

Floor Plans for Signature Homes



floorplans courtesy of:



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KW WORLD CLASS

KELLERWILLIAMS, REALTY

805-796-7653

DRE License # 00950584 & 0 640846

Preliminary Brochure



S I G N A T U R E
C O L L E C T I O N

*2743 Rainfield Avenue, Westlake Village, CA 91362
(805) 492-7604 Sales Office • (805) 492-8604 Fax*



SIGNATURE COLLECTION

KITCHEN

- Viking Stainless Steel 48-Inch Cooktop
- Viking Stainless Steel 27-Inch Electric Double Wall Oven
- Polished Chrome & Brass "Finial Traditional"
- Viking Stainless Steel Built-In Dishwasher Faucets
- Kitchen-Aid Stainless Steel Microwave With Trim Kit
- Granite Countertops
- Kohler Trieste Triple Basin Cast Iron Kitchen Sink With Coralais Pull Out Spray
- Insinkerator Heavy Duty Disposal
- Custom-Style White Eurodesign Cabinetry With Mitre Doors, Hidden Hinges, Fixed And Adjustable Shelving
- "Slim Line" Under Cabinet Lighting
- Walk-In Pantries With Melamine Shelving
(Residence Three And Four Only)
- Butler's Pantry With Optional Wine Cooler
- Wine Storage With Optional Wine Cooler And/Or Wet Bar (Residence Four Plan Only)

MASTER SUITE & BATH

- Master Retreats With Optional Media Entertainment Cabinets
- Optional Fireplaces (Per Plan)
- Polished Chrome And Brass Kohler "Finial Traditional" Faucets
- Baldwin Chrome And Brass Bath Accessories
- Kohler's "Portrait Suite Collection" Including 6-Foot Acrylic Soaking Tubs, Separate Showers, Water Closets And Vitreous China Lavatories
- Full Height Mirrors With Decorative Accents

POWDER ROOM

- Kohler's "Portrait Suite Collection" Including Pedestal Lavatory And Water Closet
- Polished Chrome & Brass "Finial Traditional" Faucets
- Beveled Edge Oval Mirrors
- Baldwin Chrome And Brass Bath Accessories

SECONDARY BATHS

- Kohler Cast Iron Tubs, Water Closets And Vitreous China Lavatories
- Kohler Polished Chrome "Fairfax" Faucets"
- Baldwin Polished Chrome Bath Accessories
- Beveled Edge Medicine Cabinets And Door Height Mirrors Over Vanity

LAUNDRY ROOM

- Built-In Mitre Door Eurodesign Cabinetry
- Storage Cabinet
- Kohler "Park Falls" Cast Iron Sink With Kohler Coralais Sink Faucet

BUILT-IN SYSTEMS

- Integrated Multi-Media Wiring System, Pre-Wired For Computers, Telephones, Faxes, Security Cameras, Intercoms, Cable And Digital Satellite Televisions
- Pre-Wire For Surround Sound In Family Room, Living Room And Master Bedroom



SIGNATURE COLLECTION

EXTERIOR FEATURES

- Hardwood Entry Doors With Baldwin Oil Rubbed Bronze Finish*
- Baldwin Oil Rubbed Bronze Door Bell*
- Milgard Classic Windows*
- Pella French Doors With Pella Polished Brass Hardware*
- Sand-Stucco Exterior Wall Finish With Smooth Hand Trowled Plaster On Eaves and Trim*
- Insulated Exterior Walls And Ceilings*
- ThoroSeal Waterproof Exterior Paint*
- Masonry Veneer On Selected Elevations*
- Pioneer Concrete Tile Roofing With O'Hagin Roof Vents*
- Seamless Aluminum Rain Gutters With Downspouts*
- Sectional Wood Automatic Garage Doors With Three (3) Automatic Door Openers*
- Post Tension Slab Foundation*
- Split Block Privacy Wall And Wrought Iron Fences*

INTERIOR FEATURES

- 10-Foot Ceilings On The First Floor And 9-Foot Ceilings On Upper Floors (Select 12-Foot Ceilings In Single Story)*
- 5/8 Inch Drywall Throughout House*

