



BRIDLE RIDGE

Carmel Country Highlands

A new LIVING SMART[®] neighborhood by Pardee Homes

RESIDENCE

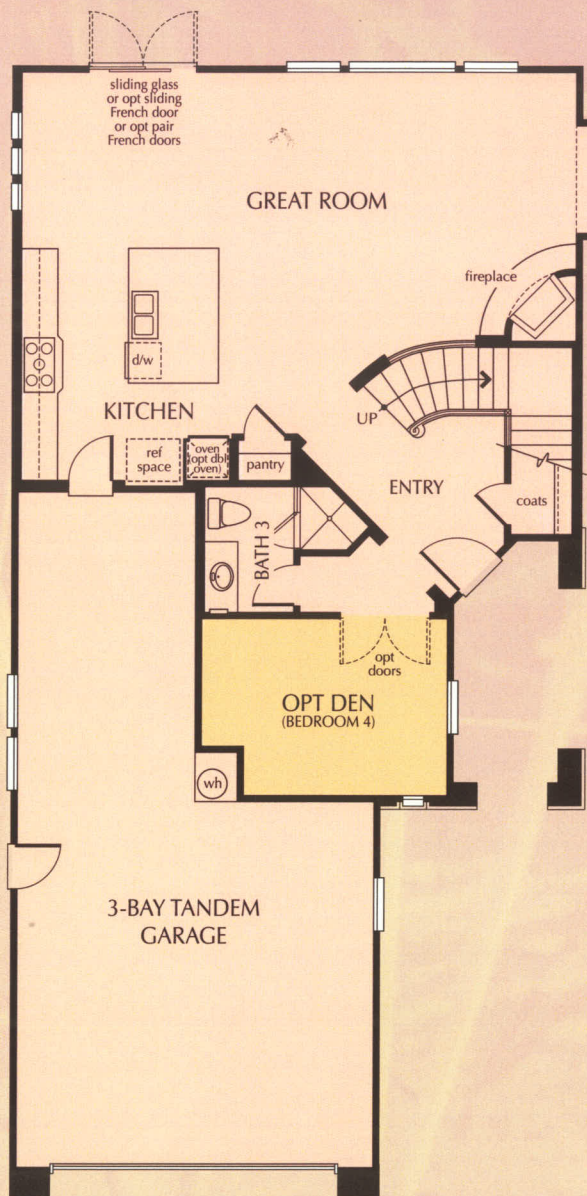
One

AS MODELED

2-Story
3 Bedrooms / 3 Bathrooms
Den / Great Room
3-Bay Tandem Garage
2,353 sq. ft.

STANDARD

2-Story
4 Bedrooms / 3 Bathrooms
Great Room
3-Bay Tandem Garage
2,353 sq. ft.
Optional Den in lieu of Bedroom 4

