

The Gables



*Two-Story
Luxury
Homes
in
Carmel Valley*



BUILDING UPON TRADITION **GREYSTONE
HOMES**
A LENNAR COMPANY

Avalon

Approximately 3,099 Square Feet

• RESIDENCE ONE

Two-Story
with Covered Entry Porch

Three-Four Bedrooms

Den

Retreat
at Master Bedroom Suite

Three-and-One-Half Baths

Formal Living Room
with Fireplace and French Doors to Courtyard

Exterior Courtyard
for Outdoor Living and Entertaining

Formal Dining Room
Adjacent Butler's Pantry and French Doors to Rear Yard

Gourmet Kitchen
with Granite Countertop, 6-Burner Cooktop, Refrigerator, Convenient Center Island with Breakfast Bar, Plus Pantry Storage

Breakfast Nook

Spacious Family Room
with Raised Hearth Wood-Burning Fireplace and Entertainment Niche

Tech Center
on Upper Level

Library Shelving
at Upper Landing

Interior Laundry Room
with Sink and Cabinet Storage

Three-Car Tandem Garage

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Elevation 1A

Artist's Conception



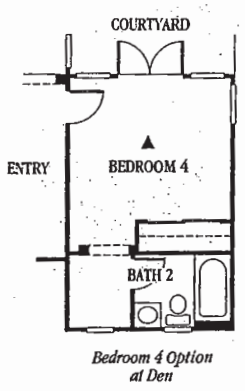
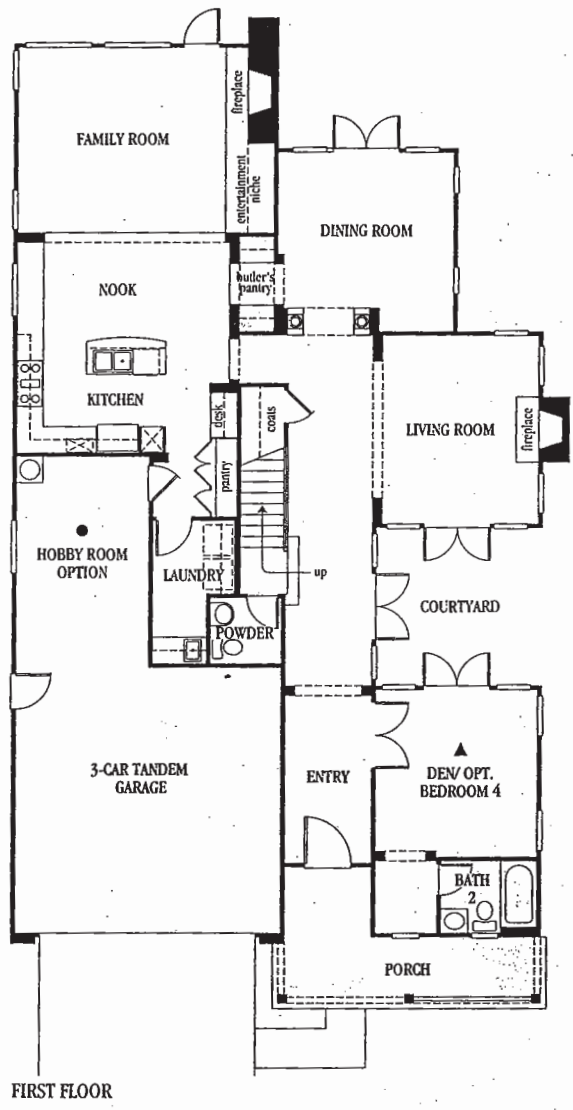
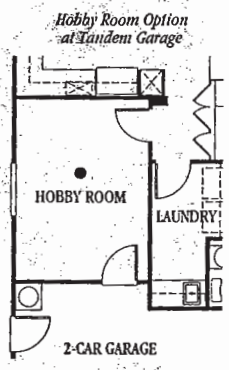
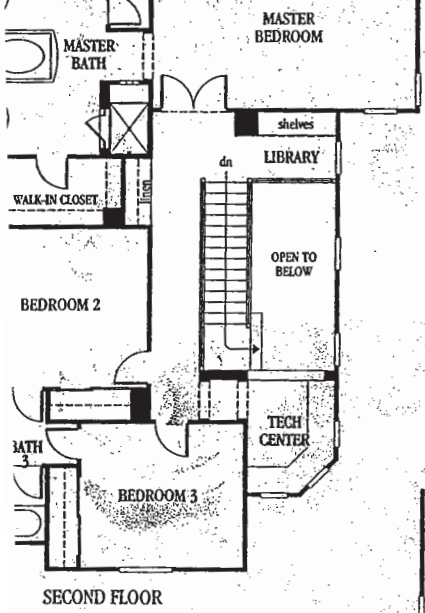
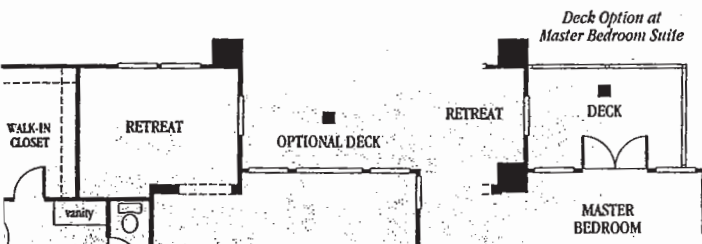
Elevation 1B

