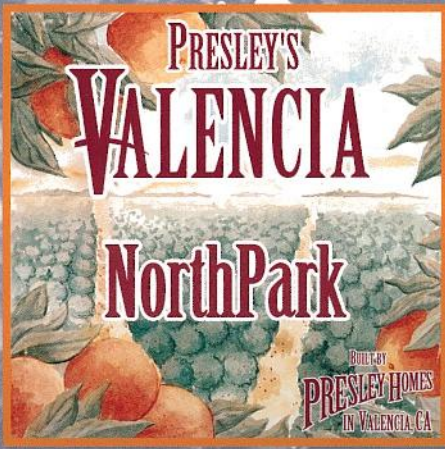
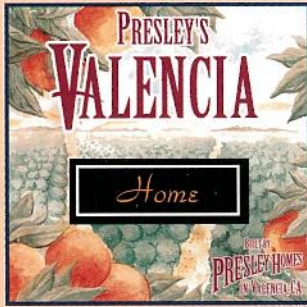


DIANE



*Home  
For Your Family*



## Your Home

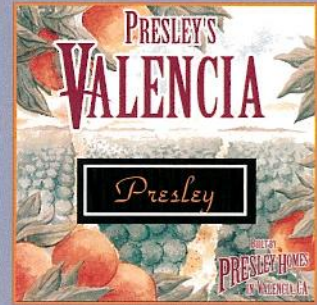
*Travel back to simpler times. When towns were quaint and friendly and still retained their natural beauty. When neighborhoods were safe for quiet evening strolls or the short walk to school down the block. And when backyards were big enough for you to invite all the neighborhood kids over to play.*

*Travel to Presley's Valencia NorthPark in Valencia's most beautiful master-planned community. Here, in one of the safest cities in the country, you can build a wonderful life for you and your family. In a spacious, elegant home with countless options to best suit your lifestyle. On a scenic hillside with panoramic views. And yet, all conveniently located near business, shopping, and superior educational facilities.*

*Now embracing the good life is simple — in Presley's Valencia NorthPark, where you'll have only 48 opportunities to become part of this unique community.*

*The strength that goes with the proven track record of a large, solid company. The reliability that comes from years of experience. And the confidence this combination engenders. These are the elements which lay the foundation for every community we plan, and every home we build. We are Presley Homes. We have been creating neighborhoods throughout the western states for decades, fulfilling the housing needs of more than 40,000 families.*

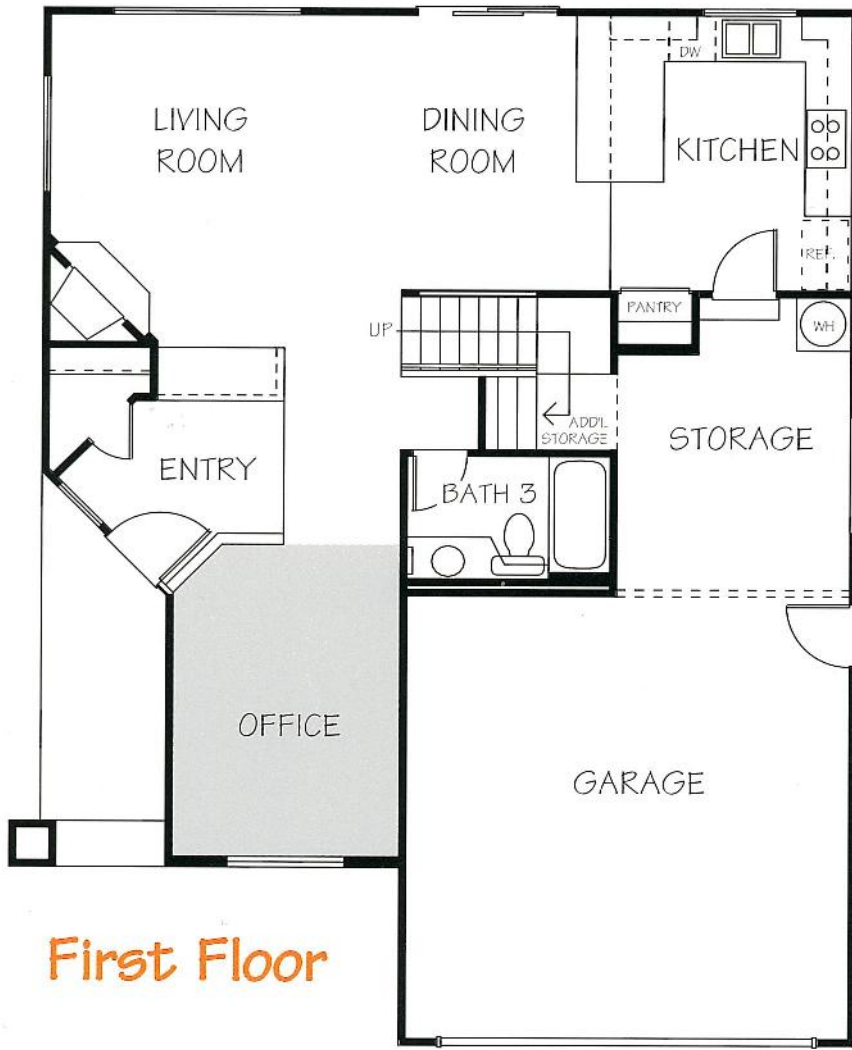
*The wealth of experience we have garnered is evident everywhere: In refined floor plans that are designed for comfort as well as beauty. In thoughtful details that add convenience to everyday life. In wonderful surroundings that reflect your pleasures and pastimes and near all that matters most to you. In short...you'll see the evidence of our experience in everything, throughout your community, throughout your home... through your life.*



