

DISCOVER

A NEW EXCITING IDEA
IN CAREFREE LIVING

LOS VERDES PARK

SAN LUIS OBISPO'S NEWEST, EXCLUSIVE
RESIDENTIAL AREA OF INDIVIDUAL
LUXURY HOMES IN A BEAUTIFUL PARK SETTING.

This document is based on the original sales booklet.
The plans, elevations, and descriptions are exact reproductions.

LOS VERDES PARK

At last you can have all the benefits of owning an individual single family home, combined with the advantages of group ownership and low cost maintenance of common areas and recreational facilities. Gone are the endless chores, costs and worries of ordinary home ownership. At Los Verdes Park your time is completely your own.

Included in the purchase price of your home is a membership in the Los Verdes Park Homeowners Association. This association provides professional maintenance of: All landscaping around your home and in all common areas, walkways, streets, parking areas, street and interior park lights, tennis courts, the exterior of your home including your roof, all recreation facilities and even provides full fire and liability insurance for your home.

You receive a Grant Deed and Policy of Title Insurance to your individual home and lot as well as an undivided interest in all common areas and recreation facilities. As you own your own home you are entitled to deduct property taxes and interest when preparing your Income Tax. Should you ever rent your home, you will enjoy depreciation allowances too. If you decide to later sell your home, your equity and any appreciation in value belong entirely to you.

But that's only the beginning! With all your chores and worries gone it's time to enjoy the Recreation Center with its large heated swimming pool, Rivera Whirlpool, and sauna baths, health club and complete exercise equipment men's and women's dressing rooms, billiard tables, bar-b-ques, and card and conversation area next to the fireplace. Enjoy the night-lighted tennis courts or basketball/volleyball court while the children play in the several play areas within the large interior park setting.

SPECIAL FEATURES INCLUDED IN THE PURCHASE PRICE OF YOUR LOS VERDES PARK HOME

GOURMET KITCHENS

- Built-in hood, range & self-cleaning gas ovens
- Fully automatic dishwasher
- Beautiful custom finished natural wood, self-closing cabinets
- Spacious pantries
- Custom designs in decorator vinylflex floor tile
- Double kitchen sink
- Quiet foodwaste disposals
- Genuine color keyed laminated plastic countertops
- Single handle boutique decorator faucets

LIVING AREAS

- Luxurious nylon shag wall-to-wall carpeting
- Cathedral ceilings
- "Garden View" family rooms
- Formal vinyl tiled entry
- Formal dining areas
- Telephone & TV outlets
- Tempered safety glass sliding doors
- Wood burning fireplaces with log lighters

BEDROOMS

- Luxurious nylon shag wall-to-wall carpeting in master bedrooms and hallways
- Large master bedroom suite and dressing rooms
- Careful planning for best furniture utility
- Decorator designs in vinylflex floor tile in secondary bedrooms

