



CARRIAGE RUN

Carmel Country Highlands

A LIVINGSMART® neighborhood by Pardee Homes.

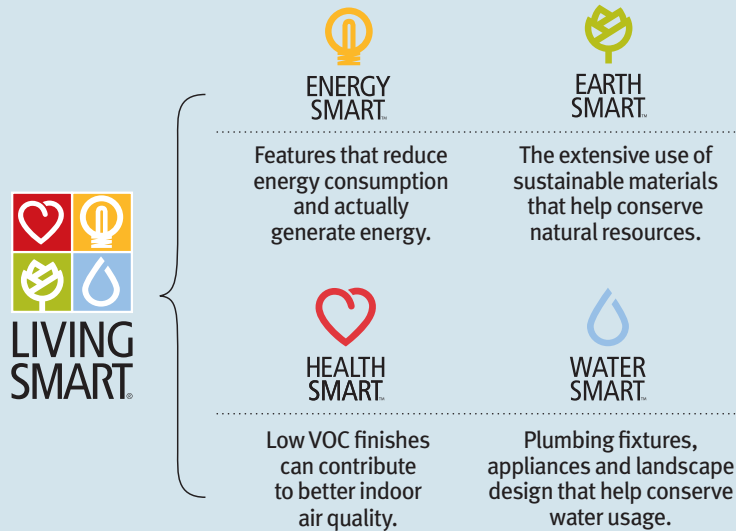


LIVINGSMART:

Good for You, Good for the Environment

With the LIVINGSMART® program at Carriage Run, Pardee Homes is once again offering a distinctive way of life — one that preserves the land and its precious resources while also making your home environment more comfortable and efficient.

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



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

Energy Savings — The Cornerstone of LIVINGSMART

Every home at Carriage Run was designed to conserve energy. To achieve optimal efficiency, a home must include technologies that reduce energy demand and others that can 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.

Unprecedented Possibilities emPower® You

With select homes at Carriage Run, Pardee is introducing emPower, a premium energy package that helps homeowners leverage built-in technologies to manage and reduce their energy usage. This optional program is designed to include:

- A Tankless Water Heater uses less energy than a conventional water heater, offers continuous hot water and takes up less space than a conventional water heater.
- Solar Electric Power. Select homesites at Carriage Run have been designed and properly oriented to the sun to accommodate a roof-integrated solar electric power system.



Included with Your LIVINGSMART Home

In addition to all the energy-saving features included as part of the ENERGYSMART program in all Pardee homes, the following LIVINGSMART features are an integral part of every Carriage Run 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
- 💡 General Electric® ENERGY STAR® appliances, saving energy
- 🌿 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
- 💧 Low-flow faucets and showerheads, dramatically cutting water usage while maintaining desired water pressure
- 🌿 Recycle cabinet at kitchen
- 💡❤️ 13 SEER air conditioner with Merv 6 air filter
- 💡 Radiant roof barrier
- ❤️ Low VOC paint
- 💡 Programmable thermostat

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*

Carriage Run homeowners may select from the following earth-friendly options:

- 💡🌿 Roof-integrated solar electric power system available on all select exteriors, generating solar electricity for your home
- ❤️ High-efficiency air filtration system, greatly reducing airborne particles
- 💡 Fluorescent lights in addition to the standard package, significantly reducing energy consumption
- 💡🌿 Tankless water heater, delivering up to 6.3 gallons per minute with control panel for temperature adjustments
- 💡 General Electric Advantium® oven with Speedcook technology, cooking up to eight times faster than conventional ovens
- 💡 General Electric ENERGY STAR refrigerator
- ❤️ Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates 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
- ❤️ Whole-house water conditioning system, reducing contaminants such as lead and chlorine
- 💧❤️ Reverse osmosis drinking water system
- 💡💧 General Electric ENERGY STAR low-water and energy-saving, front-loading washing machine
- 💡 Spectrally selective glass in French doors (based on per plan options), increasing energy efficiency

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



RESIDENCE

ONE X

STANDARD: RESIDENCES
1XA, 1XB, 1XC, 1XD

2-Story

4 Bedrooms

3 Bathrooms

Great Room

2-Bay Garage

2,151 Square Feet (approx.)



