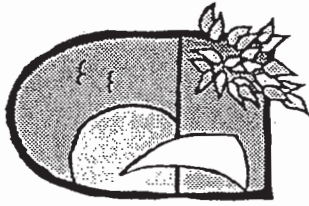


Torrey Point

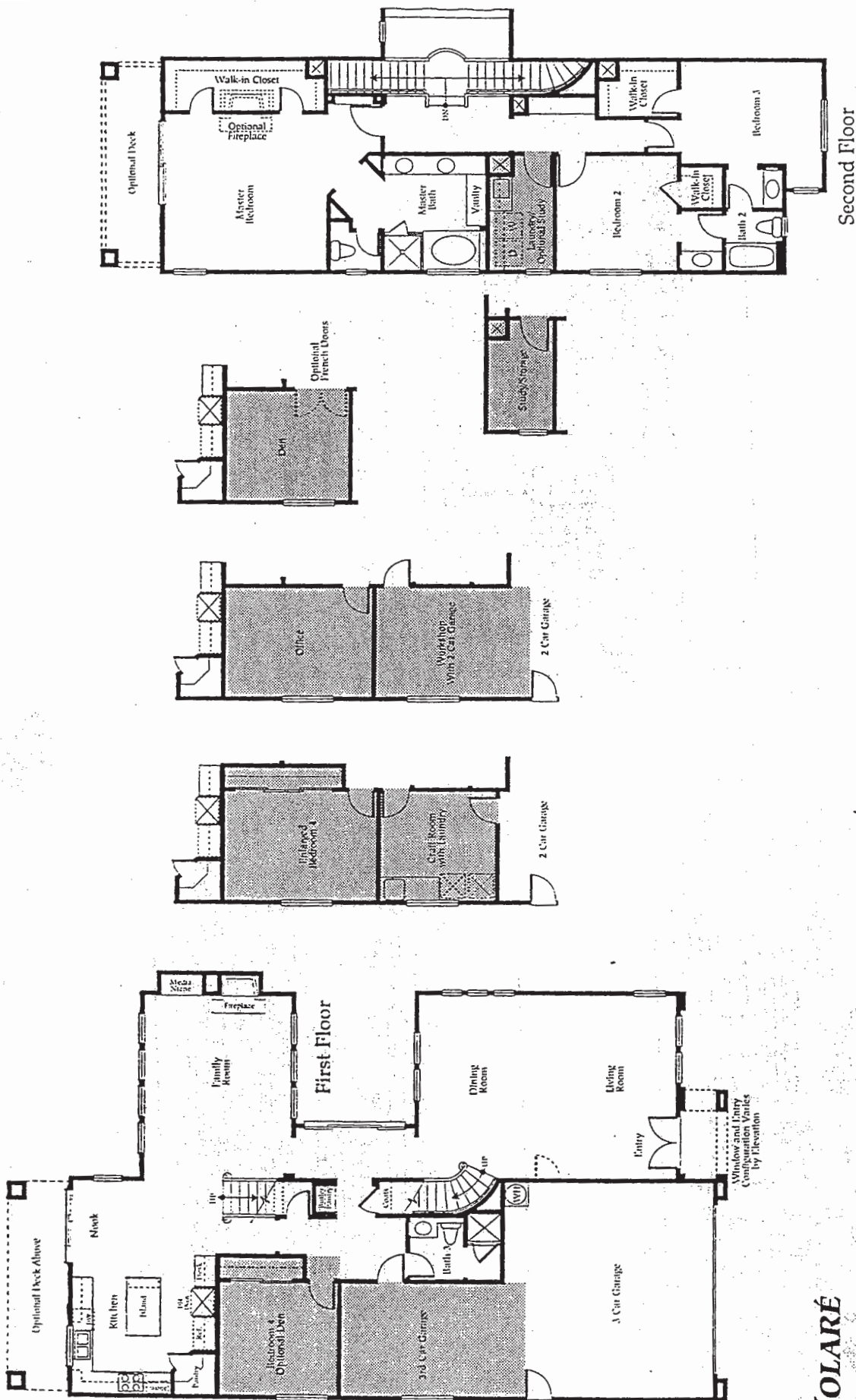


Torrey Point

By Shea Homes

Preliminary Brochure





VOLARÉ

Residence 1 (Reversed)

