

Triple Crown

at Seabreeze Farms

Casual Elegance

in Coastal-Close Carmel Valley

TRIPLE  CROWN

at Scabuzzo Farms



BARRATT

Building Fine Homes Since 1958



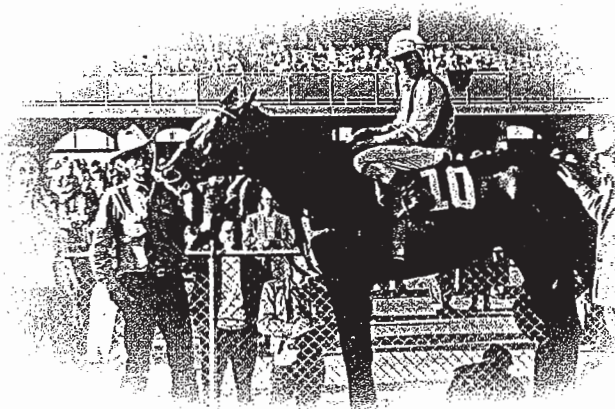
WELCOME

Put yourself *in the* winner's circle...
...at an intriguing new community of sensational homes.

Warm, sunny days refreshed by a gentle ocean breeze. Explosions of color as spectacular Pacific sunsets herald the approaching evening. Star-filled skies and quiet nights in a peaceful setting. 🌟 Such is every day at Triple Crown at Seabreeze Farms, where stylish and luxurious homes pay tribute to the relaxed and gracious equestrian lifestyle that developed on these gentle hillsides. 🌟 The Triple Crown setting is unique, and Barratt has outdone itself in creating elegant and distinctive homes that perfectly complement the style and history of the enviable location. 🌟 These incomparable homes were carefully planned to meet all the entertaining needs of your busy and eclectic lifestyle, from the most formal of dinner parties to warm and casual conversation around the kitchen island. And, when the party is over, you'll find pampering comforts at every turn, from oversized soaking tubs in the master bath to upstairs laundry rooms, convenient to all the bedrooms. 🌟 Unexpected pleasures abound — a warm and comfortable inglenook in Residence One...the spectacular formal dining room in Residence Two with soaring cathedral ceiling...a library loft overlooking the living room in Residence Three. 🌟 Triple Crown at Seabreeze Farms in Carmel Valley is truly a thoroughbred location. North coastal beaches are minutes away. Del Mar and La Jolla are conveniently close for shopping, dining and entertainment. World-famous golf courses are all around. All the warmth and charm that make California coastal living so appealing are yours to enjoy. 🌟 And the Barratt craftsmen have created homes that truly complement this incomparable location. 🌟 Triple Crown at Seabreeze Farms. It's a sure thing.

TRIPLE  CROWN

at Seabreeze Farms



RESIDENCE ONE

ELEVATION A-FRENCH COUNTRY



ELEVATION B-AMERICAN CRAFTSMAN



ELEVATION C-ITALIAN TUSCAN



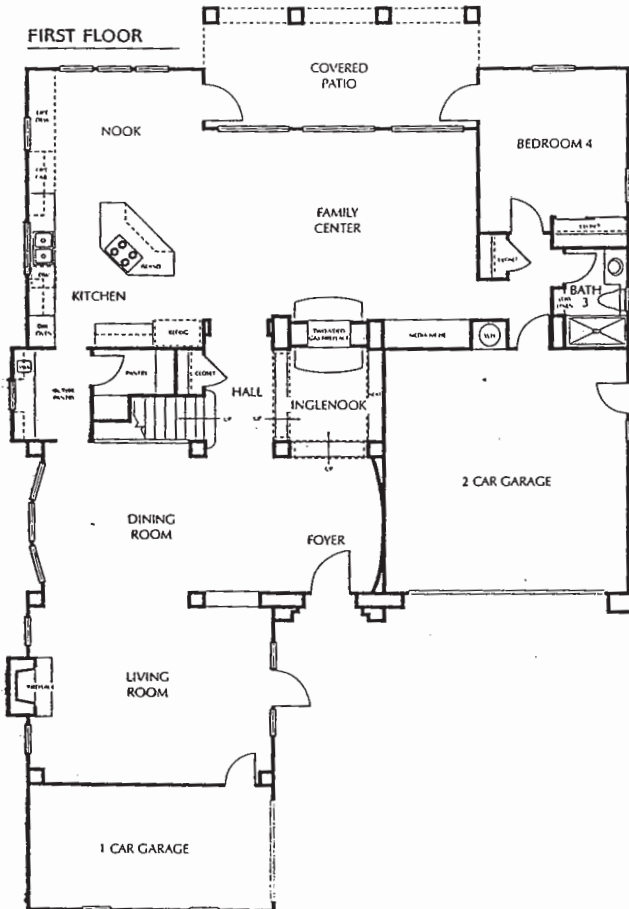
The Derby

3,648 Square Feet
 Four Bedrooms
 Retreat
 Three Baths
 Three-Car Garage
 Two Stories

