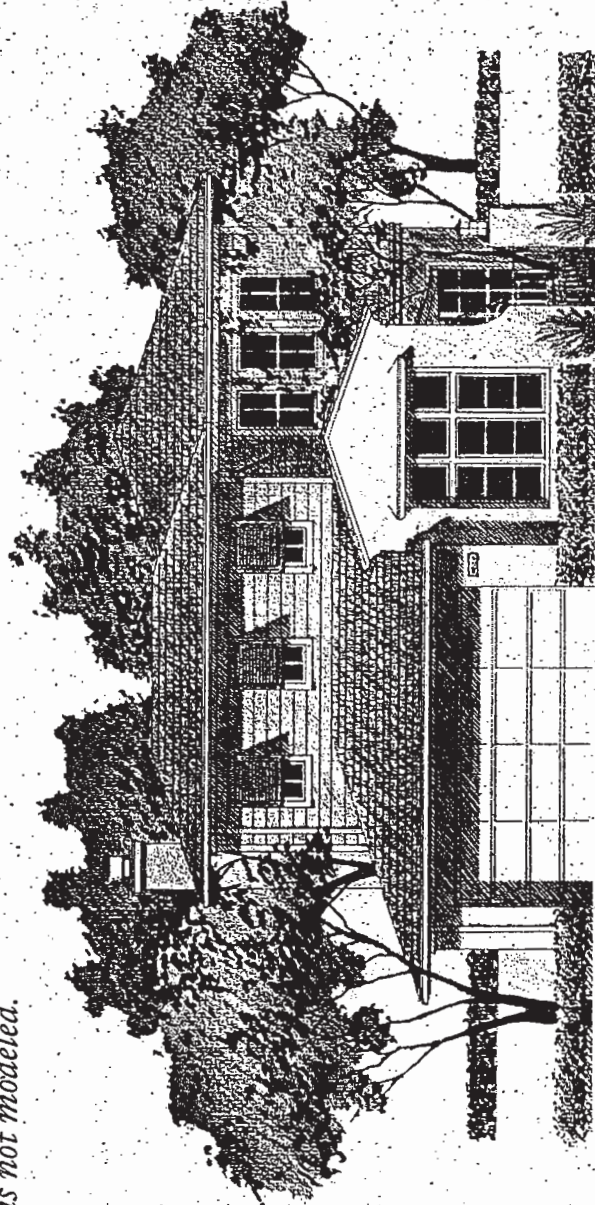
Bedroom 3 at Loft

Bedroom 4 at Library

This plan is not modeled.