Artist's Conception



Elevation 1C

Artist's Conception



Options — 1st Floor
Hobby Room at Tandem Garage
 (approximately 146 sq. ft.)
Bedroom 4 at Den
Options — 2nd Floor
Deck at Master Bedroom Suite

Hanover

Approximately 3,325 Square Feet

• RESIDENCE TWO

Two-Story
with Covered Entry

Four-Five Bedrooms

Den

Retreat
of Master Bedroom Suite

Four to Four-and-One-Half Baths

Formal Living Room
with Fireplace

Formal Dining Room

Generous Family Room
with Raised Hearth, Wood-Burning Fireplace
and Entertainment Niche

Epicurean-Style Kitchen
with Granite Countertop, 6-Burner Cooktop
and Refrigerator

Morning Room
with Built-In Cabinetry and French Doors

Tech Desk
on Upper Level

Interior Laundry Room
with Sink and Cabinet Storage

Three-Car Split Garage

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Elevation 2A

Artist's Conception



Elevation 2B

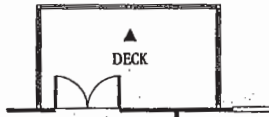
Artist's Conception



Elevation 2C

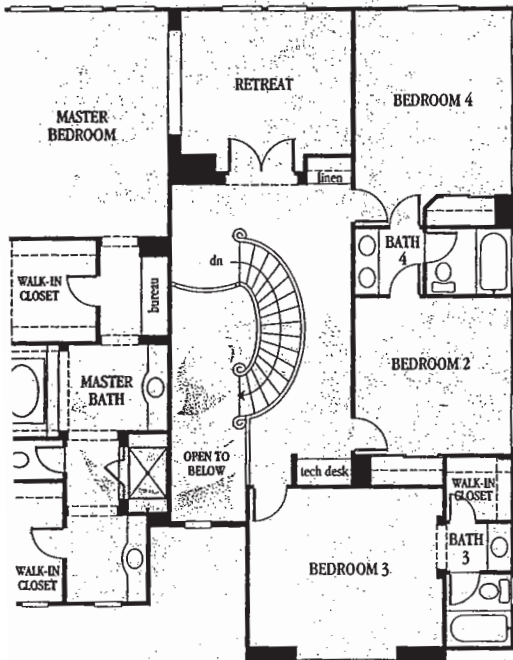
Artist's Conception

Deck Option
at Master Bedroom Suite



RETREAT BEDROOM 4

OPTIONAL DECK



SECOND FLOOR

Options — 1st Floor

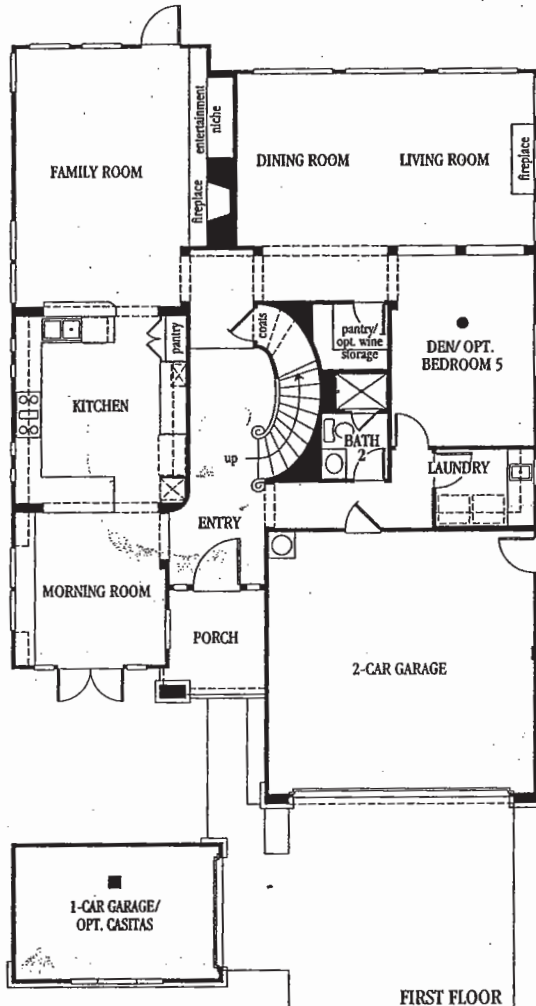
Bedroom 5 at Den

Casitas at 1-Car Garage
(approximately 172 sq. ft.)