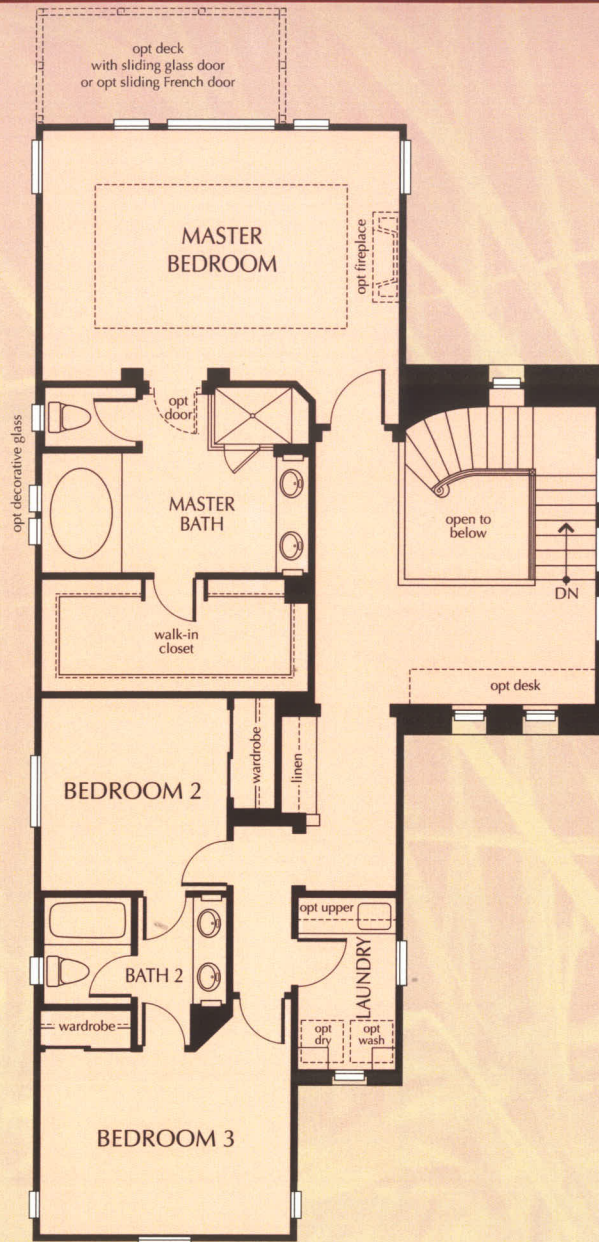


First Floor



{ MODEL: Residence One - B (Reversed) - *French* }





Bedroom 4 in lieu
of optional Den

Second Floor

All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price. Floor plans subject to change. All square footage is approximate. For floor plan options, see sales representative.

{ Residence One - A - *Spanish* }



{ Residence One - C - *Monterey* }



RESIDENCE

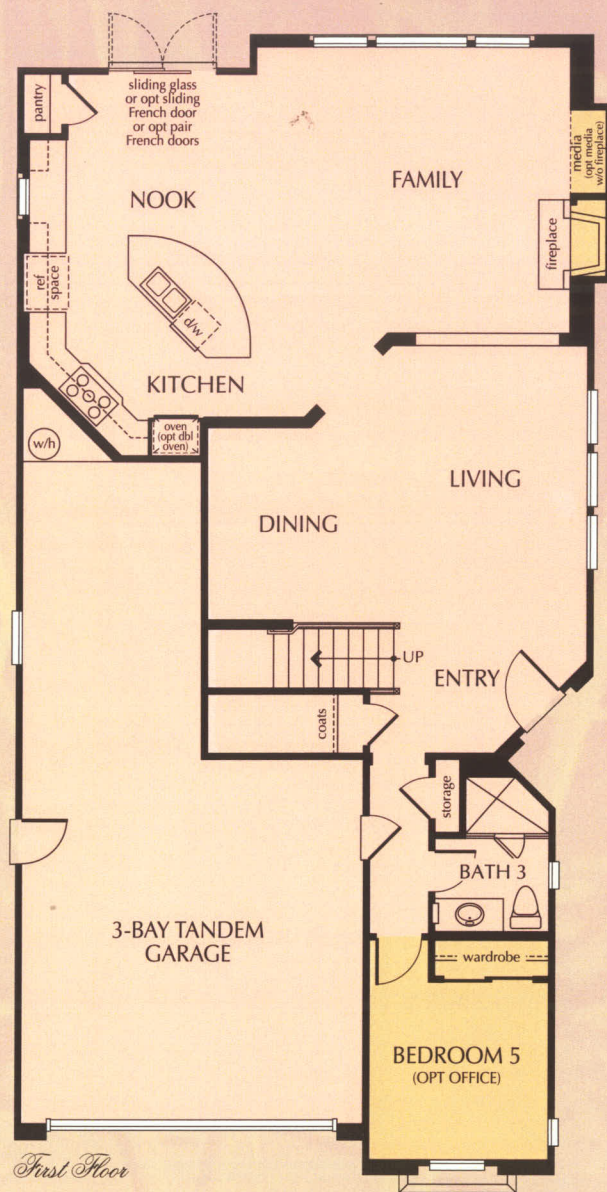
Two

AS MODELED

2-Story
5 Bedrooms/3 Bathrooms
Loft
3-Bay Tandem Garage
2,691 sq. ft.