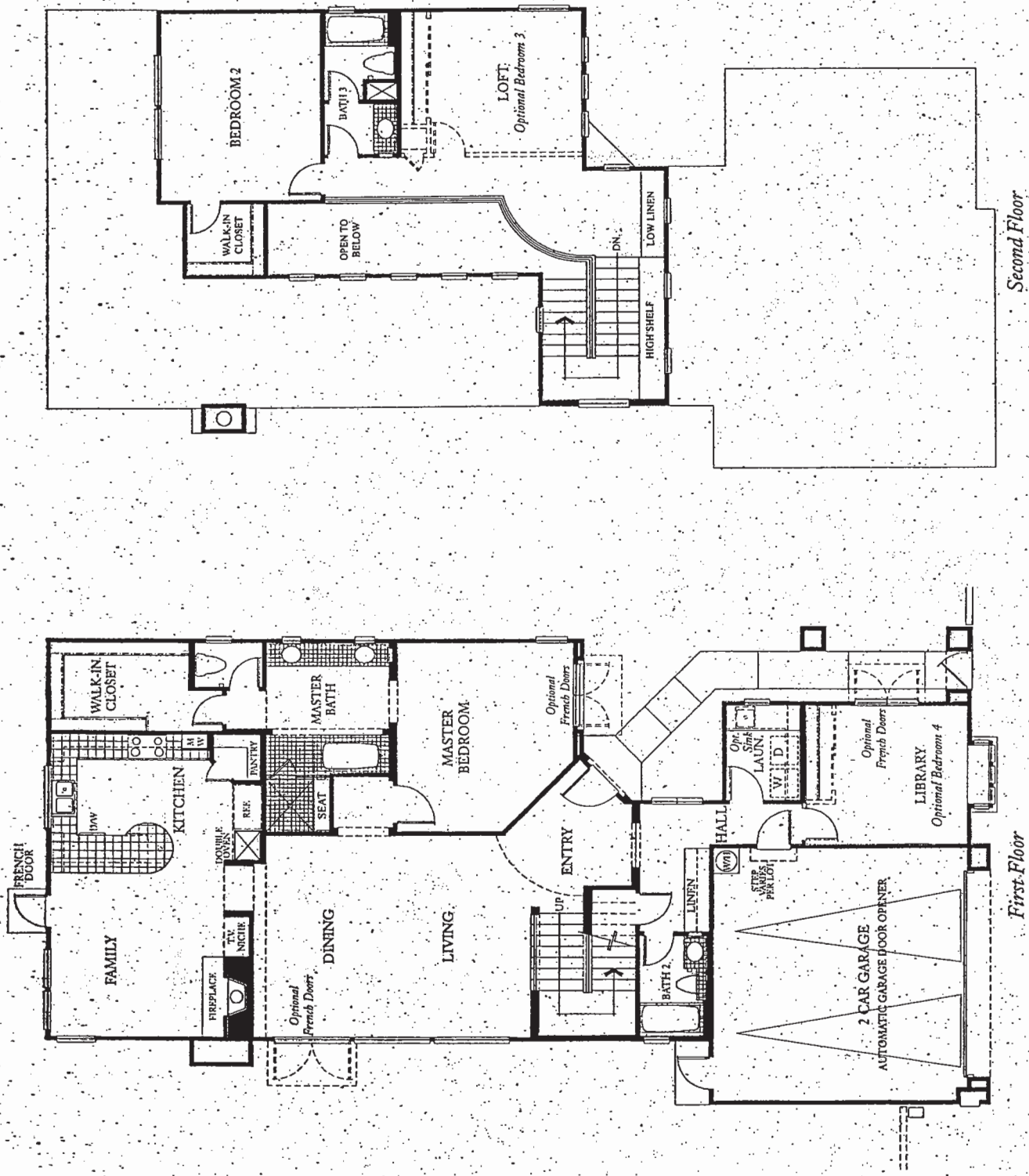


IXar



IXbr

Renderings are artist conception. Residence 1XA elevation will not have windows in the garage door and the panels will vary in design. The front entry gate will be wrought iron.



