

ESTANCIA

DOS VIENTOS RANCH


*It is rare that all the elements come together so
beautifully to create such an ideal living environment.*

*From the distinctive architecture and
inspired design to the unparalleled setting and serenity.*

Discover Estancia at Dos Vientos Ranch.

ESTANCIA

floorplans courtesy of:

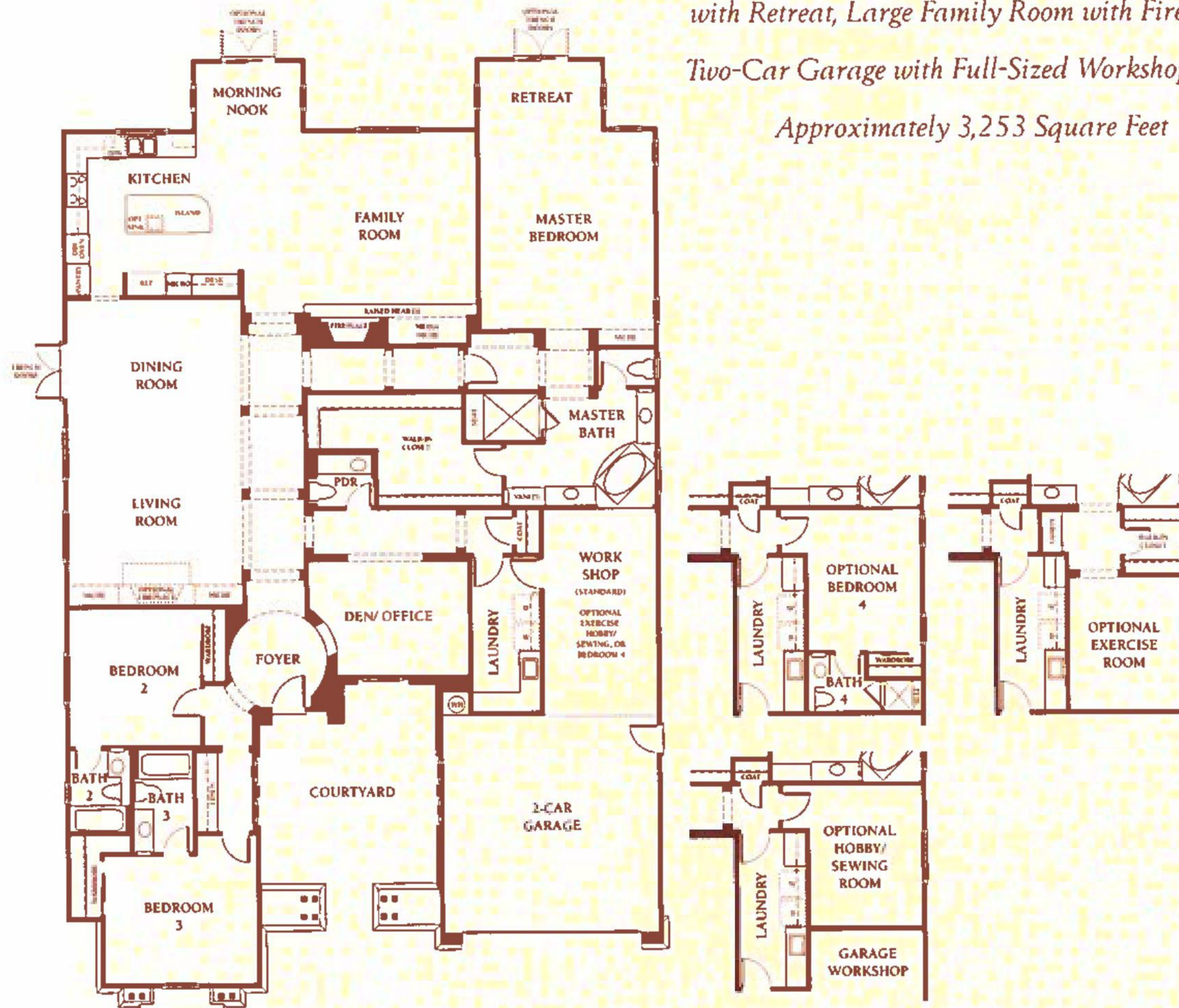
 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846



RESIDENCE ONE

Single Story, Three Bedrooms, Three and One-Half Baths,
Formal Living Room and Dining Room, Den / Office,
Spacious Kitchen with Morning Nook, Master Bedroom
with Retreat, Large Family Room with Fireplace,
Two-Car Garage with Full-Sized Workshop Area
Approximately 3,253 Square Feet



FIRST FLOOR

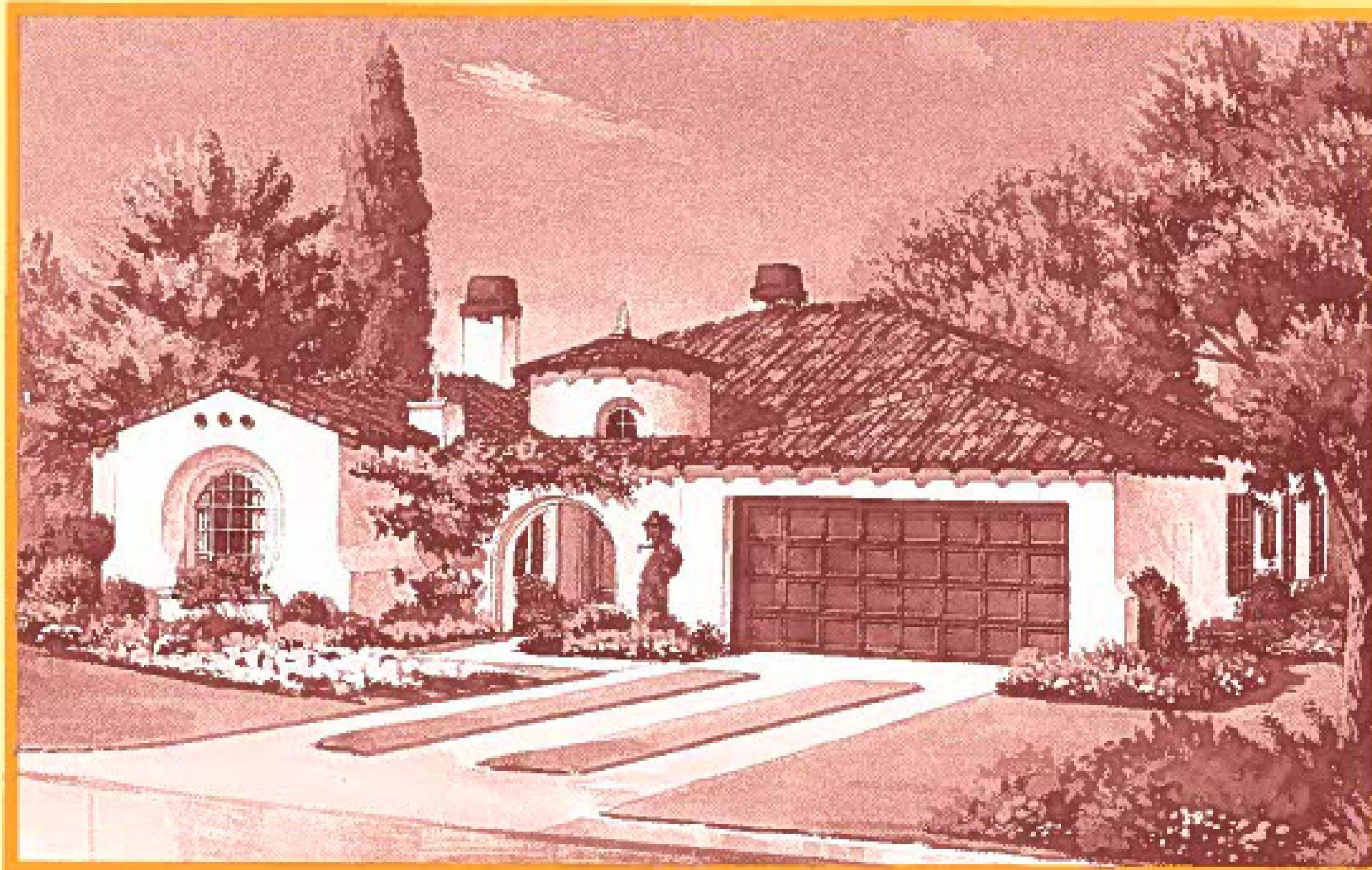
"We aimed to evoke an earlier era in California history, a time of simple elegance."

