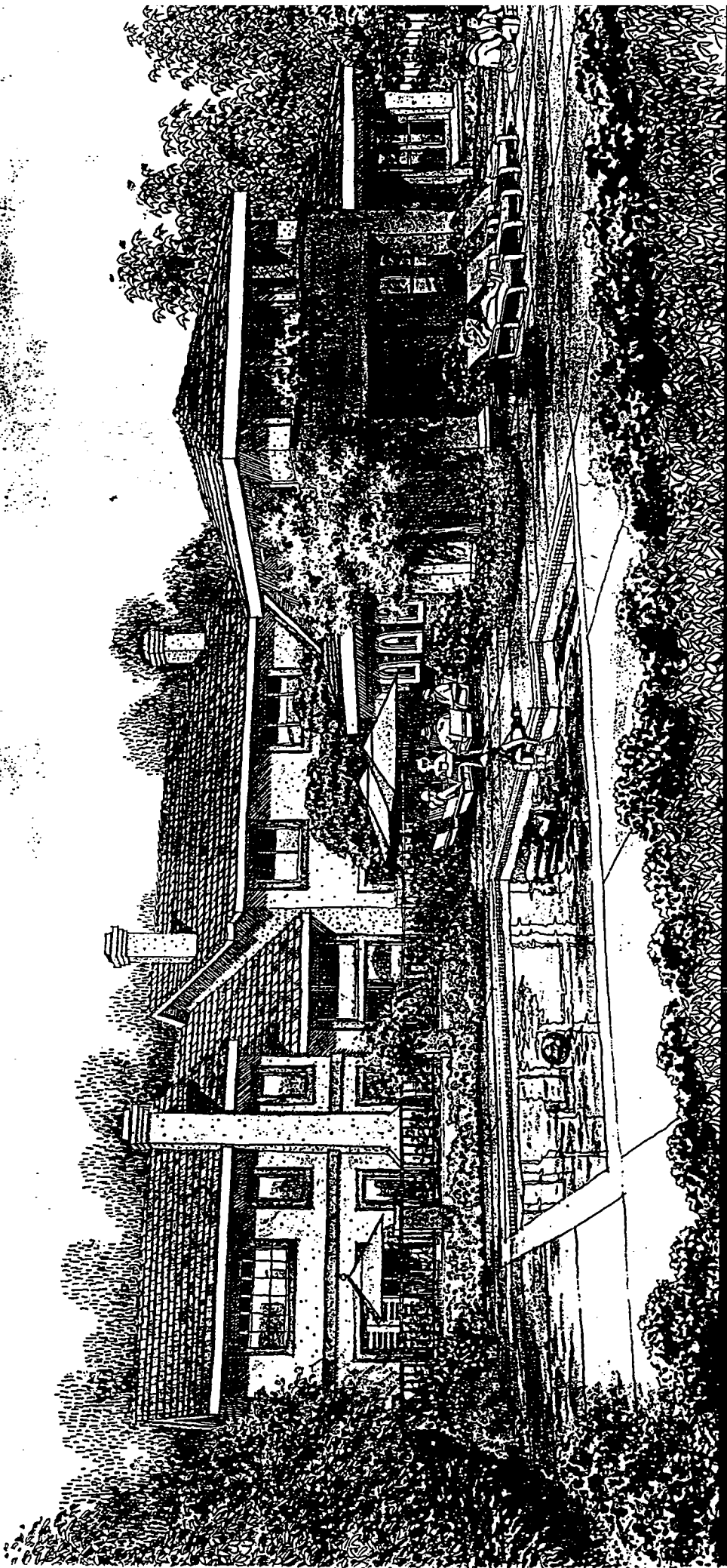


# Palmilla

# PALMILLA

ENJOY THE DEL MAR LIFESTYLE  
NEW CONDOMINIUM TOWNHOMES IN DEL MAR HIGHLANDS  
BY PARDEE CONSTRUCTION COMPANY



Sales Office: 13516 Jadestone Way,  
San Diego, California 92130, (619)549-5280

# Resort living. Indulge yourself.

When you buy a sumptuous townhome at Palmilla, you've indeed bought *location, location, location*. The beaches and golf courses at Del Mar and Torrey Pines are single-digit miles away. Del Mar itself, with its great shops, restaurants and race track, is just across the freeway. Rancho Santa Fe and La Jolla are your neighboring villages. And then there is Del Mar Highlands, the master-planned

