

San Marino

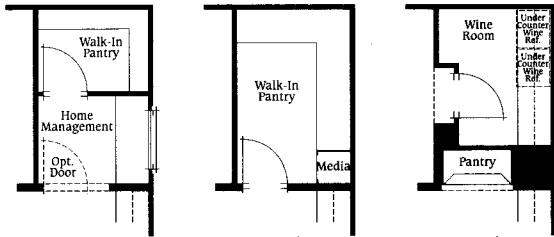
WOODBURY

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Residence One

4 Bedrooms, 3 Bathrooms

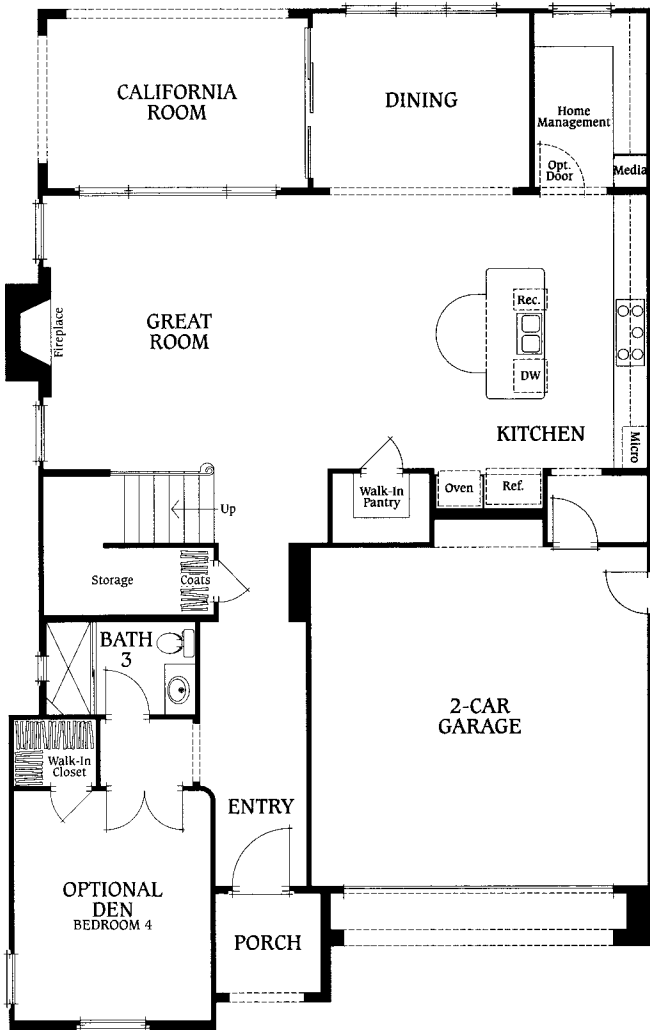
2,808 Square Feet



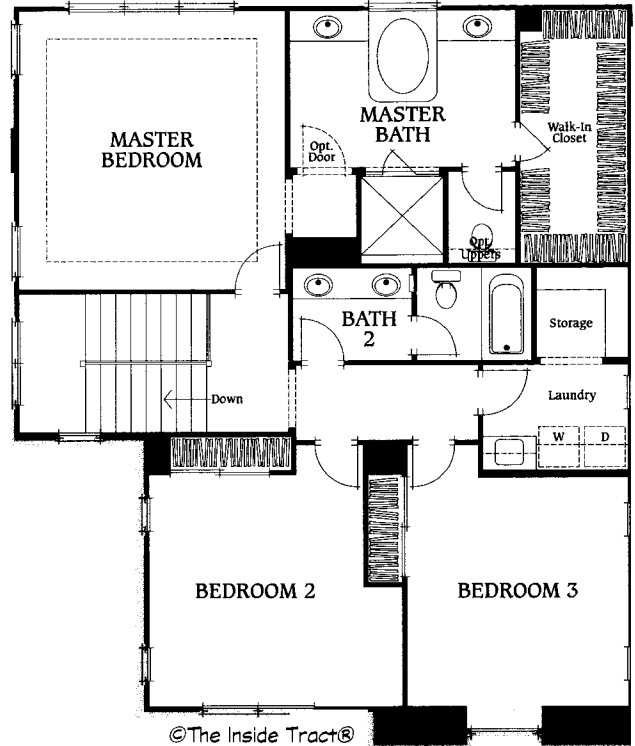
Optional Home Management/Walk-In Pantry

Optional Walk-In Pantry

Optional Wine Room

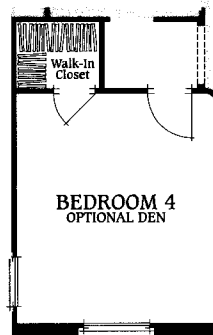


FIRST FLOOR



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SECOND FLOOR



Optional Den

San Marino

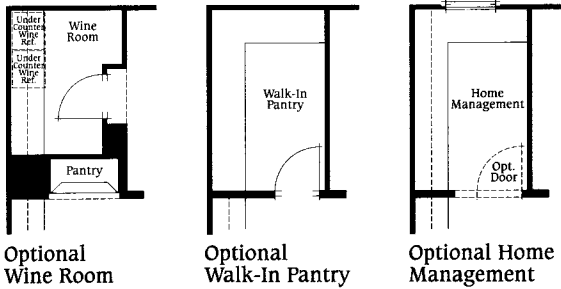
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Residence Two

