

Turnberry

A single-family neighborhood in Tournament Hills

brought to you by Pardee Homes

Enter the gates of Turnberry and let your imagination roam free.

Fill your mind with thoughts of falling water, peaceful trails beside a shimmering lake and sharing stories on rolling green fairways. Picture leisurely picnics, friendly barbecues and playing catch in the park on a sunny day. Envision your children smiling, growing, learning and laughing. Now, imagine life in your new home at Turnberry. . .

*An inspired Spanish, Santa Barbara or Cottage design
greet you as your front porch warmly welcomes you in.*



Exterior 1A — Spanish



Exterior 1B (Reversed) — Santa Barbara



MODEL: Exterior 1C — Cottage

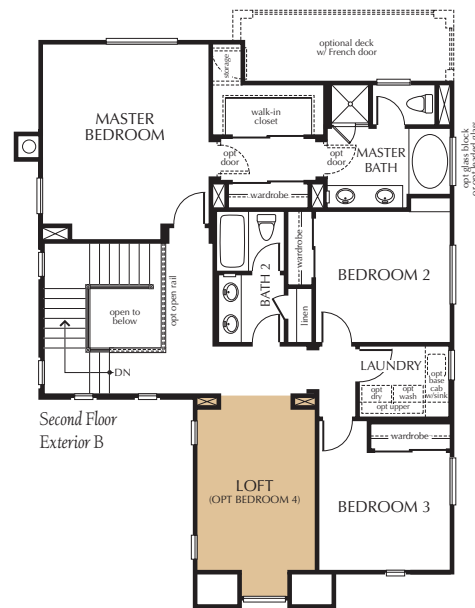
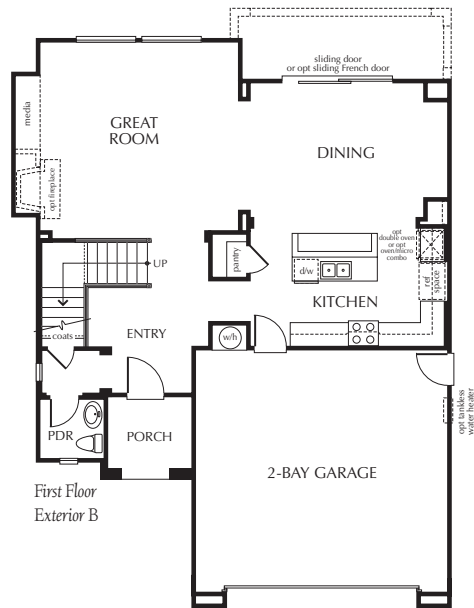
NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

Plan 2

MODEL: Exterior B

Two-Story ■ 3 Bedrooms ■ 2½ Baths ■ Loft ■ Great Room ■ 2-Bay Garage ■ 2,145 sq. ft. (approx.)

STANDARD: Exteriors A, B and C — 3 Bedrooms, 2½ Baths, Loft, Great Room, 2-Bay Garage, 2,145 sq. ft. (approx.)
Available with up to 4 Bedrooms and 2½ Baths



Optional Bedroom 4 at Loft

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

*A stately staircase leads you to a cozy loft where you've
created a playroom, library or private hideaway.*