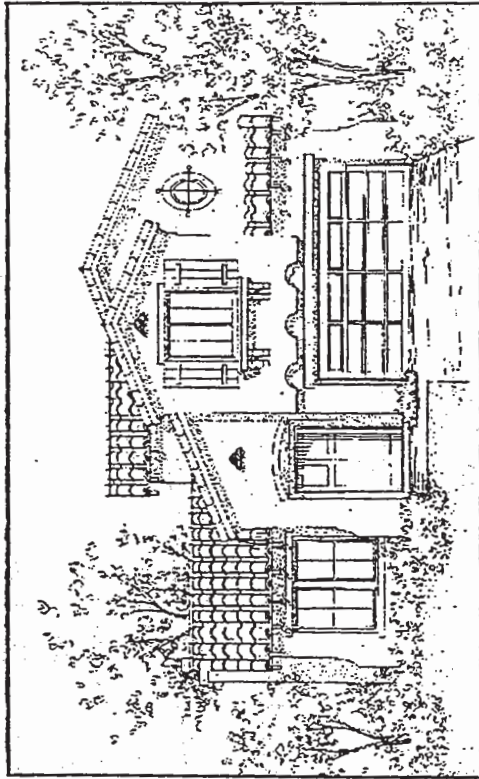
2,753 to 2,911 Square Feet

4 Bedrooms

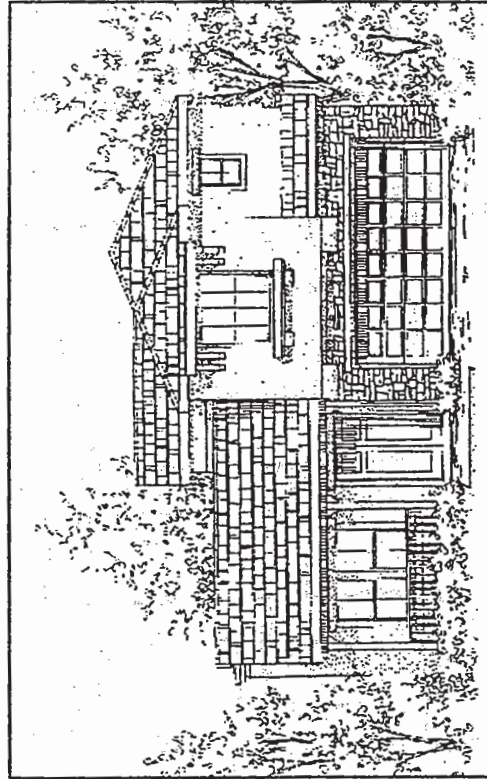
2 3/4 Baths

2- & 3-Car Garage

