

9/6/92

Hillcrest  *Point*
At Peccole Ranch

9/6/92

Hillcrest Point



PLAN 1 TERRACINA

SINGLE STORY, THREE BEDROOMS, TWO BATHS, LIVING ROOM, FORMAL DINING ROOM, FAMILY ROOM WITH FIREPLACE, ATTACHED TWO CAR GARAGE. APPROXIMATELY 1,650 SQUARE FEET.

\$134,990.00
Phase II

PLAN 2 VISTARA

TWO STORY, THREE BEDROOMS, TWO AND ONE-HALF BATHS, LIVING ROOM, FORMAL DINING ROOM, FAMILY ROOM WITH FIREPLACE, BREAKFAST NOOK, ATTACHED THREE CAR GARAGE. APPROXIMATELY 1,950 SQUARE FEET.

\$145,990.00
Phase II

OPPTIONAL REVISION

ADDITIONAL DEN/BEDROOM
APPROXIMATELY 2150 SQUARE FEET.

\$ 4,000.00

PLAN 3 BELLA VISTA

TWO STORY, FOUR BEDROOMS, THREE BATHS, MASTER SUITE, LIVING ROOM, DINING ROOM, FAMILY ROOM WITH FIREPLACE, BREAKFAST NOOK, ATTACHED THREE CAR GARAGE. APPROXIMATELY 2,225 SQUARE FEET.

\$155,990.00
Phase II

Rene "Van" Vansteenkiste
Bob Kimbrough
Darota Fodor
(702) 363-8141

July 17, 1992

9/6/92

Hillcrest Point

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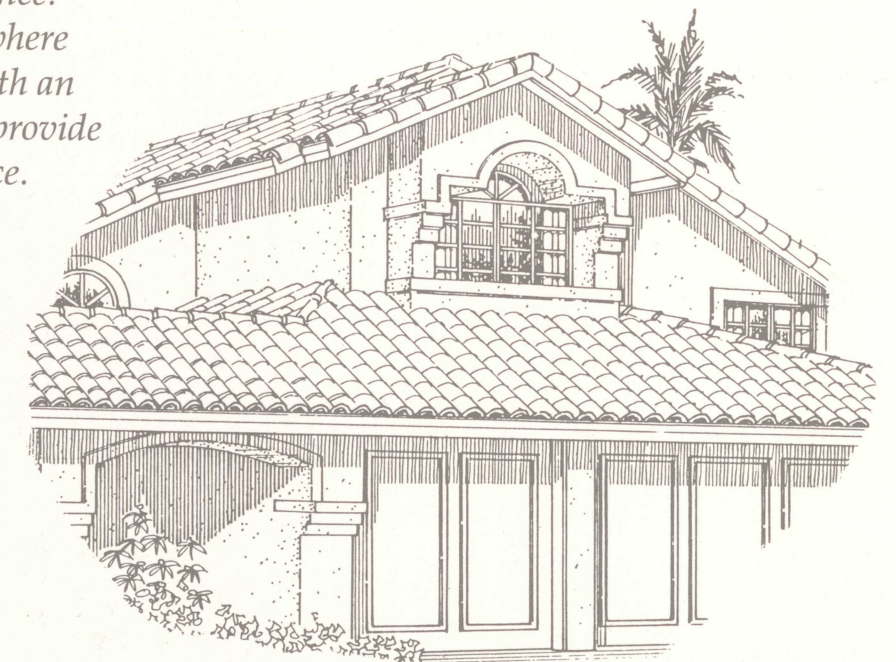
July 17, 1992

A very special limited collection of new, single-family residences that provide a haven of tranquility to this prestigious neighborhood.

In a uniquely semi-rural environment, homeowners will find seclusion from everyday concerns...time to rest, time to dream, and time to enjoy life.

Attractive exterior styles complement four light and airy floorplans, enhanced by volume ceilings and an abundance of sparkling windows. Showcased by exquisite detailing, these three and four bedroom luxury homes have been finely crafted by Covington Homes and Pacific Southwest Development--skilled builders with more than thirty years of experience.

Welcome to Hillcrest Point...where sophisticated styling combine with an exceptional secluded location to provide unparalleled residential excellence.

