



Carlton Oaks

MOXLEY
REAL ESTATE TEAM

REVISED PRELIMINARY BROCHURE

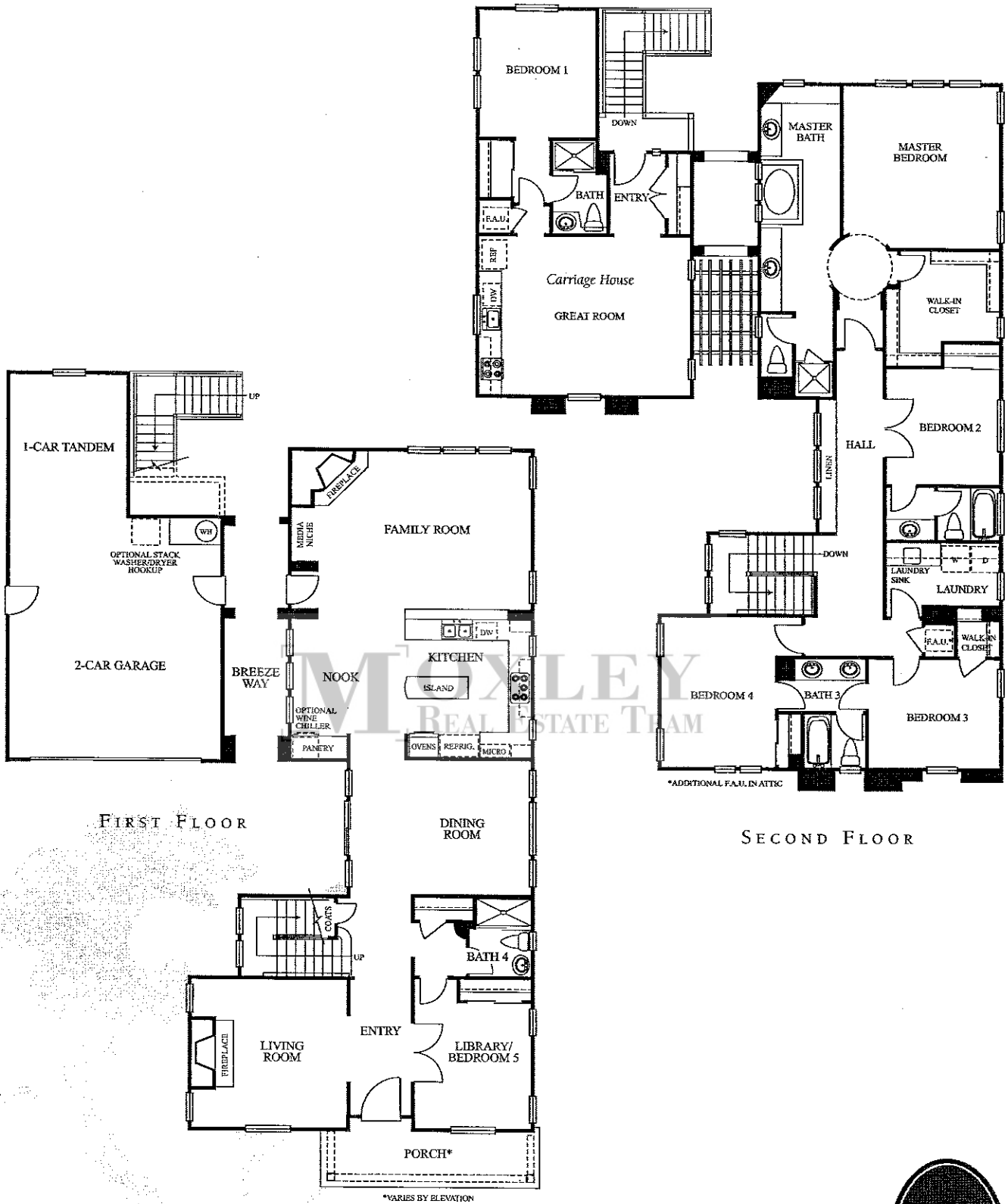
DATED: JUNE 27, 2003



GreenbriarSM
Homes Communities

The Premier Living Experience

Any previously dated preliminary brochure and/or information,
including floor plans, is superceded by this printing and shall be deemed null and void.

