

STANDARD PACIFIC HOMES

For information or to view the homes:

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VILLAGIO AT THE PROMONTORY PRELIMINARY INCLUDED FEATURES

AUTHENTIC EXTERIOR CHARACTER & DETAIL

- Four stunning elevations in Santa Barbara, Italian, Monterey and Cottage styles with designer color palette, color-coordinated roof and architectural detailing
- Enhanced, smooth Omega[®] acrylic-based stucco finish formulated with DPR technology to resist dirt
- Elegant exterior coach lighting and address plate that complements the architectural style
- Fully insulated and stylish garage door, plus interior garage texture and paint
- Professionally designed front yard landscaping with weather sensing irrigation system
- Architecturally inspired front entry door with antique nickel hardware
- California Rooms provide year-round outdoor enjoyment

GRACIOUS INTERIOR APPOINTMENTS

- Milgard[®] dual pane, Low-E windows brighten the home throughout
- Signature StanPac Select series carpet by Shaw[®] Industries
- Spacious and functional secondary bedrooms
- Low-maintenance E-stone countertops with tub and shower surrounds at secondary baths (per plan)
- Designer, selected framed mirrors throughout in powder and secondary baths
- Convenient interior Laundry Room with built-in cabinetry, utility sink and E-stone countertop
- Open tread, sculpted post staircase with beech stained handrail and painted balusters
- Distinctive raised panel doors with satin nickel interior door hardware
- Thoughtfully positioned recessed lighting throughout
- Ceiling fan pre-wiring in Great Room, bedrooms and California Room
- Modern ceiling light fixtures in pewter at secondary bedrooms
- Beech Sierra door cabinetry, in a variety of elegant finishes, with adjustable shelving, easy-clean laminated interiors and smooth-glide drawers
- Hand-set 20" x 20" ceramic tile flooring at Foyer, secondary baths and Laundry Room
- Whole house satin nickel fixtures and plumbing
- Designer Coronado 5 1/4" baseboard and 3 1/4" door casing throughout

INSPIRING KITCHEN DESIGNS

- KitchenAid[®] stainless steel appliance package, including:
 - Gourmet-caliber 36" cooktop with 5 gas burners and hood with 600 CFM
 - Built-in 30" double ovens
 - Quiet Wash, multi-cycle built-in dishwasher
 - Separate built-in KitchenAid[®] microwave
- Durable, easy-care stainless steel vault sink with InSinkErator[®] heavy-duty garbage disposal
- Slab granite countertops with 6" backsplash and full backsplash at cooktop
- Expansive food preparation island with storage
- Hand-set 20" x 20" ceramic tile flooring at Kitchen and Nook (per plan)
- Recycling centers built into the cabinet design



STANDARD PACIFIC HOMES

THOUGHTFULLY DETAILED MASTER SUITES

- Master Bedroom features modern ceiling light fixture in pewter and pre-wired for ceiling fan
- Spa-like Master Bath with low-maintenance Quartz countertops and tub deck
- Hand-set 20" x 20" ceramic tile flooring in Master Bath
- Luxurious oval soaking tub and custom designed oversized shower with tile flooring and surround
- Dual china sinks with Moen® faucets and pressure-balanced shower valve in satin finish

INTELLIGENT HOME TECHNOLOGY

- Technology pre-wiring with enhanced Category 5e data wire at either Master Bedroom, Great Room, Loft, Den or Home Management Center
- Whole house network and media distribution center
- Safety carbon monoxide detection system and interior fire sprinklers
- Noritz® tankless water heater
- TAEXX® pest control system installed in the walls during construction
- Climate control with dual zone thermostats
- Solar Ready®

PERSONAL CRAFTING AT THE STANDARD PACIFIC DESIGN CENTER

The Standard Pacific Design Studio professionals look forward to assisting you in making selections that allow you to imprint your personal style on your new home. Among the many custom options available:

- Milgard® Moving Glass Wall System and several sliding glass doors
- A variety of flooring materials including wood, stone, tile and carpet
- Upgraded entry and french doors
- Window coverings, including shutters and blinds in a variety of materials
- Refrigerator, washer and dryer
- Optional and upgraded cabinets including spice racks at Kitchen and additional cabinetry at Master Bath
- Abundant varieties of granite, Caesarstone®, stone and tile upgrades for Kitchen and baths
- Tub enclosures at secondary bath
- Inviting gas fireplace with glass front and upgraded mantel selections in Great Room and California Room
- Central vacuum system for maximum maintenance ease
- Wine refrigerator and beverage centers
- In-home alarm, iPod docking station and custom audio system
- Crown molding, paneling and interior beams (per location)
- Plumbing upgrades include farmhouse sinks and motion-activated faucets
- Outdoor kitchen
- Thermador® appliances
- Gladiator® garage organizer by Whirlpool®
- Windows at garage doors
- Sun Power® solar systems

