

Trailside  
Point



## Features

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- Choice of hardwood parquet, Solarian tile or ceramic tile in entries.
- Large living rooms and formal dining areas
- Masonry fireplaces with gas log lighters
- Quality wall to wall carpet in living room, dining room, all bedrooms, master dressing area, hallways (and stairs—Plan # 3 & # 4).
- Easy Care Solarian tile in kitchen and family room.
- Large family rooms with sliding glass doors (most plans)
- Wet bar in family room—Plan # 4
- Walnut stained hardwood kitchen cabinets
- Ceramic tile kitchen counter tops
- Gas range with eye-level microwave oven & self-cleaning lower oven.
- Built-in dishwasher
- Double sink with garbage disposal and chrome faucets
- Kitchens are plumbed for automatic icemaker refrigerator
- King-size master bedroom suites with convenient dressing area and compartmented bath
- Master and secondary bedrooms have large wardrobe closets
- All baths have Pullman cabinets with cultured marble counter tops
- Exterior walls of living areas and ceiling fully insulated
- Forced air heating
- Smoke detectors 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 & C)  
Concrete tile roof (Elevation D, only)
- Concrete walks and driveways
- Underground utilities
- Fenced rear yards

## Energy Saving Features

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- Dual glazed windows and sliding glass doors
- Climate control clock thermostat
- Thermostatically controlled attic ventilator
- Water saver plumbing innovations
- Thermal insulated fiberglass ducting
- Pilotless ignition gas range and oven



## Optional Features Available

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- Air conditioning
- Upgrade carpet and pad
- Vinyl sheet flooring
- Mirrored wardrobe doors

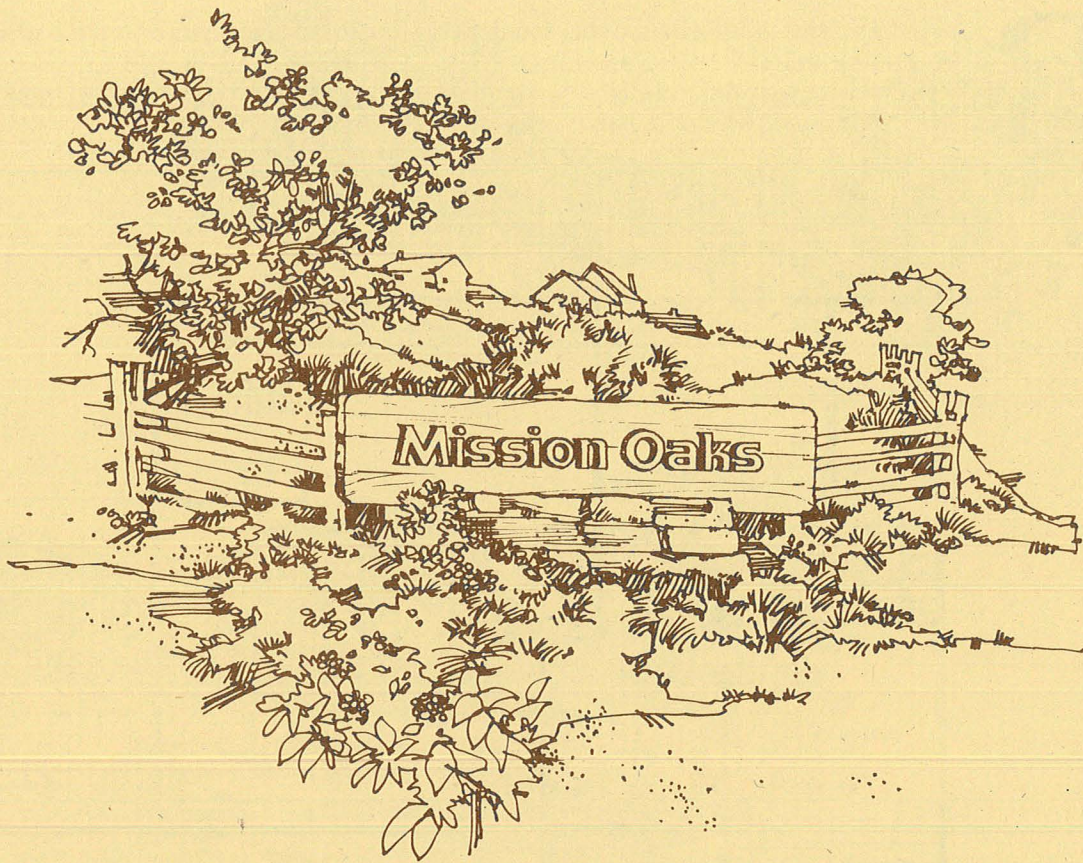


Certain models have carpet or flooring not included in the sales price. Our sales price includes carpet and vinyl/asbestos tile only in those areas specifically listed under "Standard Features." Decorator items and model landscaping are not included in the purchase price. Our models have been professionally 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. Some of 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. Certain items included in our homes are warranted by the individual manufacturers and/or suppliers. Binders containing copies of these warranties are available for inspection, upon request, in our Sales Office.