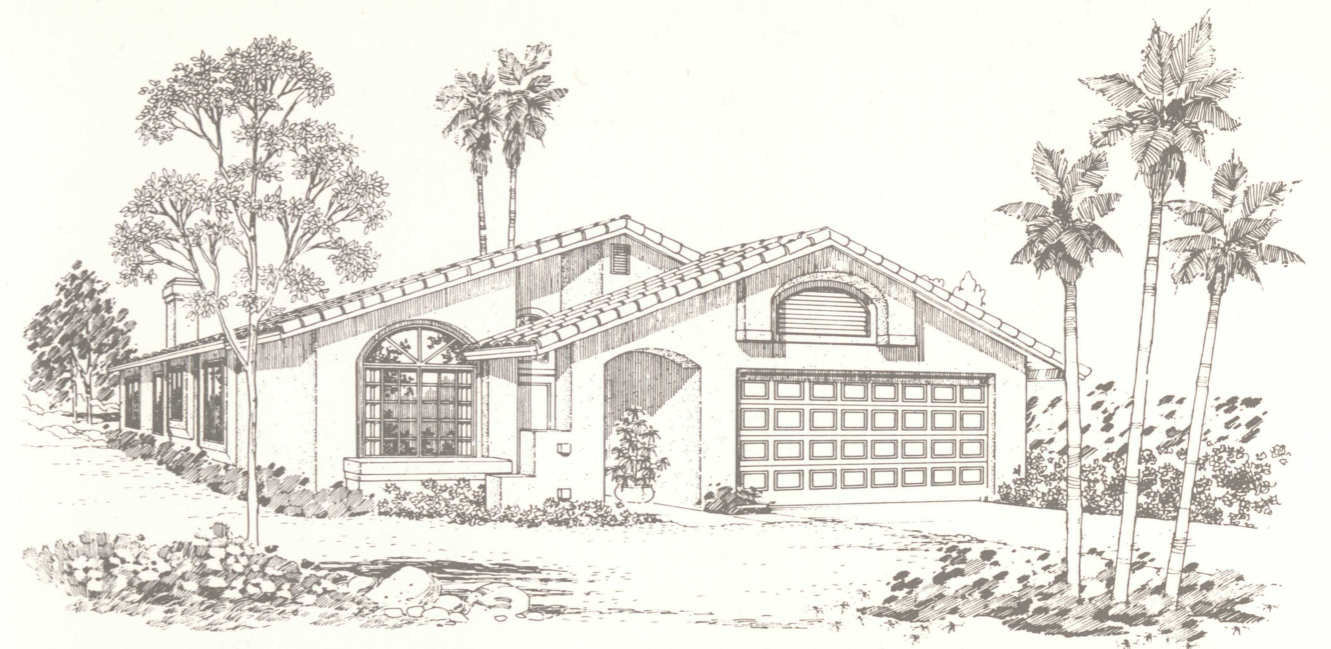
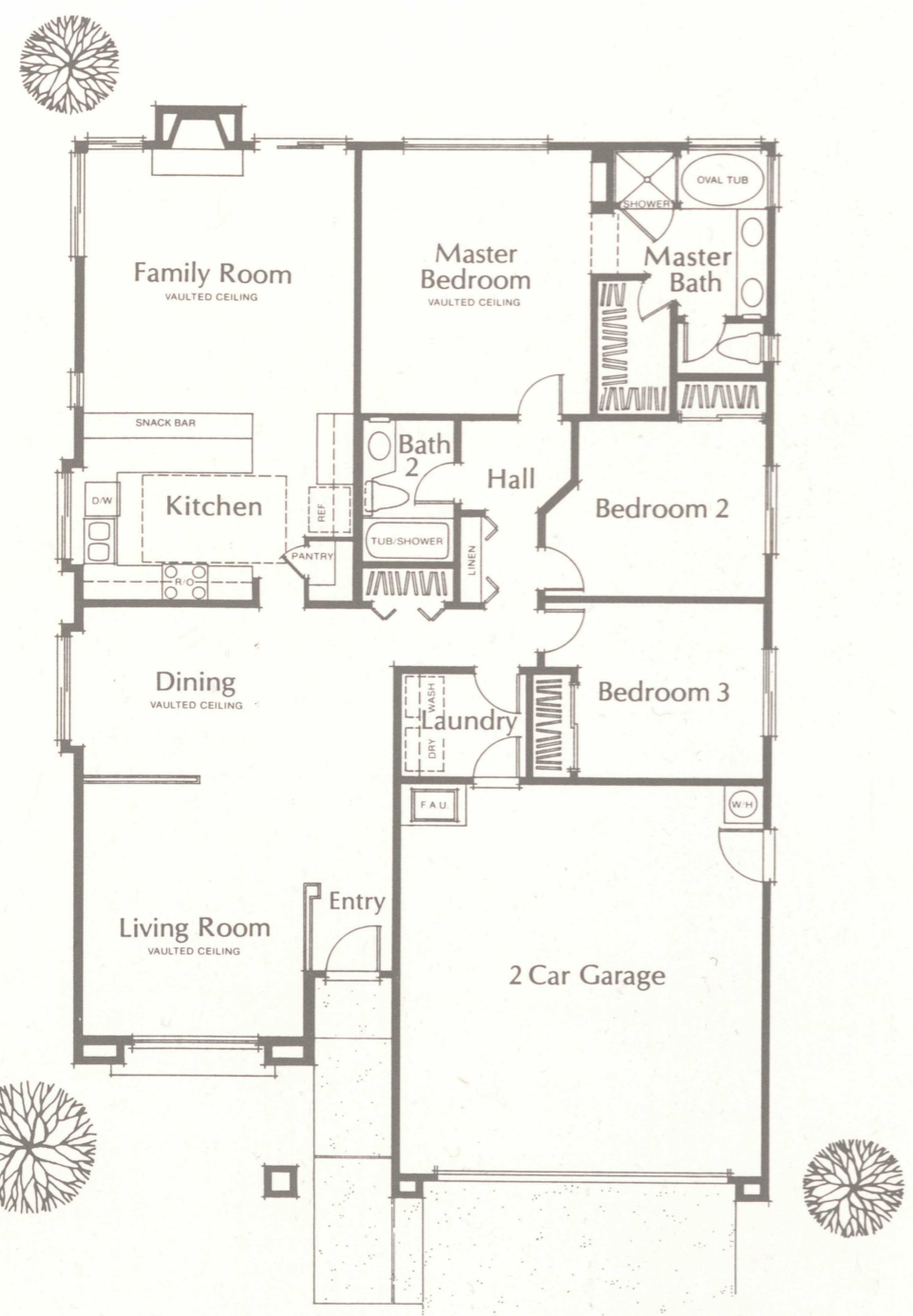