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STANDARD PACIFIC HOMES

RESIDENCE ONE

ELEGANT FEATURES

PRELIMINARY

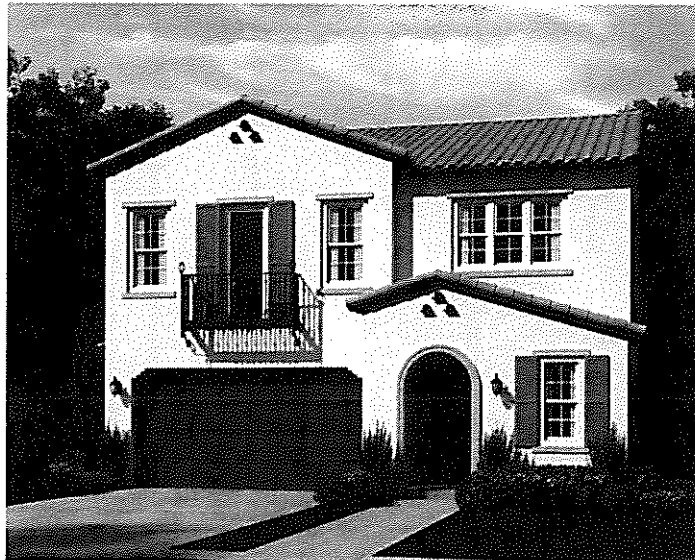


EXTERIOR STYLE
ITALIAN

3 BEDROOMS 2.5 BATHROOMS 2,226 sq. ft.