Prices, terms and specifications are subject to change without notice. Prices do not include lot premiums and/or optional items. In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify, relocate or eliminate any or all of the features, specifications, plans, utilities, appliances, products and/or exteriors described hereon and to change the design, size or shape thereof, all without any notice or obligation to any purchaser. (Renderings are artists' conception.)





## Get away from it all and feel right at home.

Just over the Conejo Pass, away from the crowds and hassles of Los Angeles and the San Fernando Valley, there is Trailside Point, an established Mission Oaks neighborhood in a serene setting where the breeze is fresh, the sky is blue, and the people are friendly.

Surrounded by lofty mountains, country meadows, gently rolling hills—with acres of colorful wildflowers and rows of citrus trees—Trailside Point homes have been carefully designed to be at one with the Mission Oaks environment. Rich warm wood is used both structurally and decoratively. Large view windows bathe rooms in natural light. Homes are set back on lots to allow a spacious, private feeling.

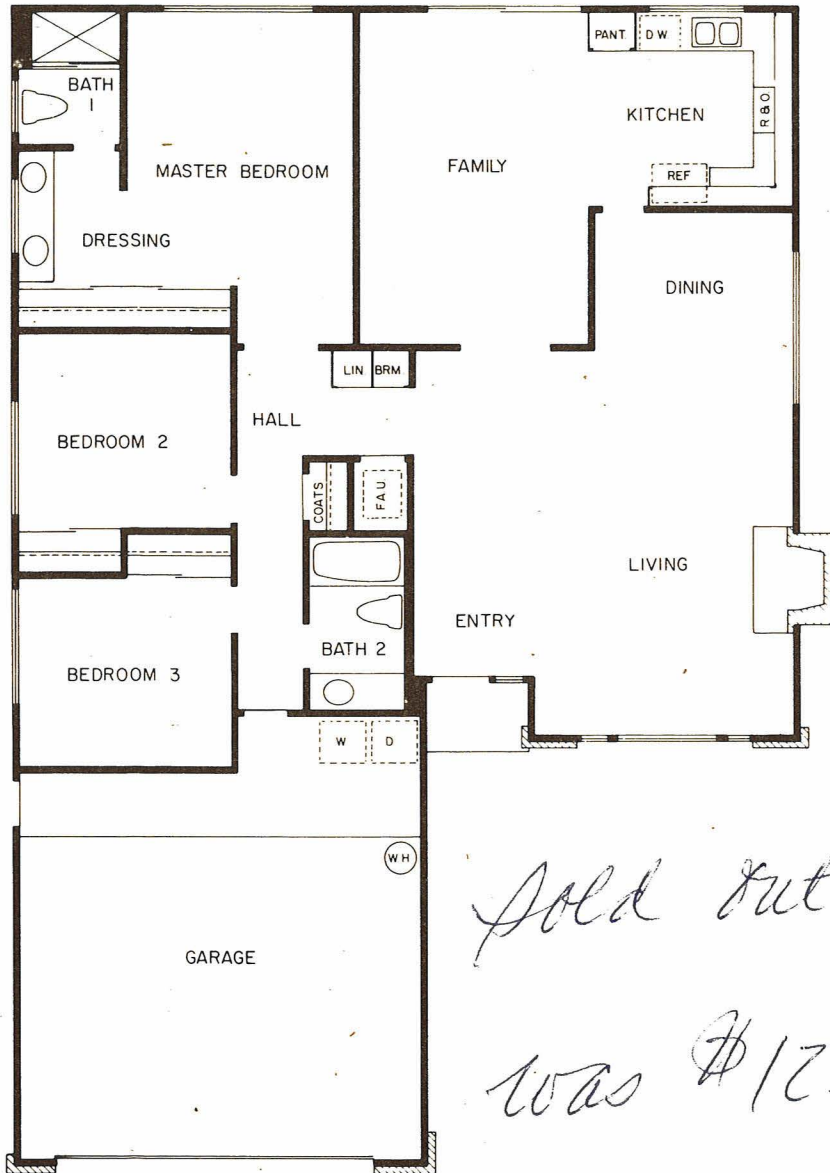
Four different exterior designs are available for each of the four Trailside Point floorplans. They are designed to complement each other (creating a unified neighborhood look), yet allow you to express your individuality.

The mood is one of spacious beauty, dramatically proportioned to achieve a remarkable unity with the countryside and with the needs of family living.



