
Builder's Story

The LYTTON-EVERETT companies comprise a builder/developer team consisting of two corporations, LYTTON-EVERETT CORP. and LYTTON-EVERETT CONSTRUCTION, INC., d/b/a L-E CONSTRUCTION, dedicated to providing superior quality homes in the greater San Francisco Bay Area.

Lytton-Everett Corp. is the development company, and is responsible for forward planning, governmental processing, site planning and architectural design and review. L-E Construction is the company responsible for the "sticks and mortar," and serves as the General Contractor for construction of the homes and improvements. Both companies have a watchword of "creativity with superior quality."

The principal officers of these companies have developed/built over 1200 homes in the full array of size and price categories, from small starter homes to luxury estate homes. Their continuing goal has been to provide superior quality for the product type, and an architectural style commensurate with today's discriminating home buyer. The companies specialize in sites that can accommodate uniqueness and provide that special creative treatment characterized in smaller-scale developments. Preferred project size is 5 to 30 homes per project.

Both companies have main offices located in Palo Alto, California. Projects currently under construction include the following:

CHAPARRAL ESTATES

Eighteen executive homes on half-acre lots overlooking the San Francisco Bay Area. The project is located on Sierra Road in the north San Jose foothills. Construction began in December of 1988 and completion is scheduled for the fall of 1989. All homes were pre-sold prior to construction.

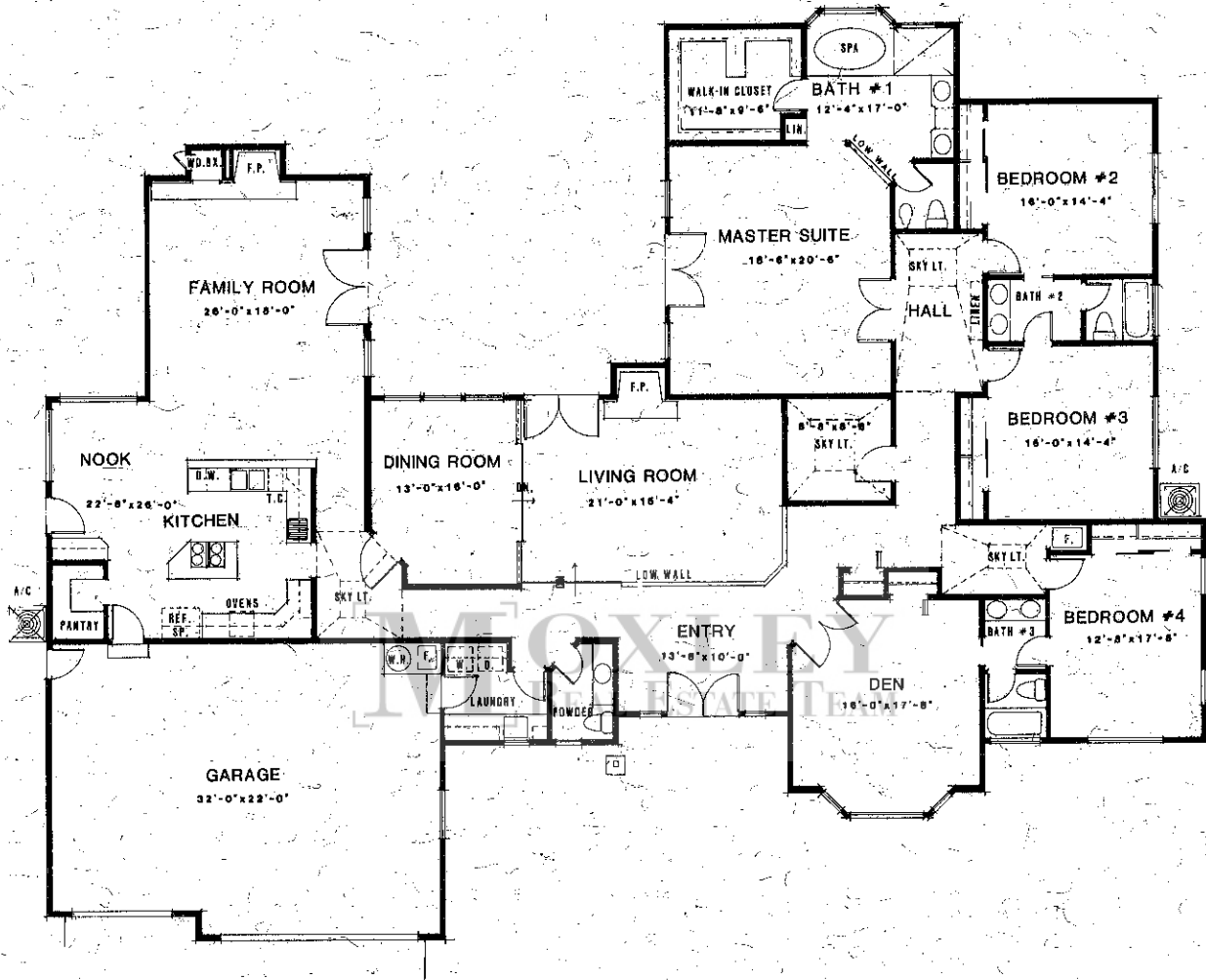
STONE GLEN

Thirty-one single-family detached "starter" homes, prices under \$300,000. Homes are located in private cul-de-sacs off McLaughlin Avenue near Tully Road in San Jose. Construction began in January of 1989, with completion anticipated in the fall of 1989. The first phase has been pre-sold, with the second phase to be released beginning in July of 1989.

EAGLE TRACE ESTATES

Twenty-three executive homes in the exclusive Ocean Colony community of Half Moon Bay. Construction is scheduled to commence in August of 1989, with completion anticipated during the first quarter of 1990.

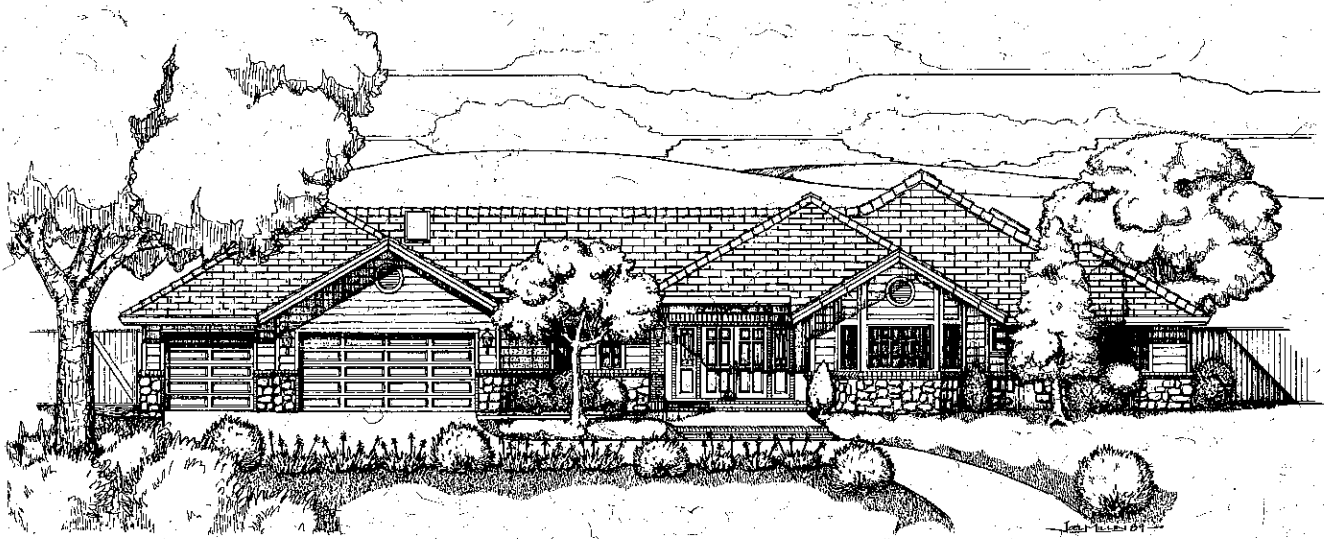
7925 Colonial Court



Single story
 4 bedrooms
 3 1/2 baths
 3-car garage
 Reverse plan

Artist's conception of floorplans. Floorplan dimensions may vary. In a continuous effort to improve our product, Lytton-Everett Companies reserves the right to change features, prices, or plans without notice.

7925 Colonial Court



Artist's conception of rendering. See agent for landscaping details. In a continuous effort to improve our product, Lytton-Everett Companies reserves the right to change features, prices, or plans without notice.

A

spacious sunken living area with garden access tops the list of exciting details in this beautifully planned home. The kitchen, nook, and family room combine to form a delightful center for family gatherings and informal entertaining. Created for gourmet cooks, the kitchen's dazzling design incorporates work-saving appliances, a center island cooktop and large walk-in pantry. The adjoining breakfast nook is brimming with warmth and serves as a charming meeting point between the kitchen and family room.

