

# Torrey View

1996  
National Housing  
Quality Award Winner  
/ ABOUT OUR ADDITIONAL ROOM OPTIONS



# Torrey View

By SHEA HOMES

(619) 259-8986

## RESIDENCE 1

2,112 Square Feet  
3 Bedrooms  
2 1/2 Baths  
3-Car Garage

From \$303,000

## RESIDENCE 2 and 2X

2,321 Square Feet  
3 Bedrooms Plus Den or  
Optional 4th Bedroom  
2 1/2 to 2 3/4 Baths  
3-Car Garage (Residence 2)  
2-Car Extended Garage (Residence 2X as modeled)

From \$315,000

## RESIDENCE 3

2,459 Square Feet  
4 Bedrooms  
3 1/2 Baths  
3-Car Garage

From \$335,000

## RESIDENCE 4

2,707 Square Feet  
4 Bedrooms Plus Den  
Optional 5th Bedroom and Media Room  
3 1/2 to 3 3/4 Baths  
3-Car Garage

From \$351,000

C.J. RUNNELS - Sales Associate

TOM HORNBEAK - Sales Associate

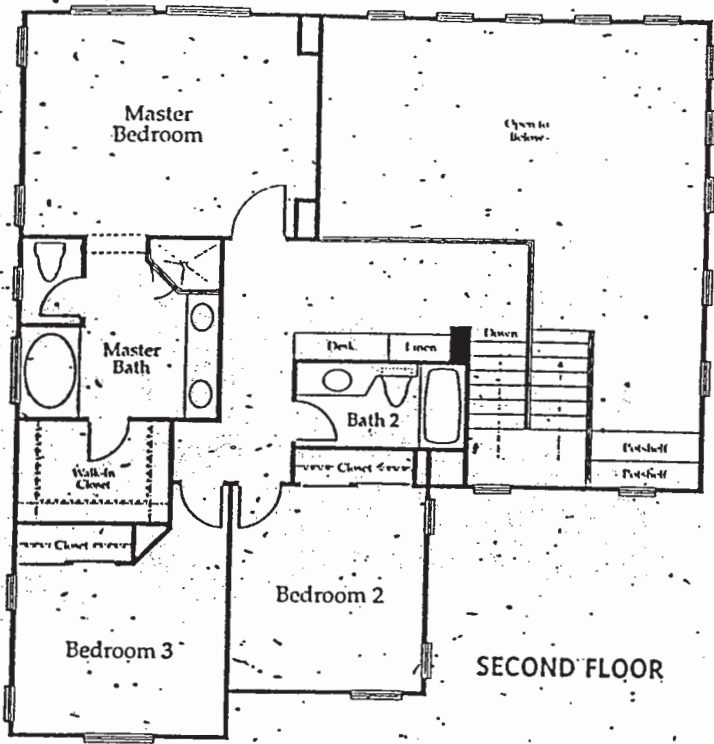
PETRA EIGL - Sales Associate

Prices and sizes may vary. Subject to availability.

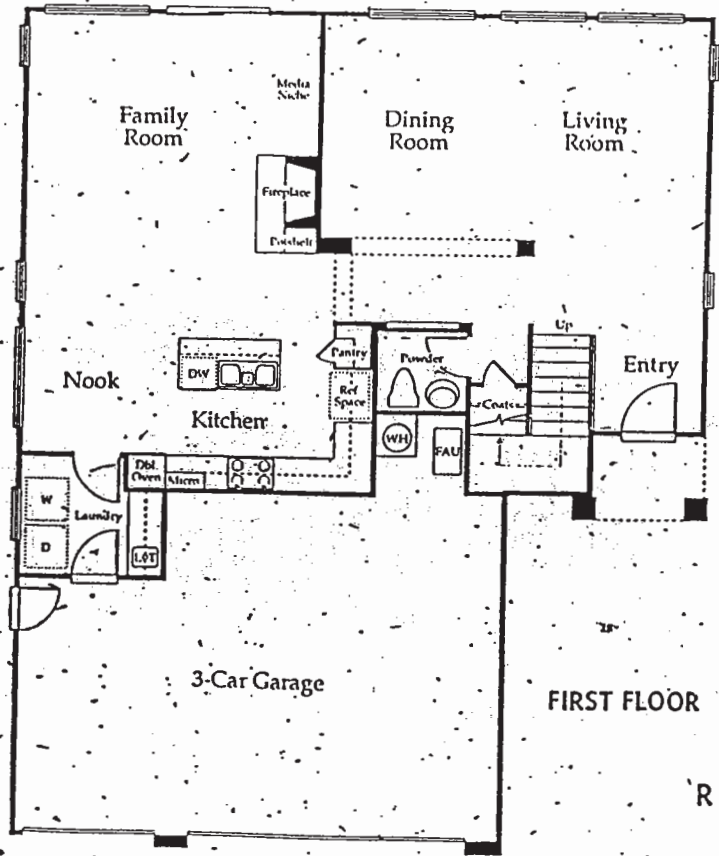
**SHEA HOMES**  
**EXCEED YOUR EXPECTATIONS**

Effective 1/21/97

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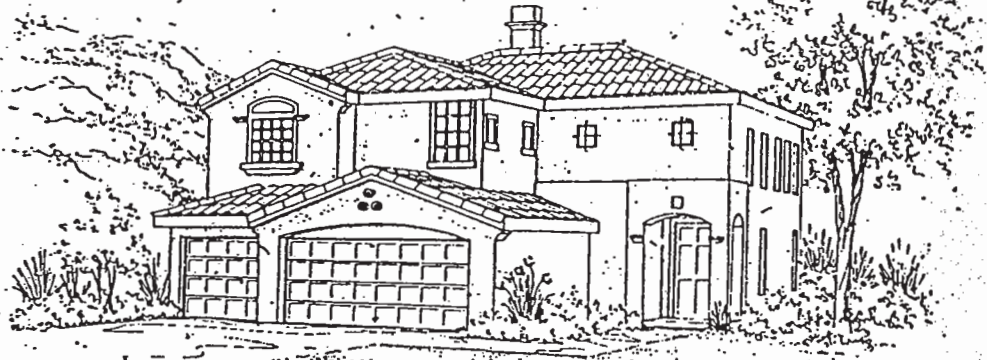


Window configurations may vary per elevation.