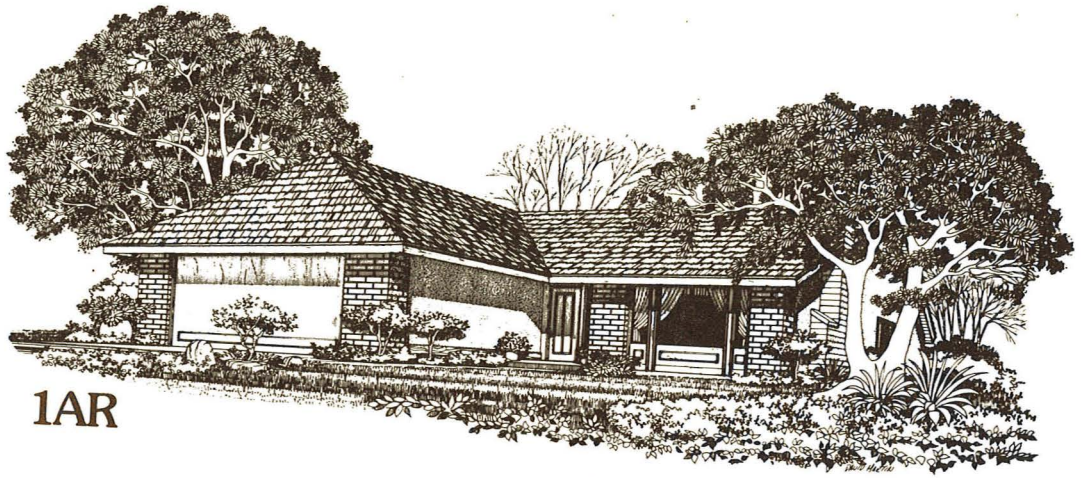
# 1R

Plan 1R offers 1548 sq. ft. of big family living. Included are 3 bedrooms, 2 baths. Living room has fireplace and family room offers convenient kitchen access and sliding glass door opening to an ample backyard. Exterior designs feature broadly sloping rooflines with timber-studded overhangs.