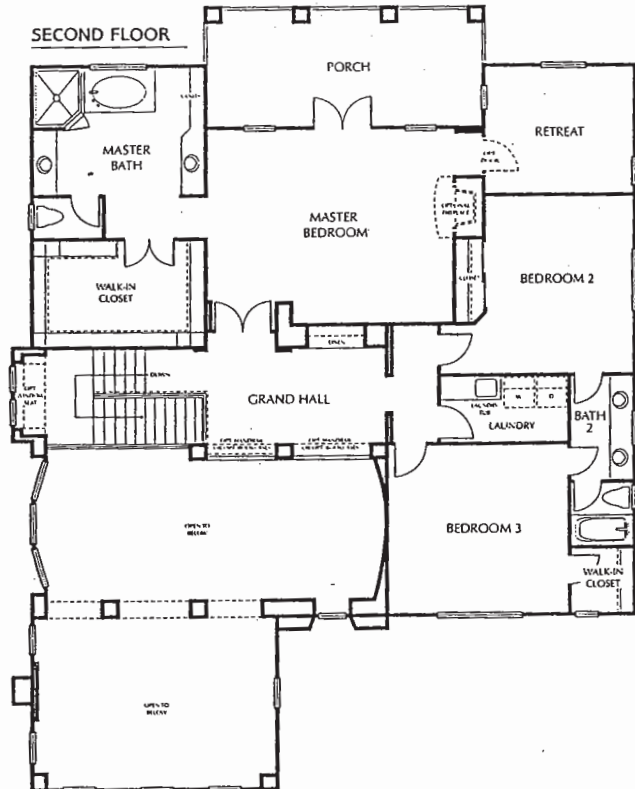


The Derby is a warm and friendly family home. As you enter the foyer, the adjacent living and formal dining rooms both feature soaring cathedral ceilings with dramatic clerestory windows. Enjoy an after-dinner cordial around the fireplace in the cozy inglenook. The spacious island kitchen and family center promise good times to come. A convenient butler's pantry helps make dinner parties special. Upstairs, the master suite features a quiet retreat and large private porch. The Derby will capture your family's heart.