- Living Rooms With 42-Inch Wood Burning Fireplace Detailed In A Rich Stone Pre-Cast Fireplace Mantle*
- Family Rooms With Media Niche And 42-Inch Wood Burning Fireplace With Pre-Cast Stone Mantle*
- Staircase With Choice Of Wrought Iron Or Stained Wood Rail With Painted Wood Balusters*
- Stairway Foot Lighting*
- 8-Foot Solid Core Six (6) Panel Colonist Interior Doors*
- Designer Light Fixtures At Entry*
Residence Three Has Two Entry Hanging Light Fixtures)
- Emtek Polished Brass Interior Door Knobs And Hardware Throughout*
- Custom Quality Victorian 2½ Inch Door Casing And New Hampshire 4½ Inch Base*
- Custom Detailed Victorian 2½ Inch Window Casing (Excluding Secondary Bedrooms)*
- Decorative Rocker Switches By Decora*
- Recessed Lighting (Per Plan)*
- Copper Water Pipes*
- Water Heaters With Recirculating Pumps*
- Dual-Zoned Central Air And Heating*
- Digital Night Set Back Thermostats*
- Fire Sprinkler Systems In Residence Three And Four (Optional In Residence One And Five)*



**SIGNATURE
COLLECTION**

RESIDENCE ONE

***One Story Home, Four Bedrooms, Four and One Half Baths
Striking Entry Gallery, Library/Den With Optional Fireplace, Butler's Pantry,
Family Entertainment Room, Spacious Gourmet Island Kitchen With Breakfast Nook, Luxurious Master Suite
With Private Retreat, Elegant Dining And Living Room Area With French Doors
Leading To An Outdoor Courtyard, And Three-Car Garage
(Approximately 4,000 Square Feet)***

RESIDENCE THREE

***Two Story Home, Five Bedrooms, Five and One Half Baths (A & C Elevations)
Four Bedrooms, Four and One Half Baths (B & D Elevations)
Stunning Rotunda Entry, Grand Curving Staircase, Library/Den,
Family Entertainment Room, Spacious Gourmet Island Kitchen With Breakfast Nook,
Butler's Pantry, Impressive Master Suite With Optional Fireplace, Separate Master Retreat With Optional Wet Bar
or Entertainment Center, Formal Living And Dining Rooms, Upstairs Bonus/Recreation Room,
And Three-Car Garage
(Up To Approximately 5,300 Square Feet)***

RESIDENCE FOUR

***Two Story Home, Five Bedrooms, Five and One Half Baths
Spectacular Foyer, Grand Curving Staircase, Library/Den, French Doors
Leading To An Outdoor Courtyard, Comfortable Oversized Family Entertainment Room,
Spacious Gourmet Island Kitchen With Breakfast Nook, Butler's Pantry, Optional Wet Bar/Wine Cellar,
Distinctive Formal Dining And Living Rooms, Luxurious Master Suite With Open Fireplace To Adjoining
Private Master Retreat, Master Suite Includes French Doors Opening To An Outdoor Deck,
Computer/Study Niche, Upstairs Bonus/ Recreation Room, And Three-Car Garage
(Approximately 5,700 Square Feet)***

RESIDENCE FIVE

***One Story Home, Four Bedrooms, Three and One Half Baths
Private Front Courtyard Leading To Rotunda Entry, Optional Library/Den, Optional Office,
Comfortable Family Entertainment Room, State Of The Art Kitchen With Cozy Breakfast Nook, Butler's Pantry,
Separate Formal Living And Dining Rooms, Distinguished Master Suite, And Three-Car Garage
(Approximately 3,300 Square Feet)***





TUSCAN

1A (MODEL)