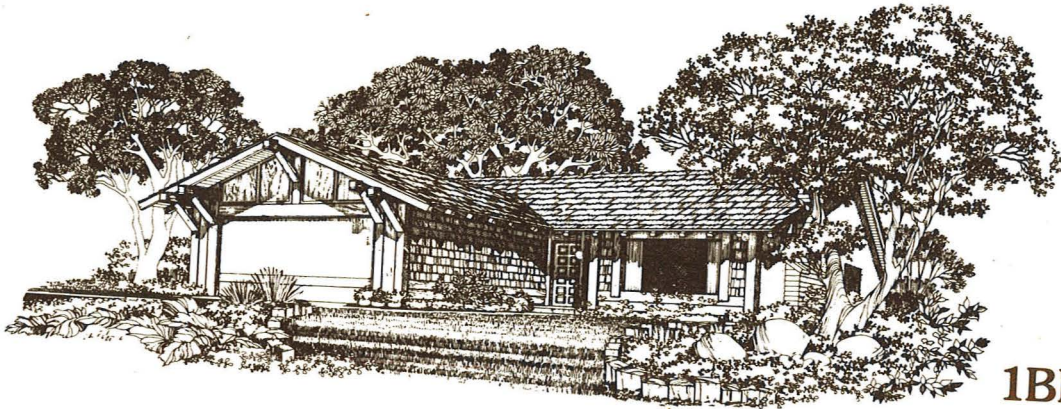


*Sold but  
was \$123,260*

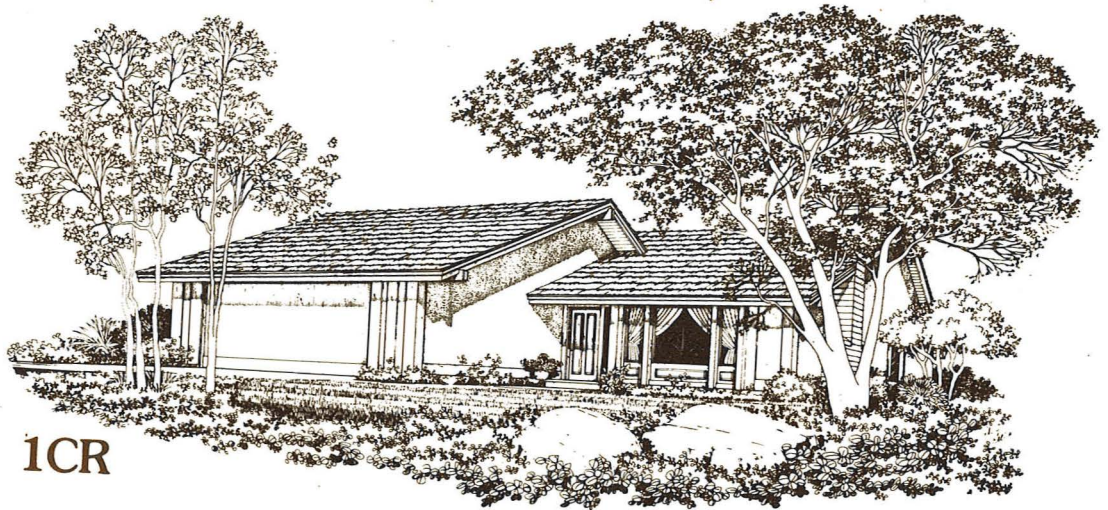




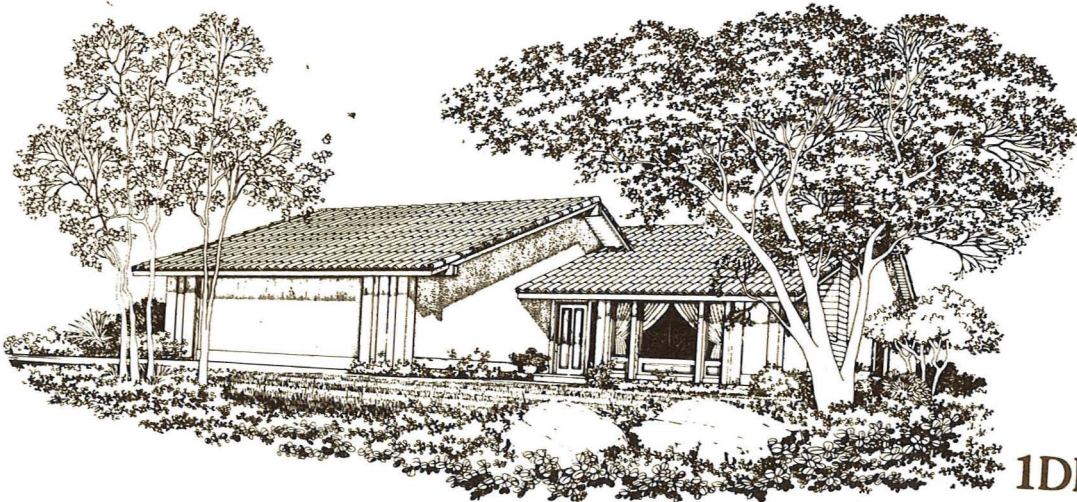
1AR



1BR



1CR

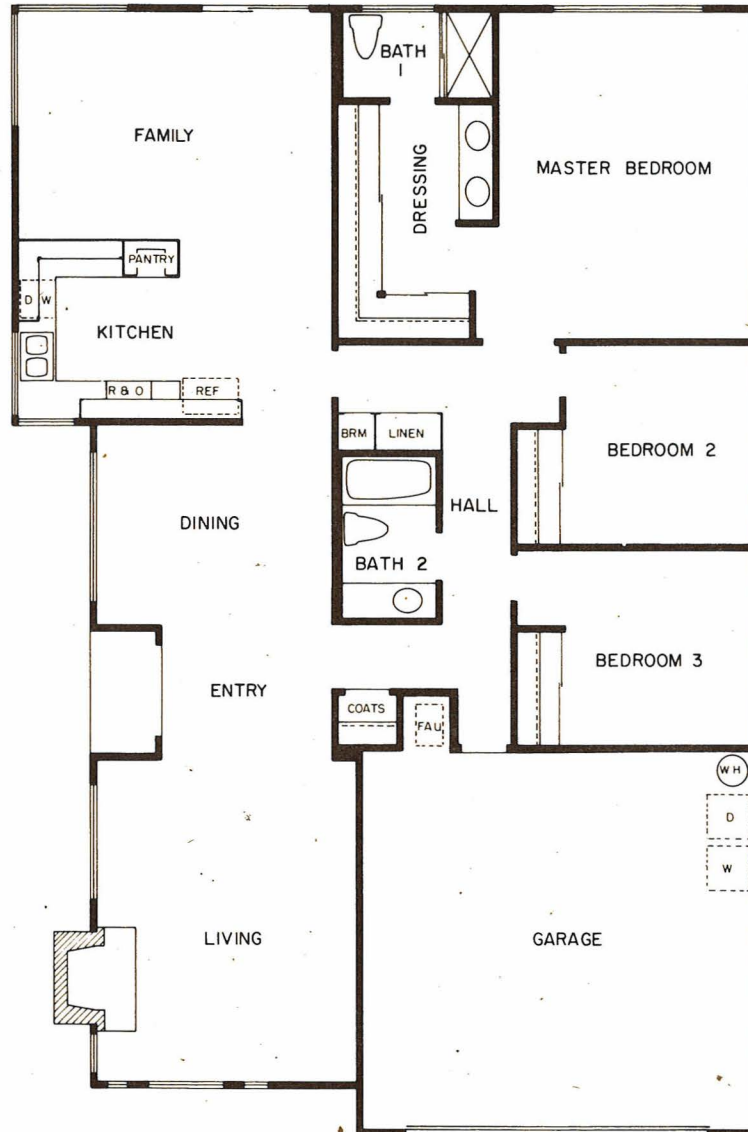


1DR