*Your Builder*



Welcome home to a spacious 2-car garage

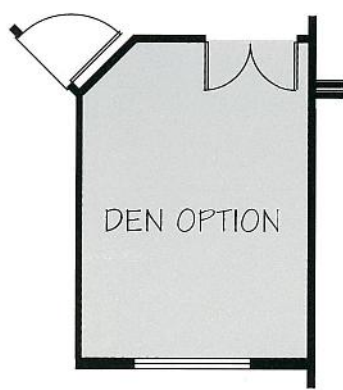


# First Floor

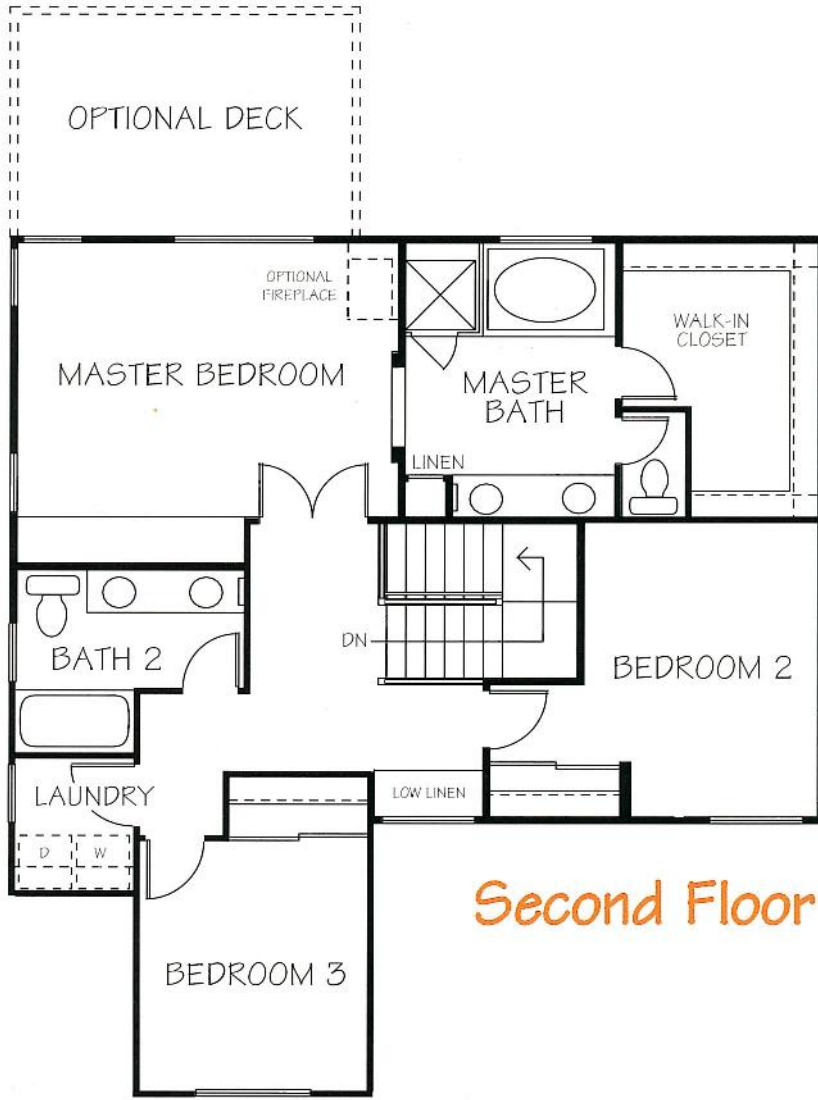
Large back yards with room for a family soccer tournament



