

PRELIMINARY

ARBOLEDO

BY WARMINGTON HOMES CALIFORNIA

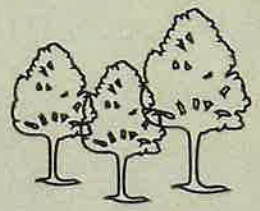
THE WARMINGTON LEGACY

Four generations ago, the Warmington name achieved recognition as one of the region's foremost builders of classic estate homes for some of the decade's emerging screen legends including Claudette Colbert, Bing Crosby, Henry Fonda, Tyrone Power and Douglas Fairbanks, Jr. By the 1930's Warmington had become unofficially known as the "builder to the stars," and was designing and building custom homes in some of the country's most prestigious locations - Beverly Hills, Bel Air and Westwood, among others.

In the 1940's Warmington began to make a mark in the homebuilding industry by creating well-planned neighborhoods designed to meet the needs of the American family. Although less grand in scale, these homes reflected much of the same quality craftsmanship and attention to detail that was present in the grand estate homes first built. For the next several decades, The Warmington Group of companies remained committed to planning and developing a variety of new home communities and became a trusted name in the homebuilding industry for thousands of families.

It is estimated that approximately 30,000 families live in a Warmington home. It is interesting to note that in many areas, it is not uncommon to pick up a newspaper and find resale homes boasting the Warmington name as a major selling point. The Warmington Group has solidified its reputation as the premier builder of innovatively designed and well-constructed homes in various price ranges to meet the needs of a wide variety of buyers in California.

The longevity and continued success of the Warmington Group of Companies is a result of the dedication of four generations who have committed themselves to excellence for over eight decades.



RESIDENCE THREE

Approx. 4,195 sq. ft.

Five Bedrooms

Four Baths Plus Powder

Entertaining Courtyard with Fireplace

Morning Room

Arcade off Great Room

Library

Viewing Deck at Master Suite

Three-Space Garage

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OUTSTANDING APPOINTMENTS

ARCHITECTURAL APPROACHES

- Two story homes fashioned in the Old Californian Styles expressed as Haciendas, Ranch Houses, Farm Houses, Rustic Retreats and Spanish
- Prestigious Covenant Hills gated community within Ladera Ranch
- Alluring designs featuring outdoor covered verandas, decks, arcades and dining areas
- Brick, stone or pre-cast accents (per elevation)
- Wrought iron decorative accents
- 8 foot Aurora Estates entry doors with Antique finish and cast bronze hardware (per elevation)
- White vinyl dual-glazed low "E" windows
- Concrete shake or full "S" concrete tile roof
- 3-space garages with keyless controllers
- Complete full wrap raingutter and downspouts
- Designer selected lighting fixtures throughout to complement each unique architectural style
- French doors in select locations
- Optional outdoor fireplaces (per plan)
- Decorative wood sectional garage doors
- Fire sprinklers in all houses
- Enhanced driveway and walkway

INTERIOR ASPECTS

- Striking entries
- Solid core Cambridge or Santa Fe style interior doors with bronze lever hardware
- Sprawling family room with oversized fireplace
- Mini-Flush Lites® above all fireplaces
- Charming living room
- Elegant dining room for entertaining
- Powder room with Kohler® pedestal sink, water closet, beveled framed mirror, and antique pewter fixtures
- Ceiling lights in all secondary bedrooms
- Spacious secondary bedrooms, most with walk in closets and direct access to bathrooms
- Secondary baths with cast iron tubs or tiled showers, Alderwood raised panel cabinetry and chrome fixtures (seats and shampoo niches in all showers)
- Oversized laundry room with gas dryer hookup, abundant Thermafoil® storage cabinets and cast iron utility sink
- Advanced structured wiring system with phone jacks in kitchen, all bedrooms, and bonus rooms. TV outlets in all bedrooms, kitchen, and family room.
- Pre-wired for sound system at family room, living room and master bedroom
- Pre-wired for surround sound at family room
- Custom designed stairs in stain grade maple with footlights
- Hardwired at all doors and windows for optional security system

