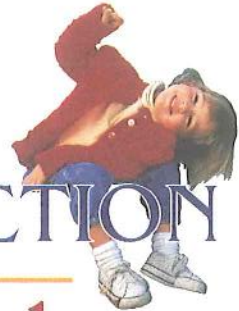


the
GREYSTONE COLLECTION

at

Valencia NorthPark



Hi. I'm Hamilton, Julian's buddy and dog. You couldn't have stopped by at a better time. I'm expecting Julian home from school any minute now. Maybe today McKinzie and Kelsey will come over and play with us, they're Julian's second best friends. We have so much fun together in our Greystone neighborhood, I think Greystone really understands kids, because our new home has so much space to run and play, and Julian has his own room, where I like to sleep too.



Every Saturday, we go to the park where Julian can climb on the jungle gym stuff and I can romp with some of my canine friends (like Molly, she's a really cute Dalmatian). And when we come home, mom and dad always have something good for us to eat. Between you and me, I think our Greystone kitchen has made them better cooks.

There is so much to tell you about the Greystone Collection at Valencia NorthPark. If you take a look around at the homes Greystone is building and listen to the laughter and memories being made, I think you'll agree happiness can be found here. And you can quote me, Hamilton, Julian's buddy and dog, "We're one big happy family at the Greystone Collection at Valencia NorthPark. This is a very special place."



Kelsey's Home

Plan One



1A



1B



1C



Plan One

4 Bedrooms

2 1/2 Bathrooms

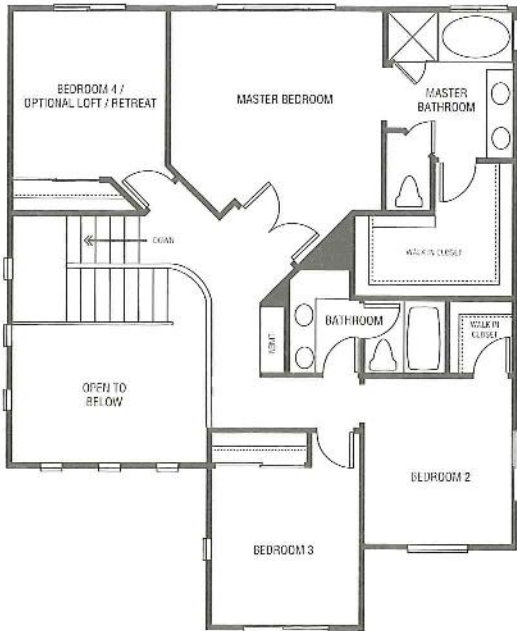
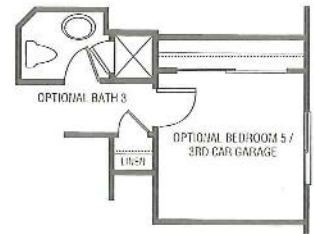
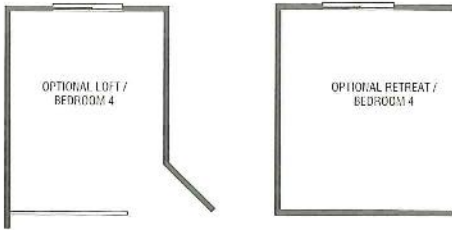
Optional Loft