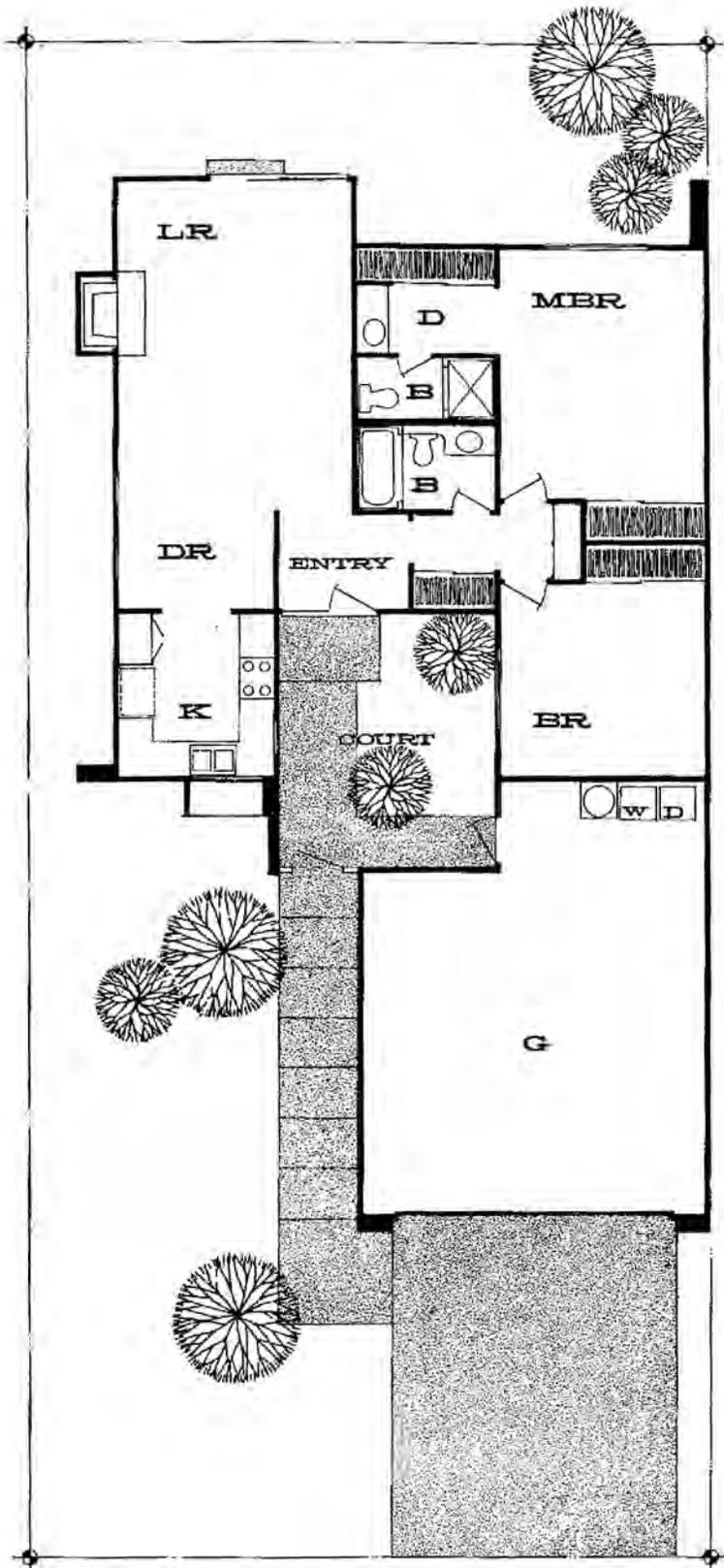
OTHER EXCLUSIVE HOME FEATURES

- Radiant heating with individual thermostat control
- All exterior walls & ceilings fully insulated
- Oversized linen cabinets
- Acoustic type ceilings
- Sliding aluminum windows and glass doors — maintenance free
- Superior quality paints and stains
- Special drain and water connections for automatic washer and gas dryer
- Double garage with abundant storage
- All walks & driveways of lifetime concrete
- Underground utilities throughout
- Highest quality tile and composition roofs
- Private entry to house from garage
- All exterior landscaping

BATHROOMS

- Safety glass shower enclosures
- Luxurious pullmans with stain resistant classic cultured marble top bowl
- Deluxe medicine cabinets
- Large full width mirrors
- Decorator designs in vinylflex floor tile
- Easy clean, one-piece fiberglass shower and tub areas

El Encanto



TYPE A

Units: 4, 18, 23, 26, 39, 70, 72, 75, 84, 91

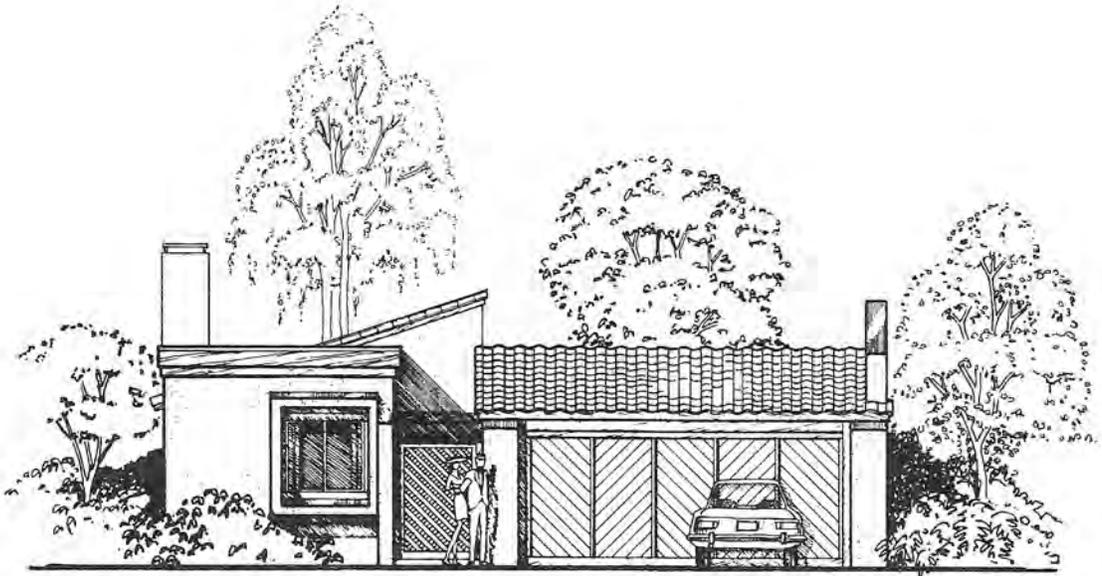
TYPE B

Units: 7, 12, 20, 32, 37, 41, 52, 56, 62, 80, 87

TWO BEDROOMS
TWO BATHS
FORMAL DINING AREA
LIVING ROOM WITH FIREPLACE
AND CATHEDRAL CEILING
PRIVATE GARDEN COURTYARD
2-CAR GARAGE WITH SPACIOUS
STORAGE AND LAUNDRY AREA