*Robert Hiday
Robert Hiday Architects*

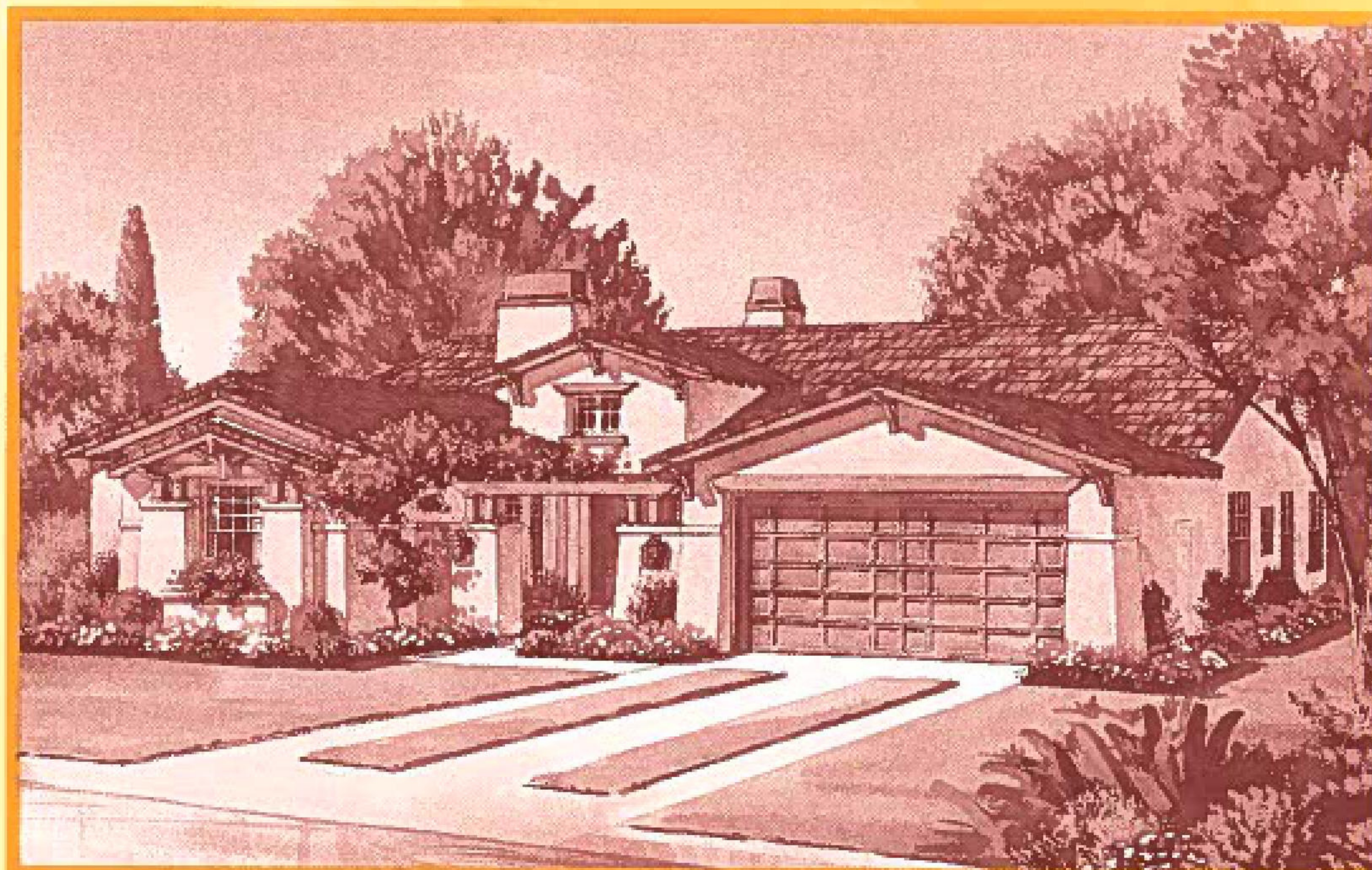
floorplans courtesy of:

holbrook
Jim + Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLER WILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846




1A



1B

Artist's Illustration

floorplans courtesy of:

 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS, REALTY
805-796-7653
DRE License # 00950584 & 0 640846

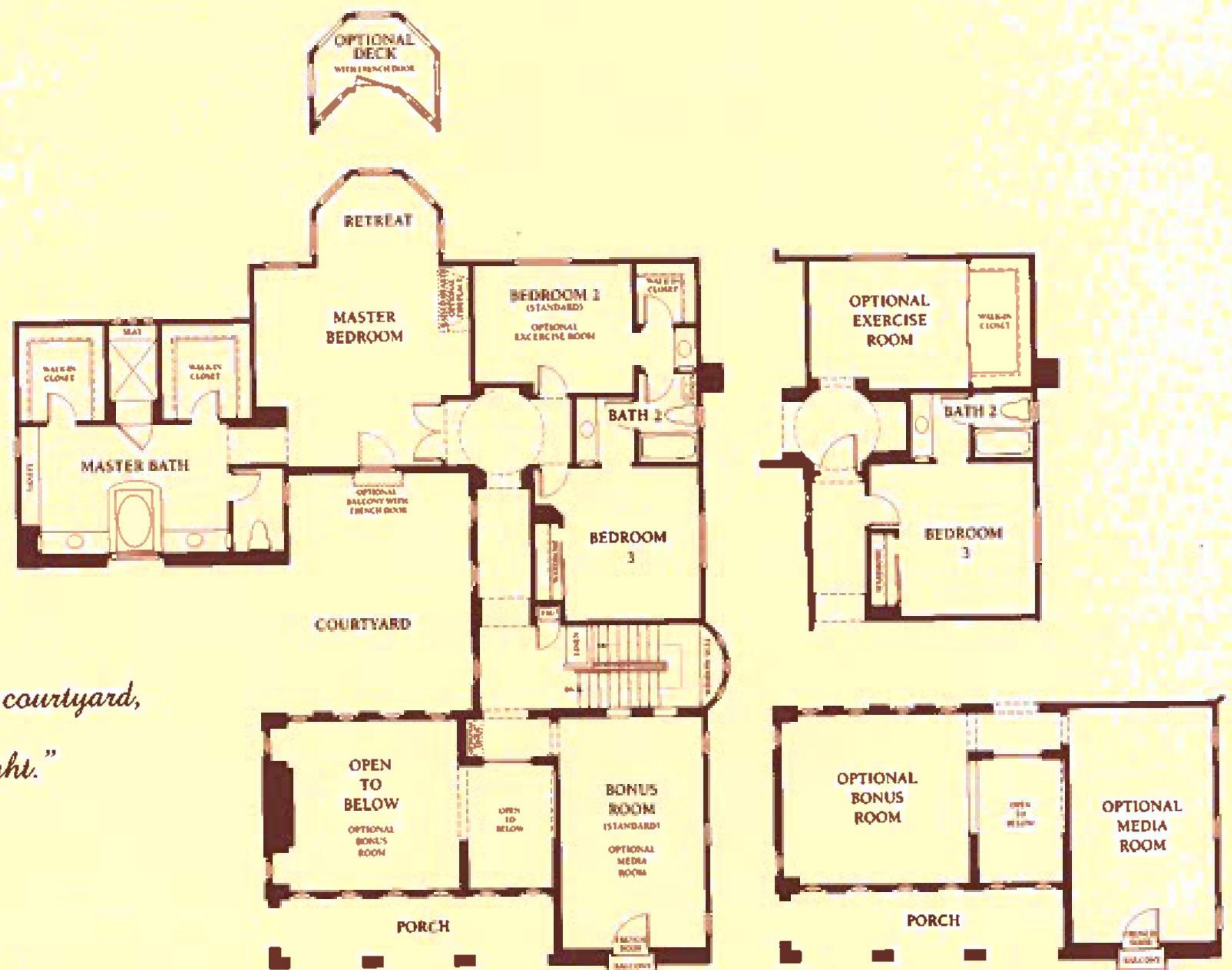


RESIDENCE TWO

*Two Story, Four Bedrooms, Three Baths,
 Formal Living Room, Elegant Dining Room, Large Family
 Room with Fireplace, Gourmet Kitchen with
 Morning Nook, Master Bedroom Suite with Retreat,
 Bonus Room, Optional Library/Office,
 Two-Car Garage with Full-Sized Workshop Area
 Approximately 3,485 Square Feet*



FIRST FLOOR



SECOND FLOOR

Floorplan as shown is reverse.

