

HARTFORD

*At Valencia NorthPark*

*By Richmond American Homes*



HARTFORD  
28313 Granite Court  
Valencia, California 91354,  
(805) 263-0318

### Price List

#### PLAN ONE

Personalized Floor Planning Including:

4 to 5 Bedrooms

2 1/2 Baths

Loft

Optional Office

3 Car Garage

Approximately 2,297 to 2,439 Square Feet

From \$ 300,990

#### PLAN TWO

Personalized Floor Planning Including:

3 to 5 Bedrooms

3 Baths

Loft

Den

Optional Office

3 Car Garage

Approximately 2,386 to 2,565 Square Feet

From \$ 310,990

#### PLAN THREE

Personalized Floor Planning Including:

3 to 6 Bedrooms

3 to 4 Baths

Super Family Room

Bonus Room

Optional Den

Optional Loft

Optional Bedroom Suite with Bath

Optional Office

3 Car Garage

Approximately 2,589 to 2,732 Square Feet

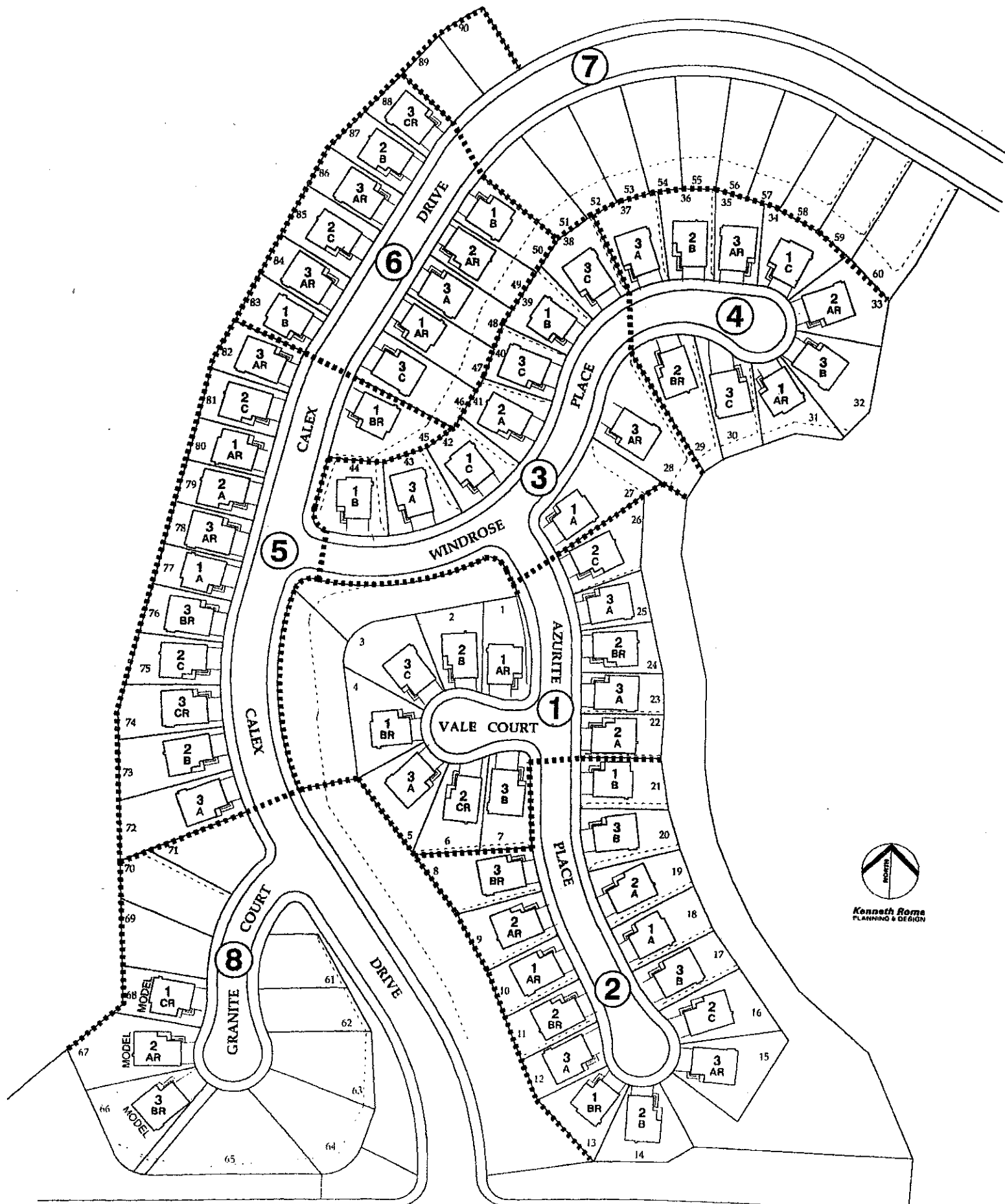
From \$ 321,990

In order to save everyone the inconvenience of a pre-release campout for sales phase releases, a priority list will be established based upon the date on our "Guest Information" card you filled out upon your visit to our sales center. Richmond American Homes will make every effort possible to notify guest registrants of phase releases but cannot be held responsible. It is the responsibility of prospective buyers to check with the sales office for actual phase release dates. Please ask sales representative for details.

#### Pricing Effective 6/13/98

In our continuing effort to improve our product, Richmond American reserves the right to make changes or modifications to maps, plan specifications, materials, features and colors. Prices are subject to change and availability. Optional features may be included at additional cost and are subject to construction cutoff dates. All maps, plans landscaping and elevation renderings are artist's conceptions and are not to scale. All square footages are approximate. Fencing and walls vary according to size and location of lots.

*Your Vision, Our Experience... Coming Home Together.*



Kenneth Roma  
PLANNING & DESIGN

TRACT 46389-10  
**HARTFORD**  
VALENCIA NORTHPARK

**PHASING PLAN**  
**RICHMOND AMERICAN HOMES**  
OCTOBER 29, 1997  
Revised; MAY 6, 1998

# Plan 1

Personalized  
Floor Planning  
Including:

4 to 5 Bedrooms

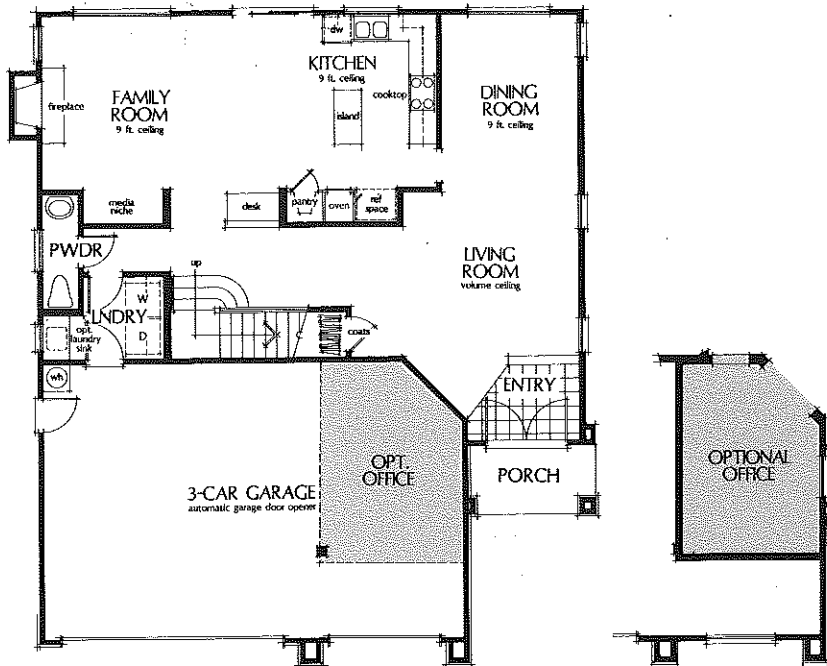
2 1/2 Baths

Loft

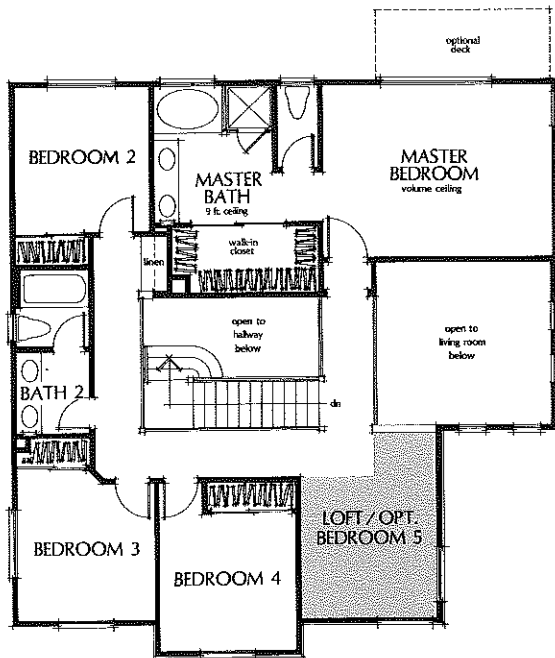
Optional Office

3-Car Garage

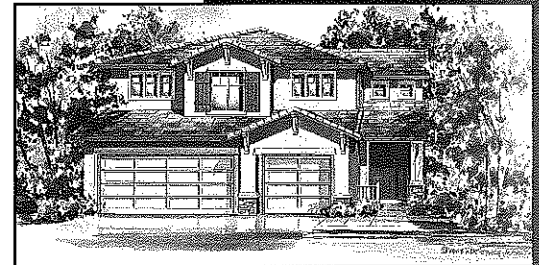
Approximately 2,297  
to 2,439 Square Feet



FIRST FLOOR



SECOND FLOOR



1AR



1BR  
With Optional Office



1CR

# Plan 2

Personalized  
Floor Planning  
Including:

3 to 5 Bedrooms

3 Baths

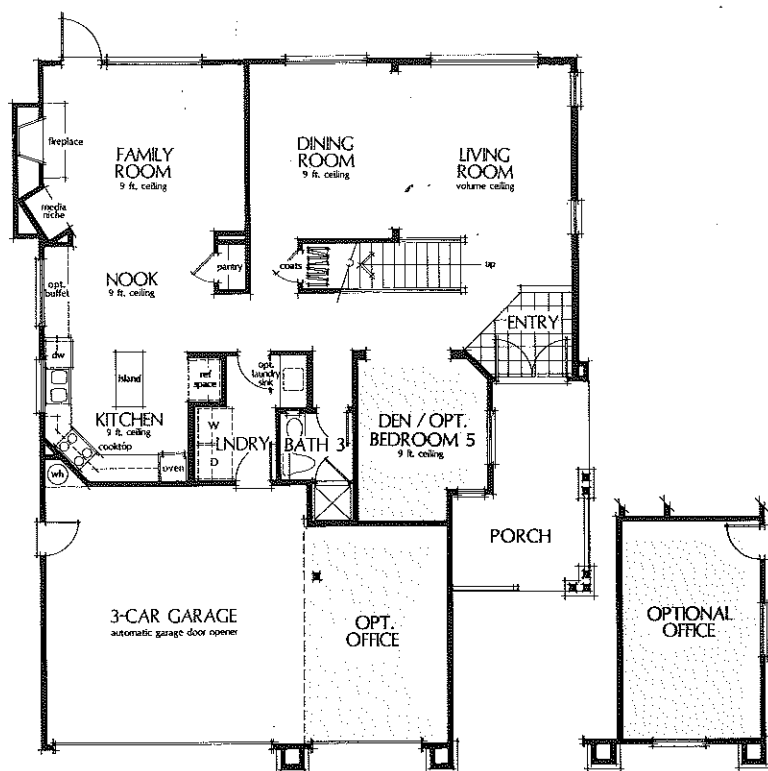
Loft

Den

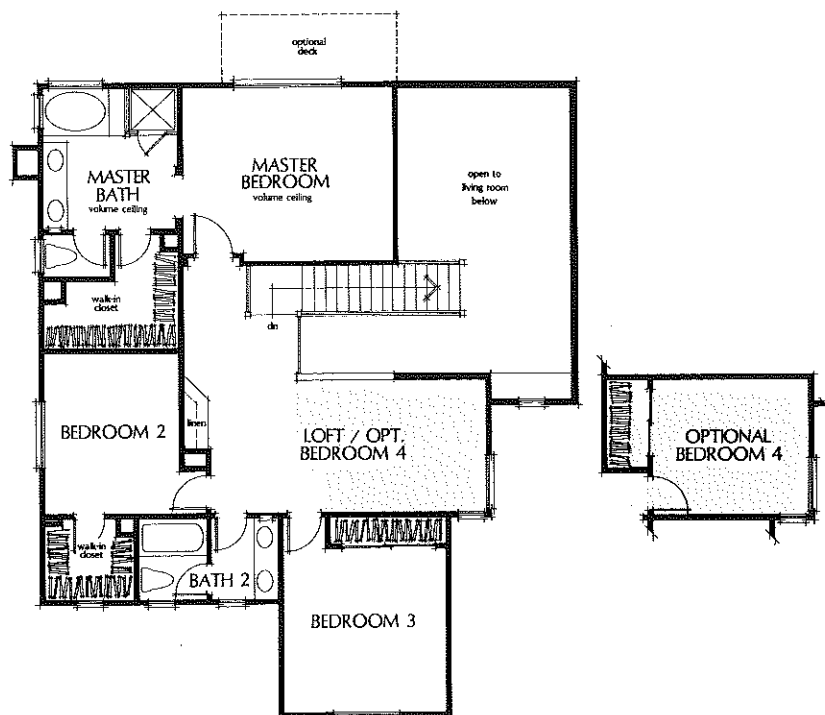
Optional Office

3-Car Garage

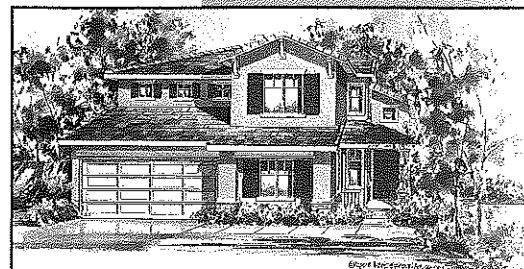
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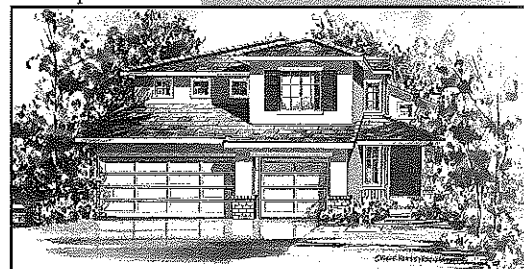
FIRST FLOOR