Wine Storage at Pantry

Options — 2nd Floor

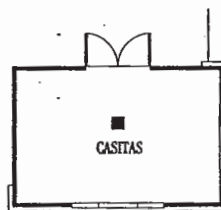
Deck at Master Bedroom Suite



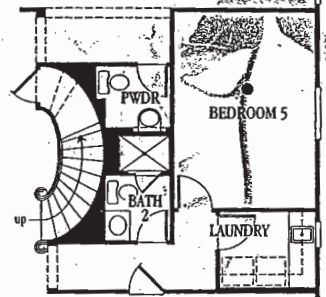
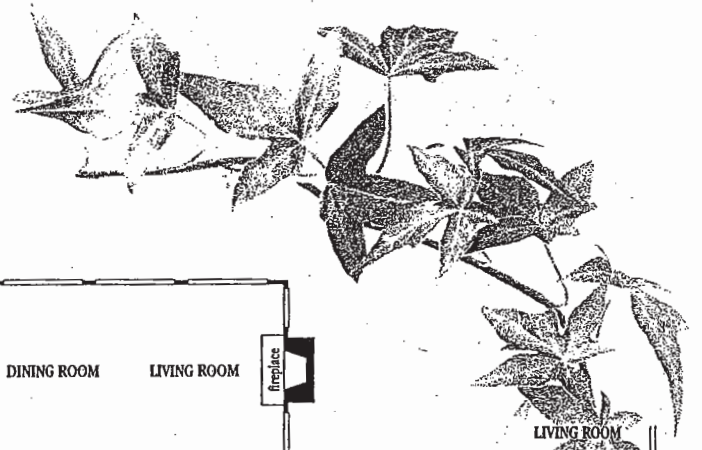
FIRST FLOOR



1-CAR GARAGE/
OPT. CASITAS



Casitas Option
at 1-Car Garage



Bedroom 5 Option
at Den

Nantucket

Approximately 3,575 Square Feet

• RESIDENCE THREE

Two-Story
with Covered Entry

Four-Five Bedrooms

Bonus Room

Master Bedroom Suite
with Fireplace and Retreat

Four-and-One-Half Baths

Formal Living Room
with Fireplace and French Doors to Courtyard

Exterior Courtyard
for Outdoor Living and Entertaining

Formal Dining Room

Spacious Family Room
with Raised Hearth Wood-Burning Fireplace,
Entertainment Niche and Bookcase

Convenient Kitchen
with Granite Countertop, 6-Burner Cooktop at
Center Island, Refrigerator and Breakfast Bar

Morning Room
with Pantry Storage, Built-In Desk and French
Doors to Courtyard

Tech Center
on Upper Level

Interior Laundry Room
with Sink and Cabinet Storage

Three-Car Tandem Garage

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Elevation 3A

Artist's Conception



Elevation 3B

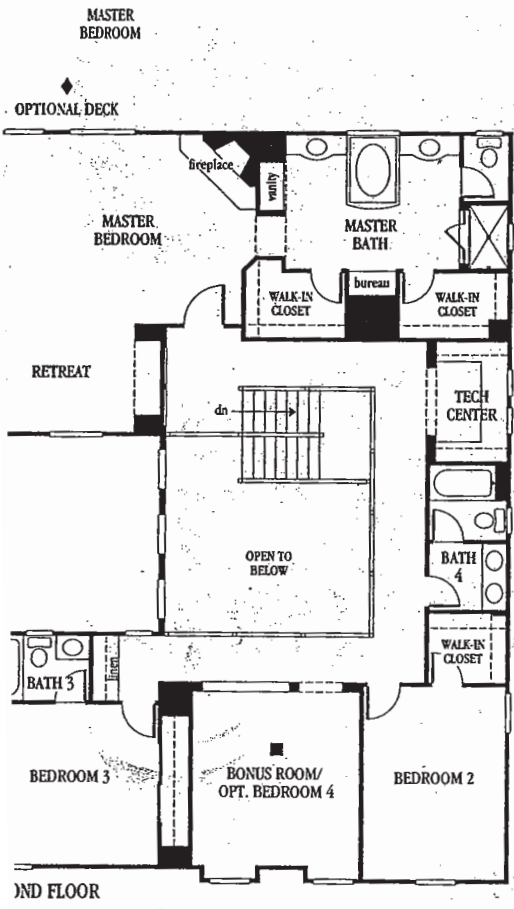
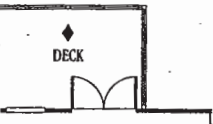
Artist's Conception



