



ALTA DEL MAR

ESTD. 2012

A RARE OPPORTUNITY

*Once in a great while,
you find everything you've been
dreaming about, all at once.
Like a large, handcrafted home,
brimming with character.
Like a spacious homesite,
that offers real breathing space—
and opportunities for gardens,
pavilions, courtyards and
swimming pools. Like a setting
that offers great natural beauty
and exquisite views. All in the
midst of the best that coastal
North County has to offer.
This is the rarest of opportunities.
This is Alta Del Mar.*



Top hotels, restaurants, shopping, recreation and entertainment are all close at hand — not to mention some of the best public schools in the country.



Alta Del Mar's elevated site enjoys views of The Grand Del Mar and Carmel Valley beyond.

THE TIME OF YOUR LIFE

There are certain settings where life just seems to flourish. Alta Del Mar is at the center of just such a place. It's defined by a tantalizing blend of resources, pastimes and natural beauty.

Torrey Pines Reserve and Beach, nearby luxury hotels and restaurants, one-of-a-kind boutiques, charming seaside villages, top performing schools and the brainpower of UCSD, Telecom and Biotech make our backyard the epicenter of both excellence and enjoyment. All of which means that this is one of the great places to embrace life and all that it holds. Alta Del Mar has been crafted to take coastal North County living to a new level.



When you imagine the life well-lived and all the vivid moments along the way, you're in a perfect setting to savor it all.



World-renowned Torrey Pines State Beach, Reserve and Golf Course are 5 minutes from Alta Del Mar.

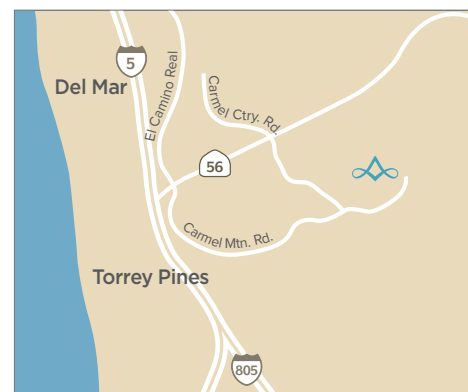
A SINGULAR SETTING

This elevated enclave of both Estate Homes and Custom Homesites reveals itself just beyond an elegant bridge welcoming you to an exclusive domain.

Here, you're above it all, on a meandering promontory surrounded by expanses of coastal sage and rolling topography with lush vistas in all directions including coastal canyons, The Grand Del Mar, and the Pacific Ocean at sunset.

In the evening, Sorrento Mesa and Del Mar Heights sparkle in the distance.

This elevated site and picturesque setting are perhaps Southern California's last, best opportunity for an exceptional lifestyle, above and apart from all else.



COMMUNITY PLAN



COLOR LEGEND

-  Estate Homes
-  Custom Homesites
-  Estate Models

Pardee Homes reserves the right to change the size and configuration of the unsold lots, open space, and landscaped areas. For current information regarding development within this area, consult the appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.



ESTATE 1A- SPANISH

A rambling courtyard-inspired hacienda with an elegant brick headband at the entry portico, twisted precast columns found only on the most sophisticated of homes, and rusticated garage doors with distressed grain and hammered iron hardware.



ESTATE 1B- FRENCH COUNTRY

Elegantly contoured hip roofs that layer below a stone tower rising out of the entry courtyard, authentically shaped corbels and roof braces that highlight the roof eaves, an ornate front entry gate, and richly grained garage doors designed to match those found throughout the French countryside.

ESTATE 1C- TUSCAN



A Tuscan villa...the rusticated stone facade frames a gated portico, which leads to a spacious entry courtyard. Opening the elegant front door reveals a vestibule and the expanse beyond. Formal living and dining rooms, as well as the perfectly situated den, gaze out onto a side courtyard suitable for a reflecting pool or formal garden. The generous kitchen, family and breakfast rooms are complemented by a patio covered with a rustic wood canopy.

The stylishly appointed master suite deftly blends modern comfort with classic forms. Bedrooms boast in-suite baths and wood casement windows. Ten-foot ceilings throughout create an expansive ambiance filled with volume and light.

