

The Promontory

at Santa Fe Summit

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AT SANTA FE SUMMIT

5036 Wellworth Point, San Diego, California 92130, (619) 549-5240

PLAN 1A/B

Four bedrooms, four baths
Den optional fifth bedroom

From \$550,900
None Currently Available

Approximately 3157 square feet

PLAN 2

Four bedrooms, four & one-half baths
Bonus Room or optional fifth bedroom
Approximately 3438 square feet

From \$695,900
1 Available

PLAN 3

Four bedrooms, Master Suite Retreat
Four & one-half baths
Bonus Room or optional fifth bedroom
Approximately 3728 square feet

From \$619,900
1 Available

PLAN 4

Four bedrooms, Master Suite Retreat & Library
Four & one-half baths
Bonus Room or optional fifth bedroom
Approximately 4015 square feet

From \$637,900
None Currently Available

* All plans have three car garages

Prices, terms and availability are subject to change without notice.

Please hold children by the hand while viewing the models.

We thank you for not eating or smoking in the models.

(Prices effective November 3, 1998)

* Sales Representatives *

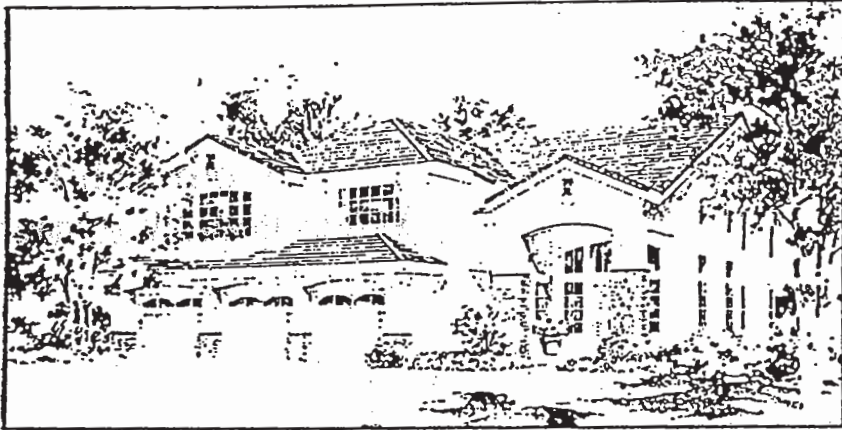
Lisa Martin & Kelly Skemp

Pardee Homes®



The Promontory Exteriors

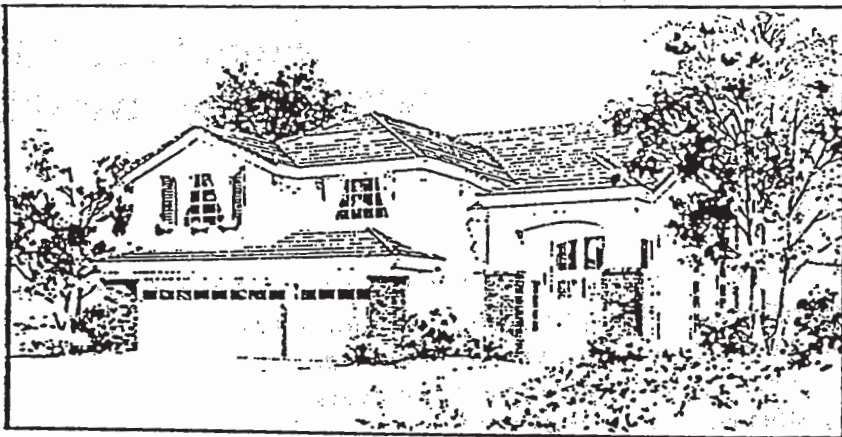
Plan Four



Plan 4AR



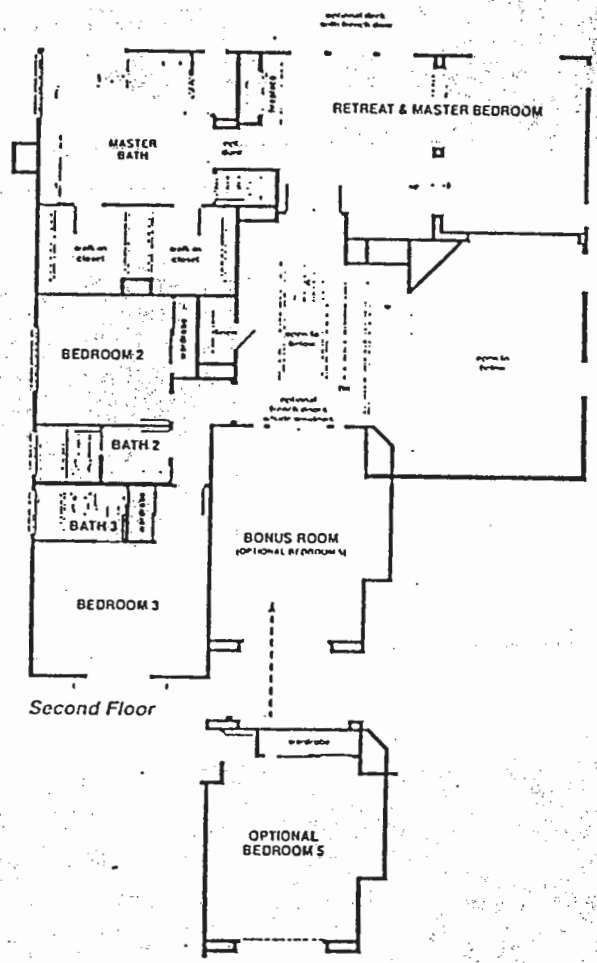
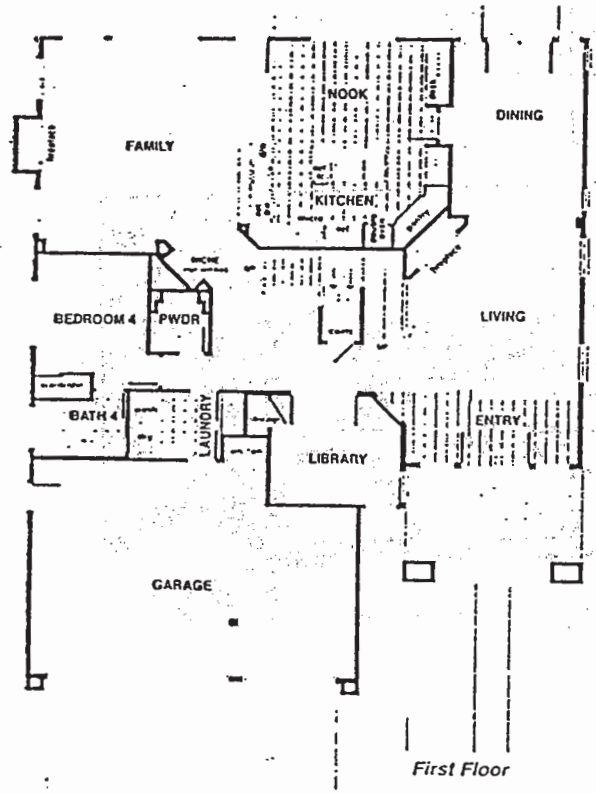
Plan 4B



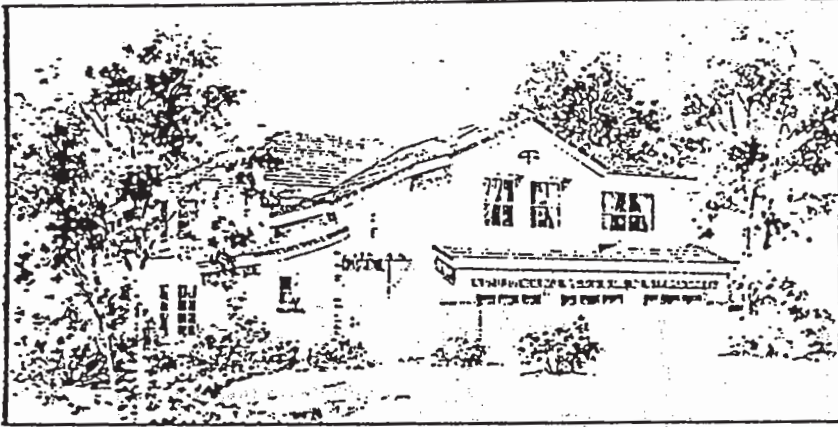
Plan 4CR model

The Promontory Plan Four

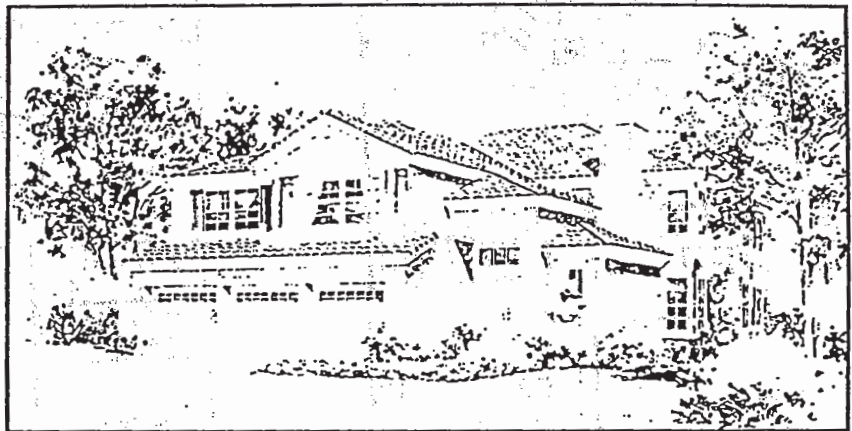
Model: Plan Four CR
Four Bedrooms, Library, Master Suite & Retreat, Bonus Room, Four & One-half Baths
Approximately 4,015 Square Feet
(Available with five bedrooms)