RESIDENCE IR  
2,112 Square Feet  
3 Bedrooms  
2 1/2 Baths  
3-Car Garage

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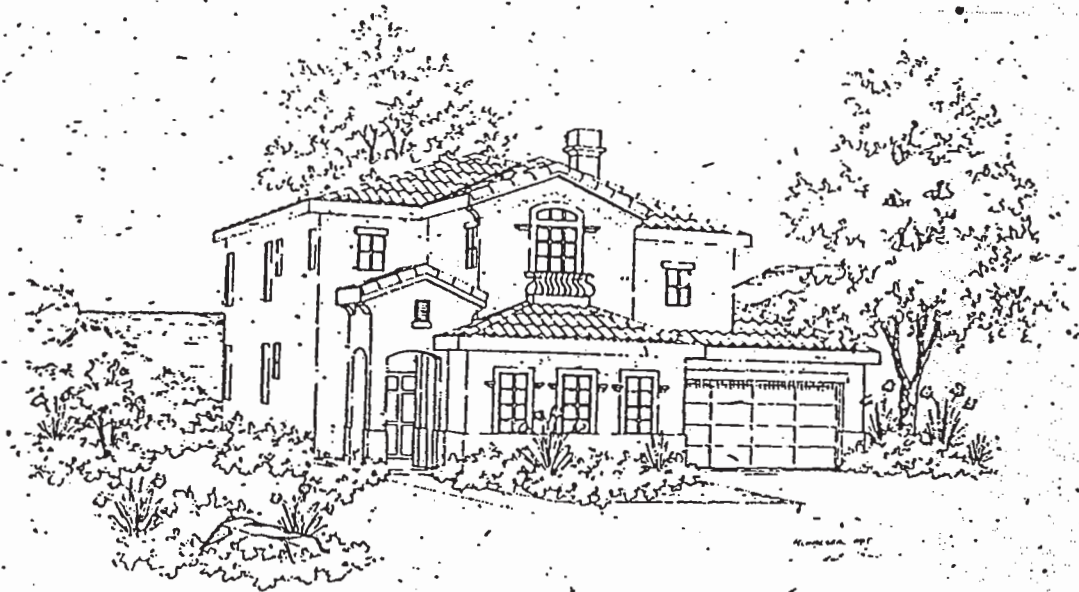
RESIDENCE IA R



RESIDENCE IB R

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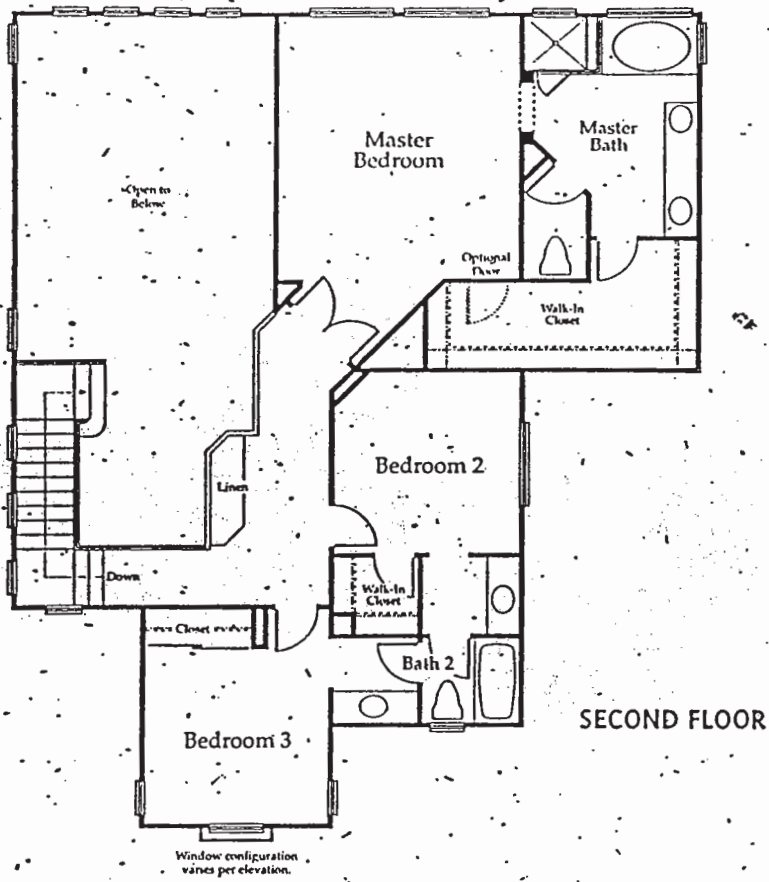