EXTERIOR STYLE
MONTEREY



EXTERIOR STYLE
SANTA BARBARA



STANDARD PACIFIC HOMES

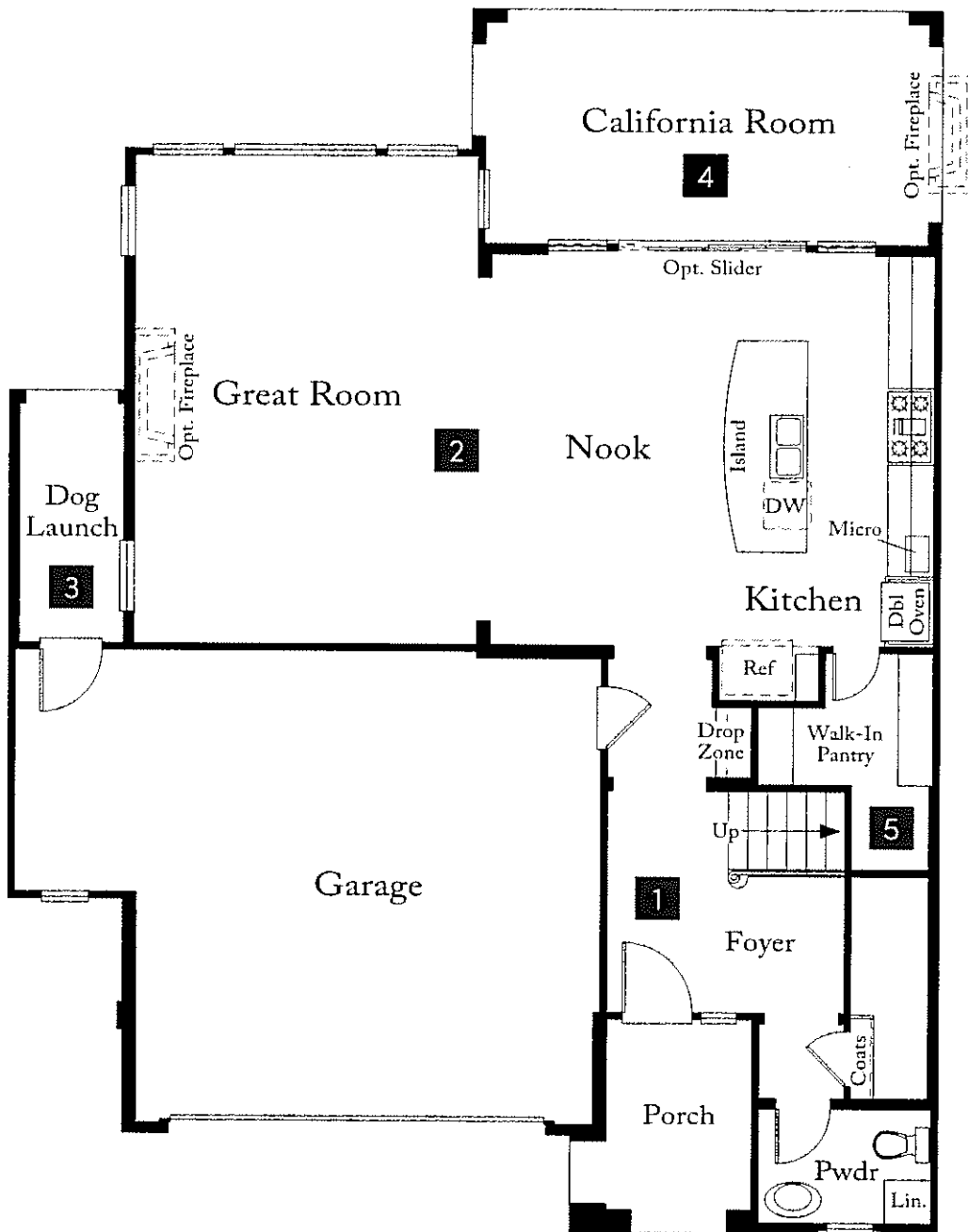
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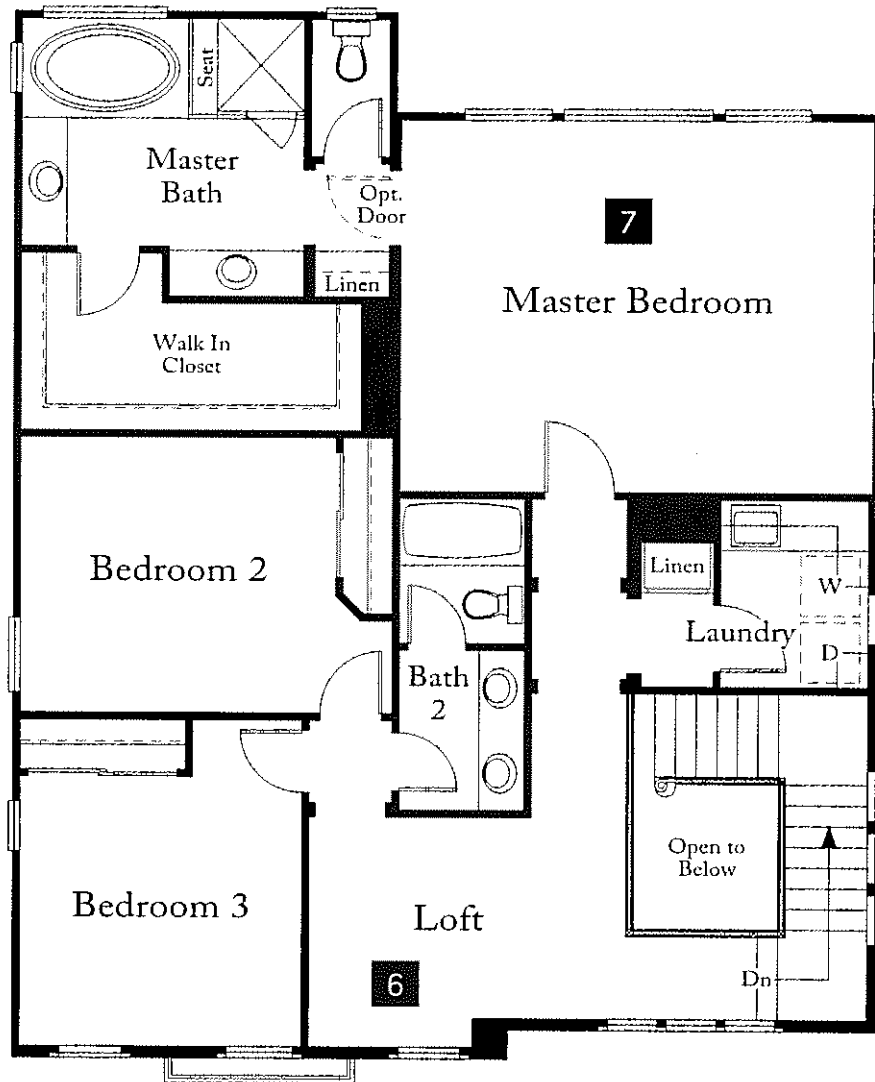
RESIDENCE ONE