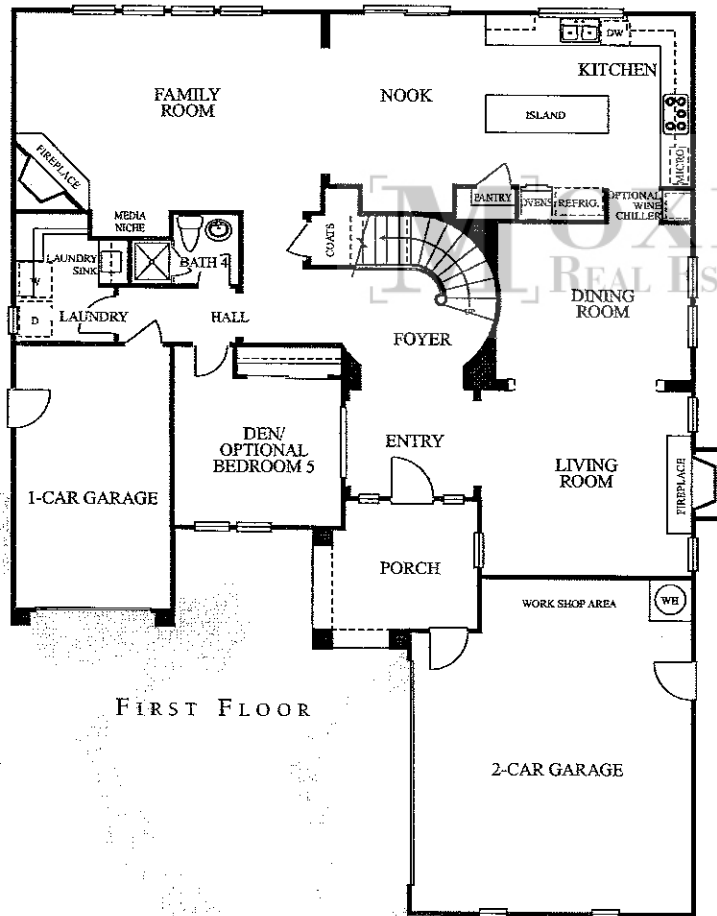
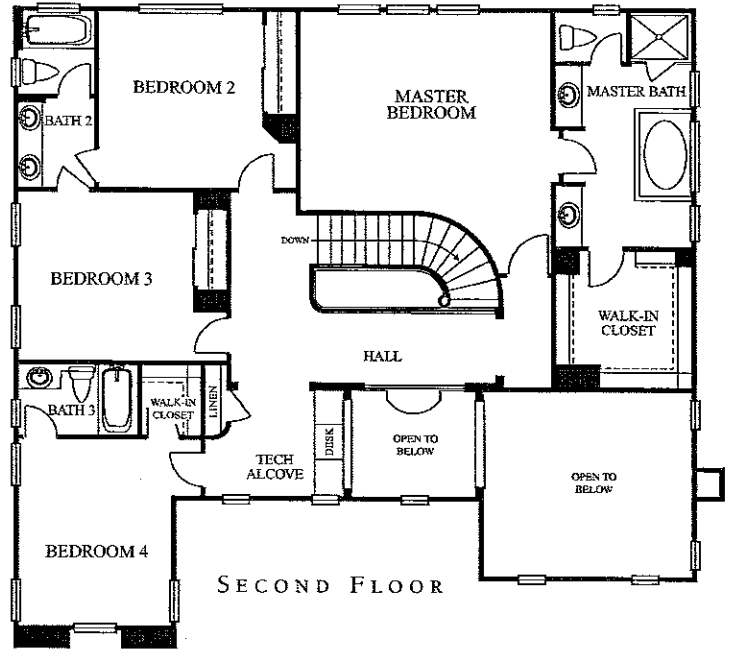


Brookside with Carriage House - PLAN ONE

6 Bedrooms • 5 Baths • Great Room • 3-Car Garage
 2,948 Sq. Ft. Main Home • 599 Sq. Ft. Carriage House • 3,547 Sq. Ft. Total Home

Windows and porches may vary by elevation.

In the interest of continuing improvement, Greenbriar Homes Communities™ reserves the right to modify or change floorplans, materials, design and specifications. Greenbriar Homes Communities™ reserves the right to change prices, terms and specifications without prior notice. See sales representative for details.