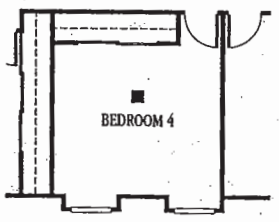
Elevation 3C

Artist's Conception

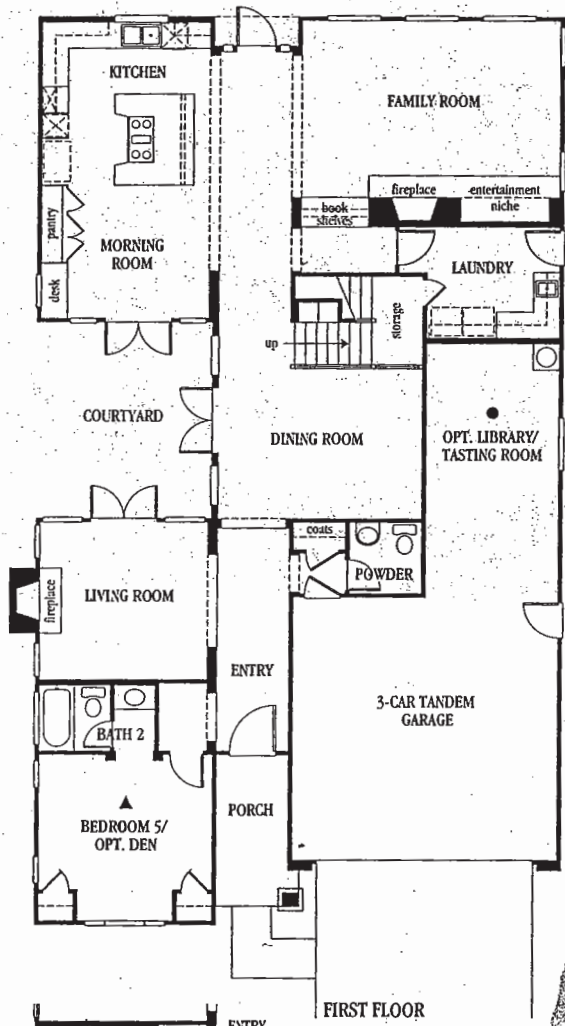
Deck Option at Master Bedroom Suite



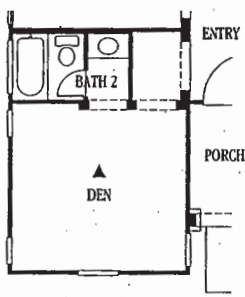
2ND FLOOR



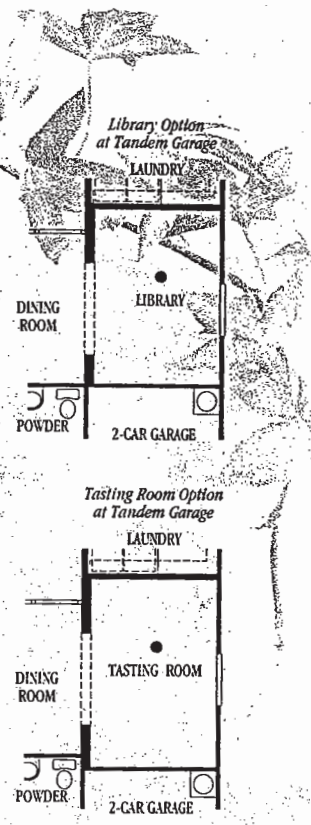
Bedroom 4 Option at Bonus Room



FIRST FLOOR



Den Option at Bedroom 5



Library Option at Tandem Garage

Tasting Room Option at Tandem Garage

Options — 1st Floor
Library/Tasting Room at Tandem Garage (approximately 153 sq.-ft.)

Den at Bedroom 5
Options — 2nd Floor
Bedroom 4 at Bonus Room
Deck at Master Bedroom Suite

WHEN YOUR HOME IS EVERYTHING,

Everything's Included!



GREYSTONE HOMES

At Greystone Homes, we pride ourselves on the quality of homes we build and the customers we satisfy. Call one of our new home consultants for details on why we are the preferred builder in San Diego.

1 New Phase Release!

Barcelona

From the high \$500,000s*

Single-Level & Two-Story • Up to 6 Bedrooms
Poway Schools • Up to 3,883 Sq. Ft.
(858) 484-8108

2 Now Previewing!

Bayshore

Luxury Living on the Lagoon • 2-Story Attached Homes
3 Bedrooms+ • 2-Car Garage
Approx. 2,174 to 2,352 Sq. Ft.
(760) 434-1168

3 Builder Closeout!

Vistamonte

From the low \$200,000s*

72 Condominium Homes • 2 to 3 Bedrooms
2-Car Garage • Up to 1,479 Sq. Ft.
(760) 631-1993

4 New Phase Release!

The Gables

From the mid \$600,000s*

Executive Homes in Carmel Valley • 3 to 5 Bedrooms
3-Car Garage • Up to 3,575 Sq. Ft.
(858) 755-2212

