

A VERY PARTICULAR POINT OF VIEW.



FEATURES

- Dramatic vaulted ceilings
- Choice of custom flooring material in entries
- Fireplaces with gas log-lighters
- Quality carpet included in living room, dining area, halls, master bedrooms & dressing area, secondary bedrooms (and stairs—plans 3 & 4)
- Easy-care Solarian tile included in kitchen and family room
- Large family rooms with sliding glass doors to outdoor living area
- Kitchens include walnut stained hardwood cabinets and pantry, ceramic tile counter tops and greenhouse window over sink
- Electric range with eye-level microwave oven and self-clean lower oven
- Built-in six-cycle dishwasher
- Double sink with garbage disposal and chrome faucet
- Kitchens are plumbed for automatic icemaker refrigerator
- King-size master bedroom with dual or triple wardrobes and dressing area (per plans)
- Master baths feature large, ceramic tile shower with window seat (window seat not included in plan #4)
- All baths include walnut stained hardwood cabinets with cultured marble counter tops
- Exterior walls and ceiling are fully insulated
- Pre-wired for cable TV
- Forced air heating
- Smoke detector with warning buzzer
- Weatherstripping on front entry door and garage entry door
- Direct entry from house to large two-car garage
- Laundry area and family-size water heater located in garage
- Front, side and rear yards seeded and one tree planted in front yard (two on corner lots)
- Cedar shake roof (elevations A & B), Concrete tile roof (elevation C, only)
- Concrete walks and driveways

ENERGY SAVING FEATURES

- Dual glazed windows and sliding glass doors
- Climate control clock thermostat
- Water saver plumbing innovations
- Thermal insulating fiberglass ducting

OPTIONAL FEATURES AVAILABLE

- Plan #2—optional den doors (pre-plotted)
- Air conditioning
- Upgrade carpet and pad
- Mirrored wardrobe doors



Certain models have carpet or flooring not included in the sales price. Our sales price includes carpet and vinyl/asbestos tile only in those areas specifically listed under "FEATURES." Decorator items and model landscaping are not included in the purchase price. 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 carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price.

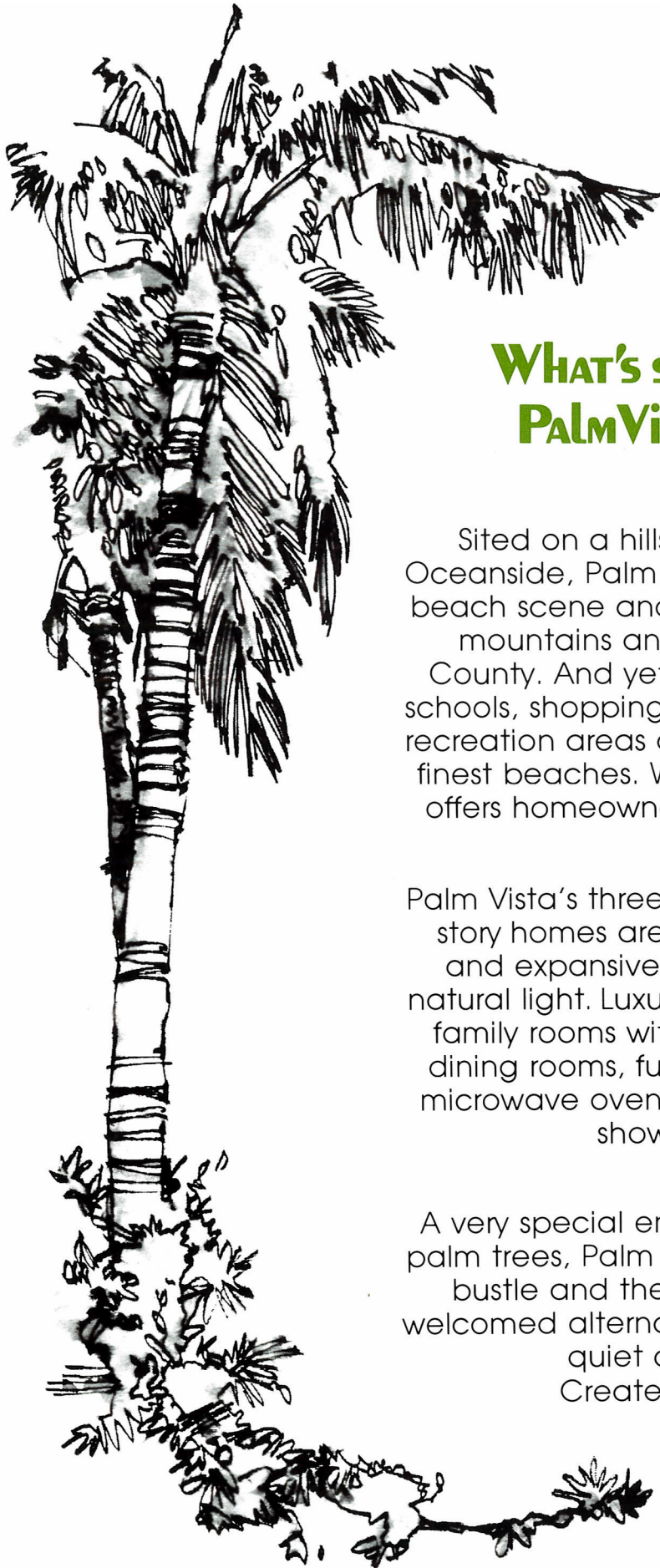
The items listed herein, with the exception of Optional Features listed above, are presently being included in all houses except where indicated otherwise. These items are manufactured and supplied by other companies for installation into the homes by Pardee. We reserve the right to substitute manufacturers and to make substitutions of color due to the unavailability of a particular item from a particular manufacturer, or for other reasons. Some manufacturers provide warranties on their products which are included in our homes. These warranties are available for your inspection in the Sales Office.

