



# TRAIL RIDGE

A New ENERGYSMART™ Neighborhood from Pardee Homes





When Trail Ridge draws you into its cozy embrace,  
you'll find a neighborhood of attractive cul-de-sac homes.

You'll anticipate memorable moments with those  
you love and friends you meet along the way.  
And you'll know you've discovered something great.

Enjoy the nearby parks and trails.

Visit the community pool.

Choose your charming home.

# TRAIL RIDGE

# Plan 1

Modeled

Exterior C

Monterey



Plan 1A



Spanish

Plan 1B (Reversed)



Italian



# Plan 1

Exterior C  
(As Modeled)

2 Bedrooms

2.5 Baths

Loft

2-Bay Garage

1,366 sq. ft.

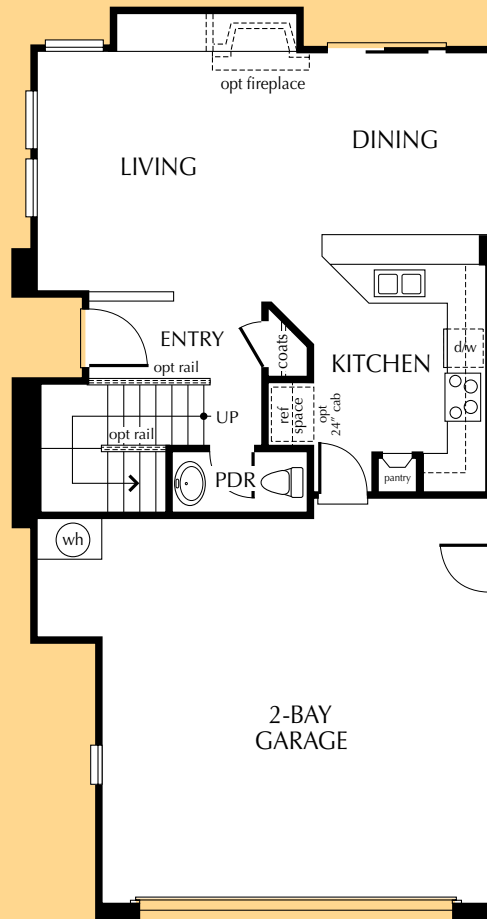
Standard:

3 Bedrooms

2.5 Baths

2-Bay Garage

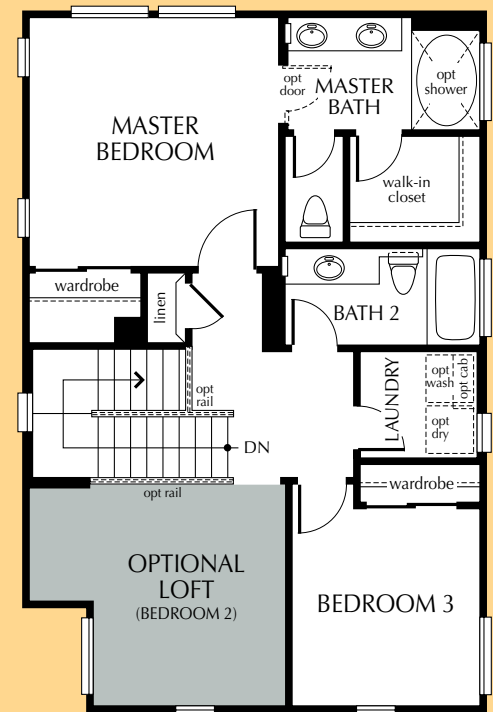
1,366 sq. ft.



First Floor



Bedroom 2 available  
in lieu of optional Loft



Second Floor

# Plan 2

Modeled

Exterior B  
(Reversed)

Italian



Plan 2A



Spanish

Plan 2C



Monterey



# Plan 2

Exterior B  
(Reversed - As Modeled)

2 Bedrooms

2.5 Baths

Loft

2-Bay Garage

1,410 sq. ft.