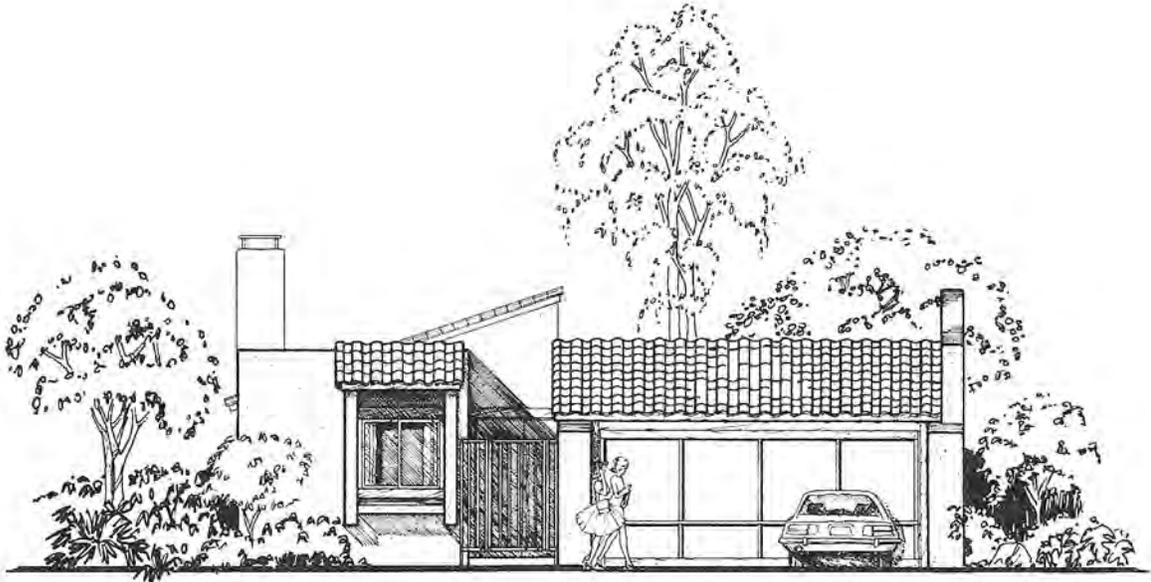
Enter the enchantment of this beautiful home through your own private courtyard. Step into the formal entry and enjoy the spacious cathedral ceiling of the living room as it overlooks the garden park setting through its large sliding glass door. Don't miss the gourmet kitchen with its large pantry. The elegant master bedroom features its own dressing area and double wardrobes.

El Encanto



TYPE A

A charming contemporary Spanish home with two bedrooms,
two baths and private garden courtyard.



