

MOXLEY
REAL ESTATE TEAM

AVILA

AT HACIENDA



SIGNATURE
PROPERTIES

C O M M U N I T Y

Avila's innovative European courtyard design brings the ambiance of a charming village to Pleasanton's popular Hacienda community.

Regarded as the newest, most dynamic part of Pleasanton, Hacienda enjoys an attractive master-planned setting — just minutes from historic Main Street. Nearby access to I-680 and I-580 and the Pleasanton BART station puts the entire Bay Area within easy reach.

The City of Pleasanton saw growth coming and planned accordingly. As a result, the community offers a wonderful array of amenities: a new library, new and renovated public schools, improvements to the downtown area, a senior center, and about 30 parks, including one of the largest sports parks in Northern California.

Pleasanton schools are among the highest rated in the state, well known for their innovative technology programs and high-level of parental involvement. The elementary, middle school and high school serving the Hacienda area were recently named "distinguished" schools by the State of California.

Leisure activities abound at Avila. The community features its own pool and cabana. Soccer is especially popular in Pleasanton, with more than 4,000 children and adult participants and a parade to kick off the season. The Alameda County Fair Grounds attracts a full schedule of events, including the popular Highland Games and the Annual Pasta Festival. There is a 9-hole golf course at the fairgrounds — and many private and semi-private golf courses and country clubs in the area. Fine restaurants and movie theatres are within walking distance of Hacienda, as is a new shopping center with a Walmart and Borders Bookstore. The high fashion of Stoneridge Mall is a few blocks away.

At Hacienda, the great outdoors are close to home. Just off Foothill Road is Pleasanton Ridge Regional Park, the area's newest open space park with more than 10 miles of hiking and equestrian trails. Shadow Cliffs Regional Park is a popular spot for fishing or swimming in the lake — or for an afternoon at the waterslides. For a more civilized adventure, head out to the historic Livermore Valley and an afternoon of wine tasting.

Just a few miles from Hacienda is the charm of Pleasanton's historic downtown. The magnificent Pleasanton Hotel, shops, restaurants and museums capture a real "hometown" atmosphere. The Main Street area hosts a lively Farmer's Market on Saturdays, with fresh produce from the countryside. It's a setting where you can buy vine ripe tomatoes and basil from a stand, stroll over to one of many cafes and reward yourself with an iced latte.

Commute convenience and unmatched amenities in a neighborhood that really feels like home: Pleasanton has emerged as a wonderful "family" town — for families of every description.



D I S T I N C T I V E

OUR "STANDARD" FEATURES ARE ANYTHING BUT STANDARD

Front yards are landscaped

The concrete tile roofs have a 50-year manufacturer's warranty

Energy-efficient white vinyl dual glazed windows are included throughout each home

Wood interior doors, with raised panels

WELL-APPOINTED KITCHENS

All of the appliances are Whirlpool®, with white/black surfaces:

- Microwave oven/hood
- Energy-efficient dishwasher

Double compartment sinks, with disposal

Hand-laid ceramic tile countertops

Oak cabinetry

Preplumbed for refrigerator ice maker

Vinyl flooring

MASTER SUITES AND BATHS

Spacious closet with built-in shelving

Porcelain tub with ceramic tile surrounds

Double china basins, set in ceramic tile countertop

Full width vanity mirror

Oak cabinets

Chrome faucets with lever-style handles

Mirrored medicine cabinet

AROUND THE HOME

Air conditioning

Smoke detectors

Dramatic vaulted, sloped, coffered or volume ceilings (per plan)

Hand-laid ceramic tile entry

Fireplace with ceramic log set and precast stone face

Designer-selected light fixtures

Pre-wired for cable television in family rooms and all bedrooms

Oak linen cabinets

Interior laundry with storage cabinets

Pre-wired for telephone in kitchen and all bedrooms

F E A T U R E S

EXTERIOR AND CONSTRUCTION FEATURES

Sheetrocked and taped garages with sectional doors and automatic opener

Full side and rear yard fencing with side yard gate

Fifty gallon gas hot water heater

Gas forced air furnace with dual set-back thermostat

Raised panel 8-foot wooden entry door with polished brass hardware

Specially-designed front walkway

Painted stucco exterior, with two elevations (per plan)