PLAN ONE

Terracina

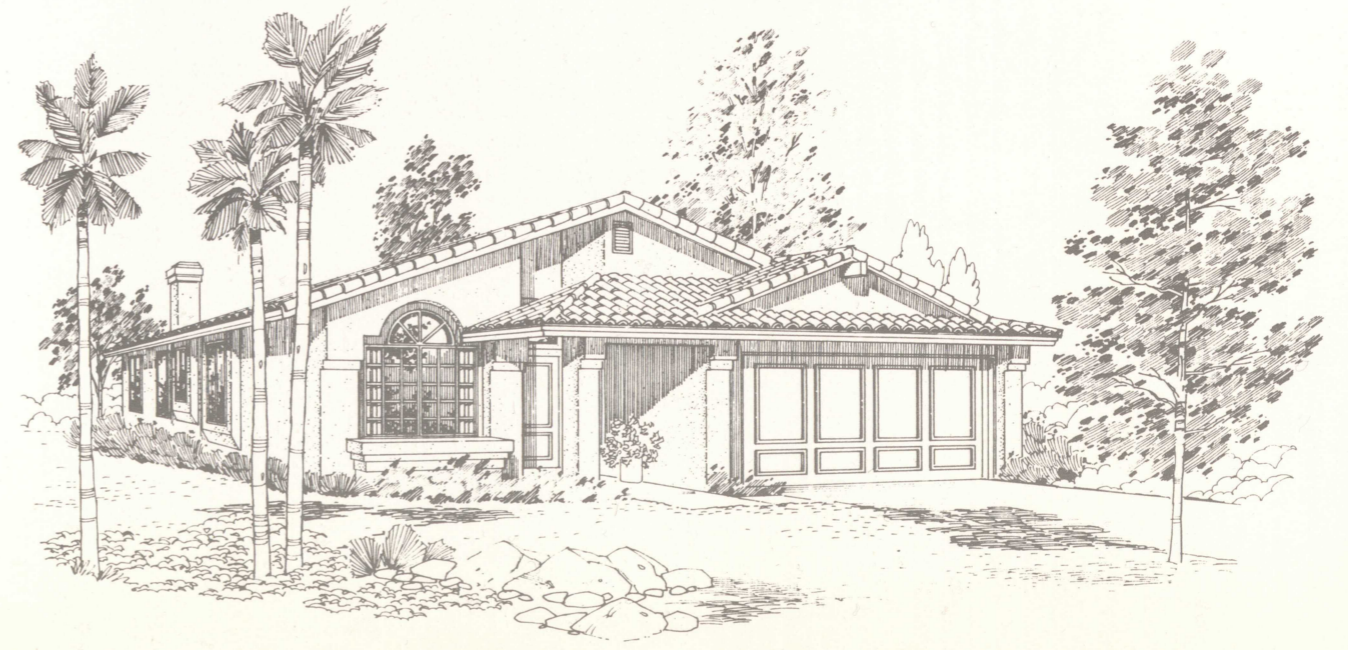
Single Story
3 Bedrooms, 2 Baths
Approximately 1,650 Square Feet



1A



1B



1C

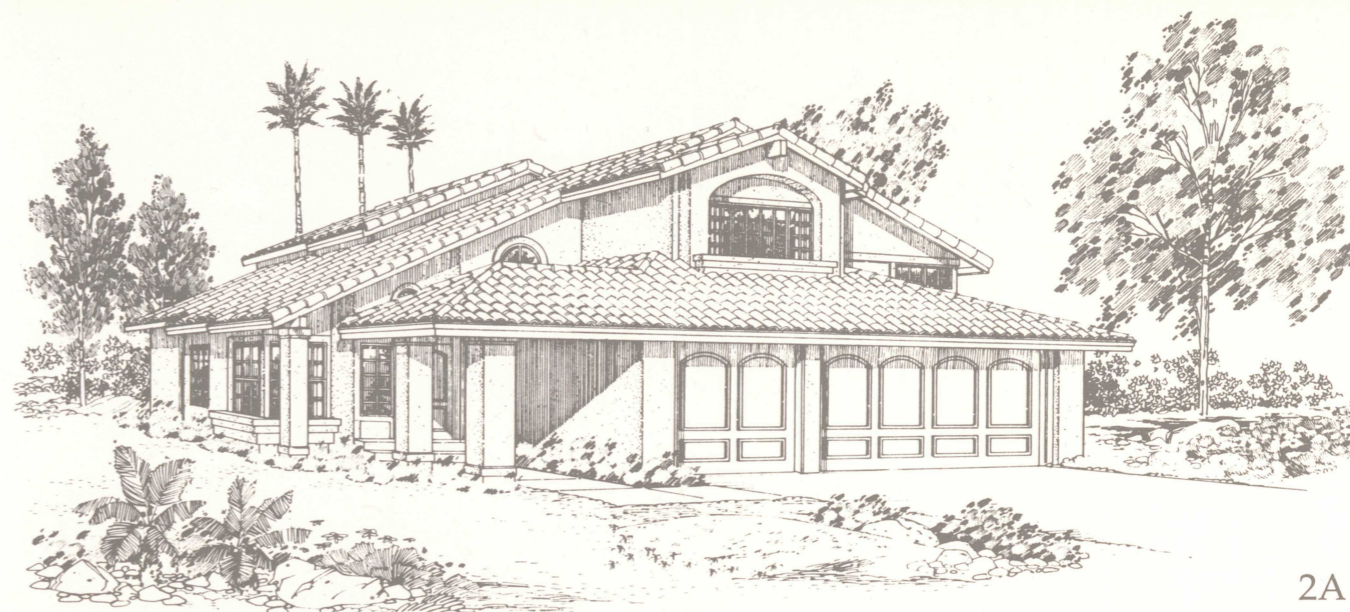
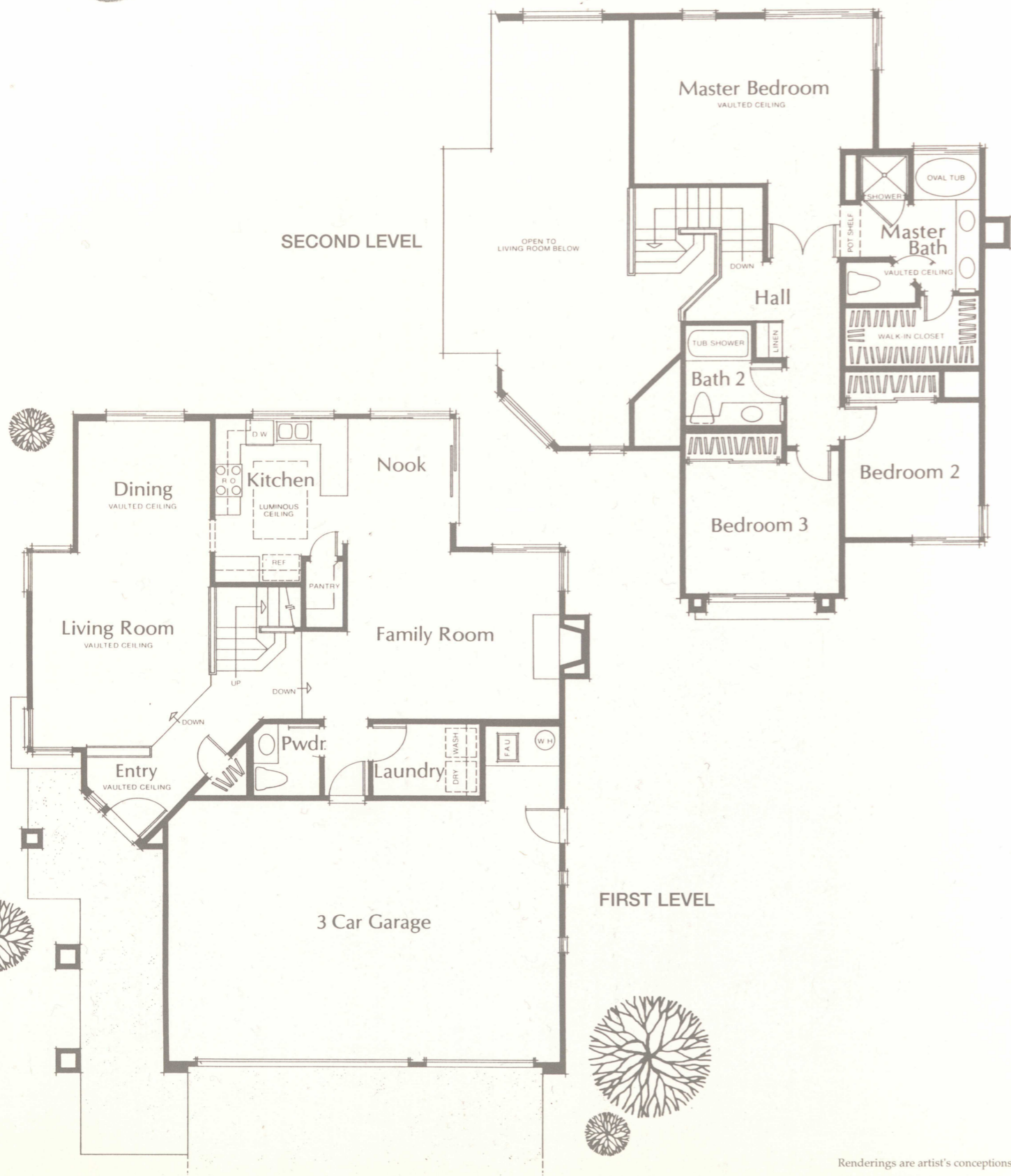
Renderings are artist's conceptions