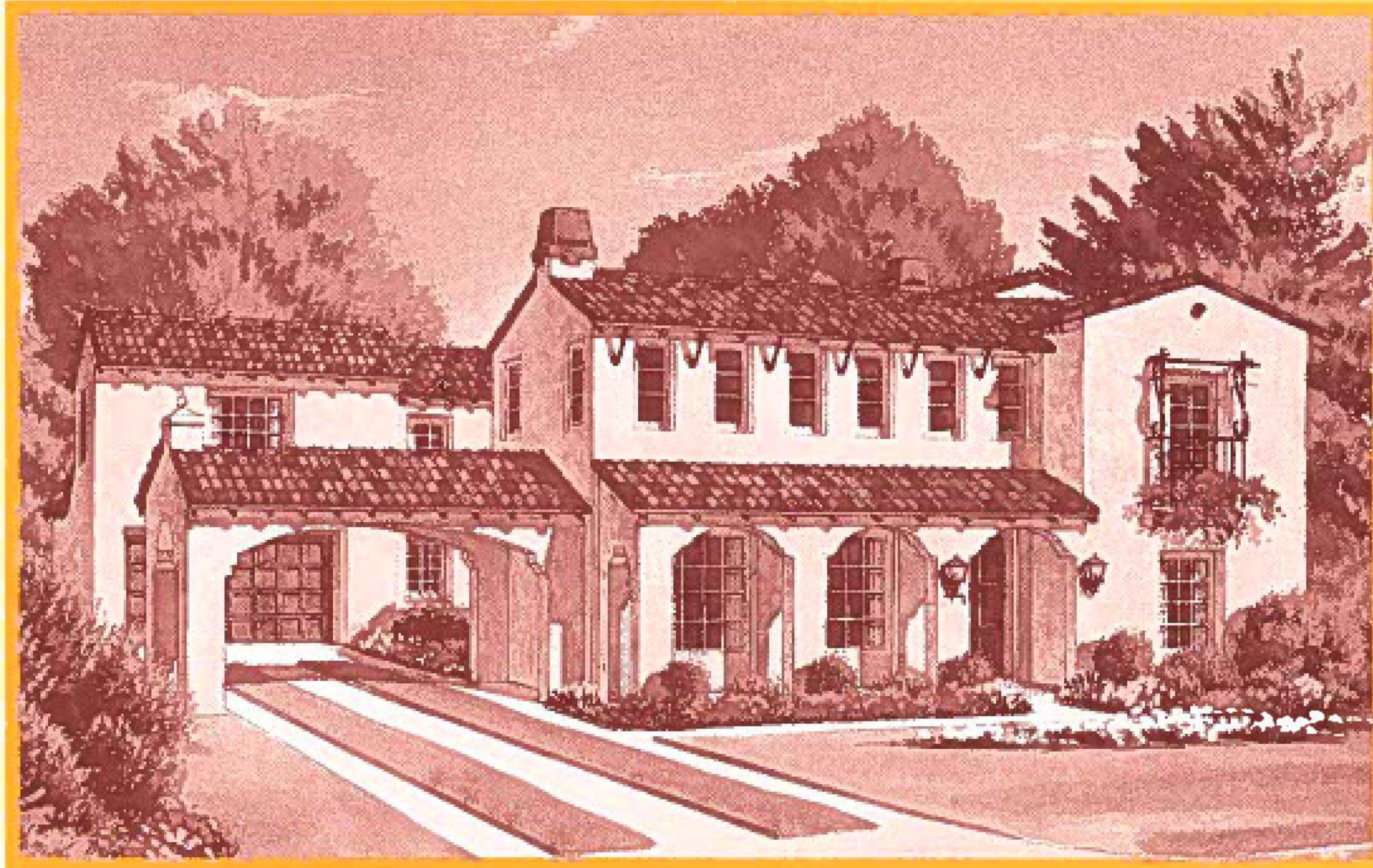
*"When a home is wrapped around a courtyard,
 the heart of that home becomes light."*

*Robert Hideo
 Robert Hideo Architects*

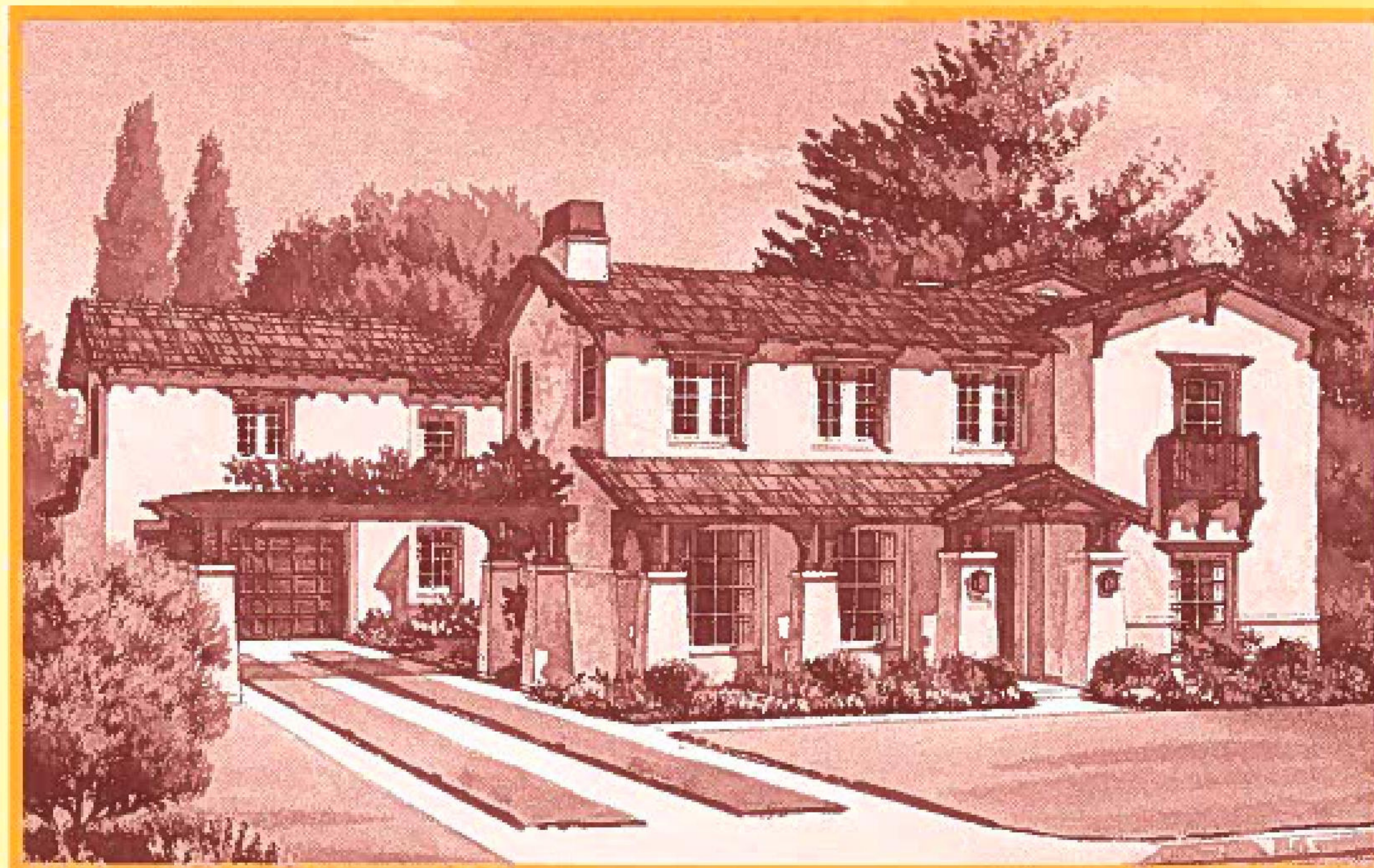
floorplans courtesy of:

holbrook
 Jim + Darlene | Realty Group
 HolbrookRealtyGroup.com

KW WORLD CLASS
 KELLER WILLIAMS, REALTY
 805-796-7653
 DRE License # 00950584 & 0 640846




2AR



2BR

Artist's Illustration

floorplans courtesy of:

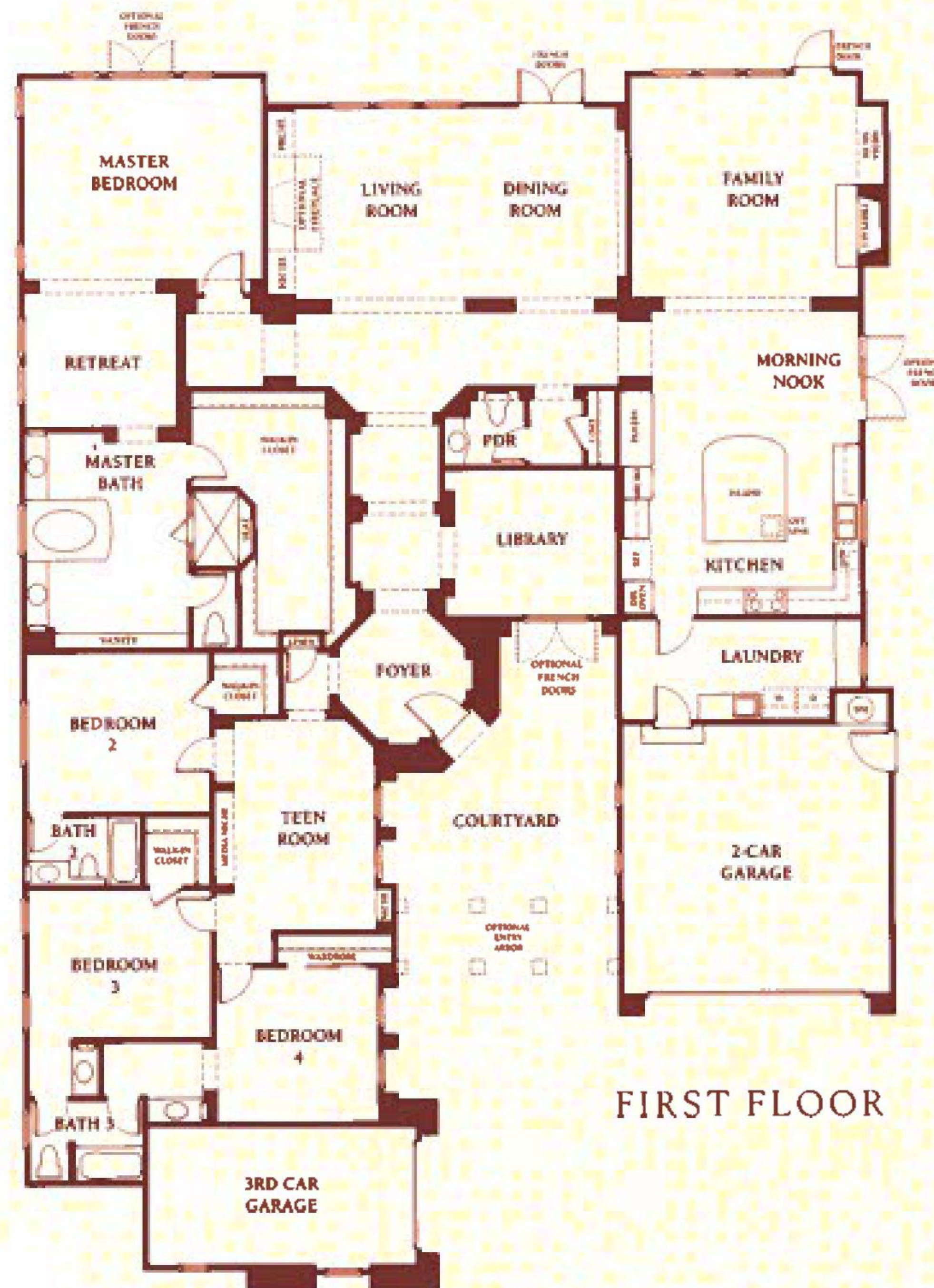
 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS, REALTY
805-796-7653
DRE License # 00950584 & 0 640846



RESIDENCE THREE

Single Story, Four Bedrooms, Three and One-Half Baths,
Formal Living Room, Dining Room, Large Family Room
with Fireplace, Master Bedroom with Retreat,
Teen Room, Library, Three-Car Garage
Approximately 3,801 Square Feet




FIRST FLOOR

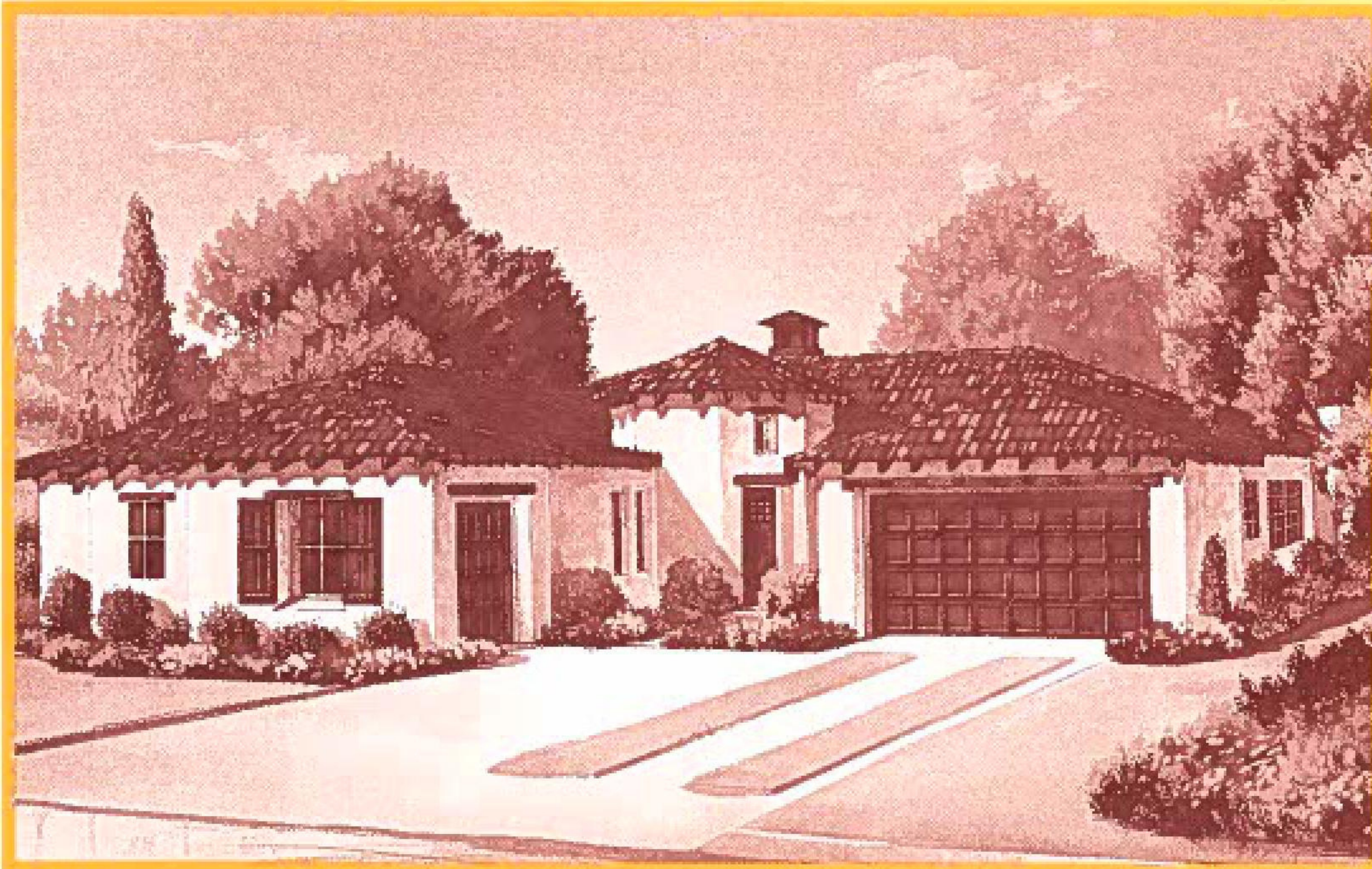
"The design process at Estancia took the lifestyle needs of the total family into consideration creating areas for homework, teen rooms, craft rooms, private retreats - personal spaces."