5 Grand Opening!

Bay Laurel

From the low \$500,000s*

Luxury Homes in Encinitas • 3 to 5 Bedrooms
3-Car Garage • Up to 2,971 Sq. Ft.
(760) 633-3440

6 Grand Opening!

Valonia

AT TORREY HIGHLANDS From the low \$600,000s*

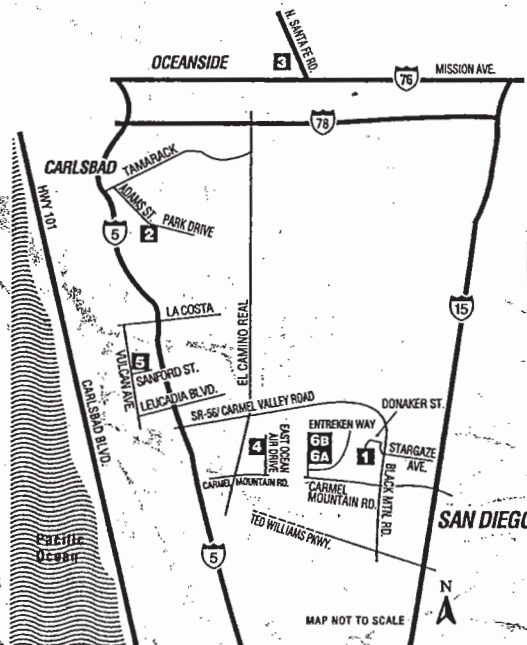
Up to 7 Bedrooms • 4 1/2 Baths • 3-Car Garage
Up to Approx. 3,976 Sq. Ft.
(858) 700-0016

6 Grand Opening!

Montea

AT TORREY HIGHLANDS From the mid \$400,000s*

Up to 6 Bedrooms • 3 Baths • Poway Schools
2-Car Garage • Up to 2,995 Sq. Ft.
(858) 538-7990



Everything's included™

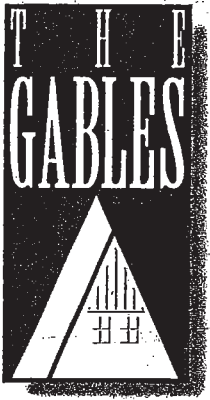
Visit us in San Diego: www.GreystoneHomes.com



* Prices effective date of publication and are subject to prior sale. Please see your New Home Consultant for further details.

GREYSTONE HOMES

BUILDING UPON TRADITION A LENNAR COMPANY



11462 Nantucket Parkway

San Diego, CA 92130

tel - 858.755.2212

www.GreystoneHomes.com

Look us up in San Diego!

PRICE SHEET

Residence One

\$ 641,500

APPROXIMATELY 3,099 SQUARE FEET

Two-Story with Covered Entry Porch • Three-Four Bedroom • Den • Retreat at Master Bedroom Suite
• Three-and-One-Half Bath • Formal Living Room with Fireplace and French Doors to Courtyard
• Exterior Courtyard for Outdoor Living and Entertaining • Formal Dining Room with Built-In Cabinetry,
Adjacent Butler's Pantry and French Doors to Rear Yard • Gourmet Kitchen with Granite Countertop, 6-Burner
Cooktop, Refrigerator, Convenient Center Island with Breakfast Bar, Plus Pantry Storage • Breakfast Nook • Spacious
Family Room with Raised Hearth Wood-Burning Fireplace and Entertainment Niche • Tech Center on Upper
Level • Library Shelving at Upper Landing • Interior Laundry Room with Sink and Cabinet Storage • Three-Car
Tandem Garage

Optional Bedroom 4 at Den • Optional Hobby Room at Tandem Garage (approximately 146 sq. ft.)

• Optional Deck at Master Bedroom Suite

Residence Two

\$ 631,000

APPROXIMATELY 3,325 SQUARE FEET

Two-Story with Covered Entry • Four-Five Bedroom • Den • Retreat at Master Bedroom Suite
• Four-and-One-Half Bath • Formal Living Room with Fireplace • Formal Dining Room • Generous
Family Room with Raised Hearth Wood-Burning Fireplace and Entertainment Niche • Epicurean-Style
Kitchen with Granite Countertop, 6-Burner Cooktop, Refrigerator, Center Prep Island • Morning Room with
Built-In Cabinetry and French Doors • Tech Center on Upper Level • Interior Laundry Room with Sink
• Three-Car Split Garage

Optional Bedroom 5 at Den • Optional Deck at Master Bedroom Suite

• Optional Casitas at 1-Car Garage (approximately 172 sq. ft.)