Residence 1XA (Reversed) — Spanish



Residence 1XB — French Country

MODEL: RESIDENCE 1A (Reversed)

(No longer available)

2-Story

3 Bedrooms

3 Bathrooms

Great Room

2-Bay Garage

1,985 Square Feet (approx.)



Residence 1XC (Reversed) — Tuscan



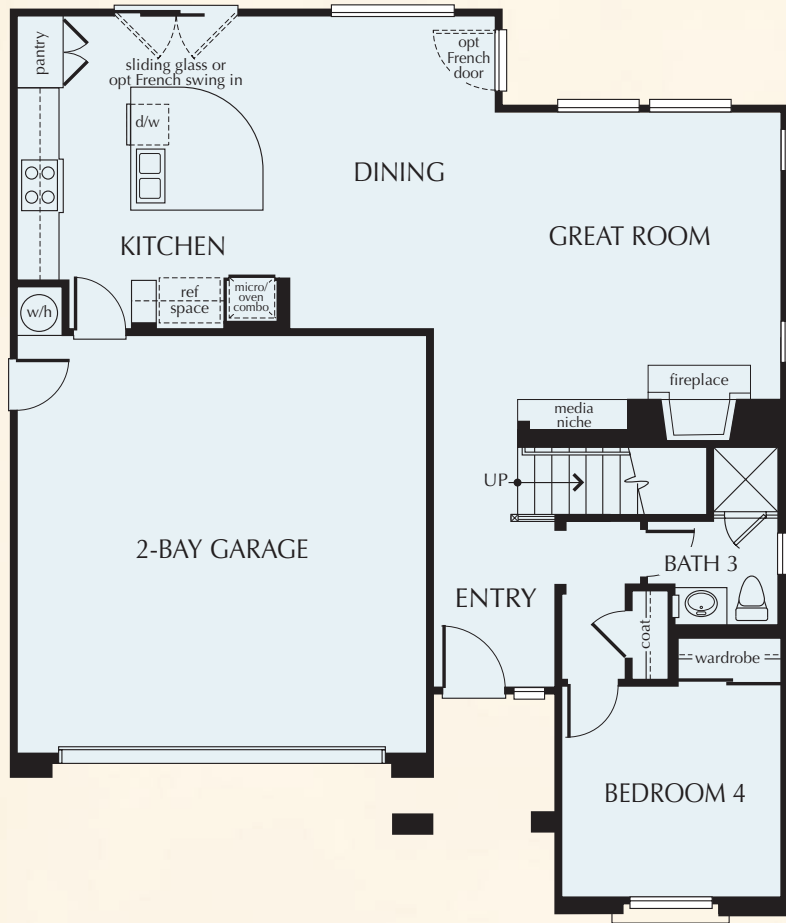
Residence 1XD — Craftsman

Rendering is artist's conception. Landscape, trees, and shrubs not included in the purchase price.