SECOND FLOOR



2AR  
With Optional Office



2BR

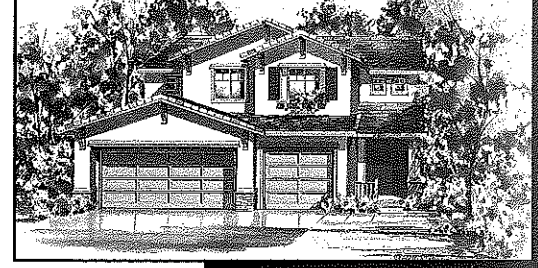
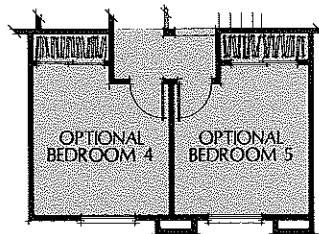
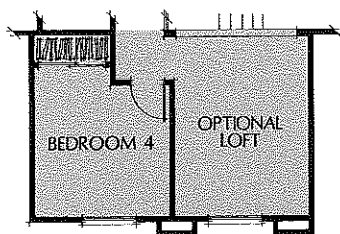
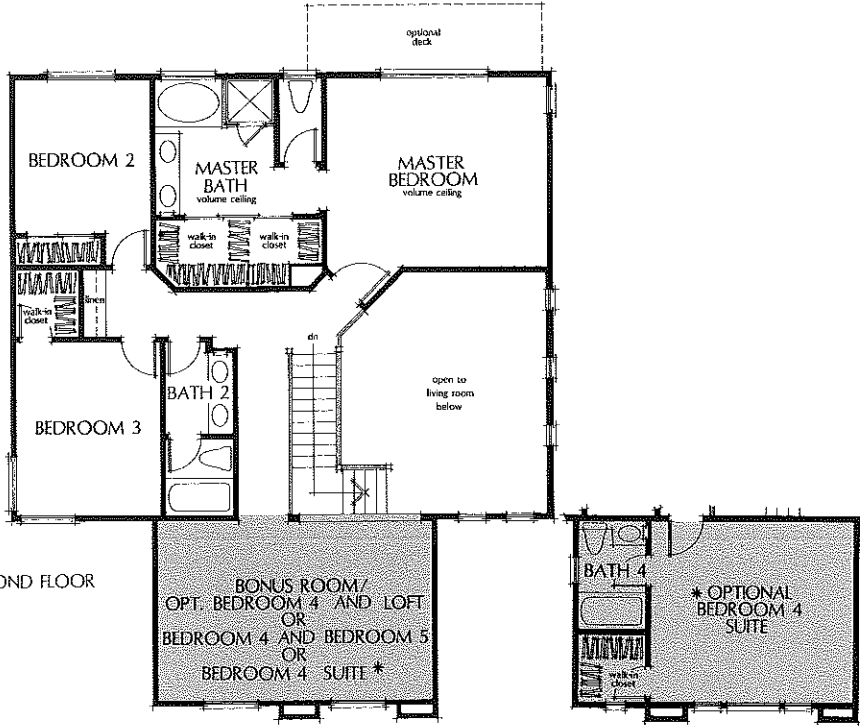
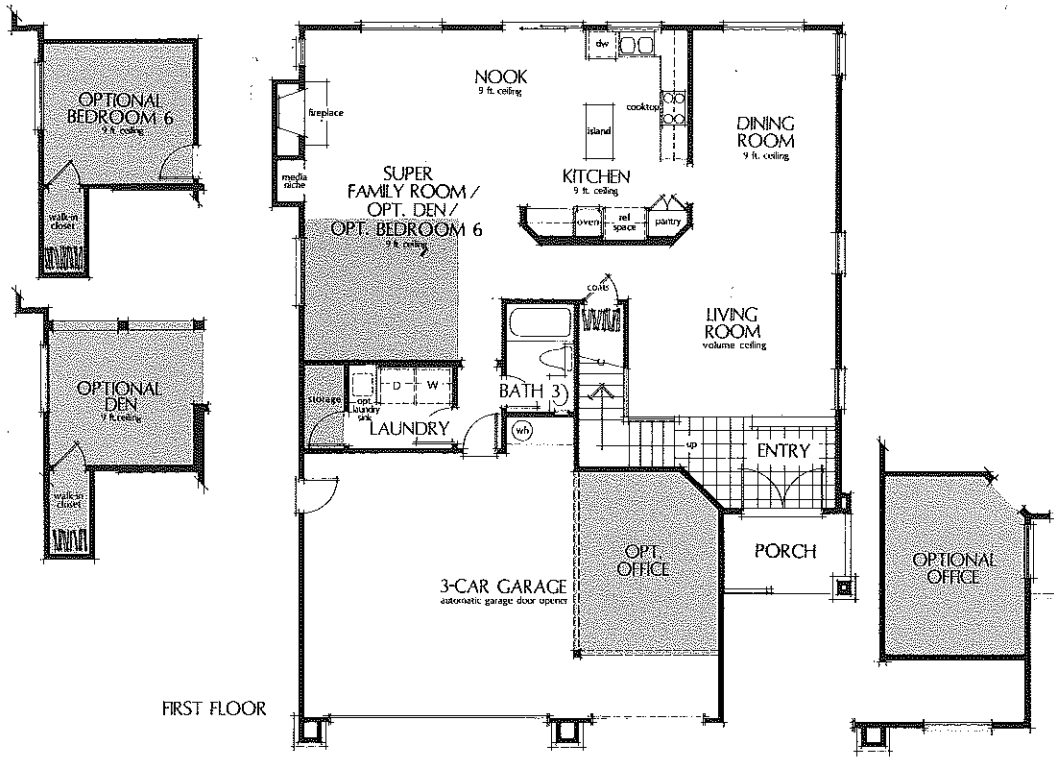