Residence Three

\$ 667,000

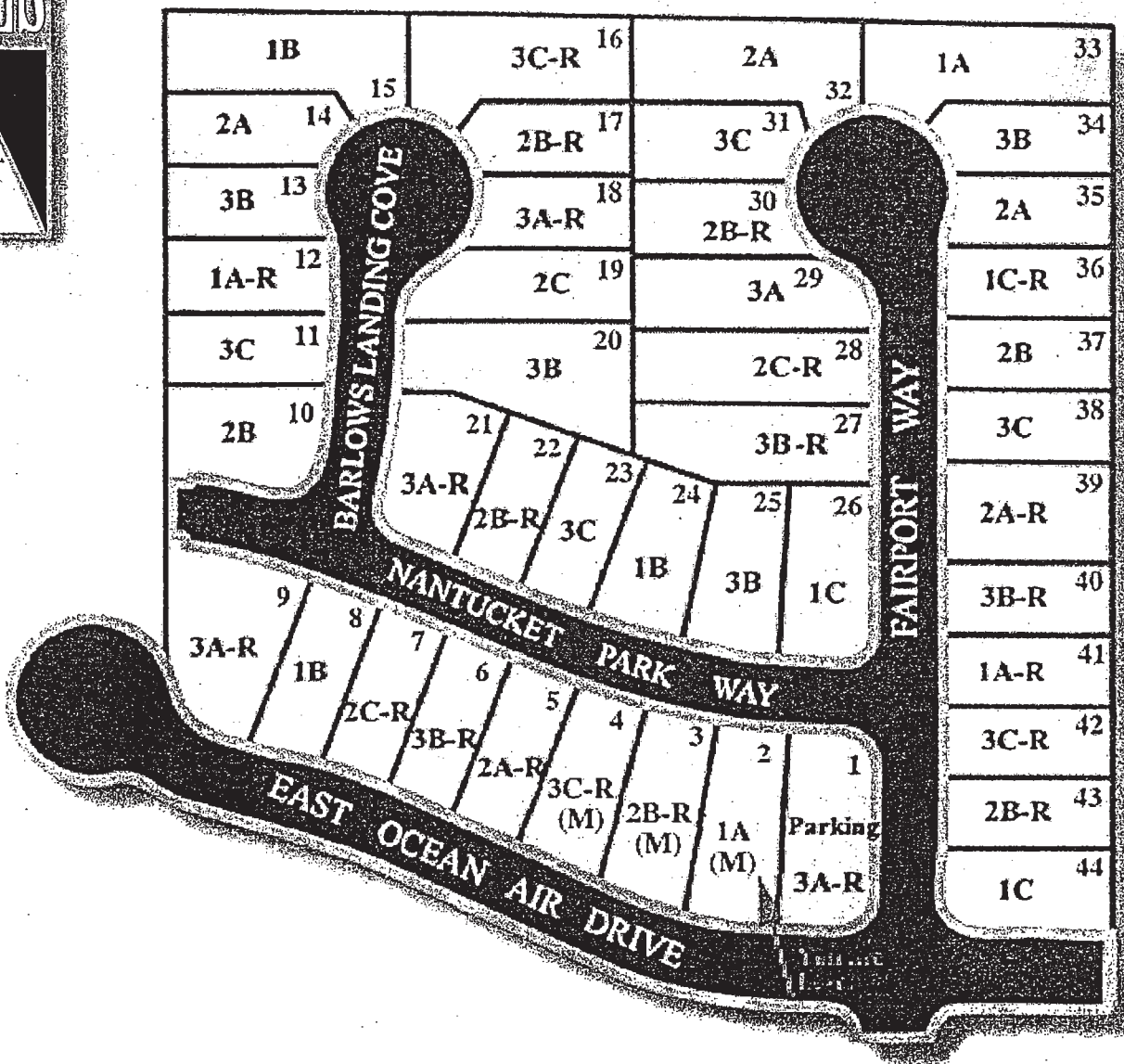
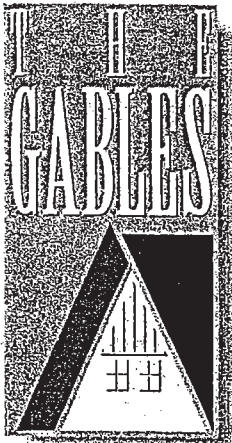
APPROXIMATELY 3,575 SQUARE FEET

Two-Story with Covered Entry • Four-Five Bedroom • Bonus Room • Master Bedroom Suite with Fireplace
and Retreat • Formal Living Room with Fireplace and French Doors to Courtyard • Exterior Courtyard for
Outdoor Living and Entertaining • Formal Dining Room • Spacious Family Room with Raised Hearth Wood-
Burning Fireplace, Entertainment Niche and Bookcase • Convenient Kitchen with Granite Countertop, 6-Burner
Cooktop, Refrigerator, Center Island with Breakfast Bar • Morning Room with Pantry Storage, Built-In Desk and
French Doors to Courtyard • Tech Center on Upper Level • Interior Laundry Room with Sink and Cabinet Storage
• Three-Car Tandem Garage

Optional Library/Tasting Room at Tandem Garage (approximately 153 sq. ft.)