Prices, terms and specifications are subject to change without notice. Prices do not include lot premiums and optional items.

In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify plans, exteriors, specifications and products without notice or obligation.

(6/30/79)

All renderings are artist's conceptions



WHAT'S SO PARTICULAR ABOUT PALM VISTA'S POINT OF VIEW?

LOCATION:

Sited on a hillside just east of Interstate 5 at Oceanside, Palm Vista leaves behind the crowded beach scene and looks out instead on the serene mountains and valleys of San Diego's North County. And yet, nearby are Oceanside's good schools, shopping centers, businesses, golf courses, recreation areas and some of Southern California's finest beaches. With all this on its side, Palm Vista offers homeowners an elegant way to move up.

STYLE:

Palm Vista's three and four bedroom, one and two story homes are designed with soaring ceilings and expansive windows to bring in abundant natural light. Luxury features include large, versatile family rooms with fireplaces, elegant living and dining rooms, fully-equipped kitchens (including microwave ovens) with greenhouse windows and showplace master suites.

ATTITUDE:

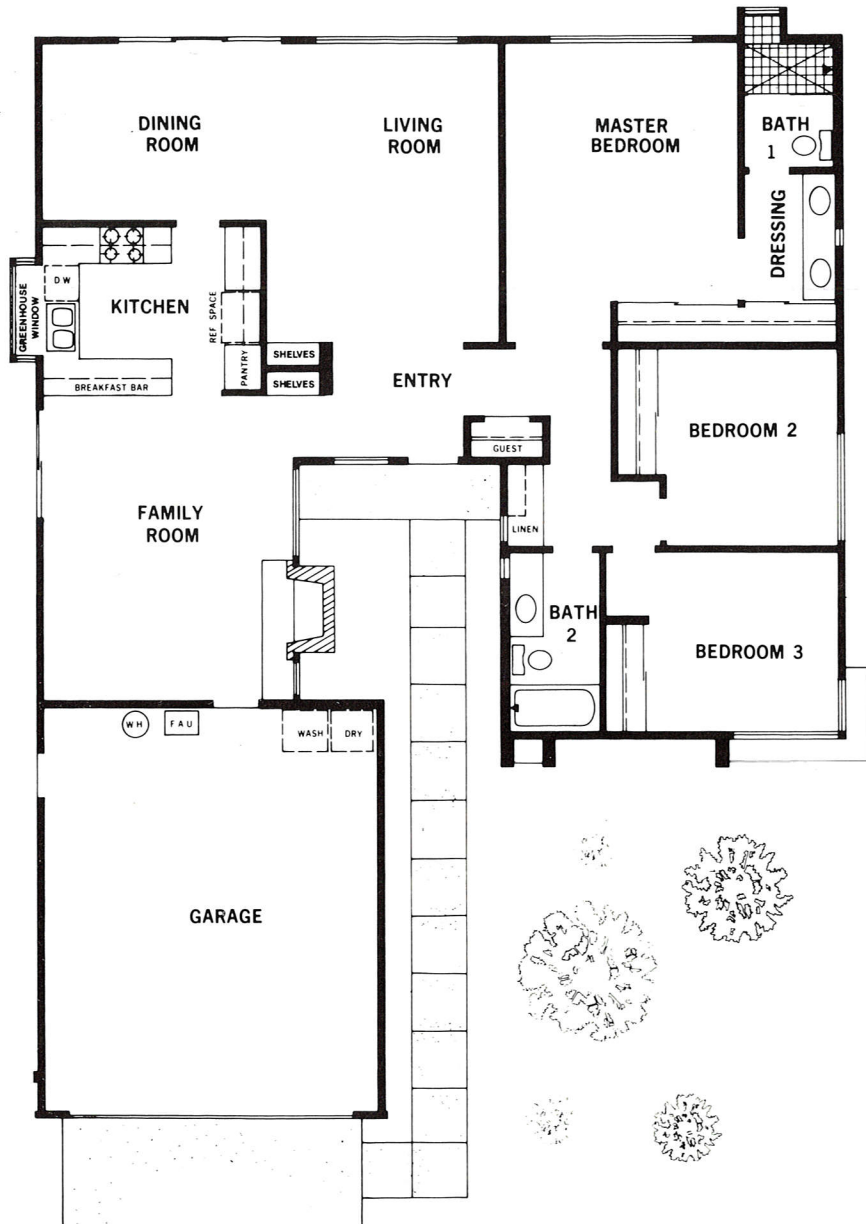
A very special environment enhanced by stately palm trees, Palm Vista turns its back on the hustle-bustle and the ordinary and offers instead a welcomed alternative in Southern California living—quiet comfort and elegance. Created for a very special few.