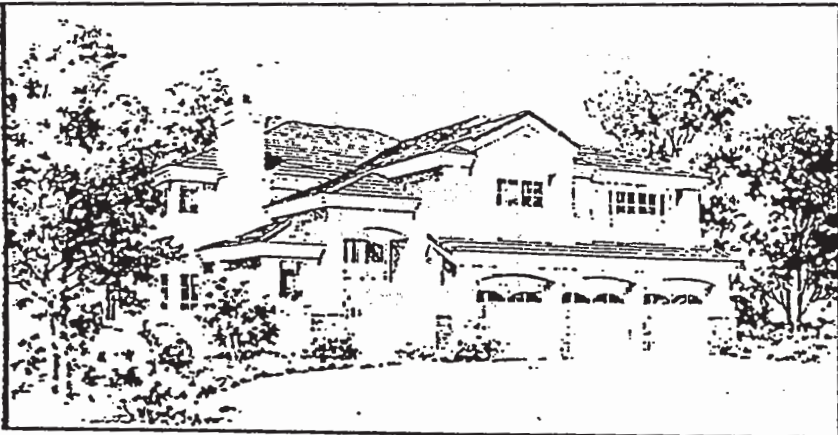
Plan Three



Plan 3A



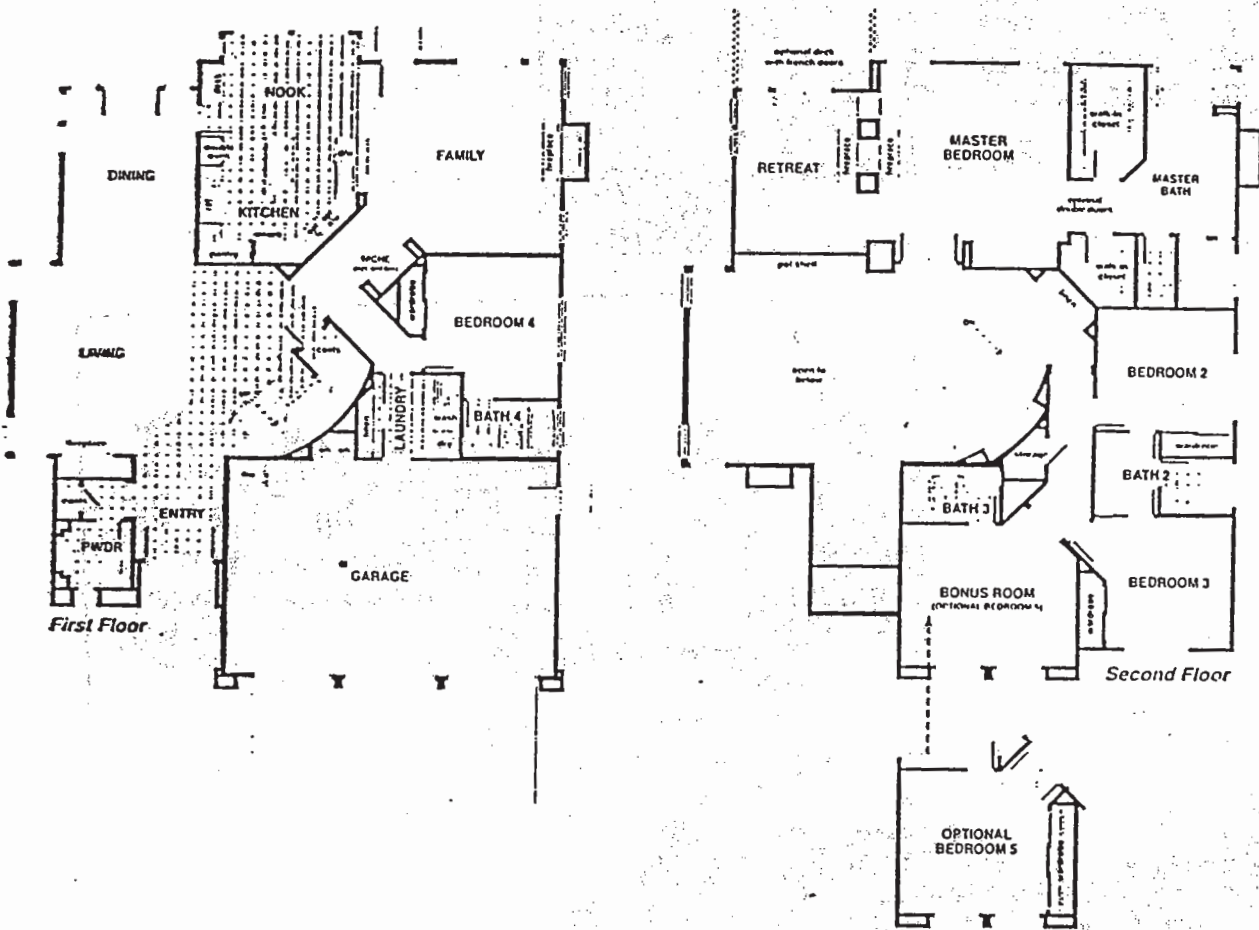
Plan 3BR



Plan 3C

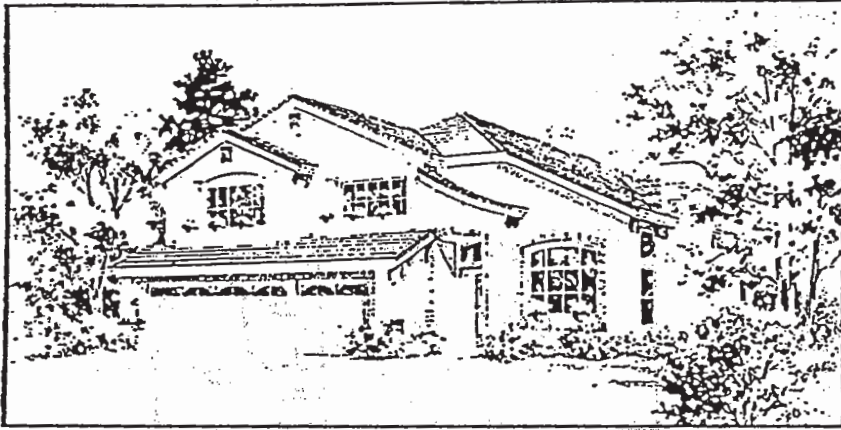
The Promontory Plan Three

Plan Three A (not modeled)
Four Bedrooms, Master Suite & Retreat, Bonus Room, Four & One-half Baths
Approximately 3,728 Square Feet
(Available with five bedrooms)