Floor plan drawing depicts exterior elevation 1X8

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Residence Two

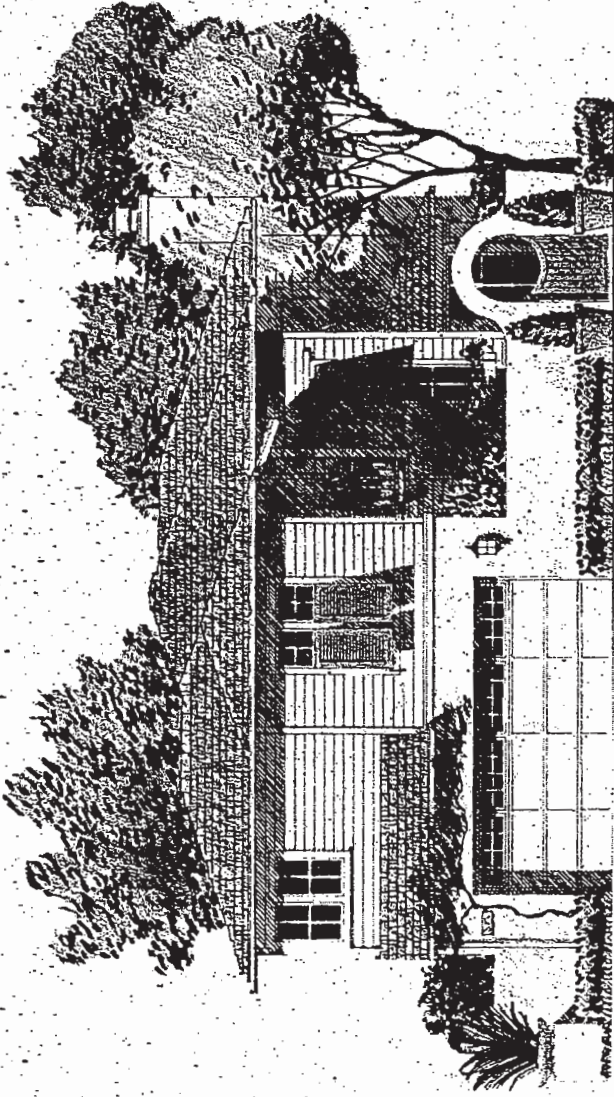
2,357 Square Feet

Three Bedrooms

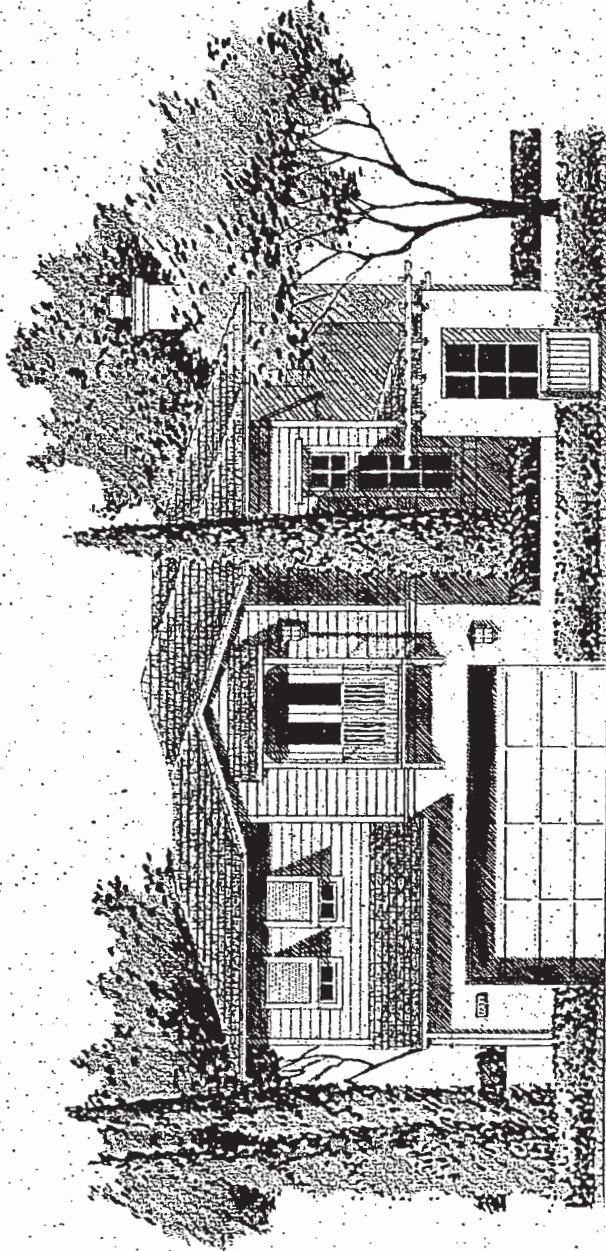
Three Baths

Optional Room

225 Square Feet