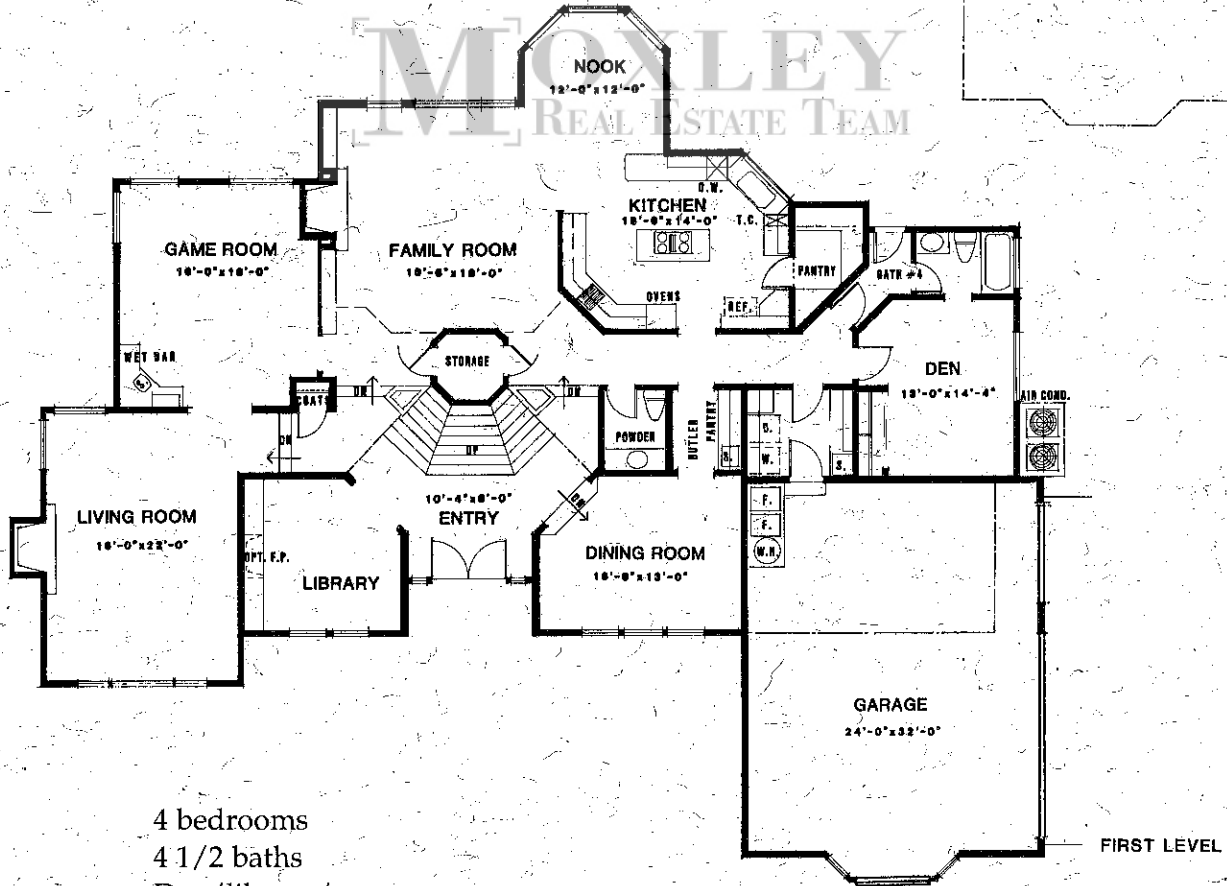
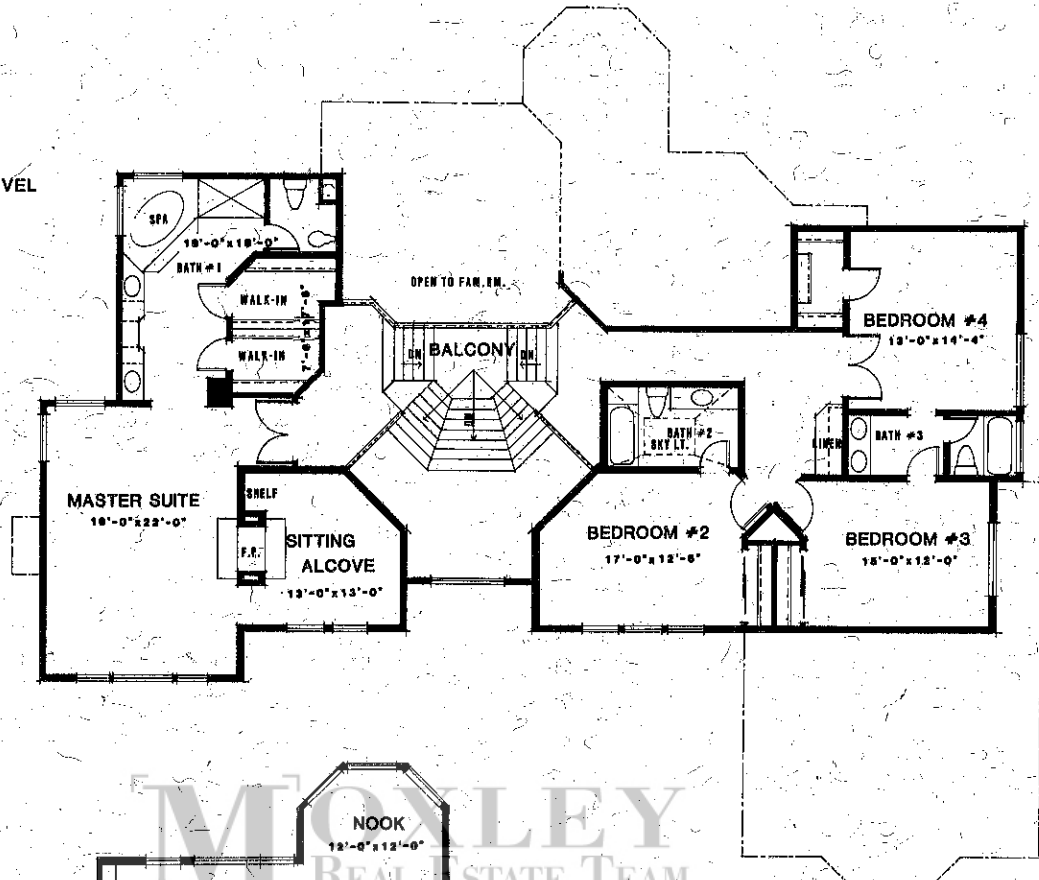
A skylit hallway acts as an elegant buffer between the immense master suite and three large secondary bedrooms. A 'must have' for career couples, the home's spacious den is accented with large bay windows—perfect for an in-home office or family library.

These 'contemporary' features are unique to this home:

- Marble entry
- European-style laminated kitchen cabinetry
- Paint grade cabinetry in baths and wet bar
- White washed red oak floors in kitchen and nook
- Stair rails and half walls framed with glass inserts or half walls
- Flush interior doors