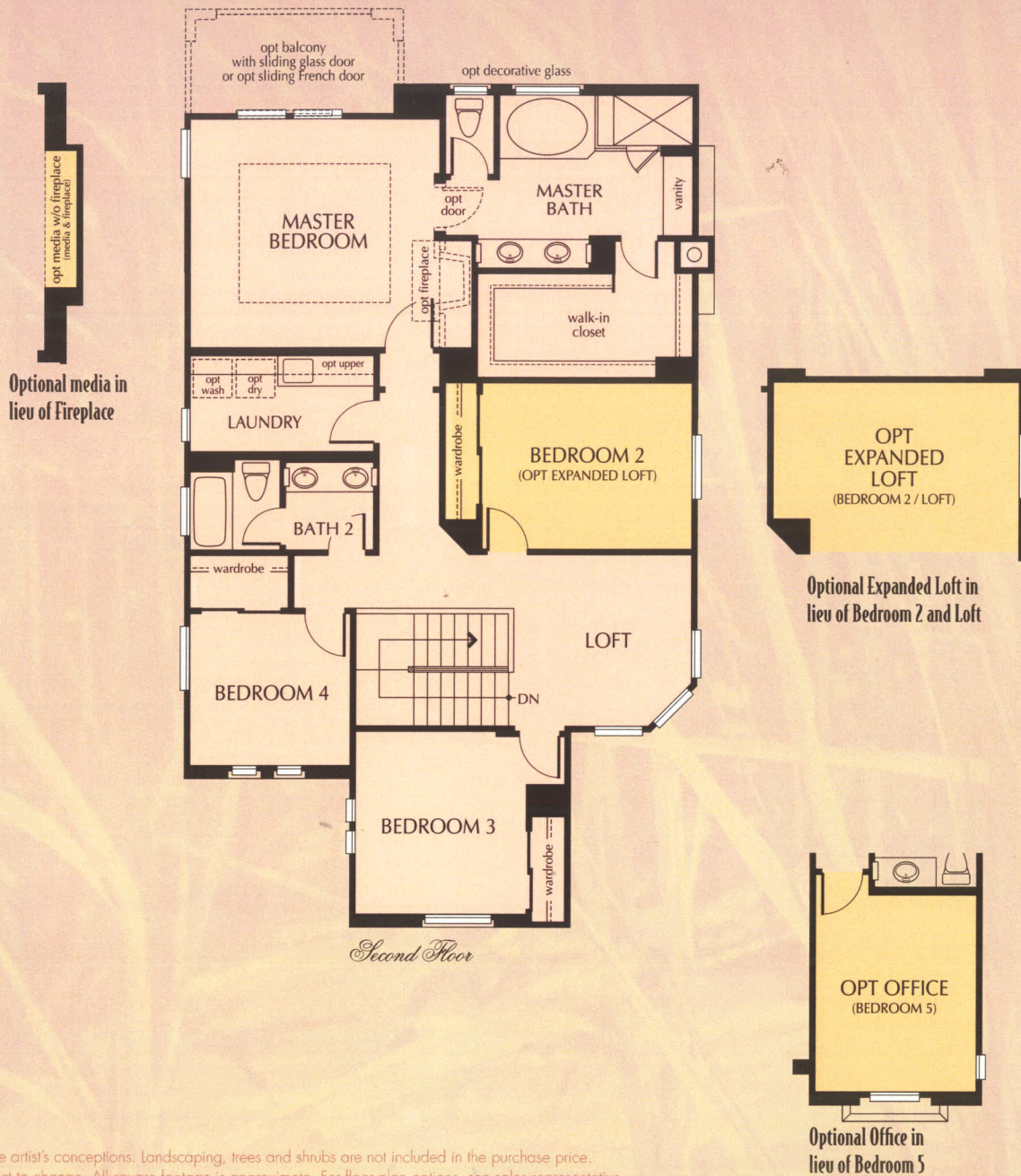
STANDARD

2-Story
5 Bedrooms / 3 Bathrooms
Loft
3-Bay Tandem Garage
2,691 sq. ft.
Optional Office in lieu of Bedroom 5
Optional Expanded Loft in lieu
of Bedroom 2 and Loft



{ MODEL: Residence Two - A (Reversed) - *Spanish* }





