

floorplans courtesy of:



holbrook

Jim + Darlene | Realty Group

HolbrookRealtyGroup.com

kw WORLD CLASS

KELLERWILLIAMS. REALTY

805-796-7653

DRE License # 00950584 & 0 640846



MEADOWWOOD

Picture yourself in a bright,
luxurious home...imagine
a neighborhood where the
neighbors all know you...see
your children playing on safe,
quiet streets. That's what you
will find at Meadowwood.

Nearby you'll discover
excellent schools, tempting
shops, oak-filled parks and
world-class golf courses —
a family lifestyle few com-
munities can offer affordably.
And of course, Meadowwood
homes are being developed
with a focus on unparalleled
quality and distinctive design.

Picture your family at home...
in Meadowwood.



Handsome Exteriors

Classic Traditional architecture
Distinctive entry door
Decorative polished brass
entry hardware
Front porch
Concrete shake and mission-
style tile roof
Gas stubbed to rear patio area
Concrete driveway
Three-car garage (most plans)
Sectional roll-up garage doors
Automatic garage door opener
with two transmitters
Rain gutters connected to
yard drains

Exceptional Interior Detailing

High-volume sloped ceilings
(some plans)
Nine-foot ceilings first floor
(most plans)
Ceramic tile or wood entryway
Wood-burning fireplace
Carpet throughout
(except kitchen, baths and
laundry area)
Raised panel interior doors
Brass finish interior door
hardware
Custom rounded drywall corners
Wood windowsill
Decorator-selected interior
lighting fixtures
Pre-wired for:
Cable television
Telephone
Security
Smoke detectors
Indoor laundry area (all plans) with
ceramic tile counter top (most plans)
Air conditioning

Gourmet Kitchens

Breakfast nook area
Hand-finished oak cabinetry
Breakfast bar (most plans)
Pantry
Ceramic tile kitchen counter tops
Built-in appliances including:
Electric self-cleaning 30" oven
Microwave
Separate sealed burner gas cooktop
Dishwasher
Trash compactor
Refrigerator area plumbed for ice maker
Recessed lighting fixtures

Energy Savers

50-gallon high-efficiency gas water heater
Set-back thermostat control for FAU/AC
FAU with pilotless automatic ignition system
Range hood with automatic damper
Under-cabinet fluorescent lighting
Water-saving shower heads
Low-flow toilets
Glass fireplace doors and chimney damper
All exterior house doors weather-stripped
Dual-pane windows
R 30 insulation in ceiling, including vaulted areas, and R 13 in exterior walls

Stylish Master Suites

Ceramic tile pullman tops
Walk-in closet
Mirrored wardrobe doors (most plans)
Separate oval tub and shower
Double sinks
Separate toilet area

Bath Elegance

Ceramic tile pullman tops
Full-width bath mirrors
Hand-set ceramic tile tub and shower surround
Double sinks in secondary baths (most plans)
Distinctive designer fixtures
Porcelain-finished steel tub

Standard Pacific reserves the right to change floor plans, materials and features. Such changes may not always be reflected in our models. See your Sales Representative for complete information.

Meadowwood is included in an Assessment District. You should consult your Sales Representative for more information.

There's a lot packed into this

one-story, 1,655-square-foot

plan. Like a comfortable

"great room" with a double-

sided fireplace. And a huge

walk-in closet off the master

bedroom's vanity area.



Artist's rendering



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A dual fireplace warms both

the living and family rooms of

this 1,965-square-foot home.

With three bedrooms and an

optional fourth bedroom or

study, you can always find

a place for family and friends.



Artist's rendering



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We dare you to run out of storage
space in this 2,143-square-foot plan!

On the first floor, there's an enor-

mous garage annex and a utility

room with plenty of shelves. The

master bedroom on the second

floor features his-&-her wardrobes.





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Here's a home that you'll want to
Show off every chance you get. A
built-in recess is a tailor-made place
to put an entertainment center in
your family room. And a dramatic
double-door entrance to the master
bedroom has a sweeping overhead
view of the living room and foyer
of this 2,269-square-foot house.