ESTATE 1

4,151 Sq Ft

Single Level

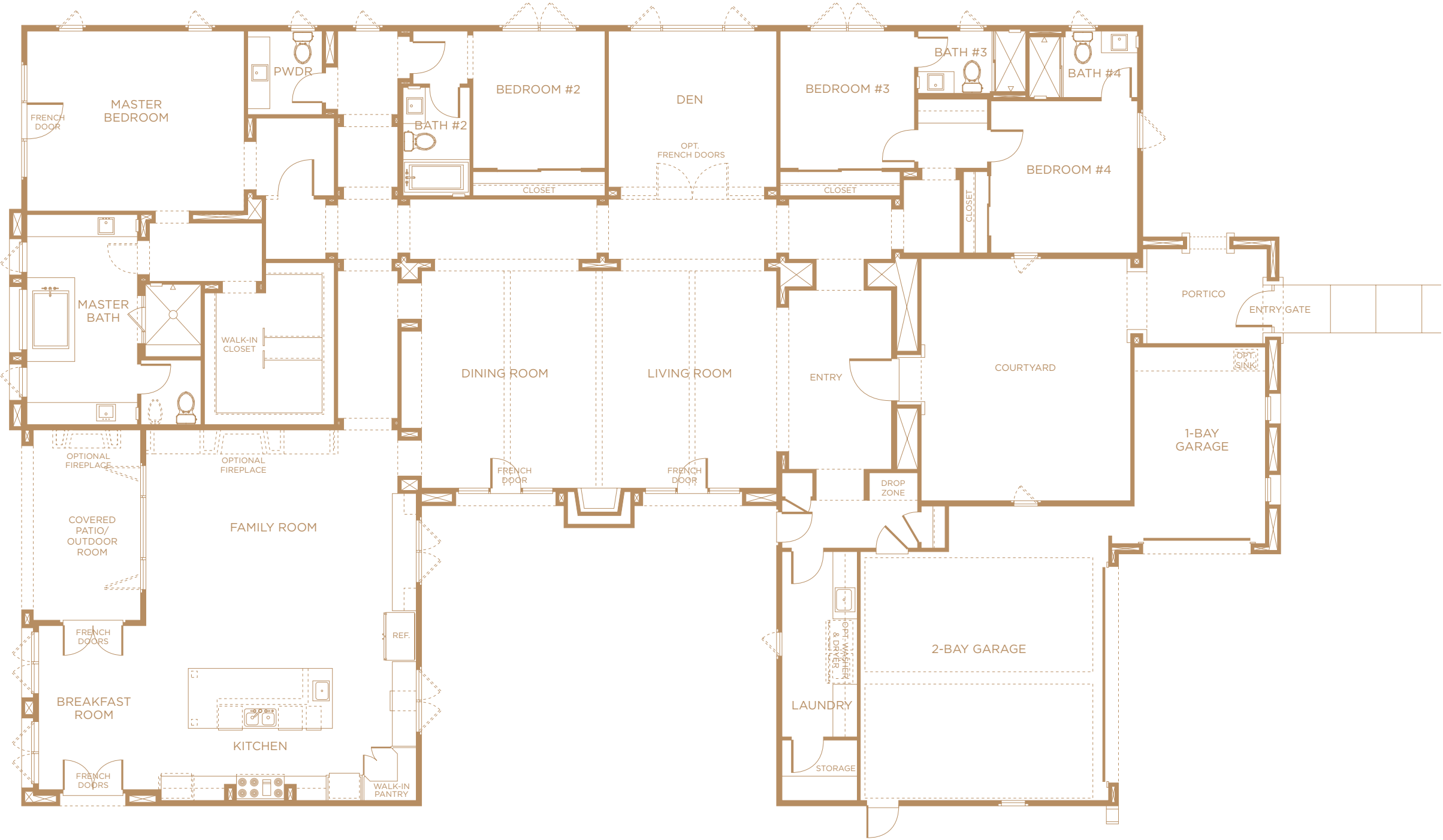
4 Bedrooms

4½ Baths

Den

2-Bay and 1-Bay Garages

ESTATE 1C (NOT MODELED)



Floorplan subject to change. For floorplan options, see Sales Representative.



ESTATE 2A- SPANISH

A classic hacienda with a precast arch framing wood-cased French doors, stylized finial at the entry tower, an ornate Spanish entry gate, and an authentic stacked tile roof.



ESTATE 2C- TUSCAN

A stately country villa whose facade is encased in warm-colored rusticated stone. The roof is speckled with hand-laid tiles that are randomly lifted in a historically authentic manner.



ESTATE 2B- FRENCH COUNTRY (MODELED)

A French chateau...formal gardens lead to a portico ornamented with a hanging coachlight followed by a rose-lined courtyard. The front door is framed by a stone-faced tower opening into the interior. The formal living and dining rooms extend through sweeping French doors to a covered patio and courtyard that offer a sheltered indoor/outdoor transition. High ceilings with clerestory windows imbue the home with both drama and light.