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{ Residence Two - B - *French* }



{ Residence Two - C (Reversed) - *Monterey* }



RESIDENCE

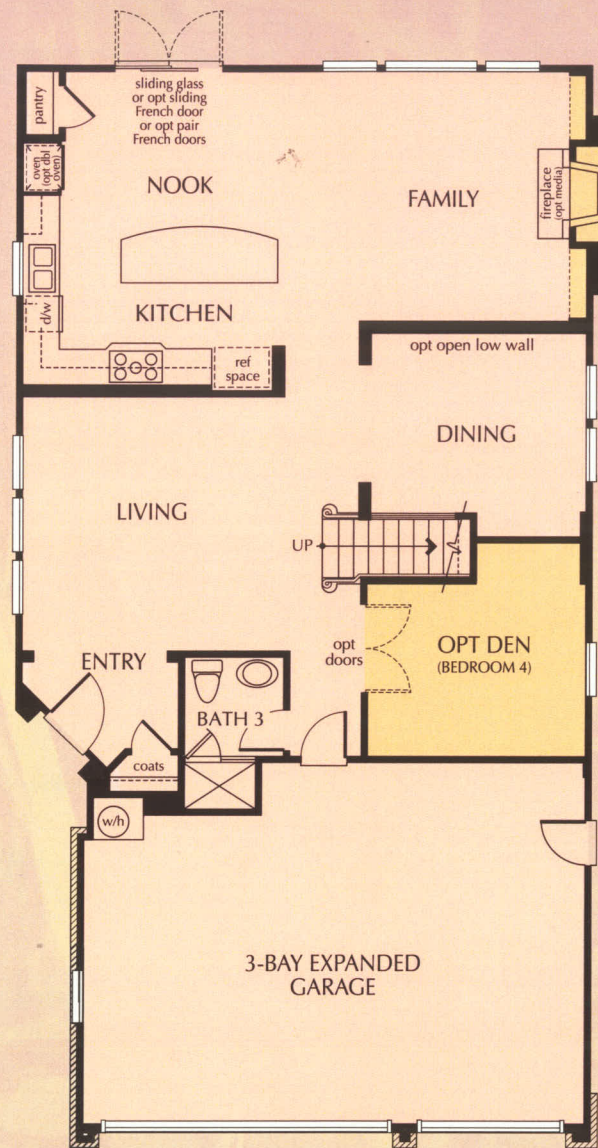
Three

AS MODELED

2-Story
3 Bedrooms / 3 Bathrooms
Den / Loft
3-Bay Expanded Garage
2,734 sq. ft.