Optional Retreat

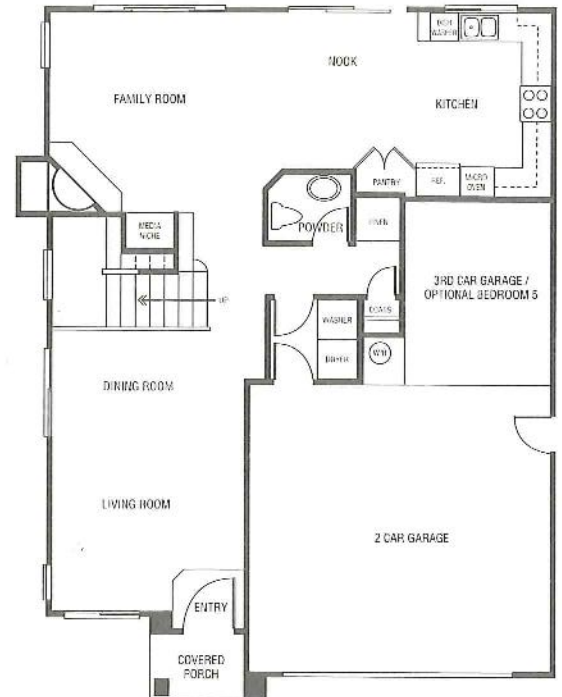
Optional 5th Bedroom and Bath

2 Car Garage

2,068 Square Feet



Second Floor



First Floor

McKinzie's Home

Plan Two



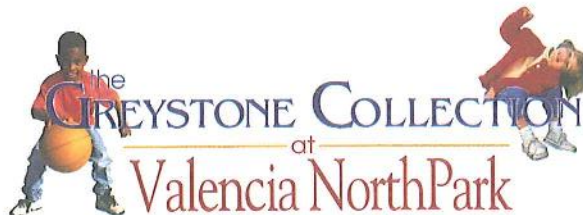
2A



2B

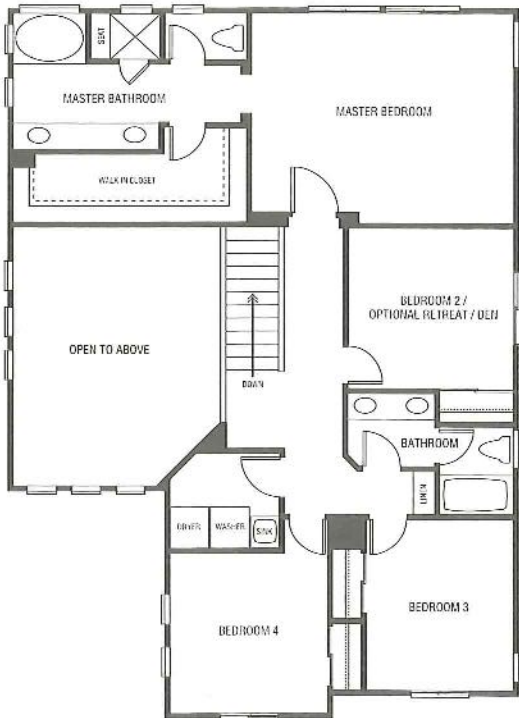
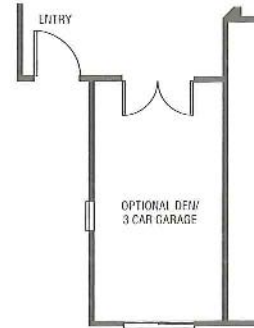
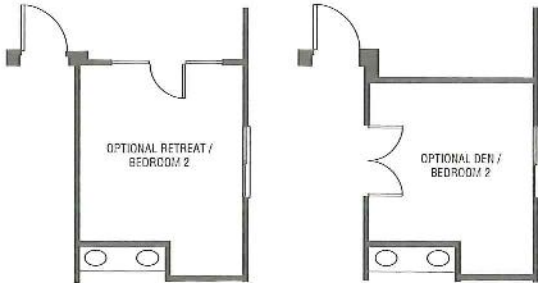