The expansive kitchen with oversized island and family room open to an elegant loggia. Sleeping accommodations include an impressive master suite, a privatized suite for visiting guests, and two bedrooms with in-suite baths. An executive double-door den and elegant sitting room round out the charms of this romantic residence.

ESTATE 2

4,411 - 4,458 Sq Ft

Single Level

4 Bedrooms

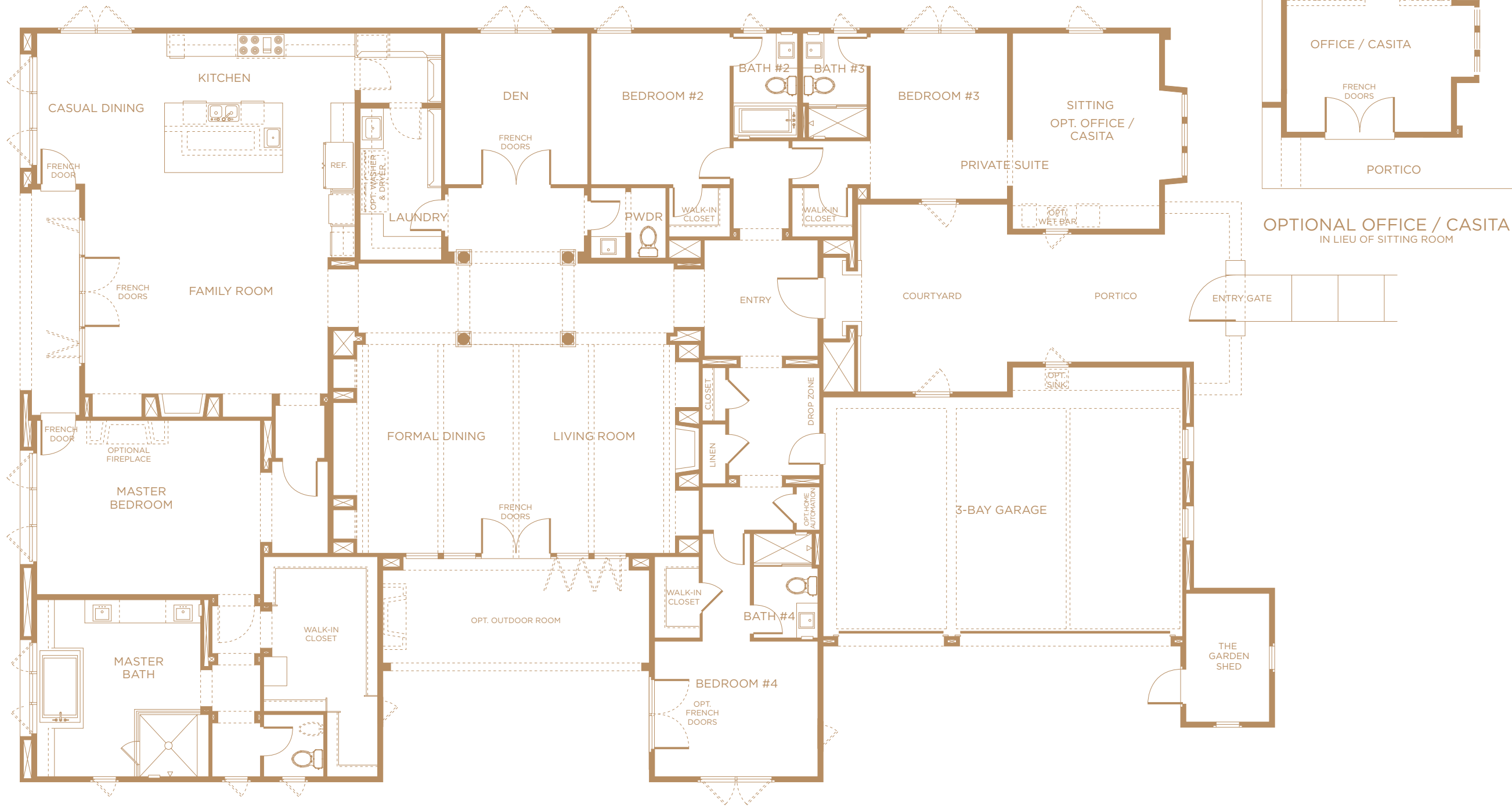
4½ Baths

Den

Sitting Room

3-Bay Garage and Gardening Shed

ESTATE 2B





ESTATE 3B- FRENCH COUNTRY

A manor house in the best French tradition, with a stoned entry rotunda, wood-core windows, and a grand wood-crafted balcony reminiscent of the finest country homes.