# 2

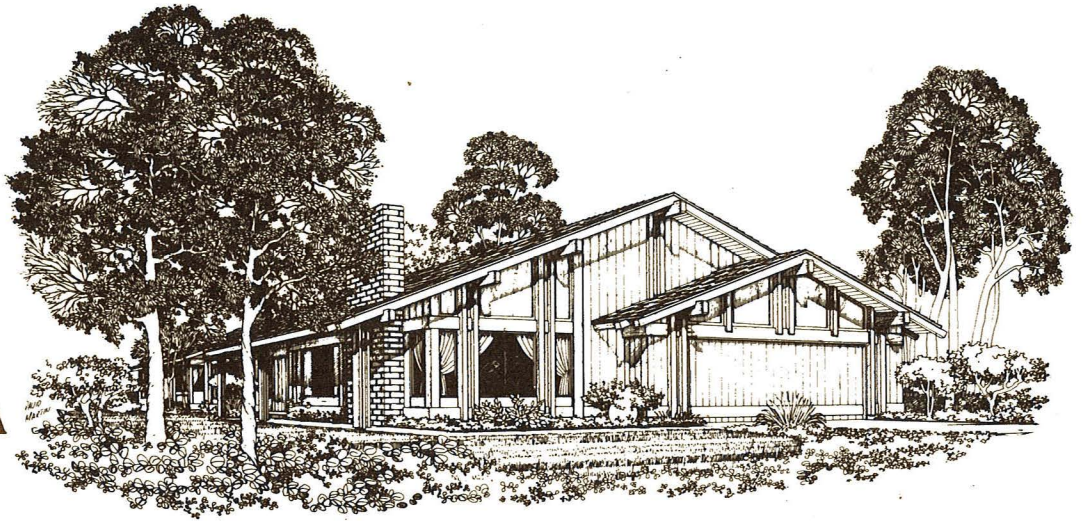
Vaulted ceilings highlight spacious dining and living room areas in 1723 sq. ft. Master bedroom has adjacent dressing area with master bath. Outside, a stately chimney rises through richly tiled or cedar shake rooflines.