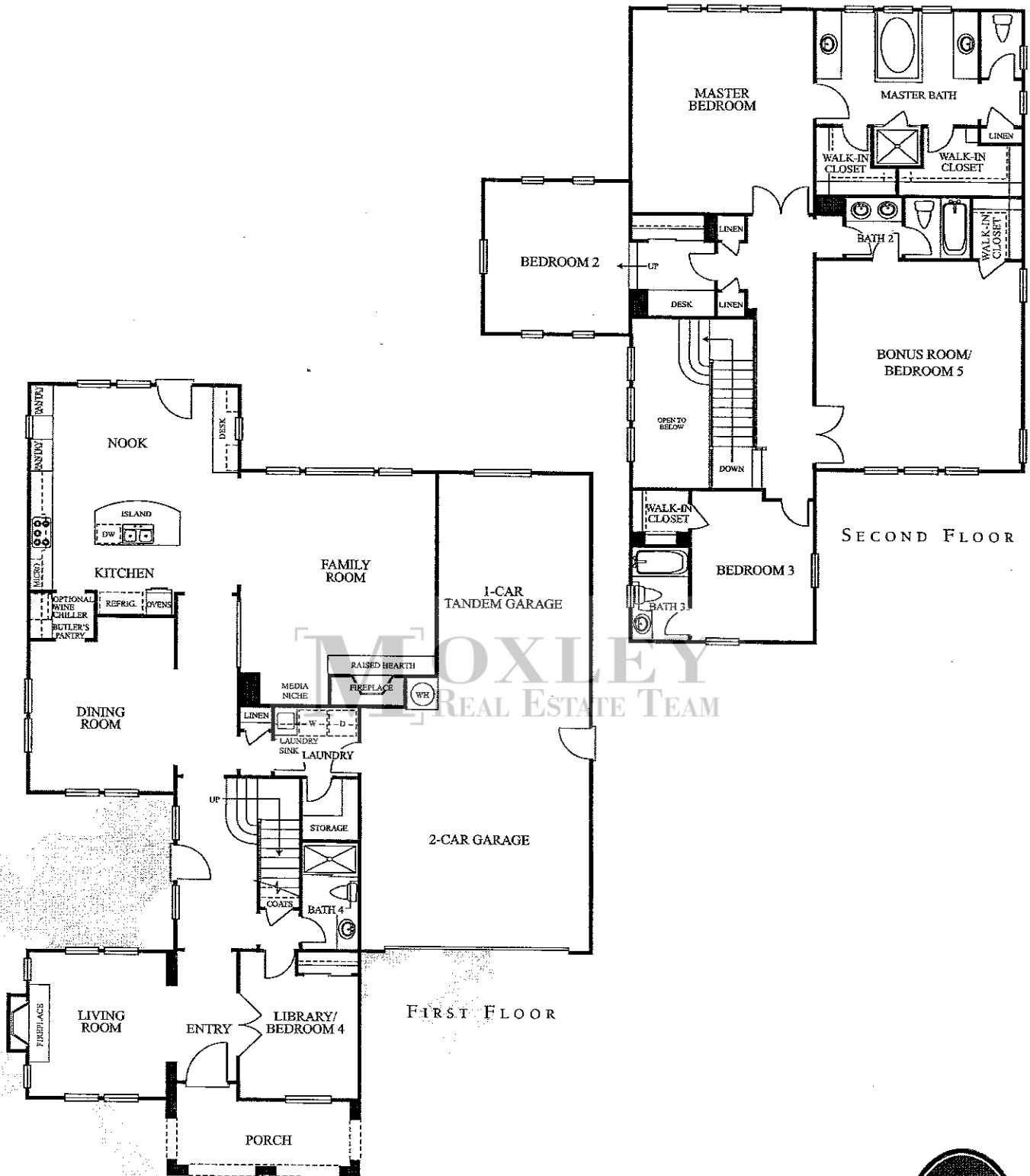


Carmel - PLAN TWO

5 Bedrooms • 4 Baths • 3-Car Garage • 3,265 Sq. Ft.

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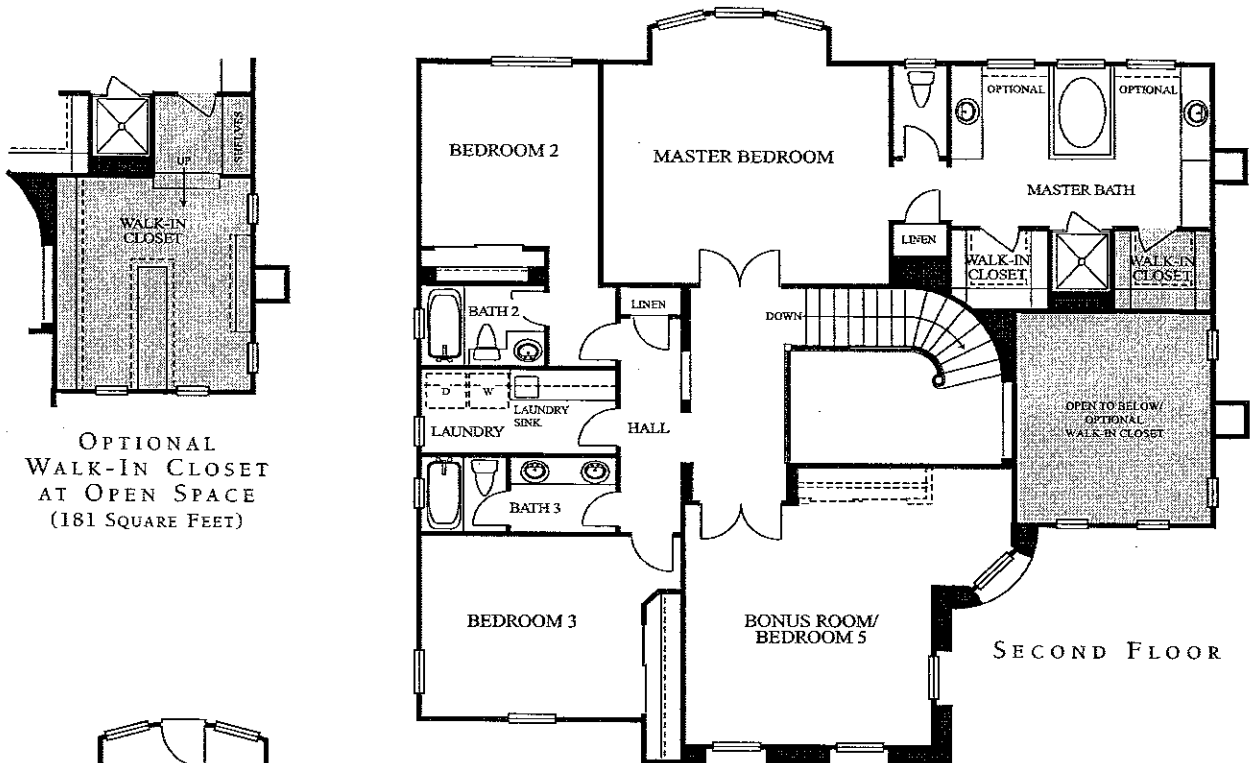
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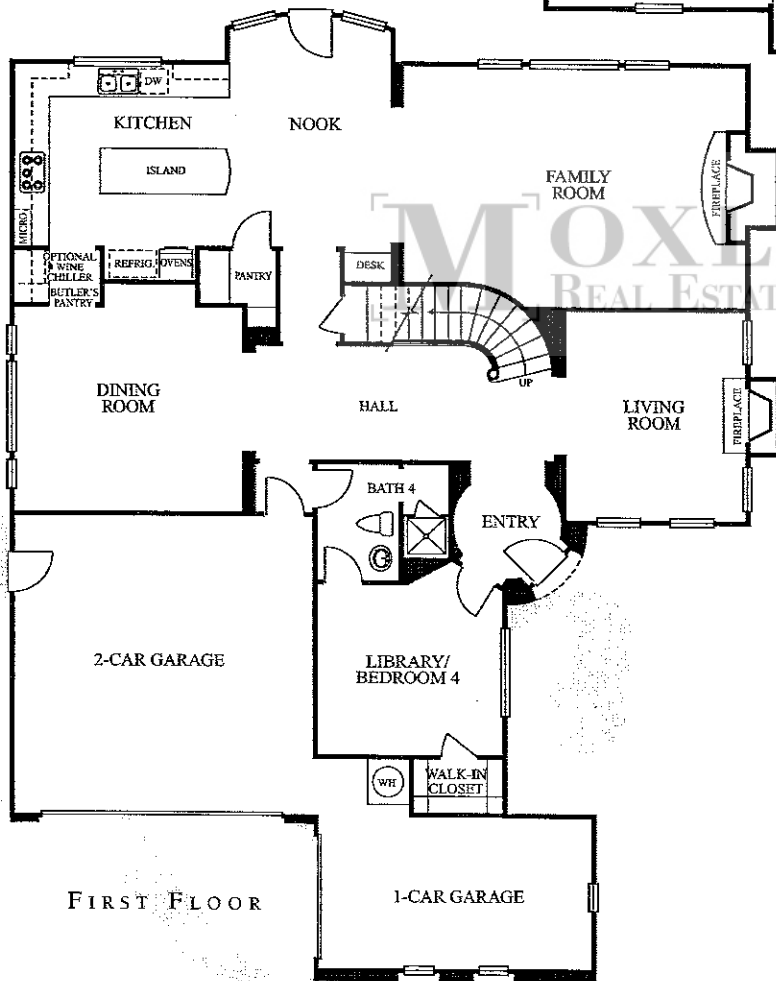
Larkspur - PLAN THREE
 5 Bedrooms • 4 Baths • 3-Car Garage • 3,428 Sq. Ft.