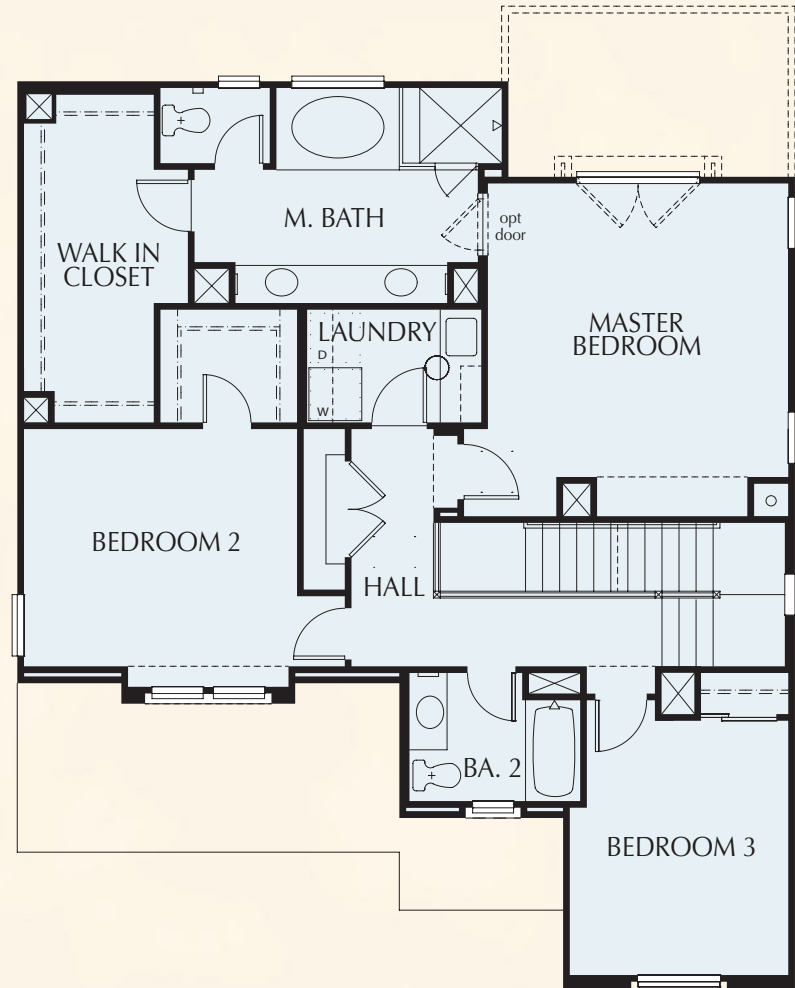


Residence 1XA (Reversed)

FIRST FLOOR



SECOND FLOOR





RESIDENCE

TWO

MODEL: Residence 2C

2-Story

3 Bedrooms

2.5 Bathrooms

Loft

2-Bay Garage

2,197 Square Feet (approx.)



Residence 2A — Spanish



Residence 2B (Reversed) — French Country

STANDARD: Residences
2A, 2B, 2C, 2D

2-Story

4 Bedrooms

2.5 Bathrooms

2-Bay Garage

2,197 Square Feet (approx.)