*Adele Chang
Lim Chang & Associates*

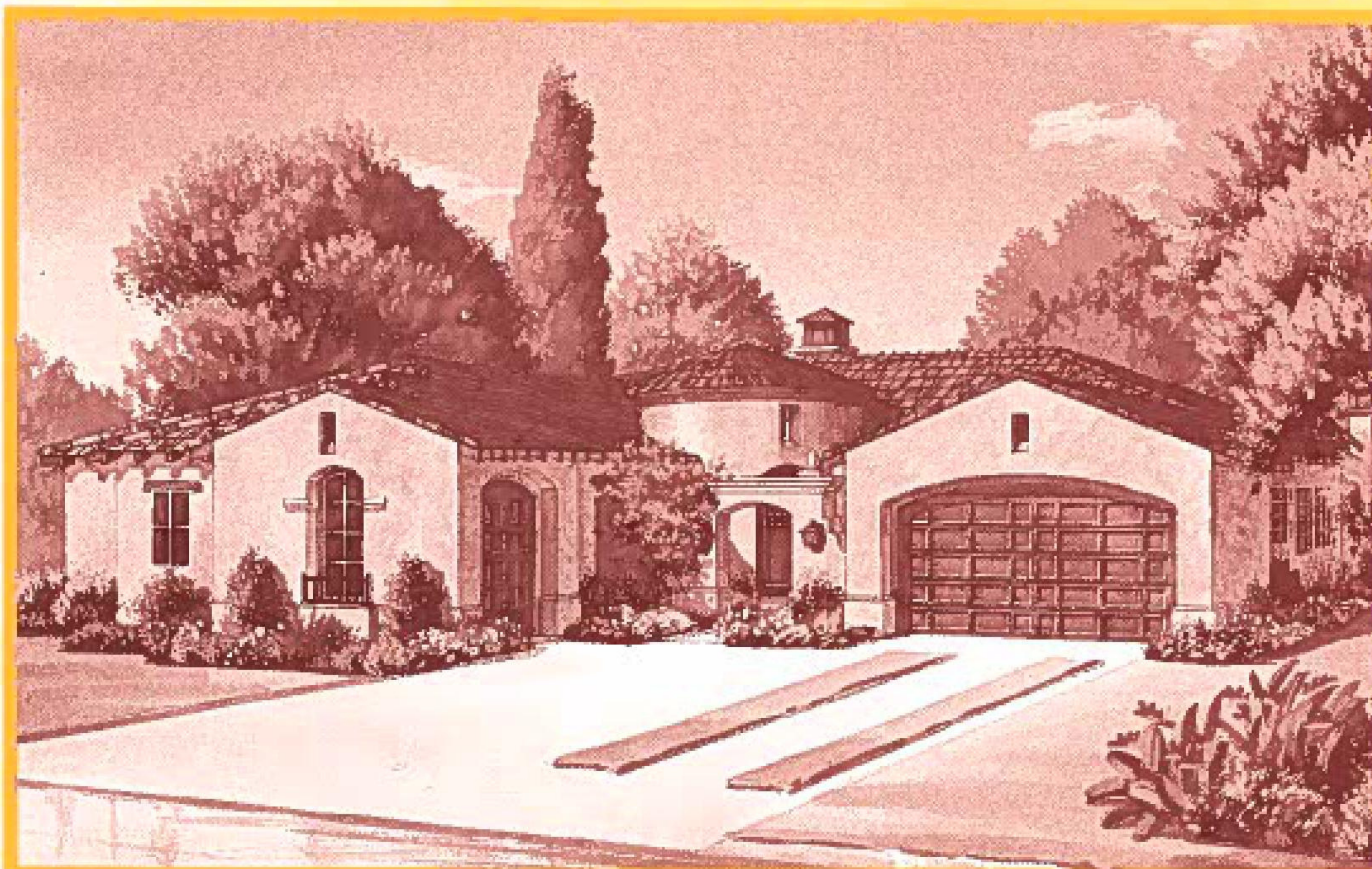
floorplans courtesy of:

 **holbrook**
Jim + Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS, REALTY
805-796-7653
DRE License # 00950584 & 0 640846




3A



3B

Artist's Illustration

floorplans courtesy of:

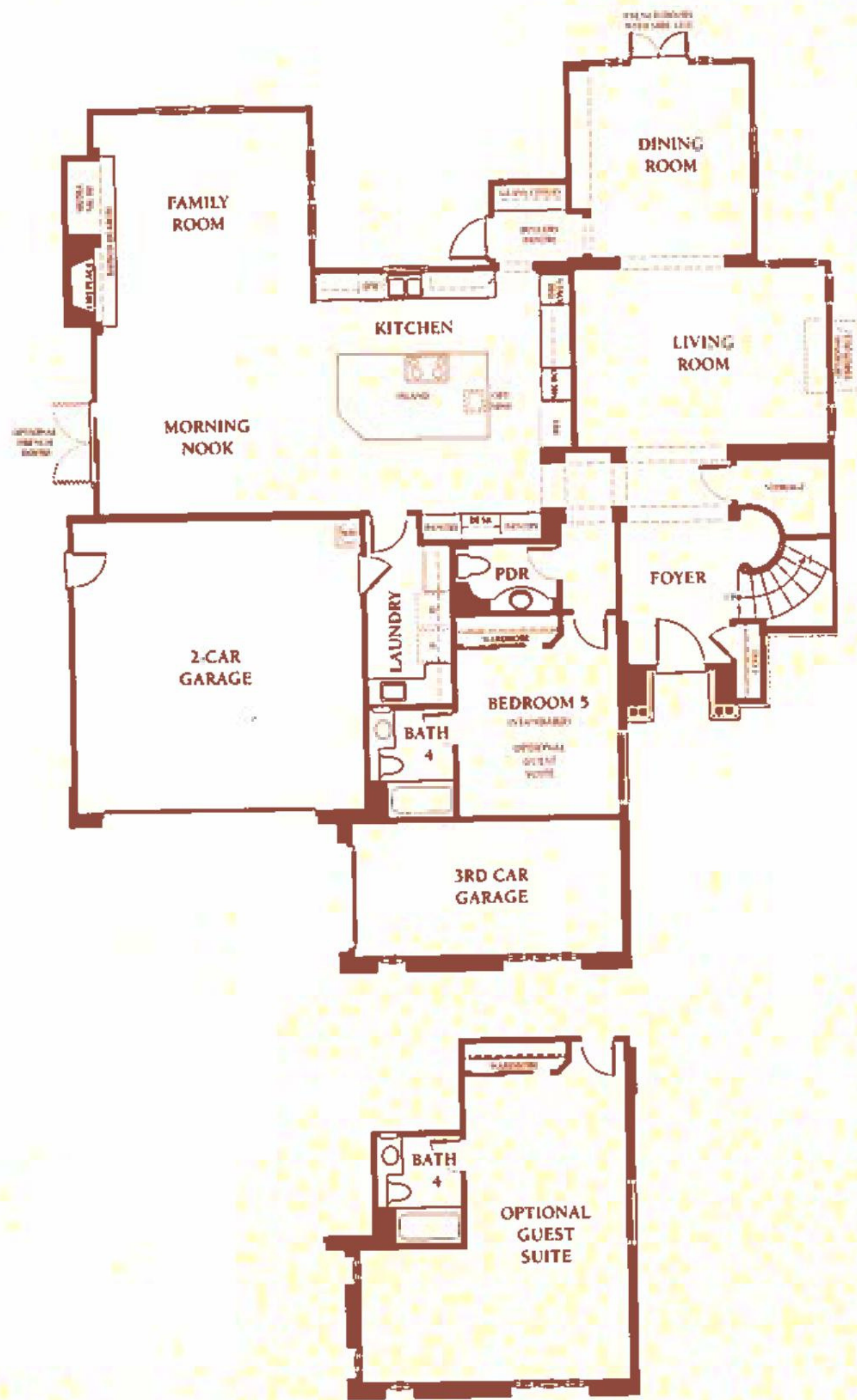
 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846