ELEGANT FEATURES
ALREADY BUILT INTO YOUR HOME



- 1 | Foyer** – grand formal entry features a volume ceiling and large coat closet for added convenience.
- 2 | Open Floorplan** – an entertainer’s dream! The open layout of the Kitchen, Nook and Great Room provides the perfect space for entertaining and everyday living.
- 3 | Dog Launch** – a covered outdoor patio designed with furry friends in mind that leads into the Garage.
- 4 | California Room** – provides the perfect covered, outdoor living space that can be enjoyed all year long.
- 5 | Walk-in Pantry** – spacious walk-in pantry provides plenty of storage space to house all bulk purchases.

PRELIMINARY



6 | **Loft** – cozy upstairs retreat perfect for a play area or game room.

7 | **Master Suite** – spacious Master Bedroom boasts an abundance of natural light and overlooks the serene backyard setting. Spa-like Master Bath has expansive walk-in closet and dual sinks.



STANDARD PACIFIC HOMES

RESIDENCE TWO

ELEGANT FEATURES

PRELIMINARY

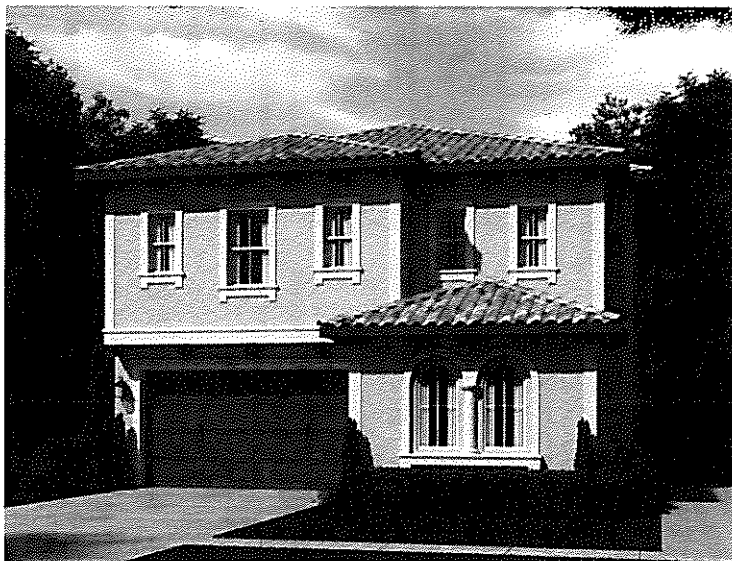


EXTERIOR STYLE
COTTAGE

4 BEDROOMS 3 BATHROOMS 2,465 sq. ft.



EXTERIOR STYLE
SANTA BARBARA



EXTERIOR STYLE
ITALIAN