Room for a garden



1,850 Square Feet to run around in



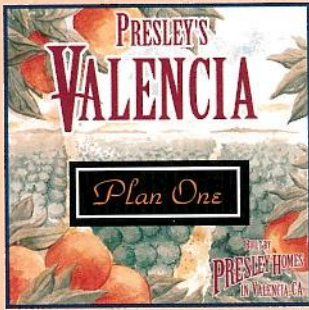
## Second Floor



And there's even room for Rover and Fluffy

With options for a fourth bedroom, there's lots of room for overnight friends





1A

*Santa Barbara, French  
Country, and Classic  
Craftsman.*

*The names alone evoke visions  
of some of the world's most  
charming and peaceful settings.*

*Each exterior has been  
coordinated to blend with the  
beautiful natural surroundings.  
It's all part of the exceptional  
planning you'd expect in a  
Presley home.*

1BR

1C





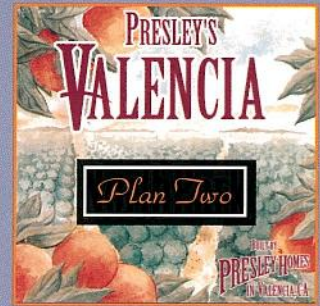
2AR



2B



*Artist's Concept*



*But these exterior styles are just a prelude to magnificent interiors, crafted with fine details. Both flexible plans offer plenty of extra storage and options that finally give you the home office, library, extra bedroom, or master bedroom deck you've dreamed of having.*