STANDARD

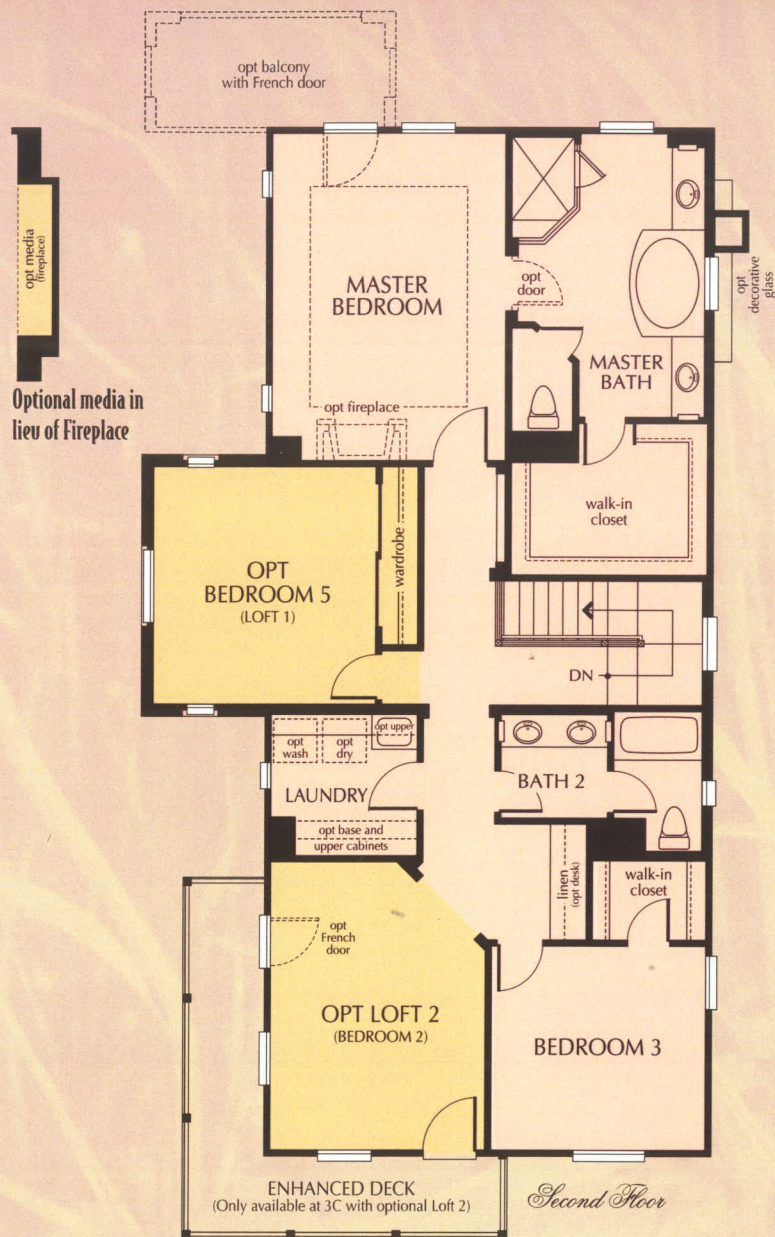
2-Story
4 Bedrooms / 3 Bathrooms
Loft
3-Bay Expanded Garage
2,734 sq. ft.
Optional Loft 2 in lieu of Bedroom 2
Optional Bedroom 5 in lieu of Loft 1
Optional Den in lieu of Bedroom 4



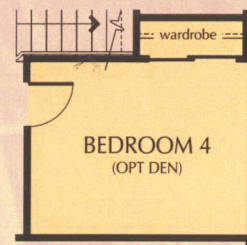
First Floor

{ MODEL: Residence Three - (- Monterey) }

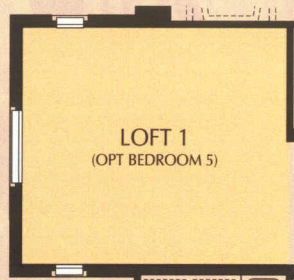




Second Floor



Bedroom 4 in lieu of optional Den



Loft 1 in lieu of optional Bedroom 5



Bedroom 2 w/Deck in lieu of optional Loft 2

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{ Residence Three - A - *Spanish* }




{ Residence Three - B (Reversed) - *French* }



Live Green and Live Smart

For earth-friendly living at every level, Pardee Homes' LIVINGSMART® program presents an opportunity for you to save money and preserve the environment simply by living in your beautiful new home. By combining LIVINGSMART features and options that are HEALTHSMART,™ ENERGYSMART,™ EARTHSMART™ and WATERSMART,™ you'll be fully equipped to enjoy the shade of green that's a natural fit for your home and the environment.