ESTATE 3D- MONTEREY

An eclectic blend of traditional country styling with its used brick and horizontal siding, Monterey styling with its prominent cantilevered balcony, and classic English styling with its formal entry turrets.



ESTATE 3A- SPANISH (MODELED)

ESTATE 3

5,184 - 5,288 Sq Ft

Two Story

5 Bedrooms

4½ Baths

Den

Game Room & Optional Club Room

2-Bay and 1-Bay Swing Garages

A Spanish manor...the classical turret with precast stone and wrought iron detailing provides a grand entrance. Inside, a graceful spiral staircase connects two enticing realms. Downstairs, primary living spaces defined by finely crafted carpentry and tapered cast columns orient to a lovely courtyard with an abundance of indoor/outdoor views and sundrenched light. The kitchen features a huge island table perfect for dining with the “chef.” The charming sunroom is wrapped with casement windows, allowing natural light to fill the space. The bedroom downstairs provides the perfect accommodation for guests. And a large drop zone and laundry transitions thoughtfully from the garages. Throughout, the hand-troweled finish lends authentic character to all interior walls.

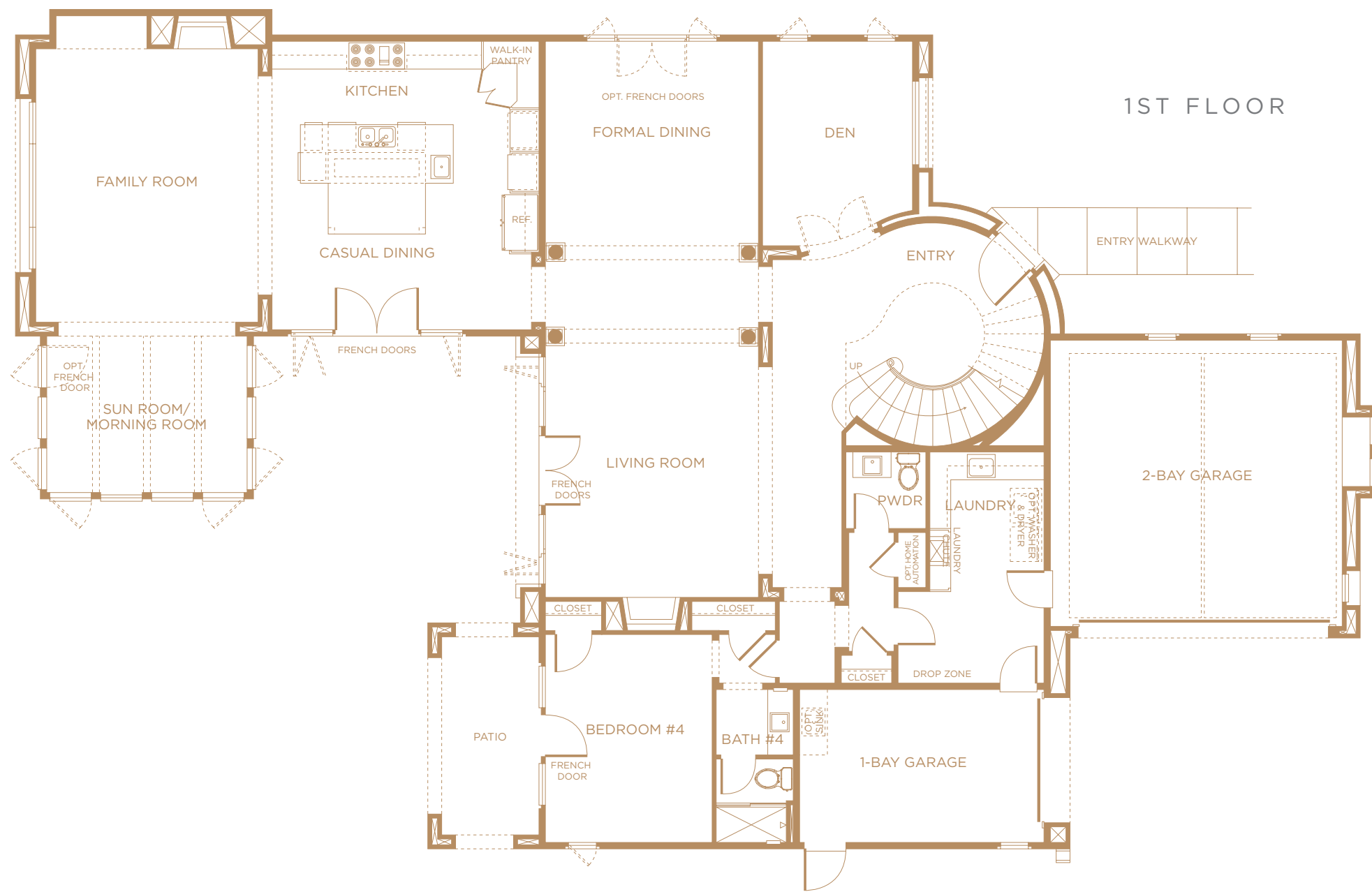
Upstairs, a roomy master retreat and additional bedrooms enjoy prime corner locations with abundant windows and decks. And cavernous game and club rooms offer tandem spaces suitable for a large studio...or kids’ hangout. This is a grand home with an appealingly compact, courtyard-centric footprint — all the more space for pool, beach pavilion, alfresco kitchen, and built-in bar in the resort-like backyard.