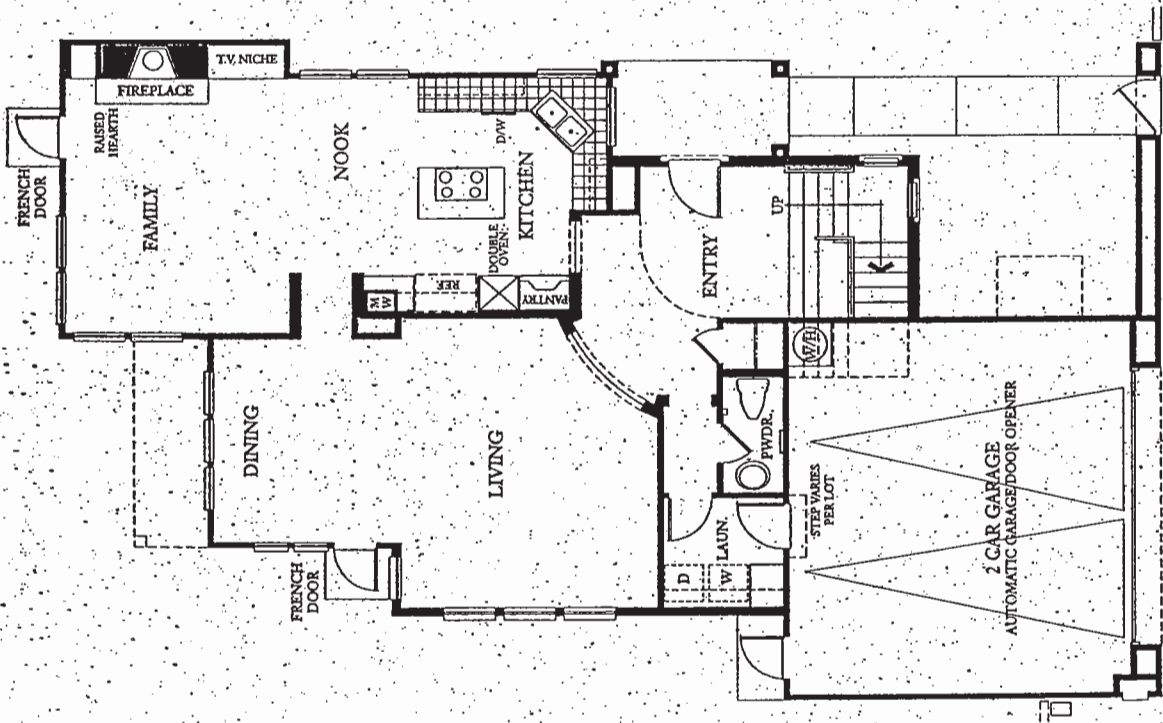


2br

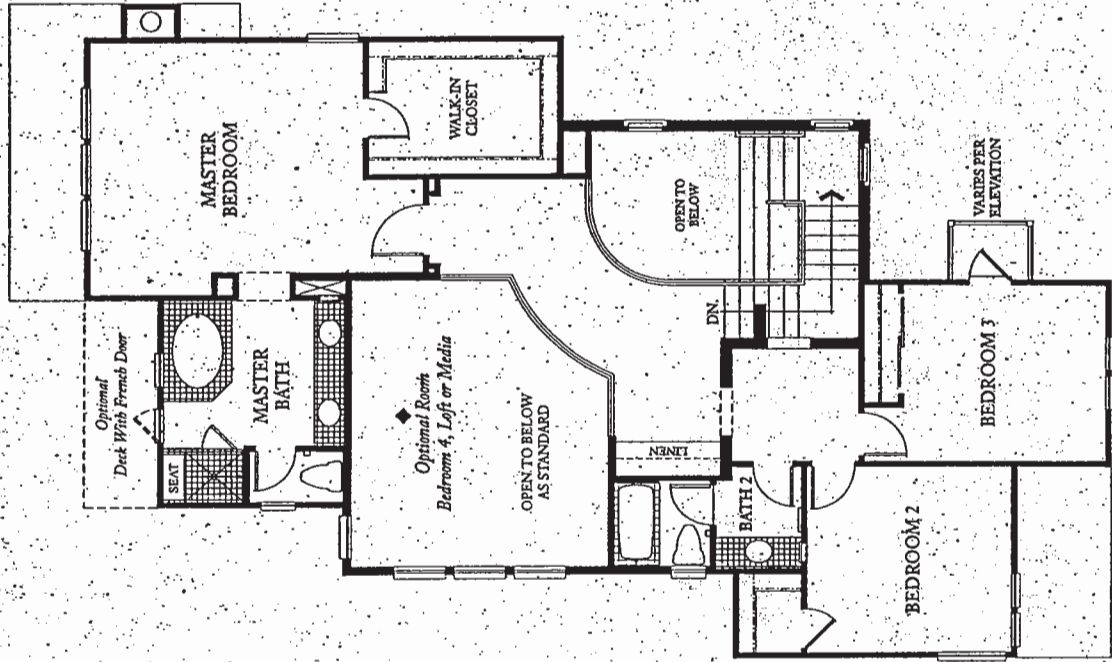


2br

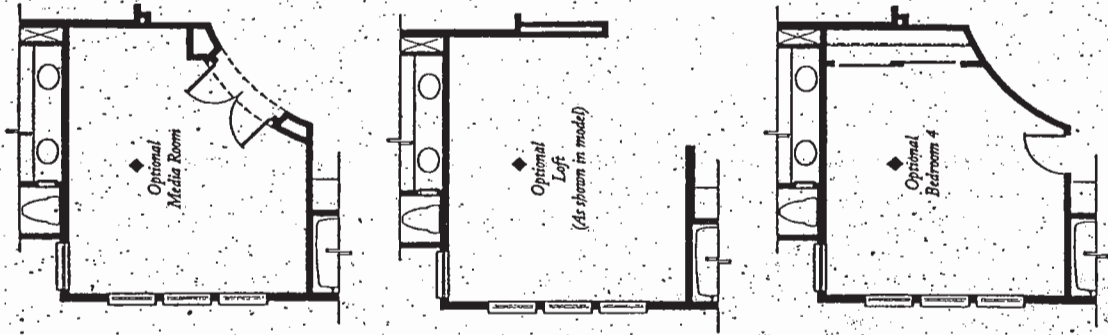
Renderings are artist conception. Residence 2A elevation will not have windows in the garage door and the panels will vary in design. The front entry gate will be wrought iron.