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06-27-03
 Preliminary Brochure



OPTIONAL
WALK-IN CLOSET
AT OPEN SPACE
(181 SQUARE FEET)



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Marbella - PLAN FOUR

5 Bedrooms • 4 Baths • 3-Car Garage • 3,540 Sq. Ft.
or 3,721 Sq. Ft. with Optional Closet

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Preliminary Features

Touring the new homes at Carlton Oaks is an experience to be enjoyed by you and your entire family. These homes provide an opportunity to define a home that fits your personal taste, your career and your family's style of living. With their blend of built-ins and discrete spaces, luxury amenities, and wired areas for work and study, the homes of Carlton Oaks provide more than mere living space. They define living environments for you and your family.

Exquisite Exterior Detailing

Front yard landscaping by award winning architects

Traditional 3-coat stucco with a full coat of paint for superior durability and low maintenance (per plan)

Hardi Plank siding made of fiber cement with cedar trim won't rot, buckle or swell, resists insect damage, low maintenance (per plan)

Custom home detailing in classic architectural styling such as Spanish, French, Bungalow, Traditional and Monterey

MonierLifeTile™ concrete tile roof providing years of protection

Full rear and side yard fencing

Interior Grandeur and Comfort

Eight foot paneled fiberglass entry doors for additional security and low maintenance with first quality Baldwin distressed bronze finish door hardware

Eight foot 6 panel interior doors (per plan) add sense of splendor and volume

Interior doors with bronze finish lever handles for a feel of substance

Tile entry in foyer to provide a sense of arrival

Impressive vaulted or 10-foot ceilings throughout lower floor living areas create feeling of grandeur

Designer selected lighting package (per plan) featuring custom design dining fixture and recessed lighting in passage hallways (per plan)

Staircases with custom-crafted railings with white posts and full rounded railing returns or newel post at bottom of stairway (per plan)

Custom radius wall corners in selected areas provide fine detailing and an old world look

Custom wood, 5 1/4" baseboards add to the feeling of elegance

Decora silent-touch electrical switches

Custom gas log fireplaces with pre-cast stone surround in living room and family room

Walk-in linen closet (per plan)

Decorator-selected carpeting and floor coverings

Hand-set tile vanity top and shower surrounds in all main house baths to ensure better adhesion and leak resistance (per plan)

Elegant pedestal sink in powder room accented by Price Pfister designer faucet (per plan)

Eight foot single lite french doors or Anderson frenchwood glider to patio area (per plan)

Designer-placed TV niche (per plan) for enhanced media viewing

Abundant recessed lighting to provide maximum room illumination

Fans in all bathrooms for superior ventilation

Master Suite Elegance

Walk-in closets for ultimate storage convenience

Plush, ultra-private bath featuring soaking tub, separate shower and dual vanity with handset 12" stone look tile, and designer Price Pfister faucets in satin nickel

Separate water closet for privacy

Separate dual vanity

Epicurean Kitchens

Compartmented Kohler® Executive Chef durable cast iron sink with central Price Pfister pull faucet for ease of operation

Custom designer maple cabinetry with nutmeg maple stain with easy-care white interior lining and concealed hinges

Designer-selected granite countertops in selected colors

State-of-the-art GE appliances:

- 5 burner gas cooktop with electronic pilotless ignition including simmer and maximum output burners for precise cooking
- GE Profile commercial style designer hood removes smoke and vapors
- Full capacity GE Triton™ dishwasher with Quiet Power™ motor, Tri Clean™ wash system
- GE Profile microwave/1.8 cu. ft. 1100 watts

Oversize window at kitchen sink (per plan) for added natural light

Island work station (per plan) for convenience in preparation and cooking

Large casual eating nook with oversized windows to fill interiors with natural light

Abundant storage features

Chef's walk-in pantry and/or butler's pantry (per plan)

Under cabinet lighting in selected areas to facilitate food preparation

Preliminary Features Continued

Garage/Laundry/Storage Features

Three-car garages (per plan)
Roll-up sectional garage door with automatic opener and controls for two cars
Full laundry room with cabinets and laundry sink
Gas hook-up for dryers

Energy-Saving And Safeguard Features

Two high efficiency forced air furnaces with pilotless ignition for more effective temperature zone control
Two air conditioning units for optimal comfort
Mullioned look (front elevation), white accent, architectural dual paned vinyl windows (per plan)
Dual paned and low E² windows for energy efficiency and to help protect against fabric fading
75-gallon water heater with recirculating hot water pump to selected baths and R-12 thermal blanket for greater hot water delivery
Full weather-stripping on all exterior doors to maximize energy efficiency
Deadbolt Interconnected lock on entry doors
Smoke detectors to meet current code
Insulation in bathrooms, laundry and master suite on non-closet walls to minimize sound transmission

Structural Integrity

300 Amp main house service
All copper water supply piping, proven quality for ease of operation and extended life
Cast iron plumbing drops in living areas helps quiet operation of plumbing fixtures
Structural concrete slab foundation with deepened perimeter footings to provide seismic stability with reinforced rebar
Custom hand-built wall framing with specially dried studs in key locations for superior framing and fit

The Carriage House

The Carriage House includes a sink, dishwasher, GE Spacemaker™ microwave with vent, and GE gas range with 4 burners and self-cleaning oven. A bath with tiled shower completes the list of features, making it the complete livable home.

Greenbriar Design Experience

Our new, over 6,000 sq. ft. design center offers 1,500 carpet choices, 200 different tile, stone, marble selections and 100 hardwood floors to choose from. Now there's plenty of room, light and selections to mix and match. You can easily spread out and truly enjoy the Premier Design Experience. Our highly skilled Senior Designers will assist you in adding just the right touch to the interior of your new home. All this in the most luxurious design center ever created by a Bay Area Builder. The Premier Design Experience for the Premier Living Experience.