community in which

Palmilla is strategically located: fine schools, shopping, a library, restaurants, parks, cinemas—even a business park—are all within your community, minutes away.

What's more, Palmilla has its own

swimming pool, spa and fitness center (all state-of-the-art in style and comfort) just a short walk from your home.

So indulge yourself. Enjoy Palmilla today and choose the best location for you, near the pool or overlooking the beautiful San Dieguito Valley.



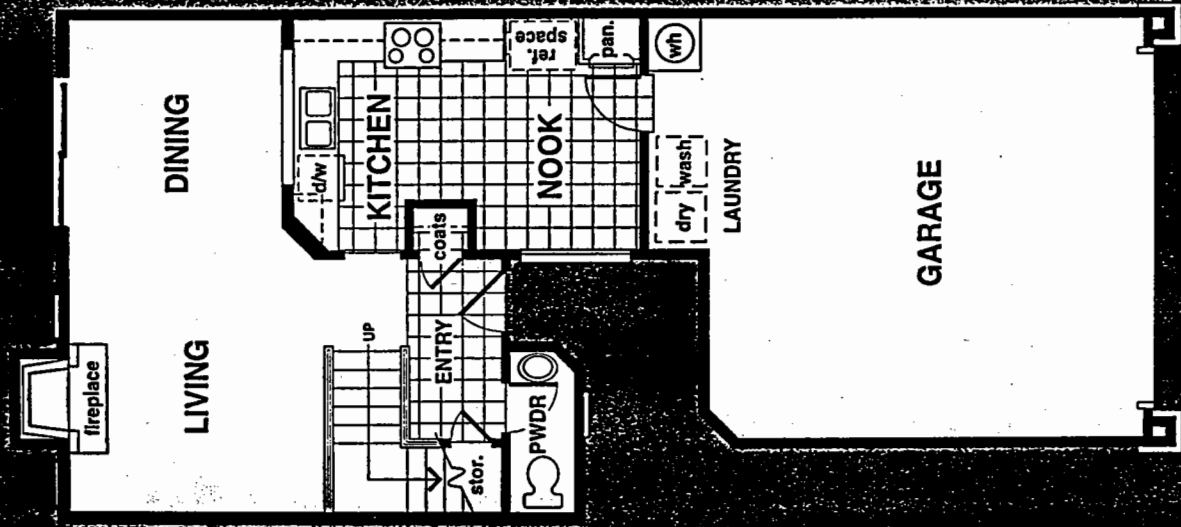
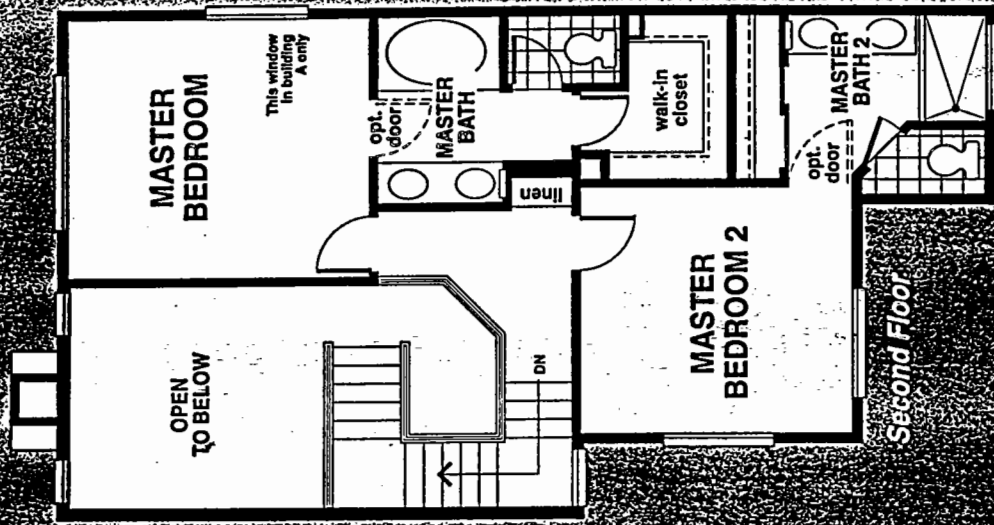
# Plan 1