2CR

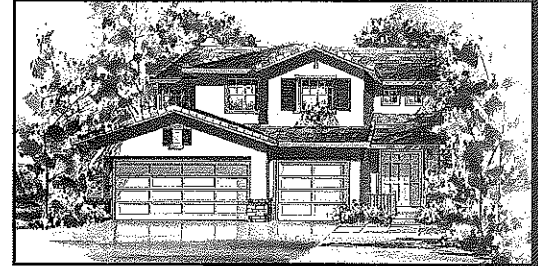
# Plan 3

- Personalized Floor Planning Including:
- 3 to 6 Bedrooms
  - 3 Baths
  - Super Family Room
  - Bonus Room
  - Optional Den
  - Optional Loft
  - Optional Bedroom Suite with Bath
  - Optional Office
  - 3-Car Garage

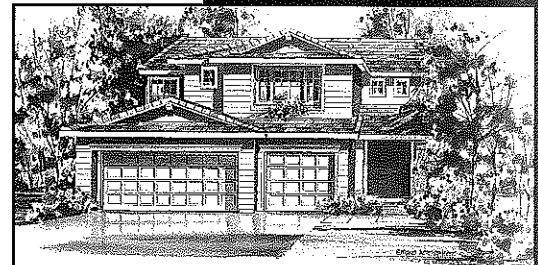
Approximately 2,589 to 2,732 Square Feet



3AR



3BR



3CR With Optional Bedroom 4 Suite

# Features

## EXTERIORS

Complete rear and side yard fencing  
Three car garage with roll up doors  
Handsome and durable concrete tile roofs  
Concrete driveway and entry walks

## LIVING AREAS

Central air conditioning  
Raised panel entry doors  
Decorative oil-rubbed bronze entry hardware  
Elegant ceramic tile entry flooring  
Dramatic vaulted ceilings  
Rounded wall corners  
Decorative raised panel interior doors  
Wood burning fireplace stubbed for log lighter  
Oak stairway handrails with white painted balusters  
Recessed downlighting above hallways  
Plush wall to wall carpeting

## KITCHENS

European style white cabinetry with optional maple or oak in a variety of finishes  
Under cabinet lighting  
Hand-set 6" x 6" ceramic tile countertops  
Deluxe energy efficient General Electric appliances including:  
Four-burner built-in gas cook top  
Self cleaning oven  
Built-in spacemaker microwave oven  
Five cycle dishwasher  
Waste disposal  
Pantries for convenient storage space  
Designer selected no-wax sheet vinyl flooring  
Pre-plumbed for automatic ice-maker hook-ups