7930 Colonial Court

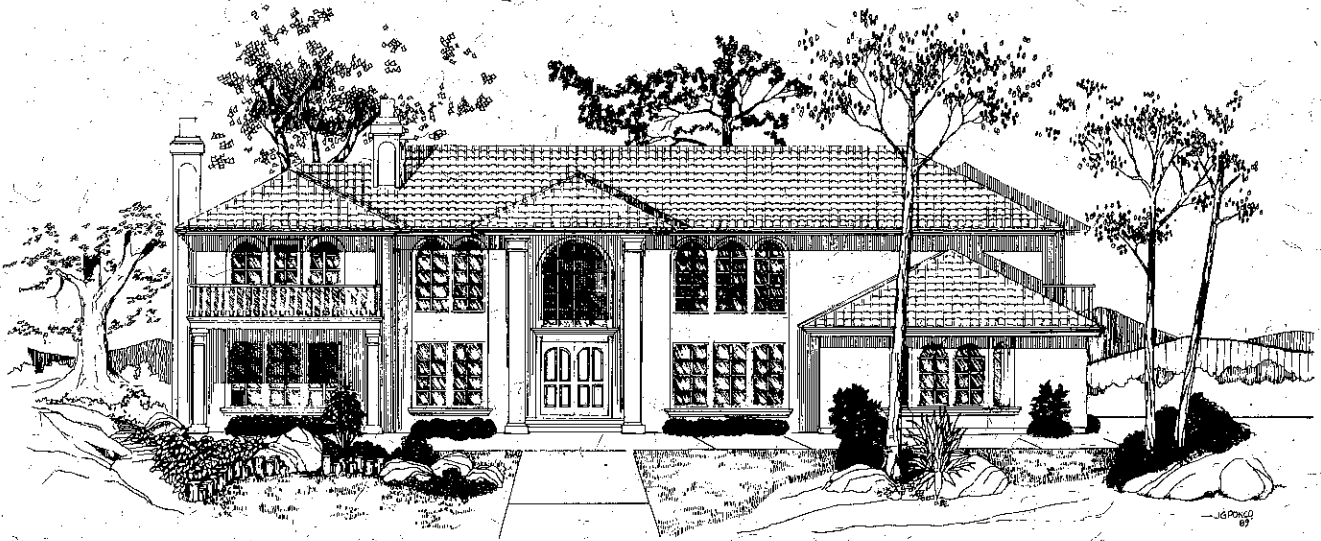
SECOND LEVEL



4 bedrooms
 4 1/2 baths
 Den/library/game room
 3-car garage
 Reverse plan

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7930 Colonial Court



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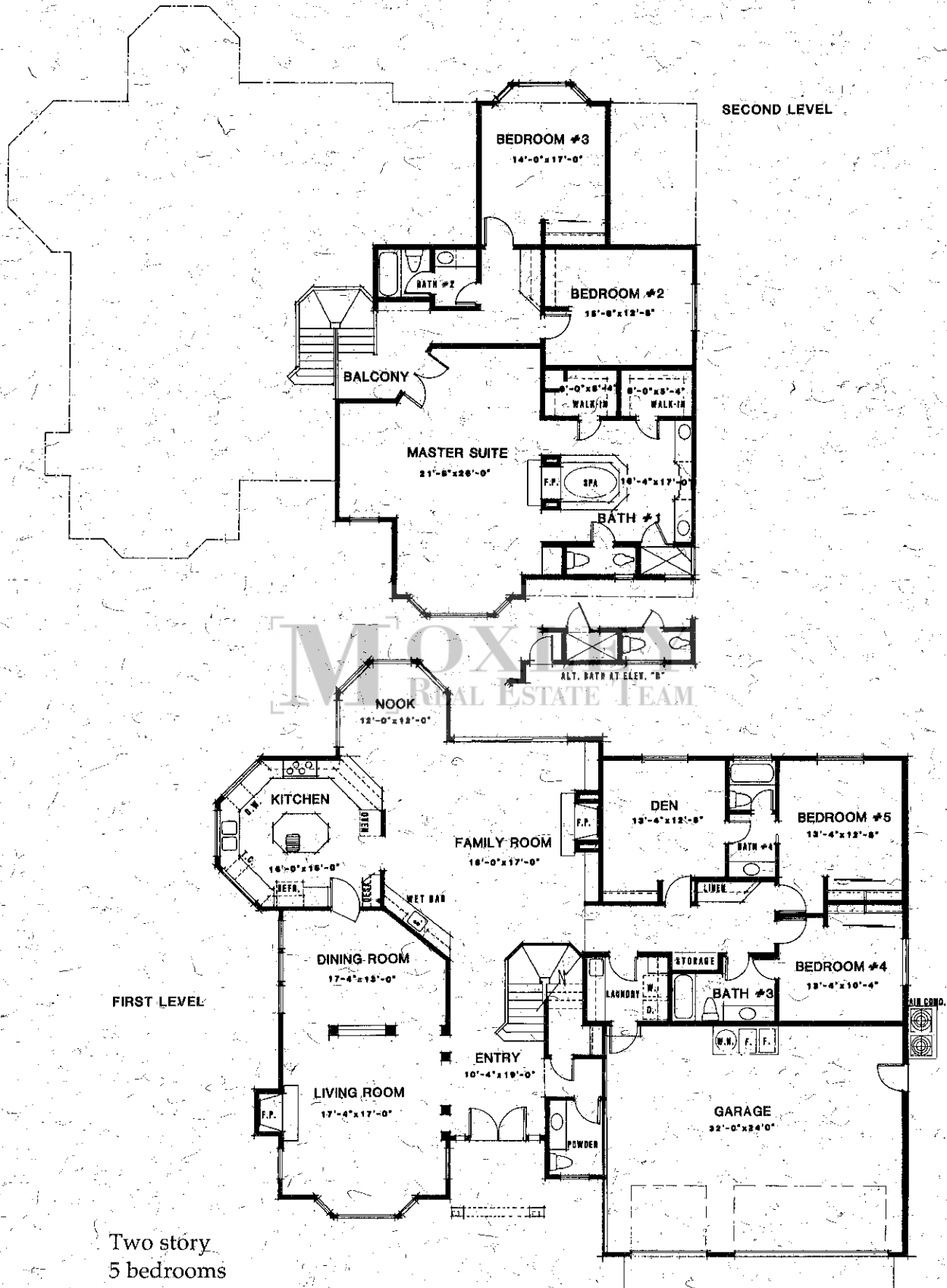
his versatile two-story home was designed for families who love to entertain at home. An eye-catching split level staircase graces the impressive entryway and highlights the home's architectural elegance. For formal fetes, the elegant living, game and dining rooms will delight upscale sophisticates; while the family room, nook, and kitchen areas provide cozy spaces for casual gatherings. The gourmet kitchen offers a host of modern luxuries including double ovens, a center island cooktop, walk-in pantry, and butler's pantry. Underscoring the home's 'made for the 90s' design, the library and den are perfect for work-at-home executives.

Upstairs, an expansive view gallery overlooks the family room below. The ultra-luxurious master bedroom suite has a private alcove, dual fireplace, two walk-in closets, double vanities, and large spa tub. Three large guest bedrooms and two baths complete the second level.

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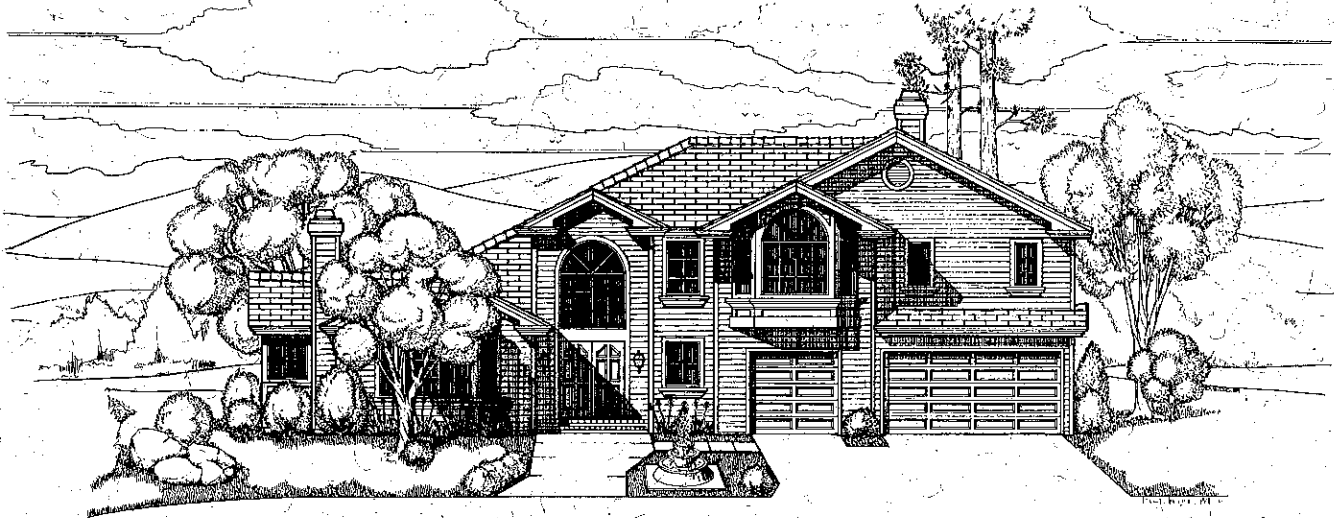
7912 Colonial Court



Two story
5 bedrooms
4 1/2 baths
3-car garage

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7912 Colonial Court



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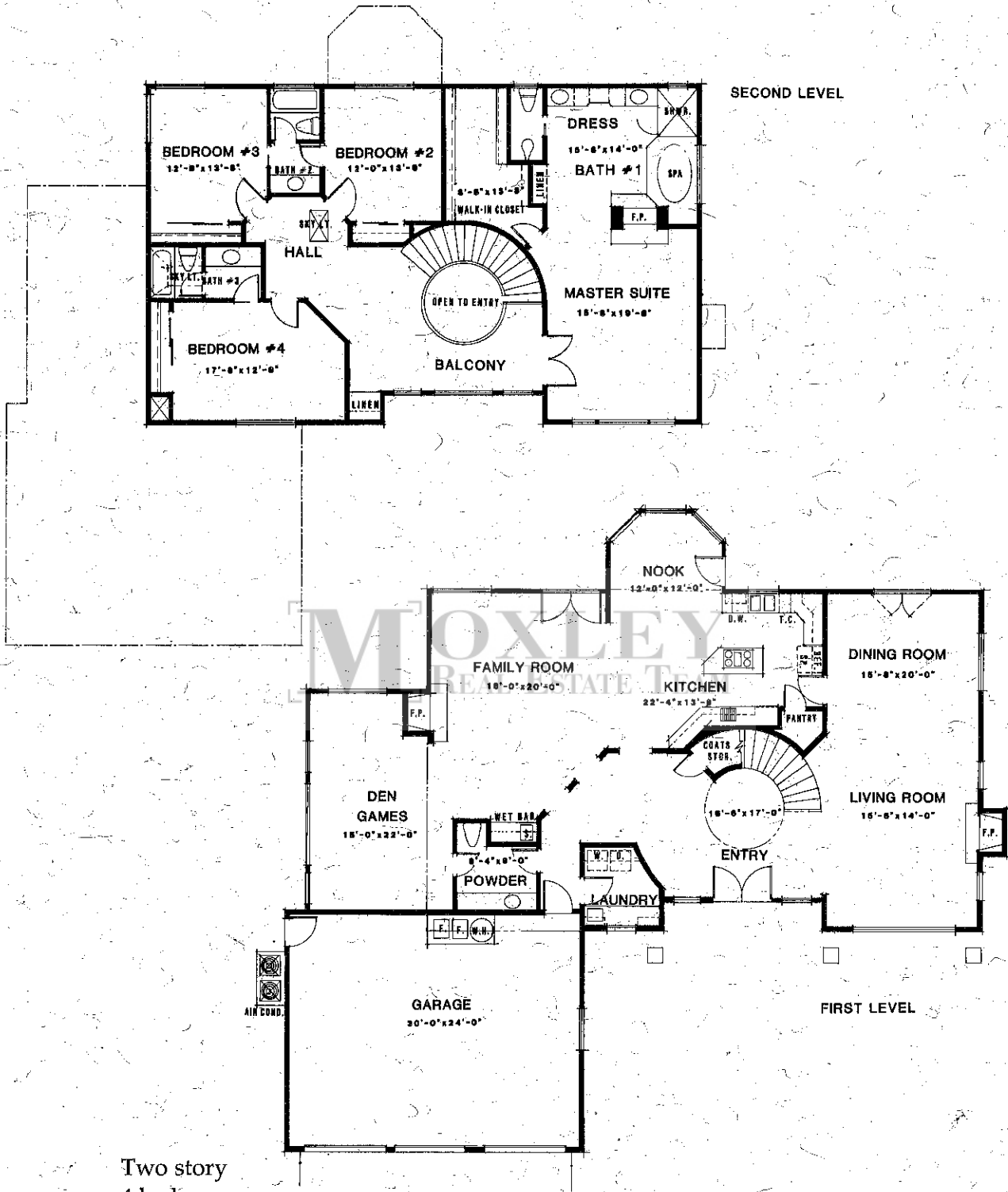
caled to luxurious proportions, this five-bedroom estate-size home promises a life of distinction. Wide columns, view windows, and a handsome fireplace elegantly frame the expansive living and dining areas. In the large family room, walls of windows, a robust fireplace, and sleek wet bar enhance the ideal gathering spot. The kitchen's inviting octagonal design and modern conveniences will delight the most sophisticated epicureans. A sun-washed breakfast nook conveniently serves both the kitchen and family room.