STANDARD PACIFIC HOMES

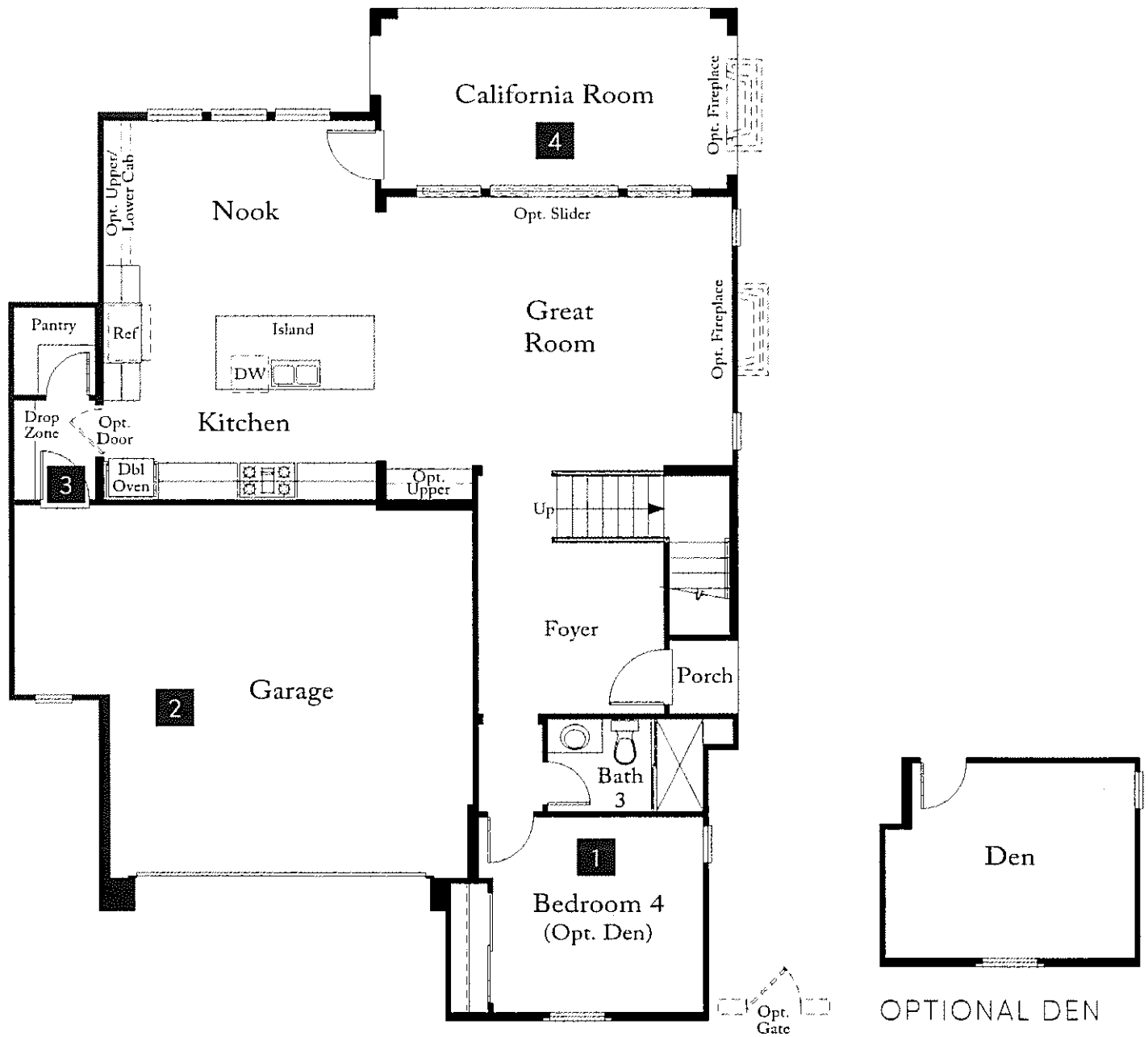
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RESIDENCE TWO

ELEGANT FEATURES
ALREADY BUILT INTO YOUR HOME



1 | **Bedroom 4** – downstairs secondary bedroom or optional den is perfect for guests, in-laws or an older child.

2 | **Garage** – oversized two-car garage features extra storage space perfect for hobbies or a work bench.

3 | **Drop Zone** – the perfect catchall area! This space offers the ideal location to store backpacks, purses, shoes and more as you enter and exit through the Garage.

4 | **California Room** – provides the perfect covered, outdoor living space that can be enjoyed all year long.

PRELIMINARY



5 | **Laundry Room** – ideally located upstairs, the Laundry Room offers convenience with an abundance of storage, a sink and counterspace for folding clothes.

6 | **Secondary Bedroom** – spacious secondary bedrooms are perfect for children and feature a convenient hallway bathroom.

7 | **Master Bath** – luxurious bathroom features separate vanities, soaking tub, an oversized walk-in shower with seat and the expansive walk-in closet combine to create the ultimate spa-like experience.