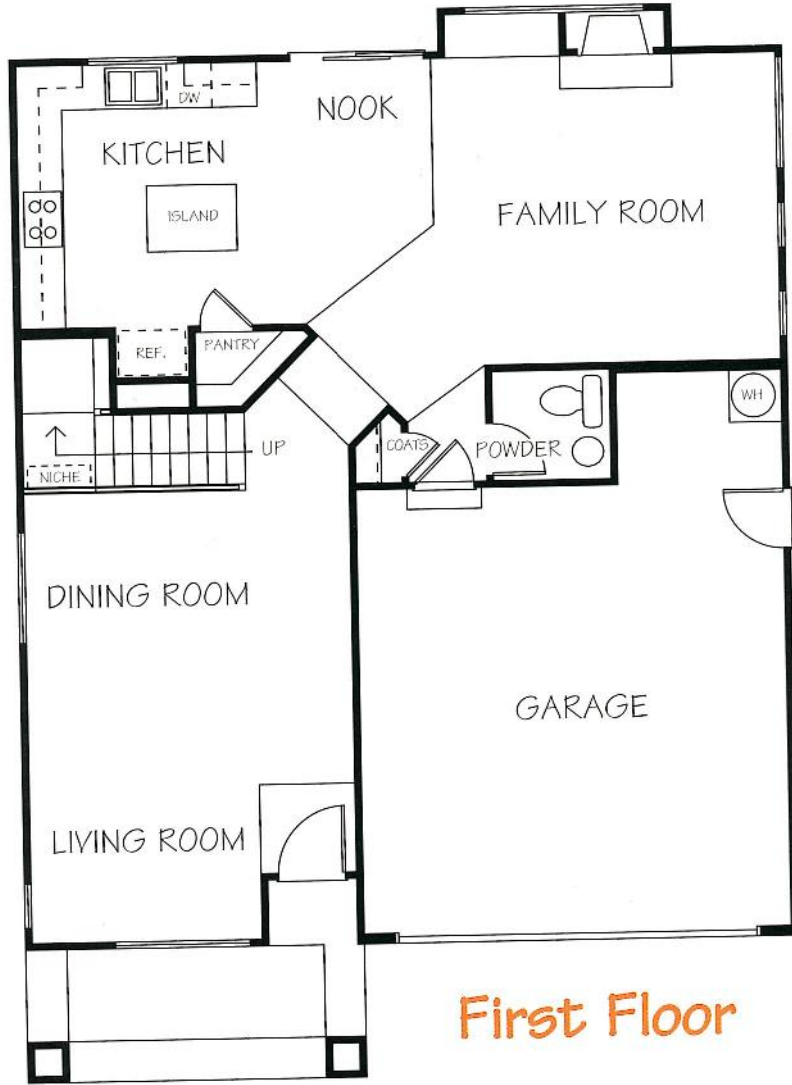
2CR



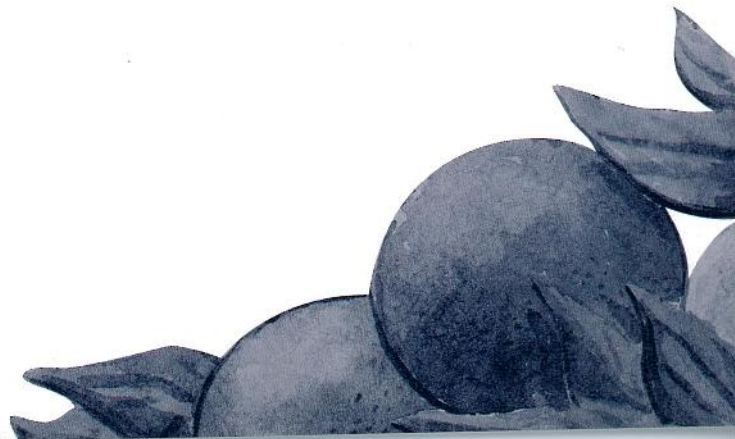
*Room for a garden*



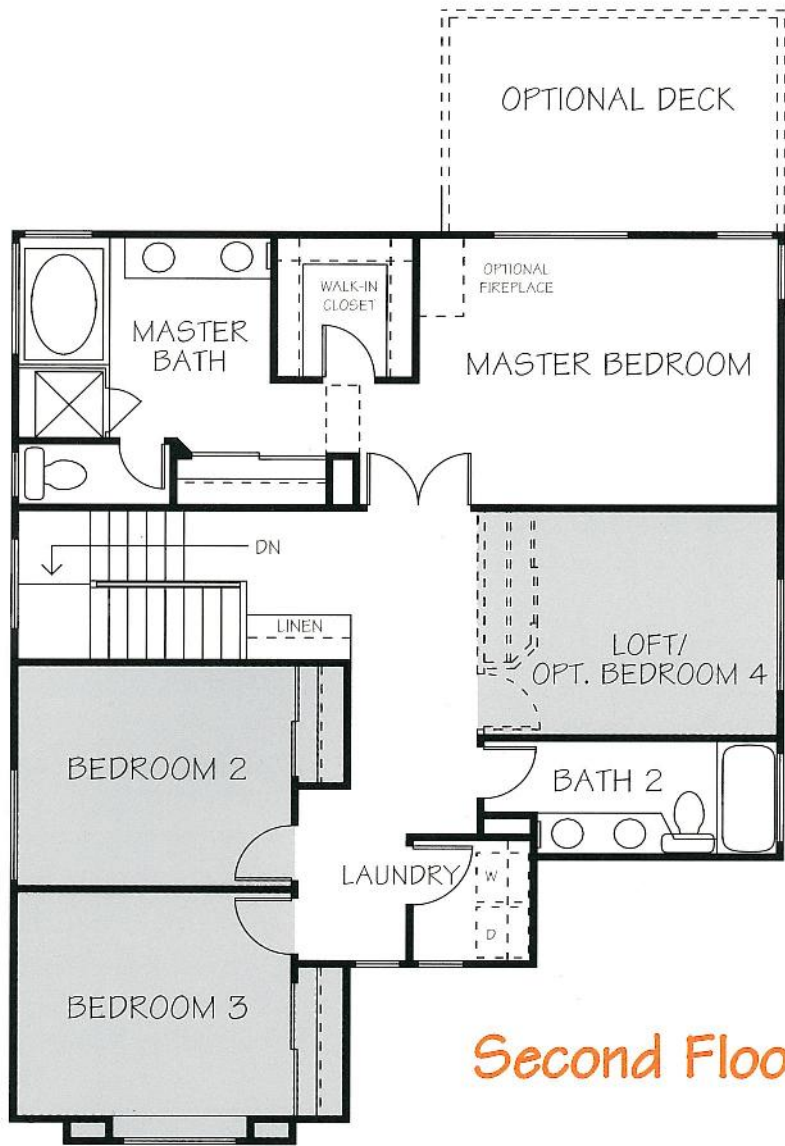
*Welcome home to a spacious 2-car garage*