RESIDENCE 2A

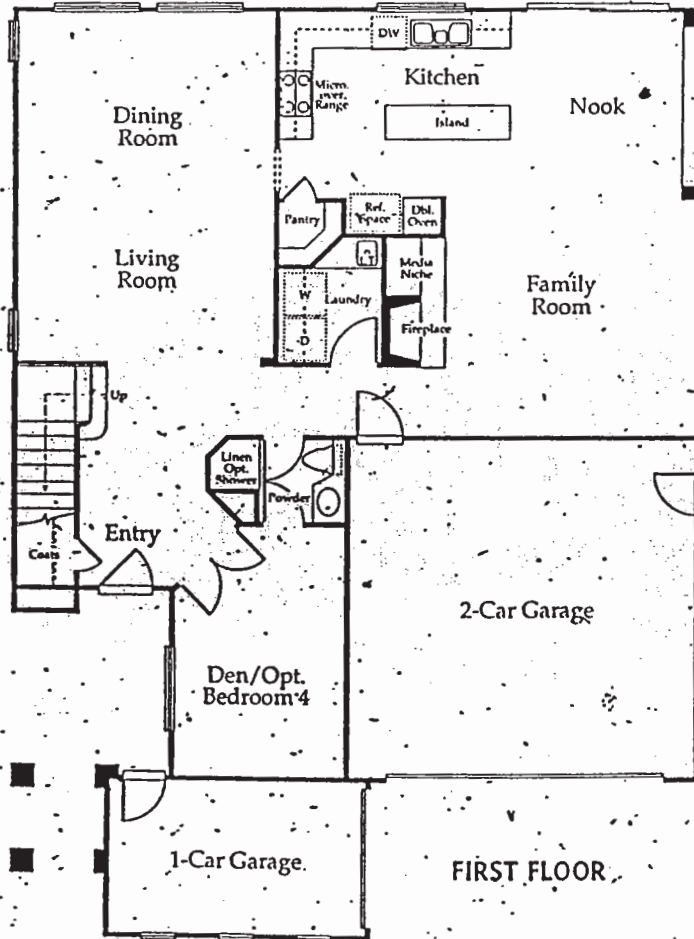


RESIDENCE 2B

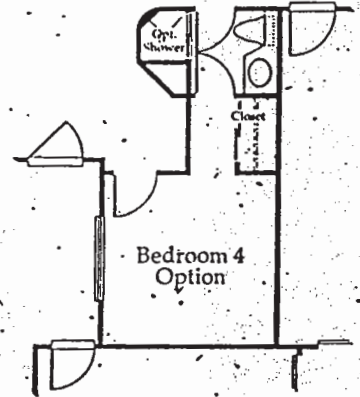
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SECOND FLOOR



FIRST FLOOR



**RESIDENCE 2**  
 2,321 Square Feet  
 3 Bedrooms Plus Den or  
 Optional 4th Bedroom  
 2 1/2 to 2 3/4 Baths  
 3-Car Garage

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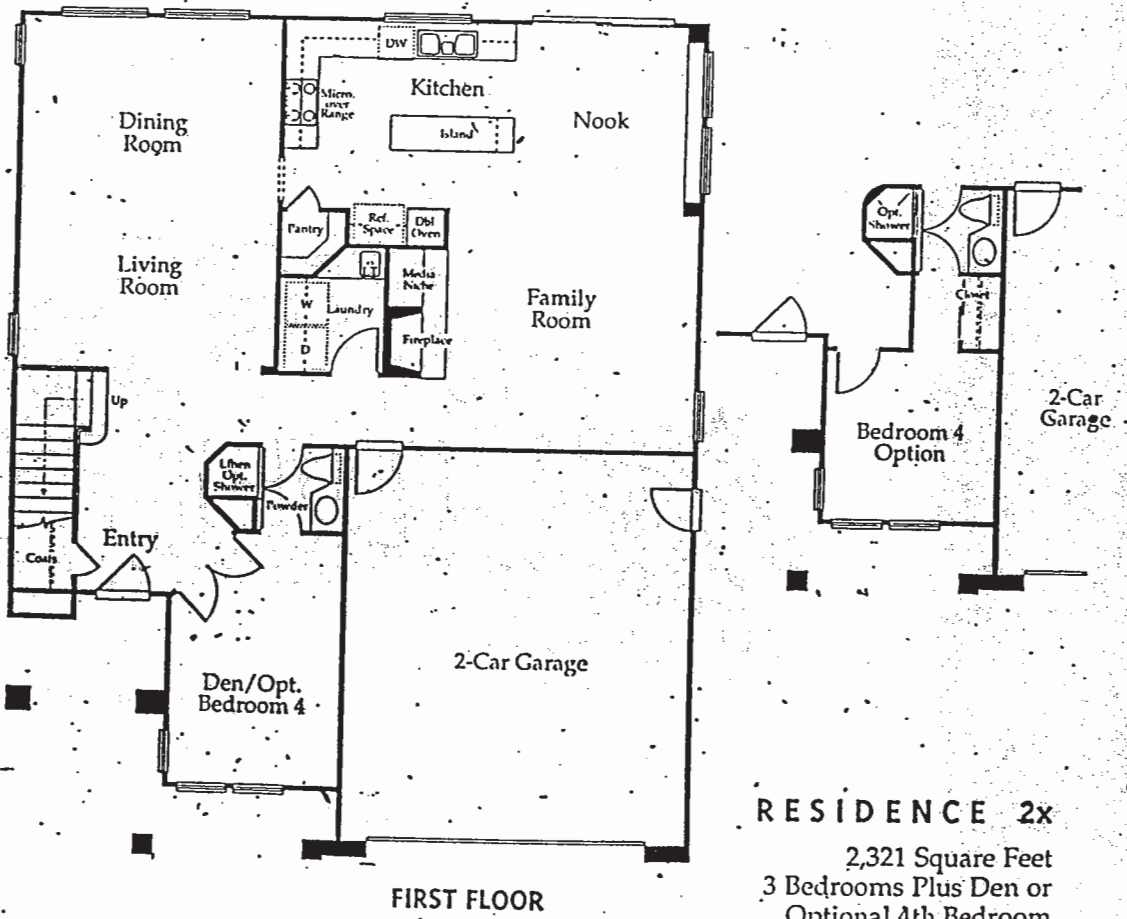
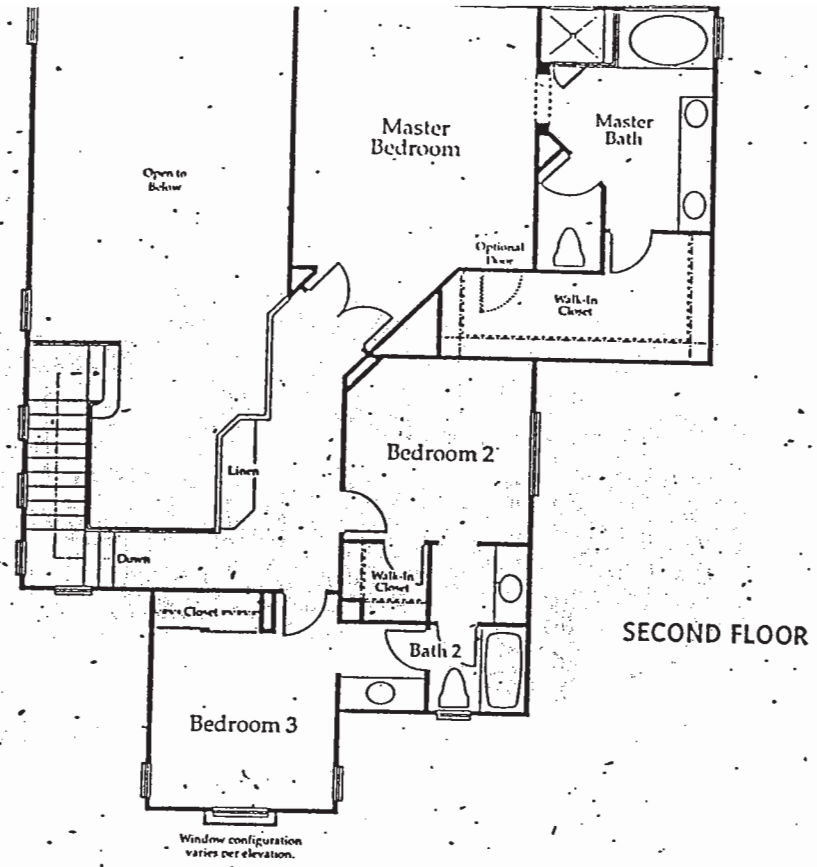