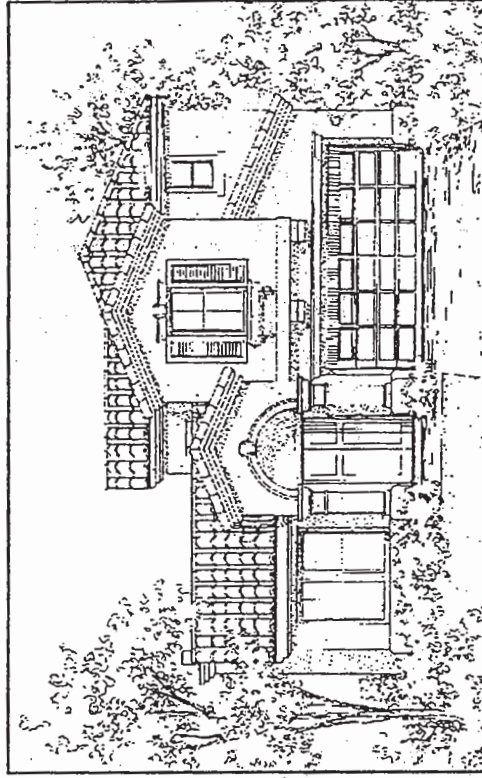




Residence 1A

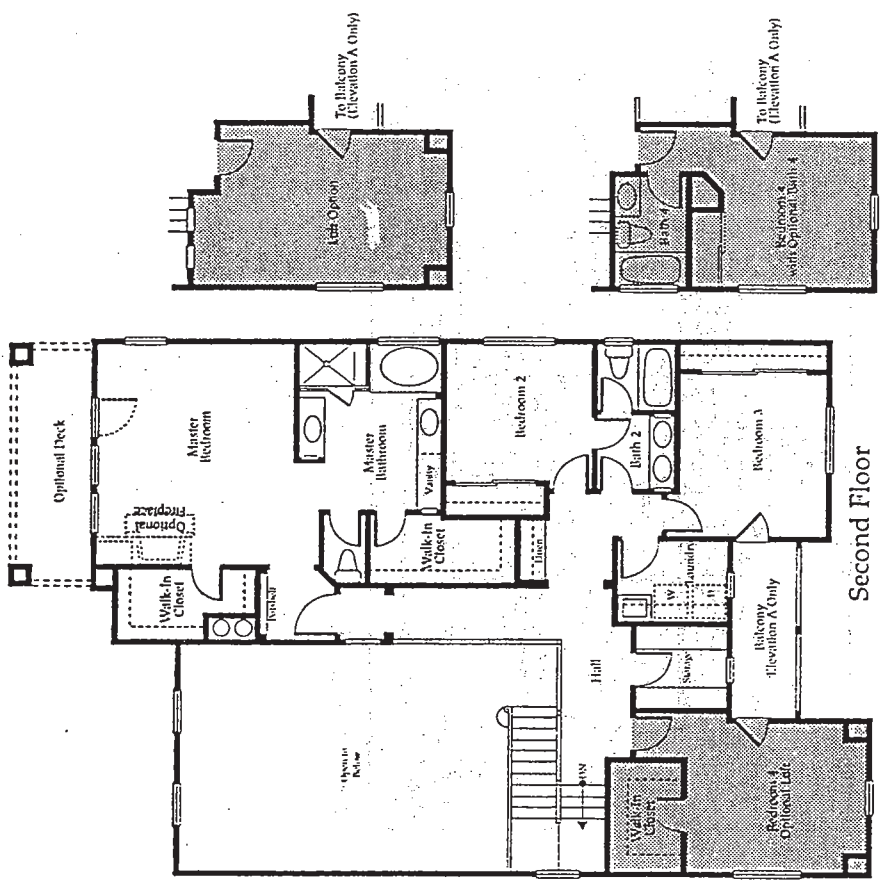
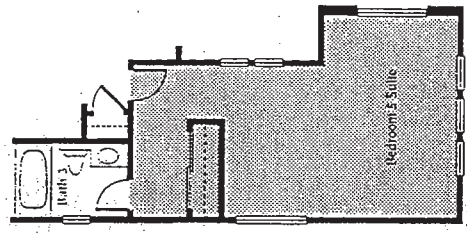
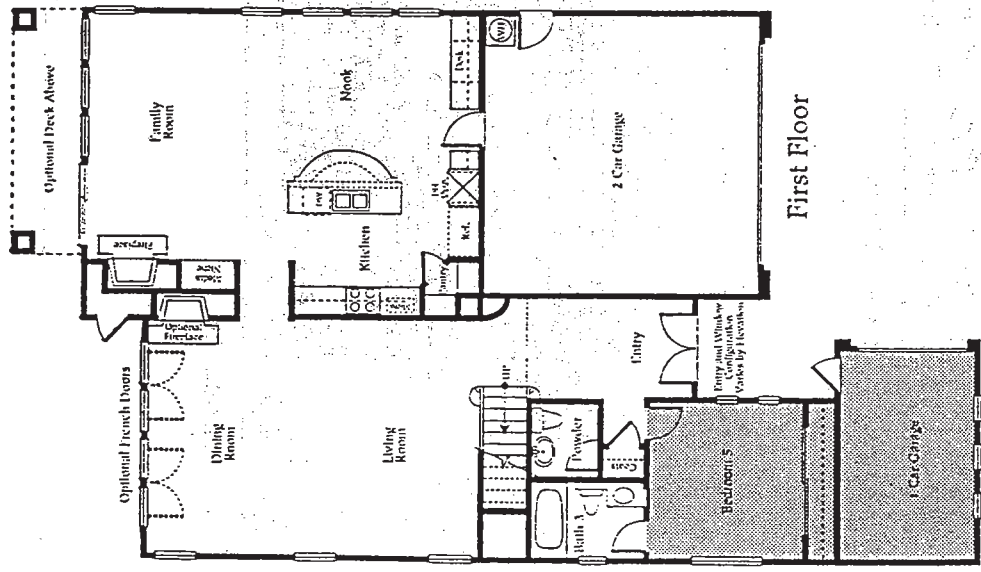