STANDARD PACIFIC HOMES

RESIDENCE THREE

ELEGANT FEATURES

PRELIMINARY



EXTERIOR STYLE
SANTA BARBARA

4 BEDROOMS 3 BATHROOMS 2,494 sq. ft.



EXTERIOR STYLE
ITALIAN



EXTERIOR STYLE
COTTAGE



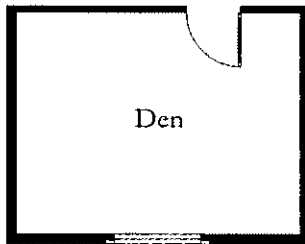
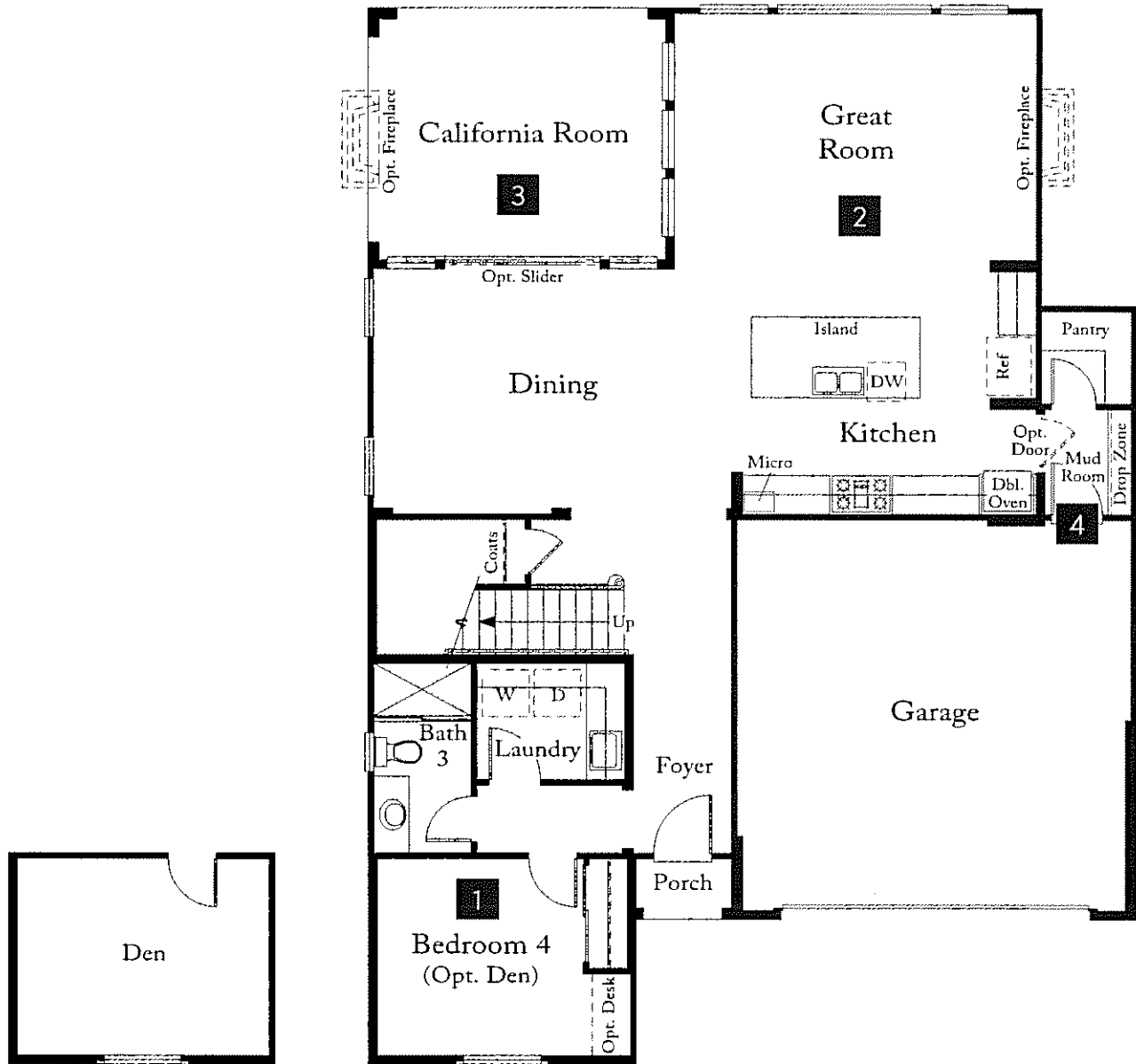
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RESIDENCE THREE ELEGANT FEATURES ALREADY BUILT INTO YOUR HOME



OPTIONAL DEN

- 1 | **Bedroom 4** – downstairs, secluded secondary bedroom is perfect for guests, in-laws or an older child, and it's also available with an optional built-in desk and optional den.
- 2 | **Great Room** – spacious open layout, the Great Room offers the perfect space for entertaining and everyday living.
- 3 | **California Room** – provides the perfect covered, outdoor living space that can be enjoyed all year long.
- 4 | **Drop Zone** – don't worry about wasting time looking for keys again! This area offers the ideal place to store keys, phone chargers and more as you enter and exit through the Garage.

PRELIMINARY



5 | **Loft** – cozy upstairs retreat, perfect for a play area or game room.