Modeled: Residence 2C — Tuscan

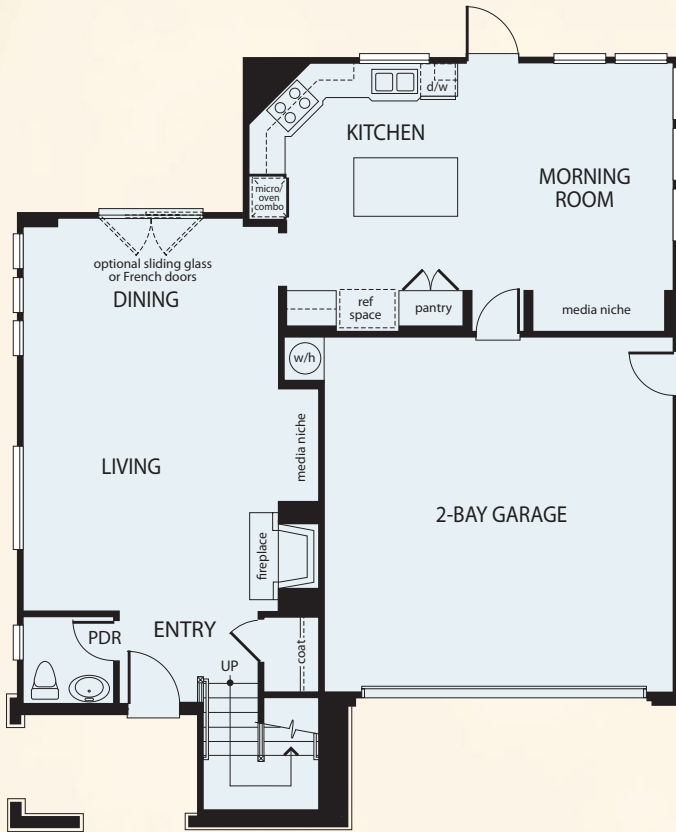


Residence 2D (Reversed) — Craftsman

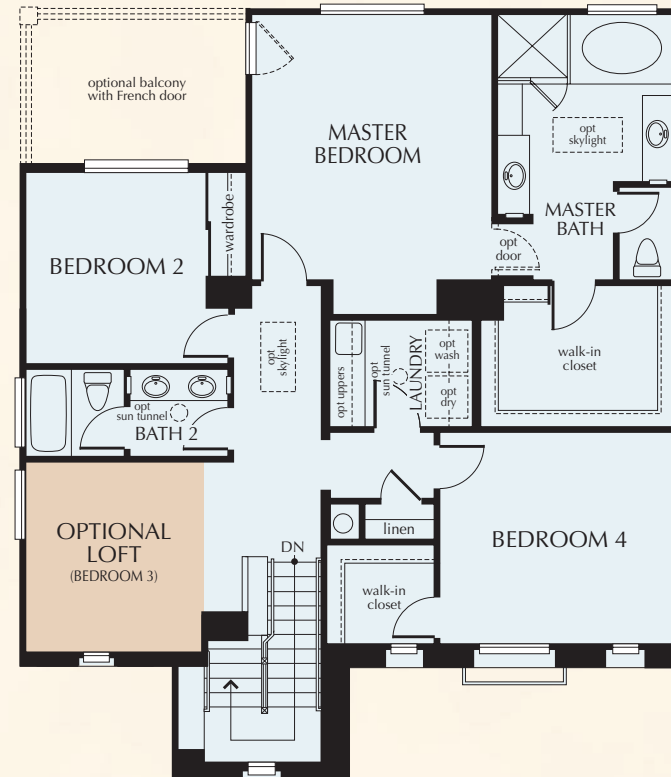


MODELED: Residence 2C

FIRST FLOOR



SECOND FLOOR



Floor plan subject to change. For floor plan options, see sales representative.

RESIDENCE

THREE

MODEL: Residence 3B (Reversed)

2-Story

4 Bedrooms

2.5 Bathrooms

Teen Room

2-Bay Garage

2,402 Square Feet (approx.)



Residence 3A — Spanish



Modeled: Residence 3B (Reversed) — French Country

STANDARD:

Residences 3A, 3B, 3C, 3D

2-Story

4 Bedrooms

2.5 Bathrooms

Teen Room

2-Bay Garage

2,402 Square Feet (approx.)