Residence 1B



Residence 1C - Model

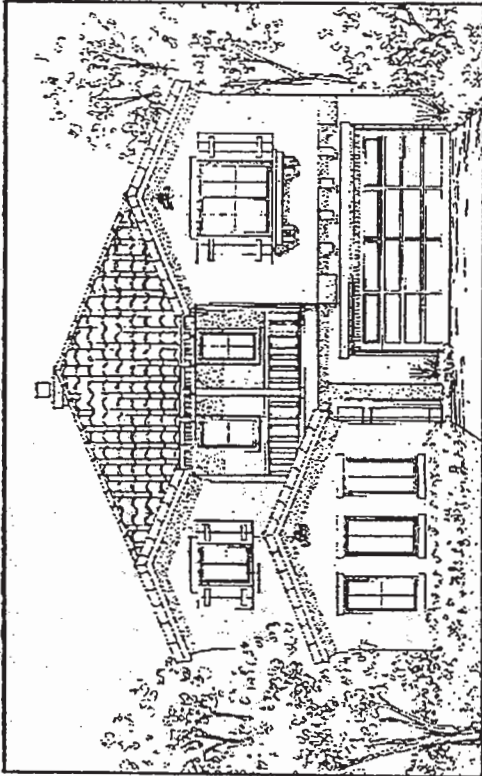




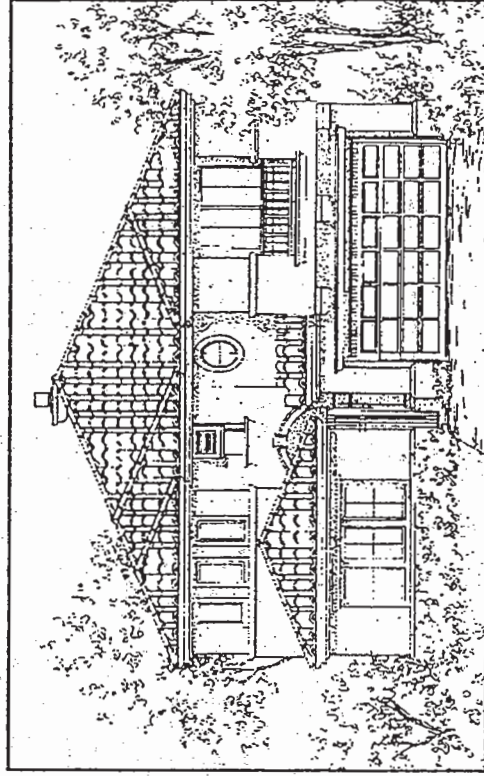
COSTA DEL SOL

- Residence 2
- 3,001 to 3,164 Square Feet
- 2-Story
- 5 Bedrooms
- 3 1/2 to 4 1/2 Baths
- 2- & 3-Car Garage