TYPE B

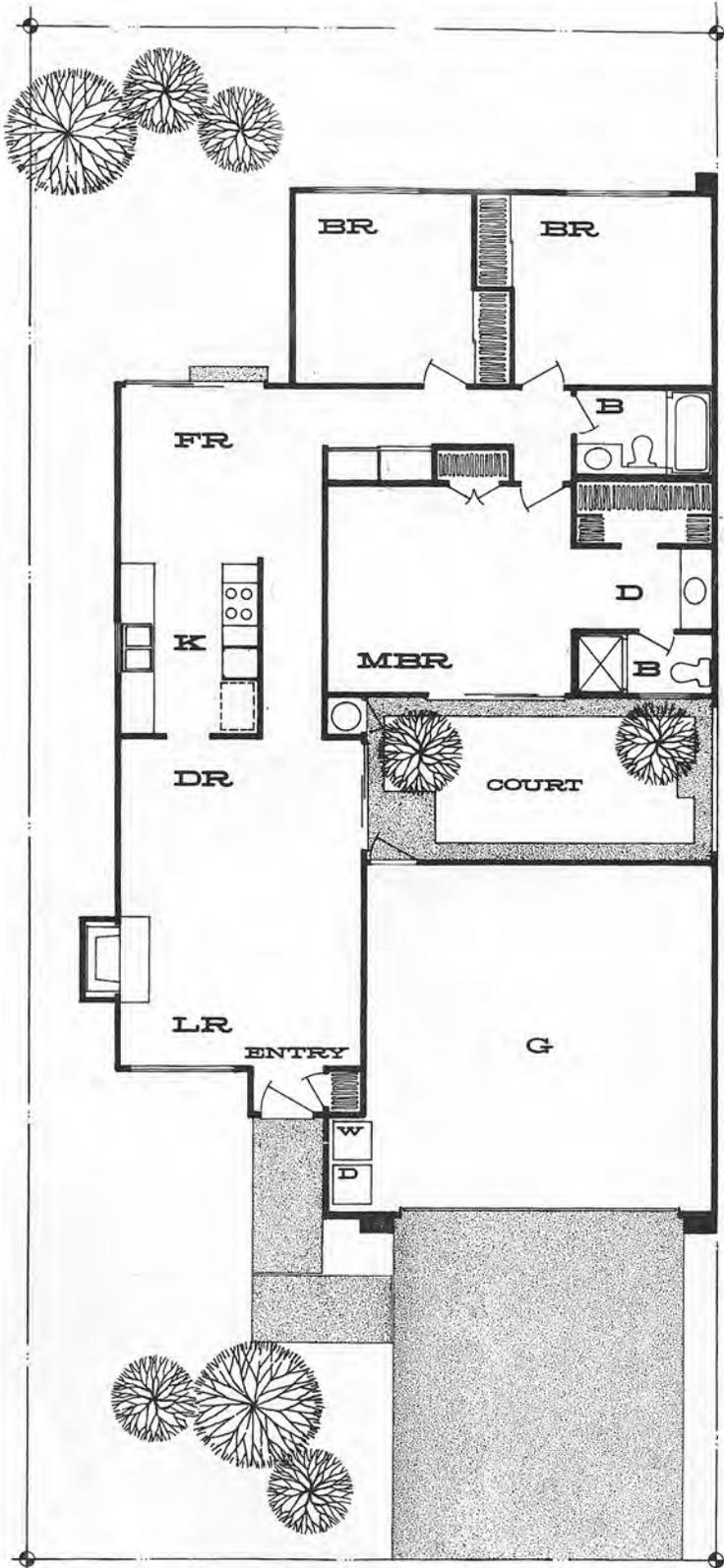
El Mirador

TYPE A

Units: 2, 13, 16, 27, 42, 49, 54, 63, 83, 90

TYPE B

Units: 10, 22, 30, 35, 40, 46, 60, 73, 79, 86



- THREE BEDROOMS
- TWO BATHS
- FAMILY ROOM
- CATHEDRAL CEILINGS IN BOTH LIVING AND DINING AREAS
- PRIVATE GARDEN COURTYARD
- 2-CAR GARAGE WITH LAUNDRY AREA

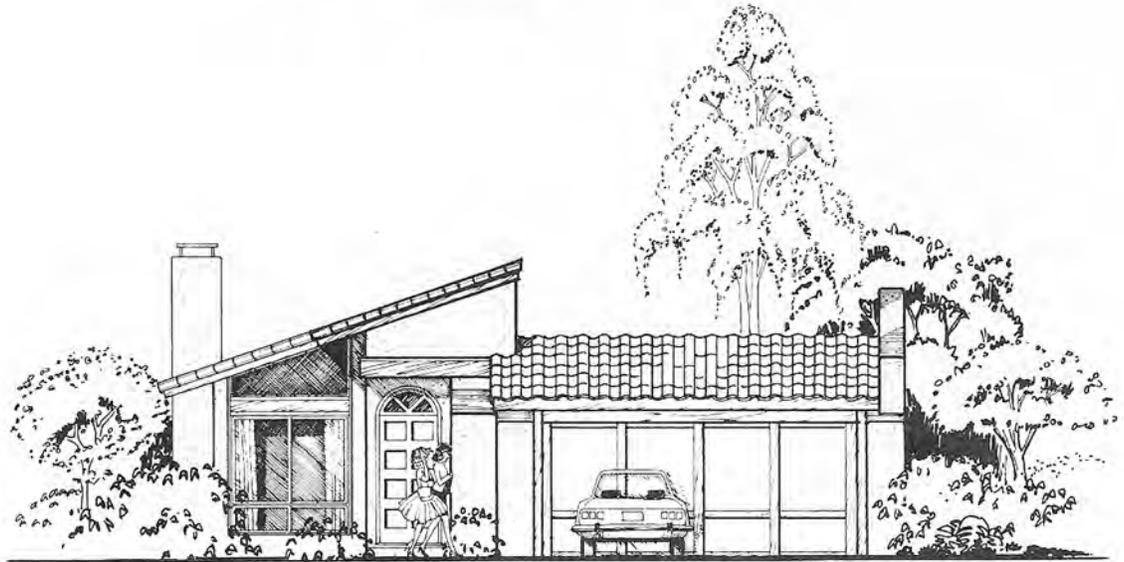
A dramatic entry is the plus factor for this luxurious home. Step through the formal entry into the expanse of the cathedral ceilings in both living and dining areas. The warmth of the fireplace adds to the living area while the dining area overlooks the beauty of the private garden courtyard. Pass through the modern kitchen into the convenient family room that overlooks the garden park setting to the rear of the home. The large master bedroom suite includes a dressing area with walk-in closet storage and private bath. The sliding glass door to the private garden courtyard adds the final lovely dimension to the master bedroom suite.

El Mirador



TYPE A

A beautiful entry of contemporary Spanish architecture adds to the beauty of this lovely home.