Customizing Options

Carpet, marble, tile, stone and hardwood floors
Home theater and sound systems
Spa jets for master suite tub
Closet systems in master suite
Cherry finish cabinets
Upgraded slab countertops in kitchen
Wolf 6-burner professional cooktop for the ultimate in cooking performance
Sub-Zero 48" built-in, side by side capacity refrigerator in genuine flush-to-cabinet design
Sub-Zero wine storage to preserve and protect your wine collection
Sub-Zero wine chiller (per plan)
Air filtration system by Carrier
Full security system



The Premier Living Experience

ACCORDING TO A RECENT INDEPENDENT SURVEY of Bay Area home buyers, Greenbriar Homes CommunitiesSM has earned one of the strongest reputations for quality construction in the Bay Area. But this distinction isn't anything new. For the past-quarter century, Greenbriar Homes CommunitiesSM has had a solid reputation for crafting some of the most luxurious and architecturally impressive homes in the Bay Area. So what is it that sets Greenbriar Homes CommunitiesSM apart from other builders of custom-class homes? It's a state of mind – The Premier Living Experience.

The Premier Living Experience is a promise we make to you when you purchase one of our homes. It's a promise that no detail has been overlooked. And it starts from the very beginning, when our design team and architects come together with the land planner, the civil engineer, the landscape architect and other consultants to consider a site. It's what we have in mind when we shape our future neighborhoods, carefully designing streets around the natural features of the landscape and creating estate-sized lots that fit the surrounding environment. Many hours of team meetings are spent before we ever begin construction, with everyone involved working towards a shared vision.

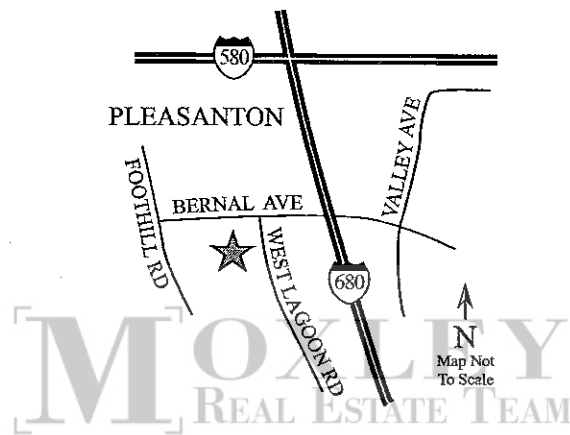
This vision enables us to build homes that don't just win awards. They win people's hearts, too. That's the reason Greenbriar Homes CommunitiesSM is consistently named by home buyers as their preferred builder. And that's why we can promise you the ultimate in satisfaction – The Premier Living Experience.

The Premier Living Experience starts at our drawing table... and ends at your dinner table. It's more than just uncompromising excellence. It's a way of life.

www.greenbriarhomes.com



Carlton Oaks



For Information Call

(925) 600-8828

Fax: (925) 600-8188



GreenbriarSM
Homes Communities

The Premier Living Experience

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Carlton Oaks

BROOKSIDE WITH CARRIAGE HOUSE. From \$989,950

Plan One

- 6 Bedrooms
- 5 Baths
- Great Room
- 3-Car Garage
- 2,948 Sq. Ft. Main Home
- 599 Sq. Ft. Carriage House
- 3,547 Sq. Ft. Total Home

CARMEL. From \$949,950

Plan Two

- 5 Bedrooms
- 4 Baths
- 3-Car Garage
- 3,265 Sq. Ft.



LARKSPUR. From \$955,618

Plan Three

- 5 Bedrooms
- 4 Baths
- 3-Car Garage
- 3,428 Sq. Ft.

MARBELLA. From \$1,109,950

Plan Four

- 5 Bedrooms
- 4 Baths
- 3-Car Garage
- 3,540 Sq. Ft. or
- 3,721 Sq. Ft. with Optional Master Closet

Sales office:
(925) 600-8828



Life. Location. Quality. Community.



Video cameras in use in the models

Price List Dated 12/04/03

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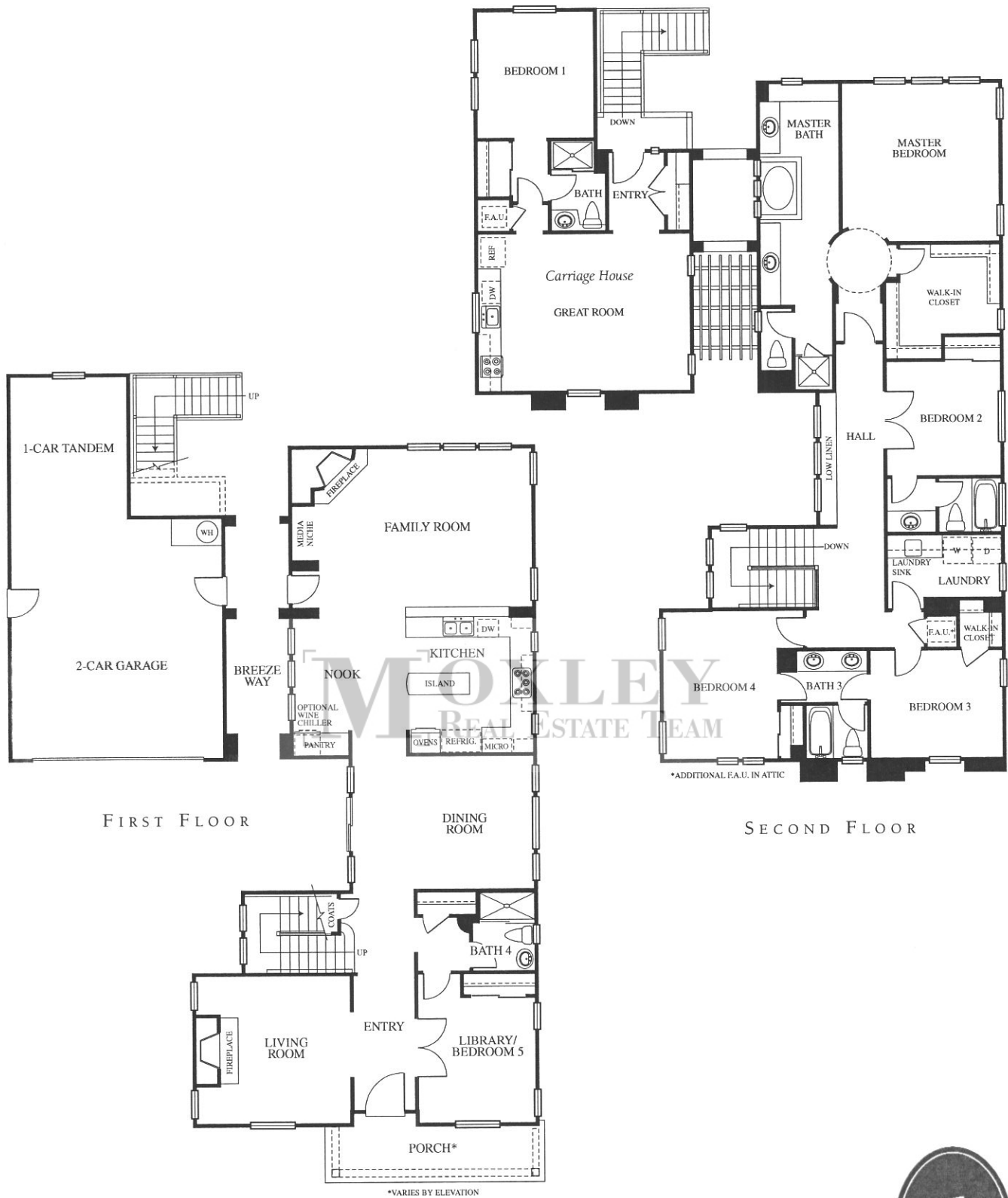
MOXLEY
REAL ESTATE TEAM
REVISED PRELIMINARY BROCHURE
DATED: FEBRUARY 21, 2003