First Floor



Second Floor



Options

Floor plan drawing depicts model home exterior elevation. 2ar

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Residence Three

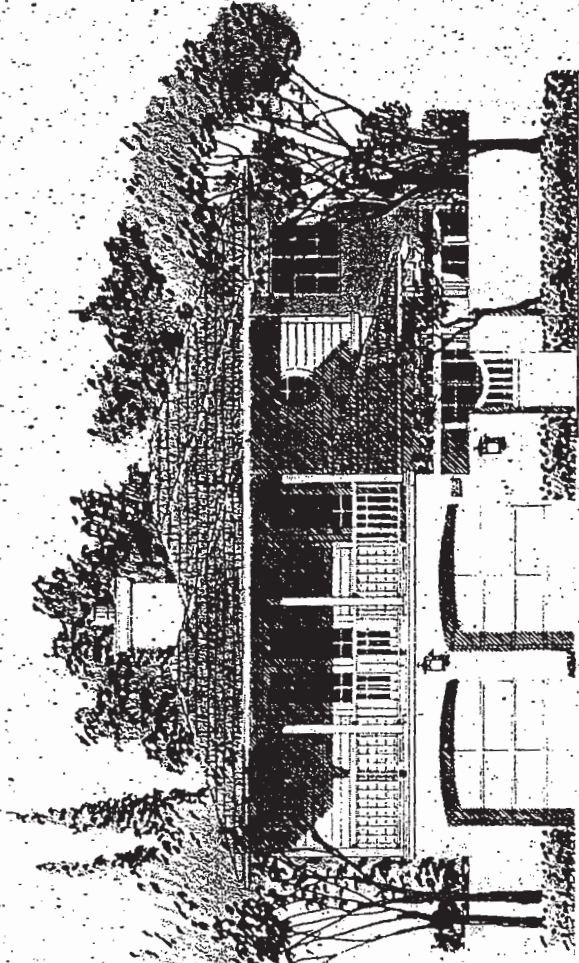
2,730 Square Feet

Four Bedrooms

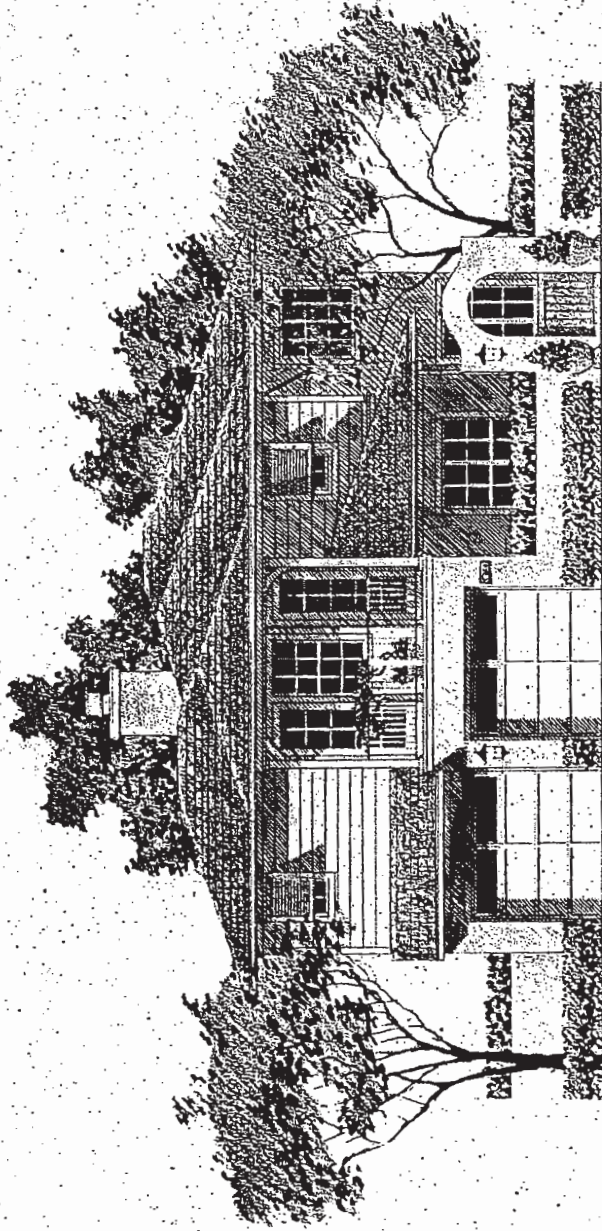
Loft