TYPE B

La Linda

TYPE A

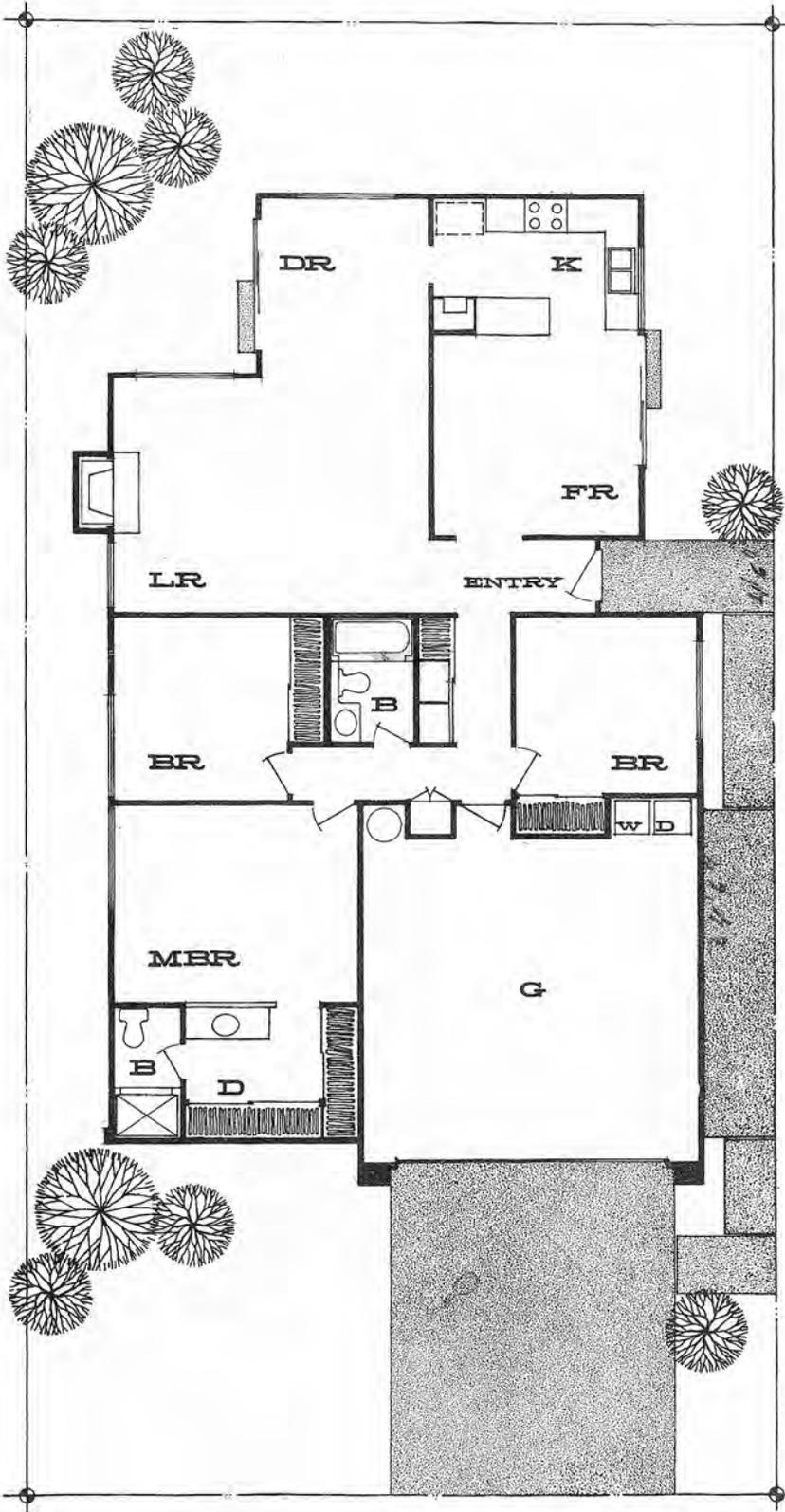
Units: 6, 15, 24, 64, 76

TYPE B

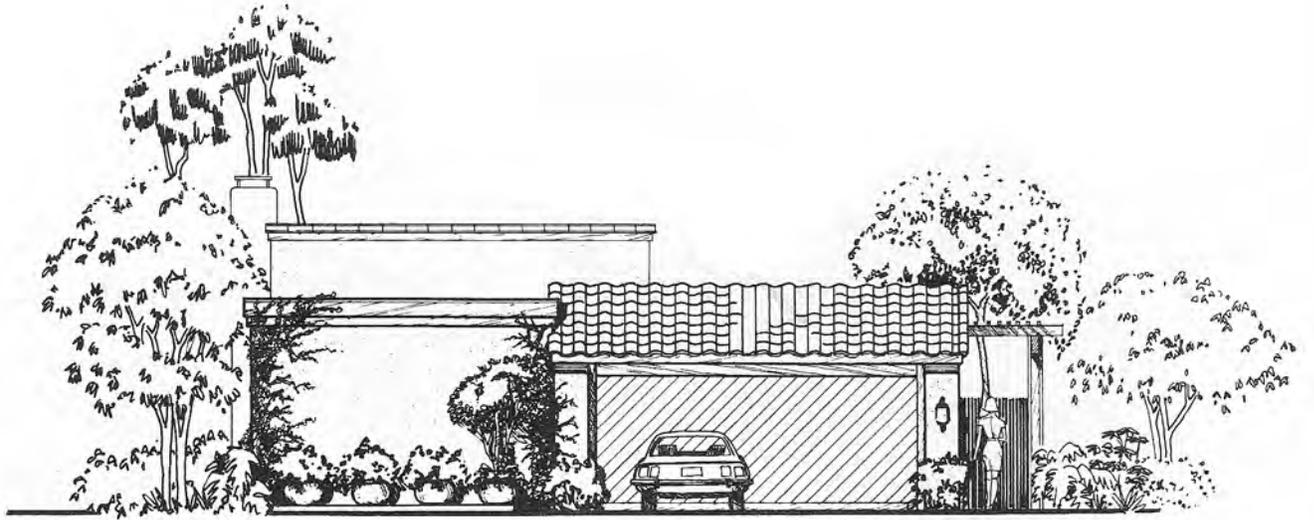
Units: 1, 14, 38, 68, 81

THREE BEDROOMS
TWO BATHS
FORMAL DINING AREA
LIVING ROOM WITH FIREPLACE AND
CATHEDRAL CEILING
LARGE FAMILY ROOM
2-CAR GARAGE WITH STORAGE AND
LAUNDRY AREA

The elegant side entry overlooking the park areas provide a unique dimension to this extra large and spacious home located only on corner lots. Activity areas are nicely separated as the bedroom complex is to one side and the living area is on the other. Extra generous space is provided in the family, formal dining and living rooms and this is complemented by the cathedral ceiling and fireplace in the living area. The luxurious master bedroom suite features a private dressing area and bath as well as large double wardrobes.