From
106,800

PLAN 1R

With 1556 square feet, three bedrooms and two baths, Plan 1 offers both individual privacy and spacious family-living areas. The dining and living room areas are enhanced by vaulted ceilings and brightened by large

view-windows and sliding glass doors. A convenient breakfast bar joins the kitchen with a large family room (and the family room conveniently adjoins the garage and laundry area).



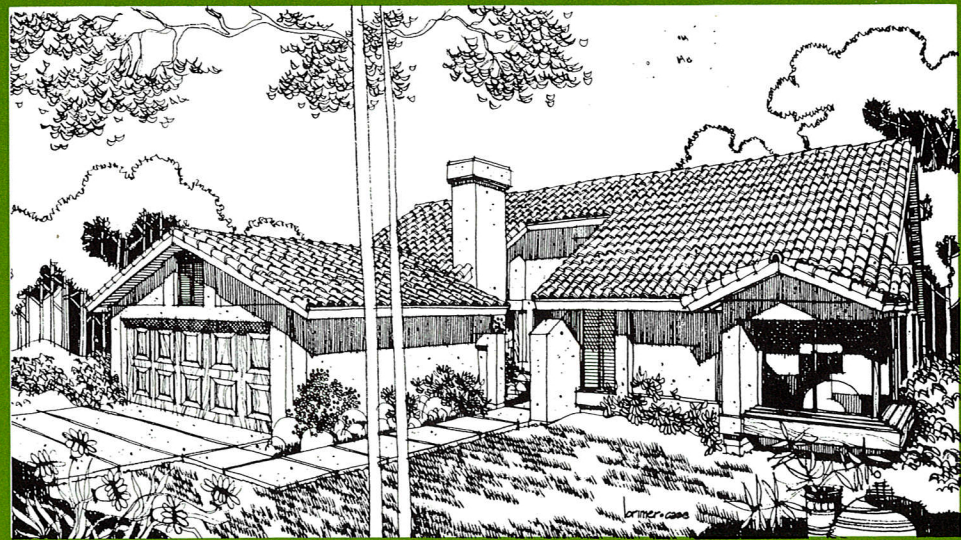
1AR



1BR



1CR

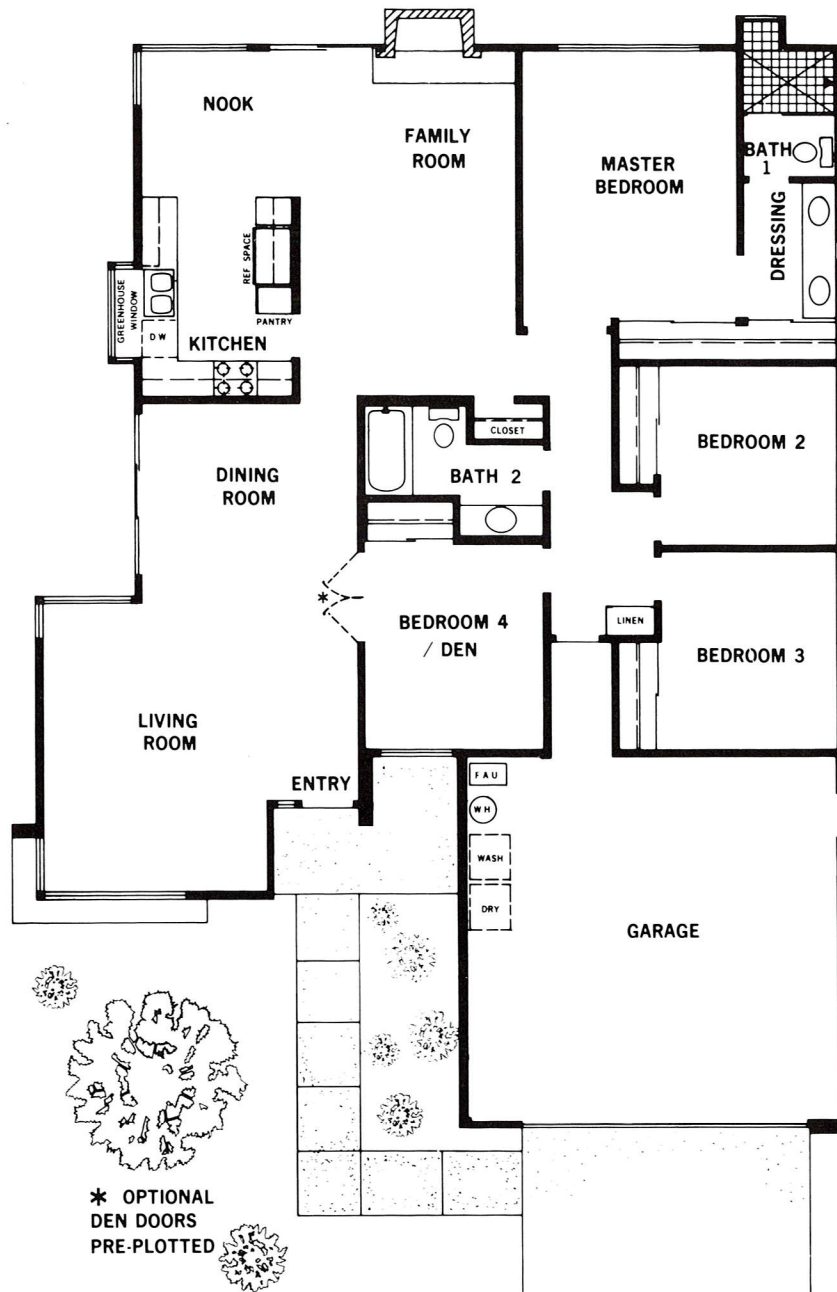