4 Bedrooms, 3 Bathrooms

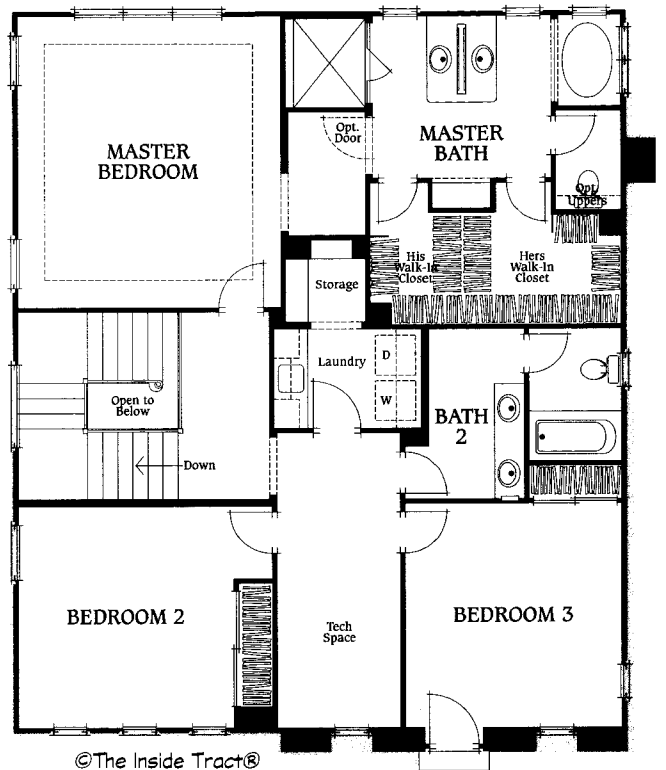
2,946 Square Feet



Optional Wine Room

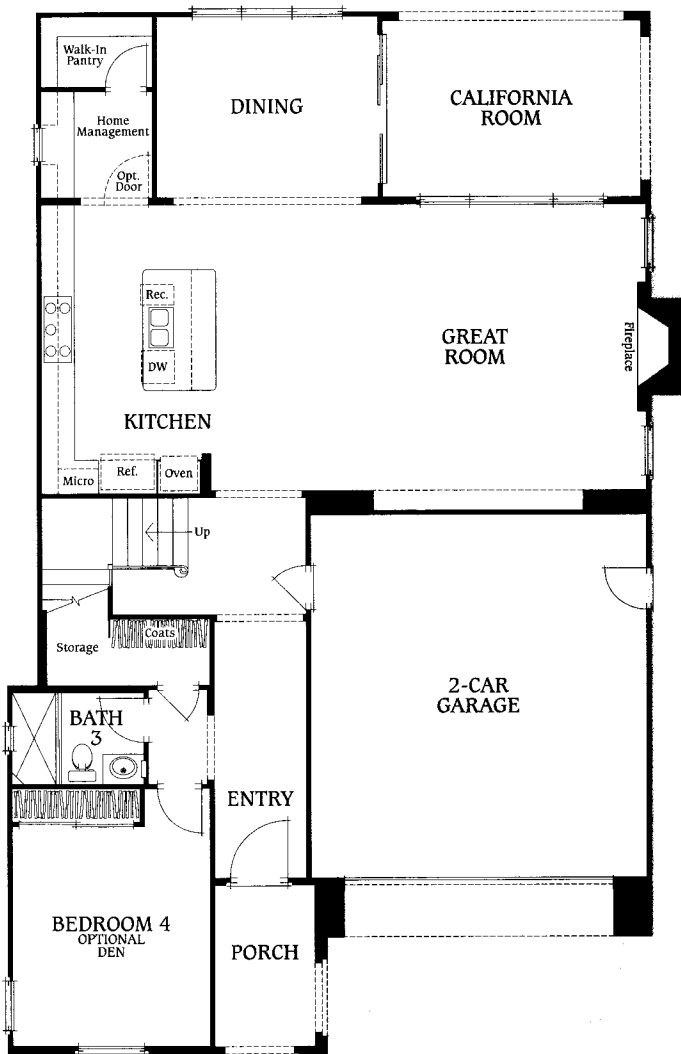
Optional Walk-In Pantry

Optional Home Management

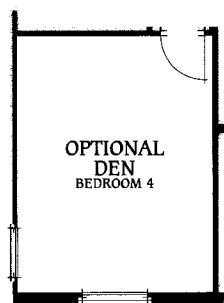


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SECOND FLOOR



FIRST FLOOR



Optional Den

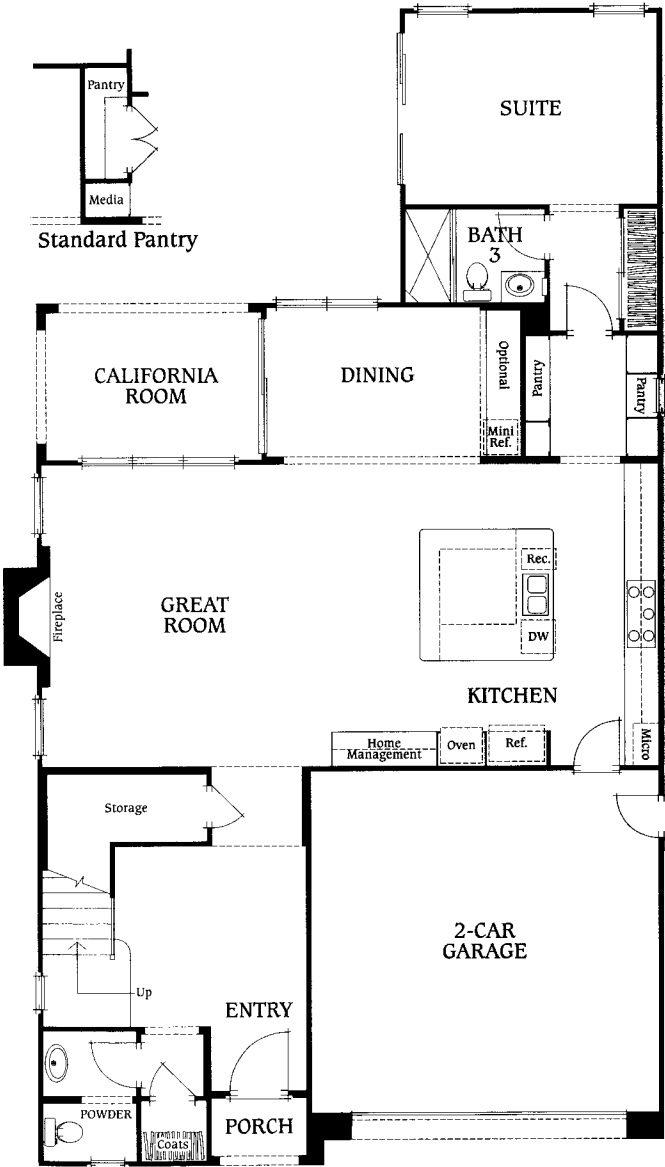
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Residence Three

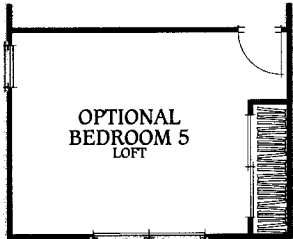
4 Bedrooms, 3.5 Bathrooms 3,112 Square Feet



FIRST FLOOR



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Optional Bedroom 5

SECOND FLOOR

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AMENITIES

Gourmet Kitchens

- KitchenAid® stainless steel appliance package including commercial style 6 burner cooktop, double oven, microwave, dishwasher and hood
- Handsome cabinetry in white thermafoil finish with concealed hinges and adjustable shelves with under cabinet task lighting
- Granite slab kitchen counters with 6-inch backsplash and full splash at cooktop
- Generous islands per plan
- Kohler white cast iron Smart Divide sink and stainless steel Kohler faucet
- Refrigerator space pre-plumbed for ice maker