FIT FOR A CHEF

- Gourmet stainless steel Thermador® appliance package including:
  - 48" professional cooktop with 6 burners and griddle
  - Self-cleaning double oven with convection upper-oven, plus built-in microwave
  - Bosch® multi-cycle dishwasher
  - Broan® Rangemaster full canopy hood with halogen lighting
- Gourmet kitchen with large center island, breakfast bar and spacious nook or morning room
- Alderwood raised panel cabinetry featuring custom detailing with oil rubbed bronze hardware and glass door upper cabinets at select locations
- Granite countertops with 8" backsplash, and full splash behind cooktop
- Double-compartment oversized cast iron sink
- Walk-in pantry
- Fluorescent under cabinet lighting
- Garbage disposal with air switch at sink deck

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OUTSTANDING APPOINTMENTS

MASTER SUITES TO ENHANCE YOUR LIFESTYLE

- Relaxing master bath featuring sumptuous shower with seat and shampoo niche
- Frameless shower enclosure with 3/8" clear glass and bronze hardware
- Alderwood raised panel cabinetry with 8"x 8" tile countertops, antiqued pewter faucets, dual china sinks, and framed beveled mirrors
- Make-up vanity
- 36" double beveled glass medicine cabinet
- Kohler® oversized acrylic tub
- Private Kohler® water closet
- 110 outlet at both sinks in master bath
- Oversized walk-in closet with mirrored door
- Coffered ceilings

THINK GREEN

- Metlund® On-Demand hot water recirculating pump w/ remote that allows for the hot water to get to you more quickly, saving energy without water waste
- Energy-saving insulation including R13, R19, and R30 ratings (formaldehyde free)
- Gas forced air-heating with energy efficient night set back thermostat
- Copper water lines throughout
- Dual air conditioning units with energy saving 12.0 SEER rating
- Energy Star® designation by SDG&E
- Low-E Glaze Glass in all windows and French doors
- Water based and low VOC paints used throughout
- Energy efficient Sola Tube lighting included in select areas
- Built-in recycle compartment in kitchen
- Optional photovoltaic panels (select homesites)
- Pre-plumbed for optional central vacuum system
- Energy star rated Bosch® dishwashers
- Optional tankless hot water heater

EXQUISITE OPTIONAL FEATURES

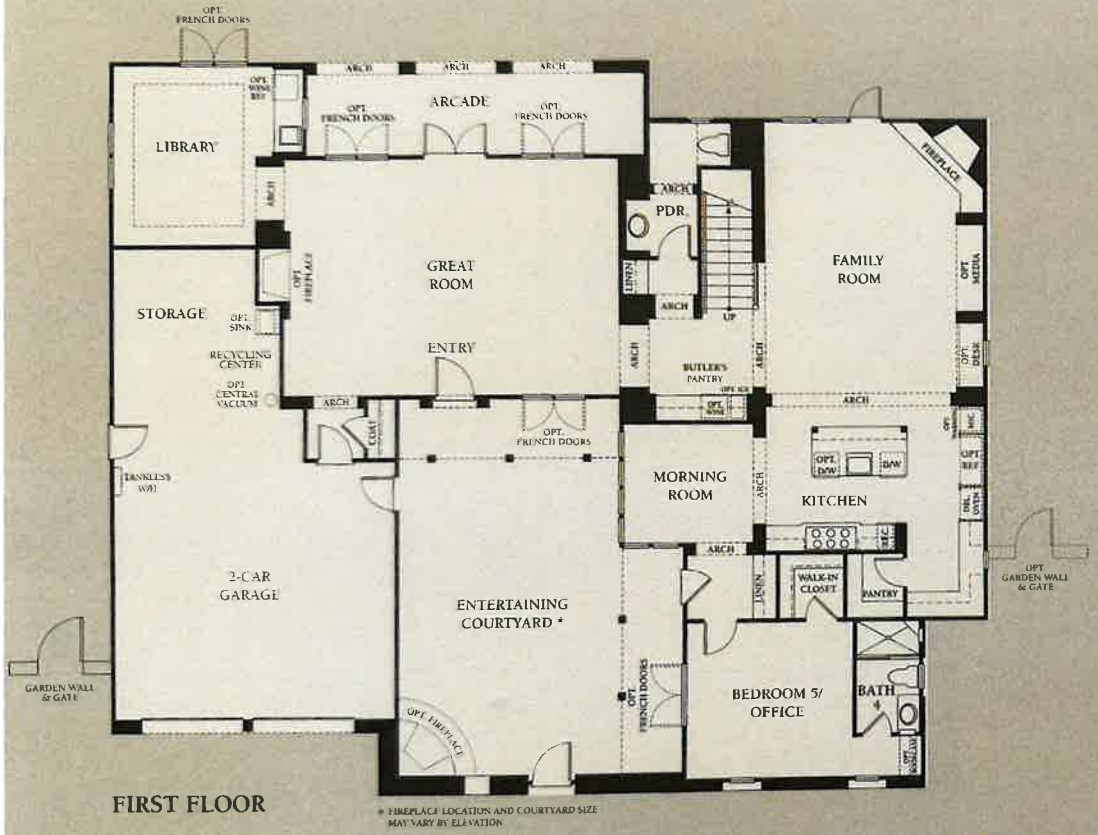
- Additional fireplaces in select areas
- U-Line refrigerator drawers
- U-Line wine captain drawer
- Cornefé® gourmet range
- Thermador® professional range
- Thermador® warming drawer
- Ornamental iron stair system
- Decorative leaded glass windows or doors
- Wine closet with iron door
- Mission-style wall texture
- Motion activated lighting control
- Jetted spa tub in master bath