6 | **Secondary Bedrooms** – spacious secondary bedrooms are perfect for children and feature a convenient Jack-and-Jill bathroom.

7 | **Master Suite** – spacious Master Bedroom boasts an abundance of natural light, spa-like bath with soaking tub, separate vanities and dual walk-in closets combine to provide the ideal retreat.



STANDARD PACIFIC HOMES

RESIDENCE FOUR

ELEGANT FEATURES

PRELIMINARY



EXTERIOR STYLE
MONTEREY

4 BEDROOMS 3 BATHROOMS 2,683 sq. ft.



EXTERIOR STYLE
ITALIAN



EXTERIOR STYLE
SANTA BARBARA



STANDARD PACIFIC HOMES

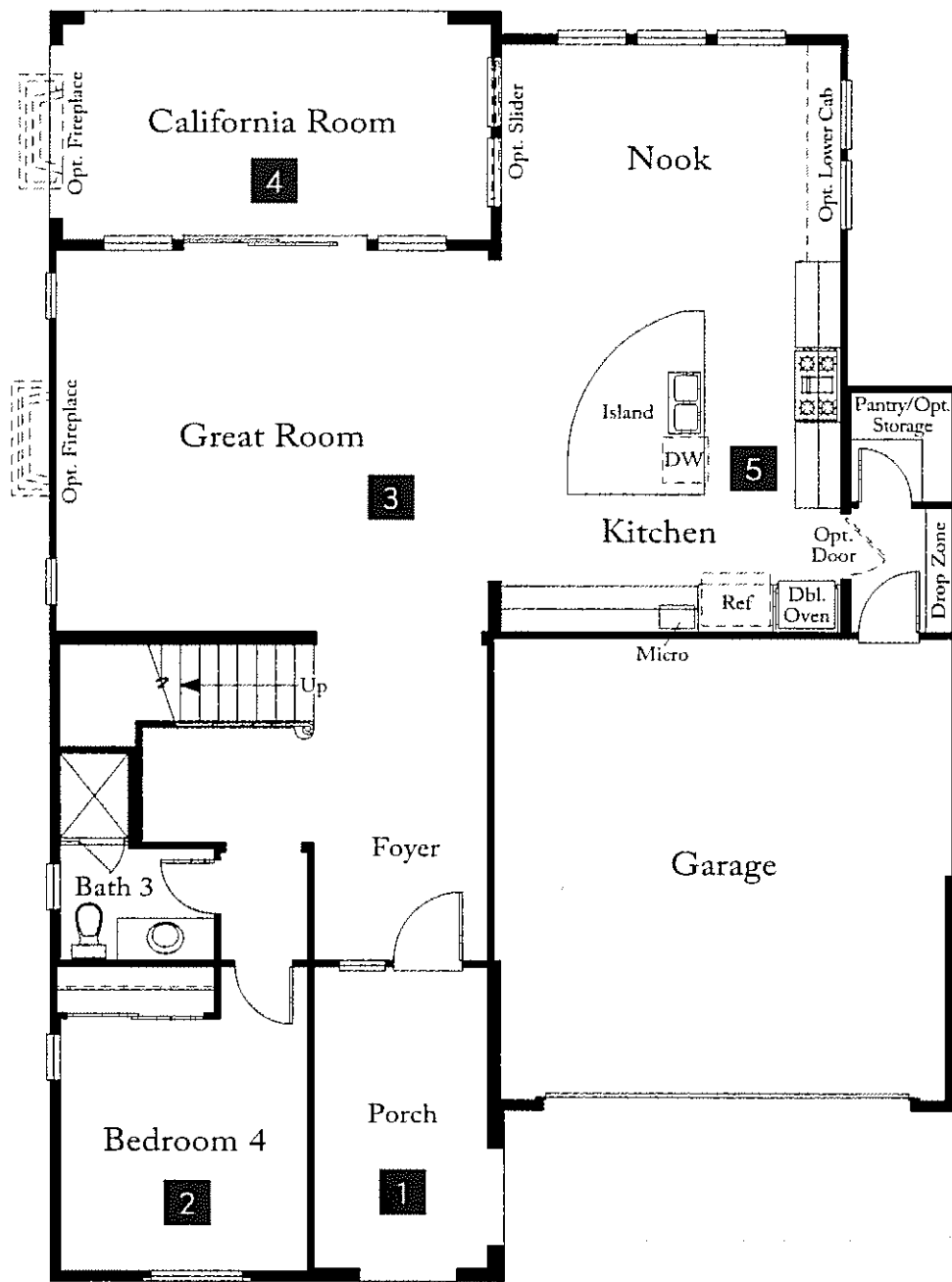
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RESIDENCE FOUR

ELEGANT FEATURES
ALREADY BUILT INTO YOUR HOME



1 | **Front Porch** – elegant front porch, available in all elevation styles, defines the entry and welcomes owners and visitors alike.

