



*Canyon Heights
of
Anaheim Hills*

General Partnership

Penn Phillips Properties, Inc.

Boulevard Development, Inc.

Anaheim Hills

A Community set apart.

*Yet advantageously placed to enjoy the premiere assets of
Orange County residence.*



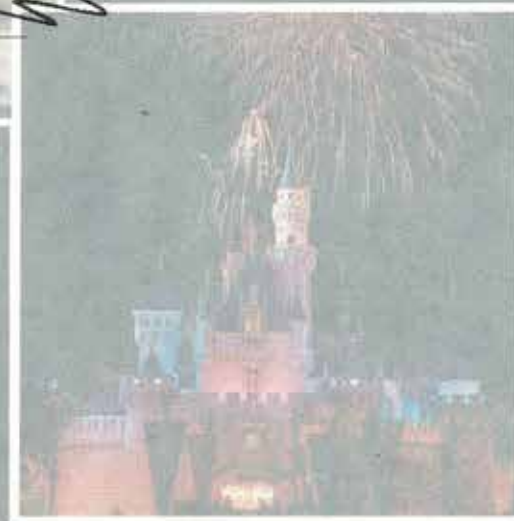
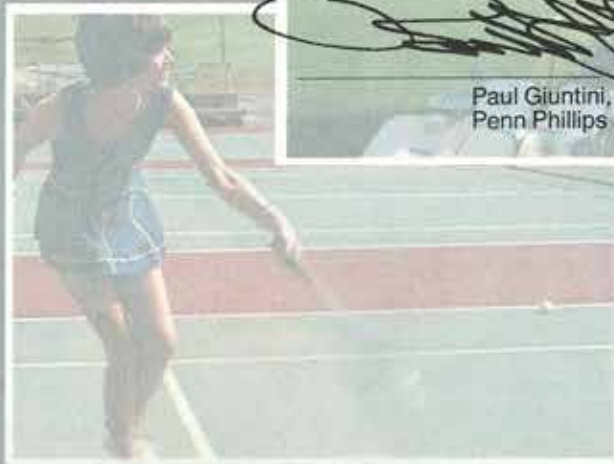
Welcome...

To Canyon Heights of Anaheim Hills.

*In our endeavor to provide homes of distinction in one of the finest areas of Orange County,
we are pleased to present homes that will satisfy your every wish in terms of location, neighborhood,
schools and shopping. In addition, design and pricing structure has been
established in order to fulfill your dream of owning a home.*

*With home ownership still considered the single largest investment most of
us will make, we have attempted to provide all the amenities demanded by the
discerning homebuyer in his desire to justify his investment.*

Paul Giuntini, President
Penn Phillips Properties



Lorraine



A.



B.



C.

Plan 1:

2 Stories, 3 Bedrooms or
2 Bedrooms & Loft, 3 Baths

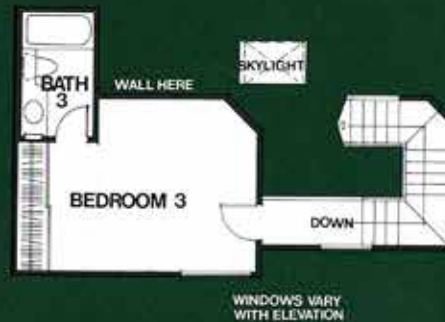
Space for living is the theme of this inspiring home. From the entry, wide expanses of living room open before you. The vista continues through garden-view windows, framing the wood-burning fireplace.

A large, modern kitchen and raised informal dining area are joined by a unique tiled pass-through with eating bar.

The master bedroom is secluded in the back of the plan for privacy. Luxuries include an oval tub, a mirrored walk-in closet, and a dramatic sloped ceiling.

A third bedroom or loft, with full bath, complete the second level.

A two-car garage and enclosed laundry room are further conveniences of this home, truly an investment for living.



Second Floor Options



First Floor

Montrose



A.



B.



C.

Artists Conception Basic Typical Elevations

Plan 2:

2 Stories, 3 Bedrooms, 2 1/2 Baths

Interiors come alive in this plan. With its high, angled ceiling, the living room is an inviting introduction to this full-featured plan. A huge, open country kitchen is traditionally the heart of every home.

The separate family room features a full walk-in wet bar and wood-burning fireplace. This open first floor is enhanced by the radiance of natural light.

The overhanging landing at the top of the stairs creates a transition into the upper living area. An elegant master suite includes an oversized walk-in closet, private bath and deck.

For added convenience, the attached double garage has direct access to the interior of the home. This design provides the comfortable surroundings of relaxed family living.



Second Floor



First Floor

Newcastle



A.



B.



C.