*Aspen
109,400*

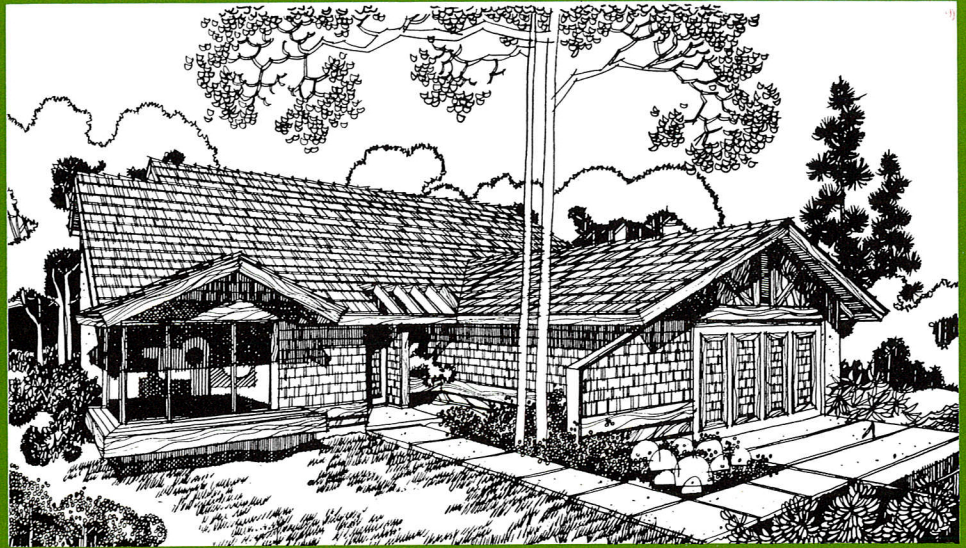
PLAN 2

With its soaring ceilings, conveniently-located sliding glass doors and large view-windows, this 1702 square foot Plan 2 is a sea of natural light. In addition to its three bedrooms and two baths, the house has a fourth bedroom

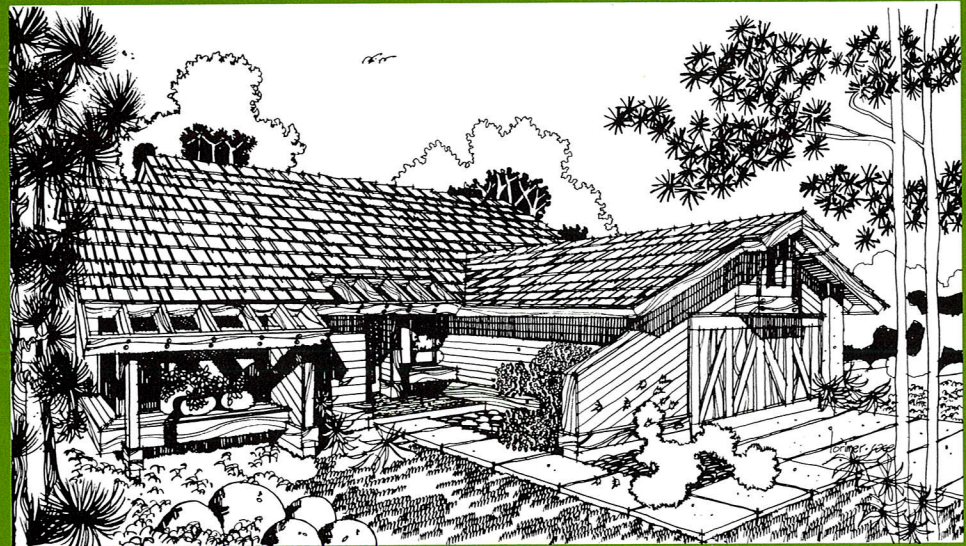
or den which is pre-plotted for optional access to living and dining room areas. And a nook adjacent to the family room provides an alternative area for informal family meals.