RESIDENCE 2X A



RESIDENCE 2X B

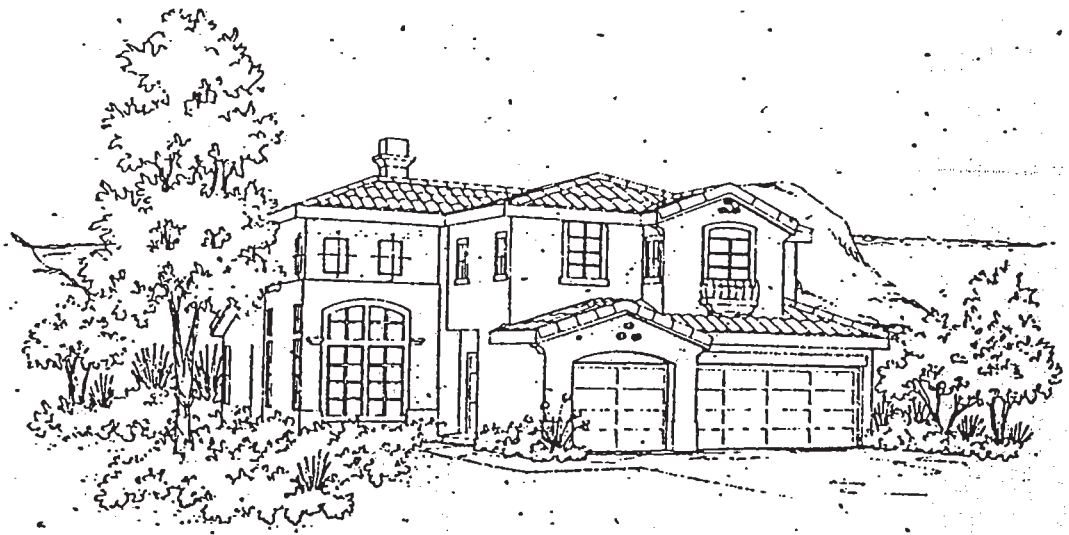
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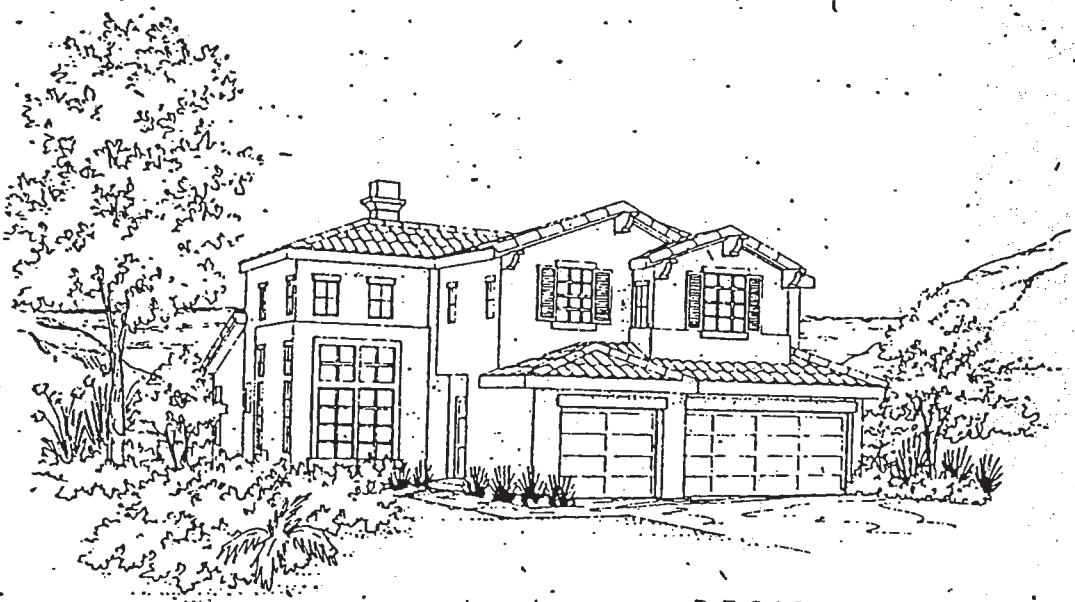
**RESIDENCE 2x**  
 2,321 Square Feet  
 3 Bedrooms Plus Den or  
 Optional 4th Bedroom  
 2 1/2 to 2 3/4 Baths  
 2-Car Garage