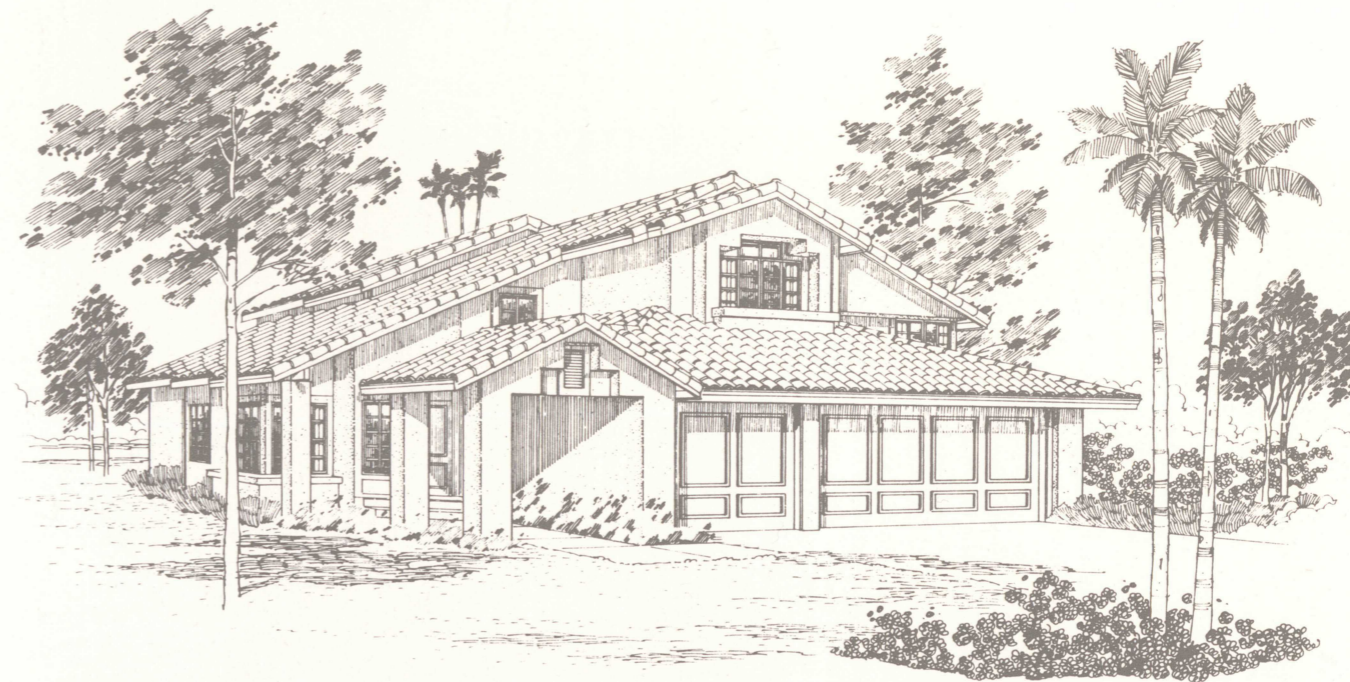
PLAN TWO

Vistara

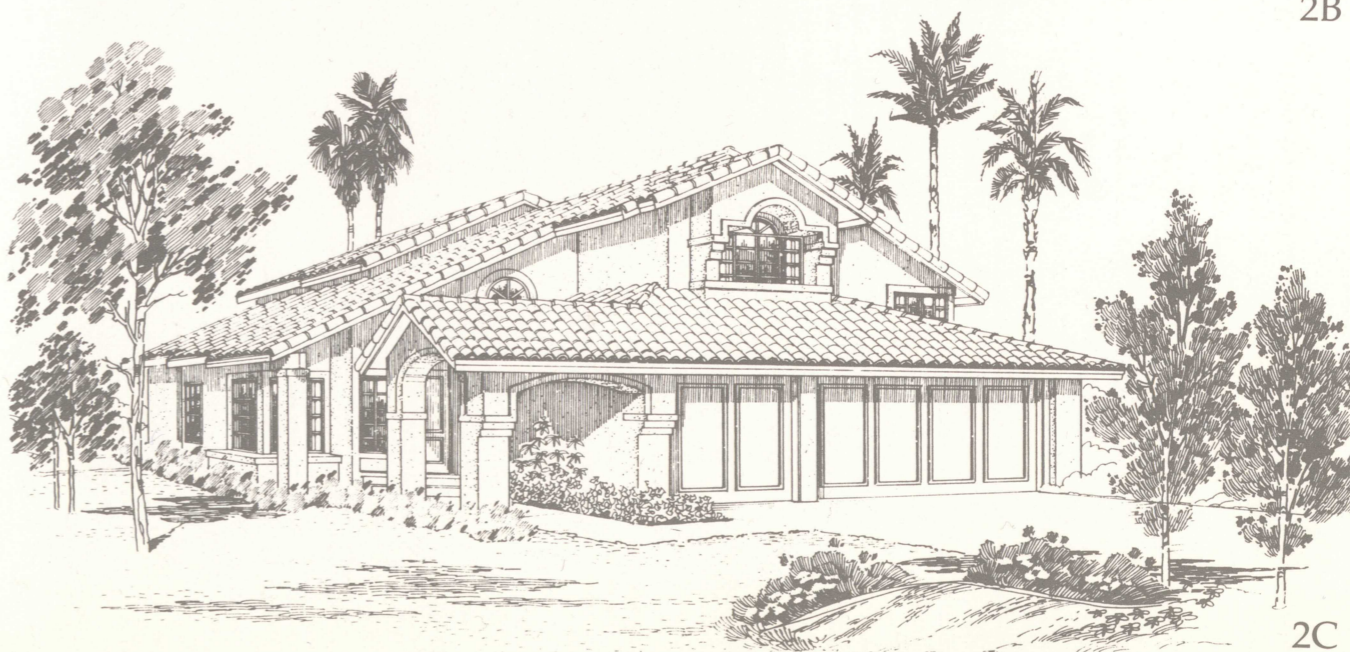
Two Story
3 Bedrooms, 2-1/2 Baths
Approximately 1,950 Square Feet



