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## "...A PARTICULAR POINT OF VIEW"

Palm Vista by Pardee Construction Co. has three things going for it all at once: a superb North County location (see photo above); a fresh new architectural style (take another look at that photo); a certain kind of attitude about the way certain people really want to live (nothing mundane, please).

And the financing package is dynamite: the FHA-245 Program makes it possible for you to have "graduated payments" on your mortgage, starting with lower payments than you would normally pay at the beginning. Then there's VA financing at 9½% interest (10½% Annual Percentage Rate) and, of course, a Conventional Financing package. It's all excellent.

Palm Vista's four fully decorated new models (three and four bedrooms big, with one or two stories) are nestled in the rolling country east of Oceanside, oriented towards Vista.



**IN THIS TEEN-AGER'S BEDROOM,** valance extends across room to become a canopy for the curtained bed-couch.

**CHOICE VIEW LOTS** abound at Palm Vista, located in the rolling hills east of Oceanside. The model compound, shown here, provides fully decorated models that show how to make fullest use of broad expanses of view windows.



**FIRST-FLOOR DEN,** directly off entry to Plan 4R, could also have been used as a fourth (perhaps guest) bedroom. The big corner window has been emphasized by "framing it" at right and below with built-in "decorator" bookshelves.





**FAMILY ROOMS** at Palm Vista are located for convenience to the kitchen, making these rooms important both as play spaces for children or places for casual entertainment by older family members. Shown here, family room in Plan 4R.

Palm Vista says good-bye to the ordinary and invites you to enjoy ocean breezes, open sky, wonderful sunrises and sunsets, gracious living—all in a beautiful home located in San Diego's spectacular North County, just east of Oceanside.

Soaring ceilings, dynamic windows and many luxury features open these three and four bedroom homes to natural light and sweeping vistas: family rooms with fireplaces, luxurious living rooms, dining rooms with adjoining patios, fully-equipped kitchens with greenhouse windows, showplace master bedrooms and bathrooms.

In addition, there is Pardee's well-known *Savings-Plus Energy Plan*, a program built right into your home for saving energy requirements, including dual-glazed windows and sliding glass doors, climate-control clock thermostat, water-saver plumbing innovations and thermal insulating fiberglass ducting.

Although you'll feel serenely away-from-it-all at Palm Vista, you have unique access both to the Orange County-Los Angeles and San Diego metropolitan areas.

And nearby are good schools, shopping centers, all kinds of businesses, golf courses, equestrian facilities, parks and playgrounds and, of course, a vast stretch of the finest beaches in all of Southern California.

Pardee Construction Co. set as its goal for Palm Vista to create a very special kind of housing experience for a very special few—those who are seeking a home for today and tomorrow, a home that adapts itself stylishly to the diversely stylish people who will seek out a place that will allow them their fullest measure of self-expression.

Since the builders felt that these "special" people would like palm trees to further set them apart from the mundane, that's what you'll find at Palm Vista.



**PALM VISTA**  
**Plan 2B**—1702 sq. ft.  
Three exterior designs available.

**PALM VISTA**  
**Plan 1 AR**—1556 sq. ft.  
Three exterior designs available.



**PALM VISTA**  
**Plan 3C**—1824 sq. ft.  
Three exterior designs available.

**PALM VISTA**  
**Plan 4 BR**—1990 sq. ft.  
Three exterior designs available.