LIVINGSMART at a Glance


 **HEALTHSMART** features help improve indoor and outdoor air and water quality.

Included:

- Low formaldehyde insulation and carpet pad
- Upgraded thermostat
- 13 SEER air conditioner with Merv 6 air filter

Available:

- Carrier washable air filters
- Central Vacuum system
- Low VOC interior paint
- Reverse osmosis water treatment system
- Whole house water filtration system


 **ENERGYSMART** features reduce energy consumption and allow you to save money on utility bills.

Included:

- Energy efficient water heaters
- Low E spectrally selective glass windows
- Energy-efficient fluorescent lighting
- Added insulation
- Tightly sealed ducts to reduce air leakage
- ENERGY STAR® dishwasher

Available:

- ENERGY STAR rated washing machines
- Low E² glass at French doors
- Tankless water heaters
- Fluorescent can lights (included at kitchen)
- Roof mounted solar panels


 **EARTHSMART** features either encourage conservation, or use recycled and sustainable resources.

Included:

- Engineered and certified wood products
- Fiberglass entry doors
- Carpet from recycled soda bottles
- Recycling bins at kitchen base cabinets

Available:

- Bamboo flooring (Optional)
- Engineered stone countertops

 **WATERSMART** features help reduce water consumption inside and around your home.

Included:

- Multi-programmable irrigation clock

Available:

- ENERGY STAR washing machine
- Tankless Water Heater
- Dual-flush toilets
- Low-flow showerheads

Plus, most homes at Bridle Ridge are designed to accommodate a roof integrated solar electric power system.





With LIVINGSMART, harmony can exist between home and environment.
Experience this beautiful balance at Bridle Ridge today.



LIVINGSMART Empowers People Like You

With LIVINGSMART at Bridle Ridge, Pardee Homes is offering a distinctive way of life — one that preserves the land and its precious resources while making your home environment more comfortable and efficient.

This comprehensive package of earth-friendly features and options includes:

-  **HEALTHSMART** choices that support healthy indoor air and water quality.
-  **ENERGYSMART** choices that reduce energy consumption, possibly lowering energy bills.
-  **EARTHSMT** choices that encourage conservation or use recycled or sustainable resources.
-  **WATERSMART** choices that minimize water consumption to conserve this precious resource.

Together, these selections are good for your family's well-being and the environment, making LIVINGSMART at Bridle Ridge the right choice for us all.

ENERGY SAVINGS —

The Cornerstone of LIVINGSMART

Every home at Bridle Ridge was designed to conserve energy. To achieve optimal efficiency, a home must include technologies that reduce energy demand and others that generate electricity.

The Savings Begin with ENERGYSMART

Key features of the ENERGYSMART home include:

A Better Environment.

Tight construction and sealed duct systems reduce the loss of heated or cooled air and improve indoor air quality.

Efficient Energy Use.

A well-designed, high-efficiency climate system uses less energy to heat and cool the air and makes for a quieter home.

Energy-Saving Windows.









Spectrally selective glass windows keep your home cooler in summer and warmer in winter and can reduce sun damage to interior furnishings by up to 75 percent.

Energy-Efficient Lighting.

The advanced lighting package combines recessed fluorescent lighting, dimmer switches and motion-activated sensors in select locations to reduce energy consumption.

Included with Your LIVINGSMART Home

The following LIVINGSMART features are an integral part of every Bridle Ridge home:













-  Fluorescent lights in select recessed cans, significantly reducing energy consumption
-  Dimmer switches and occupancy sensors, achieving optimum lighting efficiency and comfort (select locations)
-   Low formaldehyde attic insulation, enhancing energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
-  GE® ENERGY STAR dishwasher
-  Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors
-  Engineered high-performance lumber, using up to 30 percent more of each tree than solid lumber
-  Architect-specified fiberglass entry doors, featuring the rich look of wood without sacrificing any trees

Available with Your LIVINGSMART Home

Along with an impressive package of included features, the LIVINGSMART program offers an extensive array of exciting, earth-friendly options. With the right combination, you can create a healthier living environment for your family while substantially reducing your dependence on the utility grid system for power.