2A



2B



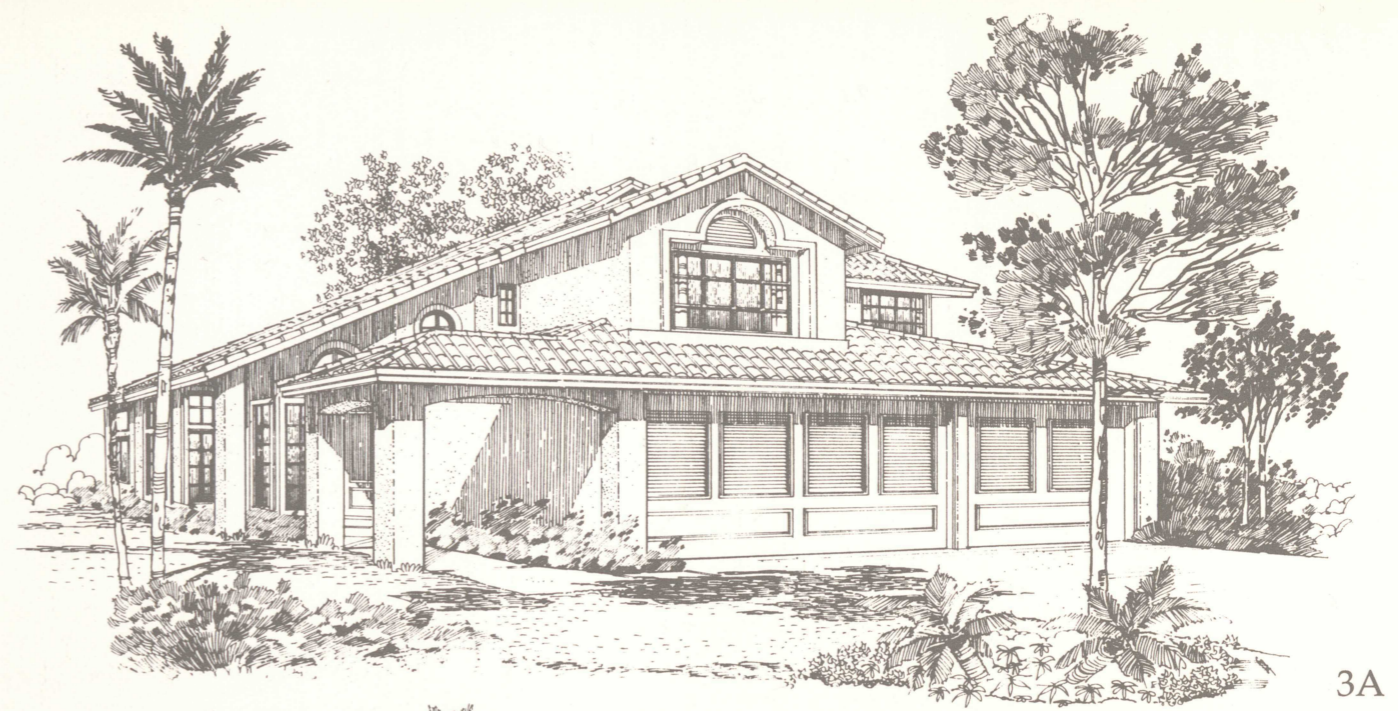
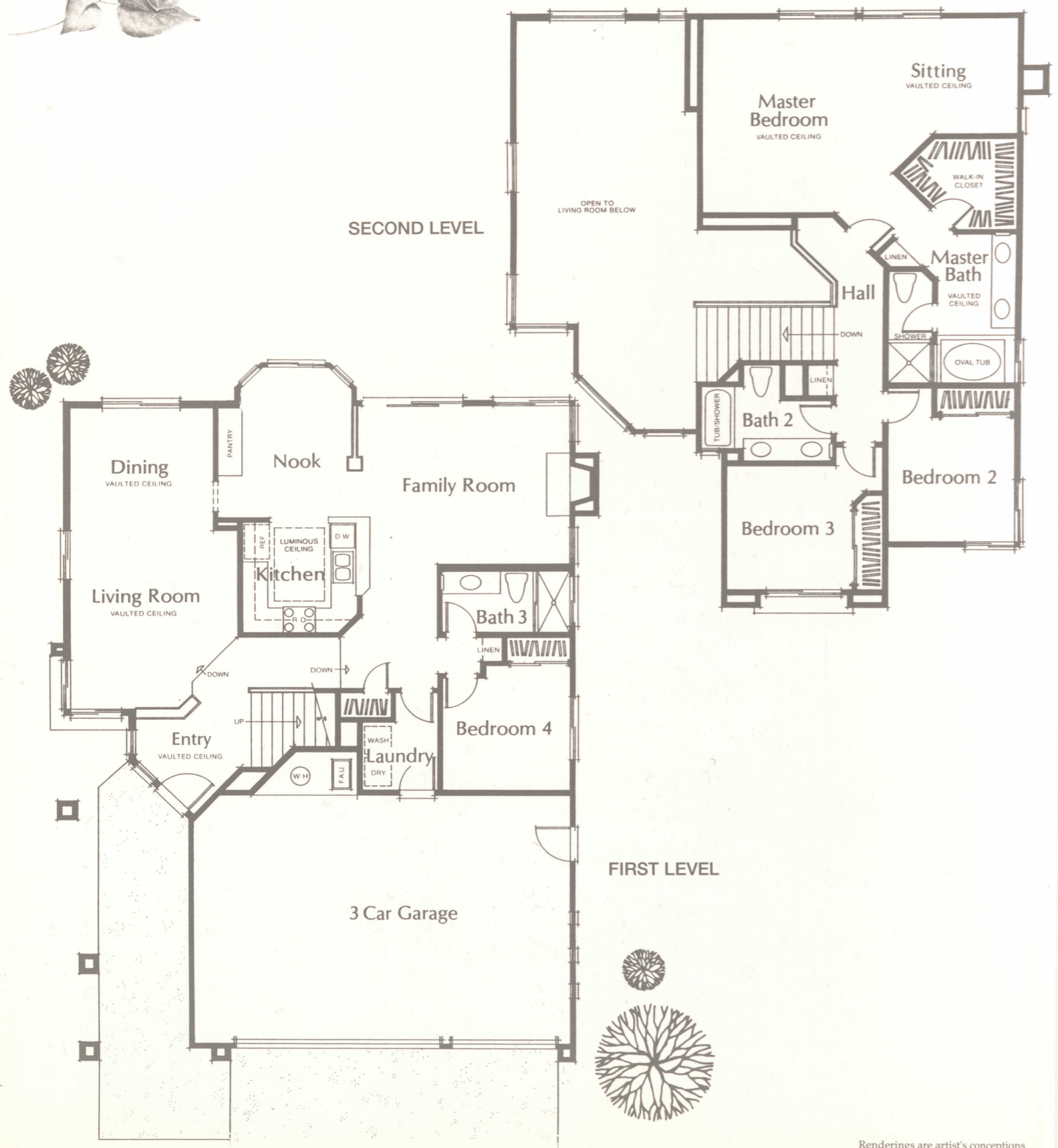
2C