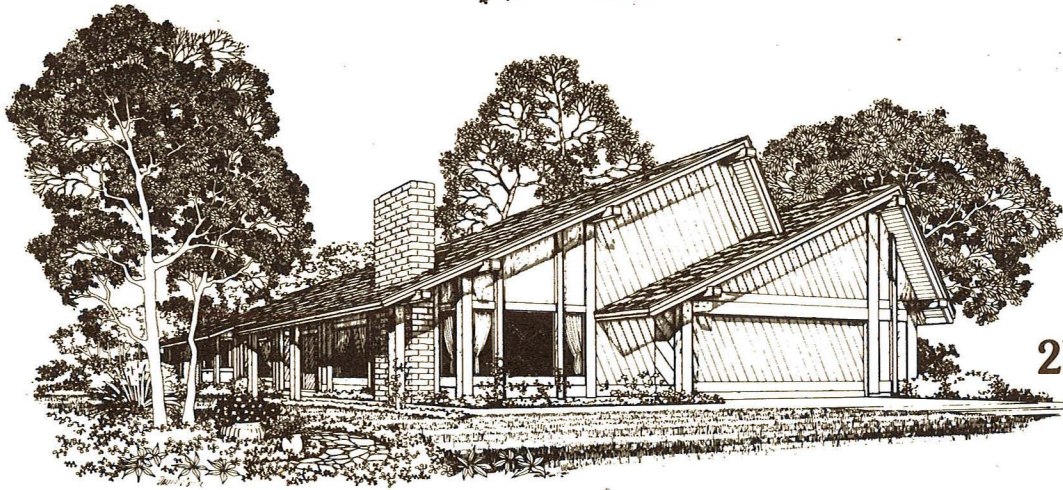
*from \$130,700*



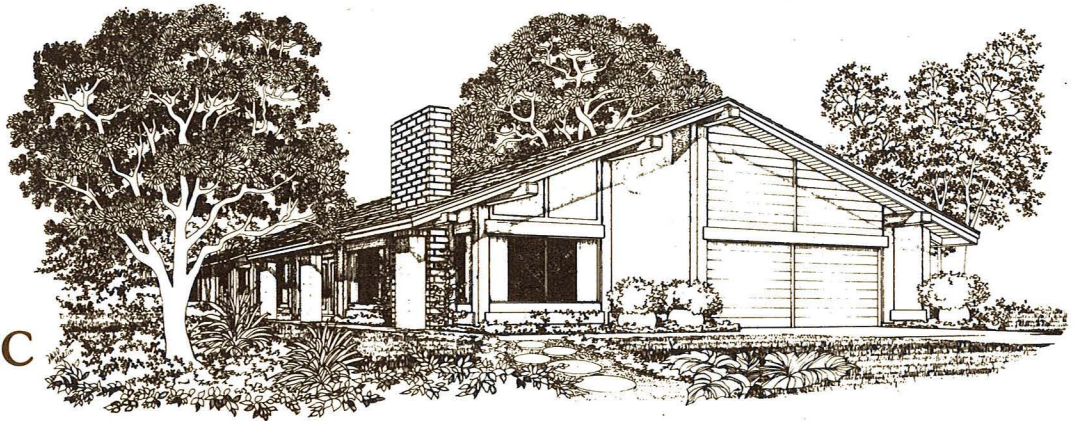
2A



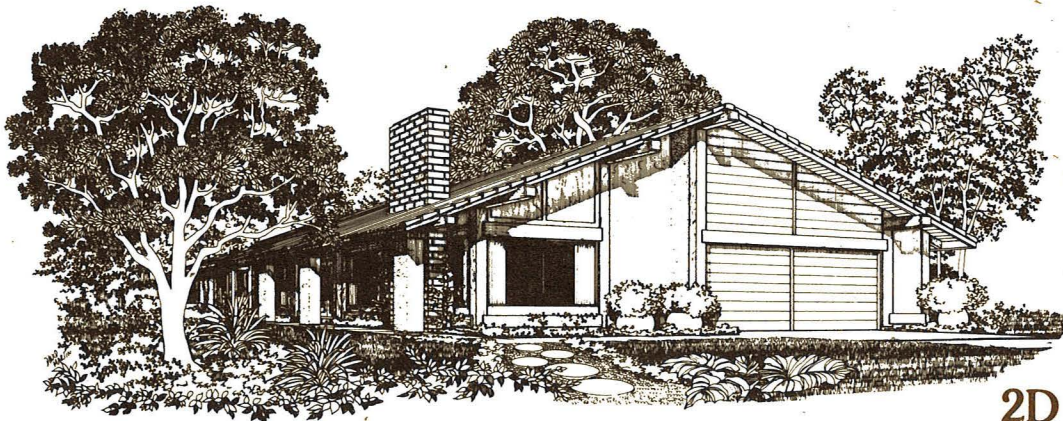
2B



2C



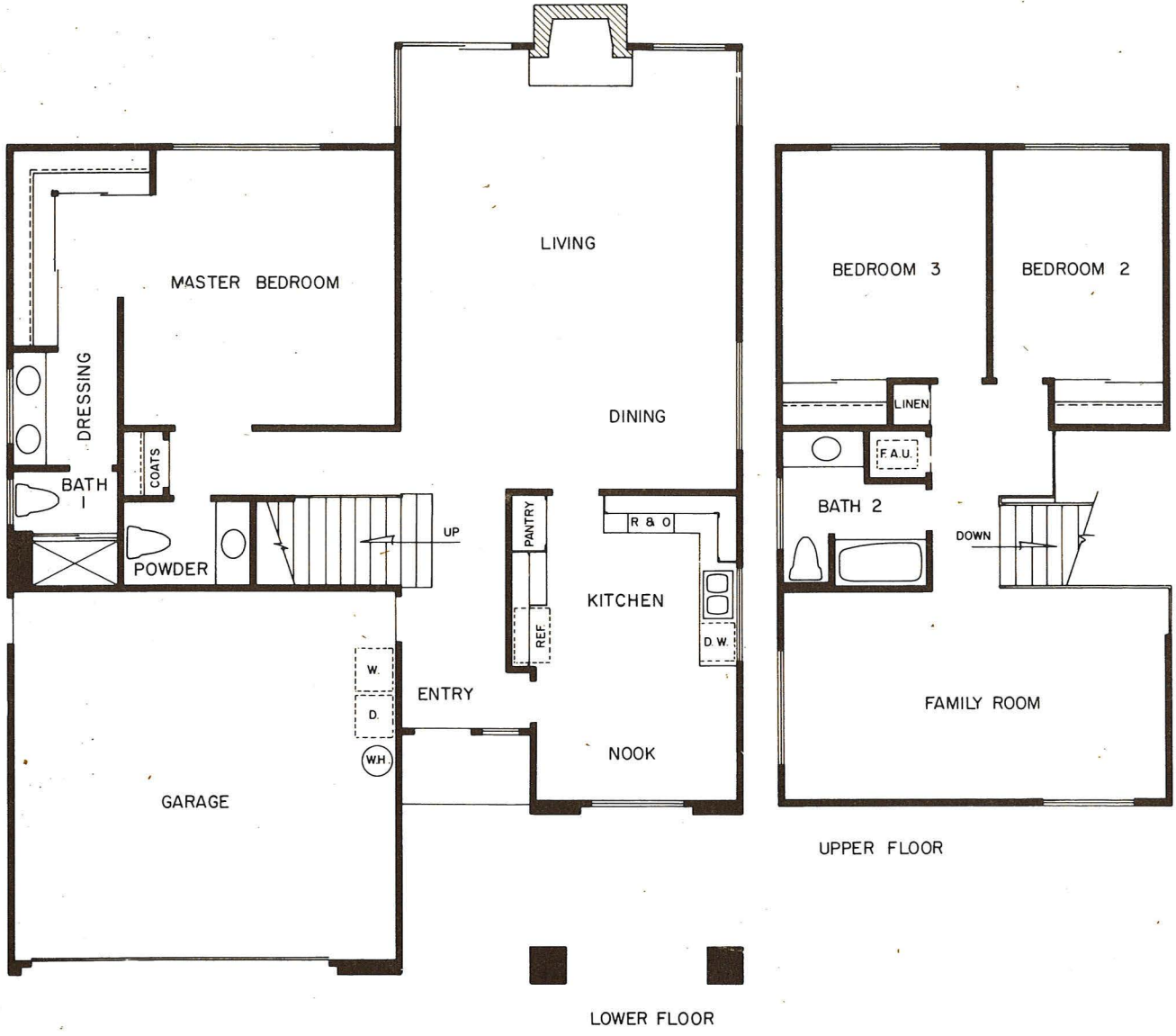
2D





# 3R

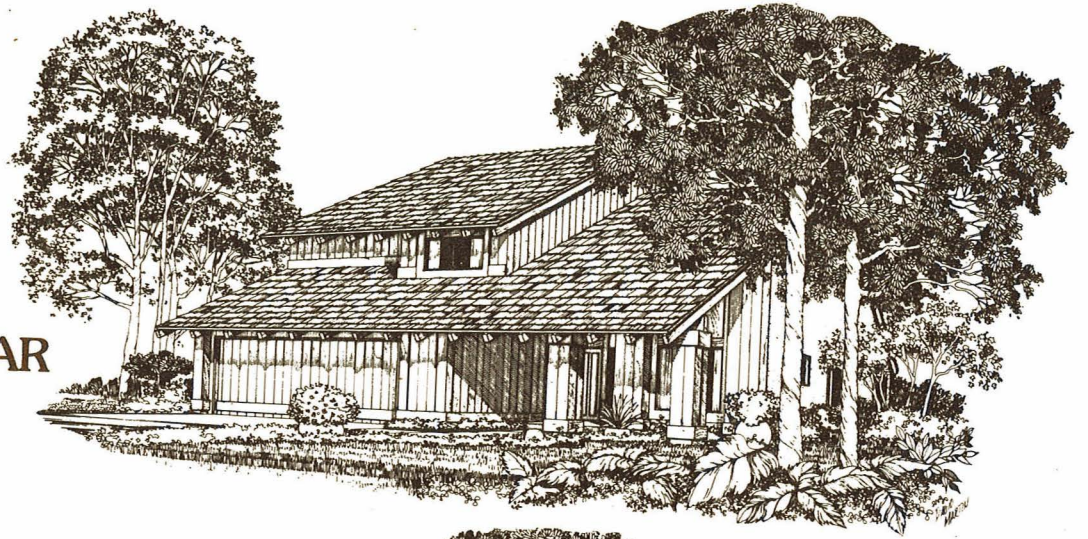
Nineteen hundred and sixty five sq. ft. Lofted family room on second floor. Downstairs, master bedroom is separate from family activities, allowing extra privacy. Brick or timber pilasters add a distinctive touch to exterior entry way.