Upstairs, a delightful view balcony adds a gracious note to the high ceiling master bedroom suite. A double-sided fireplace adds a warm glow to both the bedroom and luxurious spa tub, while his-and-hers walk-in closets and vanities add to the overall luxury and convenience.

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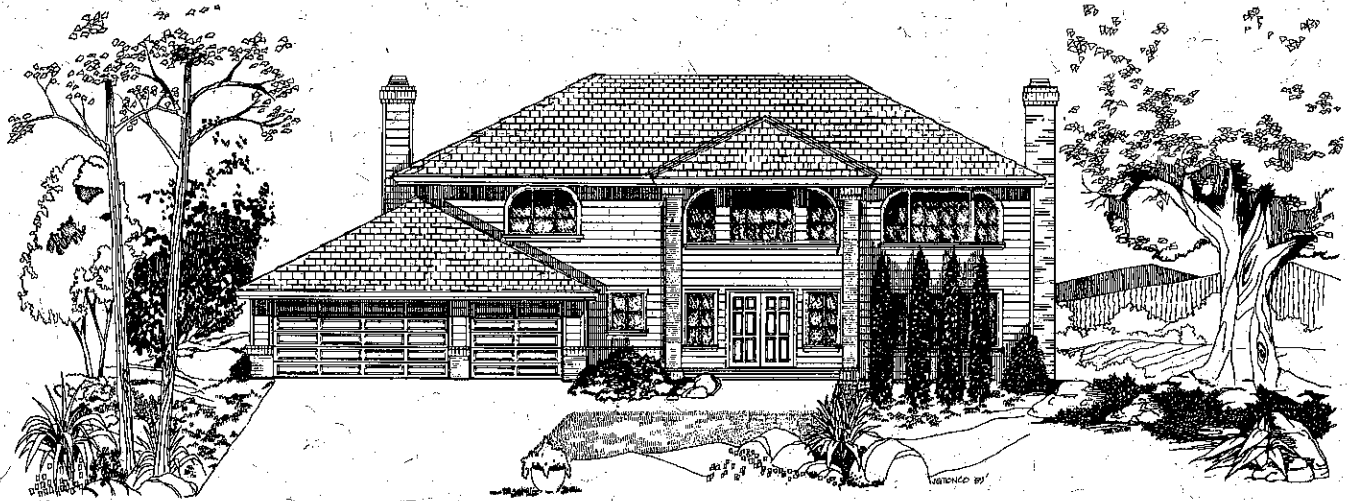
7909 Doral Court



Two story
 4 bedrooms
 3 1/2 baths
 Den/game room
 Spiral staircase
 3-car garage
 Reverse plan

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7909 Doral Court



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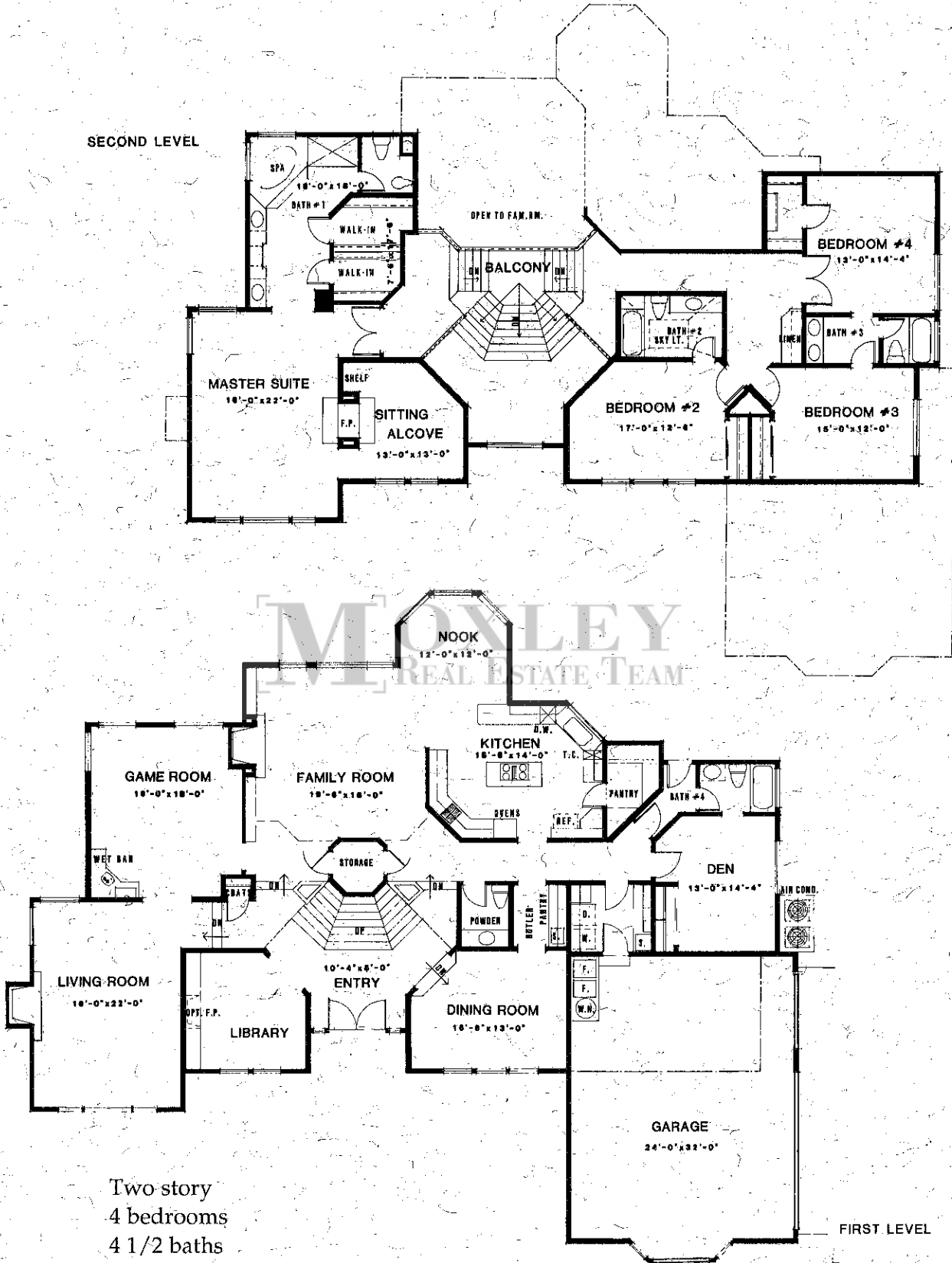
sweeping entryway and stunning spiral staircase make any entrance memorable in this classic home. The design has a list of versatile rooms—formal living and dining rooms, comfortable family room, large den/game room—to accommodate changing lifestyles throughout the years.

Upstairs, a skylit gallery illuminates the space between the three guest bedrooms and master bedroom suite. The regal suite features a room-size walk-in closet, double-sided fireplace, large spa, private dressing area, separate shower, and dual vanities.

These 'traditional' features are unique to this home:

- Red oak entry
- Red oak cabinetry in kitchen, baths and wet bar
- Full Colonial casing around windows
- Crown molding in living and dining rooms
- Red oak floors in kitchen and nook
- Red oak stair rails and half walls
- Six-panel interior doors