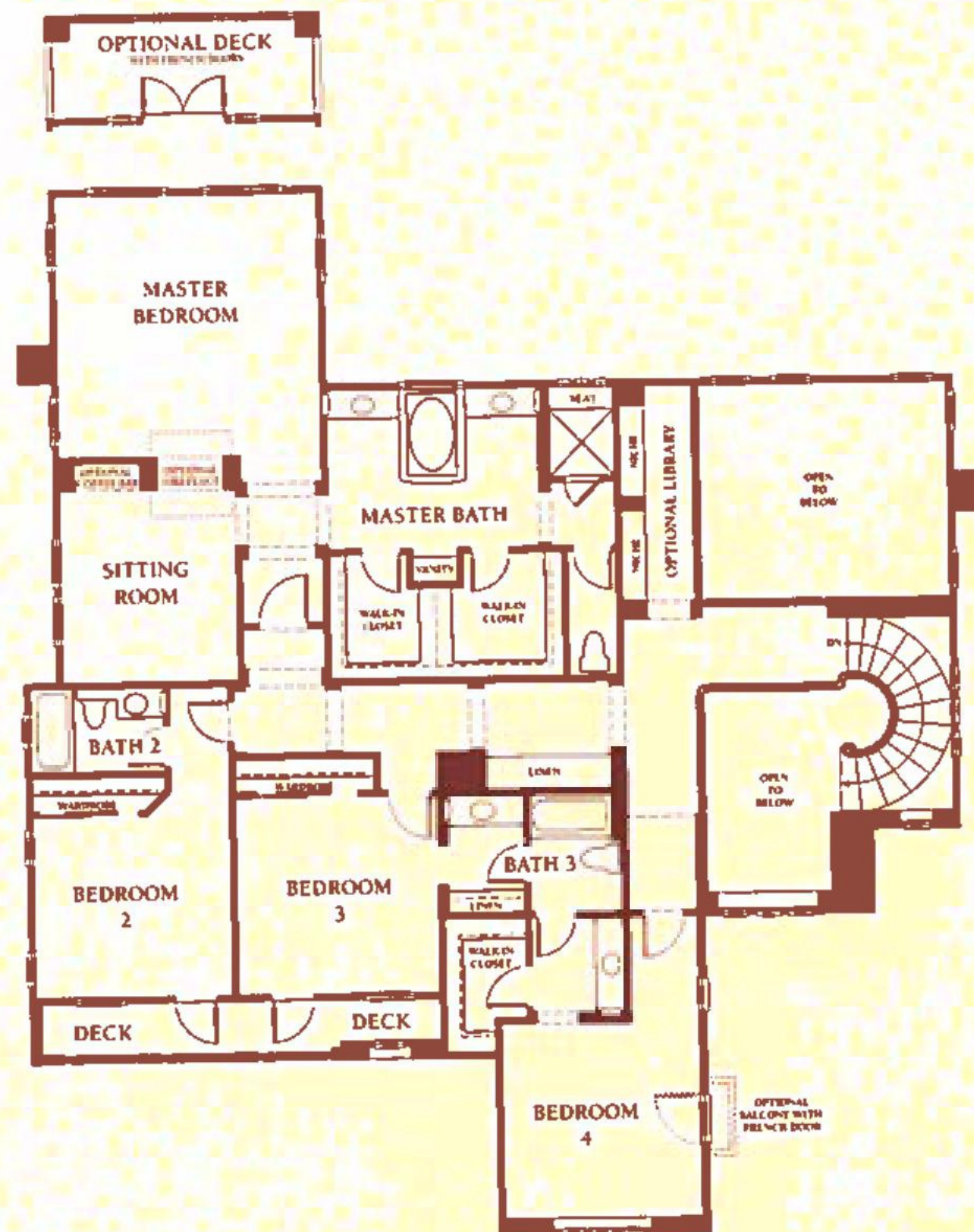


RESIDENCE FOUR

*Two Story, Five Bedrooms, Four and One-Half Baths,
Formal Living and Dining Room, Expansive Family
Room with Fireplace, Gourmet Kitchen with
Morning Nook, Master Suite with Private Sitting Room,
Three-Car Garage
Approximately 3,947 Square Feet*



FIRST FLOOR



SECOND FLOOR

*“Spatial relationships - the flow of rooms, traffic patterns,
outdoor access - were balanced to ensure convenience, and
a sense of comfort, and tranquility.”*

*Robert Hidey
Robert Hidey Architects*

Floorplan as shown is reverse.

floorplans courtesy of:

holbrook
Jim + Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846




4AR



4BR

Artist's Illustration

floorplans courtesy of:

 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846



RESIDENCE FIVE

Two Story, Five Bedrooms, Four and One-Half Baths,

Formal Living Room and Dining Room,

Spacious Family Room with Fireplace,

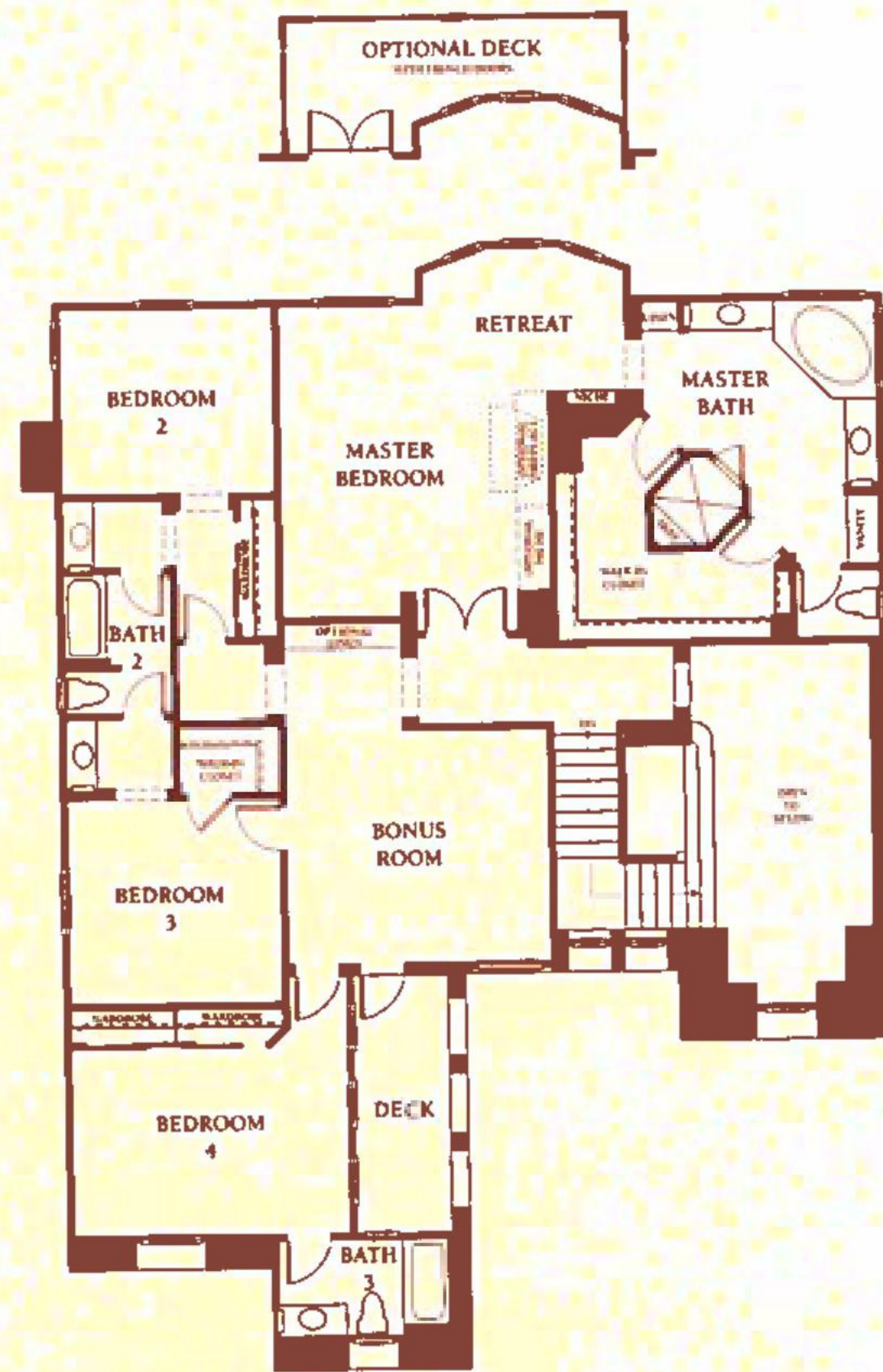
Master Suite with Retreat, Library, Bonus Room,

Up to Four-Car Garage

Approximately 4,360 Square Feet



FIRST FLOOR



SECOND FLOOR

“Windows - whole rooms - were situated to make the most of the surrounding views, to frame them like works of art.”

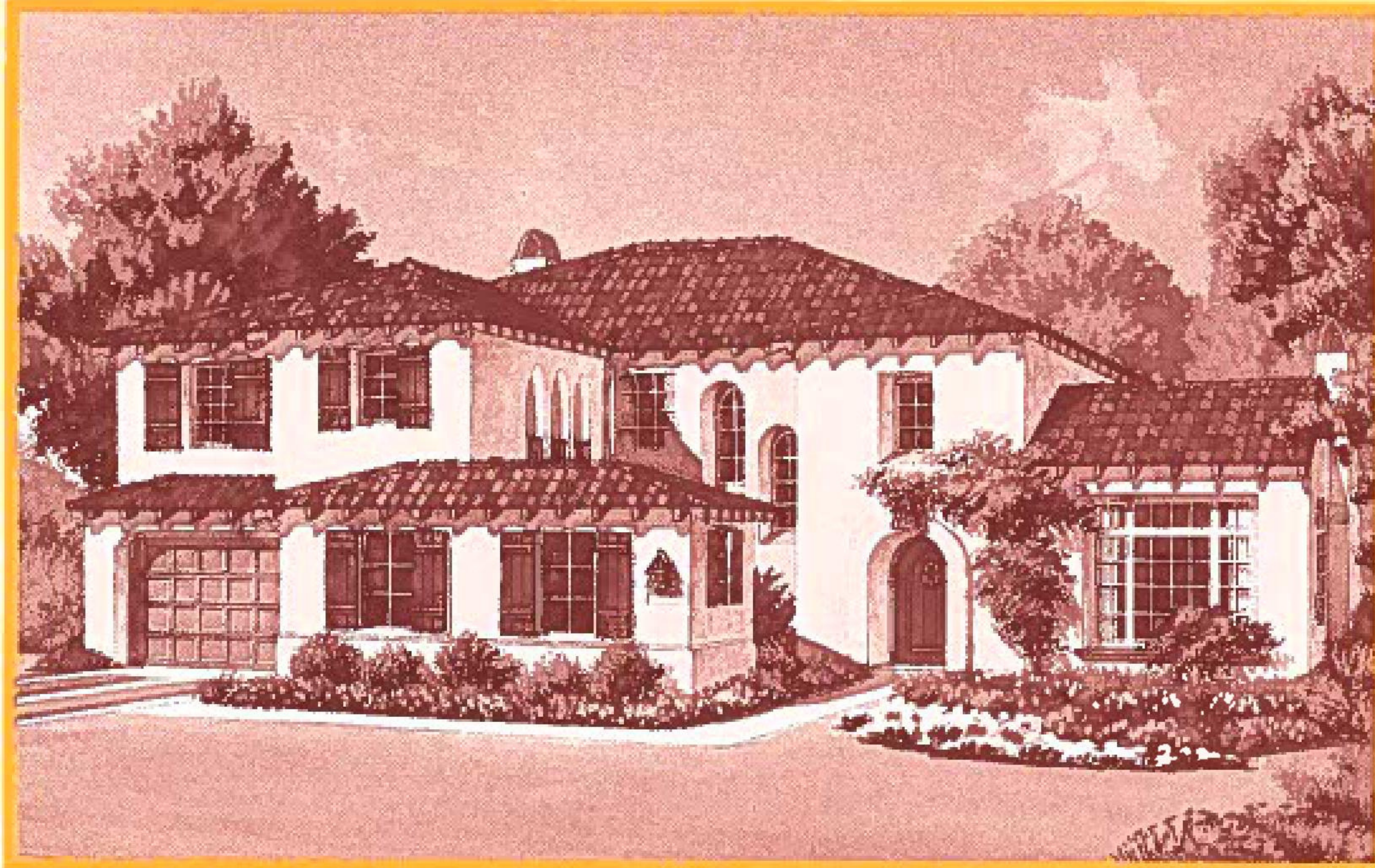
*Adele Chang
Lim Chang & Associates*

Floorplan as shown is reverse.