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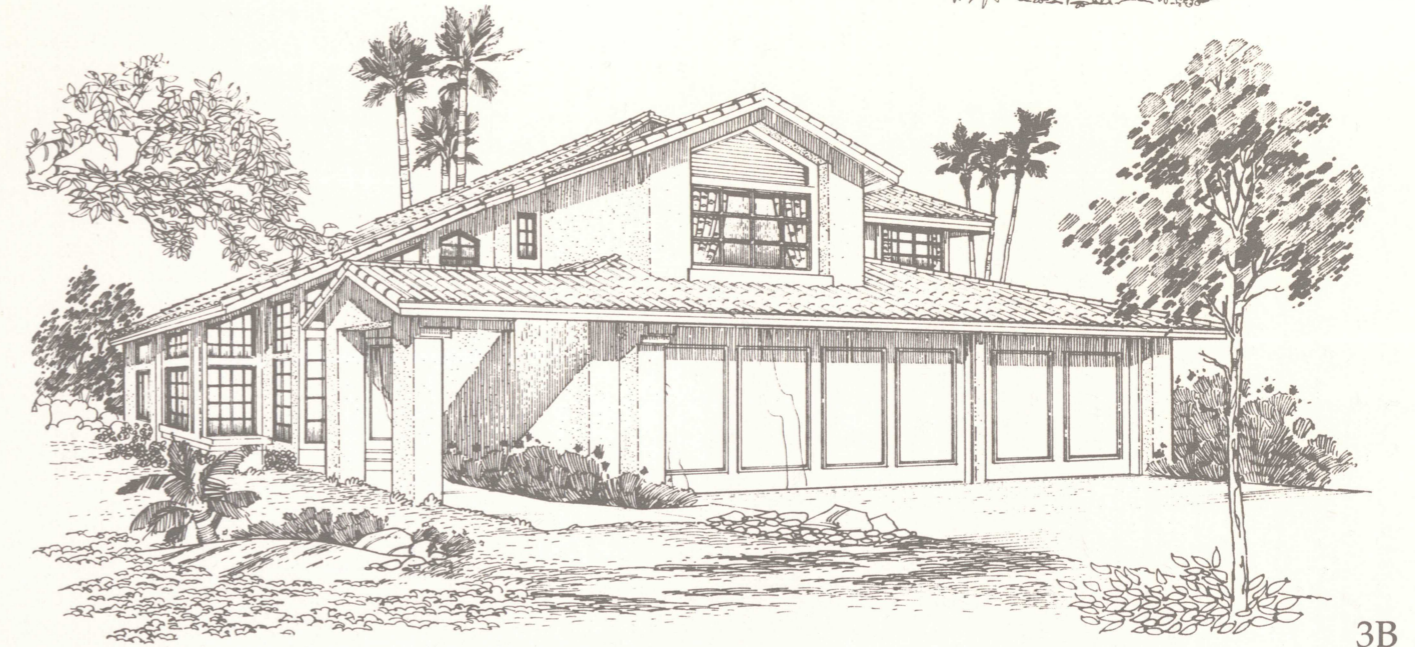