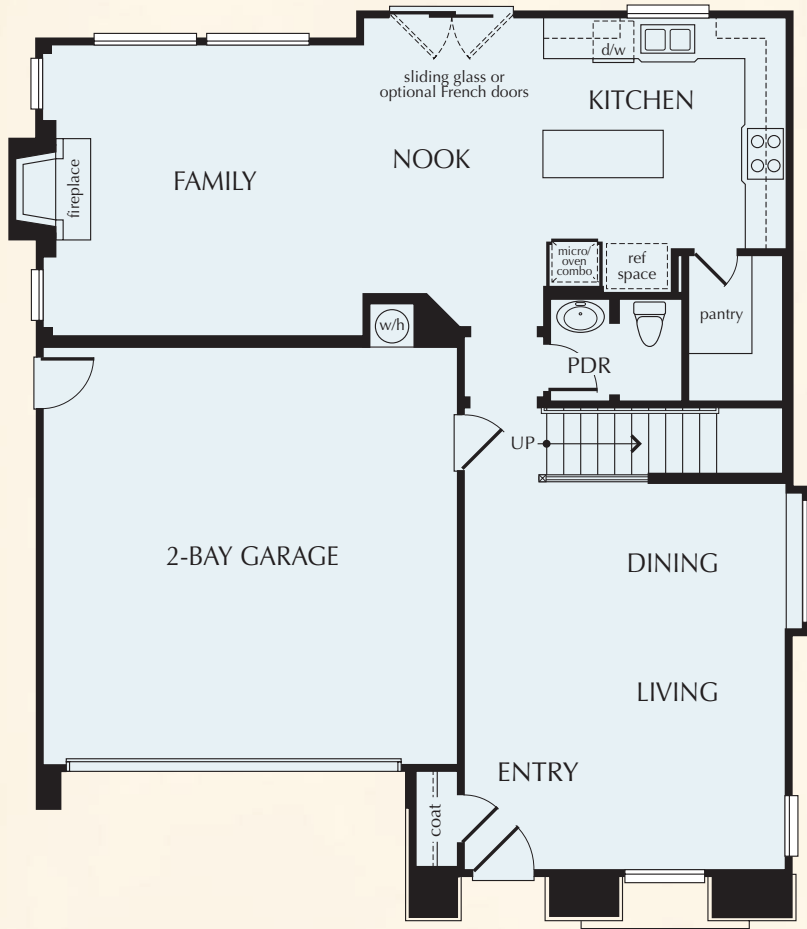
Residence 3C — Tuscan



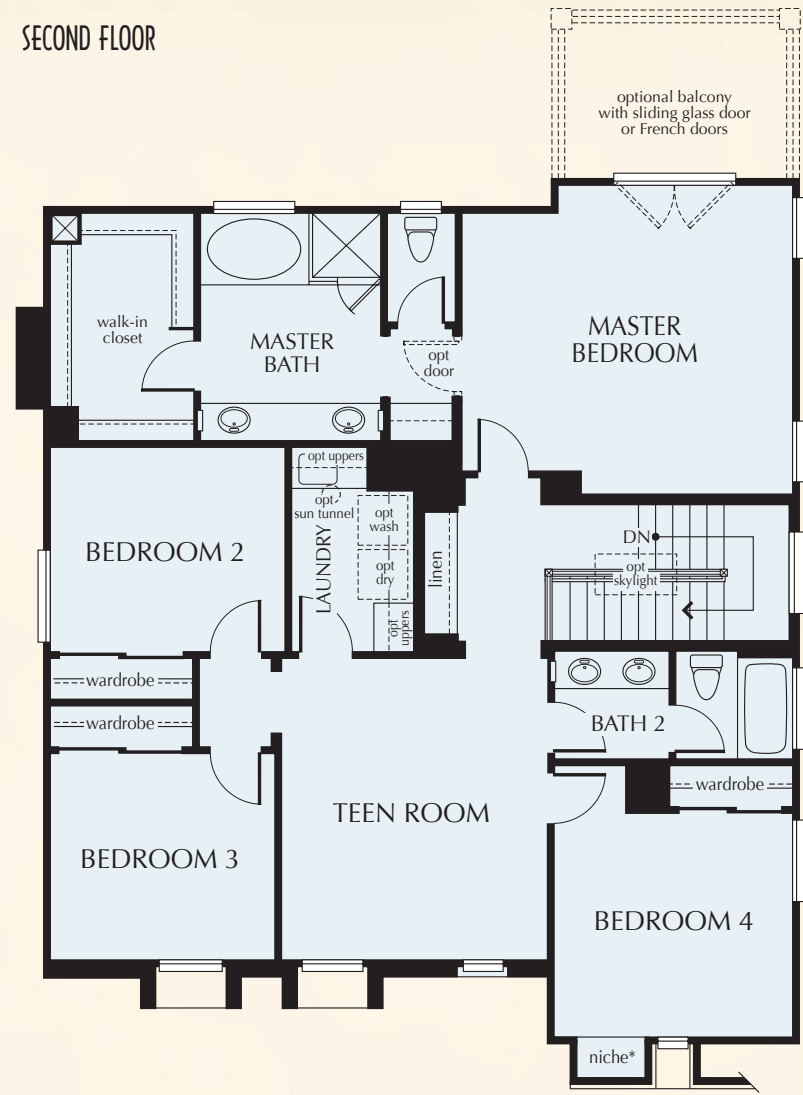
Residence 3D (Reversed) — Craftsman

MODELED: Residence 3C (Reversed)

FIRST FLOOR



SECOND FLOOR



Floor plan subject to change. For floor plan options, see sales representative. *Niche available on elevations A and D only.

Included with Your Home

Pardee has masterfully crafted homes of distinction that exude a tradition of excellence, with architecture that inspires the human spirit in an eclectic collection of Spanish, French Country and Tuscan styles, rich in charm and character.

Expressive Exteriors

- Architecturally specified exterior color palettes complement the street scene
- Front yard landscaping (to be maintained by homeowner)
- Therma Tru® Smooth Star Collection composite entry door in pre-selected style and color (varies per plan and exterior)
- Decorative aged bronze finish entry door hardware by Schlage® (style varies per exterior)
- French doors in select locations (vary per plan and exterior)
- Galvanized steel sectional roll-up garage doors with garage door openers (designs vary per exterior)
- Weatherproof exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (vary per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART® features)
- Vinyl windows with dual-paned, spectrally selective glass with Low E glazing

Impressive Interiors

- Stately entry foyer with ceramic tile flooring in a variety of colors
- Plush carpeting made from recycled material 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 3 1/4" painted baseboard and complementary 2 1/4" door casing
- Raised-panel Masonite Cremona interior passage and wardrobe doors
- Complementary interior door hardware by Schlage in oil-rubbed aged bronze finish.