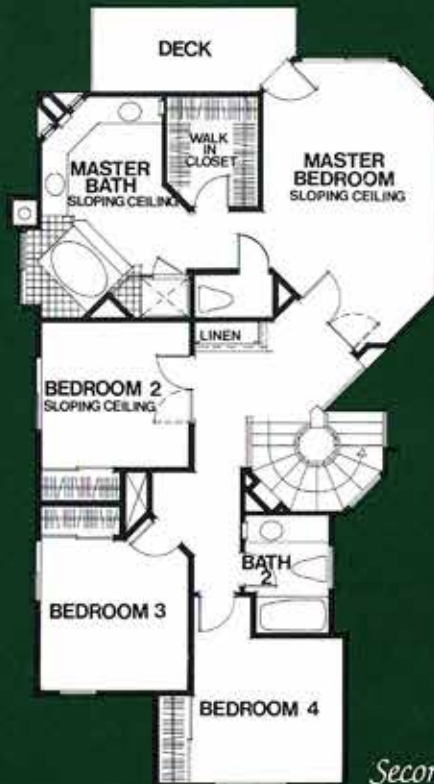
Artists Conception Basic Typical Elevations

Plan 3:

2 Stories, 4 Bedrooms, 3 Baths

The design of this home creates a unique setting for entertainment and comfortable family living. Through the welcoming living room, with sloping ceiling, you enter the large family room.

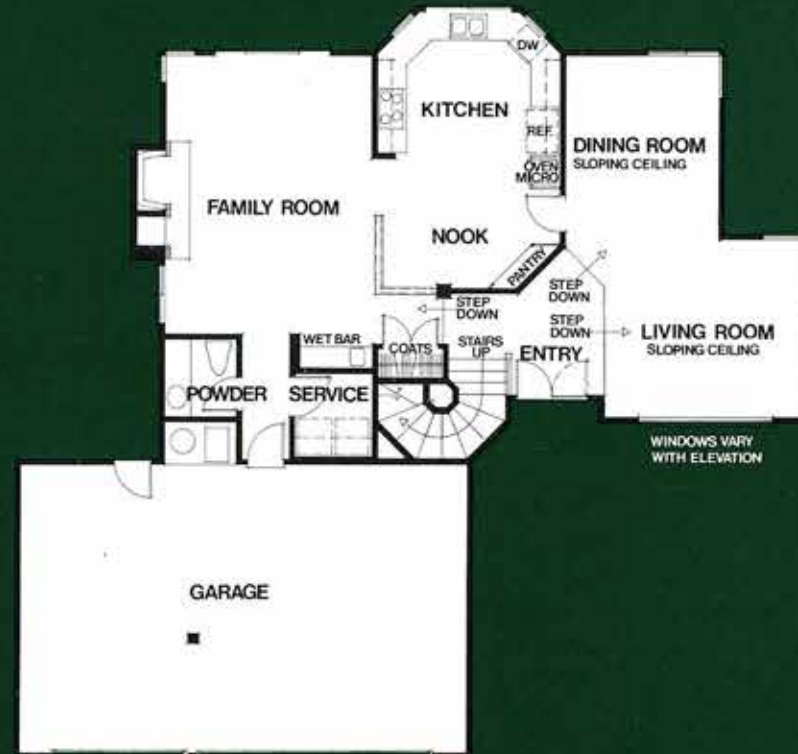
Here an intricate wood-burning fireplace creates an intimate focal point; a wet bar is also built in. Brightened by a garden-view, the functional kitchen has easy access to a formal dining room.



Second Floor

Up the sweeping circular staircase are the bedrooms. The master suite, with lofty ceiling and lavish appointments, features a private deck, walk-in closet, dressing room, and a luxurious full bath with oval tub.

All the ingredients of a gracious lifestyle are combined within this handsome residence.



First Floor

Granville



A.



B.



C.

Artists Conception - Basic Typical Elevations

Plan 4:

2 Stories, 4 Bedrooms, 3 Baths

A dramatic foyer introduces you to this striking home, the living room highlighted by a soaring, sloped ceiling. The adjacent formal dining area is adorned with a splendid 2-story arched bay window.

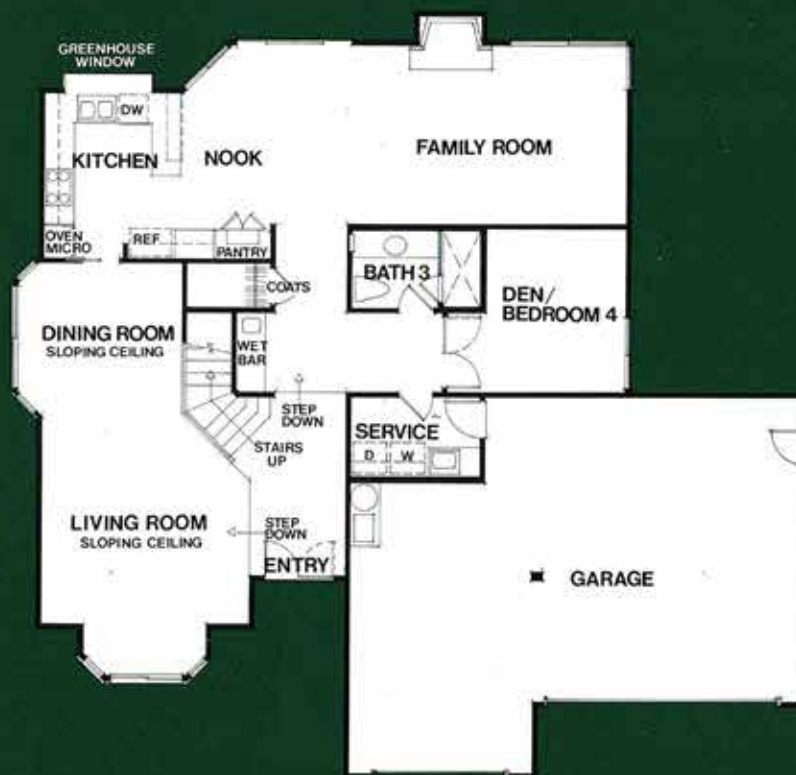
Nearby is the modern dream kitchen, where a greenhouse window enhances the sense of spaciousness. The family room, generously proportioned, is warmed by its custom wood-burning fireplace.