2 Master Bedrooms

2 1/2 Baths

1,225 Sq. Ft.

(Approximately)



Window conditions may vary according to building location

First Floor

Second Floor

# Plan 2R

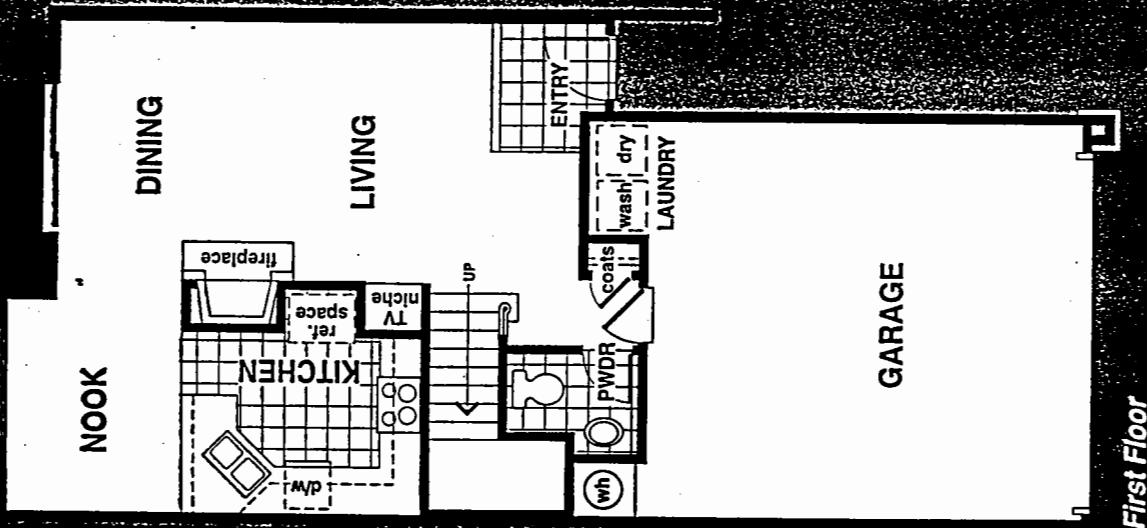
3 Bedrooms\*