Artist's rendering





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The largest Meadowwood plan

at 2,593 square feet, this home is

as cozy as can be, with a sunny

breakfast nook and a corresponding

sitting area in the master bedroom

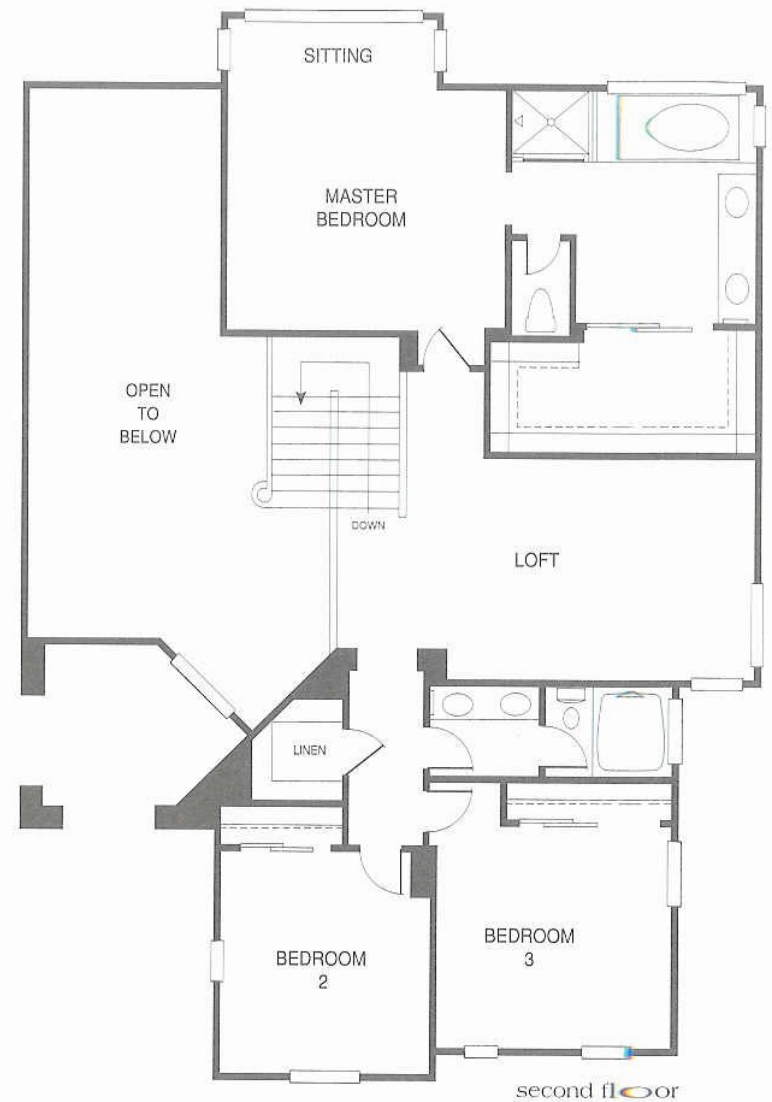
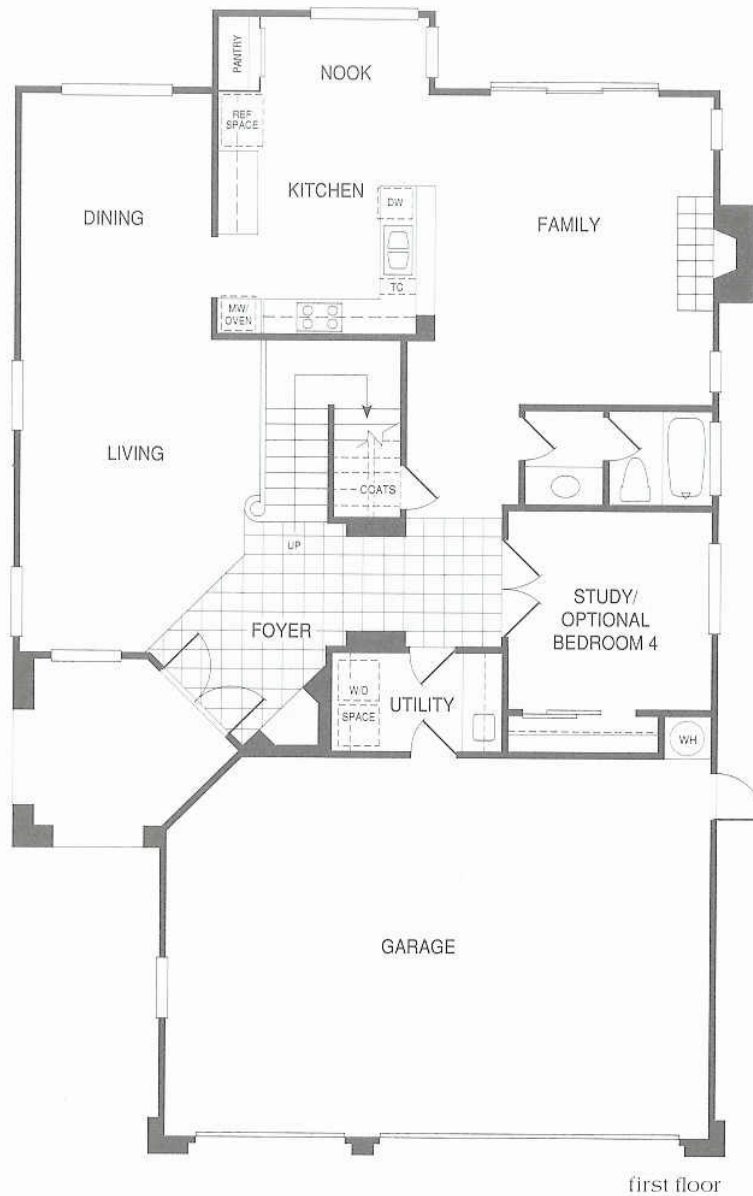
above. A spacious loft looking