The first-story bedroom, with full bath nearby, is a splendid guest room, study or office. Upstairs, double doors open to the magnificent master suite. Beneath the angled roof, amenities include a private deck, walk-in closet, bonus closet, and an oval tub.

The two secondary bedrooms share a skylighted full bath. A three-car garage, enclosed service area and impressive craftsmanship throughout complete an exquisite design. This is a home of genuine elegance.



Second Floor



First Floor

Feature List

Living Areas

- ☐ Ceramic Tile Entry
- ☐ Luxurious Carpeting
- ☐ Wet Bars (Most Plans)
- ☐ Wood Burning Fireplaces
- ☐ Prewired for Telephone and Cable T.V.
- ☐ Prewired for Security System

Kitchen

- ☐ Major Brand Appliances
- ☐ Electric Cooktops
- ☐ Electric Continuous-Cleaning Oven w/Microwave
- ☐ Built-In Dishwasher
- ☐ Ceramic Tile Countertops
- ☐ Cast Iron Sinks w/Disposers
- ☐ Luminous Ceilings
- ☐ Oak Cabinets

Bedrooms and Baths

- ☐ Master Suites with Private Bath/Dressing Areas and Mirrored Walk-In Closets
- ☐ Oval Tubs and Separate Shower Stalls (All Masters)
- ☐ Custom Wood Cabinets
- ☐ Decorator Plumbing Fixtures (All Baths)

Interior Features

- ☐ 50 Gallon Water Heaters
- ☐ Coordinated Antique Brass Lock Sets on all Doors
- ☐ Auto Set Back Thermostats
- ☐ Smoke Detectors
- ☐ Skylights (Some Plans)
- ☐ Laundry Service Room w/220 Volt and Gas Stubs, Stainless Sinks (Some Plans)

Exterior Features

- ☐ Traditional Styling—featuring French, English and Colonial Exteriors
- ☐ Tile Roofs
- ☐ Concrete Driveways
- ☐ Automatic Garage Openers

Boulevard Development, Inc. reserves the right to revise and improve designs, specifications, and features without notice. Please see our Sales Representative for details.



Canyon Heights

*For every life well lived,
there must be a proper compensation.
Come home to Canyon Heights and make all your dreams come true.*



Thank you for visiting Canyon Heights of Anaheim Hills.

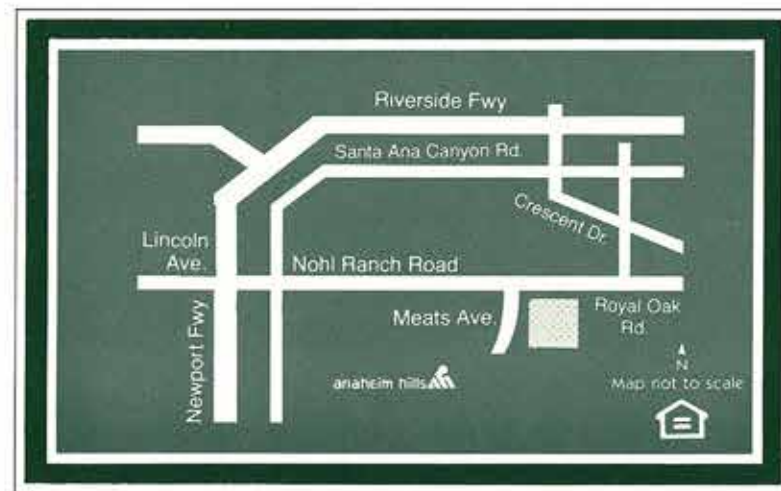
*In our years of experience in homebuilding,
we are particularly proud of our achievement in
providing these homes which we feel exemplify our motto:
"The Standard of Excellence".*

*It is our desire and hope that the homes presented justify your interest in
our development and hope that you will soon join us as a homeowner in
Anaheim Hills.*

Again, thank you for visiting Canyon Heights.

A handwritten signature in cursive script, reading "Kaz Katayama". The signature is written in dark ink and is positioned above a horizontal line.

Kaz Katayama
President
Boulevard Development, Inc.



*Take Newport (55) Freeway to the Lincoln Ave. off ramp.
Head east (road changes to Nohl Ranch Rd.) to Meats Ave.
and turn south (right) to sales office.*

*Sales Office Open Daily
(714) 998-7135*