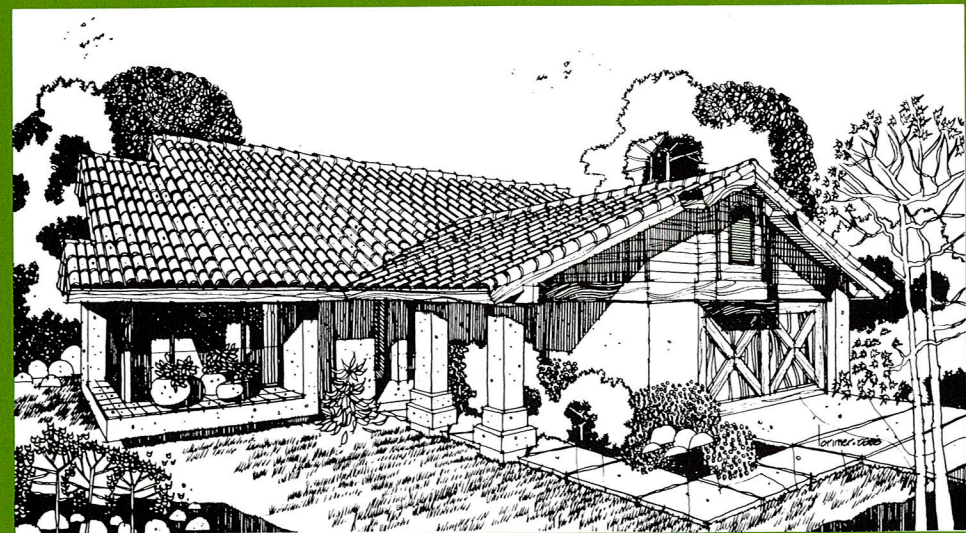
2A



2B



2C

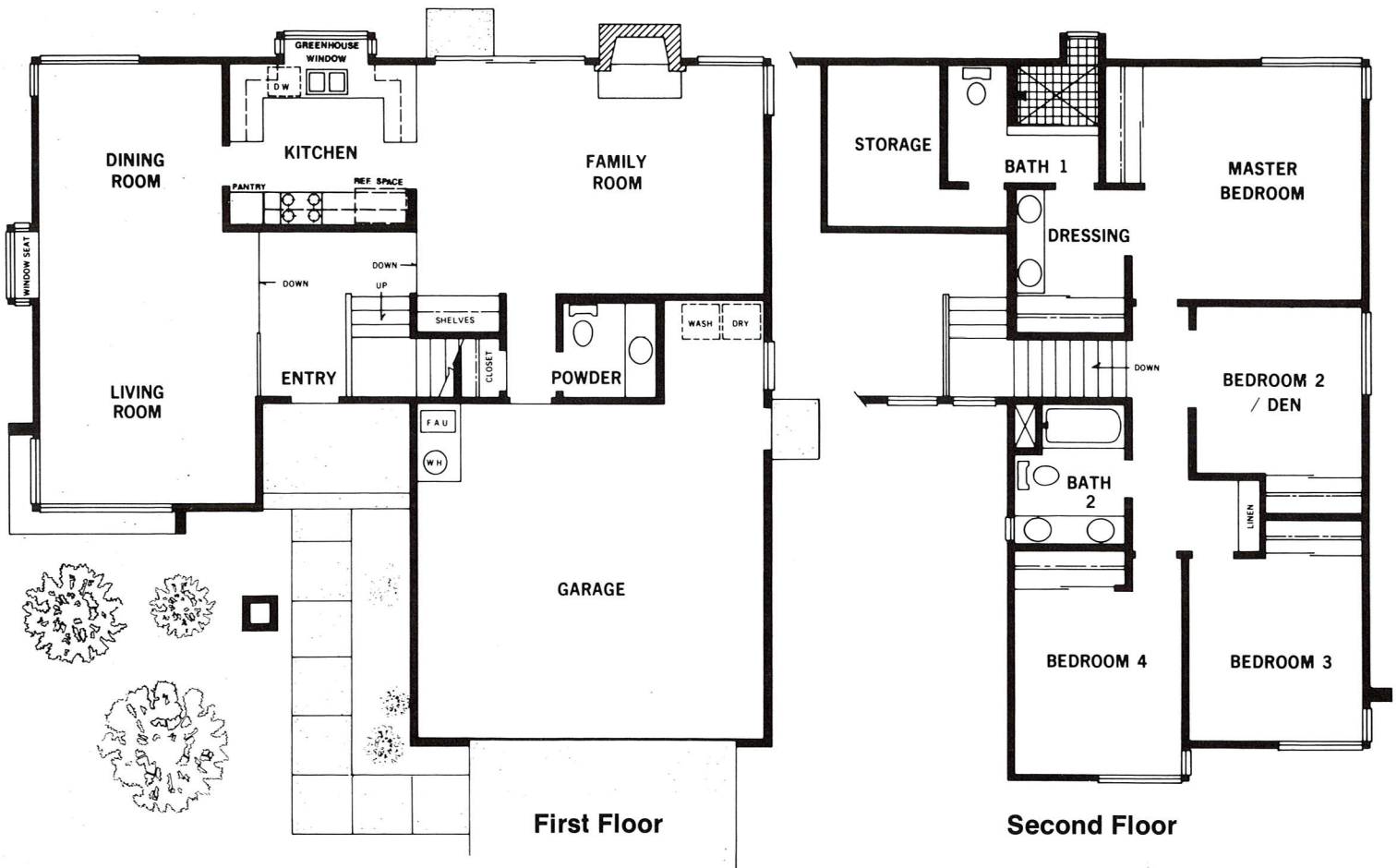


From
119,000

PLAN 3

The luxurious, two-story Plan 3 offers 1824 square feet of spacious living with three bedrooms, a den (or fourth bedroom) and two and a half baths. Gracious step-down living