CUSTOMIZING OPTIONS

Custom home theater

Upgraded telephone/cable wiring for computer or fax connection

Energy-saving dual zone heating/cooling system

Maple or paint grade cabinets

Mirrored wardrobe doors for secondary bedrooms

Clear or obscure tub/shower enclosures in secondary baths

Extensive array of flooring and tile choices

Security System

Gas line to dryer

Seven-year extended warranty

RECREATIONAL AMENITIES

Swimming pool, spa and cabana

Fully landscaped community park with jogging and walking paths, sport courts and tot lots

In an effort to continuously improve its product, Signature Properties reserves the right to change features and specifications without notice.





Artist's conception of floor plan and elevations. Window placement and size may vary per elevation.

BELLO



Three Bedrooms

Two and One-half Baths

Approximately 1372 Square Feet



TIVOLI



FIRST FLOOR



SECOND FLOOR

Three Bedrooms
 Two and One-half Baths
 Approximately 1473 Square Feet



Artist's conception of floor plan and elevations. Window placement and size may vary per elevation.

M E R A N O



Three Bedrooms
 Two and One-half Baths
 Approximately 1714 Square Feet



P A R M A



Four Bedrooms

Two and One-half Baths

Approximately 1923 Square Feet



AVILA
 AT HACIENDA
 5102 Angelico Court
 Pleasanton, CA 94588
 Phone: 510-734-9569



MOXLEY
REAL ESTATE TEAM

Since 1983, the Signature Properties name has become synonymous with fine residential communities throughout Northern California. That name represents some of the homebuilding industry's best talents in home design, construction, sales and customer service.

Working closely with company founder James C. Ghielmetti, the Signature team's expertise is reflected in a tradition of homes that are a source of enduring pride to their owners, and neighborhoods that are assets to their communities.

The people who make up the Signature Properties staff have proven themselves to be good neighbors and real partners to the cities and counties in which the company builds, through their commitment and ongoing participation in community planning, sports, recreation and education.

Signature Properties has built its reputation by delivering to its buyers attached homes and townhouses, single-family home neighborhoods and semi-custom luxury residences that all share one important feature: the company's belief in providing a quality home of enduring appeal.

SIGNATURE
PROPERTIES
A Tradition in Homebuilding

SIGNATURE PROPERTIES

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REAL ESTATE TEAM

AVILA AT HACIENDA

Tivoli - Plan 1473 Sq.Ft.
3 Bdrms., 2 1/2 baths

<u>Lot</u>	<u>Elevation</u>	<u>Price</u>
	<u>Sold Out</u>	

Merano - Plan 1714 Sq. Ft.
3 Bdrms., 2 1/2 baths

<u>Lot</u>	<u>Elevation</u>	<u>Price</u>
Model	A	\$409,900

Parma - Plan 1923 Sq. Ft.
4 Bdrms., (or 3 w/den), 2 1/2 baths

<u>Lot</u>	<u>Elevation</u>	<u>Price</u>
38	B	\$399,900
Model	A	\$439,900

***Available to non contingent buyers only.**

Homeowners Dues: \$112.65 per month includes cabana, pool, spa, front yard landscape maintenance and front yard water, and maintenance of private streets.

Prices, plans, materials, and specifications are subject to change without notice. Optional features are available at additional cost. Prices may vary due to lot size, location, exterior elevation, and preselected optional features.

Please note: Investors and speculators are not welcome. Seller reserves the right to take legal action against any person misrepresenting their status to seller.

Please call **Diane Klein Gwynne** or **Jim Coleman** at (925) 734-9569 for further information regarding Avila. (1/15/99)

VALENCIA II
SIGNATURE PROPERTIES, INC.



AVILA

at Hacienda