LIVINGSMART Options*

Bridle Ridge homeowners may select from the following earth-friendly options:

-  SunPower® roof-integrated solar electric power system generating solar electricity for your home (on select homes)
-  Fluorescent lights in addition to the standard package, significantly reducing energy consumption
-   Tankless water heater, delivering up to 8.5 gallons-per-minute with control for temperature adjustments
-  GE ENERGY STAR refrigerator
-  Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates the carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
-  Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage
-   On-demand water filtration system
-   GE ENERGY STAR low water, energy saving and front loading washing machine
-  Carrier air filters (reusable and washable)

* Available at additional cost and subject to construction cutoff dates.

Included with Your Home

Homes of Distinction

With Bridle Ridge, Pardee has crafted homes rich in the character and detail of a bygone era, while enhancing the quality and convenience expected by today's homeowner.

- Architecturally specified exterior color palettes complement the street scene
- Concrete "S" roof tile on all Spanish exteriors, concrete shingle tiles on all French, Mediterranean and Monterey Plantation exteriors (roof materials have been pre-selected and come in complementary colors that vary per exterior and per color palette)
- Thermo Tru® Smooth-Star Collection™ composite entry door in pre-selected styles and colors (varies per plan and exterior)
- Decorative aged bronze finish entry door hardware by Schlage® (style varies per exterior)
- Complementary interior door hardware by Schlage in aged bronze finish
- Single-lite French doors in select locations (varies per plan and exterior)
- Garages with metal, sectional roll-up doors and garage door openers (designs vary per exterior)
- Masonry side- and rear-yard fencing (varies per homesite; see sales representative for specific locations)
- Weatherproof exterior electrical outlets in select locations
- Exterior gas barbecue outlet
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART® features)
- Dual-paned, low E vinyl windows

Impressive Interiors

- 12" x 12" ceramic tile flooring in a variety of colors; at laundry room, kitchen, bath and entry
- Plush carpeting over pad in a choice of designer-selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant 4 1/4" paint-grade baseboard and complementary 2 3/4" door casing
- Hollow core raised 2-panel Carrara interior passage and wardrobe doors
- Fireplace with complementary precast concrete mantel, hearth and surround in a smooth, painted finish (designs vary per room)
- 50-gallon water heater
- Dramatic ceilings and elegant interior architectural details, including soffits in select locations (vary per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting
- Custom-crafted paint grade staircases with generously proportioned newel posts and balusters, with stained maple handrail
- Separate interior laundry room with cultured marble countertop. Convenient laundry sink, white thermofoil cabinetry and area drain
- Spacious linen and coat closets

- Decora® white rocker light switches with dimmer switch in the dining room
- Smoke detectors with warning buzzer and battery backup
- Convenient secondary bathrooms with maple cabinetry in Amaretto including white self-rimming sinks, toilet and tubs with cultured marble countertop and splash (Bath 3 has 6 x 6" Dal tile)

Wired For Today

Each home at Bridle Ridge comes complete with a fully integrated, multimedia wiring system, including numerous types of pre-configured outlets such as high-speed Category-5 wire and coaxial cable configured for video, telephone, data and networking capabilities. Please see a sales representative or options consultant for more specific information about the structured wiring within each home.