ITALIAN

1B



FRENCH COUNTRY

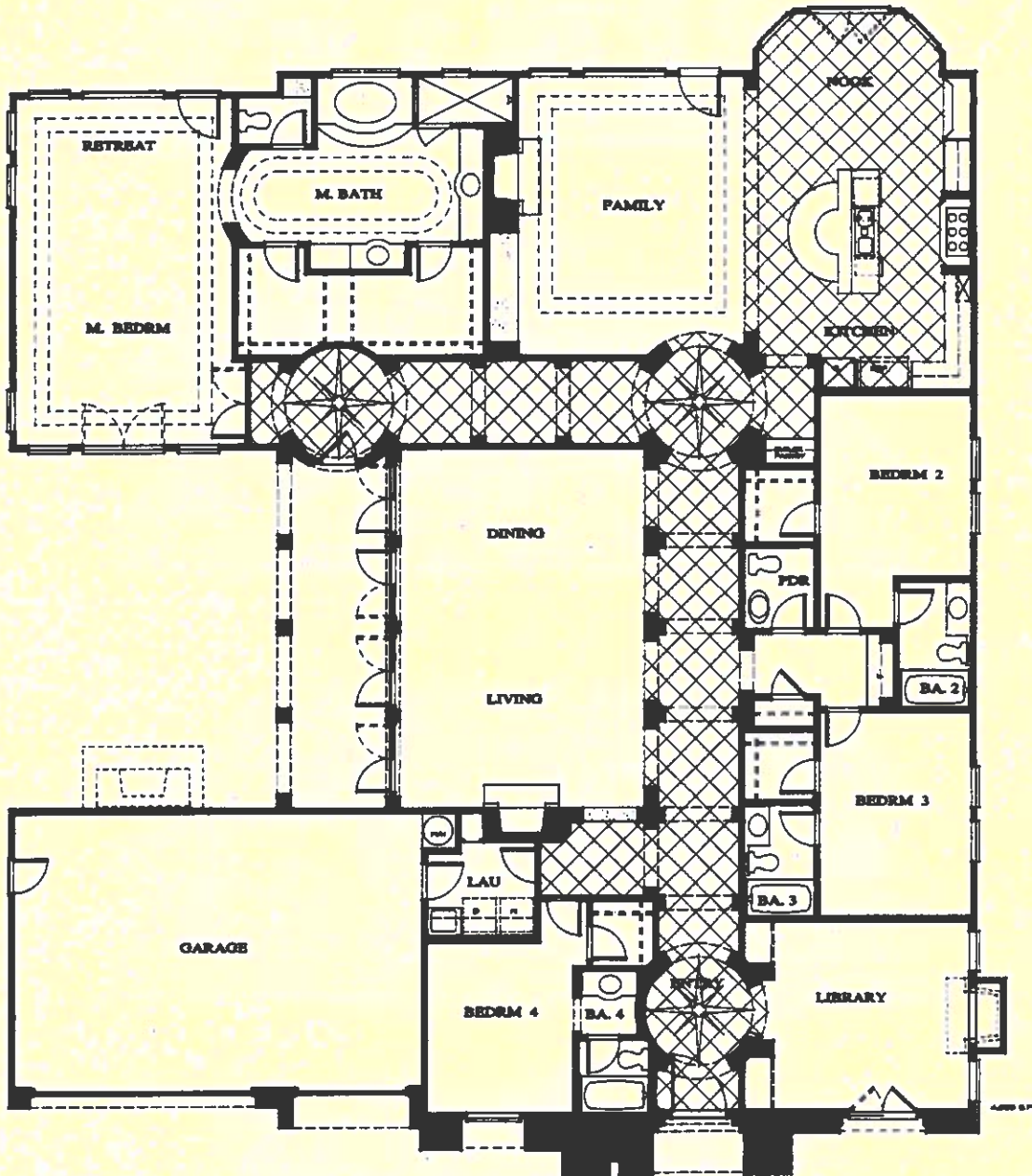
1C



SPANISH

1D

Residence One



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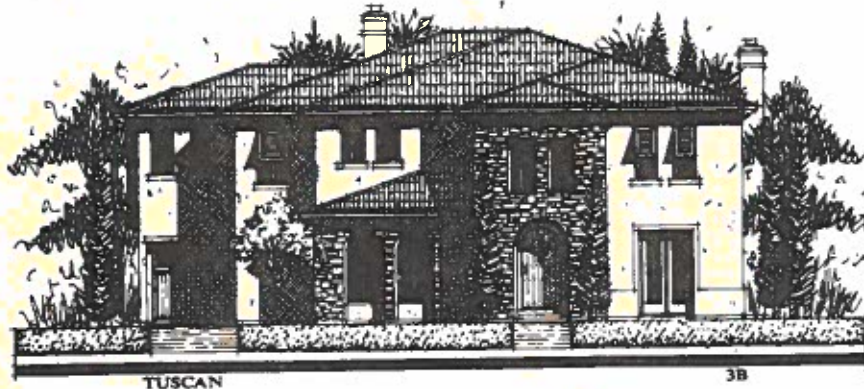
Single Level

