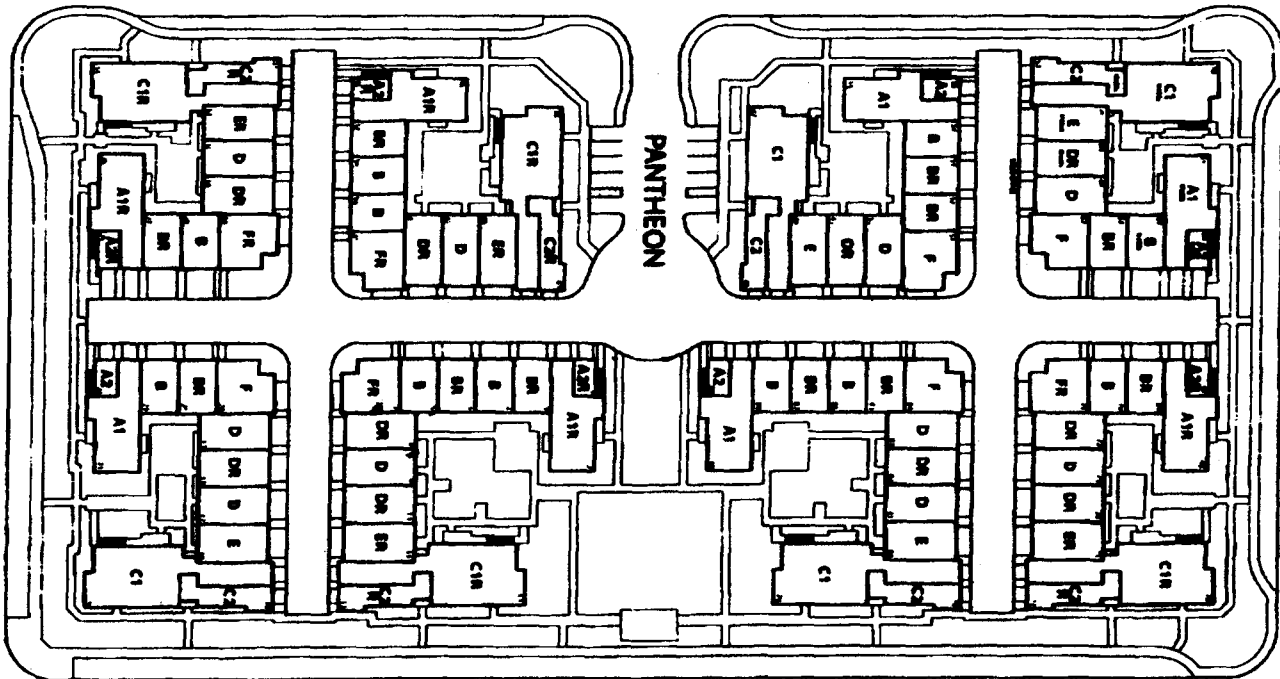




VINTAGE



LAMPLIGHTER

PANTHEON

LONG MEADOW

©The Inside Tract™

SPANISH LACE

CONCIERTO

REGAL

VINTAGE



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# Features

## The Grounds and Exteriors

- Designer-selected, long-lasting, fire-resistant concrete tile roofs
- Two-car garages with direct access into the home (per plan)
- Reduced maintenance six-panel fiberglass entry doors
- Concrete driveways and walkways
- Common area landscaping
- Architect-selected colors and accents
- Sectional roll-up insulated metal garage doors with automatic openers
- Energy efficient weather-stripping on all exterior doors
- Energy-saving insulation in all exterior walls and ceilings

## Spacious Interiors

- Striking ceramic tile entries
- Energy-saving, dual-glazed vinyl windows
- Claremont interior doors
- Plush wall-to-wall carpeting throughout the major living areas
- Central air conditioning
- Digital thermostat for heating and air conditioning
- Pre-wired outlets for telephone and cable television in the kitchens and all bedrooms
- Multi-media network outlets at family rooms
- Fireplaces at living rooms or family rooms (per plan)

## Innovative Gourmet Kitchens

- White appliances, including oven/range, microwave and dishwasher
- Nutmeg maple European-style cabinetry with concealed hinges
- Gleaming ceramic tile countertops
- Pantries with shelves
- Pressed steel, porcelain double sink with single-handed pull-out faucet
- Ice maker water line
- Recessed valves for icemaker and laundry connections

## Opulent Master Suites

- Spacious walk-in closets
- Compartmentalized master baths
- Dual sink pullman with handsome European-style cabinetry and cultured marble countertops
- Bath/shower enclosures
- Long-lasting china sinks in bathrooms

## Optional Refinements

- Universal design features (see your sales agent for details)
- Upgraded floor coverings
- Upgraded appliances
- Maple finish on stair railings
- Various maple or designer white finish on cabinets in the kitchen
- Stain-grade cabinets in the bathrooms
- Closet organizers
- Mirrored or Colonist wardrobe doors
- Additional recessed lighting, electrical, telephone, television and multi-media outlets
- Ceiling fans
- Recessed lighting packages
- Surface mount audio and video systems
- Ceramic tile, granite and Corian® countertop upgrades
- Hanging light fixture in dining rooms
- Security systems
- Garage cabinets
- Garage lighting
- Washer, dryer and refrigerator
- Tub enclosure in secondary baths
- Optional dens (per plan)
- Optional desks (per plan)

Professional Design Counselors are available to help you make the right selections as you personalize your home.

In an effort to develop a better product, William Lyon Homes, Inc. reserves the right to change elevations, specifications, materials, design and prices without notice or obligation. See Sales Counselor for details.