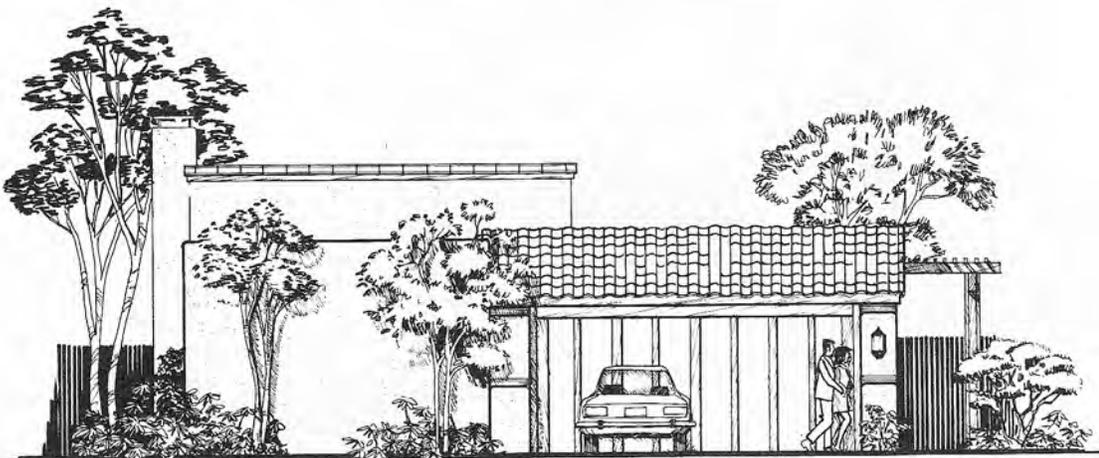


La Linda



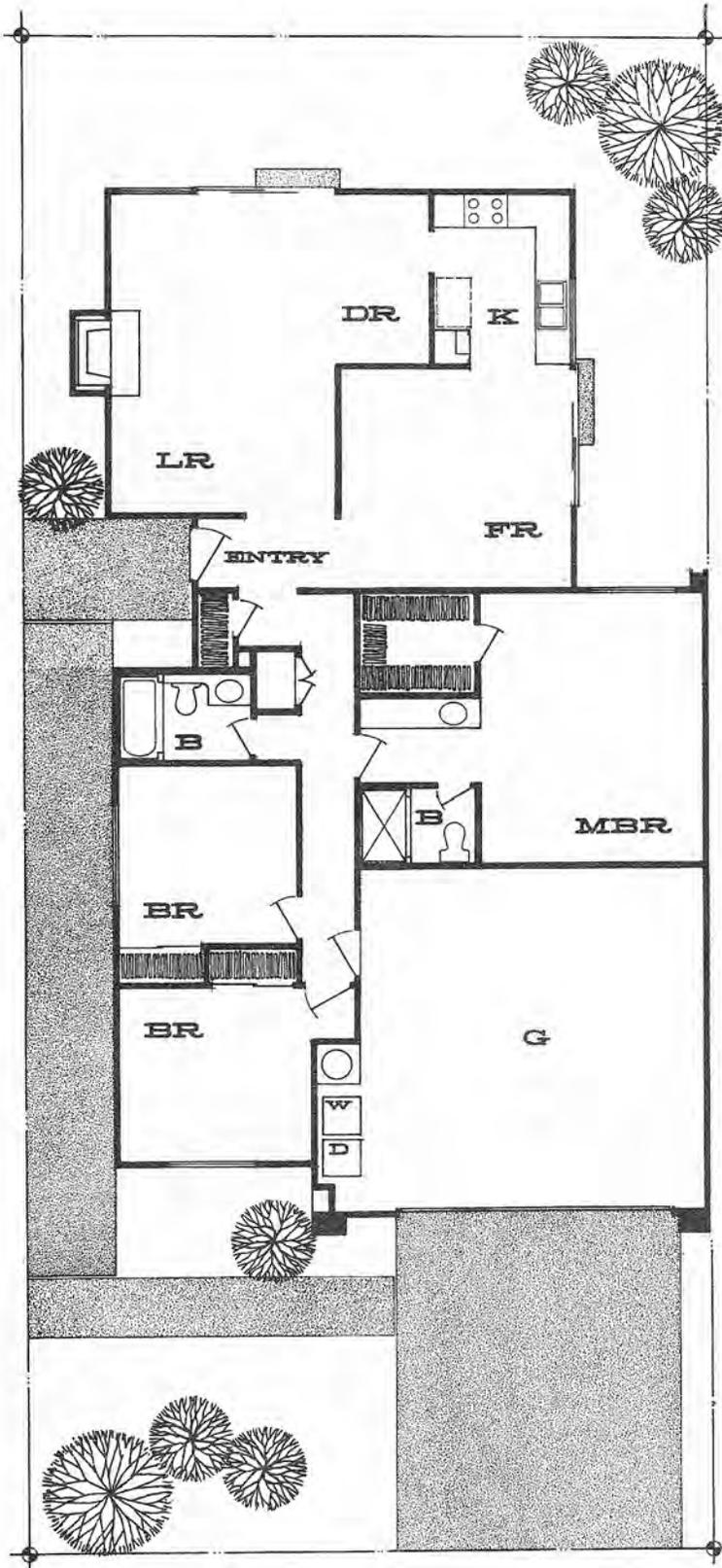
TYPE A

A true Spanish feeling is featured by the architecture of this beautiful home.



TYPE B

El Sorrento



TYPE A

Units: 3, 17, 28, 33, 48, 53, 57, 66, 69, 82, 85

TYPE B

Units: 8, 11, 21, 31, 36, 43, 61, 71, 74, 78, 89

- THREE BEDROOMS
- TWO BATHS
- FORMAL DINING AREA
- LIVING ROOM WITH CATHEDRAL CEILING AND FIREPLACE
- FAMILY ROOM
- 2-CAR GARAGE WITH LAUNDRY AREA

A peaceful serenity surrounds this beautiful home with its private side entry. Step through the formal entry and enjoy the spacious cathedral ceiling of the living room with the warmth of its fireplace and view of the park setting to the rear. A lovely modern kitchen is convenient to both the dining area and extra roomy family room. The lovely master suite features a private bath and dressing area as well as an extra large walk-in closet. A private entry from the garage with laundry facilities insures privacy and convenience.