Three Baths

Optional
Library at Bedroom 4

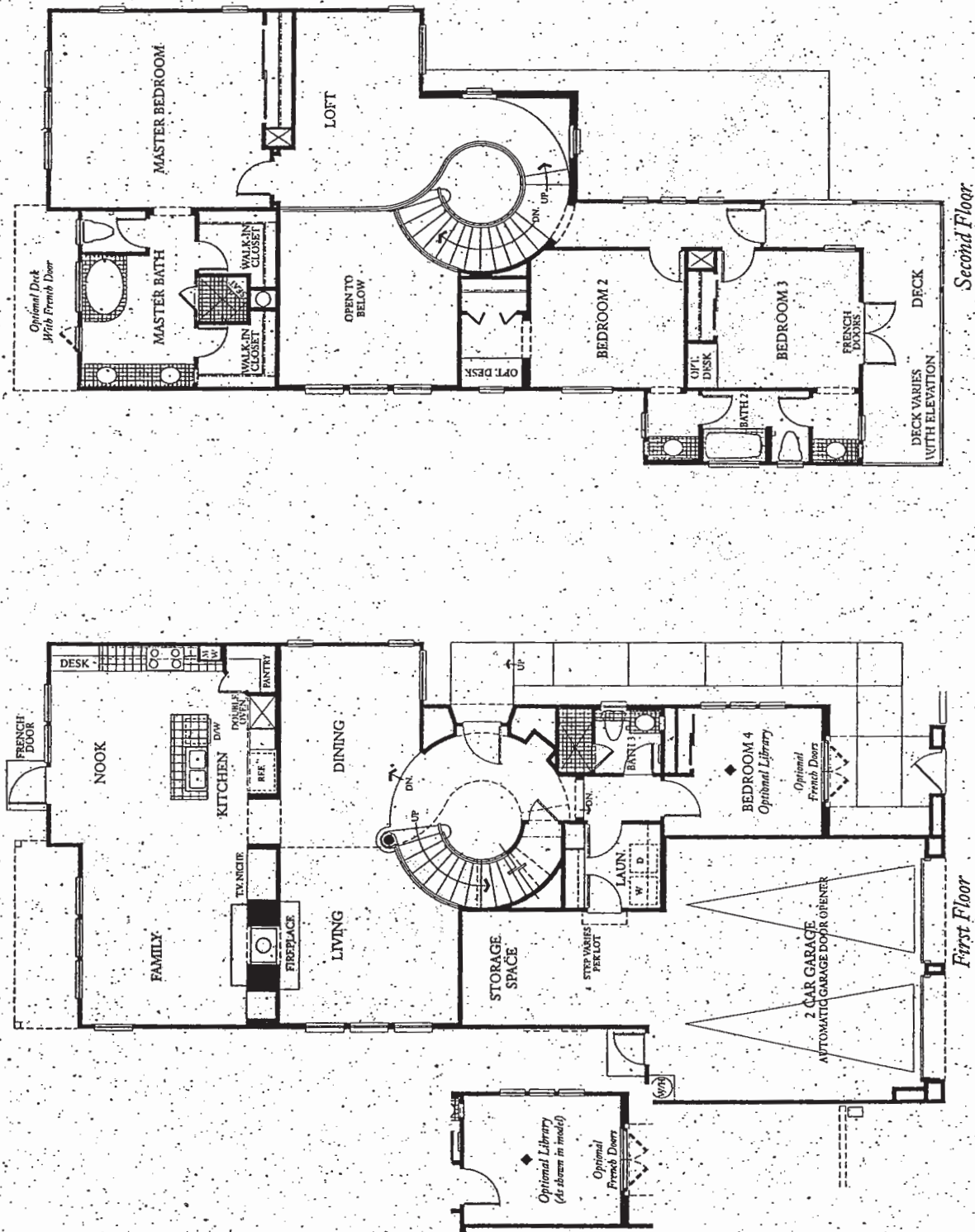


3ar



3br

Renderings are artist conception. Residence 3B elevation will not have windows in the garage door and the panels will vary in design. Residence 3A elevation front entry gate will be wrought iron.