and dining rooms are accented by vaulted ceilings

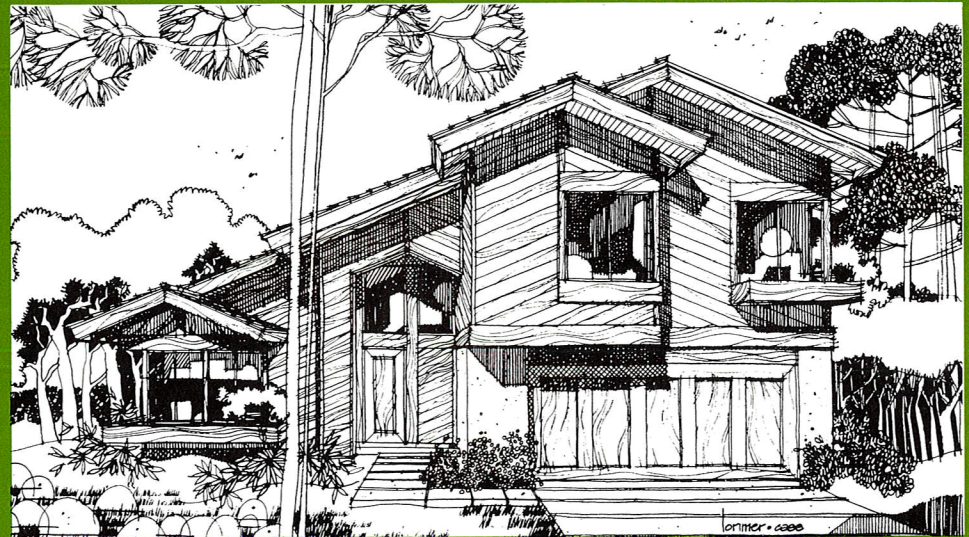
and a dramatic, two-story entry with large windows for maximum natural light. The upstairs is expansive yet private, with a showcase master suite and significant storage space off the master bath.