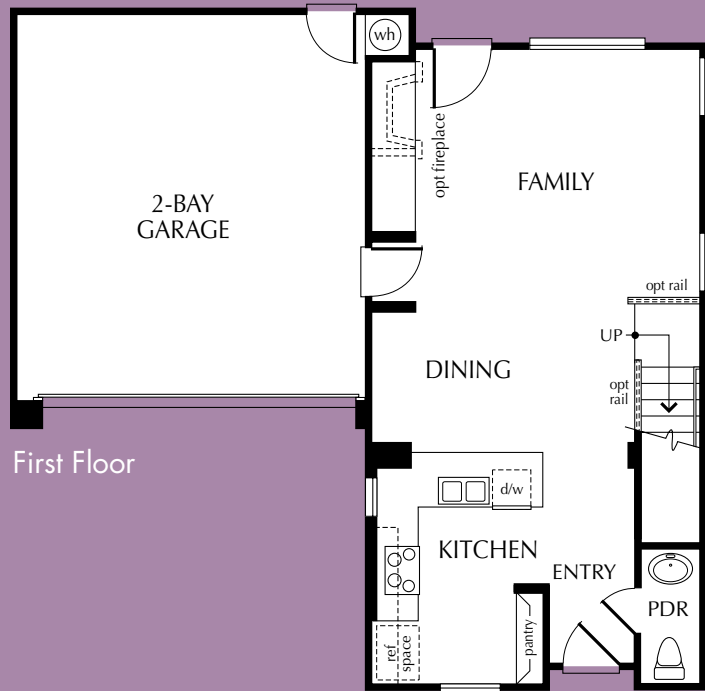
Standard:

3 Bedrooms

2.5 Baths

2-Bay Garage

1,410 sq. ft.



First Floor



Second Floor



Bedroom 2 available  
in lieu of optional Loft

# Plan 3

Modeled

Exterior A  
(Reversed)

Spanish



Plan 3B



Italian

Plan 3C (Reversed)



Monterey



# Plan 3

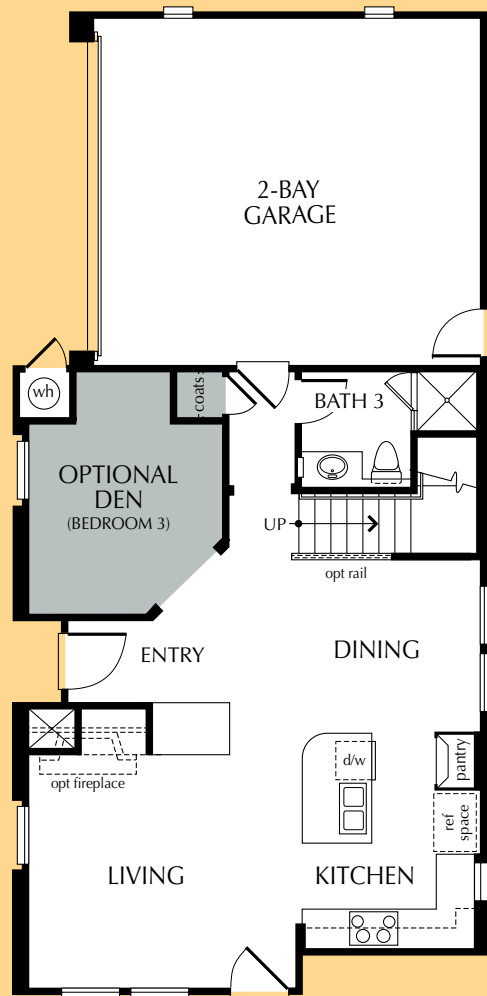
Exterior A  
(Reversed - As Modeled)