PLAN THREE *Bella Vista*

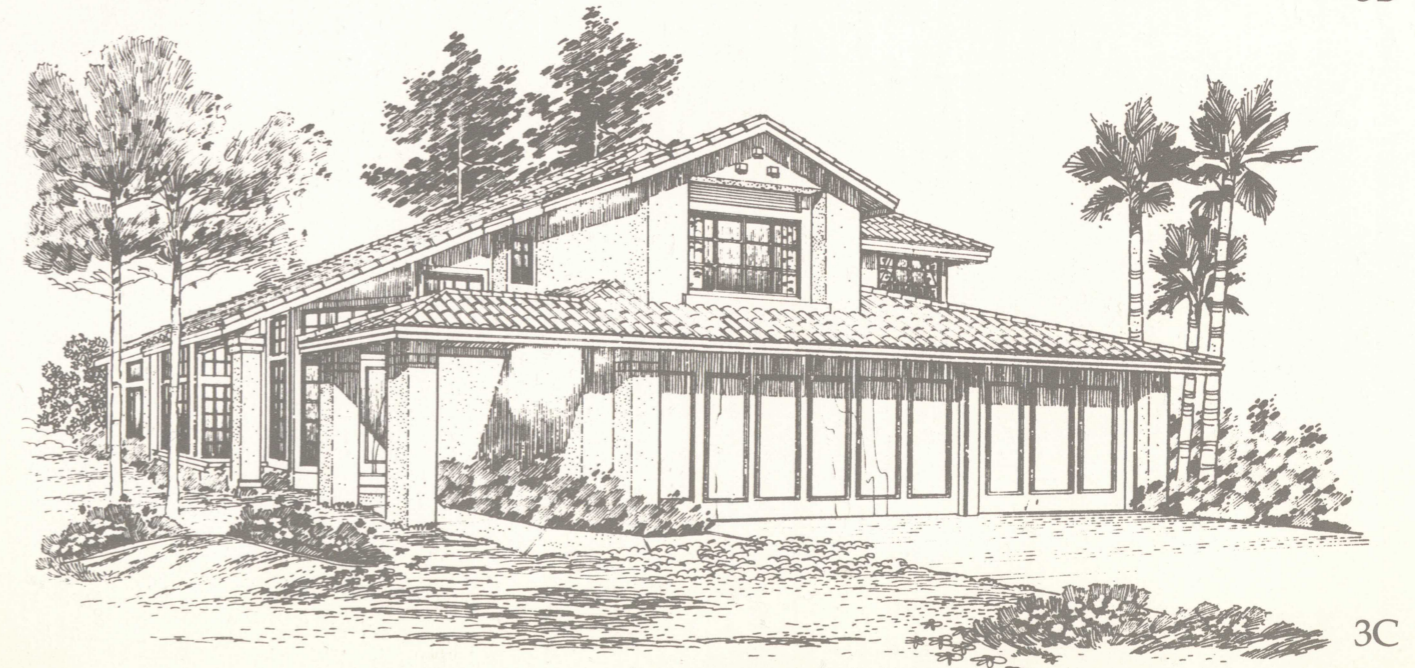
Two Story
4 Bedrooms - 3 Baths
Approximately 2,225 Square Feet



3A



3B



3C

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Designer Features ...for Quality Living

INTERIOR FEATURES

- Wood-burning fireplace with gas outlet
- Dramatic volume ceilings
- Plush nylon carpeting over high-quality pad
- Oak staircase spindle and railing (plans 2 and 3)
- Hand-finished oak cabinets
- Ceramic tile entry
- Designer vinyl flooring in kitchen, secondary baths and laundry area
- Decorator selected door hardware
- Large, intimately designed master bedroom with walk-in closet (double poles)
- Designer selected lighting fixtures
- Raised panel doors throughout
- Designer pot shelves
- Custom textured ceilings
- Custom rounded wall corners throughout

EXTERIOR

- Lighted and covered entries
- Decorative entry door
- Durable Spanish style concrete tile roofs
- Gas barbecue outlets
- Rear and side yard block walls
- Concrete walkways and driveways

CONVENIENCE THAT COUNTS

- Smoke detectors
- Pre-wired for telephone
- Pre-wired for cable television
- Pre-wired for garage door opener
- Sliding tempered glass doors to patio area
- Weatherstripping on all exterior doors

GOURMET KITCHENS

- Continuous cleaning gas range
- Microwave oven
- Energy-efficient dishwasher
- Water line to refrigerator for ice maker
- Dual basin kitchen sink
- Hand-set ceramic tile countertops
- Hand-finished oak cabinetry
- Built-in pantry
- Waste disposal unit
- Luminous ceilings