• Optional Den at Bedroom 5 • Optional Bedroom 4 at Bonus Room

• Optional Deck at Master Bedroom Suite



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All communities with homeowner's associations have been established to enhance the long-term value and integrity of the community. The association provides a vehicle for maintaining community common areas. The association is financially supported by all homeowners of said community. Membership is automatic. If a Community Facility District should occur within said community, homeowners automatically participate to support local schools, water and landscape districts.



BUILDING UPON TRADITION



EVERYTHING'S INCLUDED FEATURES

The Gables by Greystone Homes
 Homebuilder #2
 Homebuilder #3

	The Gables by Greystone Homes	Homebuilder #2	Homebuilder #3
<i>Romantic Master Bedroom Suite and Bath</i>	His 'n Hers sinks with choice of 8" x 10" ceramic tile pullmans (Muslin or Sorbet color choices) or 6" x 8" ceramic tile pullmans (White Ice color), with 6" backsplash and stylish, widespread Moen Monticello brushed platinum with chrome accent fixtures.	✓	
	Luxurious oval soaking tub and separate shower with frameless glass enclosure, showcasing ceramic tile surround.	✓	
	Spacious walk-in closet with mirror inset on both sides of closet door.	✓	
	Double shelf & pole at Master Bedroom Suite closet.	✓	
	Decorative upper shelves with glass doors at each side of Master pullmans (per residence).	✓	
	Compartmental water closet with water-saving commode.	✓	
<i>Well Appointed Interiors</i>	Energy-efficient, dual-zoned air conditioning and forced air heating with digital thermostat featuring night setback for heating and cooling.	✓	
	Upgraded door casings and 3-1/4" wood base with enamel paint finish, custom-finish stool and apron on all lower windows downstairs and upstairs (except Laundry and Baths).	✓	
	Upgraded trim package featuring 6" crown molding (per residence).	✓	
	Sophisticated lighting package including light bulbs and Decora rocker switch plates: two-pendant lights over Kitchen island (Avalon - Residence One and Nantucket - Residence Three), ceiling mounted light fixtures in all secondary Bedrooms with reinforced j-boxes for future ceiling fan use, ceiling fan at Master Bedroom Suite and Family Room, designer-selected fixtures in Baths and Powder, large scale stair lighting, and fluorescent under-counter task lighting in Kitchen.	✓	
	State-of-the-art electrical package including: Category 5 telephone outlet in Kitchen, all Bedrooms, Den/Loft; RG6 coaxial cable for TV in all Bedrooms, Den/Loft, and Family Room entertainment niche.	✓	
	Pre-wired for surround sound in Family Room.	✓	
	Pre-wired for security system (all operable doors and windows, downstairs and upstairs, except Garage fire door).	✓	
	Copper wiring throughout.	✓	
	Universal tech package (UTP) - 110v outlet, Category 5 phone outlet and RG6 coaxial cable with Category 5 jack at desk locations (per residence).	✓	
	<i>Bonus Amenities Included in Your New "Everything's Included!" Homebuying Experience</i>	Hot water recirculation system.	✓
75-gallon energy-efficient water heater.		✓	
Insulated exterior walls and ceilings, Title 24.		✓	
Vinyl, dual-glazed windows and Therma True Fiber French doors.		✓	
Weather stripping on all exterior doors.		✓	
Silent floor system.		✓	
Central forced air & heating system with auto-night setback thermostat.		✓	



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858-755-2212

E R Y T H I N G ' S I N C L U D E D F E A T U R E S

The Gables by
Greystone Homes
▼

Homebuilder
#2
▼

Homebuilder
#3
▼

Basting First Impressions



- Authentic richly-detailed East Coast architecture accented with a variety of special details. ✓
- Impressive 8-foot wood entry door with clear glass inserts at the top and decorative two-piece Kwikset hardware with dead bolt lock in handsome oil-rubbed bronze finish. ✓
- Three-car Garages with 8-foot (versus typical 7-foot) wood sectional garage doors (ideal for SUVs) with vinyl stop and clear glass panels (per elevation), plus automatic opener for dual-car garage door with two transmitters. ✓
- Color-blended, fire-resistant concrete tile roof to complement the exterior palette. ✓
- Exterior coach lighting on photocell with override switch (per elevation, per residence). ✓
- Garages with drywall and texture finish. ✓
- Post-tension concrete foundations. ✓
- Full 5" seamless rain gutters and downspout with baked on enamel finish per plans and downspouts tied into drains. ✓
- Distinctive custom designed address plates. ✓
- Concrete driveways and walkways. ✓
- Side and rear yard fencing for privacy. ✓
- Gas stub at rear of home for homeowner installed barbecue. ✓