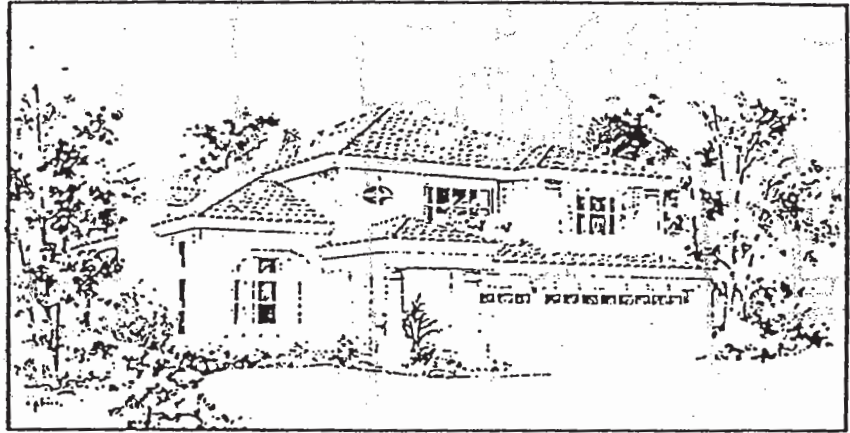


The Promontory Extensions

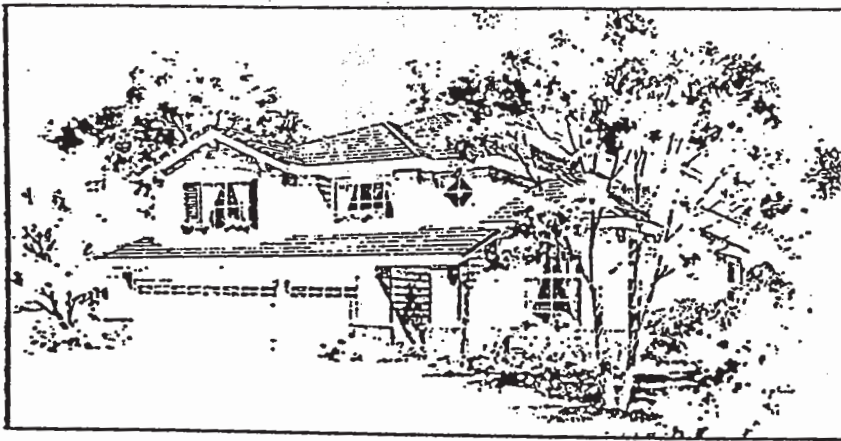
Plan Two



Plan 2AR



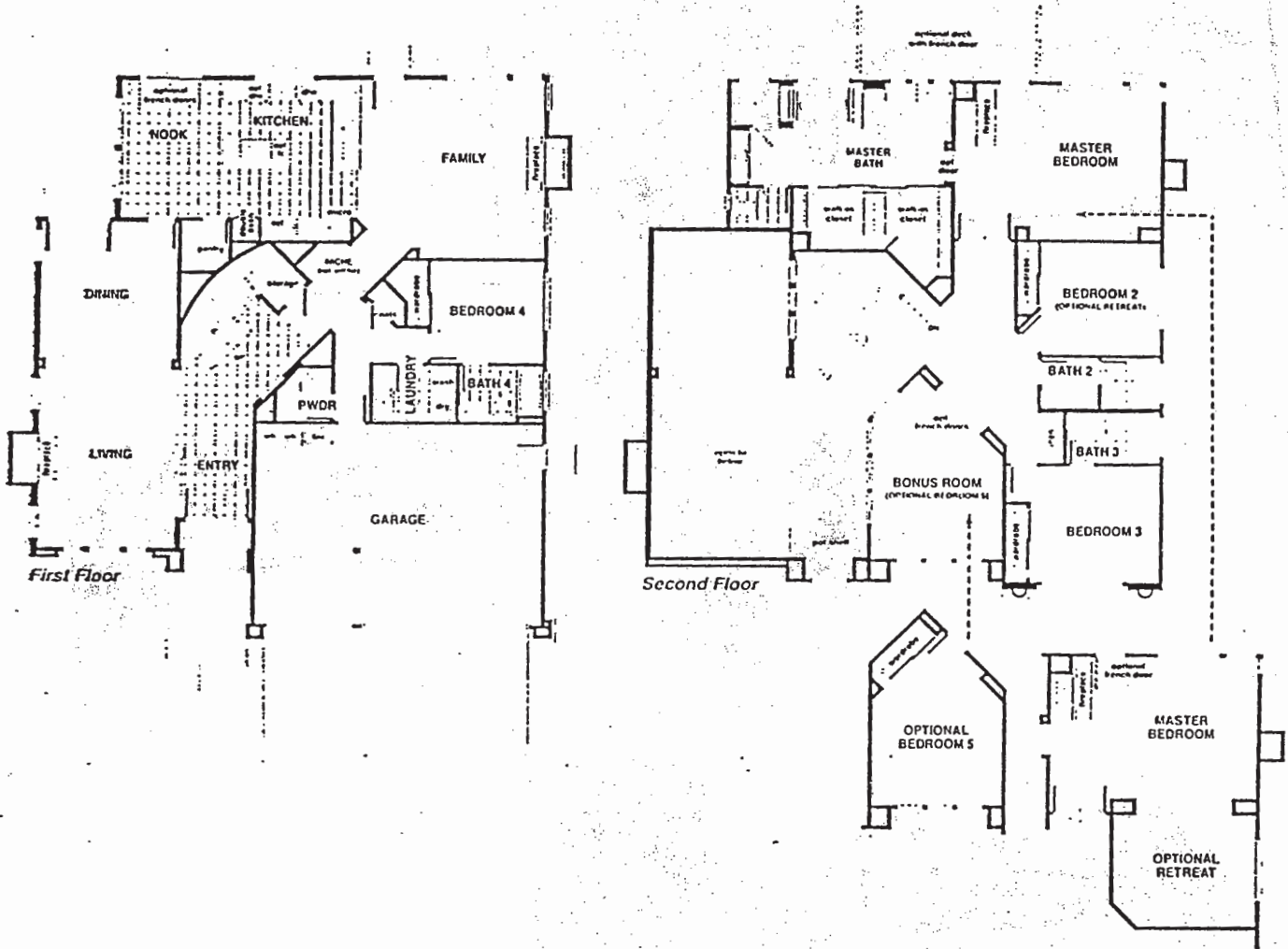
Plan 2B model



Plan 2CR

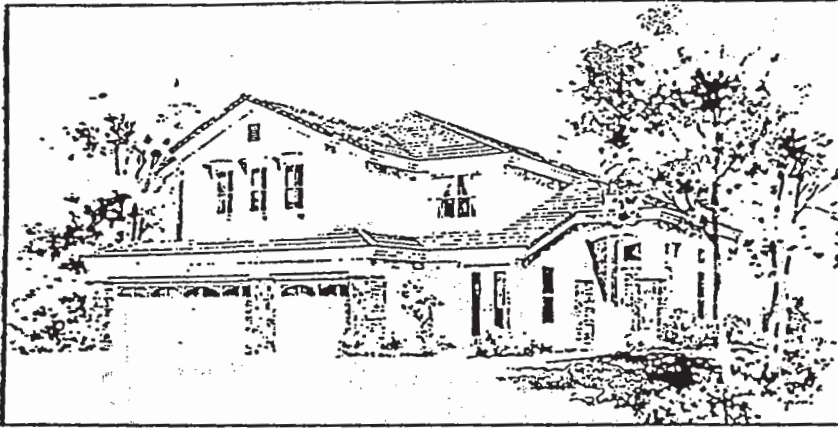
The Promontory Plan Two

Model: Plan Two B
Four Bedrooms, Bonus Room, Four & One-half Baths
Approximately 3,438 Square Feet
(Available with five bedrooms)

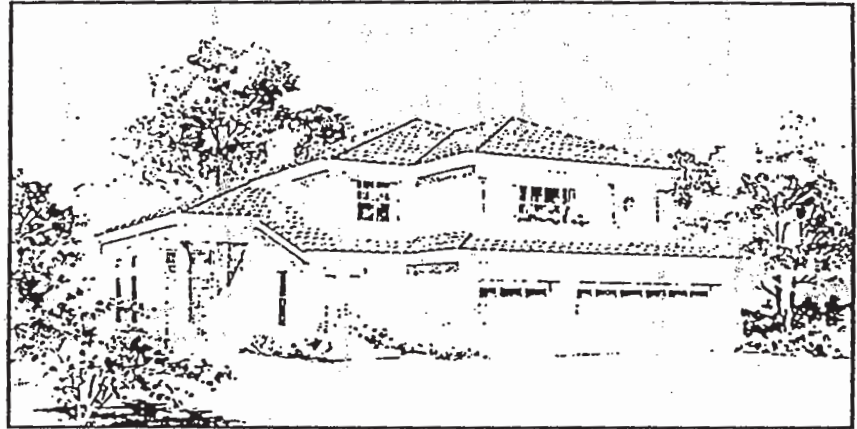


The Promontory Exteriors

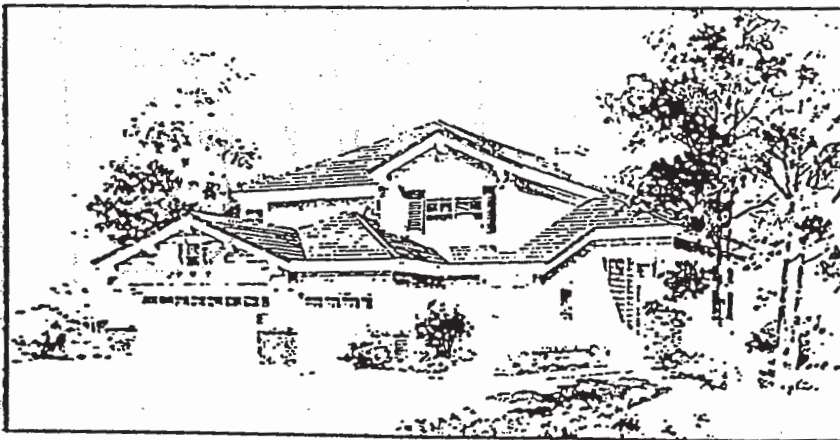
Plan One



Plan IAR model



Plan IB



Plan ICR

Features and Options

THE REFINED SECONDARY BEDROOM AND BATH

- Large wardrobe closet
- Mirrored wardrobe doors
- Hand-set four-inch ceramic tile vanity top