2 1/2 Baths

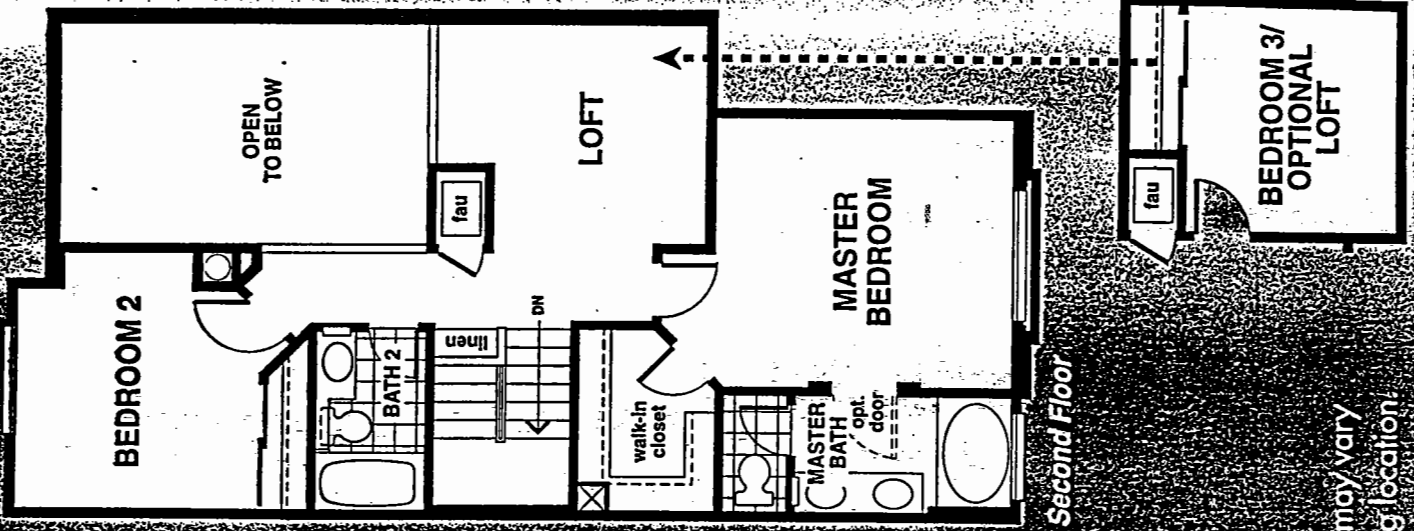
1,384 Sq. Ft.

(Approximately)

\*Bedroom 3/Optional Loft



First Floor

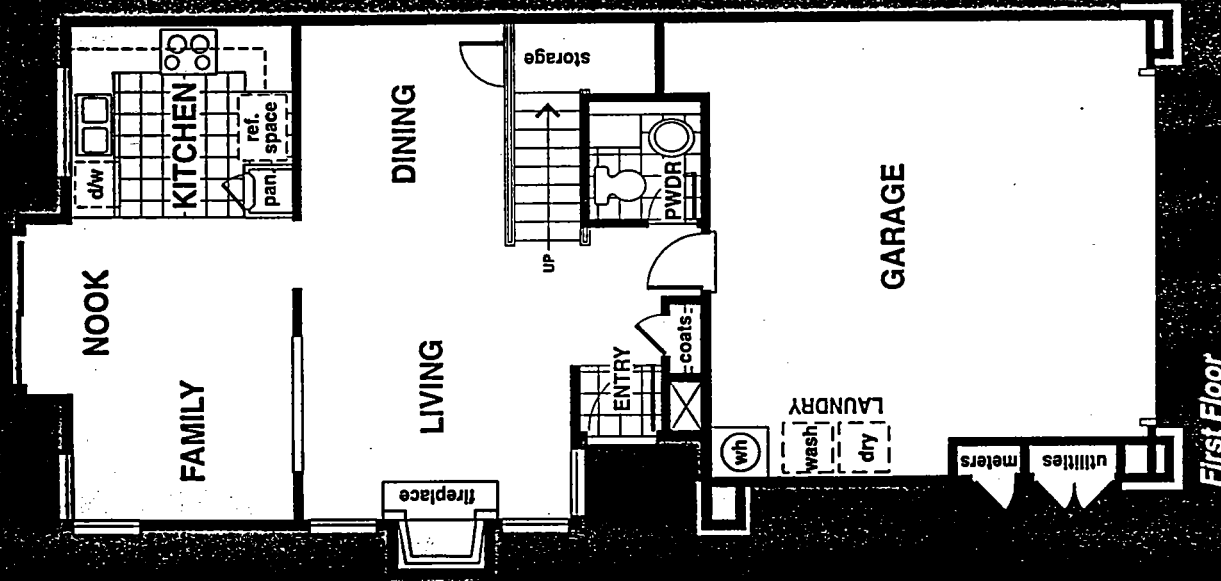
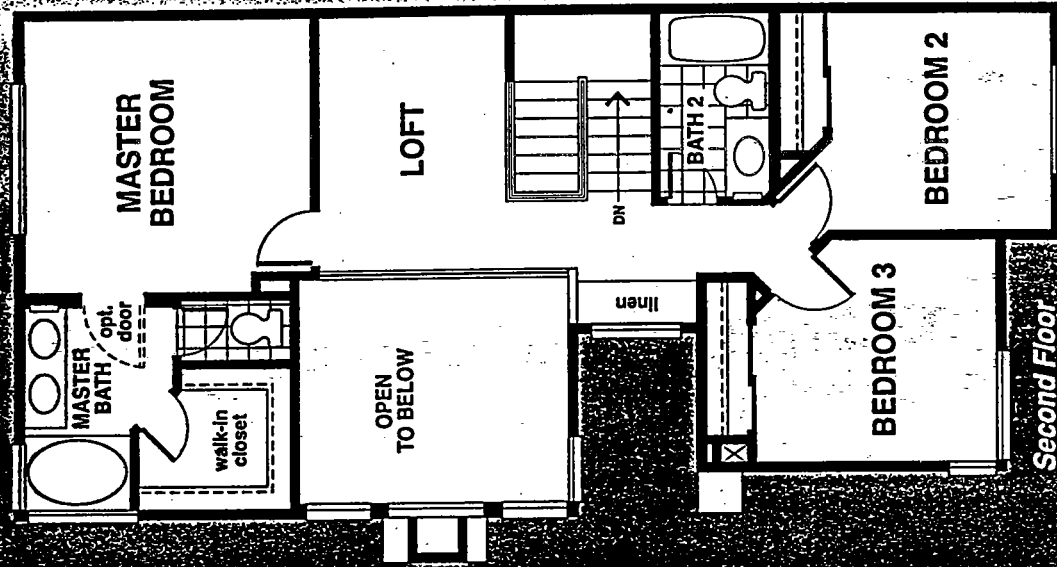