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Homes Communities

The Premier Living Experience

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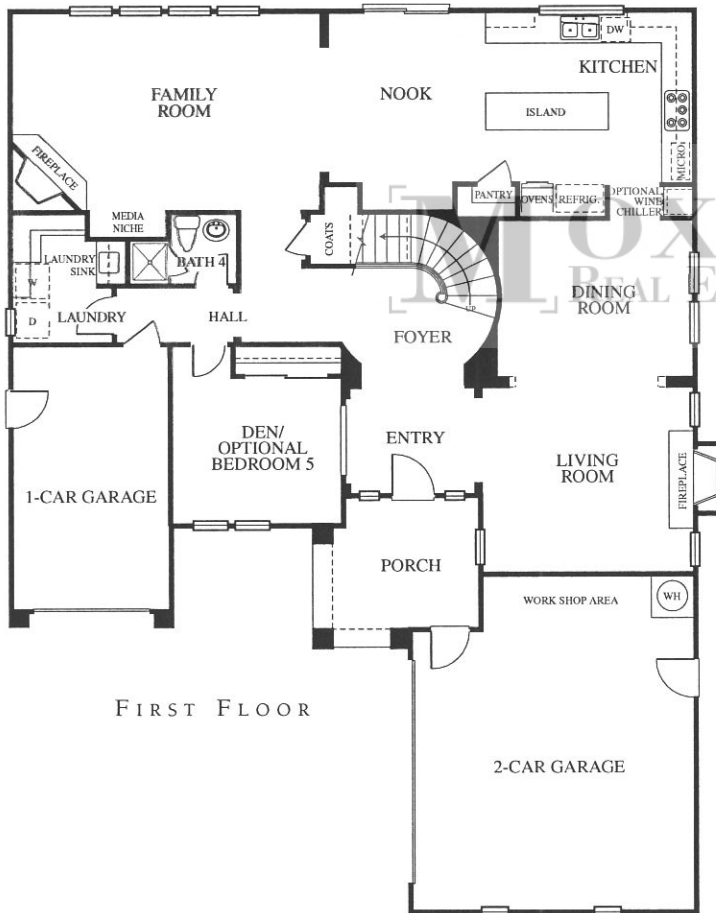
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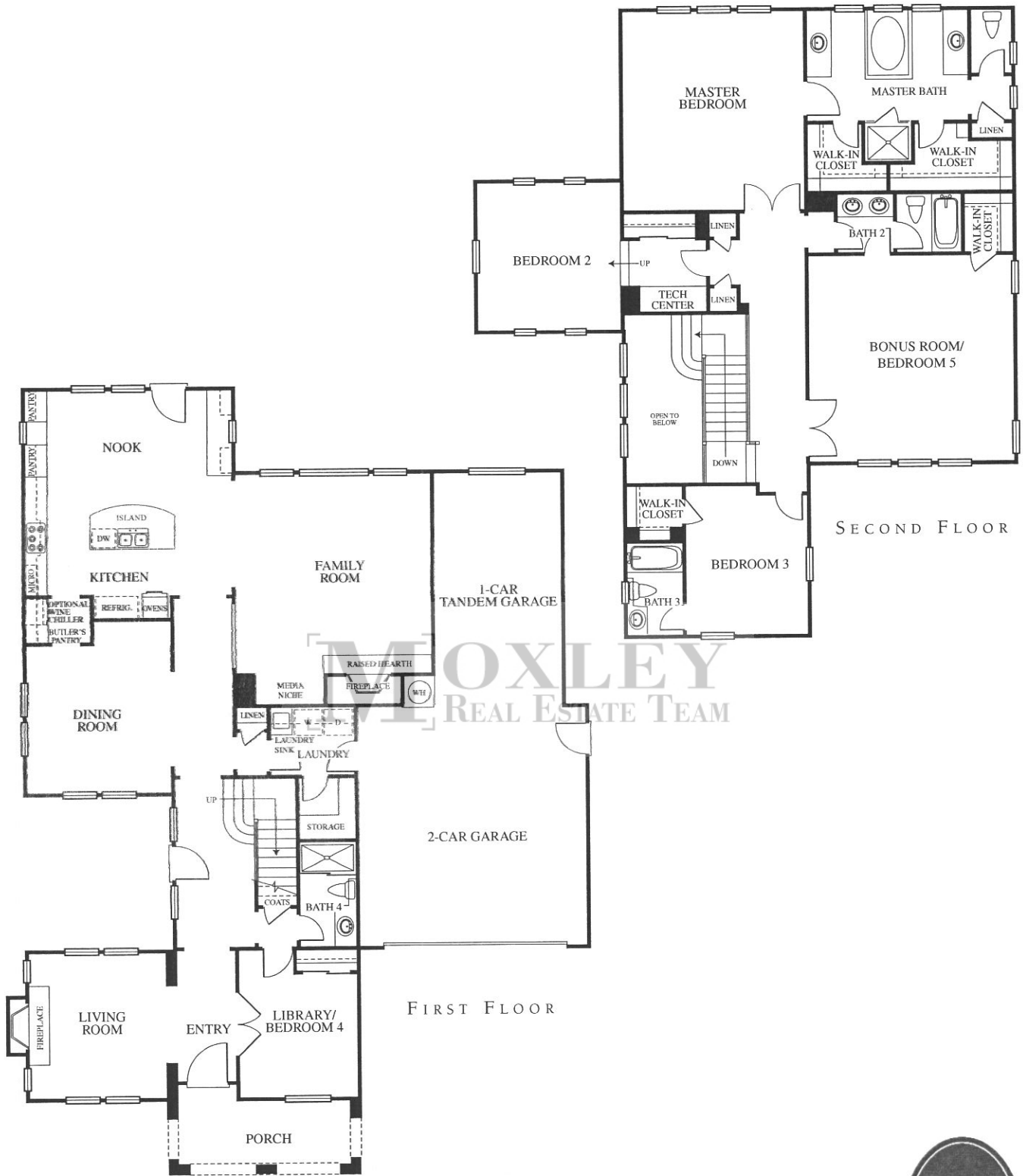