Interior Details

- Ceramic tile flooring at entry, kitchen and baths
- Designer-selected plush carpet throughout living and dressing areas
- Gas log fireplaces with precast surround
- Two-panel interior doors with oil-rubbed bronze hardware
- Crown molding at select locations
- Bullnose corners throughout
- Pre-wired with multi-media plate consisting of 2 rg-6 and 2 cat-5 lines at Great Room, Home Management Area and master bedroom; cat-5 line for phone at bedrooms; dual cat-5 line for phone/data at kitchen; TV/data line at secondary bedrooms and loft
- Powder rooms include Kohler pedestal sink with Kohler brushed nickel faucet (Residence 3 Only)
- Interior laundry facilities with white, cultured marble countertops and upper cabinets. Includes sink with Kohler polished chrome faucet

Luxurious Master Suites

- Master bath features Kohler tub with 6" x 6" ceramic tile surround and bathtub face, separate shower with 6" x 6" ceramic tile surround and clear frameless glass enclosure
- Dual Kohler self-rimming sinks with 6" x 6" tile countertop and backsplash and Kohler brushed nickel faucets
- Spacious walk-in closets

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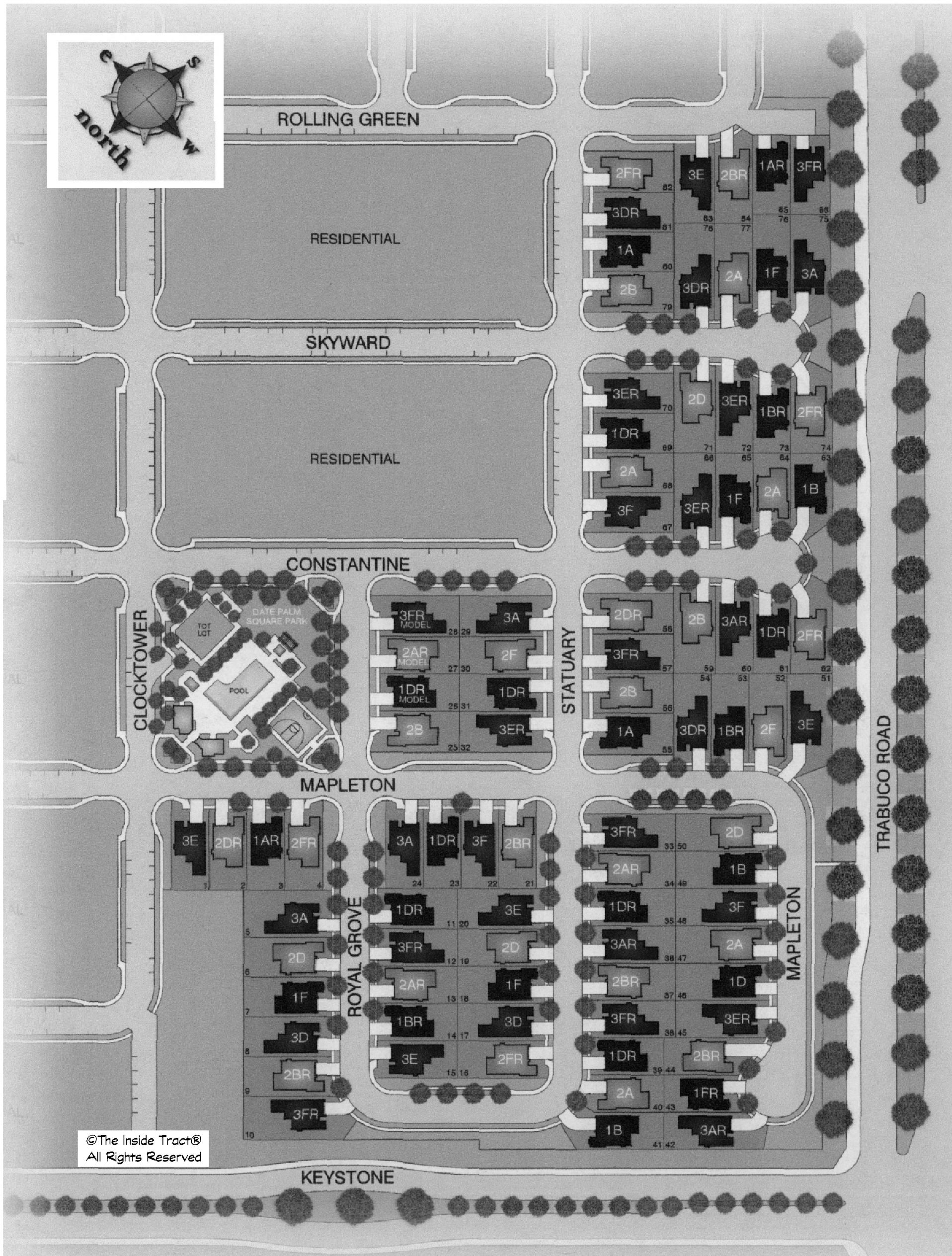
Architectural and Energy Efficient Details