- Tub/shower with tile surrounds, decorator selected hardware and custom white matte cabinets

THE NOTABLE ENERGY SAVERS

- Full insulation of exterior walls and ceilings
- Weatherstripping on exterior doors
- High-efficiency hot water heaters with hot water-saver device
- Set-back thermostats
- Glass fireplace doors
- Dual-pane windows

THE INTERIOR ALTERNATIVES

(Available at additional cost and subject to construction cutoff dates)

- Upgraded carpet and pad
- Upgraded hard surface flooring
- Air conditioning
- Security system
- Video entry security system
- Intercom
- Central vacuum
- Brick fireplace in choice of colors in Family Room
- Butler's pantry or wet bar with ceramic tile counter top — Plan 1
- Wet bar with ceramic tile counter top — Plans 2, 3, & 4
- Wet bar or butler's pantry counter top in choice of Corian® or granite in designer selected colors
- State-of-the-art home theatre and/or music system including Pioneer® television, laser disc player, receiver and built-in Klipsch® speakers (as displayed in models)
- Home office package including dedicated telephone line and outlet for FAX/computer modem in Den — Plan 1, Bonus Room — Plans 2, 3 & 4, Library — Plan 4
- Single-lite French doors in certain locations
- Recessed and/or track lighting in various locations
- Ceiling fans with or without light kit
- Tub enclosures for secondary bathrooms with choice of clear or obscure glass