out over the open living and dining

rooms below provides drama.



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Spaciousness defines this beautiful

2,423-square-foot home. An expansive

Kitchen features a convenient food

preparation island. Upstairs, you're

treated to a dramatic view of the

living and dining rooms below.

Entering the master bedroom, you'll

also discover the ultimate in luxury

living...a grand walk-in closet.



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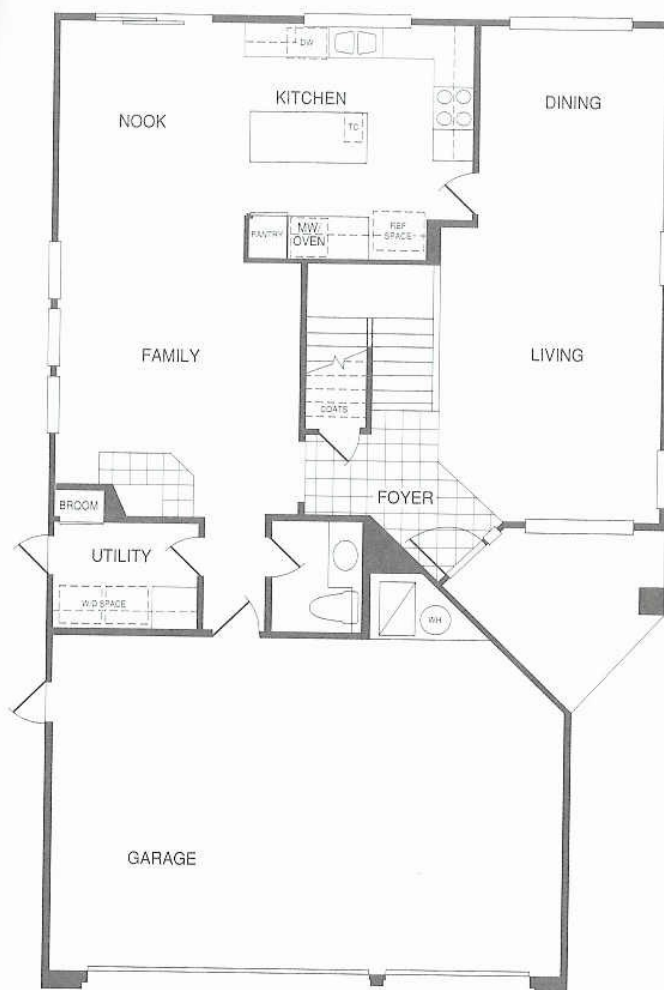


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When you buy a Standard Pacific home such as those at Meadowwood, you get more than a superior house in an excellent location. You'll have the support of a company that stands behind the quality of its products and has earned the trust of homeowners year after year.

Like Meadowwood, all of Standard Pacific's new home developments are situated in attractive, established residential neighborhoods. Communities from Lynnbrooke, Lynnmere and Deerridge in Thousand Oaks to our popular Summerfield series in Thousand Oaks, Simi and Oxnard are examples of our commitment to distinctive design and solid construction. With such a strong reputation, it's no wonder that we enjoy one of the highest buyer referral rates in the industry. In fact, many of our homeowners are on their second or third Standard Pacific home!

Currently traded on the New York Stock Exchange, Standard Pacific is one of the nation's largest and most successful residential builders, having built over 30,000 homes in the past two decades. More than 1,700 of these homes are in Ventura County, where Standard Pacific has been one of the area's leading creators of premier communities since 1972.

STANDARD PACIFIC OF VENTURA
A Division of Standard Pacific Corp.



Let Standard Pacific take you home.



MAP NOT TO SCALE

MEADOWWOOD

BY STANDARD PACIFIC

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