Exterior 2A (Reversed) — Spanish



MODEL: Exterior 2B — Santa Barbara



Exterior 2C (Reversed) — Cottage

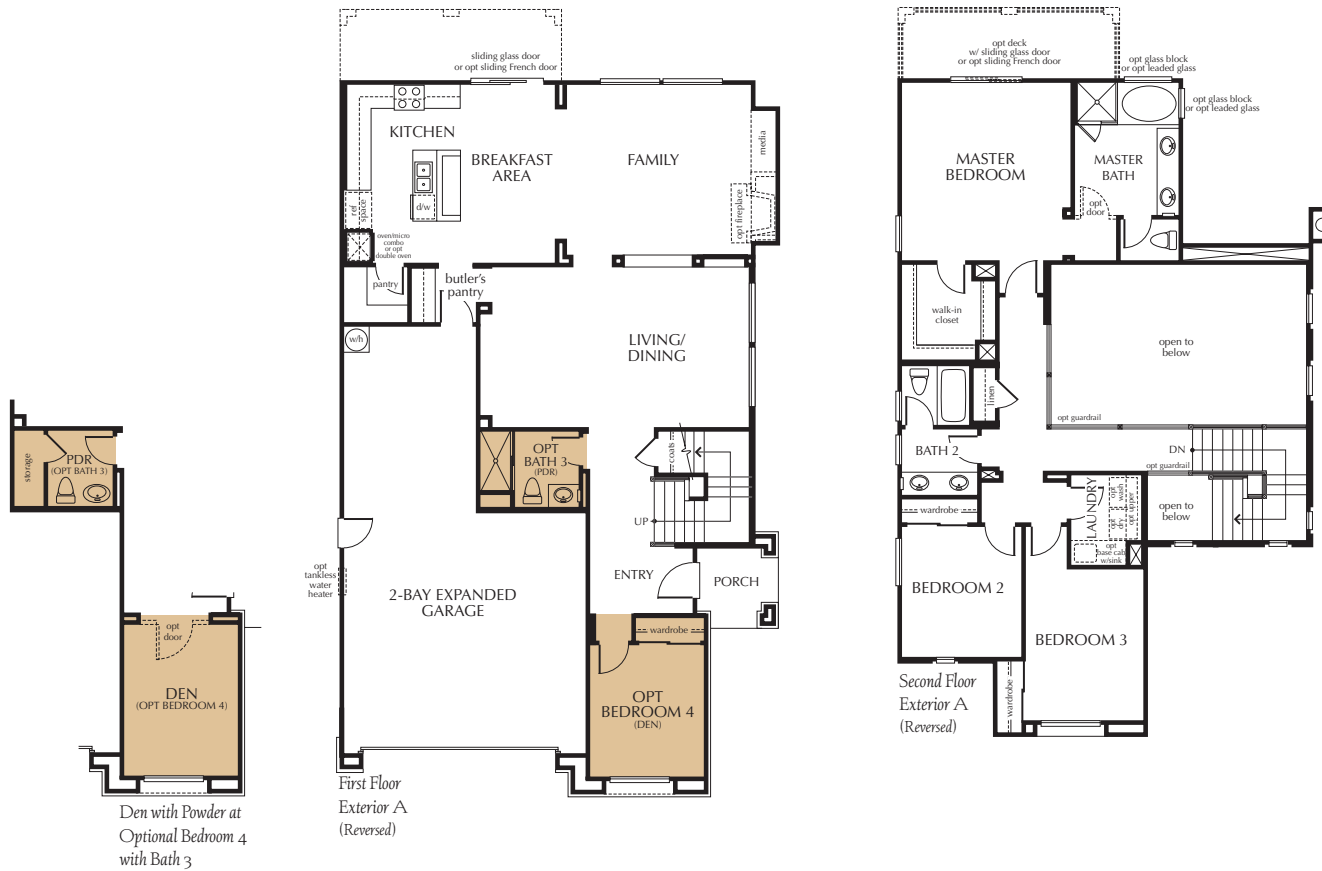
NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

Plan 3

MODEL: Exterior A (Reversed)

Two-Story ■ 4 Bedrooms ■ 3 Baths ■ 2-Bay Expanded Garage ■ 2,383 sq. ft. (approx.)

STANDARD: Exteriors A, B and C — 3 Bedrooms, 2½ Baths, Den, 2-Bay Expanded Garage, 2,383 sq. ft. (approx.)
Available with up to 4 Bedrooms and 3 Baths



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

*The warmth from your fireplace embraces your senses
as you relax and enjoy the company of loved ones.*