*from \$140,700*



3AR



3BR



3CR



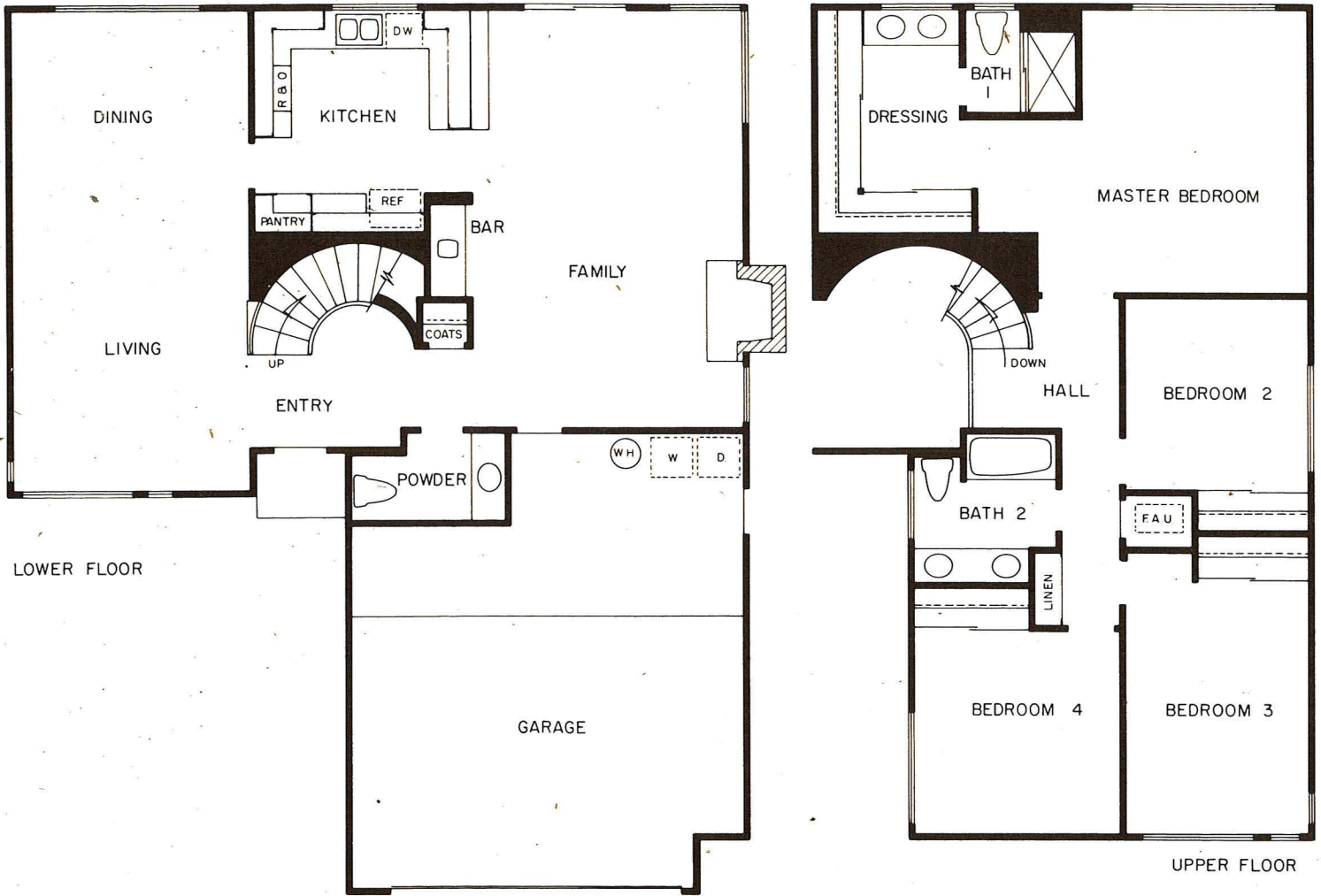
3DR





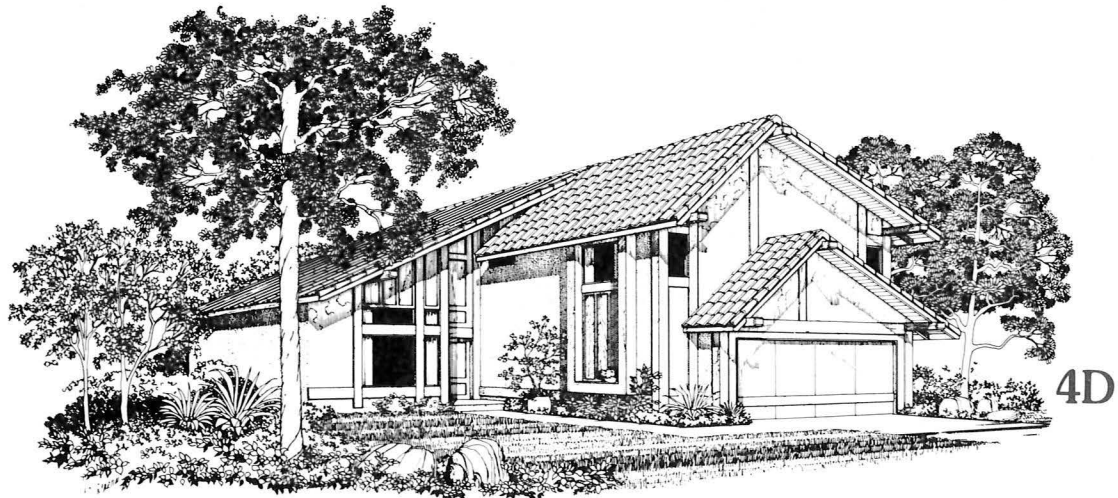
# 4

Circular staircase adds elegance to 2114 sq. ft. Sloping ceiling, tall glass panels add light and spaciousness. With wet bar and fireplace, family room is a warm, convenient place for parties. Timber beams, pleasing rooflines highlight exterior design

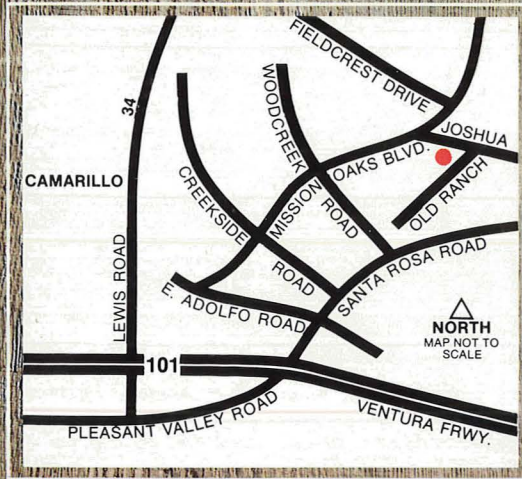


*from \$148,700*









# Trailside Point

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 **Pardee**  
Construction Company  
A Weyerhaeuser Company