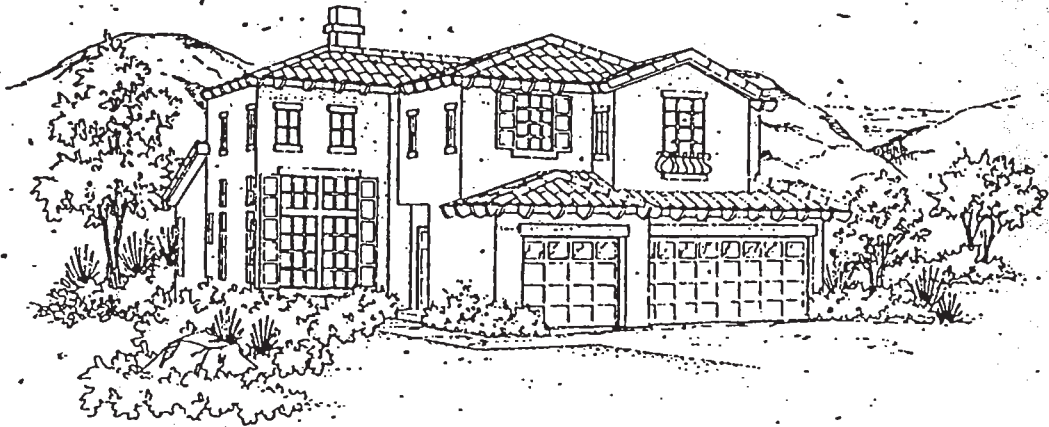
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RESIDENCE 3A