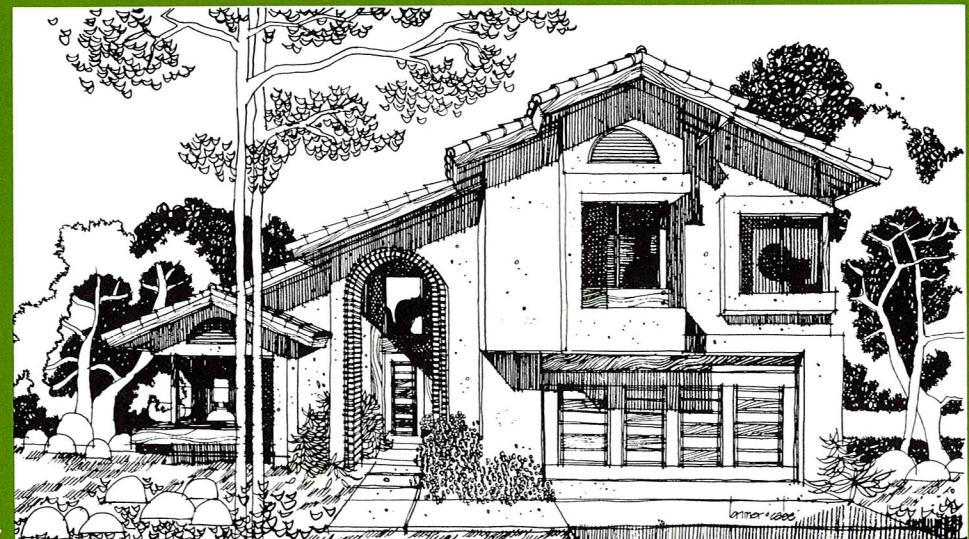
3A



3B



3C

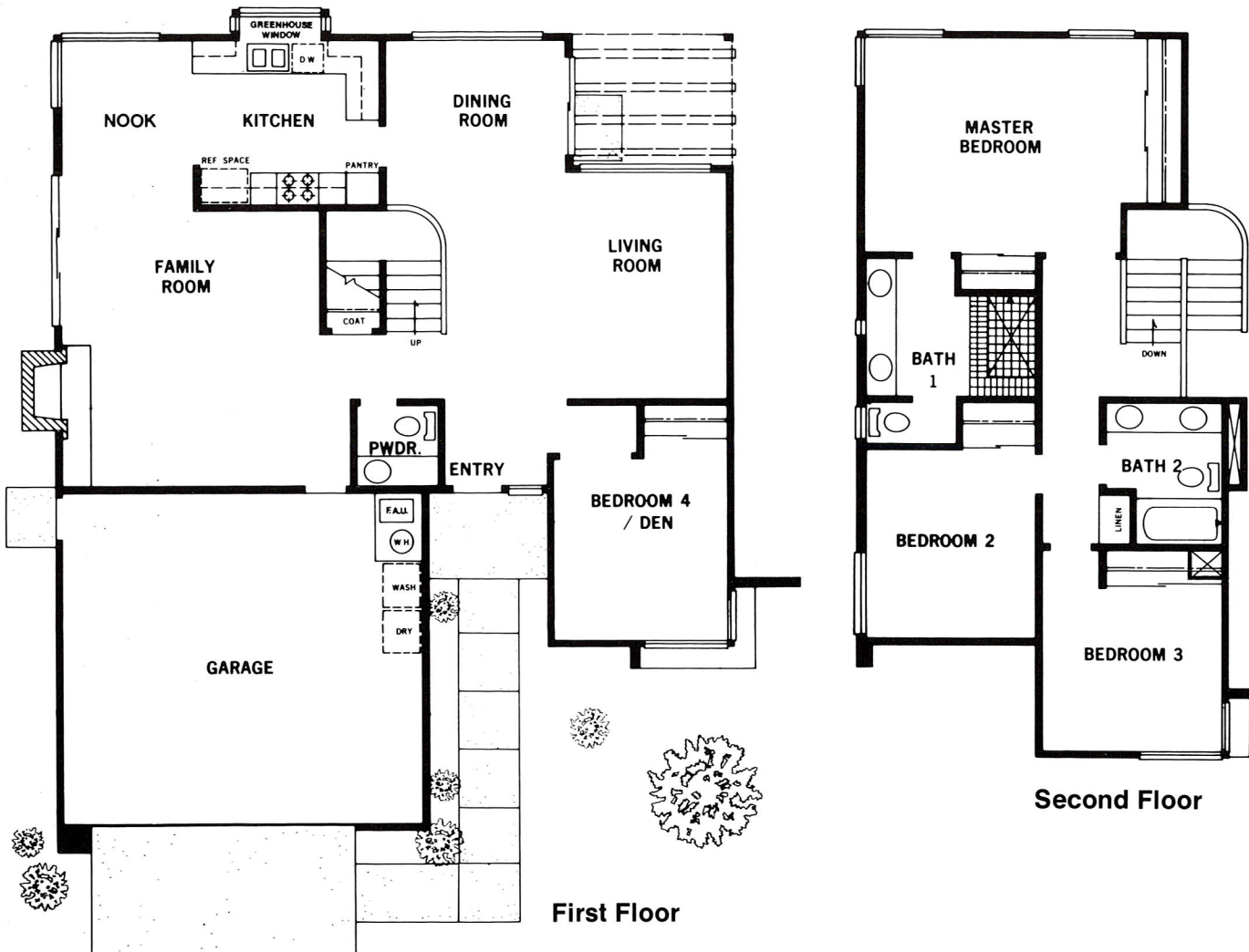


*From
115,500*

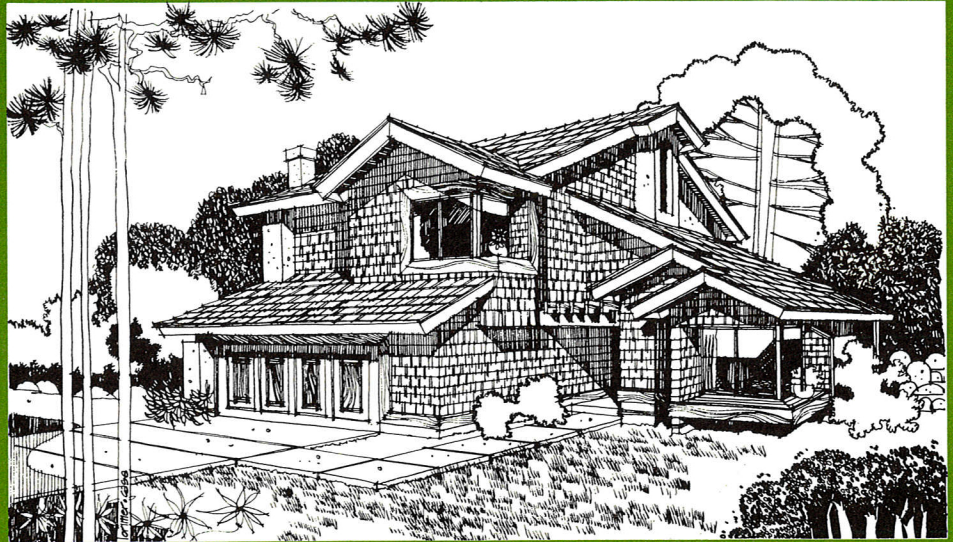
PLAN 4R

The extensive use of large windows and sliding glass doors in the two-story, 1990 square foot Plan 4 makes the outdoors a significant part of the downstairs living areas. A gracefully curved stairway is conveniently and