Sizzling Hot Kitchen

- Gourmet kitchen with convenient food preparation island
- 39" wide refrigerator space plumbed for automatic ice-maker
- Slab granite countertop with 6" splash and full-height backsplash behind cooktop
- European-styled amaretto maple cabinets with brushed chrome knobs and recycling bin
- Convenient under-cabinet task lighting
- Dual-compartment, stainless steel sink with Delta® chrome faucet
- Spacious food storage pantry
- GE® appliance package in stainless steel, including:
 - ◊ Microwave oven over a built-in 30" self-cleaning convection oven
 - ◊ Quiet Power ENERGY STAR® dishwasher with soil adjuster to conserve water
 - ◊ 36" five-burner Profile™ cooktop with sealed burner design
 - ◊ 36" high performance Profile vent hood

Master Bedroom Suite

- Spacious master bedroom suite with luxurious bathroom, private dressing area and walk-in closet with raised 2-panel Carrara wardrobe doors
- Adult height his-and-hers lavatories with handset 6" x 6" ceramic tile countertops, white porcelain sinks and compartmentalized water closet, deep soaking bathtub and decorative Delta chrome plumbing fixtures
- European-style Amaretto Maple cabinetry with brushed chrome knobs
- Separate hot-mopped walk-in shower with 6" x 6" ceramic tile surrounds and clear glass shower enclosure

Available with Your Home

Pardee Homes is proud to offer a wide variety of optional features.* Below is a sampling of the many ways you can personalize your new home through our Design Center. Please see your sales representative for additional customizing opportunities.

Choices for Your Gourmet Kitchen

Appliances

- GE® Monogram® stainless steel appliance package
- Choice of GE Profile™ or GE Monogram refrigerator

Cabinetry

- European-style cabinet doors in a variety of finishes and door styles
- Glass door panels (locations vary per plan)

Countertops

- A wide variety of granite, Corian® or CaesarStone® slab countertop material
- Customized backsplash designs including tile and stone liners, decos and mosaics

Electrical and Low Voltage Opportunities

- A choice of designer-selected interior light fixtures as shown in models
- Additional recessed incandescent or fluorescent lights
- Reinforced outlets for ceiling fans, hanging fixtures or wall sconces
- On-demand hot water recirculating pump
- Additional dimmer switches
- Additional duplex outlets
- Exterior holiday light outlets
- Additional telephone, cable or data outlets, plus home office outlet with dual Category-5 and dual coaxial cable
- Pre-wiring and trim for interior speakers, satellite television and home theater systems
- Security system packages

Finish Carpentry Selections

- Crown molding (in select locations)
- Window and door casing package
- Decorative stool-and-apron window trim package
- Decorative leaded glass windows (in select locations)
- Built-in media centers, shelves and bookcases as shown in model
- French doors and sliders in various locations per plan
- Garage floor coating and storage systems
- Glass inserts in select garage doors (varies per exterior)

Fireplaces to Warm Your Home

- Precast concrete fireplace mantels and hearths in a variety of colors

Stair Systems

- Handrail stained similar to cabinets
- All-maple stair system (handrail, newel post, balusters and open-end treads if applicable)
- All-maple stair system with wrought iron balusters

Bathroom Suites

- Tub enclosures for secondary bath tubs
- Ceramic tile, natural stone, 12" x 12" tile or slab master bath countertop and tub decks
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Spa jets in master bath soaking tub
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of finishes and colors

* Available at additional cost and subject to construction cutoff dates.
Note: For EarthSmart™, HealthSmart™, EnergySmart™ and WaterSmart™ options, please see LivingSmart® options.

Important Notes About 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 wallpaper, 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 "Included with Your Home" 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 listed above or as 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 warranted by the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. 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 which 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. Information is accurate as of the date of publication.

(ZD 21449, PL 08/08)



From I-5 or I-805 north, take the 56 Bypass and exit at Carmel Mountain Road and turn right. Proceed to Carmel Mountain Road and turn right. Follow to Furlong Place and turn right to the models.




BRIDLE RIDGE

Carmel Country Highlands

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San Diego, CA 92130
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Information is accurate as of the date of publication.

 **PardeeHomes** | Where smart solutions live.



Tour our homes at PardeeHomes.com