

# INTRODUCING THE FABULOUS NEW HOMES OF MAYFAIR, AVAILABLE IN THREE DELICIOUS FLAVORS.



## CINNAMON

### PLAN ONE

1,205 Square Feet

Two Bedrooms plus Loft

Two and One Half Baths

Two Car Garage



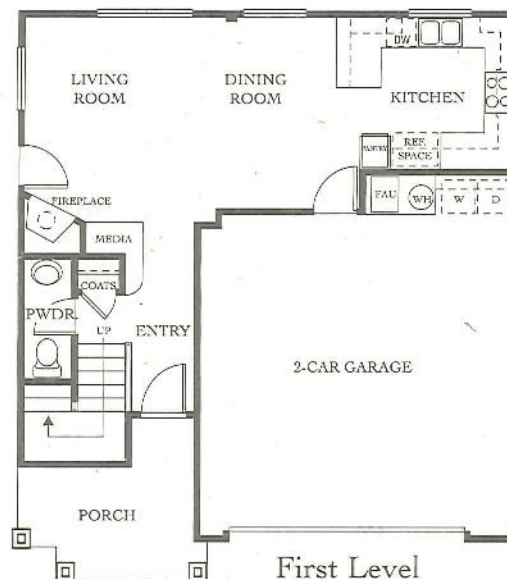
**M**ayfair at Valencia is the kind of neighborhood you might find in the mid-west.

The children gather for kick-the-can in the evenings; moms ring the dinner bell when it's time to eat; and a great recipe gets passed from one neighbor to the next.

Settle into the new homes and small town charm of Mayfair.



One of three elevations available





# NUTMEG

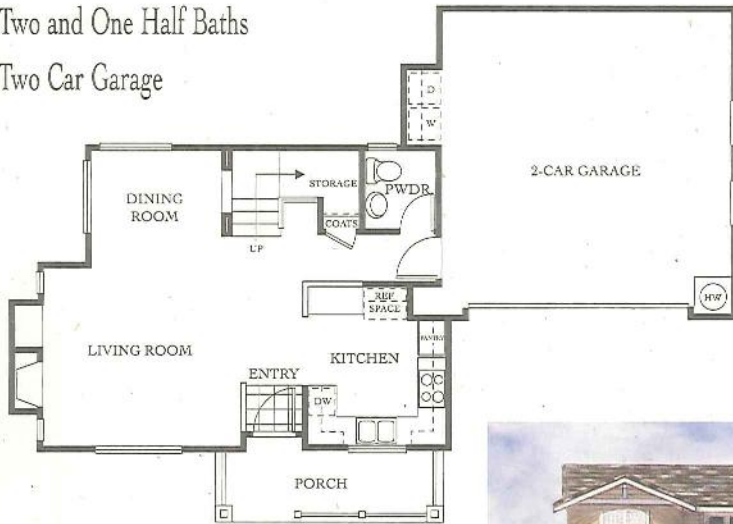
PLAN TWO

1,400 Square Feet

Three Bedrooms

Two and One Half Baths

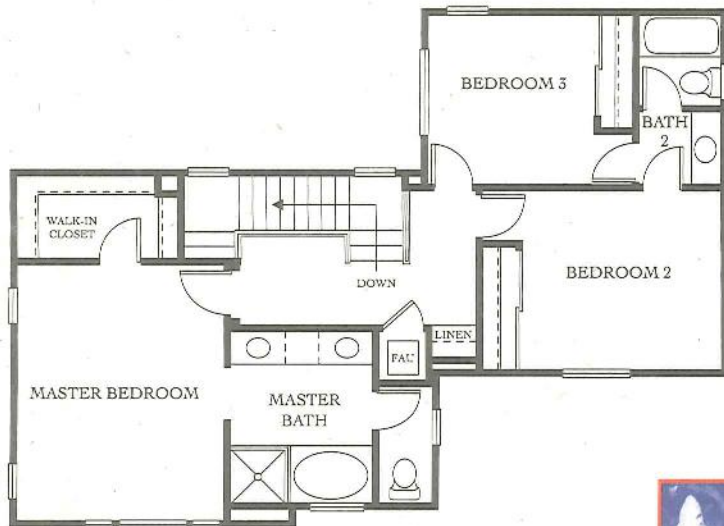
Two Car Garage



First Level



One of three elevations available



Second Level



# GINGER

PLAN THREE

1,450 Square Feet

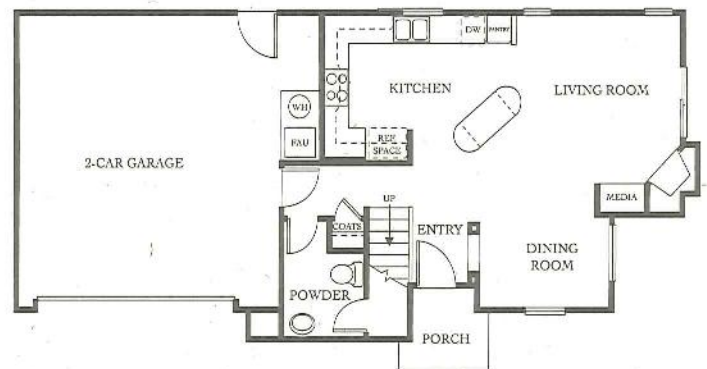
Three Bedrooms

Two and One Half Baths

Two Car Garage



One of three elevations available



First Level



Second Level



at Valencia

28359 North Mayfair Drive, Valencia, CA 91355 / Tel: (805) 254-8252

Continuing a policy of constant research and development, John Laing Homes reserves the right to change prices, design, amenities and specifications without prior notice or obligation. Square Footage's are approximations only.