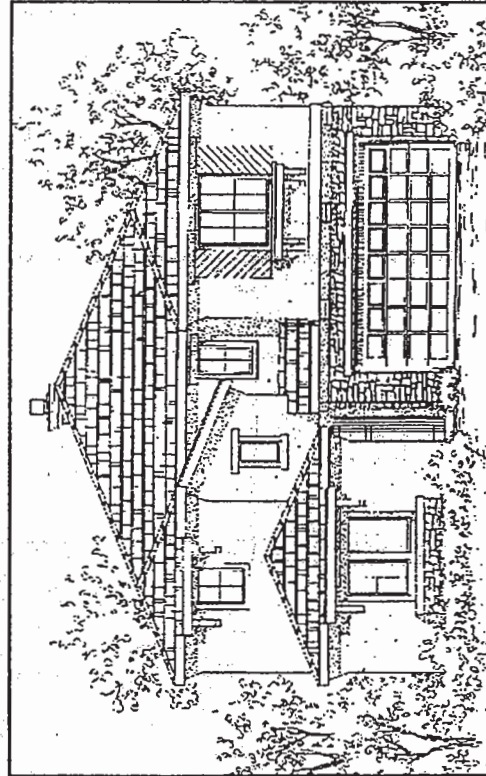




Residence 2A - Model

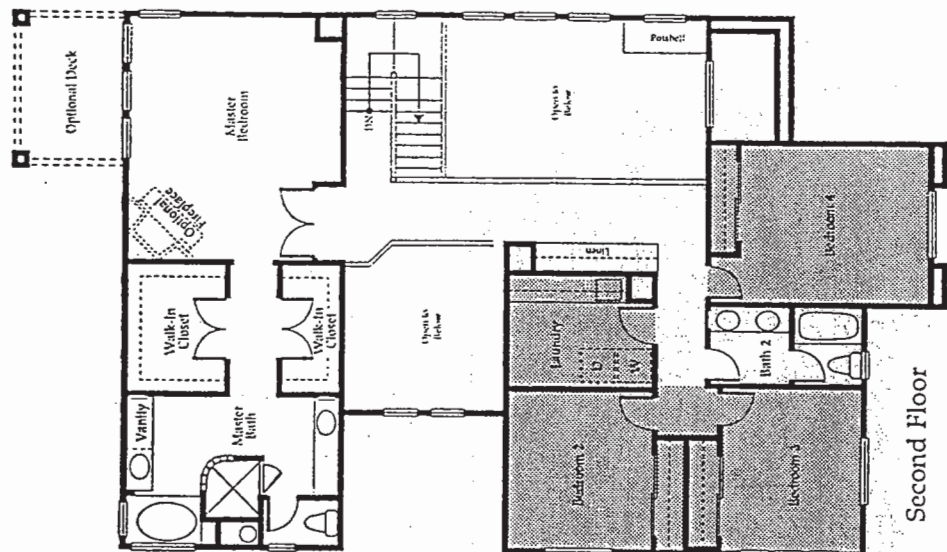