- Diverse and harmonious Santa Barbara, Early California, Tuscan and Classical exterior elevations
- California Room
- Attached 2-car garage including wood roll-up garage door with opener and two transmitters
- Durable fire-resistant concrete tile roofs
- Energy efficient vinyl windows, dual-glazed with low-e glass
- Decorative front entry doors with oil-rubbed bronze entry hardware
- Build it Green™ Certified, ensuring your home was designed to protect the natural environment by encouraging water and energy conservation, waste reduction, recycling and better air quality
- High efficiency air conditioning
- High efficiency 92% a.f.u.e. gas furnace
- Water efficient tankless water heater
- Energy efficient radiant barrier roof
- Energy efficient bathroom fixtures

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Homesite 85: Kitchen features include upgraded stainless steel KitchenAid appliance package including 48" commercial style dual-fuel range, hood, built-in microwave oven, and dishwasher. Santa Cecilia granite kitchen countertop with full backsplash. White thermofoil Scena kitchen cabinets with raised panel doors and brushed chrome knobs. Master bath includes upgraded backsplash with decorative tile at tub and shower, along with rain shower head. Secondary baths have decorative tile backsplashes. Designer selected interior paint throughout home, flush lighting package in master bedroom, ceiling fan pre-wire in secondary bedrooms and surround sound pre-wire at Great Room.

Homesite 82: Upgraded kitchen includes Verde Butterfly granite countertops, Fruitwood recessed panel cabinetry installed throughout the home and includes coordinating handrail at the stair system. Master bath includes Emperador Light marble countertops at counter, tub and shower. Secondary baths have decorative tile backsplashes. Designer selected interior paint throughout home, flush lighting package in master bedroom, ceiling fan pre-wire in secondary bedrooms, and surround sound pre-wire at Great Room.

Homesite 84: Upgraded kitchen includes Kodiak granite countertops and full tile backsplash, white thermofoil Scena kitchen cabinets with raised panel doors. Master bath includes upgraded countertops, backsplash, with tile liners at shower & tub. Secondary baths feature decorative tile. Designer selected interior paint throughout home, flush lighting package in master bedroom, ceiling fan pre-wire in secondary bedrooms and surround sound pre-wire at Great Room.

Homesite 81: Upgraded kitchen features include stainless steel KitchenAid appliance package including 48" commercial style dual-fuel range, hood, built-in microwave oven, and Superba dishwasher. Caesarstone kitchen countertops with full tile backsplash. White thermofoil Scena kitchen cabinets with raised panel doors, brushed chrome knobs and seeded glass doors. Upgraded liners and backsplash in master bath and upgraded countertops in secondary baths. Designer selected interior paint throughout home, flush lighting package in master bedroom, ceiling fan pre-wire in secondary bedrooms, surround sound pre-wire at Great Room.

Homesite 83: Upgraded kitchen includes granite countertops with decorative tile backsplash, Walnut stained raised panel cabinetry with seeded glass doors and coordinating stained handrail at stair system. Master bath includes Buttermilk Caesarstone countertops with decorative backsplash, upgraded liners in shower and tub along with rain shower head. Secondary baths feature decorative backsplash tile. Designer selected interior paint throughout home, flush lighting package in master bedroom, ceiling fan pre-wire in secondary bedrooms and surround sound pre-wire at Great Room.