FIRST FLOOR



SECOND FLOOR





RESIDENCE TWO

ELEVATION A-FRENCH COUNTRY



ELEVATION B-AMERICAN CRAFTSMAN



ELEVATION C-ITALIAN TUSCAN



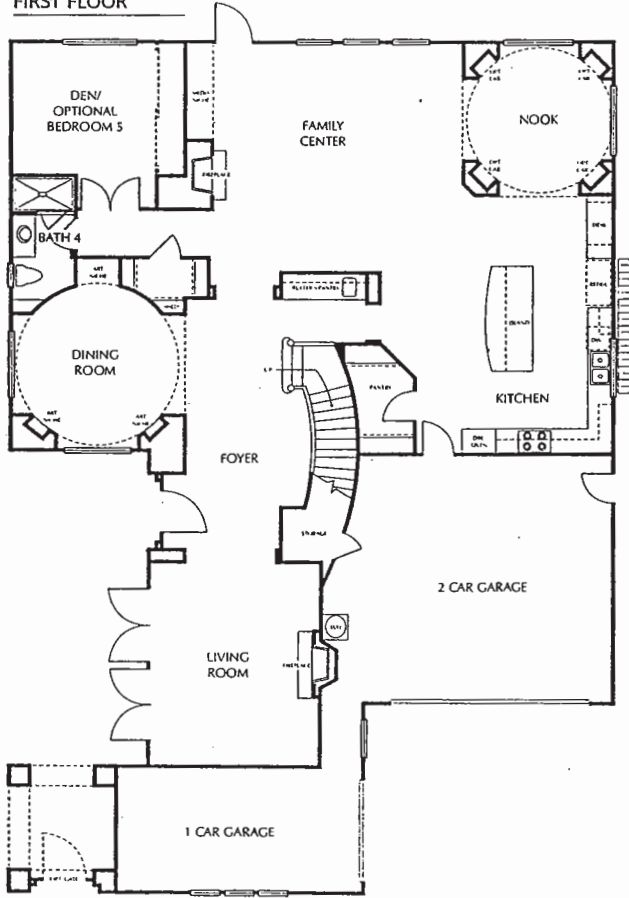
The Preakness

4,196 Square Feet
Four Bedrooms
Den
Four Baths
Three-Car Garage
Two Stories

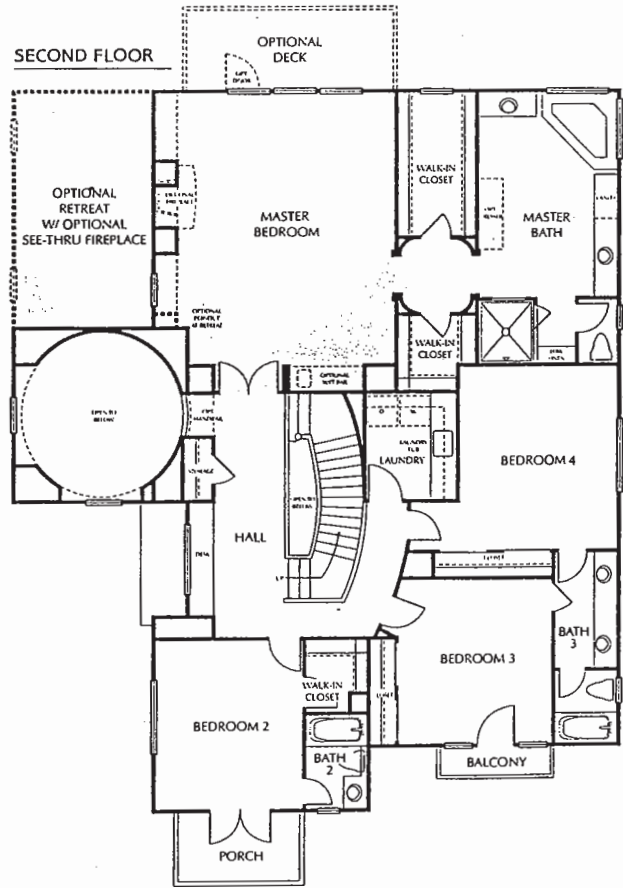


The Preakness loves to party, and handles formal entertaining and casual conversation with equal grace. A charming courtyard entry leads to a foyer with spectacular curving staircase. The living room opens onto the courtyard to take advantage of pleasant summer evenings. The centerpiece round dining room, with soaring cathedral ceiling, adds elegance and drama to any dinner party. More casual events will be comfortably centered in the family room, island kitchen and circular nook. Upstairs is the private master suite, three airy bedrooms and a convenient laundry room.

FIRST FLOOR



SECOND FLOOR





RESIDENCE THREE

ELEVATION A-FRENCH COUNTRY



ELEVATION B-AMERICAN CRAFTSMAN



ELEVATION C-ITALIAN TUSCAN



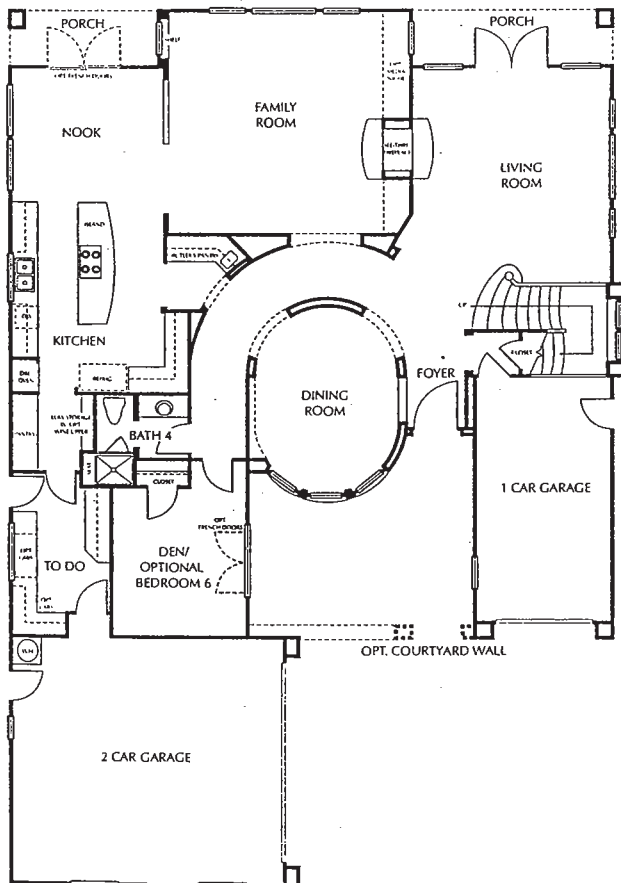
The Belmont

- 4,307 Square Feet
- Five Bedrooms
- Den
- To-Do Room
- Four Baths
- Three-Car Garage
- Two Stories