2C



Plan Two

4 Bedrooms
2 1/2 Bathrooms
Optional Retreat
Optional Den
3 Car Garage
2,280 Square Feet



Second Floor



First Floor



Julian's Home

Plan Three

Reversed



3A



3B



3C



Plan Three

Reversed

5 Bedrooms

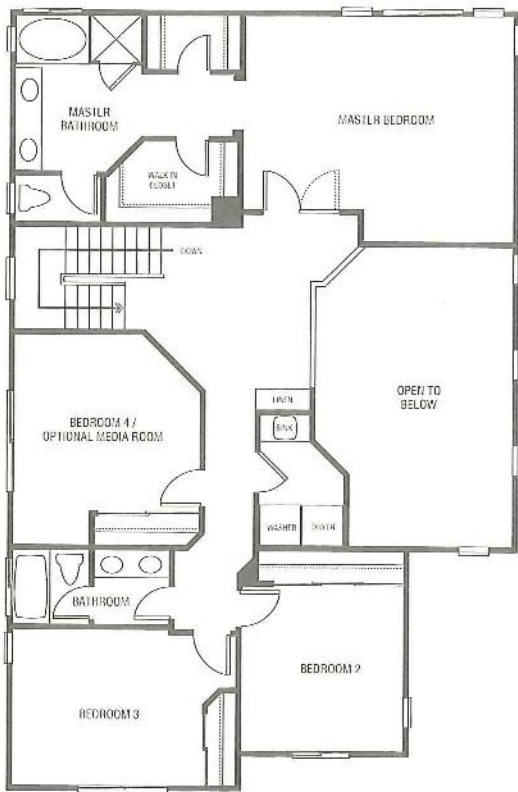
3 Bathrooms

Optional Media Room

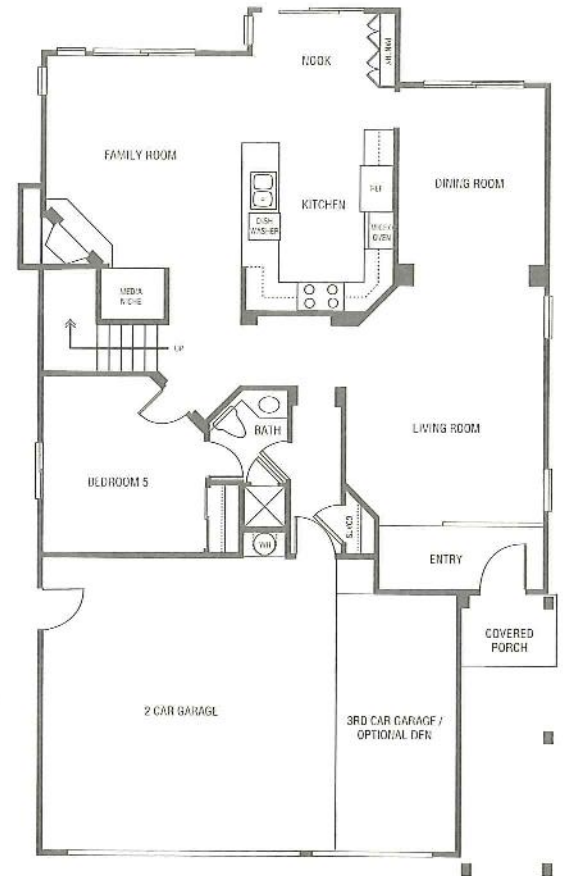
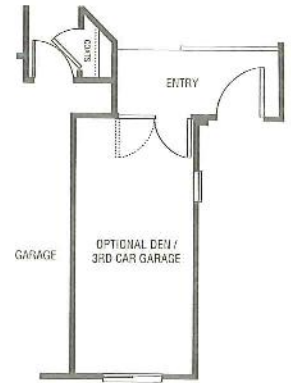
Optional Den

3 Car Garage

2,590 Square Feet



Second Floor



First Floor

Custom Appointments

Pride of Ownership

Fiberglass entry doors with antique brass hardware
Sectional roll-up garage doors with windows and opener for double door
Complete side and rear yard fencing for privacy
Color blended fire resistant tile roof

Well-appointed Interiors

Dramatic volume ceilings in selected areas
Custom radius wall corners
Pre-wired for security system
Spacious family room
Gourmet kitchen open to spacious family room
Pre-wired for ceiling fan in family room
Formal dining area
Raised panel interior doors with solid brass hardware
Custom recessed lighting
High efficiency central air-conditioning and forced-air heating with night set-back thermostat for energy savings
Sliding glass door to rear yard (Plans 1 and 3)
Light texture on walls and ceilings
Ceramic tile entry flooring
Elegant wall to wall carpeting
Impressive stone faced wood-burning fireplace with energy efficient gas log lighter and glass doors in family room
Pre-wired for cable television and telephone in all bedrooms, cable in family room and telephone in kitchen
Pre-wired for additional garage door opener

Family Kitchens

Hand-set ceramic tile counter top (with optional solid surface)
Furniture finish custom crafted natural oak cabinetry with recessed hinges
Custom recessed lighting
Upgraded white-on-white appliance package including: built-in 30" electric self-cleaning microwave/oven
36" five burner gas cooktop with sealed burners
quiet wash/power clean 6-cycle dishwasher
Spacious storage pantry
Compartmental sink with heavy duty waste control
European style single-lever-pull-out kitchen faucet
Refrigerator area plumbed for ice maker
Under cabinet recessed lighting

Luxurious Master Bedroom Suites and Bathrooms

Custom-crafted natural oak cabinetry with hand-set ceramic tile counter top
Dual china bowls
Separate shower stall with hand-set ceramic tile surrounds up to seven feet
Luxurious oval soaking tub with ceramic tile surround
Compartmental water closet with water saving toilet
Generous walk-in closet
Decorator-selected vanity lighting
Pre-wired for ceiling fan

Secondary Bathrooms

Matte-finished white cultured marble pullman with china bowls and chrome fixtures
Tub with ceramic tile surrounds
Decorator bar lighting

Bonus Appointments

Interior laundry room with cabinetry and laundry sink in Plans 2 and 3
Smoke detectors throughout
Squeak resistant upper floor levels
Wood window sills

Energy Efficient Features

Dual glazed windows
Energy efficient water heater with automatic pilotless ignition
Water saving toilets
Weather stripping on all exterior doors
Economical gas forced-air heating with pilotless ignition
Gas hook-up in laundry room
R-13 wall insulation; R-30 attic insulation

Custom Enhancements

The Greystone Collection at Valencia NorthPark offers a wide variety of custom enhancements to allow your home to be tailored to meet your unique lifestyle.

Valencia NorthPark™




Valencia
Home To The American Family®



the
GREYSTONE COLLECTION
at
Valencia NorthPark



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Valencia, California 91354

(805) 296-4292 FAX (805) 296-5492




BUILDING UPON TRADITION

**GREYSTONE
HOMES**

the
GREYSTONE COLLECTION
at
Valencia NorthPark


Kelsey's Home
Plan One



4 Bedrooms
2 1/2 Bathrooms
Optional Loft
Optional Retreat
Optional Fifth Bedroom and Bath
3 Car Garage
2,068 Square Feet

Priced From \$ **239,990**


McKinzie's Home
Plan Two



4 Bedrooms
2 1/2 Bathrooms
Optional Retreat
Optional Den
3 Car Garage
2,280 Square Feet

Priced From \$ **253,990**

Julian's Home
Plan Three
Reversed



5 Bedrooms
3 Bathrooms
Optional Media Room
Optional Den
3 Car Garage
2,590 Square Feet

Priced From \$ **271,990**