Second Floor

Window conditions may vary according to building location.

# Plan 3

3 Bedrooms  
 2 1/2 Baths  
 1,504 Sq. Ft.  
 (Approximately)



Window conditions may vary according to building location.

# FEATURES FEATURES FEATURES FEATURES FEATURES FEATURES FEATURES FEATURES

## ARCHITECTURAL FEATURES

- Traditional Mediterranean-style exterior with Spanish quoining detail
- Concrete tile roof
- Six-panel entry door with windows
- Solid privacy walls at rear yard perimeter and sides
- Wrought-iron details at some patios
- Landscaped entry
- Decorative potshelves

## ELEGANT LIVING AREA

- Spacious Living Room with dramatic vaulted ceiling
- Formal entry with choice of ceramic tile or wood parquet
- Plush carpeting over pad in choice of designer colors included in: Living Room, Dining Room, Family Room and Nook (Plan 3), Loft (Plan 2), Master Suite and Dressing Area, secondary bedrooms, halls, stairs and Powder Room
- Gas fireplace with grate, log-lighter valve, ceramic log and glass doors in Living Room
- Rounded-corner interior walls
- Two-panel interior doors
- Media niche in Living Room, Plan 2

- Distinctive, elegant lighting fixtures and architecturally specified recessed lighting
- Separate Laundry Area in garage of all plans
- Tempered glass doors to private outdoor area
- Pedestal sink in Powder Room
- Quality vinyl floor covering included in Kitchen, Nook, Master Bath water closet and Bath 2
- Wrought-iron stair railings and balusters