El Sorrento



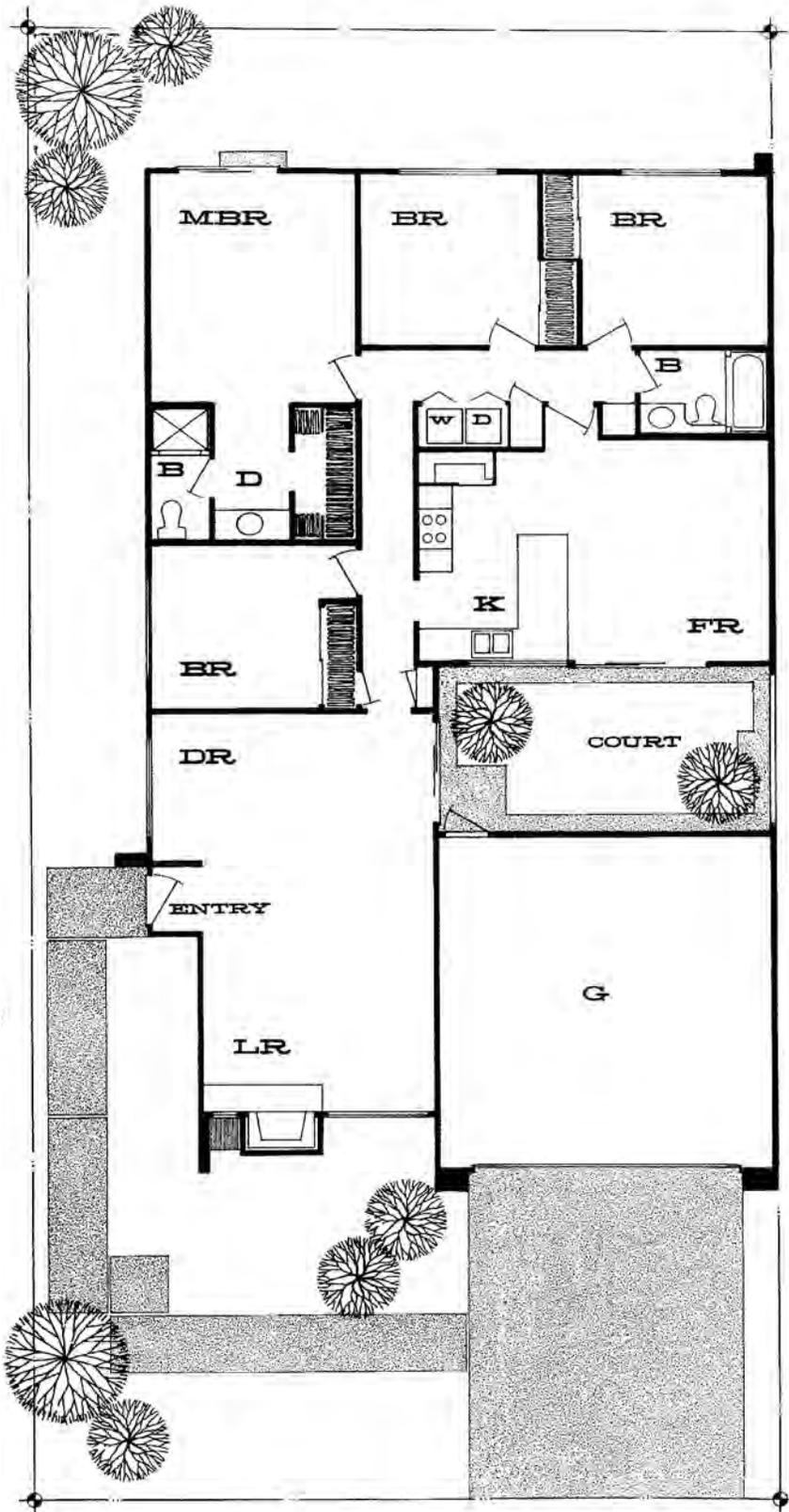
TYPE A

A gracious side entry and lovely front elevation of contemporary Spanish architecture complements this beautiful home.



TYPE B

Monteverde



TYPE A

Units: 5, 19, 25, 45, 50, 59, 65

TYPE B

Units: 9, 29, 34, 44, 51, 55, 58, 67, 77, 88

FOUR BEDROOMS
TWO BATHS
LARGE FAMILY ROOM WITH
DINING BAR
PRIVATE GARDEN COURTYARD
CENTRALIZED LAUNDRY FACILITIES
FORMAL DINING AREA
2-CAR GARAGE AND STORAGE AREA

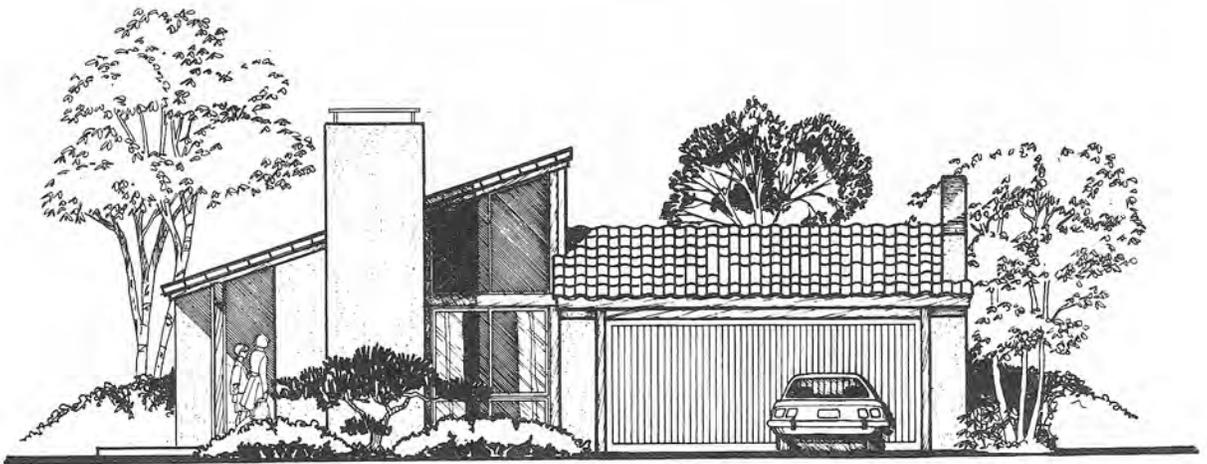
A truly magnificent home the Monteverde provides the utmost in space and luxury. Enter through the formal entry into the spacious living room with its warm fireplace and cathedral ceilings. The dining area overlooks the private garden courtyard. The luxurious master bedroom suite with dressing area, private bath and walk-in closet is provided an additional dimension with its cathedral ceiling and view of the park setting to the rear. Laundry facilities are centrally located in the bedroom complex for convenience and easy living. The lovely modern kitchen features a built-in dining bar and the combination of the adjacent family room and private garden courtyard provide for the utmost in family entertainment and enjoyment.

Monteverde



TYPE A

The beautiful grace of Monteverde is shown by the sweep of the rooflines and generous use of glass to create an elegant and lovely contemporary Spanish home.



TYPE B