- 3 Bedrooms
- 3 Baths
- Loft
- Den

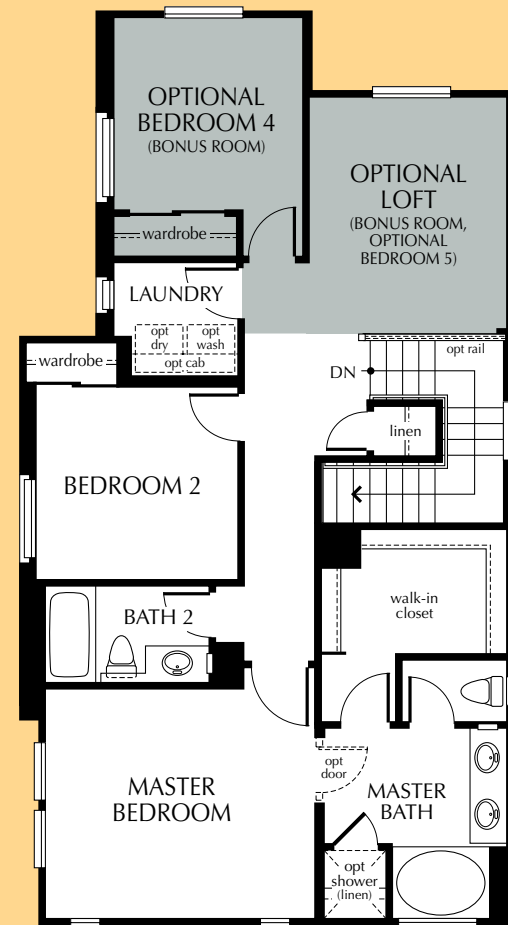
2-Bay Garage  
1,755 sq. ft.

Standard:

- 3 Bedrooms
- 2.5 Baths
- Bonus Room
- 2-Bay Garage
- 1,755 sq. ft.



First Floor



Second Floor



Bonus Room available in lieu of optional Loft and bedrooms



Bedroom 3 available in lieu of optional Den



Bedrooms 4 and 5 available in lieu of Bonus Room

Floor plans subject to change. For floor plan options, see sales representative. All square footage is approximate.

# Plan 4

Modeled

Exterior A

Spanish



Plan 4B (Reversed)



Italian

Plan 4C



Monterey



# Plan 4

Exterior A  
(As Modeled)

3 Bedrooms

2.5 Baths

Loft

2-Bay Garage

1,776 sq. ft.

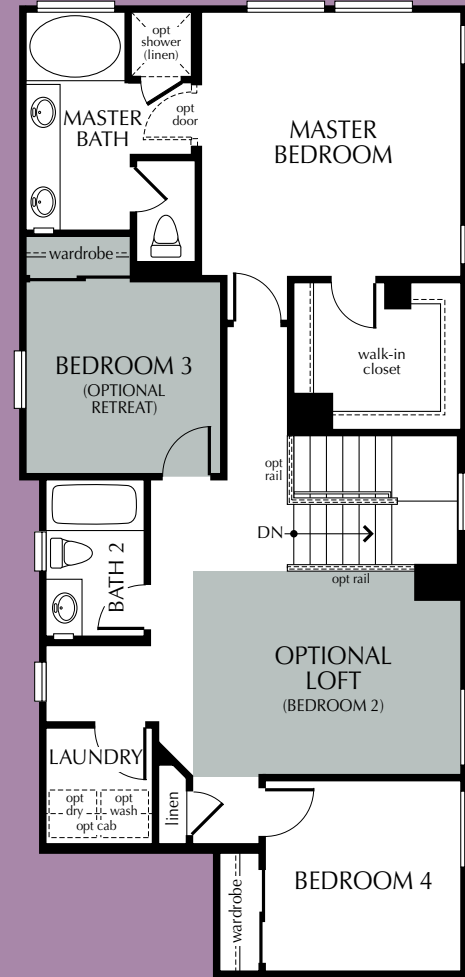
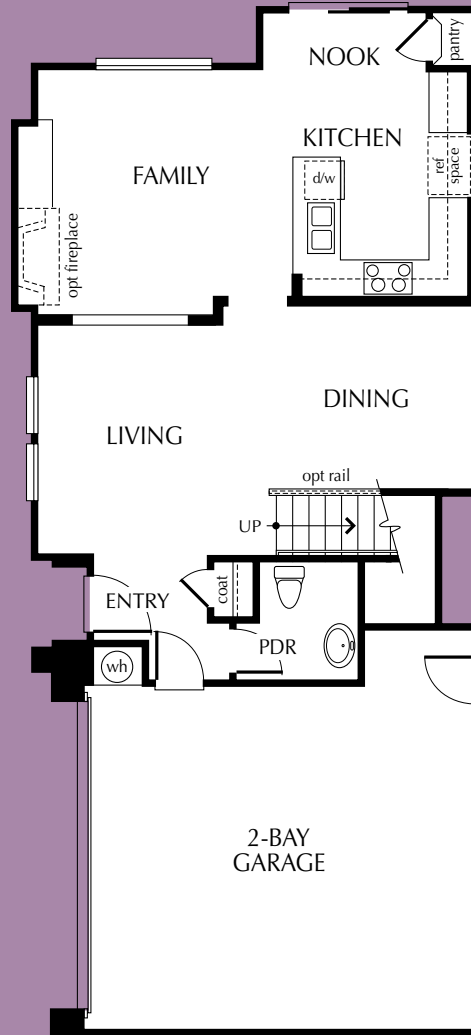
Standard:

4 Bedrooms

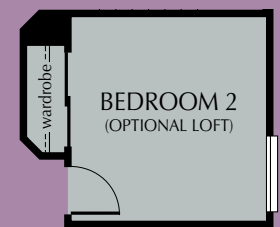
2.5 Baths

2-Bay Garage

1,776 sq. ft.



Optional Retreat  
available in lieu  
of Bedroom 3



Bedroom 2  
available in lieu  
of optional Loft

# Included with your home

## Stylish Exterior Detailing

- ❑ Mediterranean-style architecture
- ❑ Architecturally-specified exterior color palette
- ❑ Concrete tile roofs
- ❑ Concrete walks and driveway
- ❑ Elegant antique brass entry door hardware
- ❑ 2-bay garages with metal roll-up doors and openers

## Interior Enhancements

- ❑ Raised-panel fiberglass entry door with antique brass locksets
- ❑ Dramatic open spaces and volume ceilings
- ❑ Custom radius wall corners
- ❑ Distinctive lighting fixtures and architecturally-specified recessed lighting
- ❑ Toggle light switches
- ❑ Raised-panel interior doors
- ❑ Antique brass interior door knobs
- ❑ Plush carpeting in choice of designer-selected colors
- ❑ Easy-care, no-wax vinyl flooring in choice of styles in kitchen, baths, laundry and entry
- ❑ Ceramic tile countertop with bullnose edge in master and secondary baths

## Kitchen comforts

- ❑ Laminate countertop
- ❑ Oak cabinetry with washable interiors in honey finish
- ❑ Delta® pull-out chrome faucet
- ❑ Whirlpool® appliance package including range/oven, vent hood and dishwasher, in choice of white or black
- ❑ Refrigerator space plumbed for automatic ice maker
- ❑ Generous pantry

## Master Suite Luxury

- ❑ Elegant master bedroom suite featuring generous wardrobe space
- ❑ Dual adult-height sinks
- ❑ Distinctive Delta plumbing fixtures in chrome finish
- ❑ Oval soaking tub

## State-of-the-art Features

- ❑ Spectrally selective glass vinyl-framed windows for increased energy efficiency and reduced fabric fade
- ❑ Sealed ducts and engineered HVAC system to increase heating and air-conditioning efficiency
- ❑ Digital programmable thermostat
- ❑ Pre-wired for telephone in kitchen and master bedroom
- ❑ Pre-wired for cable TV in family room, master bedroom and all secondary bedrooms, den, loft, bonus room and library (per plan)
- ❑ Smoke detectors with warning buzzer and battery backup
- ❑ Soft water loop

## Saving Energy, Saving You Money

Pardee Homes proudly presents this neighborhood as ENERGYSMART™, which means that your new home has been enhanced with money-saving, energy-efficient features.

- ❑ Spectrally selective glass
- ❑ Sealed ducts
- ❑ ENERGY STAR® appliances
- ❑ Efficient water heater
- ❑ Designed and independently certified to exceed local energy codes

# Available with your home

Pardee Homes is proud to offer a wide variety of optional features\*. Below is just a sampling of the many ways you can personalize your new home through our Design Center. Please see your sales representative for additional customizing opportunities.