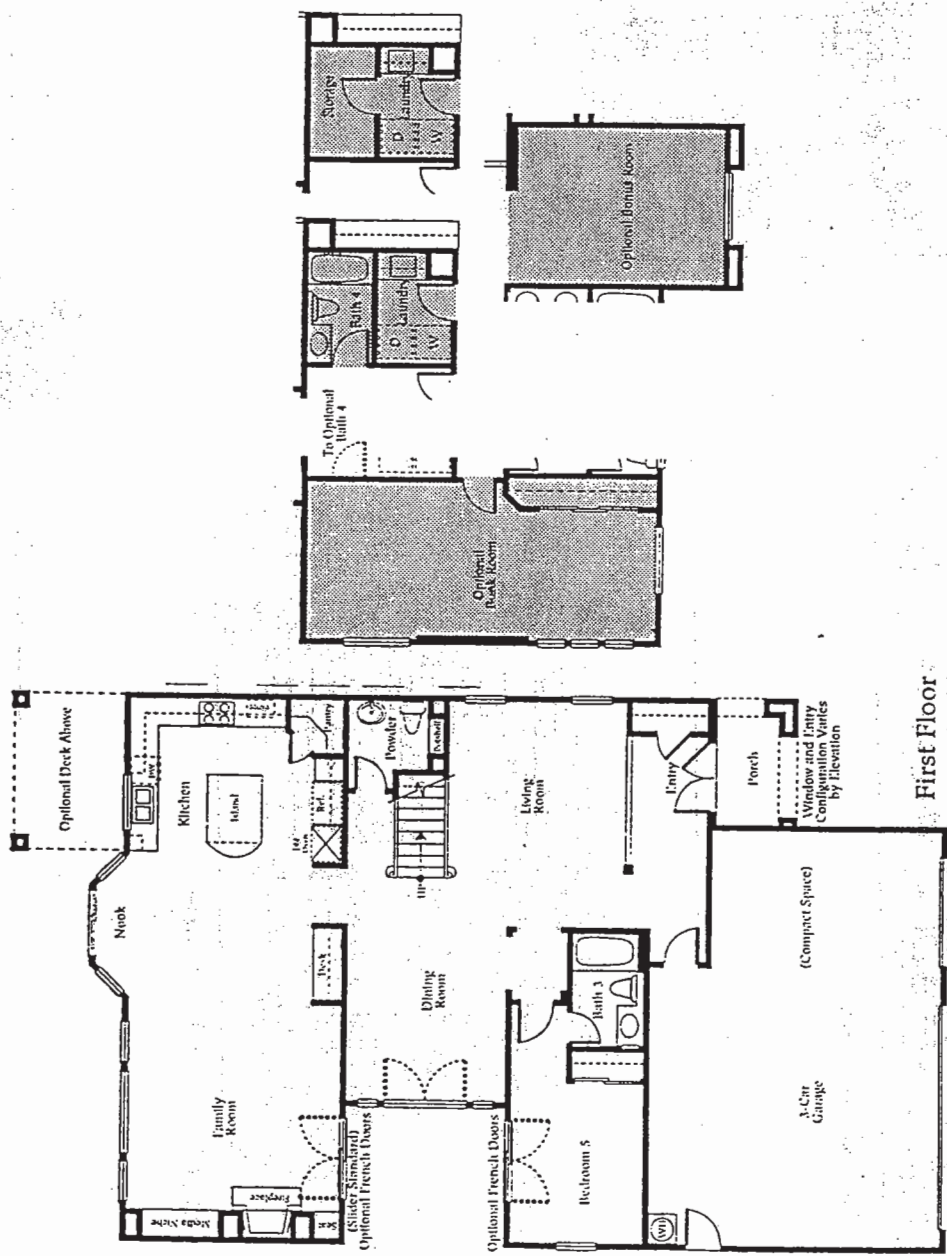


Residence 2C



Residence 2B





VuÉ DE MER

Residence 3 (Reversed)