Residence One



SPANISH

3A (MODEL)



TUSCAN

3B



FRENCH COUNTRY

3D



ITALIAN

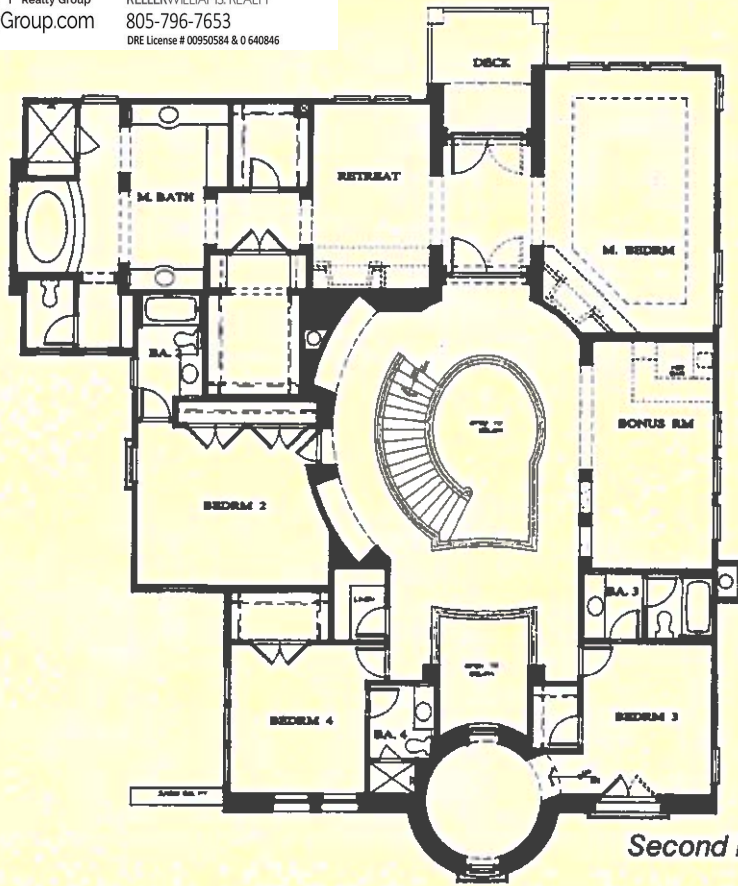
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Residence Three

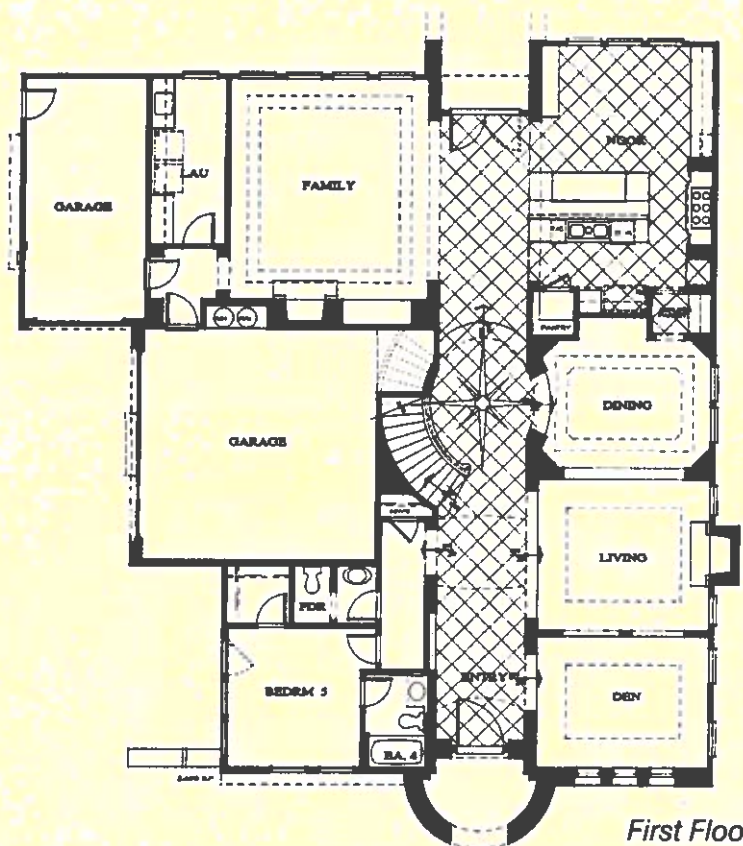
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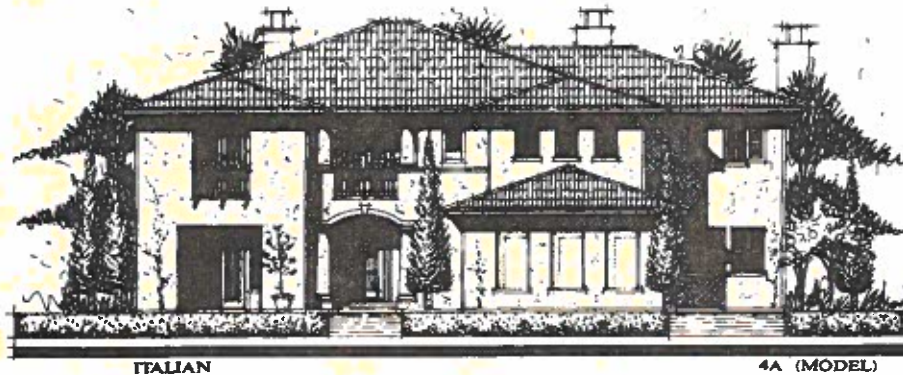


