ALIENTO MEANS “BREATH” IN SPANISH

And it will take yours away.
HOME, ELEVATED IN EVERY WAY.

At Arista, when we say that Santa Clarita’s newest neighborhood is a breath of fresh air, we’re also talking about options. Because Arista is designed to be, well, designed by you. After all, who knows your life better? Choose one-story or two, and then personalize your floorplan, picking and choosing among flexible options to suit your life, your style and your lifestyle. Take advantage of the great room where cooking, dining and daily-living spaces combine. And then do a happy dance over the one element of Arista that never changes: great big backyards. It’s a whole new approach to living, waiting to welcome you home.
LIVE ABOVE IT ALL.

Aliento is an exclusive, gated enclave in Santa Clarita that offers a modern, sophisticated take on timeless, resort-style living. Close to schools, work, retail, entertainment and the LA lifestyle via the nearby 14 / Antelope Valley Freeway. Aliento encourages healthy living. Residents enjoy miles of trails connecting to sunset overlooks. At The Terrace, have an enticing homebase for fitness, neighborhood socializing and poolside revelry and relaxation. Discover Aliento, and find the essence of easy living.
One-Story
3–4 Bedrooms
2.5–3 Baths
Great Room
Dining Area
Den
2-Bay Garage plus storage
2,530 sq ft

AVAILABLE OPTIONS:
- Fireplaces
- Bedroom 4 / Bath 3 in lieu of Den / Powder
- Butler's Pantry
- Stacking Sliding Door
- Outdoor Room
- Teen Room in lieu of Bedroom 3
To personalize your floorplan, view interactive floorplans to see all available options to suit your life, your style, and your lifestyle, visit PardeeHomes.com/arista.
Two-Story
4–6 Bedrooms
3–5 Baths
Great Room
Dining Area
Loft
Tandem 3-Bay Garage
2,976–3,434 sq ft

AVAILABLE OPTIONS:
Fireplaces
Bedroom 5 / Bath 4 in lieu of Loft
Bedroom 6 / Bath 5 in lieu of Tandem Garage
Covered Deck
Outdoor Room with Stacking Sliding Door
Den in lieu of Bedroom 4
Dining in lieu of Bedroom 4

OPTIONS IN LIEU OF TANDEM GARAGE:
Game Room / Storage
Game Room / Powder
Dual Garage Doors
Detached Covered Outdoor Pavilion
To personalize your floorplan, view interactive floorplans to see all available options to suit your life, your style, and your lifestyle, visit PardeeHomes.com/arista.

Renderings are artist’s conceptions. Landscaping, trees and shrubs are not included in the purchase price. All square footage is approximate. Floorplan subject to change. For floorplan options, see New Home Advisor.
Two-Story
4–6 Bedrooms
3.5–5 Baths
Great Room
Dining Area
Loft
Office
Tandem 3-Bay Garage
3,477–4,095 sq ft

AVAILABLE OPTIONS:
- Fireplaces
- Bedroom 5 / Bath 4 in lieu of Office / Powder
- Fireplace at Great Room
- Dual Garage Doors
- Guest Suite with Bath 5 and Outdoor Room

OUTDOOR LIVING:
- Extended Outdoor Room and Covered Deck
- Uncovered Deck
- Open Pavilion
- Deck off Master Bedroom

OPTIONS IN LIEU OF TANDEM GARAGE:
- Game Room
- Game Room with Bath
- Bedroom 6 with Bath
- Guest Suite with Living Room and Outdoor Room
- Guest Suite and Bath 5
- Covered Deck and Guest Suite
IT’S BEEN MORE THAN 90 YEARS since the Pardee Brothers began building custom homes in Los Angeles for Hollywood celebrities and the country club elite. Pardee Homes neighborhoods have garnered design awards in Los Angeles, San Diego and Las Vegas.

As the acclaimed builders who brought you Fair Oaks Ranch and Moorpark Highlands, we are thrilled to introduce Arista at Aliento, the epitome of nearly a century of quality home building heritage. Embracing the beauty and history of this region, each artfully crafted home in this gated community combines timeless architectural details and modern resort living with the comfort, energy savings and performance of contemporary design and technology.
Like all new homes built by Pardee Homes, Arista features the LivingSmart® package of standard and optional features that increase energy-efficiency, save water, save you money month after month, and contribute to your long-term peace of mind. Our LivingSmart® homes are designed with these four core components:

### PRIDE IN GREEN BUILDING.

**INCLUDED FEATURES**
- Low-formaldehyde insulation
- Low-VOC interior paint
- MERV 8 air filters

**AVAILABLE FEATURES**
- High-efficiency electronic air filtration system and advanced programmable thermostat
- Low-VOC interior paint packages
- Central vacuum system, promoting indoor air quality

**INCLUDED FEATURES**
- LED lights
- Radiant barrier roof sheathing
- 14-SEER air conditioner
- Low-E windows
- Tankless water heater
- Programmable WiFi thermostat
- Roof-mounted solar electric system

**AVAILABLE FEATURES**
- GE® ENERGY STAR® washing machines, dryers, and refrigerators

**INCLUDED FEATURES**
- Engineered wood
- Architect-specified entry doors
- Convenient recycling center in kitchen

**AVAILABLE FEATURES**
- Low-fiber flooring
- Electric car charging station

**INCLUDED FEATURES**
- Delta WaterSense® labeled faucets
- GE® ENERGY STAR® dishwasher
- Water-efficient front yard landscaping
- Water-efficient toilets

**AVAILABLE FEATURES**
- Reverse osmosis water system at kitchen
- On-demand water circulation system at tankless water heater
- Dual flush toilets
INCLUDED: SMART HOME TECH

Voice Control your Smart Home with Alexa!
  • Smart Things hub
  • Amazon® Echo
  • Honeywell WiFi Thermostat
  • Lutron® Bluetooth Dimmers
  • Schlage® Connect™ Touchscreen Deadbolt

Energy Efficient Technology
  • USB Ports in kitchen, master bedroom and drop zone
  • LED Lighting

Smart Device Enabled Technology
  • Ring Pro Doorbell
  • Liftmaster® WiFi Garage Door

HOMES OF DISTINCTION
  • Architecturally Specified Exterior Color Palettes
  • 8’ tall Therma Tru® entry doors
  • Elegant 5 1/4 baseboards
  • Designer selected coach lights
  • Wayne Dalton™ garage doors
  • Post-tension slab foundation

IMPRESSIONS INTERIORS
  • Dramatic 9’ and 10’ ceilings
  • Upgraded plush Mohawk Carpet, included
  • 12” x 12” Dal Tile flooring
  • Schlage® Latitude Collection on interior doors
  • Two-Tones paint packages

THE GOURMET KITCHEN
  • GE® Stainless Steel appliances including built in oven and microwave, 36” five burner cooktop with 36” vent hood, and built in dishwasher
  • Slab granite countertops in your color choice
Structural options help you tailor your home to fit your lifestyle. At Arista, you’ve got loads of choices, including ways to customize your tandem garage, and to add outdoor living options like a covered deck or outdoor pavilion. Your home, your way.

**CHOICES FOR YOUR GOURMET KITCHEN**
- Wide selection of GE® appliances including wifi and monogram
- Cabinet choices including contemporary and traditional finishes with plenty of options to suite your life and style
- Variety of additional countertop and designer backsplash options

**INTERIOR FINISH SELECTIONS**
- Crown molding
- Upgraded door lever styles and finishes
- Mirrored closet doors
- Customized closet organizers
- Impressive stacking sliding doors

**BATHROOM SUITES**
- Customized countertops and backsplashes
- Tub enclosures
- Framed mirrors
- Water-efficient toilets
- Dual flush toilets
- On demand recirculating system

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

**IMPORTANT NOTES FOR 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”, “Included LivingSmart® Features” 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. Landscaping, trees and shrubs are not included in the purchase price. Information is accurate as of the date of publication.

Renderings by VisionScape Imagery. (GH 1/2017)
The prices of our homes, included features, plans, specifications, promotions/incentives, and available locations are subject to change without notice. Stated dimensions and square footage are approximate and should not be used as a representation of any home’s or homesite’s precise or actual size, location or orientation. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. There is no guarantee that any particular homesite or home will offer a view or that any particular view will be preserved. There is no guarantee that any particular homesite or home will be available. Not all features are available in all homes. Unless otherwise expressly stated, homes do not come with landscaping. Please see the actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite and/or the features thereof. Any photographs or renderings herein reflect artists’ conceptions and are for illustrative purposes only. Photographs or renderings of people do not depict or indicate any racial preference. A link to a third party website does not imply endorsement of that site nor any ability to control that site’s privacy practices. No information or material herein is to be construed to be an offer or solicitation for sale. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. You must visit a Company New Home Gallery to purchase a home. Please consult a New Home Advisor for specific price and other information for each community. A Broker/Agent must register their client in person on client’s first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. CA Contractor’s License No. 251810. CA BRE License No. 00242372. © 2017 Pardee Homes. All rights reserved.