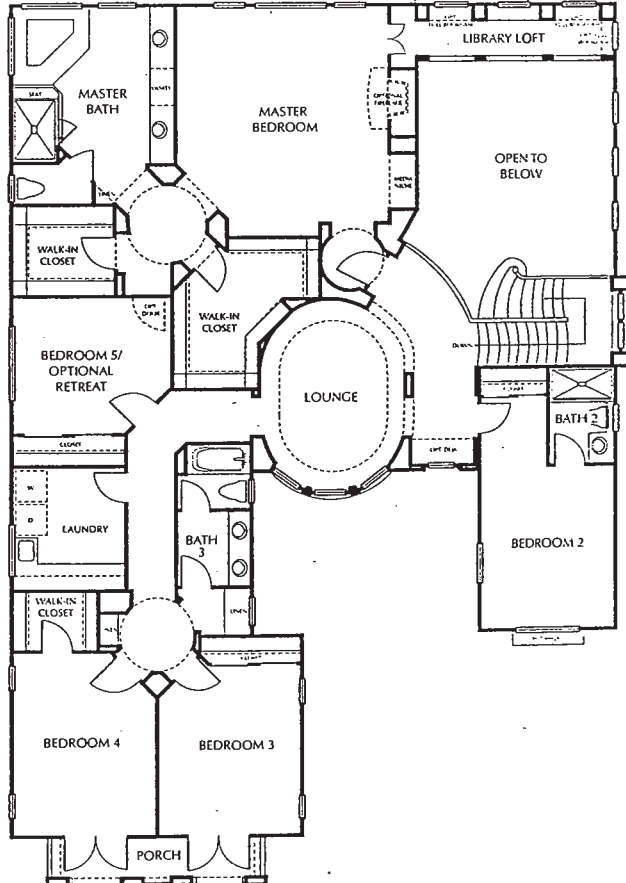


The Belmont is a sparkling statement of style and elegance, as well as an exceptionally warm and comfortable home. An entry courtyard brings you to the foyer. Immediately adjacent is the formal dining room, a majestic setting for memorable events. Ahead is the living room with soaring cathedral ceiling and overlooking library loft with soaring cathedral ceiling and overlooking library loft off the master suite. The spacious family room is warmed by a fireplace, and the adjoining island kitchen and nook are ideally arranged. Connecting the kitchen and garage is the "To-do" room, ideally for any project you've got to do. The second floor revolves around a charming lounge, with private and pampering master suite, four bedrooms and convenient laundry center. The Belmont is the kind of place where dreams come true.

FIRST FLOOR

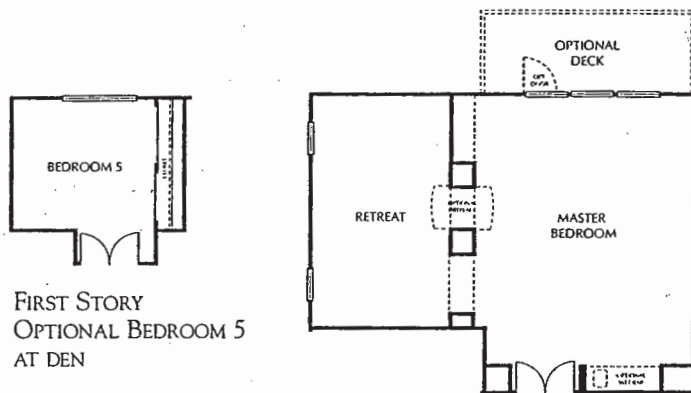


SECOND FLOOR




OPTIONS

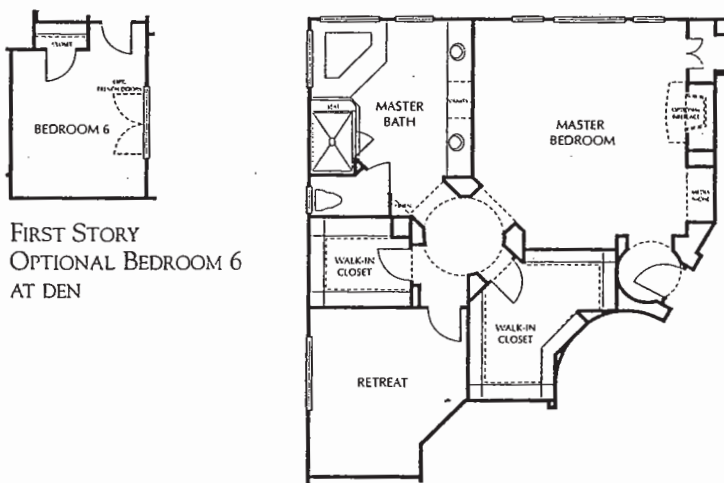
PLAN TWO



FIRST STORY
OPTIONAL BEDROOM 5
AT DEN

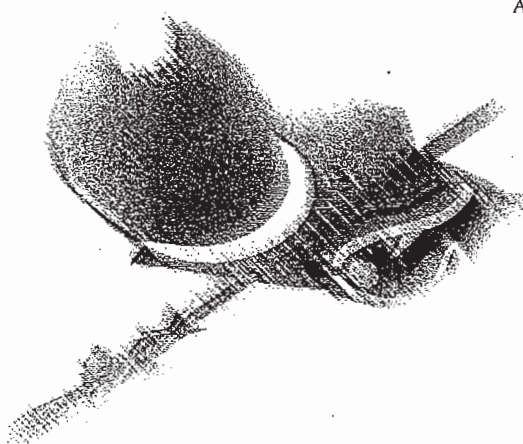
SECOND STORY OPTIONAL RETREAT
AT MASTER BEDROOM