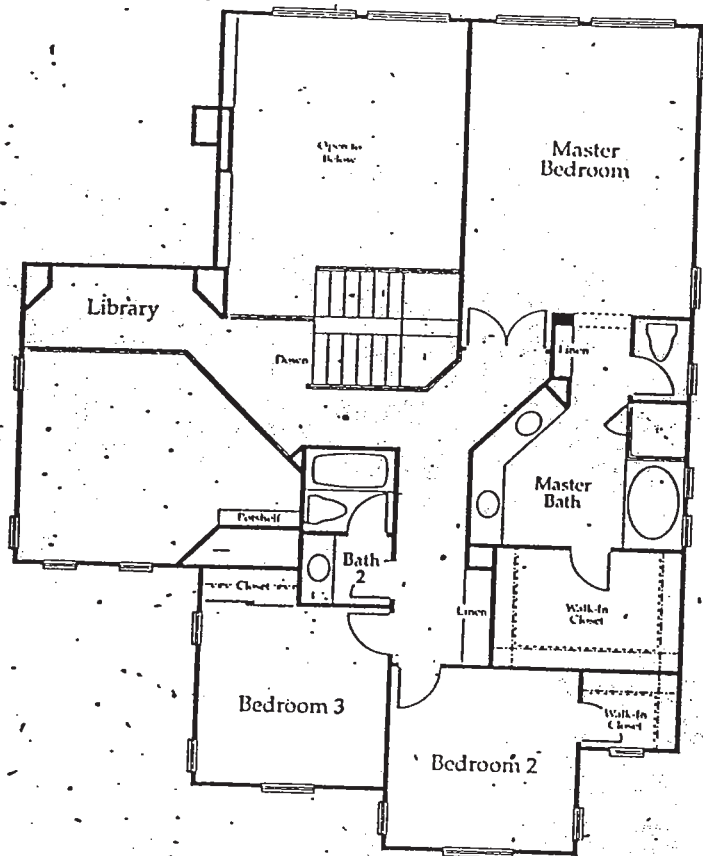


RESIDENCE 3B

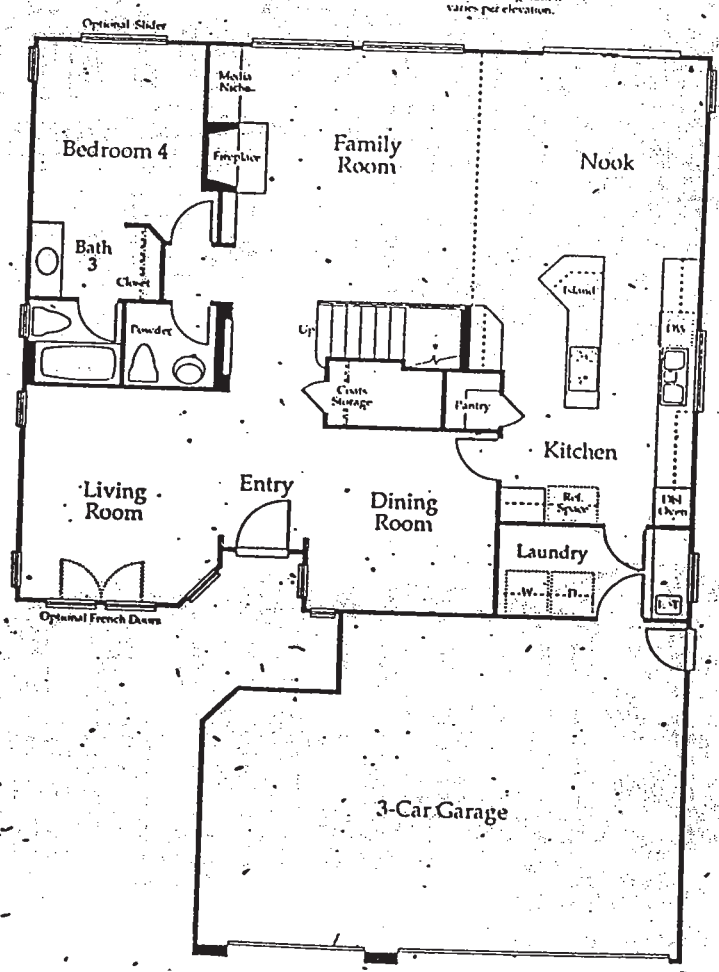


RESIDENCE 3C

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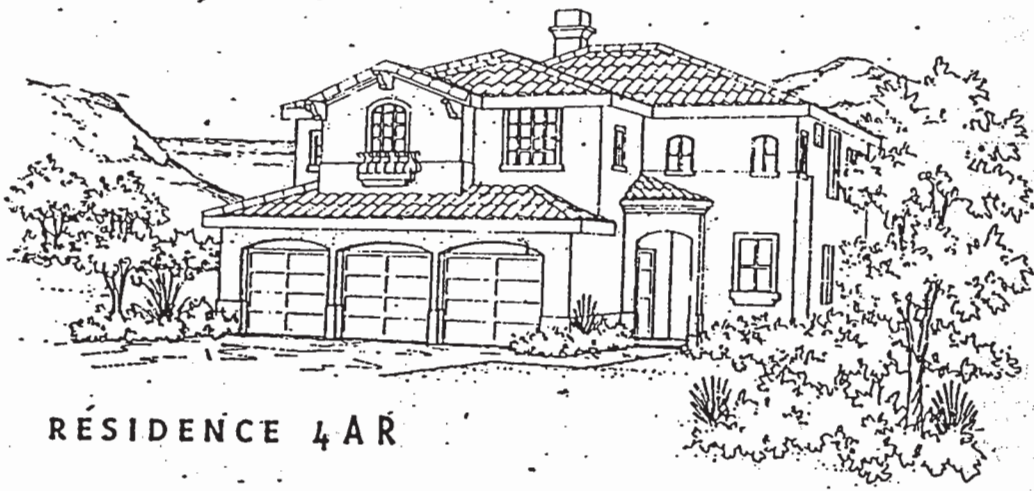
SECOND FLOOR



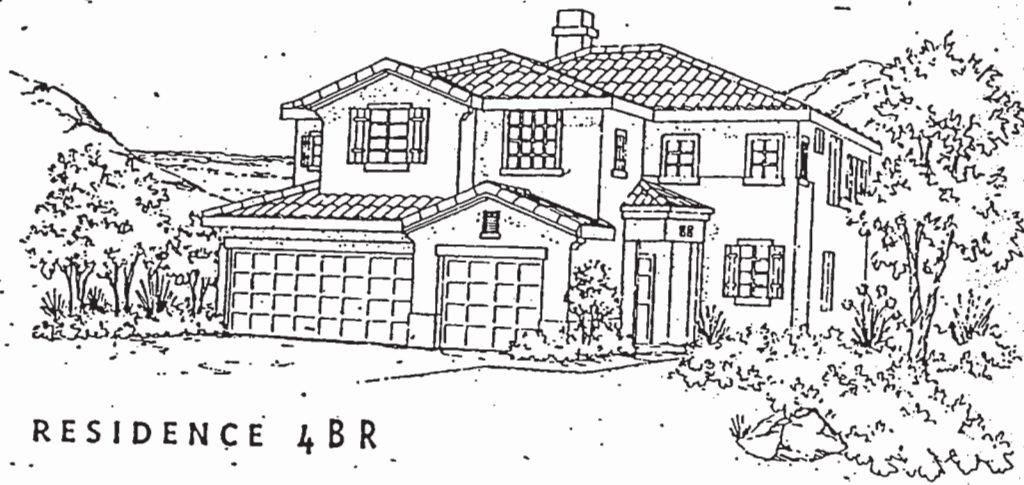
FIRST FLOOR

**RESIDENCE 3**  
2,459 Square Feet  
4 Bedrooms  
3 1/2 Baths  
3-Car Garage

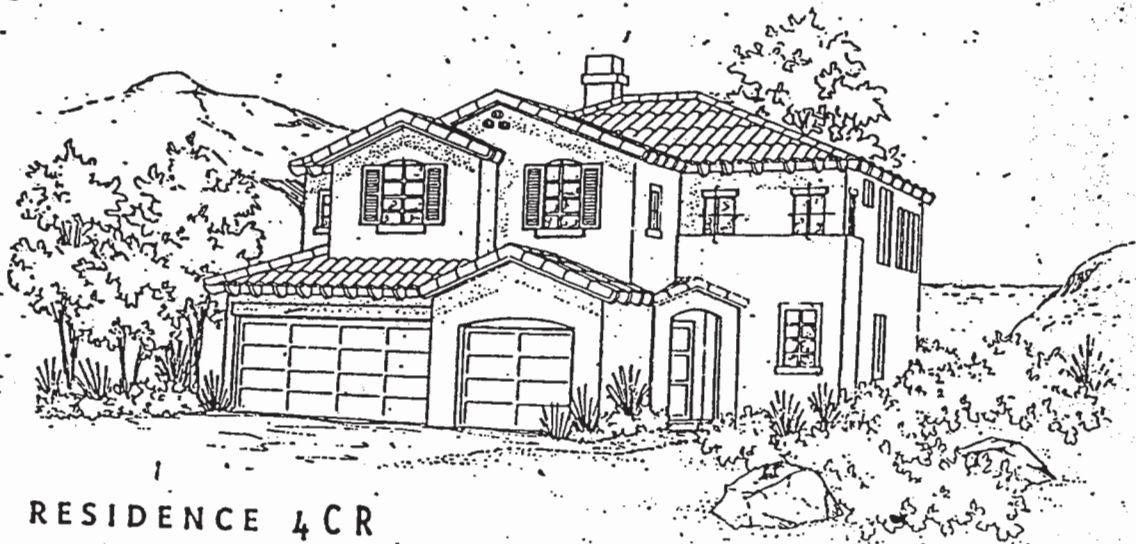
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RESIDENCE 4AR