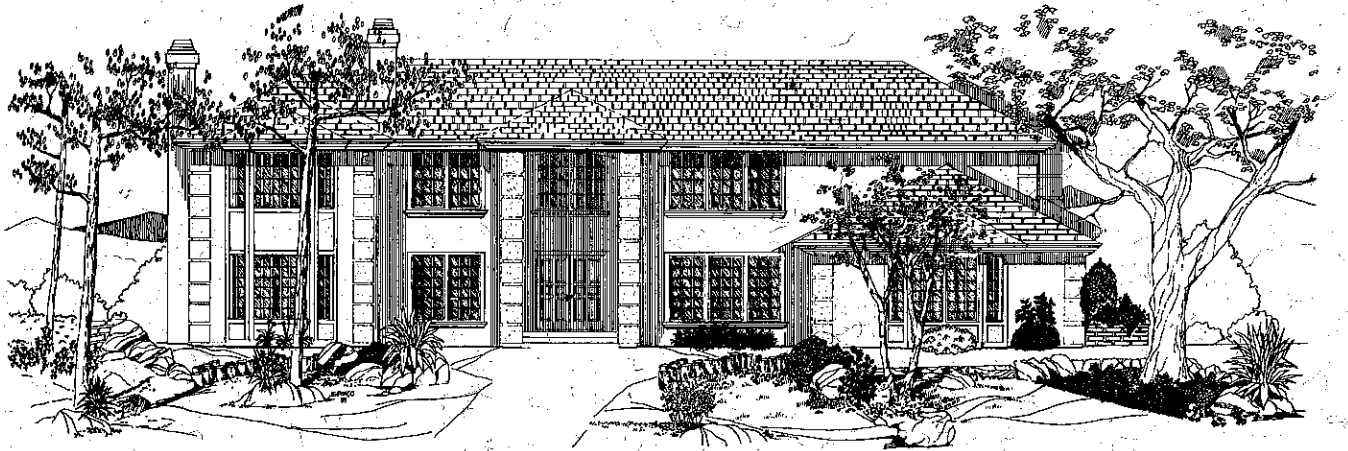
7927 Doral Court



Two story
 4 bedrooms
 4 1/2 baths
 Den/library/game room
 3-car garage

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7927 Doral Court



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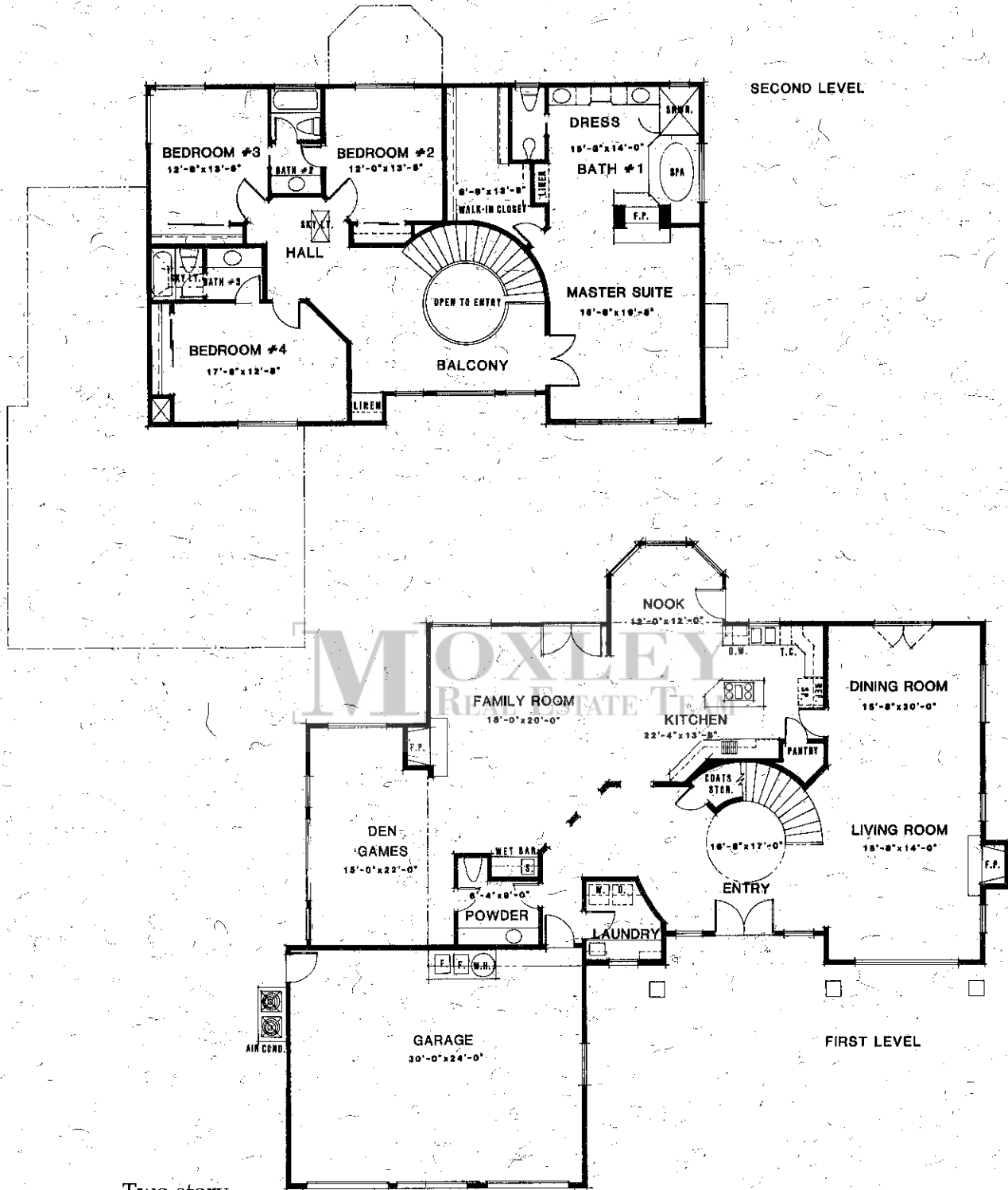
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- Red oak stair rails and half walls
- Six-panel interior doors

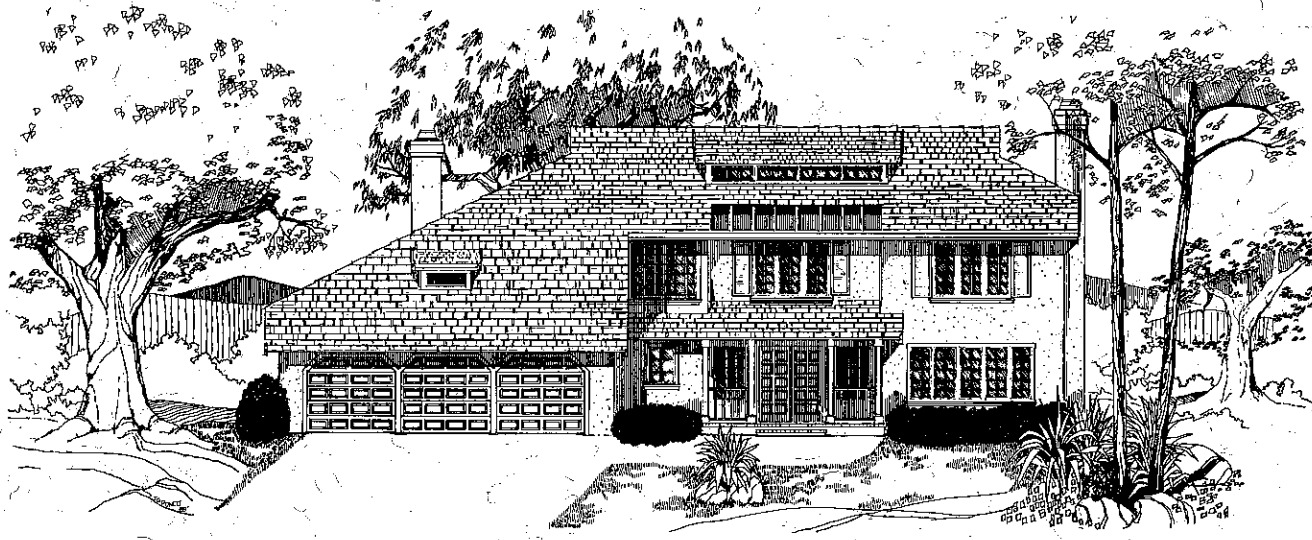
7932 Doral Court



- Two story
- 4 bedrooms
- 3 1/2 baths
- Den/game room
- Spiral staircase
- 3-car garage
- Reverse plan

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7932 Doral Court



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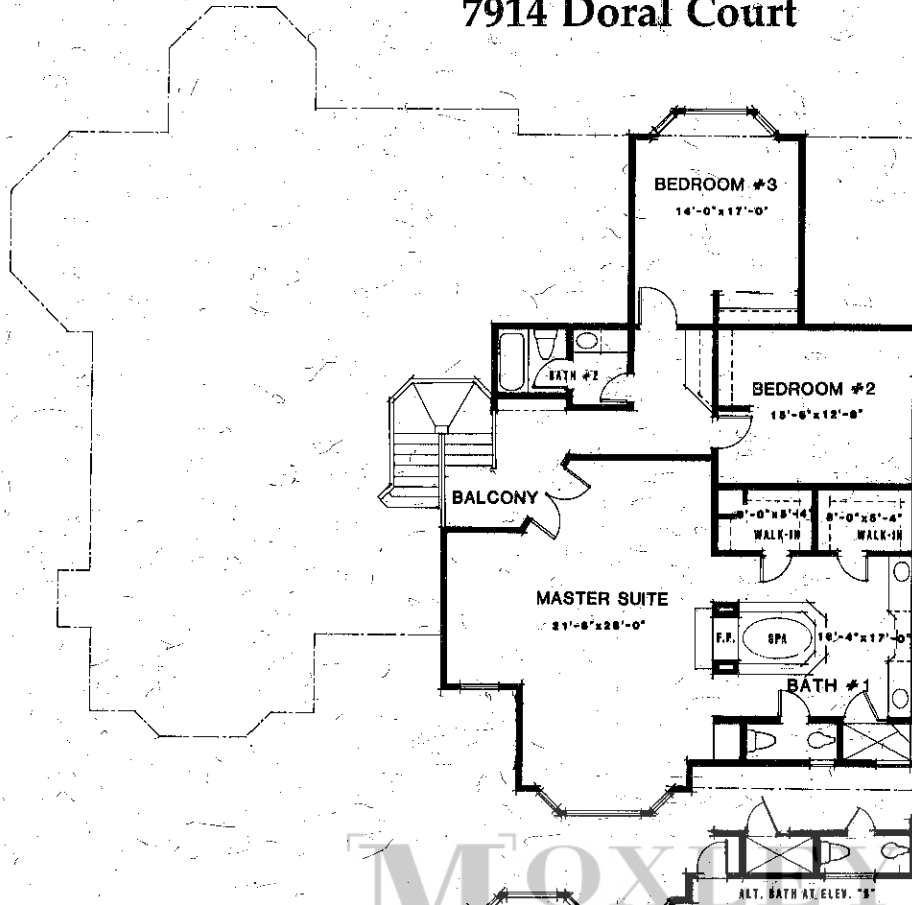
Upstairs, a skylit gallery illuminates the space between the three guest bedrooms and master bedroom suite. The regal suite features a room-size walk-in closet, double-sided fireplace, large spa, private dressing area, separate shower, and dual vanities.