PLAN THREE



FIRST STORY
OPTIONAL BEDROOM 6
AT DEN

SECOND STORY OPTIONAL RETREAT
AT BEDROOM 5



TRIPLE CROWN
at Seabreeze Farms



FEATURES

Highest Quality Standard Features

DRAMATIC EXTERIORS

- An elegant community on a historic ocean-close equestrian site
- Three distinctive two-story floor plans
- Three striking exterior elevation styles, including French Country, American Craftsman and Italian Tuscan.
- Pioneer™ roof tiles in complementary color schemes
- Handcrafted AWS™ hardwood raised molding entry doors from International Wood Products
- Kwikset™ Amherst Series door handset
- Milgard™ white vinyl frame dual pane windows
- Three-coat stucco finish
- Electrical outlet in garage for irrigation timer
- Low voltage to address lights and garage door opener
- Roll-up garage doors with remote opener on double doors

ELEGANT LIVING AREAS

- Soaring volume ceilings (per plan)
- Marble entry flooring
- Dramatic formal dining room
- Kwikset™ interior door hardware
- Utility room with cabinetry and laundry sink with Price Pfister™ spray faucet, located on second floor for convenience
- Woodburning fireplace with gas lighter stub and bi-fold brass finished glass doors in family room and living room
- Art niches, pot shelves and media niches
- Dual television cable at family room; single cable to bedrooms, office/den (per plan)
- Prewiring for satellite dish
- Category 5 telephone wire to all bedrooms, family room, den, office and kitchen
- Ademco™ 8-zone security system panel with LCD digital keypads at entry, garage entry and master bedroom.
- Custom decorator lighting fixtures
- Dual zone forced air heating with Honeywell™ day/night setback thermostat control
- Rheem™ 75-gallon energy saver water heater with Metland™ recirculating system
- Decora light switches

STATE-OF-THE-ART KITCHENS

- 8" undulated ceramic tile counter tops with full back splash
- Chef's serving island (per plan)
- Kitchen Aid™ 36" 5-burner stainless steel cooktop
- Kitchen Aid™ 30" stainless steel double oven with upper convection oven
- Kitchen Aid™ stainless steel dishwasher
- Kitchen Aid™ built-in microwave oven
- Half-horse power Insinkerator™ waste disposer
- Generous pantry (per plan)
- Convenient butler's pantry with sink
- Sunny breakfast nook
- Cermic tile flooring
- Contemporary Alder wood European cabinetry with crown molding and choice of Honey, Salem, Tobacco or Cherry stain
- Under-counter fluorescent lighting
- Kohler™ extra-deep two compartment sink
- Moen™ pull out swing spout faucet with filter faucet head

LAVISH MASTER SUITES AND BATHS

- Huge walk-in closets (per plan)
- 8" undulated ceramic tile pullman tops in master and guest baths
- 8" undulated ceramic tile bath and shower surrounds in master bath
- 4" tub surrounds in secondary baths
- Hydro Systems™ soaking tubs with waterfall fill spout
- Separate stall shower in master bath with optional second shower head
- Moen™ bath furnishings with platinum split finish
- Contemporary Alder wood European cabinetry with choice of Honey, Salem, Tobacco or Cherry stain
- Vitreous china lavs with Moen™ faucets

PERSONAL TOUCH OPTIONS

Shown below are a selection of the Personal Touch Options that you can select to customize your Triple Crown home. Please ask about additional optional items not included on this list.

- A variety of electrical options and upgrades, including:
Intercom system
Security system upgrade
Upgraded home networking system

Home theater

- Stereo surround sound
- Dedicated computer circuits
- Additional television and telephone outlets
- Ceiling fan outlet
- Recessed lighting
- Central vacuum system
- Air conditioning
- Secondary bath tub enclosures, clear or obscure
- Jetted tub
- Garage door opener with two single-button transmitters on single-door opening
- Upgraded Viking kitchen appliances, in stainless steel finish, including washer and dryer, refrigerator and trash compactor
- Upgraded appliances in black, white or biscuit color
- Designer colored tile counter and splash selections
- Upgraded splash selections
- Slab granite or marble kitchen counters with regular decorator or full-height splash
- Granite Express (seamed slab) countertops with 6" or full-height splash
- Upgraded cabinet treatments including wine rack, plate racks, glass doors and upgraded door styles
- Maple or cherry wood cabinets
- Built-in desk and nook cabinetry (per plan)
- Upgraded stair rails, including oak cap and wrought iron balusters, maple cap with wrought iron or painted balusters, or all white, maple or oak
- Kitchen sink pop-out
- Radius front at Master and guest bath sinks
- Butcher block top for kitchen island (per plan)
- Window seat (per plan)

Option cutoff dates apply and will be strictly adhered to.