Second Floor



First Floor

Residence Three



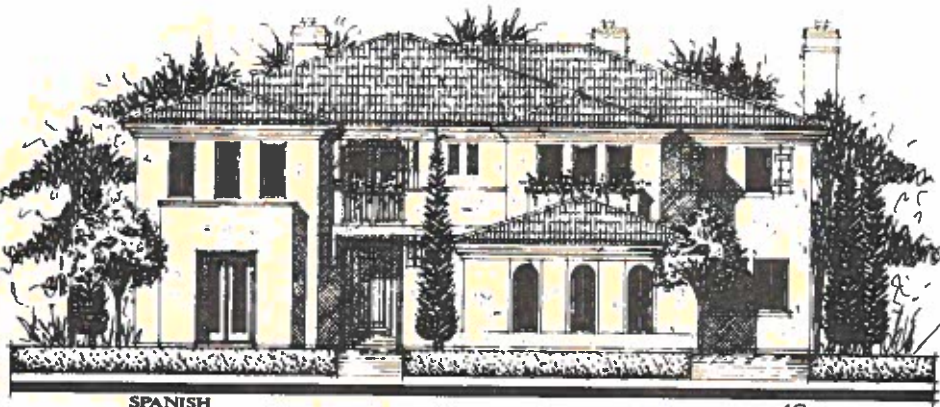
ITALIAN

4A (MODEL)