MODEL: Exterior 3A (Reversed) — Spanish



Exterior 3B — Santa Barbara



Exterior 3C (Reversed) — Cottage

NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

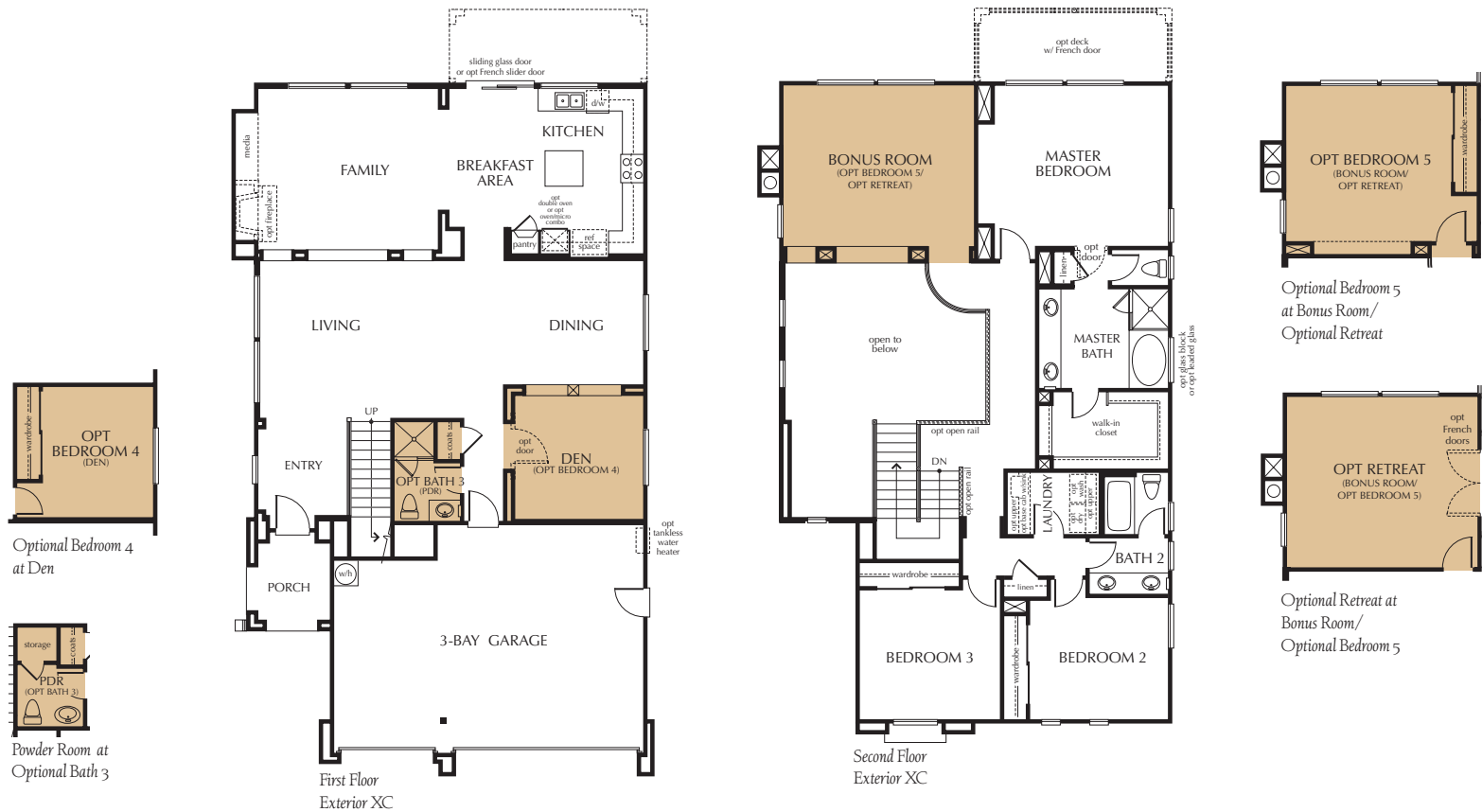
Plan 4x

MODEL: Exterior XC

Two-Story ■ 3 Bedrooms ■ 3 Baths ■ Bonus Room ■ Den ■ 3-Bay Garage ■ 2,887 sq. ft. (approx.)