- Fireplace with complementary pre-cast concrete mantel, hearth and surround in a smooth, painted finish
- 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 staircase with generously proportioned painted balusters, newel posts and kick/skirt board and stained maple handrail
- Separate interior laundry room with cultured marble countertop, convenient laundry sink and cabinets
- Spacious linen and coat closets
- Decora® white rocker light switches with dimmer switch in the dining room, motion sensors in bathrooms
- Smoke detectors with warning buzzer and battery back-up
- Convenient secondary bathrooms with Delta® plumbing fixtures and white self-rimming sinks, toilet, fiber glass deep-soaking tub, and cultured marble countertop and backsplash
- 13 SEER air conditioner with Merv 6 air filter
- Easy-care, no-wax vinyl flooring in laundry room and secondary bathrooms
- 50-gallon water heater

Sizzling Hot Kitchen

- Convenient food preparation island
- Refrigerator space recessed and plumbed for automatic icemaker
- Granite slab countertop with 6" backsplash
- Full-height backsplash behind cooktop
- European-styled raised-panel maple cabinet doors with hidden hinges, adjustable shelves, brushed chrome knobs and deep roll-out drawers for pots and pans
- Convenient under-cabinet task lighting
- Dual-compartment, stainless steel sink with Delta pullout stainless steel faucet
- Spacious food storage pantry

- General Electric® appliance package in stainless steel including:
 - 1.6 cubic foot microwave oven over 30" built-in thermal self-cleaning oven
 - ENERGY STAR® dishwasher with BrilliantClean™ towerless wash system
 - 30" four-burner cooktop with sealed burner design
 - 30" high-performance range hood

Master Bedroom Suite

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

Wired for Today

- Each home at Carriage Run 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 (see a sales representative or options consultant for more specific information about the structured wiring within each home)

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 Studio. Please see your sales representative for additional opportunities.

Choices for Your Gourmet Kitchen

Appliances

- GE Profile™ stainless steel appliance package
- GE Monogram® stainless steel appliance package
- GE Profile™ and Monogram® refrigerators
- Stainless steel, cast iron, or Silgranit kitchen sinks

Cabinetry

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

Countertops

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

Electrical and Smart-Home 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
- 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
- Home theater and whole-home music systems
- Security system package

Finish Carpentry Selections

- Crown molding at master bedroom
- Window casing package
- Decorative stool-and-apron window trim package
- Built-in media centers, shelves and bookcases as shown in model
- French doors, sliding French doors and sliding doors, in various locations per plan
- Garage floor coating and storage systems
- Glass inserts in select garage doors (vary per exterior)

Stair System

- Handrail stained in various stains
- All-maple stair system including handrail, newel post, balusters and open-end treads
- Maple stair system with wrought iron balusters

Bathroom Suites

- Tub enclosures in secondary bathtubs
- Decorative glass in tub/shower enclosures
- Ceramic tile, natural stone, 12" x 12" tile or slab countertop and tub decks for master bath
- Spa jets in master bath soaking tub
- Mirrored wardrobe and closet doors
- Closet organizer systems
- Decorative leaded glass in master bath window(s)
- Hot water recirculating pump for quick hot water access

Other Alternatives

- Pre-cast concrete fireplace mantels and hearths in a variety of colors and finishes
- Window coverings
- LivingSmart® option packages

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

Note: For EARTHSMART™, HEALTHSMART™, ENERGYSMART™ and WATERSMART™ options, please review the informative LIVINGSMART section in this brochure.

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 covered by warranties from 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 that 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.

Renderings by VisionScope Imagery. (GH 6/10)



Driving Directions: From the I-5 or I-805 N, take the 56 East Bypass to Fwy 56. Turn right on Carmel Country Rd. Take another right on Carmel Mountain Rd, a right on Canter Heights Dr, left on Carriage Run Dr and follow signs to models.

CARRIAGE RUN

Carmel Country Highlands

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All information is accurate as of the date of publication.

 PardeeHomes® | Where smart solutions live.



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