TUSCAN

4B



SPANISH

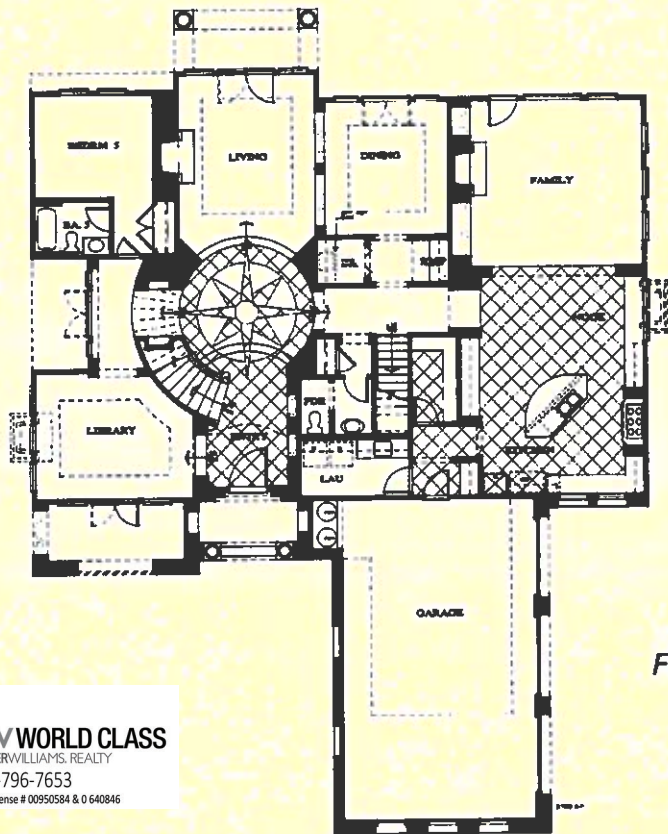
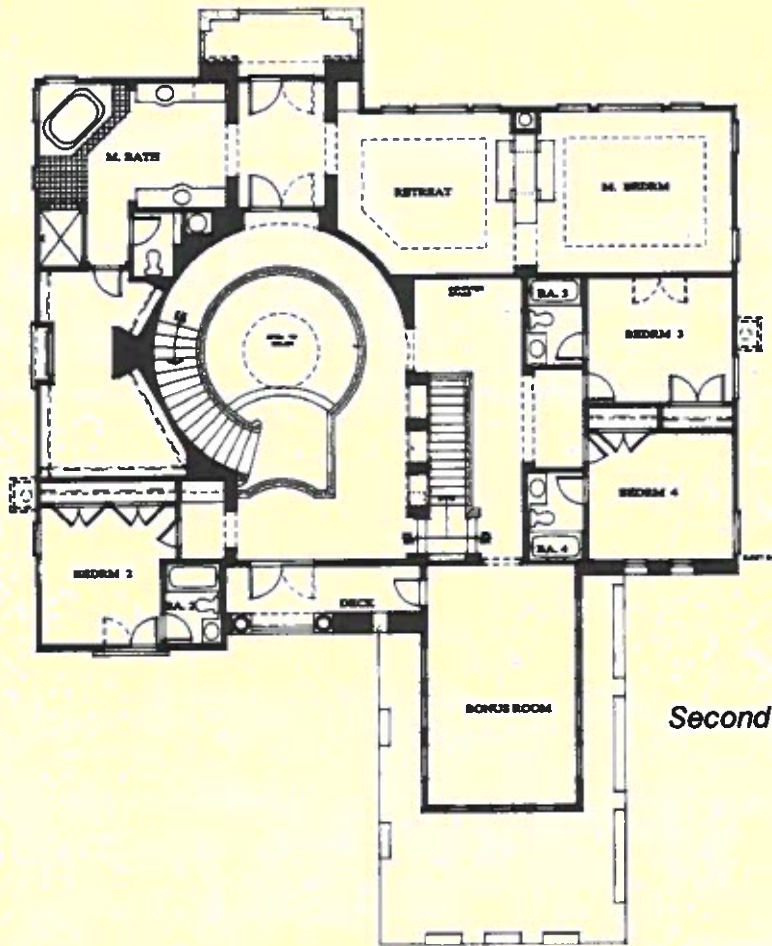
4C



SPANISH

4D

Residence Four



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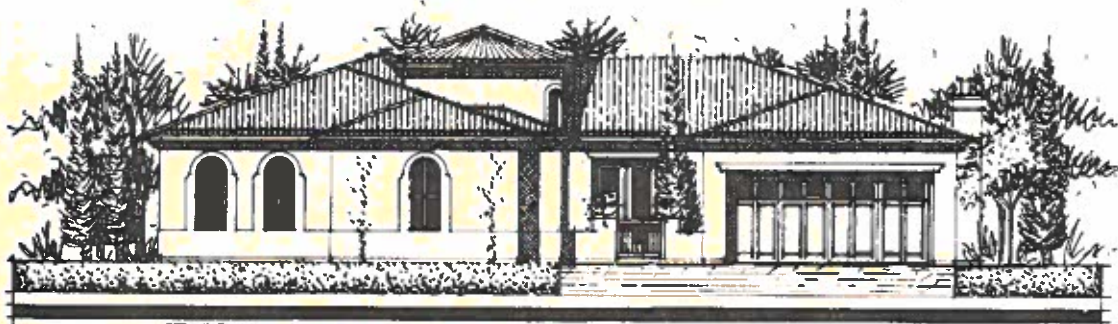
Residence Four