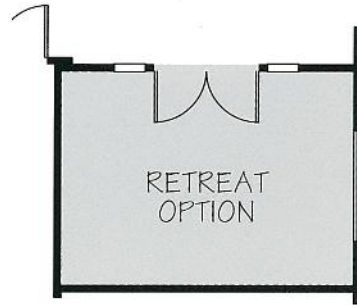
*Large back yards with room for a family soccer tournament*



2,070 Square Feet to run around in

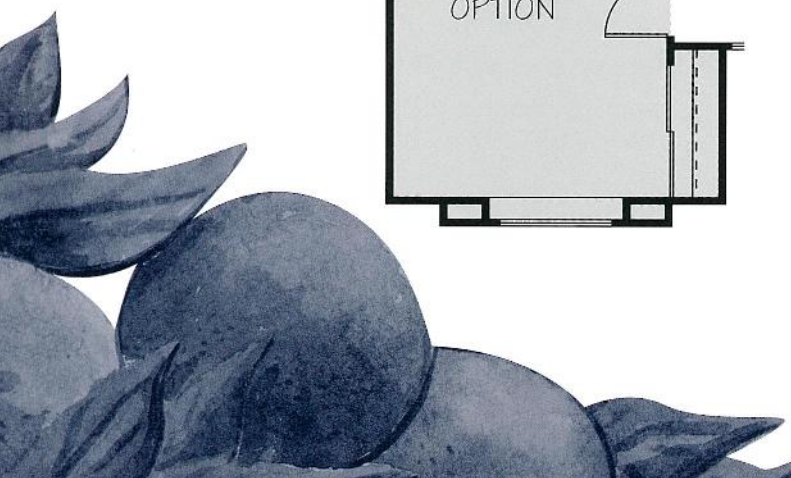


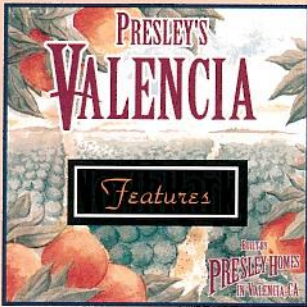
## Second Floor



And there's even room for Rover and Fluffy

With options for a fourth bedroom, there's lots of room for overnight friends





*In our 40 years we've learned a few things. Like letting you make some choices of your own. Now when you purchase a Presley home, the options don't end once you've chosen a floor plan. In fact, we offer an incredible variety of design alternatives.*

*It's all part of what we call  
"Presley Possibilities."*

*Presley Possibilities is a unique way to give your home customized features, without a lot of fuss or custom home prices. And our homes also boast a long list of price-included features that you may have assumed were going to cost extra.*