These 'country' features are unique to this home:

- White oak entry
- White oak cabinetry in kitchen, master bath, powder room and wet bar
- Paint grade cabinetry in secondary baths
- White oak floors in kitchen and nook
- White oak stair rails and half walls
- Four-panel interior doors
- All oak will be white washed

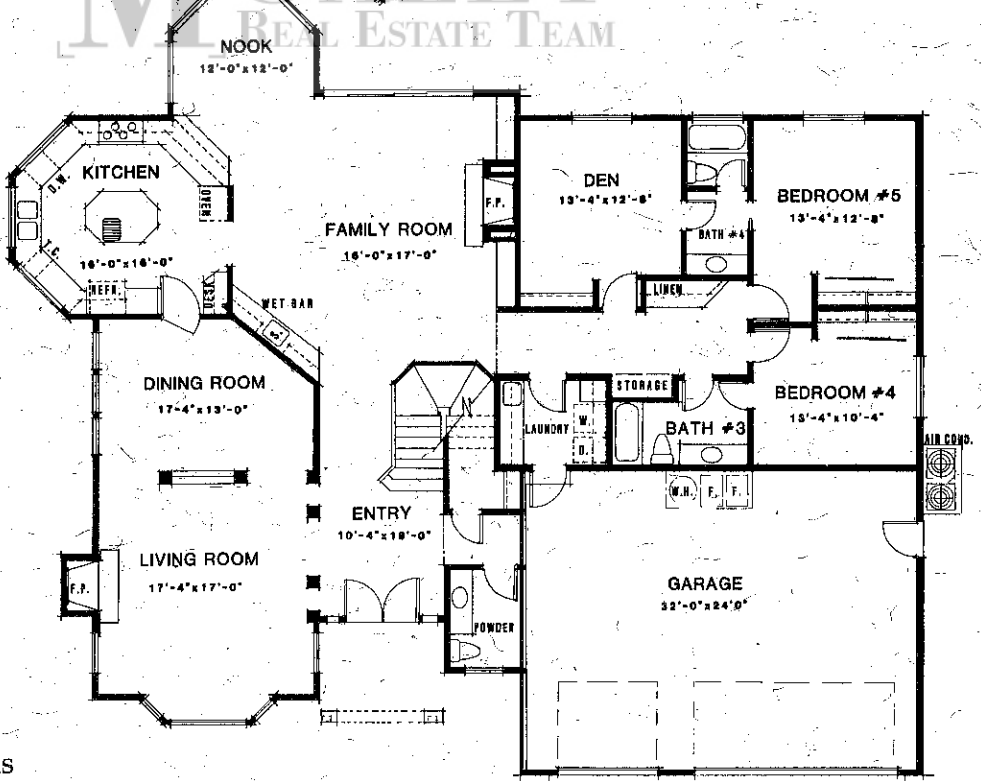
7914 Doral Court

SECOND LEVEL



MOXI
REAL ESTATE TEAM

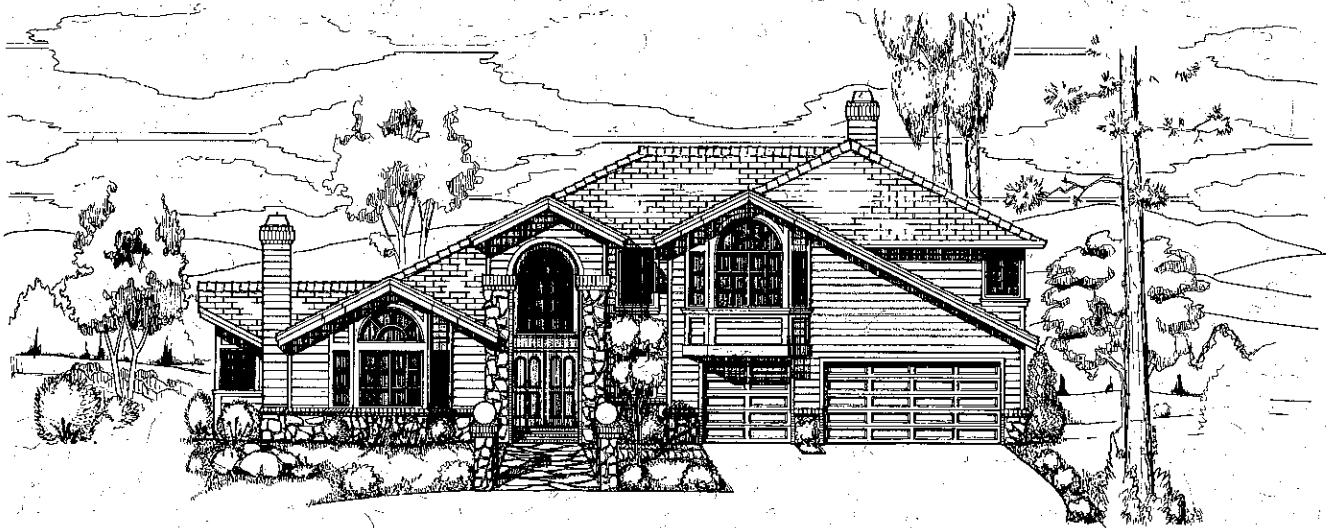
FIRST LEVEL



Two story
5 bedrooms
4 1/2 baths
3-car garage
Reverse plan

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7914 Doral Court



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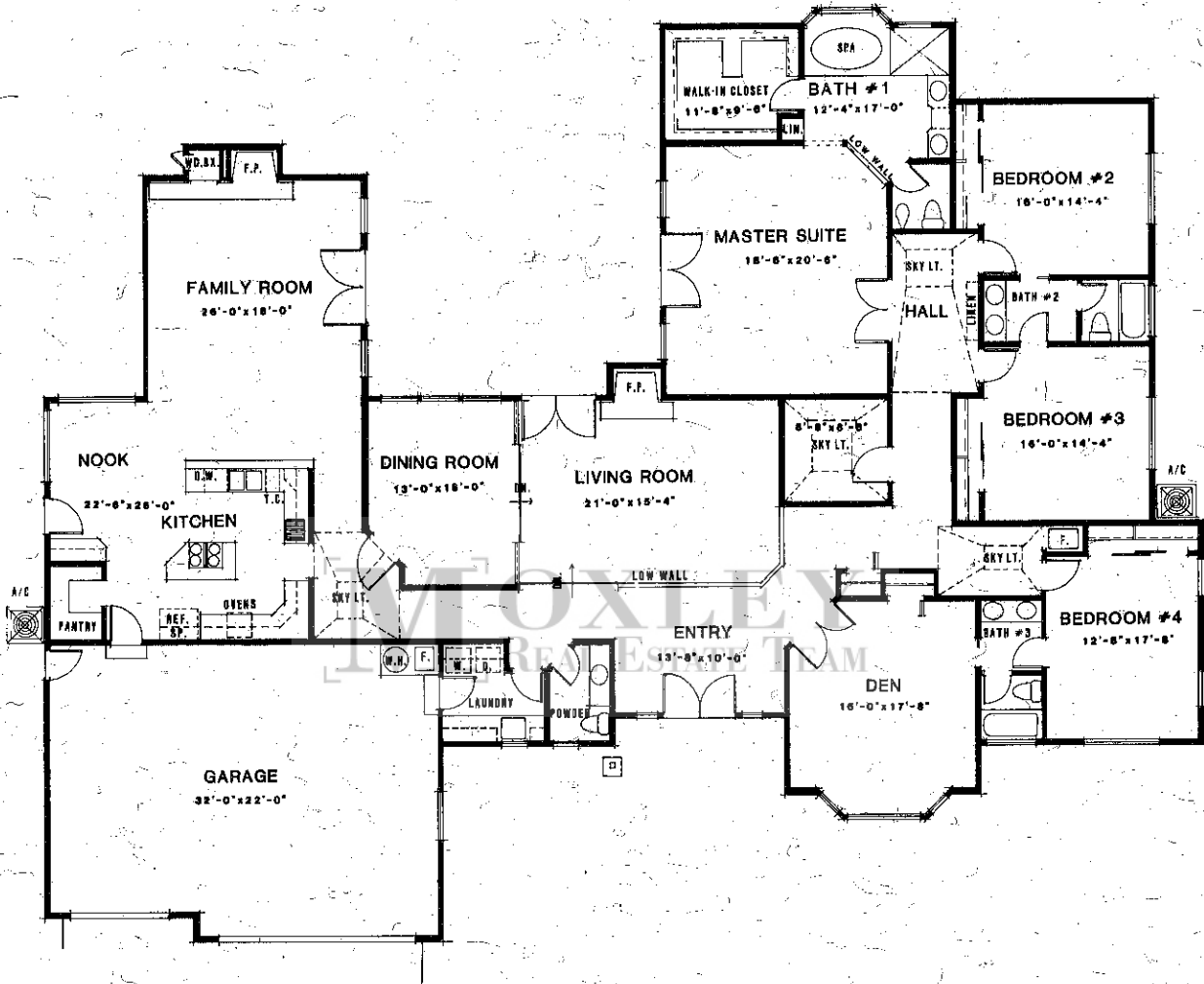
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- Four-panel interior doors
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7888 Golden Eagle Way