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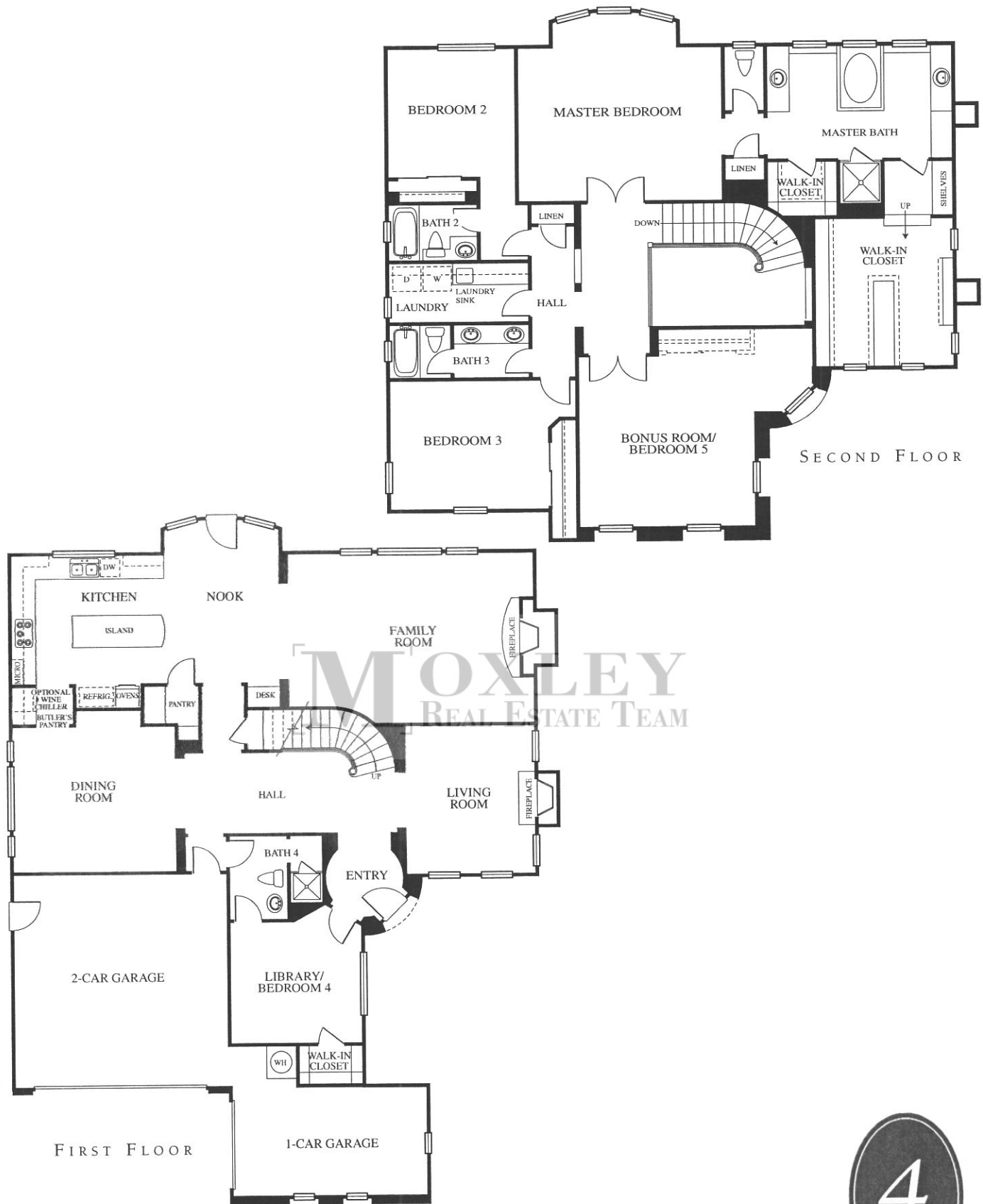


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Larkspur - PLAN THREE
 5 Bedrooms • 4 Baths • 3-Car Garage • 3,428 Sq. Ft.