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In our continuing policy of research and improvement, William Lyon Homes reserves the right to change product, design specifications, materials, prices and terms without prior notice. Product type is subject to availability. Optional features may be included at additional cost subject to construction cut-off dates. All square footage is approximate. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Architectural elements such as window placement and porches may vary according to exterior elevation of the home. Some of these variances may also cause minor variations in square footage.

**Residence**  
1,068 sq. ft. **A1** One story • One bedroom • One and a half bathrooms • Living room  
Dining room • Master suite with walk-in closet • Media niche • Laundry room  
Direct-access one-car garage

**Residence**  
1,135 sq. ft. **A2** Upstairs • One bedroom • One and a half bathrooms • Living room  
Dining room • Master suite with walk-in closet • Media niche • Optional office/retreat  
Laundry room • One-car garage

**Residence**  
1,205 sq. ft. **B** Three story • Two bedrooms • Two bathrooms • Living room • Dining room  
Master suite with walk-in closet • Media niche • Optional office at bedroom two  
Laundry room • Direct-access two-car garage

**Residence**  
1,569 sq. ft. **C1** One story • Two bedrooms • Two bathrooms • Dining room • Formal living room with  
fireplace & media niche • Master suite with walk-in closet • Optional office at bedroom two  
Laundry room • Private patio • Direct-access two-car tandem garage

**Residence**  
1,537 sq. ft. **C2** Upstairs • Two bedrooms • Two bathrooms • Dining room • Living room with fireplace  
& media niche • Master suite with walk-in closet • Optional office at bedroom two  
Laundry room • Balcony • Outdoor deck • Direct-access two-car tandem garage

**Residence**  
1,526 sq. ft. **D** Three story • Two bedrooms • Three bathrooms • Lower level office • Dining room  
Living room with fireplace & media niche • Master suite with walk-in closet • Optional office  
at bedroom two • Laundry room • Direct-access two-car garage

**Residence**  
1,552 sq. ft. **E** Two story • Three bedrooms • Three bathrooms • Dining room • Living room with  
fireplace & media niche • Master suite with walk-in closet • Optional office at bedroom two  
Optional office at bedroom three • Laundry room • Direct-access two-car garage

**Residence**  
1,635 sq. ft. **F** Three story • Three bedrooms • Three bathrooms • Dining room • Living room with  
fireplace & media niche • Master suite with walk-in closet • Optional office at bedroom two  
Optional office at bedroom three • Laundry room • Direct-access two-car garage

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TO RELAX.

TO HIDE AWAY.

TO HOLD COURT.

It is a timeless way of life where people enjoy the perfect balance of togetherness and privacy. And it is all yours within Lombard Court. Come discover the grand return of California courtyard living.

Lombard Court is found at the heart of Woodbury in East Irvine. A dramatic collection of Spanish and formal Italian architectural styles, the two- and three-story townhomes and condominiums range from approximately 1,068 to 1,635 square feet with up to three bedrooms and three bathrooms. Each residence opens onto a spacious central courtyard of shade trees and relaxing benches, like an inner sanctuary where different generations freely mingle. An outdoor fireplace keeps friendships warm. Barbecues are the places where neighbors become family.

Within the grand, yet intimate scale of Woodbury are all the elements of a true village. Homes, parks, schools and shopping all surround The Commons, a 30-acre park that defines the very spirit of the place. The Jeffrey Open Space Corridor will connect the southern and northern open spaces, creating a landscaped passageway to miles of trails and destinations of natural beauty. Conveniently close to Irvine Spectrum, and freeways and toll roads, Lombard Court is served by the acclaimed Irvine Unified School District.

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## FACT SHEET

### **THE NEIGHBORHOOD:**

Lombard Court will consist of 150 attached 1, 2 & 3 story condominiums with 1 to 3 bedrooms located within the highly desirable village of Woodbury in the city of Irvine.

### **THE ARCHITECTURE:**

Italian, Spanish and Monterey themes that appeal to an array of lifestyles.

### **THE HOMES:**

William Lyon Homes will be offering eight unique floor plans ranging in size from approximately 1,068 sq. ft. to 1,635 sq. ft. and consist of 1 to 3 bedrooms, 1 ½ to 3 baths and 1 & 2 car garages.

### **THE COMMUNITY BENEFITS:**

A sense of belonging will define life at Lombard Court, a new collection of classic California townhomes and condominiums. Just beyond, the joys of walking can be rediscovered as sidewalks connect to parks, schools and marketplaces. Lombard Court will lie within Woodbury, the new highly anticipated village of East Irvine.

### **THE SCHOOL**

Northwood Elementary  
28 Carson  
Irvine, CA 92620

Irvine High School  
4321 Walnut Avenue  
Irvine, CA 92604

Sierra Vista Middle School  
2 Liberty  
Irvine, CA 92620

*Note: All schools listed are interim  
school assignments only!*

### **EFFECTIVE TAX RATE & HOMEOWNER ASSOCIATION:**

The anticipated total effective tax rate is approximately 1.8%, which are inclusive of all Community Facilities District (CFD) & (Mello Roos) rates.

Phase one estimated monthly Homeowners Association Dues are \$201.00 for the Lombard Court Sub-Association. In addition the village of Woodbury Master Association budget is estimated at \$125.00. Total monthly association costs at build-out estimated at \$294.00.

*The village of Lombard Court is a development by the Irvine Community Development Company, a subsidiary of The Irvine Company. Lombard Park is a trademark of The Irvine Company.*

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