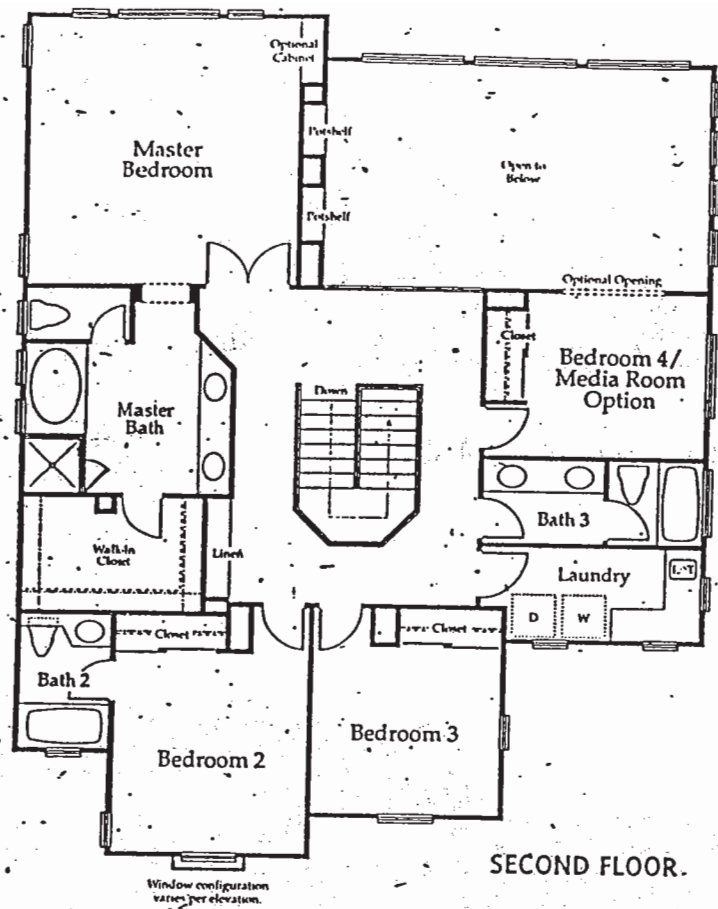


RESIDENCE 4BR



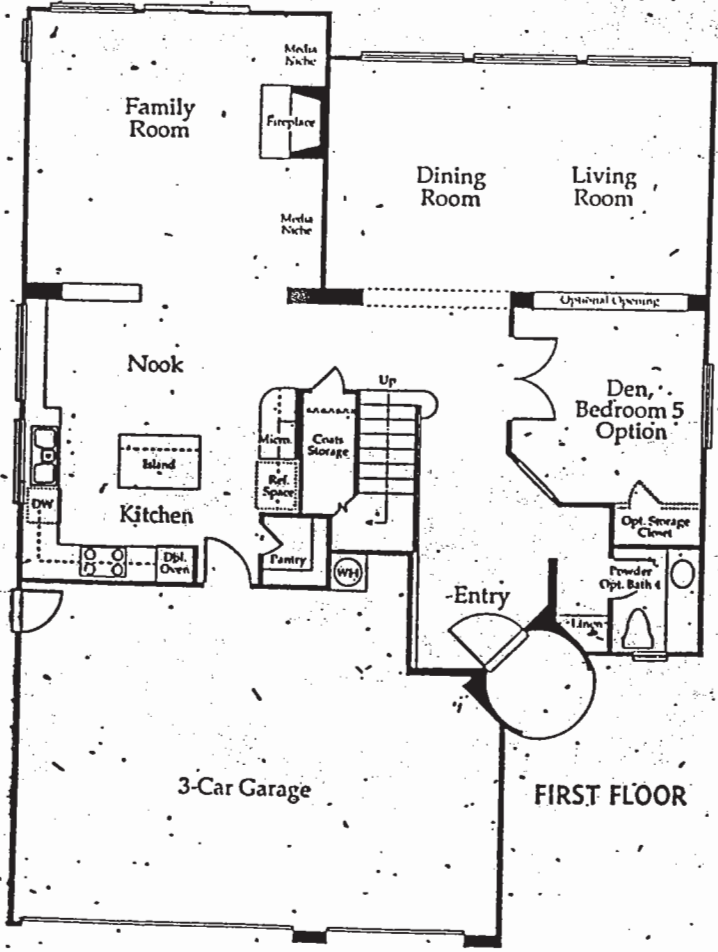
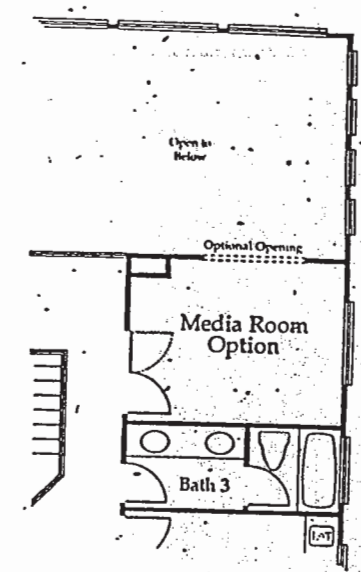
RESIDENCE 4CR

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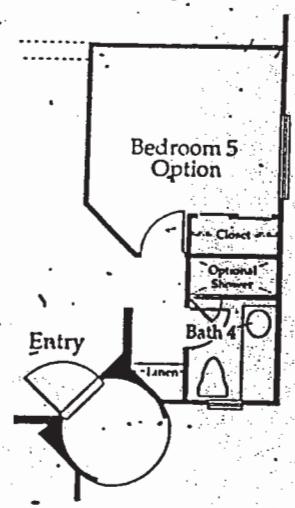


SECOND FLOOR.