*It's thoughtful details like these that make a house your home.*

## **STYLISH EXTERIOR**

Distinctive Santa Barbara, Country French and Craftsman style architecture  
Durable and attractive concrete tile roofing  
Customized stucco texture finishes  
Gas barbecue connection at patio area  
Two-car garage with extra storage  
Sectional roll-up garage door  
Complete rear and side yard fencing

## **ELEGANT INTERIOR DETAILING**

Ceramic tile entry  
Custom rounded wall corners  
Classique raised panel interior doors  
Custom-crafted brick fireplace in family or living room  
Hand crafted oak stairway handrail  
Plush wall-to-wall carpeting in a selection of designer colors  
Low maintenance no-wax vinyl flooring  
Decorator-selected lighting fixtures  
Convenient second floor laundry room  
Cultured marble countertops in secondary baths  
Pre-wired for telephone and cable television

## **LUXURIOUS MASTER SUITE AND BATH**

Impressive double door entry  
Generous walk-in closet  
Additional closet (Plan 2)  
Oak cabinets with picture frame doors and finished interiors  
Elegant compartmented bath with spacious dressing area  
Dual-porcelain china lavatories  
Oversized oval tub  
Separate shower with safety-glass stall  
Hand-set ceramic tile tub and shower surrounds

Thank you for reading the fine print. Presley Homes reserves the right to change floor plans, specifications, and prices without notice. Special wall and window treatments, upgraded floor coverings, softscape and hardscape landscaping, and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. All renderings, floor plans and maps are artist's conception, and are not intended to be an actual depiction of the buildings, fencing, walks, driveways, or landscaping. Please see our sales representative should you have any questions.

## SPARKLING KITCHEN

Cheerful windowed breakfast nook area  
Generous pantry and cabinet space  
Oak cabinets with picture frame doors and finished interiors

General Electric white-on-white appliances

- ◆ Gas range with cooktop
- ◆ Separate self-cleaning oven
- ◆ Microwave oven
- ◆ Multi-cycle dishwasher

Gourmet island (Plan 2)

Double compartment sink with pull-out spray

Hand-set ceramic tile countertops

Easy-care sheet vinyl flooring

Refrigerator space plumbed for ice maker

## SAFETY AND ENERGY-EFFICIENT FEATURES

High efficiency central air conditioning and forced air heat

Automatic night set-back thermostat

Dual-glazed windows, framed in white

Solid-core exterior doors with weather-stripped frames

Fully insulated exterior walls and ceilings

Pilotless ignition on gas range and oven

Energy-efficient, fully insulated gas water heater

Power-saver drying cycle on dishwasher

Natural gas connection for clothes dryer

Low flow water efficient water closets

## PRESLEY POSSIBILITIES

Romantic master bedroom fireplace

Deck off master bedroom

Security system

Home theater system

Upgraded appliances

Corian countertops in kitchen

Ceiling fan outlets

Tub enclosure in secondary bath

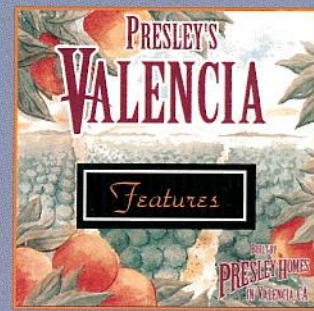
Oversized oval whirlpool tub

Mirrored wardrobe doors

Additional electrical outlets

Electronic garage door opener with 2 transmitters

Crown molding in living and dining rooms



*There are a lot of details and decisions to make once you've decided to buy your home, and Presley is making it simple by putting all the resources you need in one convenient place... at Presley Homes.*

*While our design experts will guide you through the process of making your flooring choices and Presley Possibilities, Presley Mortgage Company representatives will help you choose the right mortgage program and interest rate. And because our resources are all in one place, you can expect much faster and more efficient service. That means no unnecessary delays or surprises.*

*At Presley Homes, you're working with just one team, and our team works behind the scenes to do what it takes to make your home ownership dreams come true.*

## Valencia NorthPark™



### Valencia

To visit Valencia, take I-5 to the Valencia Boulevard exit and follow the signs.

#### Presley's Valencia NorthPark

23417 Fairhaven Court  
Valencia, CA 91354

Phone (805) 297-0111

Fax (805) 297-0298

## PRESLEY HOMES