Single story
4 bedrooms
3 1/2 baths
3-car garage

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7888 Golden Eagle Way



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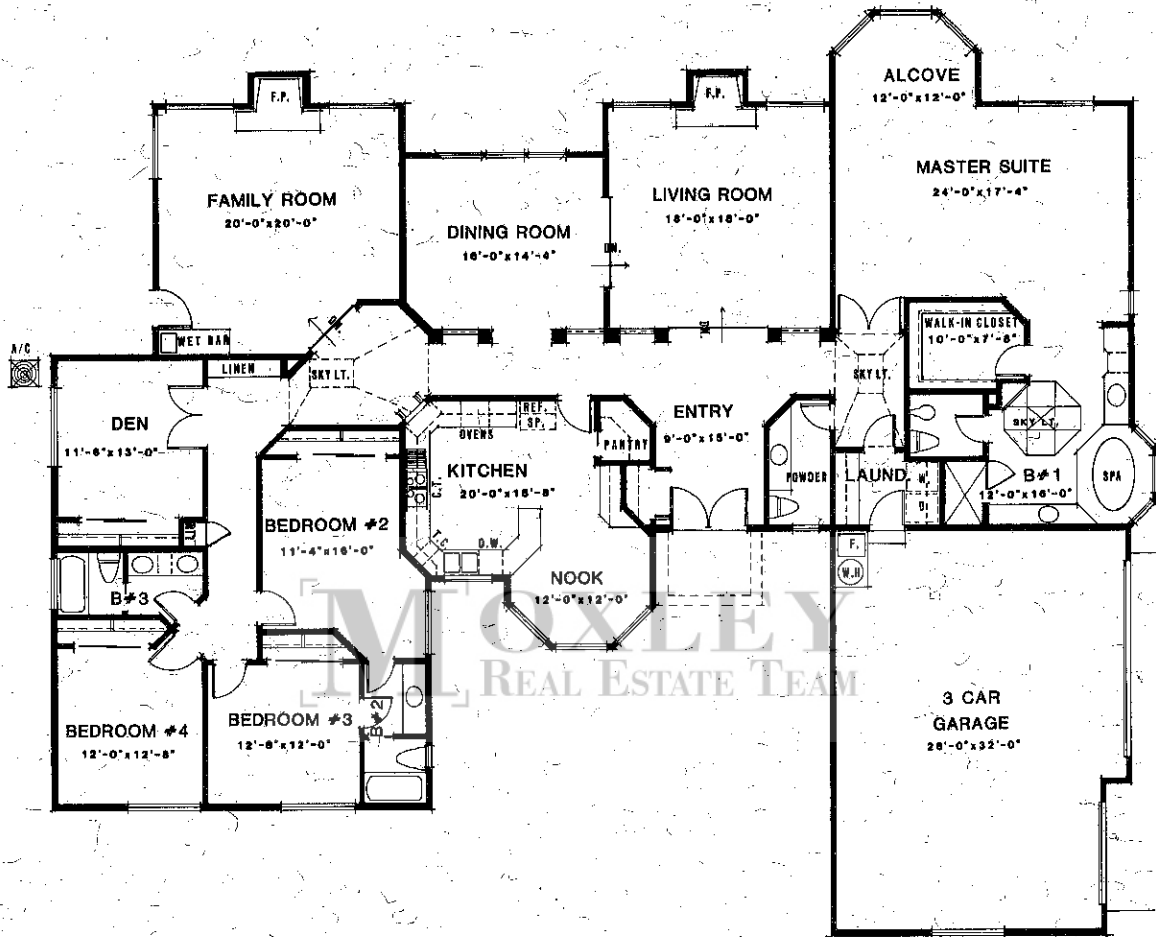
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- Red oak floors in kitchen and nook
- Red oak stair rails and half walls
- Six-panel interior doors

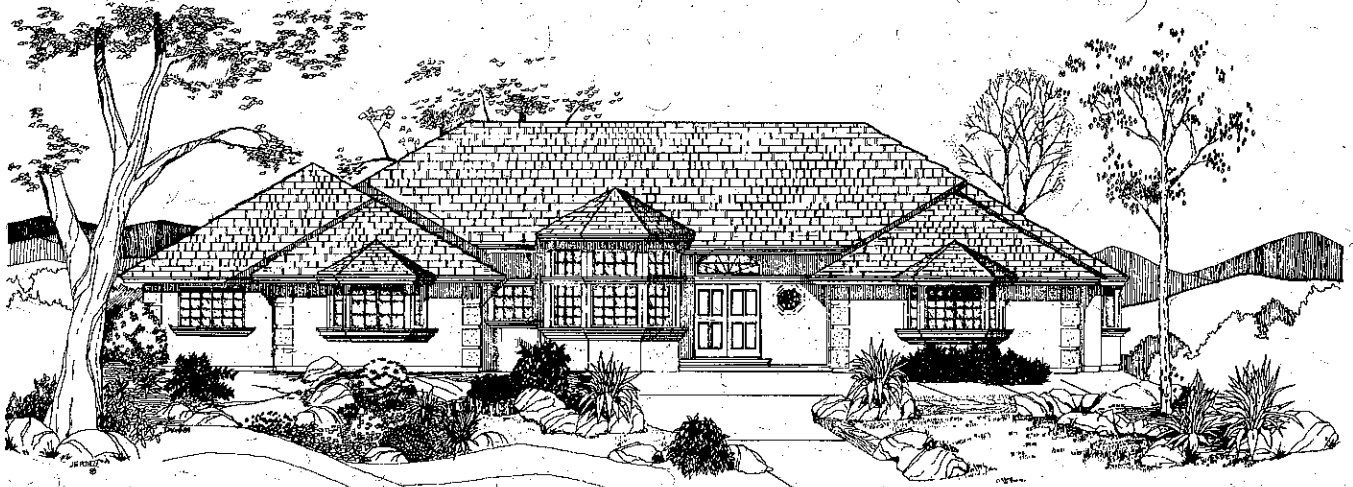
7874 Golden Eagle Way



Single story
4 bedrooms
3 1/2 baths
3-car garage

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7874 Golden Eagle Way



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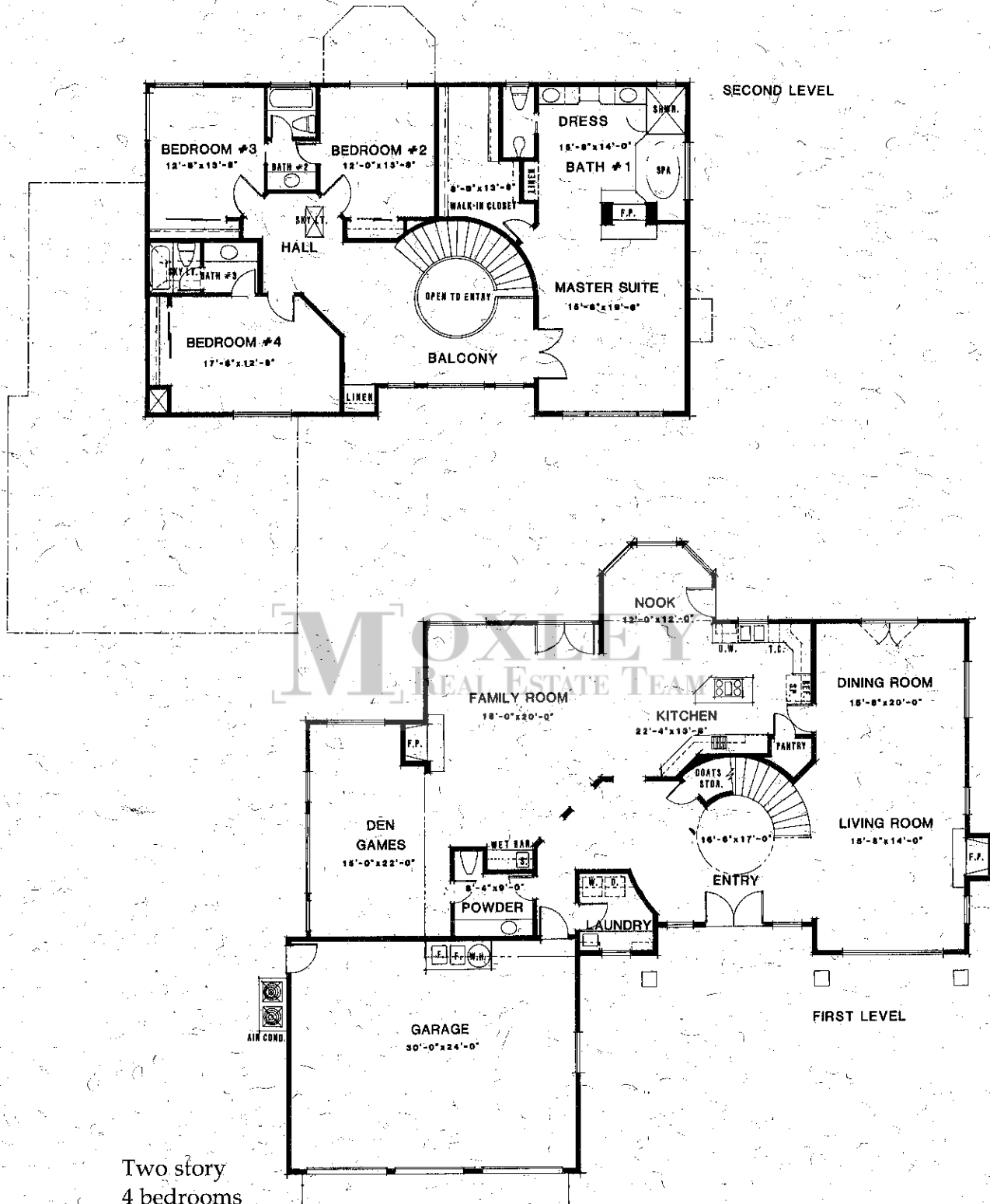
esigned for the executive family, business meets pleasure in this imaginative single-story home. A spectacular entryway leads to the step-down living areas where elegant columns, bright windows, warming fireplaces, and soaring ceilings make a strong visual statement. The large family room is perfect for relaxed entertaining—a handsome fireplace, large windows, and sleek wet bar emphasize the party-perfect design. The kitchen's four-star amenities include microwave and double ovens, tile countertops, and abundant storage space. For more intimate affairs, the sun-drenched breakfast nook provides a cozy spot for weekend breakfasts.

A home-within-a-home, the luxurious master bedroom suite is dramatized by soaring ceilings, large view windows, and a sunny alcove. Sinfully sumptuous, the lavish bath offers a gigantic walk-in closet, dual vanities, oval spa tub, and skylight window.