PERSONAL TOUCH

A full range of custom options are available through the sales office and Chateau Interiors & Design where professional design consultants will assist you in choosing from a wide variety of custom enhancements to create a home that reflects your unique lifestyle. Please consult your Arboledo community sales representative for details

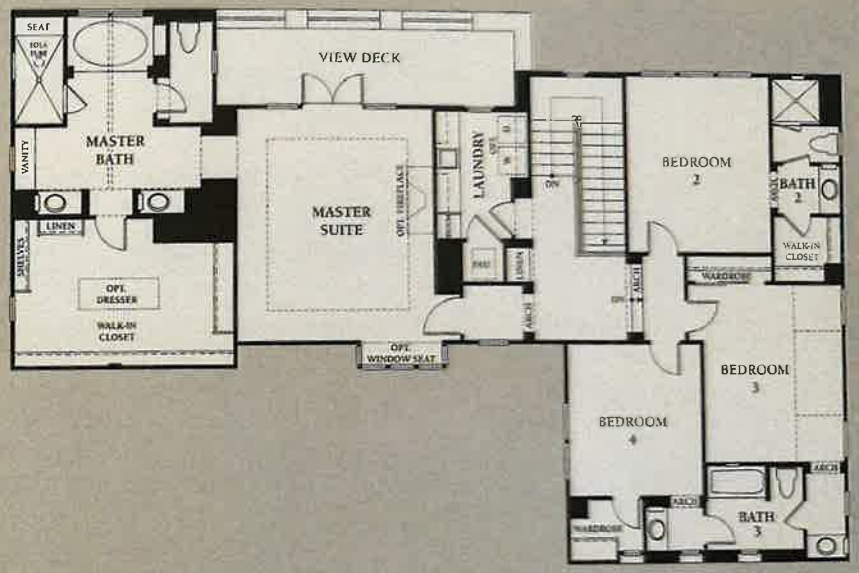
The seller reserves the right to make changes in plans features, price, special offers and terms without prior notice. Square footage quoted are approximate only. Prices are not determined by square footage. All homes are subject to prior sale. All renderings, floorplans and maps are artist's conception and are not intended to be an accurate representation of buildings, fencing, walks, driveways or landscaping and are not necessarily to scale. Window locations and sizes as well as specific detailing may vary with different elevations.

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FIRST FLOOR

* FIREPLACE LOCATION AND COURTYARD SIZE MAY VARY BY ELEVATION



SECOND FLOOR

PLAN 3RF - FARMHOUSE

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