## MASTER SUITES

Dramatic vaulted ceilings  
Hand-set ceramic tile countertops  
Oval tubs with ceramic tile surrounds  
Separate ceramic tile shower  
Clear glass shower enclosure  
Compartmentalized water closet  
European style white cabinetry  
Full-width vanity mirrors  
Walk-in closets

## BATHS

Polished chrome fixtures  
Easy care fiberglass tub and showers  
Cultured marble vanity tops and splashes

## ADDITIONAL FEATURES

Interior laundry rooms  
Decorator selected lighting fixtures  
Gas outlet for barbecue in rear patio area  
Pre-wired for security  
Pre-wired for television in family room, master bedroom and den  
Pre-wired for family room home theater system  
Convenient telephone outlets  
Smoke detectors in all bedrooms

## ENERGY SAVING FEATURES

State-of-the-art energy saving dual glazed vinyl window frames  
R-19 ceiling insulation  
R-13 wall insulation  
Polycel caulking to reduce air infiltration  
Pilotless ignition furnace  
Insulated heating ducts  
Water-saver shower heads  
Water-saver toilets

## HOMESHAPER PERSONALIZING

Choose from an unmatched range of special added features, room and design options and detail upgrades that shape your home into your dream come true.

Ask your sales representative for the Homeshaper Program checklist brochure.

## HOME OWNERS WARRANTY

The Residential Warranty Corporation (RWC) is a special 10-year written protection plan that covers major structural defects in the workmanship and materials in your new home. RWC is insured protection available only from conscientious builders like Richmond American.

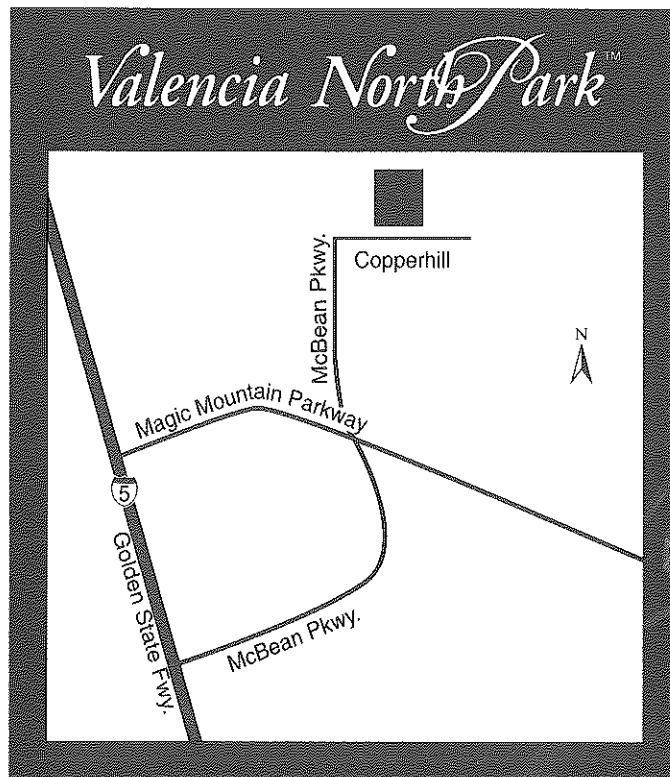
## COMMUNITY BENEFITS

Award-winning master planned  
Valencia Community  
Fourteen mile pasco network  
Superior school system  
Planned recreation centers to include clubhouse, pools, tennis and basketball courts, cabanas, barbecues and children's play areas.

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With its origin as a custom builder, Richmond American Homes has grown to one of our nation's leading homebuilders. The key to this success has been an uncompromising attitude toward quality in the materials we use, the neighborhoods we choose and in the construction and design standards we demand. Our superior craftsmanship has consistently been recognized by the homebuilding industry, but more importantly, by our homeowners. We believe in creating distinctive homes that are masterfully planned, rich in detail and built especially for you. It is our dedication to excellence and response to changing needs and lifestyles that is your assurance of enduring value.



  
**Valencia**  
IT'S FRIENDLY.



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