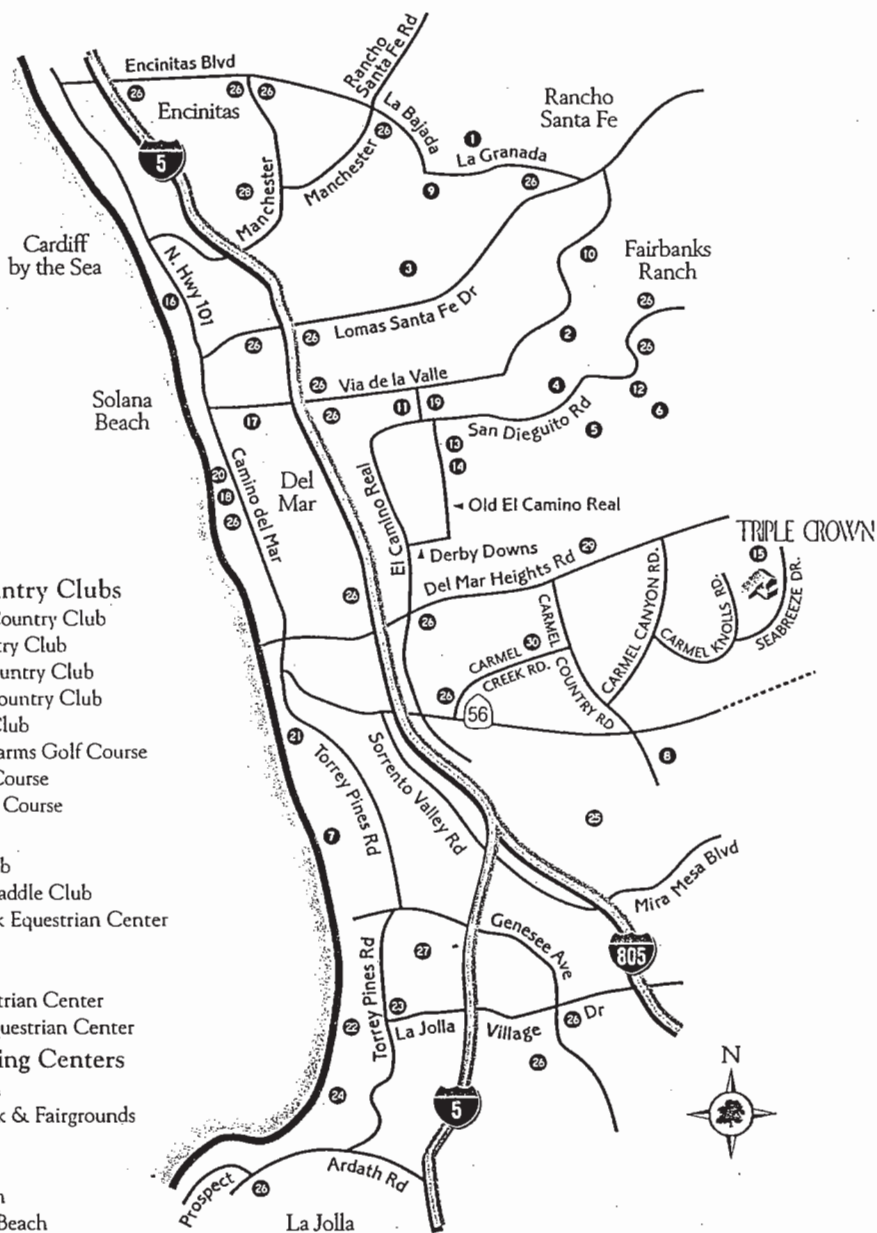
In the continuing process of improving our homes, Barratt reserves the right to modify design, specifications and features without prior notice. Floor plans are not to exact scale and may vary depending on exterior elevation style. Elevations are artist's conceptions. Your Barratt sales representative can answer any questions you may have.



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AREA AMENITIES



Golf Courses & Country Clubs

1. Rancho Santa Fe Country Club
2. Morgan Run Country Club
3. Lomas Santa Fe Country Club
4. Fairbanks Ranch Country Club
5. Del Mar Country Club
6. Rancho Santa Fe Farms Golf Course
7. Torrey Pines Golf Course
8. The Meadows Golf Course

Equestrian Centers

9. Rancho Riding Club
10. Rancho Santa Fe Saddle Club
11. Del Mar Horse Park Equestrian Center
12. Kalimar Farms
13. Far West Farms
14. Newmarket Equestrian Center
15. Seabreeze Farms Equestrian Center

Recreation & Shopping Centers

16. Cardiff State Beach
17. Del Mar Race Track & Fairgrounds
18. Sea Grove Park
19. Polo Fields
20. Del Mar City Beach
21. Torrey Pines State Beach
22. Scripps Institute of Oceanography
23. Birch Aquarium
24. La Jolla Shores Beach
25. Los Penasquitos Canyon Preserve
26. Shopping Districts