SPANISH

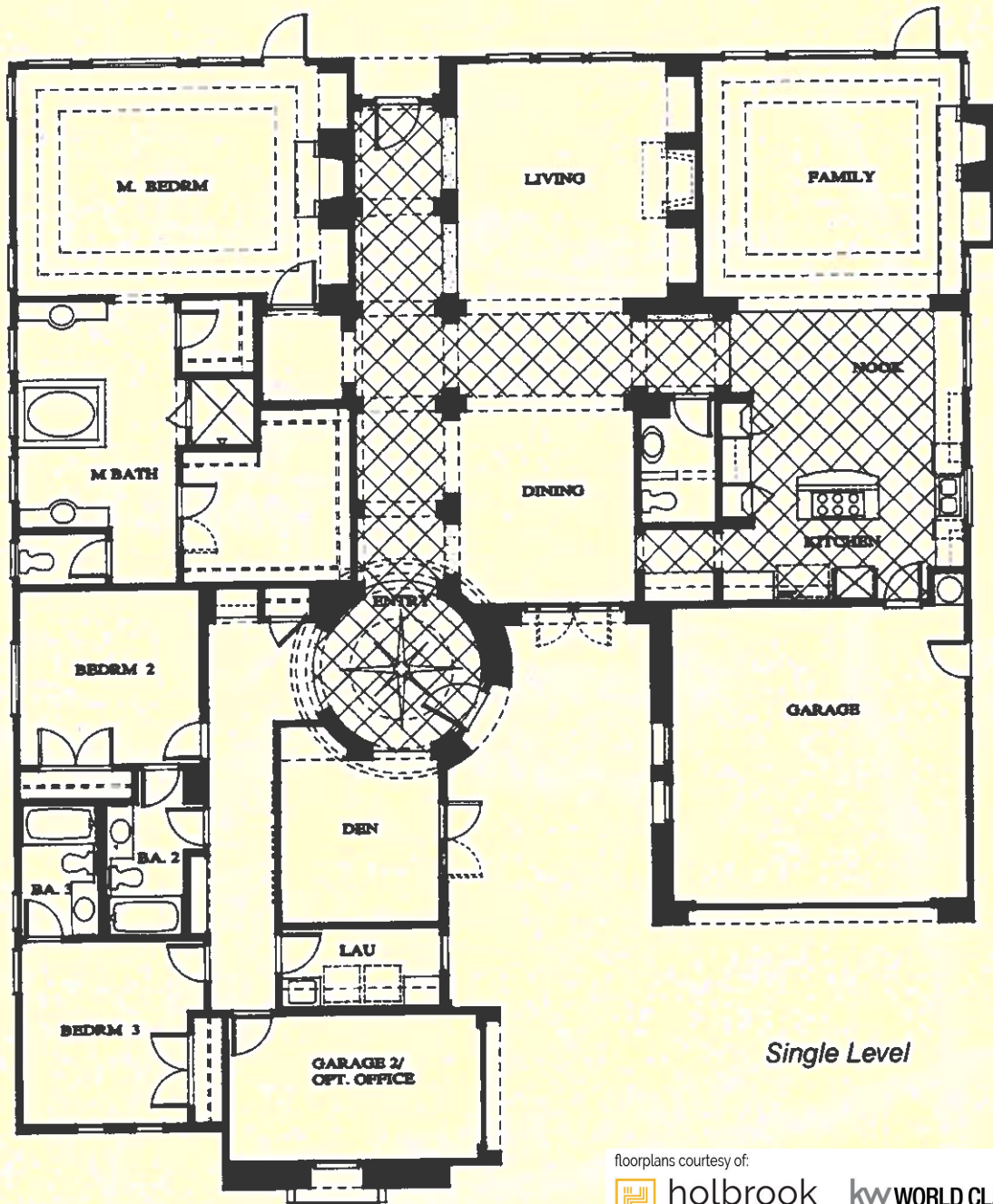


TUSCAN



ITALIAN

Residence Five



Single Level

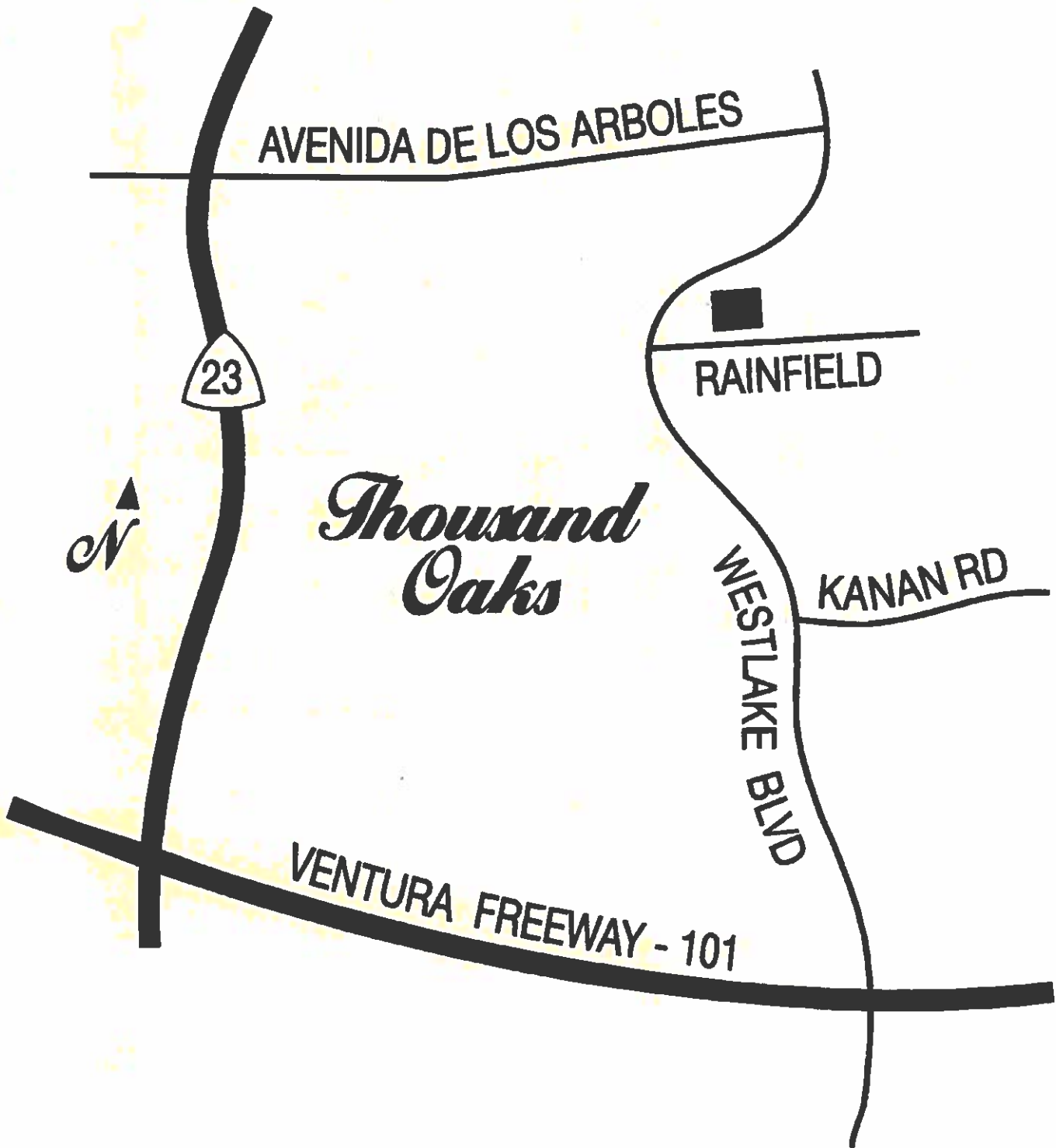
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Residence Five

Signature Collection Location Map



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For a quarter of a century, Pacer Communities has served the needs of discriminating homebuyers throughout California. Through a combination of experience, dedication and the highest commitment to quality craftsmanship and customer service, Pacer has satisfied a sophisticated market with innovative master-planned communities, multi-million dollar custom estates and residential lots set within some of the state's most desirable locales.

Founded in 1976, Pacer has been the guiding light behind upscale neighborhoods in Orange, Riverside, San Bernardino, Ventura and San Luis Obispo Counties. The Pacer team, from executives and sales consultants to the construction and customer service staff, is dedicated to fulfilling the detailed "wish lists" of thousands of home shoppers. Through years of practice, we've mastered the art of providing a rewarding home buying experience, offering all who purchase a Pacer Communities home the highest level of quality design, customer service and attention to individual needs.

When you visit a Pacer Communities neighborhood, it's easy to see the synergy of an experienced residential developer with award-winning architects, talented landscape designers and gifted decorators. When you become a resident in one of our distinctive communities, you can be sure of one thing: you're investing in one of the finest homes that money can buy, which will yield rewards for years to come.