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- White oak entry
- White oak cabinetry in kitchen, master bath, powder room, and wet bar
- Paint grade cabinetry in secondary baths
- White oak floors in kitchen and nook
- White oak stair rails and half walls
- Four-panel interior doors
- All oak will be white washed

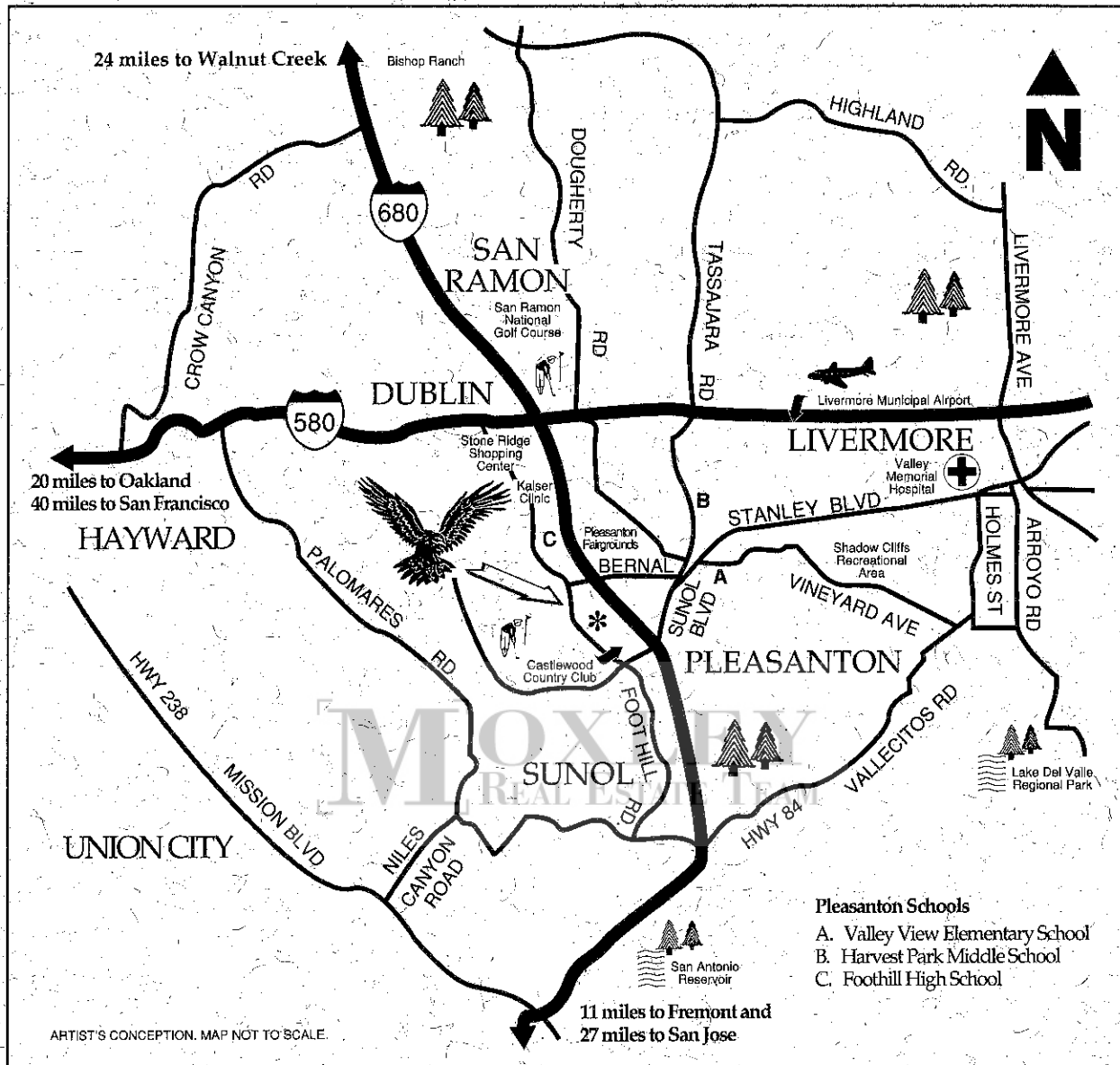
7861 Golden Eagle Way



- Two story
- 4 bedrooms
- 3 1/2 baths
- Den/game room
- Spiral staircase
- 3-car garage
- Reverse plan

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Area Map



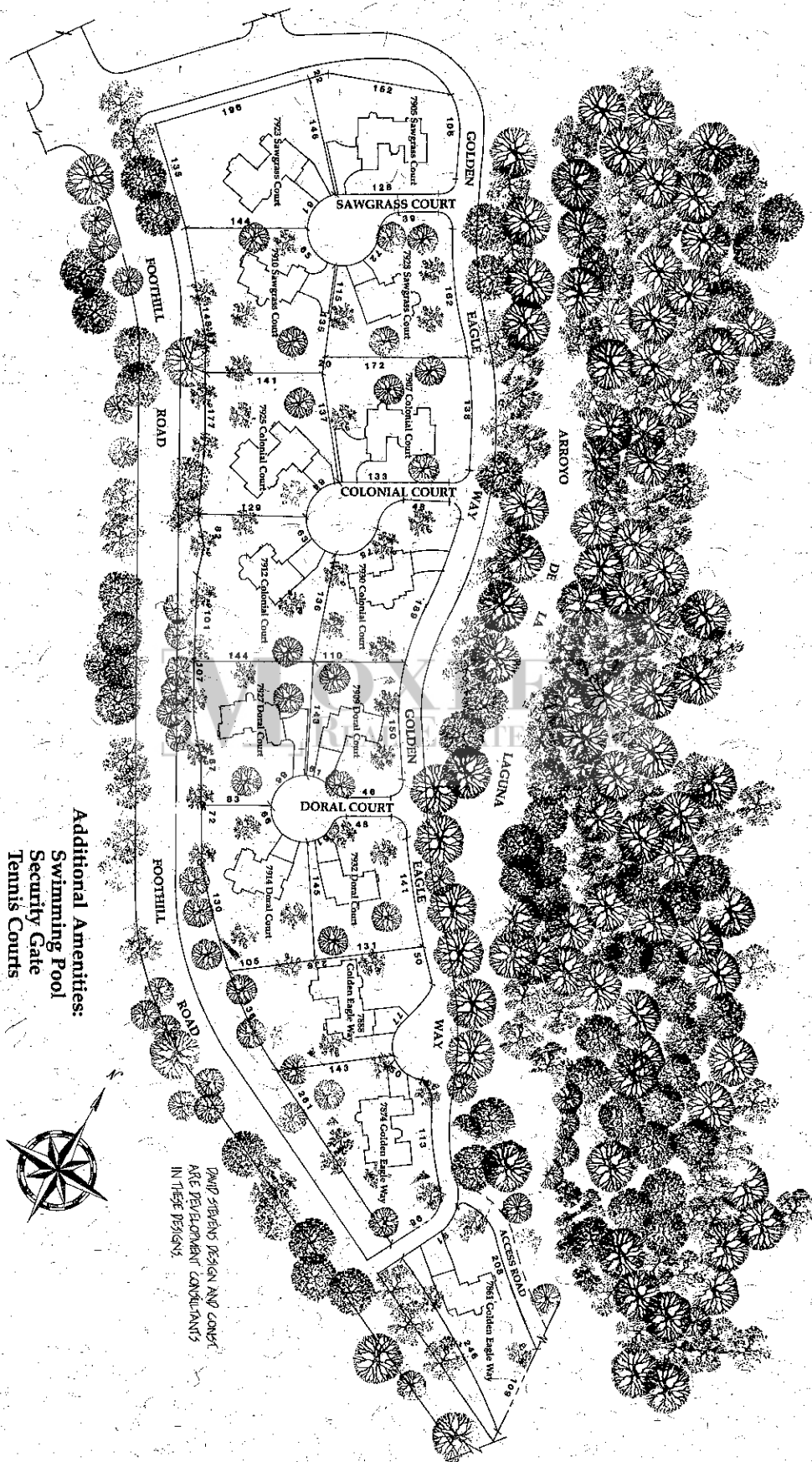
On the edge of prestigious Castlewood Country Club, in the charming city of Pleasanton, stands the Estate Homes at Golden Eagle. Combining the charm of country living with conveniences more frequently associated with urban living, Pleasanton is a haven for upscale lifestyles.

For short excursions, residents enjoy the area's charming shops, restaurants, historic 'smalltown' downtown area, and close proximity to Stonegate Regional Mall. For families with children, Amador Valley

Community Park has an aquatic and recreation center, while Shadow Cliffs Regional Park offers hiking trails, picnic areas and an amphitheater. Nearby are business parks, a highly-rated school district, golf courses, tennis clubs, an airport, and an inviting 90-acre lake for boating.

The convenient location is just minutes from the 580/680 interchange, Bishop Ranch, Hacienda Business Park, and 45 minutes from San Francisco, Oakland and San Jose.

Plot Map



Additional Amenities:
Swimming Pool
Security Gate
Tennis Courts

PAUL STRUBBS DESIGN AND CONSULTANTS
ARE THE ARCHITECTURAL CONSULTANTS
IN THESE DESIGNS.

ESTATE HOMES OF GOLDEN EAGLE

PRICE LIST

Address	Plan #	Lot #	Sq. Ft.	Price
7905 Sawgrass Court	1	116	3575	SOLD
7923 Sawgrass Court	3	117	3824	SOLD
7928 Sawgrass Court	4	118	4389	\$802,500
7910 Sawgrass Court	5	119	4763	SOLD
7907 Colonial Court	1	120	3575	SOLD
7925 Colonial Court	3	121	3824	\$728,500
7930 Colonial Court	5	122	4763	\$798,500
7912 Colonial Court	4	123	4389	\$778,500
7909 Doral Court	2	124	3581	\$714,500
7927 Doral Court	5	125	4763	\$798,500
7932 Doral Court	2	126	3581	\$714,500
7914 Doral Court	4	127	4381	\$778,500
7888 Golden Eagle	3	128	3824	SOLD
7874 Golden Eagle	1	129	3575	\$695,000 SOLD (Contingent)
7861 Golden Eagle	2	130	3581	\$729,000


GRISEL-McNUTT
REAL ESTATE BROKERS
350 Main St., Suite B
Pleasanton, CA 94566
(415) 846-8331

For More Information, Please Contact:

Bonnie Grisel, 426-0253, Res.
Helen McNutt, 846-6440, Res.