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Marbella - PLAN FOUR
 5 Bedrooms • 4 Baths • 3-Car Garage • 3,540 Sq. Ft.



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Exquisite Exterior Detailing

Front yard landscaping by award winning architects

Traditional 3-coat stucco with a full coat of paint for superior durability and low maintenance (per plan)

Hardi Plank siding made of fiber cement with cedar trim won't rot, buckle or swell, resists insect damage and hurricane force winds, low maintenance (50-year limited manufacturer's warranty). (per plan)

Custom home detailing in classic architectural styling such as Spanish, French, Bungalow, Traditional and Monterey

MonierLifeTile™ concrete tile roof providing years of protection

Full rear and side yard fencing

Interior Grandeur and Comfort

Eight foot paneled fiberglass entry doors for additional security and low maintenance with first quality Baldwin distressed bronze finish door hardware

Eight foot 6 panel interior doors (per plan) add sense of splendor and volume

Interior doors with bronze finish lever handles for a feel of substance

Tile entry in foyer to provide a sense of arrival

Impressive vaulted or 10-foot ceilings throughout lower floor living areas create feeling of grandeur

Designer selected lighting package (per plan) featuring custom design dining fixture and recessed lighting in passage hallways (per plan)

Staircases with custom-crafted railings with white posts and full rounded railing returns or newel post at bottom of stairway (per plan)

Custom radius wall corners in selected areas provide fine detailing and an old world look

Custom wood, 5 1/4" baseboards add to the feeling of elegance

Decora silent-touch electrical switches

Custom gas log fireplaces with pre-cast stone surround in living room and family room

Walk-in linen closet (per plan)

Decorator-selected carpeting and floor coverings

Hand-set tile vanity top and shower surrounds in all main house baths to ensure better adhesion and leak resistance (per plan)

Elegant pedestal sink in powder room accented by Price Pfister designer faucet (per plan)

Eight foot single lite french doors or Anderson frenchwood glider to patio area (per plan)

Designer-placed TV niche (per plan) for enhanced media viewing

Abundant recessed lighting to provide maximum room illumination

Fans in all bathrooms for superior ventilation

Master Suite Elegance

Walk-in closets for ultimate storage convenience

Plush, ultra-private bath featuring soaking tub, separate shower and dual vanity with handset 12" stone look tile, and designer Price Pfister faucets in satin nickel

Separate water closet for privacy

Separate dual vanity

Epicurean Kitchens

Compartmented Executive Chef durable cast iron sink with central Price Pfister pull faucet for ease of operation

Custom designer maple cabinetry with nutmeg maple stain with easy-care white interior lining and concealed hinges

Designer-selected granite countertops in selected colors

State-of-the-art GE appliances:

- 5 burner gas cooktop with electronic pilotless ignition including simmer and maximum output burners for precise cooking
- GE Profile designer hood effectively removes smoke and vapors
- Full capacity GE Triton™ dishwasher with Quiet Power™ motor, Tri Clean™ wash system
- GE Profile microwave/1.8 cu. ft. 1100 watts

Oversize window at kitchen sink (per plan) for added natural light

Island work station (per plan) for convenience in preparation and cooking

Large casual eating nook with oversized windows to fill interiors with natural light

Abundant storage features

Chef's walk-in pantry and/or butler's pantry (per plan)

Powerful, GE commercial style black hood to effectively draw away steam and vapors

Under cabinet lighting in selected areas to facilitate food preparation

Preliminary Features Continued

Garage/Laundry/Storage Features

Three-car garages (per plan)
Roll-up sectional garage door with automatic openers and controls for two cars
Full laundry room with cabinets and laundry sink and handset tile countertops
Tile countertops
Gas hook-up for dryers

Energy-Saving And Safeguard Features

Two high efficiency forced air furnaces with pilotless ignition for more effective temperature zone control
Two air conditioning units for optimal comfort
Mullioned look (front elevation), white accent, architectural dual paned vinyl windows (per plan)
Dual paned and low E³ windows for energy efficiency and to protect against fabric fading
Full weather-stripping on all exterior doors to maximize energy efficiency
75-gallon water heater with recirculating heat pump and R-12 thermal blanket for greater hot water delivery
Deadbolt Interconnected lock on entry doors
Smoke detectors to meet current code
Insulation in bathrooms, laundry and master suite on non-closet walls to minimize sound transmission

Structural Integrity

300 Amp main house service (allows plenty of power for swimming pools and additional upgrade electrical features in the future)
All copper water supply piping, proven quality for ease of operation and extended life
Cast iron plumbing drops in living areas helps quiet operation of plumbing fixtures
Structural concrete slab foundation with deepened perimeter footings to provide seismic stability with reinforced rebar
Custom hand-built wall framing with specially dried studs in key locations for superior framing and fit

The Carriage House

The Carriage House includes a sink, dishwasher, GE Spacemaker™ microwave with vent, and GE gas range with 4 burners and self-cleaning oven. A bath with tiled shower completes the list of features, making it the complete livable home.

Greenbriar Design Experience

Our new, over 6,000 sq. ft. design center offers 1,500 carpet choices, 200 different tile, stone, marble selections and 100 hardwood floors to choose from. Now there's plenty of room, light and selections to mix and match. You can easily spread out and truly enjoy the Premier Design Experience. Our highly skilled Senior Designers will assist you in adding just the right touch to the interior of your new home. All this in the most luxurious design center ever created by a Bay Area Builder. The Premier Design Experience for the Premier Living Experience.

Customizing Options

Carpet, marble, tile, stone and hardwood floors
Home theater and sound systems
Spa jets for master suite tub
Closet systems in master suite
Cherry finish cabinets
Upgraded slab countertops in kitchen
Wolf 6-burner professional cooktop for the ultimate in cooking performance
Sub-Zero 48" built-in, side by side capacity refrigerator in genuine flush-to-cabinet design
Sub-Zero wine storage to preserve and protect your wine collection
Sub-Zero wine chiller (per plan)
Air filtration system by Carrier
Full security system



The Premier Living Experience

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INTERSTATE 680

CARLTON OAKS
(RELEASE C)