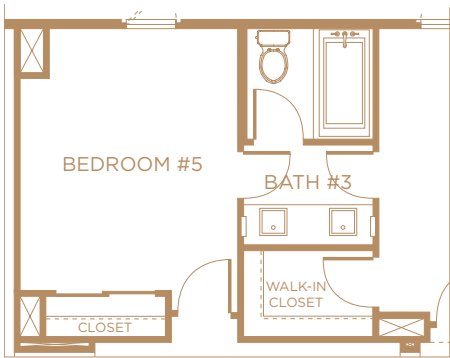
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ESTATE 3A

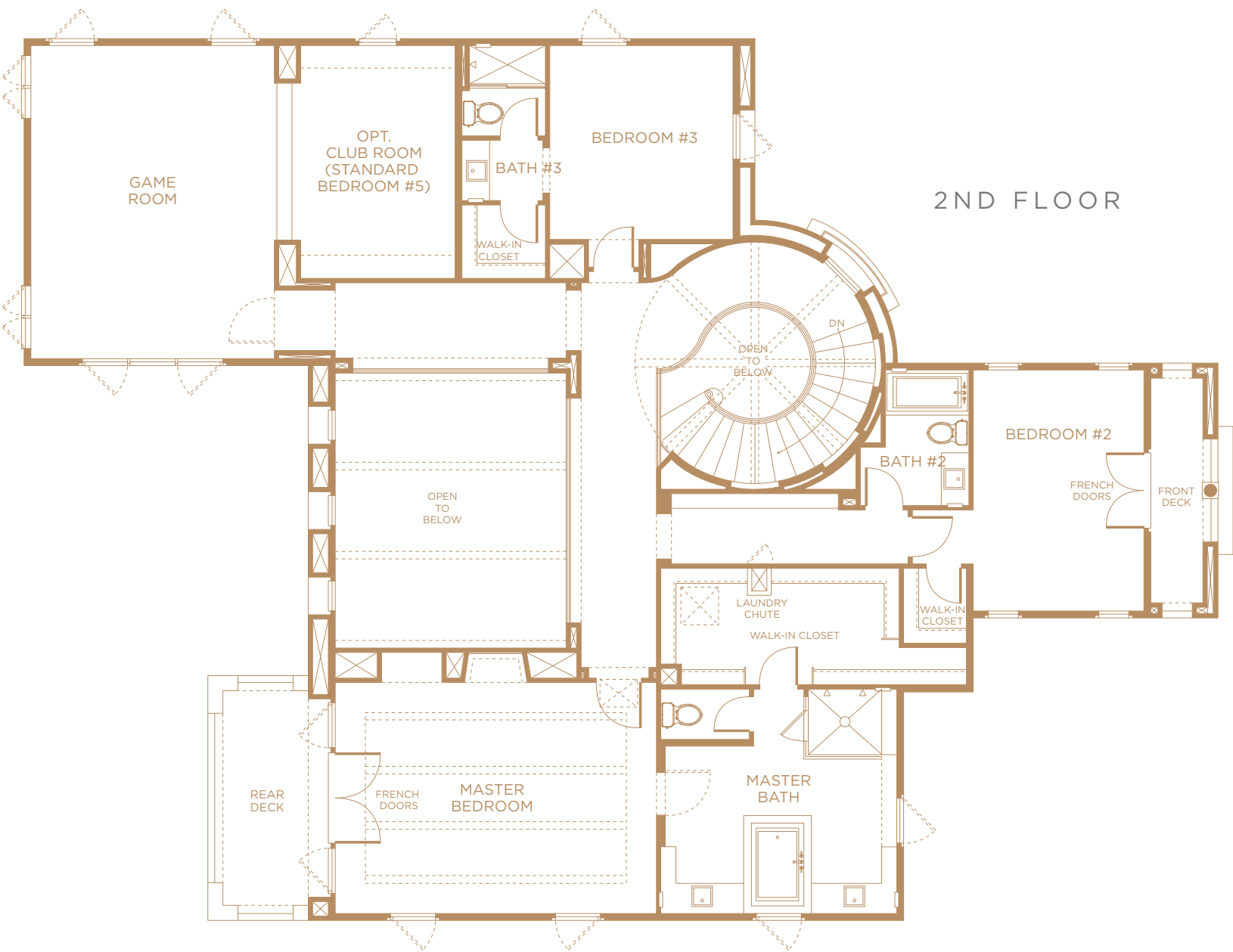


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STANDARD BEDROOM #5
IN LIEU OF CLUB ROOM

Floorplan subject to change. For floorplan options, see Sales Representative.



2ND FLOOR

BEDROOM #2

MASTER BATH

MASTER BEDROOM

REAR DECK

FRONT DECK

FRENCH DOORS

WALK-IN CLOSET

LAUNDRY CHUTE

WALK-IN CLOSET

BATH #2

OPEN TO BELOW

DN

UP

OPT. CLUB ROOM (STANDARD BEDROOM #5)

GAME ROOM

BEDROOM #3

BATH #3

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET

WALK-IN CLOSET



ESTATE 4A- SPANISH MONTEREY

The quintessential Spanish colonial style from the 1920s and 1930s, with its distinctive front balcony crafted from knuckled wrought iron, crank-out wood casement windows, fully-arched entry door, and classic rooflines with randomly stacked tiles and layered concrete mortar.

ESTATE 4B- FRENCH COUNTRY

A French country estate with its graceful stoned entry tower, barrel-tiled ridge caps, hand-crafted window boxes, and wood-columned front porch.



ESTATE 4D- COLONIAL MONTEREY (MODELED)



A classical Monterey...the stately facade of wood, stucco and used brick along with a wide balcony define the Monterey's eclectic pedigree. A formal precast front door surround reveals an intimate entry that ushers guests along a hall to the multiple main living spaces. A large motor courtyard creates picturesque views from within and a wonderful outdoor veranda. The library, well-appointed guest retreat and brick-lined wine cellar round out the luxurious amenities residing within.

Upstairs, an enormous master retreat sets a new standard in spacious accommodations. It's truly a home-within-a-home, with a sleeping porch overlooking the backyard putting green and the Grand Del Mar Resort beyond. Three bedrooms with in-suite baths cluster around a teen room. This is a home that has it all — with the kind of spaciousness, appointments and craftsmanship that equal the finest custom homes, anywhere.