Window configurations varies per elevation.



FIRST FLOOR



**RESIDENCE 4R**  
 2,707 Square Feet  
 4 Bedrooms Plus Den  
 Optional 5th Bedroom and  
 Media Room  
 3 1/2 to 3 3/4 Baths  
 3-Car Garage

# FEATURES LIST

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## EXCEPTIONAL FEATURES

- Impressive ceramic tile entries
- Dramatic high-volume living areas
- Decorative niches, potshelves & custom details
- Wood-burning fireplace with gas stub-out & Oak mantel
- TV/media niche in family rooms
- Rounded drywall corners
- 9' ceilings on first & second floors
- Textured walls & ceilings
- Custom-finished oak cabinetry with white interiors, concealed hinges & adjustable shelves in uppers
- Raised panel interior doors
- Designer selected light fixtures & recessed lighting
- Custom Oak handrails

## CONVENIENCE, SAFETY AND ENERGY-SAVING FEATURES

- Water-saving Kohler toilets throughout
- Water-saving decorative Moen fixtures with lifetime warranty
- Dual-glazed windows & sliding glass doors
- High-efficiency gas heating (Dual Zone-Residence 4)
- Lever interior door hardware
- Laundry room prepared for gas dryer.
- Pre-wired for optional 220 volt receptacle
- Paint-grade cabinets with laundry sink
- Stairway lighting on photo cell
- Exterior front lights on photo cell
- Pre-plumbed for optional air conditioning
- Gas stub-out for future barbecue
- Low-sheen enamel paint in kitchen & baths

## SPACIOUS KITCHENS AND BRIGHT, AIRY BREAKFAST NOOKS

- Durable 6"x6" ceramic tile countertops
- Three compartment Kohler cast iron sink with pull-out faucet
- Island counters
- Walk-in pantries (Residences 2, 3, & 4)
- Convenient under-cabinet task lighting
- G.E. "White on White" appliances
- Includes:
  - Built-in 30" double oven with self-cleaning upper oven
  - Built-in digital microwave
  - 7-cycle QuietPower dishwasher
  - Gas cooktop with glass top & sealed burners

## LAVISH MASTER SUITES

- Generous walk-in closets with abundant shelving
- Cultured marble Roman tubs
- Separate 8"x8" designer tile shower with corner shampoo shelf & soap dish
- Designer 8"x8" ceramic tile countertops with dual Kohler China sinks
- Decorative Moen fixtures

## DISTINCTIVE ARCHITECTURAL EXTERIORS

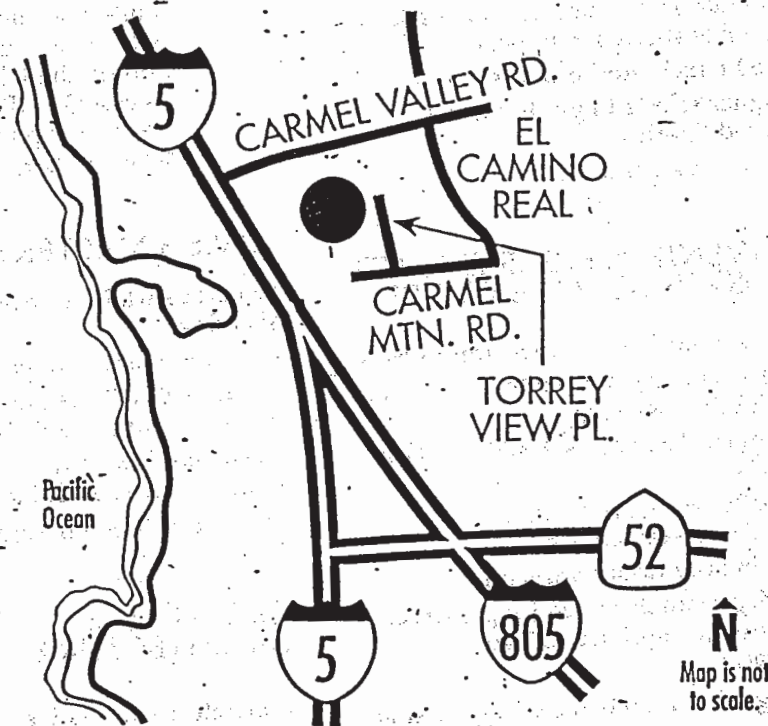
- Concrete Spanish-style tile roofs in a blend of pleasing colors
- Three-car garages with finished interiors
- Metal roll-up sectional garage doors with opener on double doors
- Concrete entry walks & driveways
- Full rear- & side-yard fencing
- Covered entry porch
- Entry courtyard with wrought iron gate at most homesites
- Custom 8' entry door with 10-year guarantee



# Torrey View

by SHEA HOMES

3680 TORREY VIEW COURT  
SAN DIEGO, CALIFORNIA 92130  
619-259-8986



Torrey View by Shea Homes is an exclusive gated community of 121 homesites on lots averaging 5,300 square feet.

#### School Districts:

Del Mar Hills or Del Mar Heights Elementary  
Earl Warren Junior High  
Torrey Pines High School

## SHEA HOMES

**EXCEED YOUR EXPECTATIONS**

These Homes are built, marketed and serviced by Shea Homes, San Diego, Inc.