Floor plan drawing depicts model home exterior elevation 3 ar.

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Amenities

Exterior Appointments

- Early Coastal California Architecture/Spanish & New England Style/Architecture reminiscent of historical St. Augustine
- Masonry, wrought-iron and wood side and rear yard fencing per lot
- Professionally designed front yard landscaping with automatic sprinkler system
- Rain gutters and downspouts per elevation
- Sectional roll-up garage doors with automatic garage door opener and two transmitters
- Architecturally enhanced entry door with oil-rubbed bronze entry hardware
- Gas stubbed to rear yard for future barbecue
- Energy-efficient weather stripping on all exterior doors
- Dual-glazed white vinyl frame windows for energy efficiency
- Sand-finished exterior stucco and clapboard siding per elevation
- Private courtyard entries with architecturally enhanced gate (varies per residence)
- Exterior balconies (varies per residence)

Interior Appointments

- Energy-efficient furnace with a night setback thermostat
- Wood-burning fireplace with glass doors and gas stub
- Raised-panel interior doors
- Rounded drywall corners (except windows)
- Decorator-selected light fixtures and recessed can lighting (varies per residence)
- Silent-touch decorator electrical switches
- Ceramic tile entry
- No-wax sheet vinyl flooring in kitchen, nook and laundry room
- Quality designer carpet in living, dining, family rooms, hallways, closets, stairs, baths, all bedrooms, dens, lofts and bonus rooms.
- Dramatic volume ceilings
- High speed category 5 wiring for state-of-the-art data and telecommunications networking
- RG-6 cable TV outlets in family room and all bedrooms
- Spacious walk-in closets in master suite
- Elegant maple hand finished handrails with enamel painted posts and maple stair treads (varies per residence)
- Energy-efficient insulation in exterior ceiling and walls
- Interior laundry rooms with gas hook-up
- Energy-efficient water heater
- Vitreous china basins
- Porcelain finish towel bars

Kitchen Features

- Prefinished raised panel white Eurostyle cabinets
- Hand-set ceramic tile kitchen counter tops
- Whirlpool built-in appliances
- Double ovens with upper self-cleaning
- Cast iron sink with pull-out spray wand
- Plumbed for refrigerator icemaker
- Spacious and convenient built-in pantries
- Undercabinet lighting with molding (varies per residence)

Bath Features

- Prefinished Eurostyle pullmans
- Separate shower with hand-set ceramic tile, shampoo niche and seat in master bath (varies per residence)
- Clear glass shower enclosure in master bath
- Hand-set ceramic tile counter top in master and secondary baths
- Pedestal sink in powder room (Residence 2)
- Combination shower and tub with hand-set ceramic tile in secondary baths
- Vitreous china basins
- Porcelain towel bars

Optional Features

- Upgraded customized cabinetry finish
- Mirrored wardrobe doors in secondary bedrooms
- Tub enclosures in secondary baths
- Jetted bathtubs
- Additional selection of counter top tile, design and colors
- Electrical options per plan
- Stereo and intercom package
- Closet organizer options per plan
- Additional selection of carpet, wood, vinyl and ceramic tile flooring
- Built-in vacuum system
- Personalized computer networking station with tech plates
- Security system
- Rear decks (varies per residence)
- French doors
- Kitchen appliance upgrades
- Built-in desks (Residence 3)

ST. AUGUSTINE

Christopher Homes has a longstanding commitment to timeless quality, innovative designs and customer value. For over 30 years, founder Christopher Gibbs has been directly responsible for the building of more than 10,000 new homes. Regional and national building awards as well as a powerful reputation for customer satisfaction and repeat purchases have developed the firm's renown for residential building excellence. Christopher Homes is motivated by a desire for superior quality of product.

Each residence in St. Augustine at Torrey Hills is created from the efforts of the entire Christopher Homes team - some of the industry's finest designers and craftsmen. All backed by the company's longstanding experience, sound financial practices and an overriding dedication to making the dream of quality home ownership a lasting reality for you, the customer.