Schools

27. University of California at San Diego
28. Mira Costa College
29. Torrey Pines High School
30. Carmel Valley Middle School

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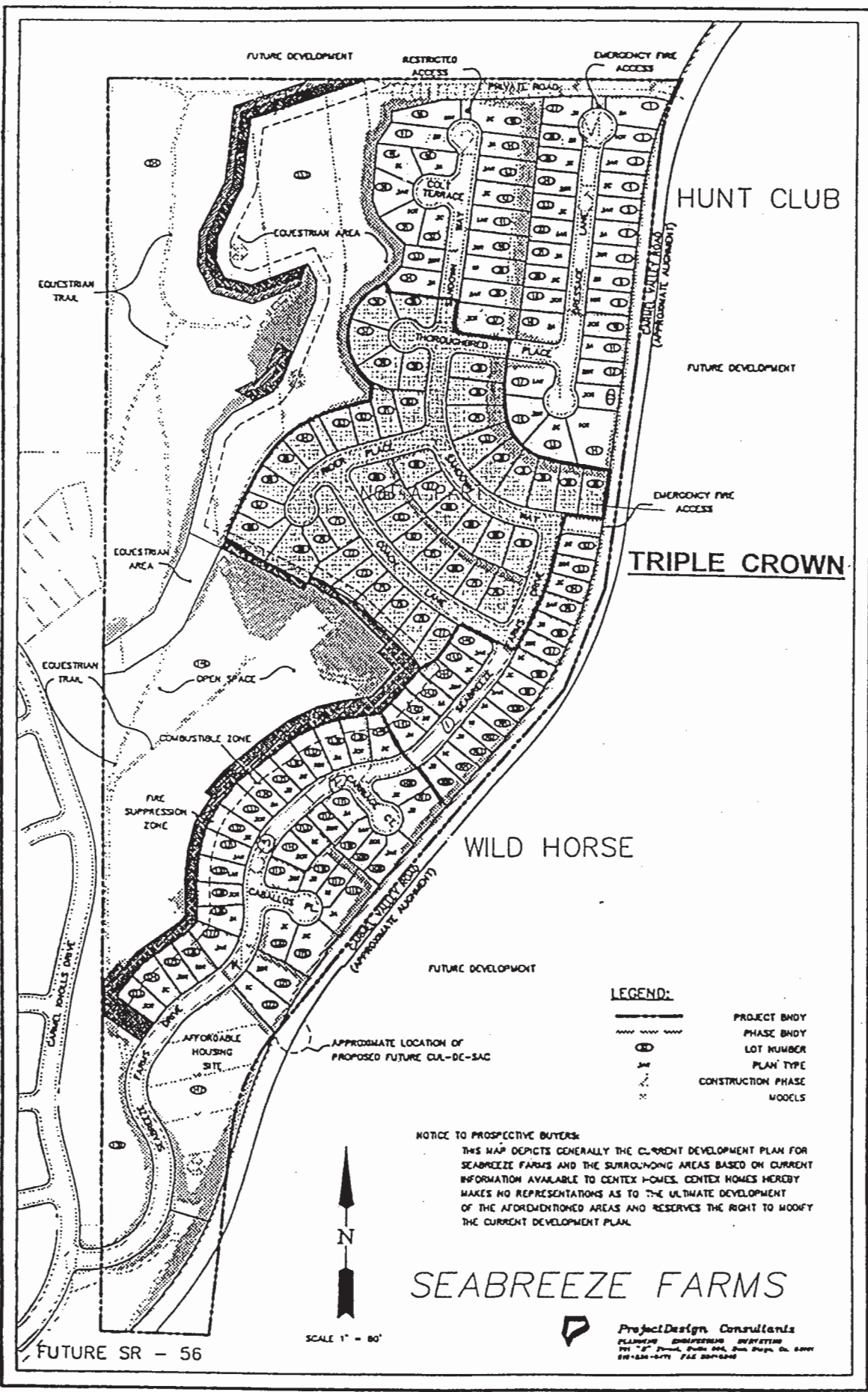
BARRATT