Inviting Interiors



- Generous Family gathering room with wood-burning fireplace and glass doors, featuring impressive brick finish in "No-Cost" choice of three colors including custom painted mantel with legs and adjacent niche for home entertainment, pre-wired for surround sound. ✓
- Dramatic stair system with furniture-quality maple, stained newel post, handrail and end treads, with painted balusters, kickboards and skirtboards. ✓
- Elegant entries with 12" x 12" hand-laid ceramic Dal Tile 1500 Series in choice of full color line. ✓
- Distinctive lighting fixtures and architecturally specified recessed lighting. ✓
- Raised-panel Cremona hardboard interior doors with Kwikset antique nickel finish knobs. ✓
- Volume ceilings in select locations for added spaciousness. ✓
- Ceiling fan located at Family Room and Master Bedroom Suite. ✓
- Custom-styled radius, bullnose corners on interior walls. ✓
- Custom-finish stool and apron trim on all low windows downstairs and upstairs (except Laundry and Baths). ✓
- Interior Laundry Room with sink, white cabinetry, cultured marble countertop and chrome pole over laundry sink. ✓
- Ceiling mounted reinforced light fixture at secondary Bedrooms; can lighting at Master Retreat, Hobby Room, Loft and Den; and two-pendant fixtures at Kitchen island. ✓
- Tech Center on upper level with universal tech package (UTP) – 110v outlet, Category 5 phone outlet and RG6 coaxial cable with Category 5 jack outlet under desk. ✓
- Full-array of designer selected plush carpet in living areas, pre-treated for stain resistance. ✓
- Light knock-down texture on walls and ceiling. ✓
- Handset ceramic tile in secondary Baths available in "No-Cost" choice of six colors. ✓
- Brushed aluminum mirrored doors at secondary Bedroom closet (except Walk-In Closet door). ✓
- Classic single-lite dual glazed Thermo True Fiber, French doors (select locations). ✓

Spectacular Gourmet Kitchens



- Granite slab countertop available in 4 "No-Cost" color selections with 6" backsplash and full-height splash behind cooktop with 1-1/2" bullnose finished edge. ✓
- Dacor 46" gas cooktop with black surface and stainless surround with built-in 46" Imperial vent above cooktop (Avalon – Residence One and Hanover – Residence Two only). ✓
- G.E. Profile 23.5 cubic foot custom style side-by-side refrigerator with in-door water and ice dispenser in choice of black or white. ✓
- G.E. Profile Performance 30" double oven, both self-cleaning in choice of black or white. ✓
- G.E. Profile 4-cycle, 26-option dishwasher, in choice of black or white. ✓
- G.E. microwave oven in choice of black or white. ✓
- Impressive European white cabinetry features: matte finish and fully-finished white interiors; side drawer guides; concealed hinges and adjustable shelves with finished end cabinet panels to match doors; custom hood above cooktop (Avalon – Residence One and Hanover – Residence Two only); tray dividers, recycle bins and spice rack (per residence). ✓
- Kohler dual-compartmental, undermounted cast-iron sink with Moen chrome and white or almond pull-out spray faucet and heavy-duty disposal. ✓
- Impressive under-cabinet fluorescent task lighting. ✓
- Convenient center prep island with cabinets below and designer-selected two-pendant light fixtures (Avalon – Residence One and Nantucket – Residence Three). ✓

Building Upon Traditions

Greystone Homes is a company building upon tradition...a tradition of value, quality craftsmanship and homeowner satisfaction. Ranked among the Nation's leading builders, Greystone Homes has helped thousands of families make the dream of home ownership come true. Providing a solid financial foundation for Greystone Homes is our parent company, Lennar Corporation, which is listed on the New York Stock Exchange and has been building homes since 1954. Supporting the communities where we build, Greystone and its affiliates have division offices in California, Arizona, Nevada, Texas and Florida.

Dedicated to Home Owner Satisfaction

Throughout each step of the homebuilding process, our associates strive to achieve high standards of home owner satisfaction which we describe as "Greystone Quality." Beginning with good locations, innovative designs, superior construction and courteous, knowledgeable sales people, we are focused on meeting our customer's expectations. Contributing to this goal, we also offer mortgage services through Universal American Mortgage Company and proven warranty service through customer care teams. Our dedication to home owner satisfaction means you and your home are important to us, and that a Greystone home will continue to be the standard for exceptional value.



11462 Nantucket Parkway ■ San Diego 92130

858-755-2212

www.GreystoneHomes.com

Look us up in San Diego!

CAN
E
DREAM

BUILDING UPON TRADITION

GREYSTONE
HOMES
A LENNAR COMPANY