LAVISH BATHS AND ELEGANT BEDROOMS

- Cultured marble vanity tops with self-rimming sinks
- Ceramic tile shower with glass enclosure
- Oval bathtub with ceramic tile surrounds
- Separate shower in master bath

- Full-width mirror over pullman
- Dual-sink vanities in master bath
- Recessed mirrored medicine cabinets
- Designer selected plumbing fixtures
- Widespread designer faucets in master baths
- Vaulted ceilings in master bedroom and bath

LAUNDRY ROOM

- Gas service for dryer
- Direct access to garage
- Enclosed cabinet in laundry area

UNSEEN VALUE

- Central air conditioning
- Forced air gas heating
- Long-life copper water system
- Underground utilities

ENERGY SAVERS

- Energy-efficient quick recovery gas water heater
- R-30 ceiling insulation
- R-19 exterior wall insulation
- Dual paned windows and sliding glass door
- Insulated metal entry door
- Thermostatically controlled air conditioning and forced air gas heating (AC condenser ground mounted)

ADDITIONAL STANDARD FEATURES

- Double doors in master bedroom (plan 2)
- Front yard landscaping with automatic sprinklers
- Three car garage (plans 2 and 3)
- Water softener loop
- Sectional roll-up-metal garage door

OPTIONS

- Automatic garage door opener
- Upgraded flooring
- Mirrored wardrobe doors
- Glass tub enclosures
- Spa tub in master bath
- Pre-wiring for ceiling fans
- Pre-wiring for security alarm
- Fireplace in master bedroom (plan 3)

Due to our ongoing program of research and development, our changes and material available, Covington Homes and Pacific Southwest Development reserve the right to change products and design features, prices, or terms, without notice or obligation. Please contact your sales counselor for additional information. Renderings are an artist conception and square footages are approximate.

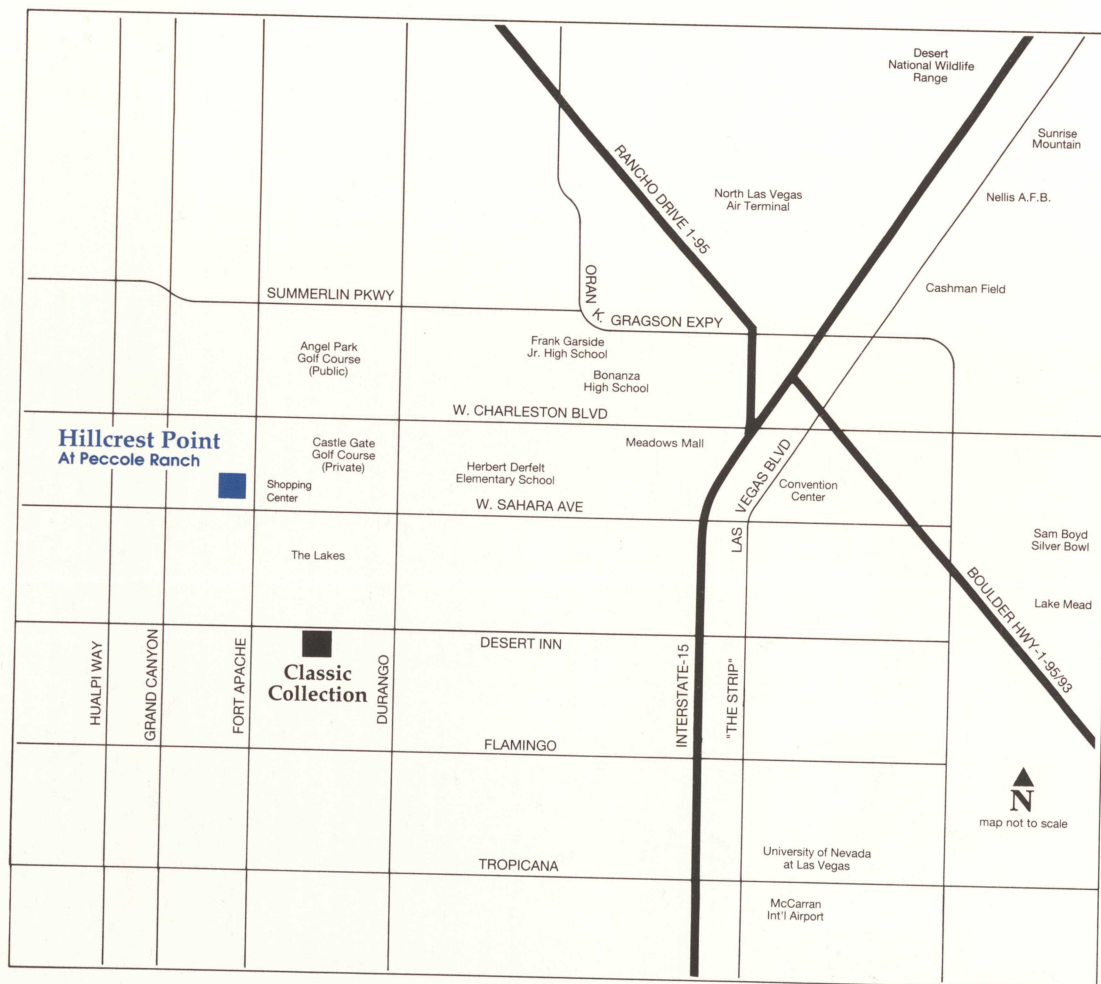
Builder Story

With more than 30 years of development experience, Pacific Southwest Development and Covington Homes have built quality homes and communities for thousands of satisfied homeowners throughout the Southwest.

Over the years, the developers of Hillcrest Point have developed and maintained a solid reputation for providing value to homebuyers through thoughtful design, planning, and attention to the smallest detail.

This dedication to quality homebuilding has resulted in many top awards and honors from the National Association of Homebuilders, Building Industry Association, and Professional Builder Magazine.

Commitment to quality, backed by 30 years of experience in the homebuilding industry are the developers' key to providing you with quality and the finest new home value available today.



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A development of Covington Homes and Pacific Southwest Development