TRIPLE CROWN Final Release

<u>LOT</u>	<u>PLAN</u>	<u>INCLUDED OPTIONS</u>	<u>PRICE</u>
<u>75</u>	<u>3C</u>	<u>Master bedrm. fireplace, Master bedrm. deck, Courtyard wall, French doors at nook</u> <u>French doors at den</u>	<u>\$919,990</u> <small>SOLD</small>
<u>76</u>	<u>2A</u>	<u>Master bedrm. fireplace, Master bedrm. retreat deck off master bedrm.</u>	<u>\$897,990</u> <small>SOLD</small>
<u>77</u>	<u>1B</u>	<u>Master bedrm. fireplace.</u>	<u>\$845,990</u>
<u>78</u>	<u>1C</u>	<u>Master bedrm. fireplace</u>	<u>\$724,990</u>
<u>79</u>	<u>2A</u>	<u>Master bedrm. retreat, Master bedrm. fireplace.</u>	<u>\$774,990</u> <small>SOLD</small>
<u>80</u>	<u>3C</u>	<u>Master bedrm. fireplace, Courtyard wall</u>	<u>\$771,990</u> <small>RES</small>
<u>81</u>	<u>1B</u>		<u>\$706,990</u> <small>SOLD</small>
<u>82</u>	<u>2C</u>	<u>Master bedrm. retreat</u>	<u>\$748,990</u> <small>RES</small>
<u>83</u>	<u>3A</u>	<u>Courtyard wall</u>	<u>\$753,990</u>
<u>84</u>	<u>1C</u>		<u>\$694,990</u> <small>SOLD</small>
<u>85</u>	<u>3AR</u>	<u>Master bedrm. fireplace, Courtyard wall</u>	<u>\$757,990</u> <small>SOLD</small>

The plan one comes with a standard Master bedroom balcony

Barratt American Inc. reserves the right to change prices without notice



FUTURE DEVELOPMENT

RESTRICTED ACCESS

EMERGENCY FIRE ACCESS

PRIVATE ROAD

HUNT CLUB

EQUESTRIAN AREA

EQUESTRIAN TRAIL

FUTURE DEVELOPMENT

EMERGENCY FIRE ACCESS

TRIPLE CROWN

EQUESTRIAN AREA

EQUESTRIAN TRAIL

OPEN SPACE

WILD HORSE

COMBUSTIBLE ZONE

FIRE SUPPRESSION ZONE

FUTURE DEVELOPMENT

LEGEND:

- PROJECT BNDY
- PHASE BNDY
- LOT NUMBER
- ⊞ PLAN TYPE
- ▧ CONSTRUCTION PHASE
- ⊞ WOODS

NOTICE TO PROSPECTIVE BUYERS:
THIS MAP DEPICTS GENERALLY THE CURRENT DEVELOPMENT PLAN FOR SEABREEZE FARMS AND THE SURROUNDING AREAS BASED ON CURRENT INFORMATION AVAILABLE TO CENTEX HOMES. CENTEX HOMES HEREBY MAKES NO REPRESENTATIONS AS TO THE ULTIMATE DEVELOPMENT OF THE AFOREMENTIONED AREAS AND RESERVES THE RIGHT TO MODIFY THE CURRENT DEVELOPMENT PLAN.



SCALE 1" = 80'

SEABREEZE FARMS

ProjectDesign Consultants
PLANNING ENGINEERING ARCHITECTURE
201 W. Second, Suite 500, San Diego, Ca. 92101
619-594-6771 FAX 619-594-6048

FUTURE SR - 56



TRIPLE CROWN AT SEABREEZE FARMS

SITE PLAN





TRIPLE CROWN AT SEABREEZE FARMS

SITE PLAN





TRIPLE CROWN AT SEABREEZE FARMS

SITE PLAN



The Barratt Full Value Promise

Barratt builds distinctively-designed homes with dramatic exteriors, thoughtfully-planned interiors meet the needs of today's active lifestyle, and exceptional amenities, which add real value to your home. Plus, Barratt's buyer assistance programs make it even easier for you to buy now---helping you take advantage of low home prices and today's interest rates.

Barratt Delivers

- ◆ Through our association with Unlimited Landscapes we can help you create a unique outdoor living environment for your home and family.
- ◆ Barratt Mortgage offers a wide variety of competitively priced mortgage loans tailored to put you into a new home at Triple Crown, including financing for your Unlimited Landscapes outdoor environment.

(certain restrictions apply)

Quality Appointments and Features

- * LOCATED IN THE DEL MAR SCHOOL DISTRICT
- * ALDER WOOD CABINERY IN CHOICE OF CHERRY, HONEY, TOBACCO OR SALEM STAINS
- * STAINLESS STEEL KITCHEN AID APPLIANCES
- * IMPOSING DRAMATIC EXTERIORS
- * RICHLY DETAILED INTERIORS
- * NEW MILLENNIUM RESIDENTIAL TECHNOLOGY W/CATEGORY 5 WIRING



Plan 1
4 Bedrooms
2 ½ Baths
Approx. 3,700 Sq. Ft.

FROM:
\$ THE UPPER \$600's

Plan 2
4 Bedrooms, Den
with 3 ¾ Baths
Approx. 4,200 Sq. Ft.
w/Retreat approx 4,400 Sq. Ft.

FROM:
\$ THE MID \$700's

Plan 3
5 Bedrooms, Den, To-Do Room
with 4 Baths
Approx. 4,300 Sq. Ft.

FROM:
\$ THE MID \$700's

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1/8/01

Programs are subject to withdrawal at any time. Designs, prices, specifications and features subject to change without prior notice; all square footage is approximate