ESTATE 4

6,235 Sq Ft

Two Story

5 Bedrooms

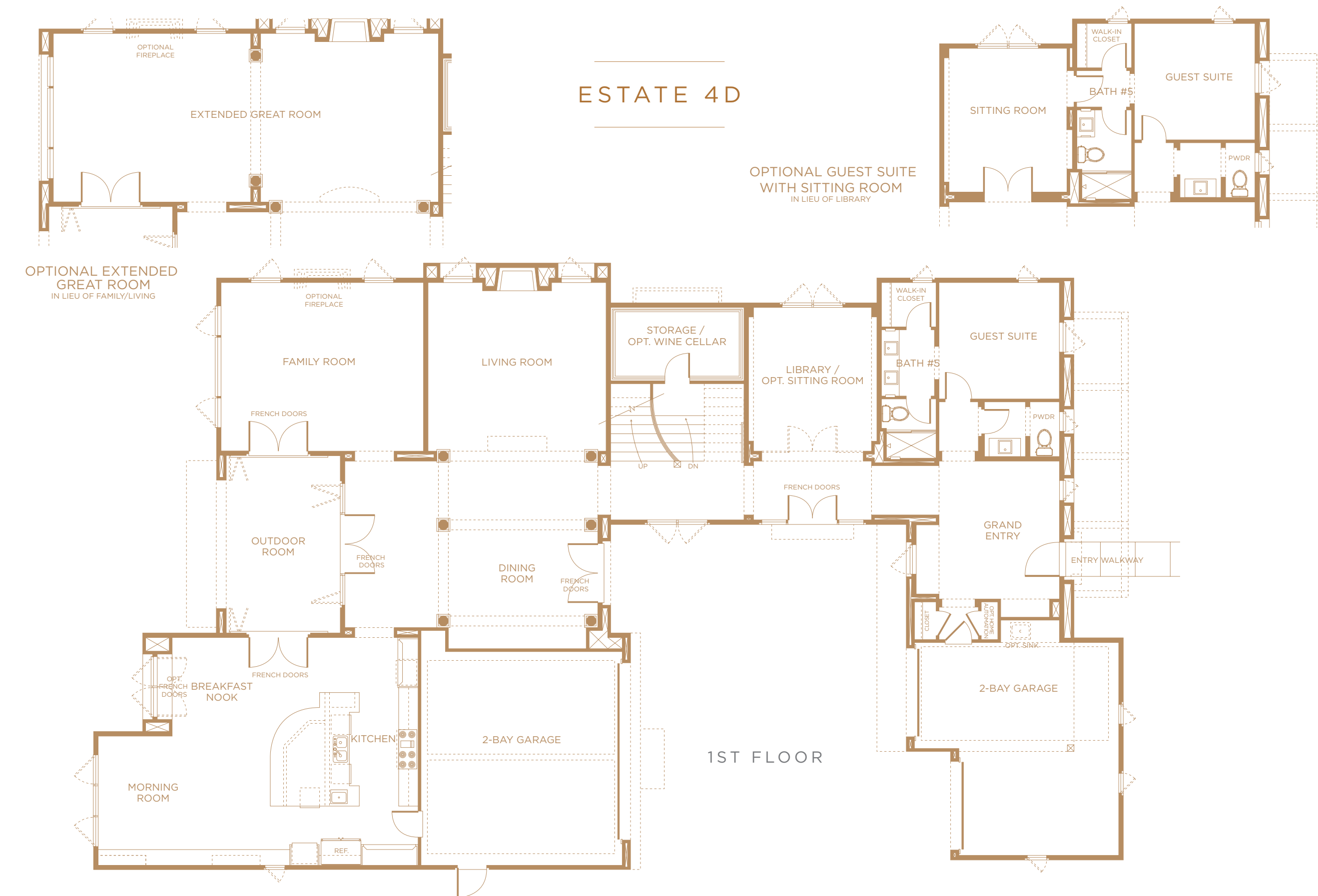
5½ Baths

Library

Teen Room

Wine Cellar

Two 2-Bay Garages



SELECTED FEATURES

When you purchase a home at Alta Del Mar, you make a choice about how you want to live. And this decision affords you even more choices: you can hand pick the exceptional design elements and features that reflect your lifestyle. It's the perfect way to tailor your space to your taste.

KITCHEN

- Slab granite or quartz countertops in choice of colors with full splash and generous kitchen islands
- Wolf gourmet appliance package including 48" free standing range with double ovens, 48" vent hood with cabinet shroud, 30" warming drawer and 30" microwave oven
- Two Bosch dishwashers
- 48" Sub-Zero built-in refrigerator
- Large Kohler® stainless kitchen sink and prep sink with choice of Brizo® faucets
- European-style maple cabinets with dove-tail drawers, soft-close hinges with roll-out shelves in all base cabinets
- Cabinetry available in choice of door style, finish, knobs and pulls
- Glass cabinet doors at specified kitchen locations including glass shelves & puck accent lights
- Under-cabinet LED task lighting and electrical outlets

BATHS

Master Bath and Powder Bath

- Framed beveled vanity mirrors with NuTone designer medicine cabinets
- Maple-stained cabinetry with dove-tail drawers and soft-close hinges
- Choice of slab marble or quartz countertops with choice of marble or ceramic tile in tub and shower area with built-in shampoo niches and frameless shower enclosure
- Kohler sinks, toilets, plumbing fixtures, towel bars and light sconces

Secondary Baths

- Beveled vanity mirrors with NuTone oversized medicine cabinets
- Maple-stained cabinetry with dove-tail drawers and soft-close hinges
- Quartz countertops in secondary baths with choice of tile in tub/showers
- Kohler sinks and toilets with Delta® plumbing fixtures and towel bars

LAUNDRY

- Slab quartz countertops with Kohler cast iron sink
- Extensive cabinetry with shelves and hanging rod
- Laundry chute in Plan 3
- Laundry pass-through in Plan 4