Homesite 86: Kitchen features include upgraded stainless steel KitchenAid appliance package including 48" commercial style dual-fuel range, hood, built-in microwave oven, and Superba dishwasher. Santa Cecilia granite countertops and painted recessed panel Soap Suds cabinetry throughout the home. Master bath includes upgraded countertops, backsplash, shower & tub. Secondary baths have upgraded backsplash. Designer selected interior paint throughout home, flush lighting package in master bedroom, ceiling fan pre-wire in secondary bedrooms and surround sound pre-wire at Great Room.

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COMMUNITY OVERVIEW

The Homes at San Marino

San Marino's innovative and stylish single-family detached homes feature a blend of indoor/outdoor living. Floorplans offer 4 to 5 bedrooms and 3 to 3.5 baths with California Rooms that flow into spacious and open floorplan designs. Great Rooms open into expanded kitchens - perfect for entertaining guests or spending time with the family.

Village of Woodbury™

San Marino is located in the Village of Woodbury in the heart of North Irvine. The award-winning village offers 16 neighborhood parks, 7 swimming pools, and is centered around a 30-acre gathering space known as The Commons. Miles of public trails throughout Woodbury, both paved and natural, connect to miles of wildlands via the Jeffrey Open Space Trail and the Venta Spur Trail.

Homeowners Association Dues

San Marino residents are part of the Woodbury Community Association. Dues, as currently reviewed by the Department of Real Estate, are proposed to be \$105 per month at buildout.

Estimated Property Taxes and Special Assessments*

Base Property Tax: 1.05% of sales price

AD Tax: \$3,001 per year

CFD Tax: \$2,104 per year

Other Taxes: \$149 per year

Overall Effective Tax Rate: Approximately 1.5%

*Estimated tax amounts for San Marino in Woodbury are based upon the information currently available from the City of Irvine and Irvine Unified School District. Tax amounts may increase or decrease depending on tax year. Please review San Marino's Public Report, Notice of Special Assessment and Notice of Special Tax for more details. March 2011

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Schools**

Residents of Woodbury are served by the Irvine Unified School District (IUSD), offering nationally recognized schools, student performance well above state and national comparisons, and comprehensive programs in academics, the arts, and athletics.

Woodbury Elementary School

125 Great Lawn
Irvine, CA 92620
Office (949) 936-5750
<http://www.iusd.org/wo/>

Sierra Vista Middle School

2 Liberty
Irvine, CA 92620
Office (949) 936-6600
<http://www.SierraVistaMS.org>

Irvine High School

4321 Walnut Ave.
Irvine, CA 92604
Office (949) 936-7000
<http://www.irvinehigh.org>

Nearby Shopping – Visit www.ShoptheIrvineCompany.com

- **Woodbury™ Town Center** (walking distance) is a conveniently located community center with a wide range of stores, restaurants, medical and other services including at this time: Home Depot, Staples, Ralphs Fresh Fare, Trader Joe's, Wells Fargo Bank, Hoag Health Center, The Counter, Jalapeno's Mexican Restaurant, Starbucks, The Nail & Spa Company and L.A. Fitness.
- **Trabuco Grove Shopping Center** (1 mile/biking distance) is a neighborhood center anchored by Kohl's department store, Albertson's and over 20 additional stores, restaurants and services.
- **Irvine Spectrum Center®** (4 miles) is one of Southern California's most popular shopping and dining destinations, visited by more than 15 million people each year. The center features Nordstrom, Target and Macy's, along with more than 130 stores, restaurants and entertainment venues including a 6,400 seat, 21-screen movie theater, including IMAX.
- **Orchard Hills Village Center®** (4 miles) is a neighborhood center anchored by Pavilions grocery store, CVS Pharmacy and over 20 additional stores, restaurants and services.
- **The Market Place** (5 miles) is an impressive regional center with more than 120 stores, restaurants, cafes and theaters, now including Target, Home Depot, Lowe's, Ann Taylor Loft, White House/Black Market, California Pizza Kitchen and many others.

Available Youth Recreation

- Irvine Girls Softball Association – www.igsateams.org
- Irvine Pony Baseball – www.IrvinePony.com
- Irvine Little League – www.irvinelittleleague.com
- Irvine Baseball Club "Diamondbacks" – www.IrvineDiamondbacks.com
- Irvine Boys and Girls Club – (949) 551-8214
- North Irvine AYSO – www.AYSOSoccer.org
- North Irvine Soccer Club – www.NorthIrvineSC.com
- Irvine Youth Football – www.Irvinechargers.com