PLAN 4X STANDARD: Exterior A, B, C — 3 Bedrooms, 2½ Baths, Bonus Room, Den, 3-Bay Garage, 2,887 sq. ft. (approx.)
Available with up to 5 Bedrooms and 3 Baths

PLAN 4 STANDARD: Exterior A, B, C — 3 Bedrooms, 2½ Baths, Den, 3-Bay Garage, 2,586 sq. ft. (approx.)
Available with up to 4 Bedrooms and 3 Baths



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

*A versatile bonus room gives you a place to dream
and the ability to indulge your creativity.*



Exterior 4A — Spanish



Exterior 4B (Reversed) — Santa Barbara



MODEL: Exterior 4XC — Cottage

NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

Included with Your Home

Expressive Exteriors

- Architecturally specified exterior color palettes to complement the street scene
- Pre-selected stucco at select exteriors (varies per plan)
- Concrete roof tiles in pre-selected complementary colors (varies per color scheme)
- Fiberglass front entry door in pre-selected styles and colors
- Decorative, antiqued pewter finish exterior and entry door hardware
- 2- and 3-bay garage with metal clad, sectional roll-up doors and garage door openers (opener for 2-bay garage doors only)
- Wood or tubular steel fencing at side and rear yard (Please consult with a sales counselor for specific locations.)
- Weatherproof exterior electrical outlets
- Exterior gas barbecue stub
- Front yard landscaping
- Concrete walks and driveway
- Man door from garage to exterior

Impressive Interiors

- Entry foyers with 12" x 12" ceramic tile flooring in a variety of colors
- Decorative vinyl flooring in Kitchen, select Baths and Laundry
- Plush carpeting over pad in a choice of designer-selected colors
- Rounded drywall corners
- Elegant baseboard and door casing
- Raised-panel "colonist" interior passage and walk-in closet doors with pewter finish hardware
- Antiqued pewter finish on interior door hardware
- Raised-panel "colonist" interior bi-pass wardrobe doors at Secondary Bedrooms
- 50-gallon water heater
- Dramatic ceilings and elegant interior architectural details, including soffits at select locations (varies per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting

- Handcrafted staircases with drywall stem wall and paint-grade handrail with paint-grade balusters and newel post
- Separate interior Laundry Room
- Spacious linen and coat closets
- Decora® white rocker light switches
- Wood shelf and pole in all closets
- Smoke detectors with warning buzzer and battery back-up
- Secondary Bathrooms with stylish Beech face-framed cabinetry, white cultured marble countertops with white top mount sinks
- Decorative Delta® chrome plumbing fixtures at Secondary Bathrooms
- White fiberglass tub/shower combination at Secondary Bathrooms

Convenient Wiring

- High-speed Category 5 wiring for home networking possibilities
- Pre-wired for telephone in all Bedrooms, Family Room, Kitchen, Den, Loft and Bonus Rooms
- Pre-wired for cable TV in Family Room, Master Bedroom, all Secondary Bedrooms, Den, Loft and Bonus Rooms

Energy Enhancements

- Radiant roof barrier

Stunning Kitchen Features

- Stylish Beech face-framed cabinetry with convenient finger-pulls and under-cabinet task lighting
- Refrigerator space plumbed for automatic icemaker
- Handset 6" x 6" ceramic tile countertop with 6" backsplash (no backsplash behind range/oven)
- Dual-compartment, white porcelain enameled steel kitchen sink
- Decorative Delta chrome faucet
- Spacious food storage pantry
- General Electric® appliance package in white or black finish, including:
 - General Electric self-cleaning range/oven with sealed burners
 - General Electric micro hood
 - General Electric ENERGY STAR® dishwasher

Spacious Master Bedroom Suite

- Luxurious Master Bath and walk-in closets with raised-panel "colonist" style wardrobe doors
- Adult-height, his-and-hers lavatories with stylish Beech face-framed cabinetry and cultured marble countertops with white top mount sinks
- Decorative Delta chrome plumbing fixtures
- Compartmentalized water closet with white elongated toilet
- Fiberglass deep soaking tub/shower combinations

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 Studio. Please see your sales counselor for additional information.