THE KITCHEN POSSIBILITIES

(Available at additional cost and subject to construction cutoff dates)

- Granite, Corian®, Porcelain tile or ceramic tile with accent liners on Kitchen counter top in selected colors and choice of two backsplash heights (as shown in models)
- General Electric® Monogram trash compactor with cabinet panel
- General Electric® washer and dryer
- Second General Electric® Monogram dishwasher with cabinet panel
- Raised-panel cabinetry in choice of semi-gloss white lacquer, fruitwood maple or Bordeaux maple finishes
- Glass front inserts for upper Kitchen cabinetry
- Instant hot water dispenser at Kitchen sink
- Recycling center cabinet

THE MASTER BEDROOM SUITE SELECTIONS

(Available at additional cost and subject to construction cutoff dates)

- Granite, marble, Porcelain tile or ceramic tile with accent liners in the Master Bath, in selected colors (as shown in models)
- Master Bath with cabinetry in choice of semi-gloss white lacquer, fruitwood maple or Bordeaux maple finishes
- Price Pfister® hand-held shower in Master Bath tub
- Door between Master Bedroom and Master Bath
- Master Bedroom deck with French doors at selected lots — see plans

IMPORTANT NOTES

Certain models have carpet and tile (not included in the sales price). Our sales price includes carpet and hard surface flooring costs in those areas specifically listed above on the floor plans. Our models have been professionally decorated in order to give you ideas as to how your home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom cupboards and lighting, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorative items and are not included in the sales price. Some options may not be available after construction cutoff dates or only at additional cost.

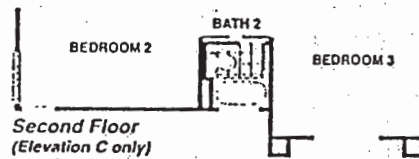
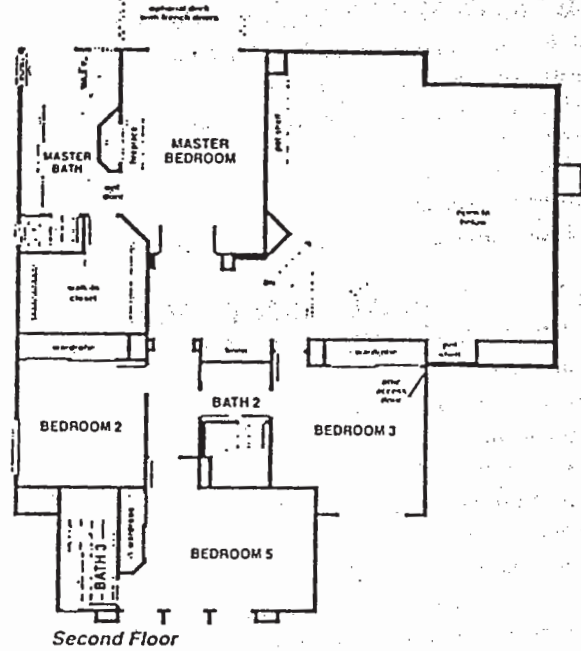
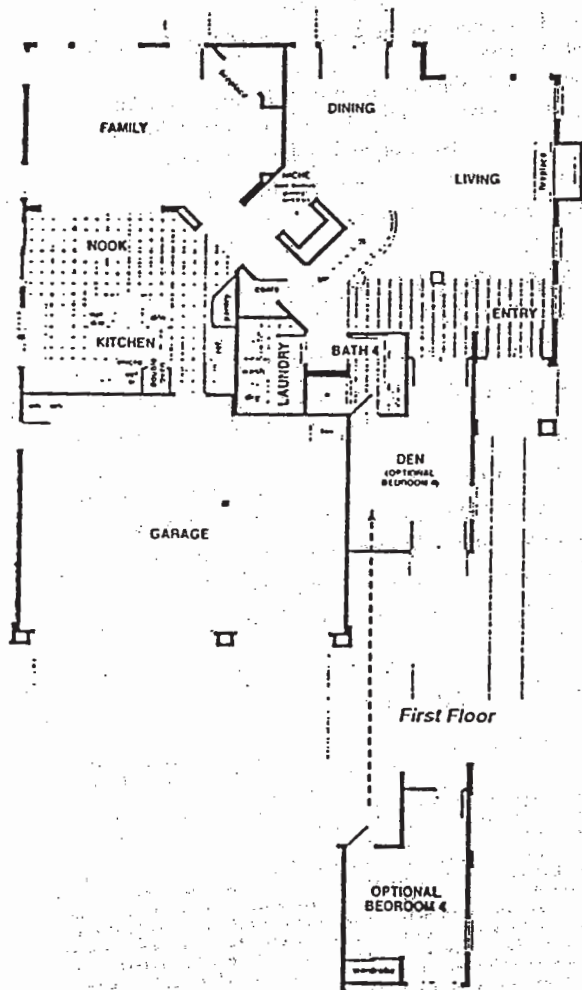
The items listed herein, with the exception of the optional features, shown on the floor plans, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pulte homes. We reserve the right to substitute materials, finishes and to make substitutions of color. Certain items included in our homes are warranted by the individual manufacturers and/or suppliers. Booklets containing copies of these warranties are available for inspection upon request, in our sales office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the builder.