3,101 Square Feet

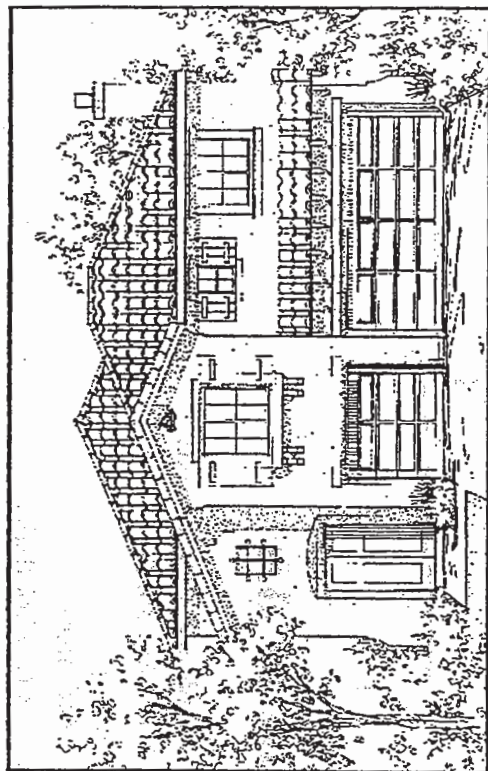
2-Story

5 Bedrooms

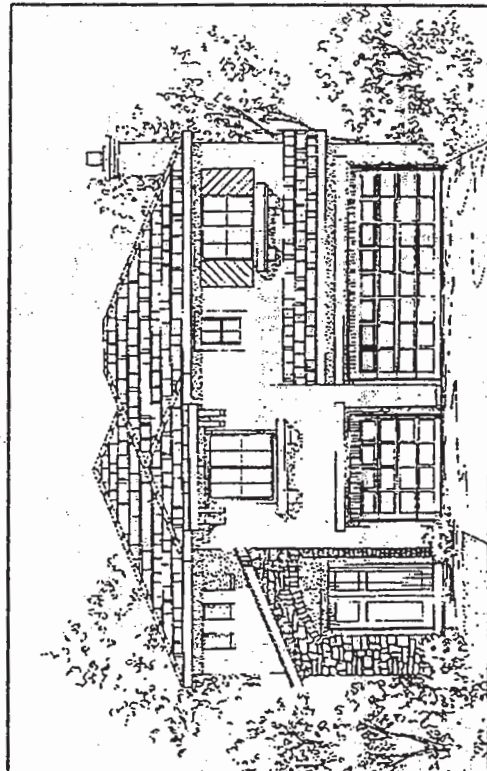
3 1/2 to 4 1/2 Baths

3-Car Garage (Compact Space)

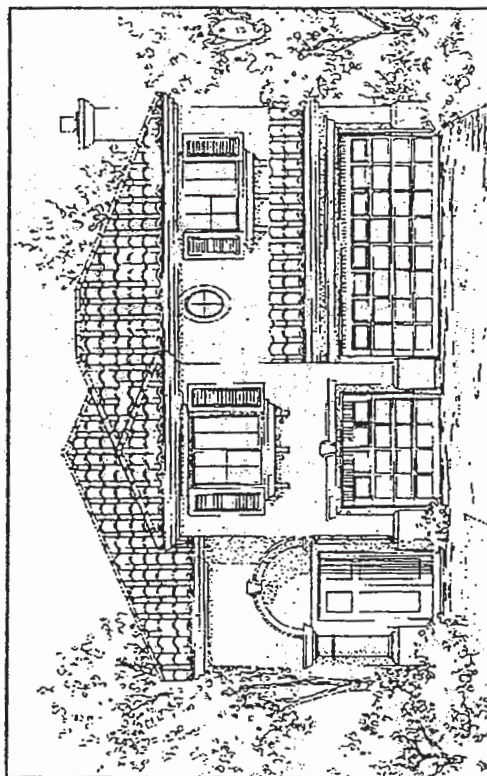




Residence 3A



Residence 3B - Model



Residence 3C



OUTSTANDING FEATURES

Distinctive Architectural Exteriors

Italianate, French Country and Spanish Style exterior design
Spanish and shake concrete tile roofs in a blend of pleasing colors
Two and three-car garages with drywall interiors
Metal roll-up sectional garage doors with opener on double doors
Concrete entry walks & driveways
Full rear- & side-yard fencing with gates on both sides
Double 8' entry doors with polished brass lockset
Rustic ledge stone accents (B elevations)
Designer selected light fixtures
Stucco painted for long lasting beauty