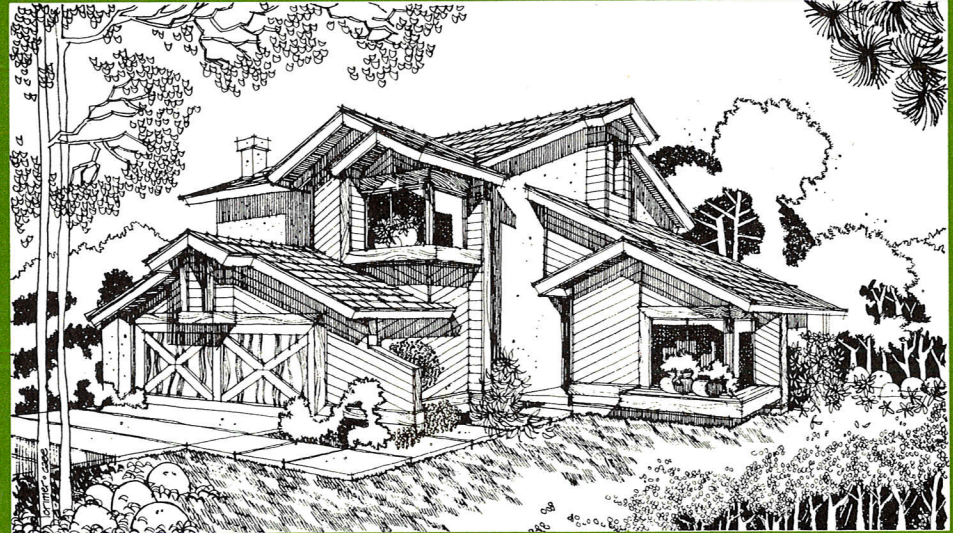
dramatically located off the entry. With three bedrooms and two and a half baths, this plan offers a very private master suite upstairs and a fourth bedroom or den off the living room below.



4AR



4BR

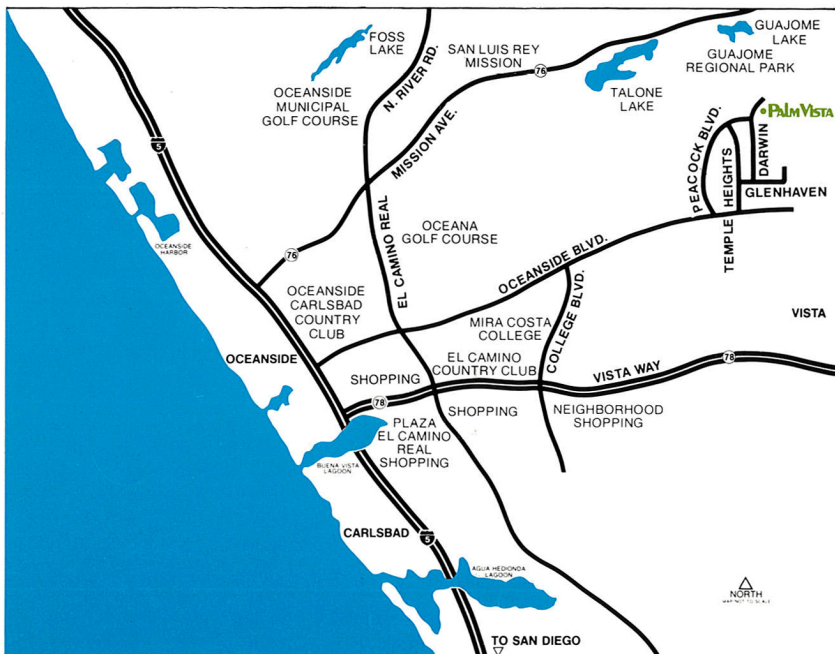


4CR





Spring colors highlight the views from Palm Vista homes.



Palm Vista

1424 Darwin Drive
 Oceanside, California 92054
 (714) 758-9233, (714) 758-9234

Driving Directions:

From the San Diego Fwy. (I-5) near Oceanside, take Rt. 78 east to College Blvd. Then turn left on College, past Waring, to Oceanside Blvd; turn right. After one mile, turn left on Peacock Blvd. and follow the signs to the models (on your view side).

Pardee
 Weyerhaeuser Pardee Construction Company