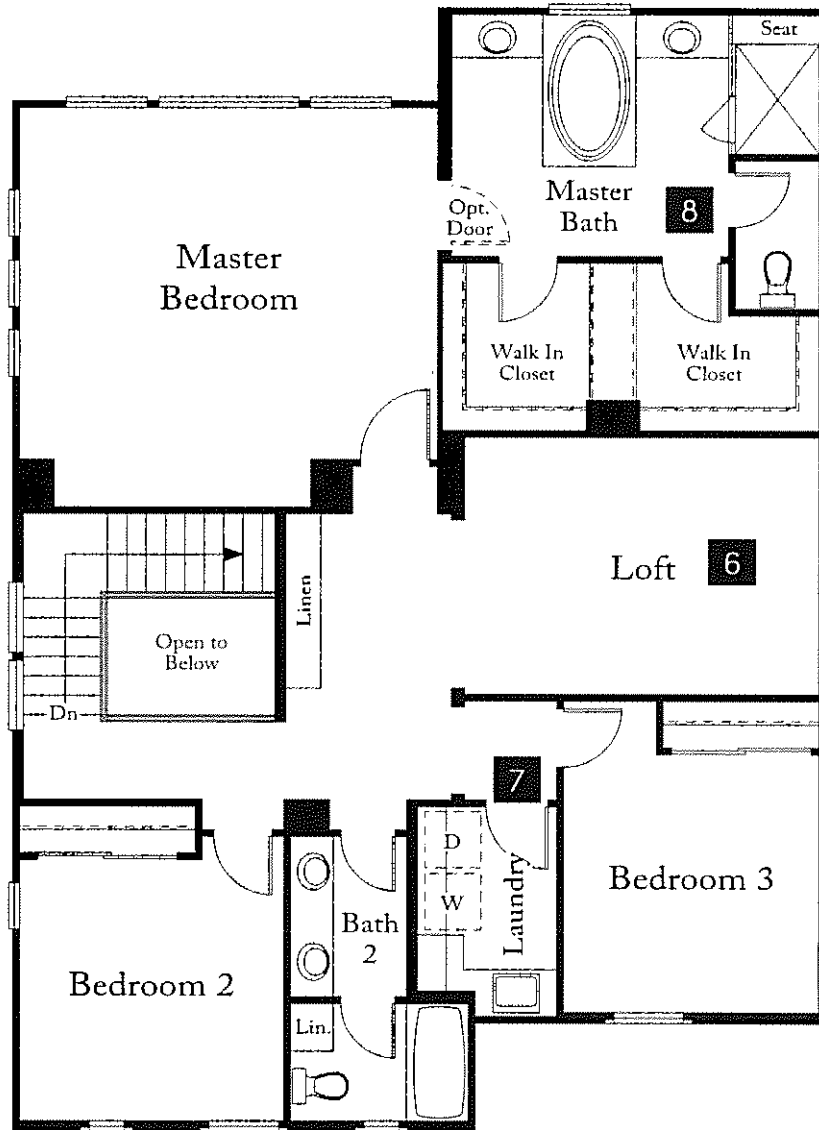
2 | **Downstairs Bedroom** – separate downstairs bedroom is perfect for guests, in-laws or an older child.

3 | **Open Floorplan** – an entertainer’s dream! The open layout of the Kitchen, Nook and Great Room provides the perfect space for entertaining and everyday living.

4 | **California Room** – provides the perfect covered, outdoor living space that can be enjoyed all year long.

5 | **Kitchen** – open center-island kitchen, with expansive breakfast bar and 5-burner gas stove, overlooks the adjoining Great Room so the cook never misses the family activities or any big game.

PRELIMINARY



6 | Loft – cozy upstairs retreat, perfect for a play area or game room.

7 | Laundry Room – ideally located upstairs, the laundry room offers convenience with plenty of storage, a sink and counterspace for folding clothes.

8 | Master – offers a luxurious spa-like retreat complete with dual sinks, water closet, soaking tub, oversized shower with seat and dual walk-in closets.