## GOURMET KITCHEN

- Hand-set ceramic tile countertops
- Contemporary white kitchen faucet with pullout spray
- Elegant white European cabinetry
- General Electric® gas cooktop and self-cleaning oven
- General Electric® multifunction dishwasher
- General Electric® microwave
- Refrigerator space equipped with water valve for ice maker
- Recessed lighting and under-cabinet task lighting

## PRIVATE MASTER SUITE

- Spacious Master Bedroom Suite
- Large walk-in closet
- Dual sinks with ceramic tile countertops and separate water closet area

- Oversized Jacuzzi® shower with clear glass enclosure in Master Bath 2, Plan 1
- Jacuzzi® Signa® tub with shower combination
- Mirrored wardrobe doors

## CUSTOM FEATURES

- 220V and gas service for clothes dryer
- Forced-air heating with Honeywell night set-back thermostat
- Prepared for air conditioning
- Prewired for cable TV and telephone
- Smoke detectors with warning buzzers and battery backup
- Automatic garage door opener with two controls
- Weatherproof exterior electrical outlet
- Exterior gas outlet for barbecue
- Common walls specially designed and built to exceed code requirements
- Direct access two-car garage
- Metal roll-up garage door
- Rocker light switches throughout

## RECREATION & LANDSCAPE

- Recreation building with fitness center, pool and spa
- Professionally maintained landscaping



# OPTIONS OPTIONS OPTIONS OPTIONS OPTIONS OPTIONS OPTIONS

## OPTIONS, IF YOU PLEASE... (Available at additional cost)

- Upgraded carpet and pad
- Upgraded hard surface flooring
- Mirrored wardrobe doors in secondary bedrooms
- Tub enclosures in all baths
- Ceramic tile in Master Bath
- Air conditioning
- Security system
- General Electric® refrigerator
- General Electric® washer and dryer
- Six-panel interior doors
- Door between Master Bedroom and Master Bath
- Wiring and ceiling fan package in Master Bedrooms, Plans 1 and 2; Master Bedroom and Family Room, Plan 3
- Fireplace face and hearth — ceramic tile in choice of selected colors
- Rear patio landscaping
- Spa jets in Master Bath tub
- Ceramic tile countertops in secondary bath
- Kitchen countertops:
  - DAL Bisquette liners or rope borders in selected colors and designs to accent standard tile
  - Corian in choice of selected colors with two edge selections
  - Granite tile in choice of selected colors
  - Porcelanosa ceramic tile with choice of liners in selected colors
  - DAL Expressions 3 X 3 porcelain tile in choice of selected colors

## DESIGNER OPTIONS (Available at additional cost)

- Master Bath countertops and tub/shower surrounds
- DAL Bisquette liners or rope borders in selected colors and designs to accent standard tile

## BUYER'S CHOICE ROOM OPTION

- Loft, Plan 2

## IMPORTANT NOTES

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 or on the floor plans. 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. Some options may not be available after construction cut-off dates.

The items listed herein, with the exception of the optional features above or on the floor plans, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Parade homes. We reserve the right to substitute manufacturers and to make substitutions of color. Certain items included in our homes are warranted by the individual manufacturer and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our sales office. 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.

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. All square footage is approximate. Renderings are artist's conception. (October, 1994)

*W*eyerhaeuser Company began as a family-run business, and so did Pardee Construction Company.

Perhaps it is the tradition of "family"—most usually a tradition of trust, respect and integrity—that brought the two companies together in 1969.

Most certainly, it is mutual trust, respect and integrity that has maintained a strong relationship between the two companies—both giants in their fields—for nearly three decades.

Again, stemming from the family tradition of both companies, the relationship between the giant timber-producing company and the giant home (and community) building company has been a close one.

Expertise in research, design, construction, marketing and finance are fully and frequently exchanged, particularly through Weyerhaeuser Real Estate Company, of which Pardee is proud to be a member-company.

*Mt. Rainier, near Weyerhaeuser's  
Tacoma, Washington Headquarters*

# Pardée Homes

Pardée Construction Company ■ A Weyerhaeuser Company