INTERIORS

- Solid-core interior doors in choice of styles with Baldwin door hardware in white bronze or dark bronze finish
- Walk-in closets with solid-core doors in choice of style in pre-selected areas
- Andersen® casement wood windows with casing throughout home
- 7" decorative base molding
- Volume ceilings, decorative columns and beams in pre-selected areas
- Fireplaces at select locations with precast mantels in choice of styles
- Open-tread maple-stained stairways with step lighting, wrought iron or painted wood pickets (to match architectural style) with stained kick boards
- Ceiling fan pre-wires in all bedrooms and family rooms

ENERGY AND HEALTH FRIENDLY FEATURES

- LED recessed cans with dimmer switches and decorative Kichler interior light fixtures throughout home
- Interior low-VOC paint in choice of colors
- Radiant roof barrier
- Two tankless water heaters with Metlund on-demand pumps
- Carrier 14 seer HVAC system with programmable thermostats

EXTERIORS

- Classic Spanish, French Country, Tuscan, Spanish Monterey and Colonial Monterey styles
- JELD-WEN Aurora custom entry doors with Baldwin door hardware
- Andersen French doors lead to courtyards, covered patios and balconies
- Canyon Ridge® Collection Limited Edition garage doors with decorative clavos and handles
- Authentic "boosted" tile roof on Tuscan, Spanish and Spanish Monterey styles

OPTIONAL FEATURES

APPLIANCES

- Professional Wolf range or double-oven configuration
- Fisher & Paykel dishwashers
- Maytag, Whirlpool® and Electrolux laundry packages

CABINETRY

- Rich finish and hardware selections
- Extended kitchen upper cabinetry with lighted glass uppers
- Spice pull-out racks, pantry roll-out drawers (per plan)
- Built-in cabinetry

COUNTERTOPS

- Selections of natural granite slab or Daltile® ONE™ Quartz countertops at kitchen with decorative edge choices
- Natural stone or Daltile ONE Quartz available at baths and laundry

FINISH TRIM

- Glass Entry Door choices (some elevations)
- Andersen French sliders and bifold doors
- Interior French door options
- Interior trim options in white or hand-finished maple
- Interior Baldwin Reserve Collection hardware
- Hand-finished skip-trowel texture throughout home
- Interior two-tone paint upgrade colors
- Tongue-and-groove ceiling treatments
- Decorative ceiling beams
- Closet organizers
- Framed mirror selections at all bathrooms

FIREPLACE

- Precast mantel design and finish choices

LIGHTING

- Additional LED recessed can lights
- Laundry LED task lighting
- Designer lighting fixture choices throughout home (per plan)
- Decorative sconces

LIVINGSMART® OPTIONS

- Electric vehicle charger
- Aspen Air air filtration
- Kohler® dual-flush toilets
- Solar panels
- Central vacuum system

PLUMBING

- Garage utility sink
- Kitchen sink selections: Kohler apron-front "Farm Sink", BLANCO Silgranit
- Brizo® SmartTouch faucets available at kitchen
- Decorative Kohler plumbing suites available at master bath and powder
- Choice of finish for all Delta plumbing fixtures at secondary baths
- Nimbus reverse osmosis system

Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wall paper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under selected features or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost. The items listed herein, with the exception of the optional features shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee Homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses. We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Landscaping, trees and shrubs are not included in the purchase price and subject to the Alta Del Mar Design Guidelines. Information is accurate as of the date of publication.

Renderings by Don Fotine. (GH 3/2013)

ABOUT PARDEE HOMES

An opportunity like Alta Del Mar doesn't come around very often. When it does, it demands a team of creative consultants capable of rising to the occasion. We're pleased to have gathered together the very best in the business to help conceive and refine every detail of this carefully crafted new enclave.

Our thanks to all of them for their boundless talent, passion and perseverance.



Landscape Architecture



Residential Architecture



Model Interior Design



Sales Office Design



Branding / Marketing

It's been more than 90 years since the Pardee Brothers began building custom homes in Los Angeles for Hollywood celebrities and the country-club set. More recently, our Prestige Collection of luxury neighborhoods has garnered design awards and rave reviews in places like Orange County and Lake Las Vegas.

Which brings us to Alta Del Mar, the highest and most ambitious expression of our nearly century-old homebuilding heritage.

These magnificent estate homes combine the romance, elegance and craftsmanship of classic architecture with the livability, comfort, energy-savings and performance of contemporary design and technology.

Beneath the beauty and stature of these residences lies a host of acclaimed LivingSmart® features, which makes Alta Del Mar among the greenest and most resource-efficient neighborhoods in coastal North County.



ALTA DEL MAR
ESTD. 2012

 **PardeeHomes®** | PRESTIGE COLLECTION

ALTADELMAR.COM

CA Contractor's # 251810
(GH 3/13)