- Gas fireplace with ceramic tile face (locations vary per plan)
- Choice of decorator-selected wood fireplace mantels
- Entertainment center cabinets and built-in bookcases (selected areas)
- Wood window casing package (selected areas)
- Crown molding (selected areas)
- Window covering package in a variety of designer-selected colors and finishes
- Security system
- Speakers and wiring for stereo surround sound
- High-speed, digital Category 5 wiring for home networking possibilities
- Water softening system
- Holiday lighting outlet package
- Cabinetry in laundry room to match kitchen finish
- Nimbus® reverse-osmosis water filtration system

## A Gourmet's Dream Kitchen

- Countertop choices including: Corian®, slab granite or CaesarStone® in a variety of colors
- Under-cabinet task lighting
- Extended-height upper cabinetry, additional finishes and styles and glass door inserts in designer-selected areas
- Choice of quality Whirlpool appliances including: over-the-range microwave oven/vent hood, refrigerator, washer and dryer and a stainless steel appliance package

## A Customized Master Suite

- Countertop choices include Corian, CaesarStone or cultured marble in a variety of colors
- Mirrored closet or wardrobe doors
- Spa jets in master bath oval soaking tub
- Separate tub and shower (Plans 3 and 4)

## Floor Plan Options

Pardee has designed Lifestyle Options for each of the homes offered at Trail Ridge. Many of the options are shown in the Trail Ridge brochure, or see your sales representative for details.

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

## 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 an 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 VisionScape Imagery. (ZD 20249, PL 6.08)

# The Pardee Homes Legacy



**Arabella**  
San Diego, California



**Carina**  
Beaumont, California



**Cherry Hill**  
Moorpark, California



**Ashwood**  
Las Vegas, Nevada

When you purchase a new home, you are entering a relationship of mutual trust with your homebuilder—one that begins while your home is under construction and lasts throughout the many years of ownership to follow. With Pardee Homes, this relationship is based on a long and rich legacy of quality and forward-thinking, allowing you to rest assured that your trust is well-placed because it is consistently well-earned.

**Satisfaction Is Our Proudest Achievement.**

As many as 9 out of 10 Pardee homeowners throughout California and Southern Nevada agree that they would refer Pardee to their family and friends.

**Our Environmental Commitment Leads the Industry.**

Pardee's resolve to incorporate environmentally sound solutions into new-home production has led to our groundbreaking LIVINGSMART® and ENERGYSMART™ programs

**Innovation Is Our Way of Doing Business.**

Always looking ahead for thoughtful innovations, Pardee continuously improves the construction and livability of our new homes, the communities that house them and the process of making one of them your own.

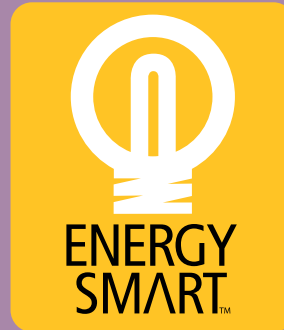
**Our Experience Means Unparalleled Value.**

Established in 1921, Pardee is one of the most knowledgeable homebuilders in the business, incorporating value and meticulous craftsmanship into each quality home we build.

Ultimately, the Pardee Homes Legacy is more than a history of doing things the right way. It's an indicator of the trust we share with each homebuyer and the commitment we've made to achieve your personal satisfaction. Our legacy begins anew with you and with a home for the way you want to live.



Los Angeles County • Ventura County • Orange County • Inland Empire • San Diego County • Las Vegas



## SAVING ENERGY. SAVING YOU MONEY.

Pardee Homes proudly presents this neighborhood as ENERGYSMART, which means that your new home has been enhanced with money-saving, energy-efficient features.

Spectrally selective glass will keep it cooler in summer and warmer in winter. Sealed ducts help to reduce air leakage into attic spaces and improve performance of heating and air conditioning systems. Plus, ENERGY STAR® appliances and an efficient water heater will further contribute to lowering your energy costs.

Every ENERGYSMART home is also designed and independently certified to exceed local energy codes. It's all part of our commitment to build homes for the way you want to live.



From 215, exit south on Durango Blvd.  
Travel approximately 3 miles to Agate Ave  
and turn left to the Trail Ridge models.



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Tour our homes at [PardeeHomes.com](http://PardeeHomes.com)