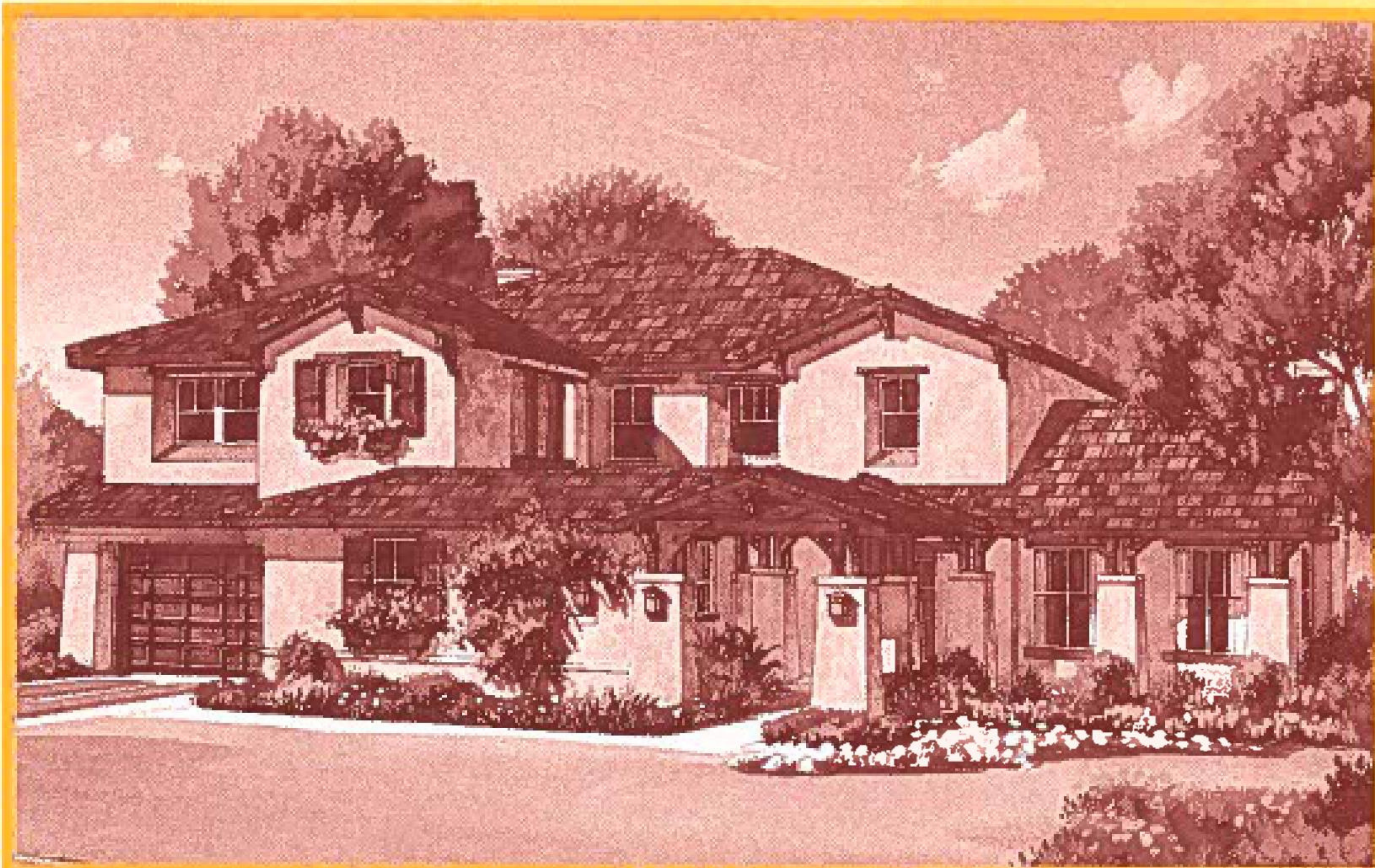
floorplans courtesy of:

holbrook
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS, REALTY
805-796-7653
DRE License # 00950584 & 0 640846




5AR



5BR

Artist's Illustration

floorplans courtesy of:

 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846



WHAT MAKES AN ESTANCIA HOME SO DISTINCTIVE?

ON THE OUTSIDE

Authentically detailed Spanish Colonial, Monterey and Craftsman architecture

Rear and side-yard concrete block walls with iron fencing in view areas only

Sectional roll-up wood garage doors

Garage door opener with two transmitters

Impressive oversized wood entry door with Baldwin oil rubbed-bronze finish hardware

Energy efficient and fire-retardant concrete tile roof

Private entry courtyard (varies per Residence)

Two-car garage with full-sized workshop area or up to four-car garage (varies per Residence)

Thoroseal stucco sealant for enhanced waterproof protection and lasting beauty

DELECTABLE TASTE

G.E. Profile white built-in style refrigerator

G.E. Profile gourmet cooktop with five sealed burners

G.E. Profile white built-in double ovens

G.E. Profile white built-in microwave

G.E. Profile white quiet-scrub dishwasher

White European-style cabinetry with concealed hinges, easy-care laminate interiors and smooth glide drawers

Hand-set 6"x 6" white ceramic tile countertop with 6" backsplash and full splash behind cooktop

Generous gourmet center preparation island with additional storage and seating

Kohler Executive Chef 2-compartment porcelain on cast iron sink with Price Pfister faucet and pull out spray

Convenient under-cabinet fluorescent lighting

Spacious pantry storage

Pre-plumbed for refrigerator ice-maker

Handy built-in desk (Residence 1, 2 & 4)

TRANQUIL SUITES

Extensive master suite walk-in wardrobes with mirrored face doors

Inviting oval steel tub with polished chrome faucets

Beveled pullman mirrors

Hand-set 6"x 6" white ceramic tile countertop and backsplash with vanity and dual china sinks

Clear, frameless tempered-glass enclosed shower with convenient seat and ceramic tile surround

LOOKING IN

Elegant wood-burning fireplace in family room with pre-cast surround

Cultured marble countertops in secondary baths, powder, and laundry

Dramatic volume, vaulted and 9' raised ceilings

Decorative rocker style switches

Interior laundry room with sink and generous storage cabinetry

Dual-zone gas forced-air heating and central air conditioning with night set-back thermostat

Lightly textured radius wall corners

Raised panel interior doors

Elegant French doors at dining room

Footlights along stairway

Designer-selected light fixtures with dining room dimmer switch


Designer-selected interior entry lighting (Residence 1 & 3)

Stylized and energy efficient dual-glazed vinyl windows throughout

Mirrored wardrobe doors in all secondary bedrooms

In our continuing effort to meet customer expectations, Brookfield Homes reserves the right to modify features, specifications, elevations, colors and / or prices without notice or obligation. All square footages are approximate. All renderings are artist's illustrations. All Estancia residents automatically become members of the homeowners association which maintains the common facilities and ensures architectural standards. Please see sales representative for further details.

floorplans courtesy of:

 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846

FORWARD THINKING

Post-tension foundations

"Channel Plus" pre-wiring for computer / video networking is included in four room locations throughout your new home with DSS prewiring.

A SENSE OF COMMUNITY

Spectacular country-like setting with view of the Santa Monica mountains

Exclusive private gated entry

Renowned area schools

Professionally landscaped and maintained common areas

Equestrian riding trail

Scenic hiking trails

Community Park

CUSTOMIZING OPPORTUNITIES

To help you personalize your new Estancia residence, we invite you to indulge your desires by choosing from a wide variety of custom appointments. Please consult your Estancia sales representative for details.

"Sometimes a man hits upon a place to which he mysteriously feels that he belongs. Here is the home he sought, and he will settle amid scenes that he has never seen before, among men he has never known, as though they were familiar to him from his birth."

Somerset Maugham

floorplans courtesy of:



holbrook
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS REALTY
805-796-7653
DRE License # 00950584 & 0 640846

OUR VALUES AND VISION

We believe that we have a responsibility to our community and customer. We continually strive to provide homes that are designed to anticipate the potential of years ahead, as well as reflect the time-tested elements of years past. We address our customers individually because each of us has different preferences and each of us desires a home that mirrors our unique selves. Brookfield homes are designed to recognize, to nurture and to celebrate personal identity. We are in the business of providing architecturally distinctive homes that combine human comfort with the natural beauty of our environment. The neighborhoods and master-planned communities we build are balanced and harmonious, arranged to fulfill the promise of the land. We conduct ourselves with courtesy, integrity, respect and honesty. In doing so, we continually strive to exceed our customers' expectations and to enrich the lives of all of those around us.

OUR COMMITMENT TO YOU

In each of the thousands of homes built since our inception in 1956, we have adhered to the principles which guide us. Brookfield Homes is managed locally by an experienced team that has a vested interest in the business, homes and neighborhoods we build.

We live in the community and contribute to its prosperity and quality of life through our work and community service. While independently and locally operated, Brookfield also draws strength from affiliation with community development and homebuilding operations across the United States and Canada. Brookfield Homes is part of one of North America's largest real estate companies, Brookfield Properties Corporation, a public company with community development, homebuilding and commercial property operations.




4922 Via Andrea, Dos Vientos Ranch, CA 91320

805/480-9075 · Fax 805/480-9635

www.brookfieldhomes.com



floorplans courtesy of:

 **holbrook**
Jim • Darlene | Realty Group
HolbrookRealtyGroup.com

KW WORLD CLASS
KELLERWILLIAMS, REALTY
805-796-7653
DRE License # 00950584 & 0 640846