Exceptional Features

Impressive ceramic tile entries
Wood-burning fireplaces with gas stub-out & painted wood
mantel in family rooms
TV/Media niche in family rooms
Rounded drywall corners
9' ceilings on first & second floors
Hand-textured walls & ceilings
Maple cabinetry with white interiors, concealed hinges &
adjustable shelves and backs in uppers
Raised panel interior swing doors and sliding
wardrobe doors
Custom oak handrails with painted Balustrade
(other options available)
Dining room prewired for owners fixture

Shen Homes, in an effort to continuously improve its product, reserves the right to change floor plans, specifications and prices without notice or obligation.

Our model homes are decorated to demonstrate and suggest ideas to you in personalizing your new home. The decorations, including items such as furnishings, windows coverings, accent paint colors, wallpaper, paneling, special mirrors, ornamental architectural treatments, special carpeting and floorings, certain appliances and lighting fixtures, patios, patio covers, special walkways, landscaping and fences are for display only and are not included in the purchase price. All floor plans, renderings and maps are artist's conceptions and are not intended to be an exact duplication of either the buildings or landscaping. Please see sales representative for details.

Due to ever-changing market conditions, Shen Homes or its representatives make no guarantee, representation or warranty of any kind as to the current or future value of your home or any future appreciation or depreciation in its value.

Spacious Gourmet Kitchens and Bright, Airy Breakfast Nooks

Durable 6"x6" ceramic tile countertops
Kohler "Executive Chef" cast iron sink with Moen pull-out faucet
Island counters
Walk-in pantries
Convenient under-cabinet fluorescent task lighting
G.E. "White on White" appliances Includes:
• Built-in 30" double oven with self-cleaning upper oven
• Built-in digital microwave
• 7-cycle QuietPower dishwasher
• Gas cooktop with glass top and sealed burners

Lavish Master Suites

Generous walk-in closets with abundant shelving
Roman tubs with tile surround
Mirrored French closet doors (Plan 3)
Separate shower with 8"x8" ceramic tile
Dual Kohler China Lavs
Porcelanosa "Campina Blanco" 8" x 8" ceramic tile counter tops
and vanity
Decorative Moen "Monticello" fixtures
Beveled pullman mirrors

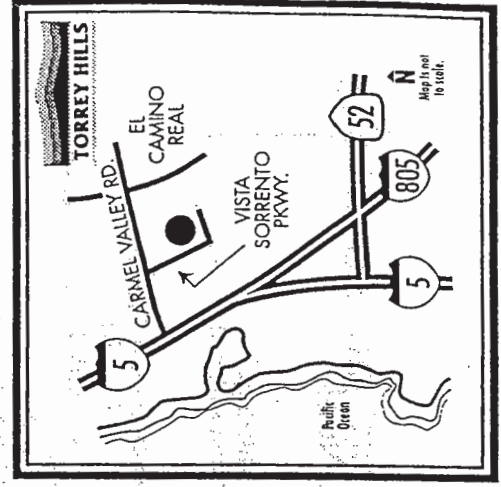
Convenience, Safety and Energy-Saving Features

Water-saving Kohler toilets throughout
Water-saving decorative Moen fixtures
Dual-glazed, vinyl framed windows & sliding glass doors
High-efficiency gas heating (Dual Zone)
Lever interior door hardware
Second floor laundry room prepared for gas dryer
Painted laundry room cabinets with utility sink
Stairway lighting on photo cell
Low-sheen enamel paint in kitchens & baths
All bathrooms & laundry rooms fully insulated
Prewired for optional security system
Preplumbed for optional air conditioning
Exterior front lights on photo cell



Torrey Point

By Shea Homes



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SheaHomes

San Diego, Inc.