# THE STORY OF JOHN LAING HOMES

**J**ohn Laing built his first home in 1848.

*This home, in the English countryside, stands today and continues to be a guiding symbol for the quality and craftsmanship that goes into the making of every John Laing home.*

**N**early one hundred and fifty years later,

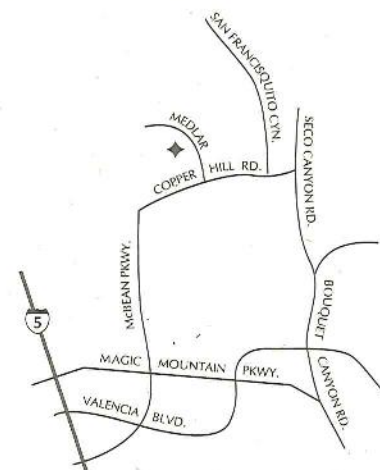
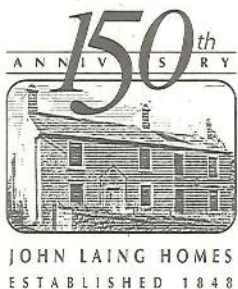
*John Laing Homes has come to be regarded as one of the most respected and honored homebuilders in the world.*

**B**uilding in Southern California since 1984, the company has won the "Homebuyer Satisfaction" award for three consecutive years, considered one of the industry's greatest honors, and the "Construction Excellence" award in which they were selected from among 10,000 builder entries from across the nation.

**T**he longevity and recognition John Laing Homes has enjoyed has not been achieved easily or by accident.

*It has been achieved by providing consistent quality, value and style to each and every homebuyer.*

**T**his is a homebuilder that continues to build today  
– as it did in 1848 – homes that show  
the pride and skill of their maker.



# AMENITIES

## DISTINCTIVE EXTERIOR ELEVATIONS:

- Durable fire resistant concrete tile roofs
- Sectional roll-up garage door
- Attached 2-car garages with direct interior access
- Private rear yard fencing
- Front yard landscape with automatic irrigation system
- Front entry fiberglass embossed raised panel doors with antique brass hardware
- Vinyl dual glazed windows and doors



## ELEGANT INTERIORS:

- Designer selected vinyl floors in kitchen, baths and laundry areas
- Designer selected plush carpet throughout all other living areas in a wide variety of colors
- Choice of 8" x 8" tile in entry
- Convenient interior laundry room (plan 3)
- Designer selected light fixtures and recessed can lighting (per plan)
- Vinyl ventilated closet doors and wire shelving
- Rounded drywall on select corners



- Gas burning fireplace with glass doors
- Prewired telephone in all kitchens and all bedrooms
- Category 5 telephone prewire (in selected areas)
- Prewired for cable in family room and all bedrooms
- Energy efficient central gas air and heating system with automatic night set-back thermostat
- 50-gallon water heater

## KITCHENS:

- Oak pre-finished cabinetry
- Hand set ceramic tile countertops in four color choices
- General Electric white appliance package including 30" gas range oven, microwave/hood combination, and dishwasher
- Center island (plan 3)
- Spacious pantry storage
- Under cabinet fluorescent lighting
- Refrigerator area plumbed for icemaker



## MASTER SUITES:

- Dual china sinks at vanity with mini widespread polished chrome fixtures in master bath
- One piece combination fiberglass oval tub and shower
- Compartmentalized water closet



## SELECT OPTIONS AVAILABLE:

- Choice of pre-finished cabinetry in honey maple, mocha maple, or designer white
- Additional selection of countertop colors and design in ceramic tile, granite, and Corian in kitchens
- General Electric refrigerator, washer, and dryer
- Security alarm systems
- Tub enclosures
- Window treatments
- Ceiling fans
- Garage organizers
- Mirrored wardrobe sliding doors
- Interior raised panel passage doors
- Interior raised panel sliding bi-pass wardrobe doors
- Additional selection of carpet, wood, vinyl and tile flooring



# Mayfair

## *Cinnamon*

FROM 1,205 SQ. FT.

### Plan One

Two Story  
2 Bedrooms  
Loft  
2 1/2 Baths  
Two Car Garage

FROM: \$177,990

## *Nutmeg*

FROM 1,400 SQ. FT.

### Plan Two

Two Story  
3 Bedrooms  
2 1/2 Baths  
Two Car Garage

FROM: \$189,990

## *Ginger*

FROM 1,450 SQ. FT.

### Plan Three

Two Story  
3 Bedrooms  
2 1/2 Baths  
Two Car Garage

FROM: \$190,990

## Mayfair

28359 N. Mayfair Drive

Valencia, CA 91355

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JOHN LAING HOMES  
BUILDING HOMES FOR GENERATIONS

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The Residential Warranty corporation is a special 10-year written protection plan that covers structural defects in the workmanship and materials in your new Mayfair home.