Prices, terms, and specifications are subject to change without notice. Prices do not include optional items.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, finishes, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conception. (November, 1993)

The Promontory Plan One

Model: Plan One AR
Four Bedrooms, Den, Four Baths
Approximately 3,157 Square Feet
(Available with four or five bedrooms from 2,901 to 3,157 square feet)



The Promontory Features

THE IMPRESSIVE EXTERIOR

- Traditional architecture — some exteriors accented with stone or brick and sculptured concrete with pre-cast columns
- Classic porticos at entrance
- Carved oak entry doors — some plans with double doors
- Decorative Schlage® brass front door hardware
- Elegant white wood-frame windows at front elevations
- Architecturally specified exterior color palette
- Blended fireproof concrete roof tiles
- 3-car garage with wood sectional roll-up garage doors and garage door opener with three controls
- Concrete walks and driveways
- Weatherproof exterior electrical outlets
- Barbecue gas outlet
- Side and rear yard fencing

THE DISTINCTIVE INTERIOR

- Formal entry with choice of ceramic tile or wood plank flooring
- Plush carpeting over upgraded pad in choice of designer colors (see floor plans for specific areas)
- Wood-burning fireplaces with gas log-lighter valve and glass doors, featuring elegant marble face and hearth in Living Room, and ceramic tile face and hearth in the Family Room and Master Bedroom — all in choice of selected colors
- Hand-troweled ceiling treatments and custom radius wall corners
- Dramatic volume ceilings and elegant interior architectural details
- Distinctive lighting fixtures and architecturally specified recessed lighting
- Decorative and sturdy Titan interior door hardware
- French doors and sliding tempered-glass doors (per plan) to private outside areas
- Raised-panel interior passage doors
- Elegant custom-detailed staircase with maple handrail
- Powder Room with traditional pedestal lavatory
- Separate interior Laundry Room with Corian® counter top, sink and white matte cabinetry
- Linen cabinetry in choice of three finishes to match kitchen selection; walk-in closet — Plan 4
- Electronic thermostat for controlled forced-air heating
- Prepped for air conditioning

- Prewired for ceiling fan — Family Room, Master Bedroom and Bonus Room
- Prewired for vacuum, security intercom system, and multiroom music system
- Cable TV and telephone jacks in all bedrooms and Kitchen
- Smoke detectors with warning buzzers
- 220V and gas service for clothes dryer
- Dimmer light switch in Dining Room

THE GOURMET KITCHEN

- Hand-set six-inch ceramic tile counter tops
- Custom cabinetry in choice of two maple stain colors or high-gloss white finish
- Kohler® cast-iron sink with white gourmet pull-out spray faucet
- Quality wood or ceramic tile flooring in choice of designer colors
- General Electric® Monogram appliances (including built-in refrigerator) with wood panels to match Kitchen cabinet finish on refrigerator and dishwasher
- Cooking island with cooktop including downdraft venting — Plans 2, 3, and 4
- Spacious storage pantries; walk-in pantry — Plan 2
- Recessed ceiling lighting and under-cabinet task lighting

THE ELEGANT MASTER BEDROOM SUITE

- Spacious Master Bedroom Suite designed to include private sitting and dressing areas, and walk-in closets with vinyl coated wire shelving
- Wood-burning fireplace with gas log-lighter valve and glass doors, featuring ceramic tile face and hearth (per plan); double-sided fireplace between retreat and bedroom — Plan 3

THE SOPHISTICATED MASTER BATH

- Lustrous hand-set ceramic tile
- Decorative polished brass plumbing hardware
- Compartmentalized Master Bath — some plans with his and her vanity areas
- Custom maple cabinets with choice of two stain colors or high-gloss white finish
- Jacuzzi® oval soaking tub with jets
- Walk-in shower with ceramic tile surrounds and clear safety enclosure

(continued on back)