Gourmet Kitchen Choices

Appliances

- General Electric® stainless steel appliance package
- Choice of General Electric refrigerators (as shown in models)
- Dual compartment stainless steel or cast-iron kitchen sinks
- Enhanced layout with single wall oven with built-in microwave above and four-burner cooktop plus deep roll out shelves below cooktop
- Microwave/hood combination located above cooktop
- Water filtration system
- Tankless water heater

Cabinets

- Decorative face-framed cabinets in a variety of finishes and door styles
- White thermofoil European-style cabinets with a selection of knobs
- Extended-height upper cabinets
- Glass door inserts at select kitchen cabinet locations (varies per plan)
- Laundry upper cabinets
- Deep base cabinet with sink basin and chrome faucet (Available in Plans 2, 3 and 4.)

Countertops

- A wide variety of kitchen countertop surfaces including 6" x 6" tile, slab granite, CaesarStone® and tile liners

Electrical and Low Voltage Opportunities

- A choice of designer-selected interior light fixtures (as shown in models)
- Additional recessed incandescent lights
- Reinforced junction box 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
- Pre-wiring and trim for interior speakers, satellite television and home theater systems
- Security system pre-wire with basic or deluxe trim package
- Central vacuum system

Finish Carpentry Selections

- Entry door with glass panel inserts
- Crown molding room packages
- Upgraded baseboard and door casing package
- Window casing at select locations
- Stool and apron window package at select locations
- Select built-ins as shown in model (specific to plan)
- Mirrored bi-pass wardrobe doors
- Mirrored French doors at master bedroom walk-in closets

Cozy Fireplaces

- Optional fireplace with paint-grade precast mantle

Stair Systems

- Maple stained handrail
- Enhanced stair systems including a variety of designs as shown in models

Bathroom Suites

- Clear or obscure glass shower/tub enclosures at Secondary Bathrooms
- Slab granite, CaesarStone or tile Master Bath countertops
- Decorative leaded glass or glass block privacy windows at Master Bath (at select locations)
- Door between Master Bedroom and Master Bath
- Spa jets in Master Bath soaking tub
- Closet organizers

Garage Enhancements

- Garage door with glass-panel inserts in a variety of designs
- Garage floor coating systems in a variety of finishes and colors
- Garage storage organizer systems

Floor Plan Choices

Pardee has designed Lifestyle Options into each of the floor plans offered at Turnberry. Many of the options are shown in the brochure, or see your sales counselor or options consultant for further 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 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 warranted by 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. Houses that are not modeled may contain different standard features than houses 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.

All renderings by VisionScape Imagery.
(ZD 18957, BP 9/07)

The Pardee Homes Legacy



CAPELLA
Beaumont, California



CHERRY HILL
Moorpark Highlands, California



SANTA ROSA
San Diego, California



TAMARIND
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 Southern 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® program.

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.

THE WAY **you** WANT TO LIVE  **PardeeHomes®**

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

BuyingSmart™

A better way to purchase your new home



BuyingSmart with Pardee Homes can make your new home buying experience easier, more enjoyable and completely satisfying for some very simple reasons.

- You can enjoy a premium position on our neighborhood Interest List, even if you defer purchase.
- Once you've completed your prequalification with Pardee Home Loans, you can have confidence that the home of your dreams is within reach.
- You can take advantage of our easy one-stop-shopping with competitive loans from Pardee Home Loans and a stunning selection of lifestyle options.

See a sales counselor to begin your personal BuyingSmart experience with Pardee Homes. You're going to love it.



Driving Directions: From I-10, exit at Oak Valley Pkwy and go west. Turn right at Desert Lawn, go approximately 1 mile to Birdie Dr and turn left into Tournament Hills. Follow signs to the model homes.

Turnberry

T O U R N A M E N T H I L L S

38670 Amateur Way, Beaumont, CA 92223

Phone: (951) 845-2514 Fax: (951) 845-1623

www.pardeehomes.com



Information is accurate as of the date of publication.



THE WAY YOU WANT TO LIVE  PardeeHomes®