



# Pheasant Ridge

**M**OXLEY  
REAL ESTATE TEAM

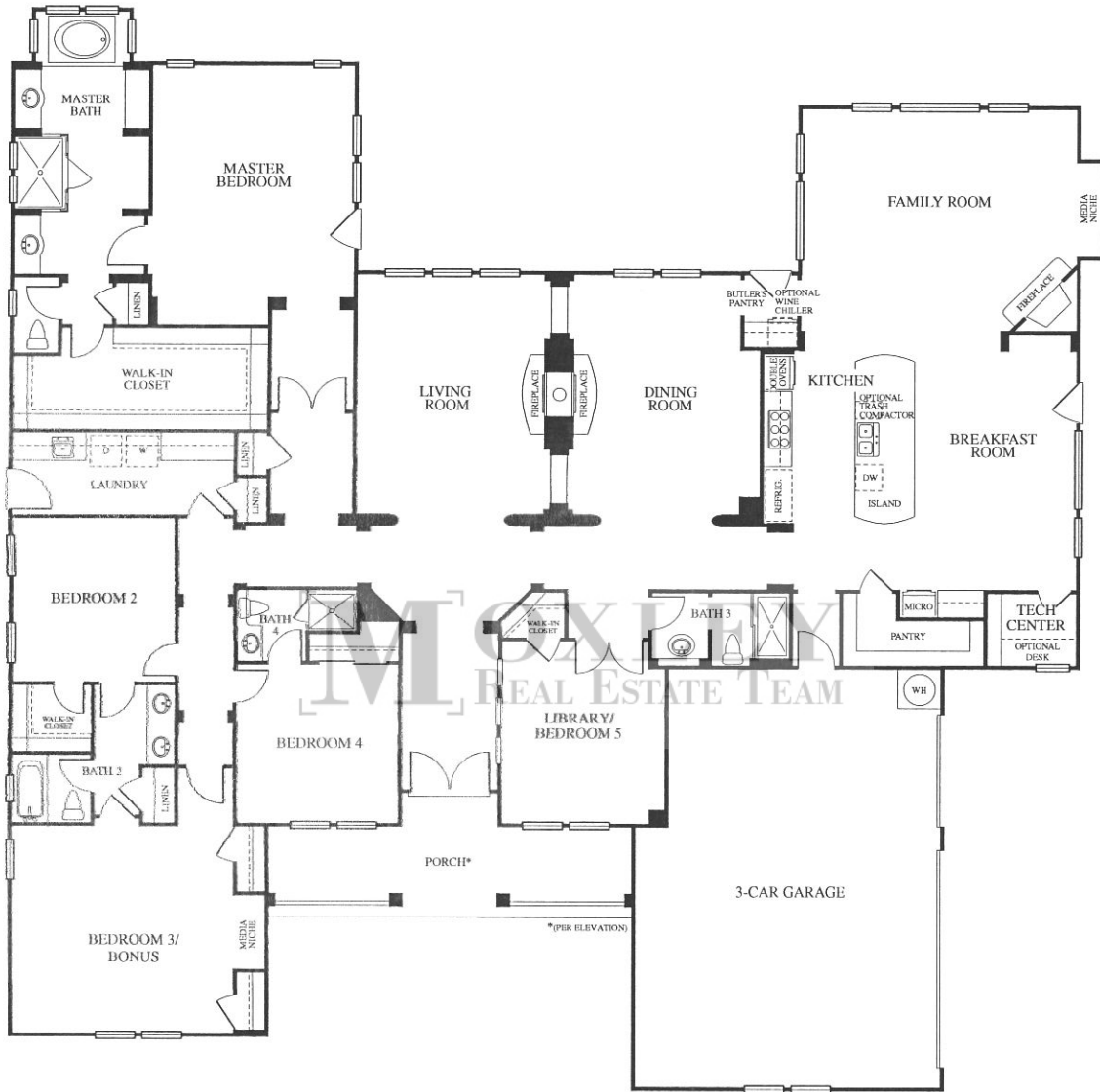
REVISED PRELIMINARY BROCHURE  
DATED: FEBRUARY 21, 2003



**Greenbriar**<sup>SM</sup>  
Homes Communities

*The Premier Living Experience*

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including floor plans, is superseded by this printing and shall be deemed null and void.



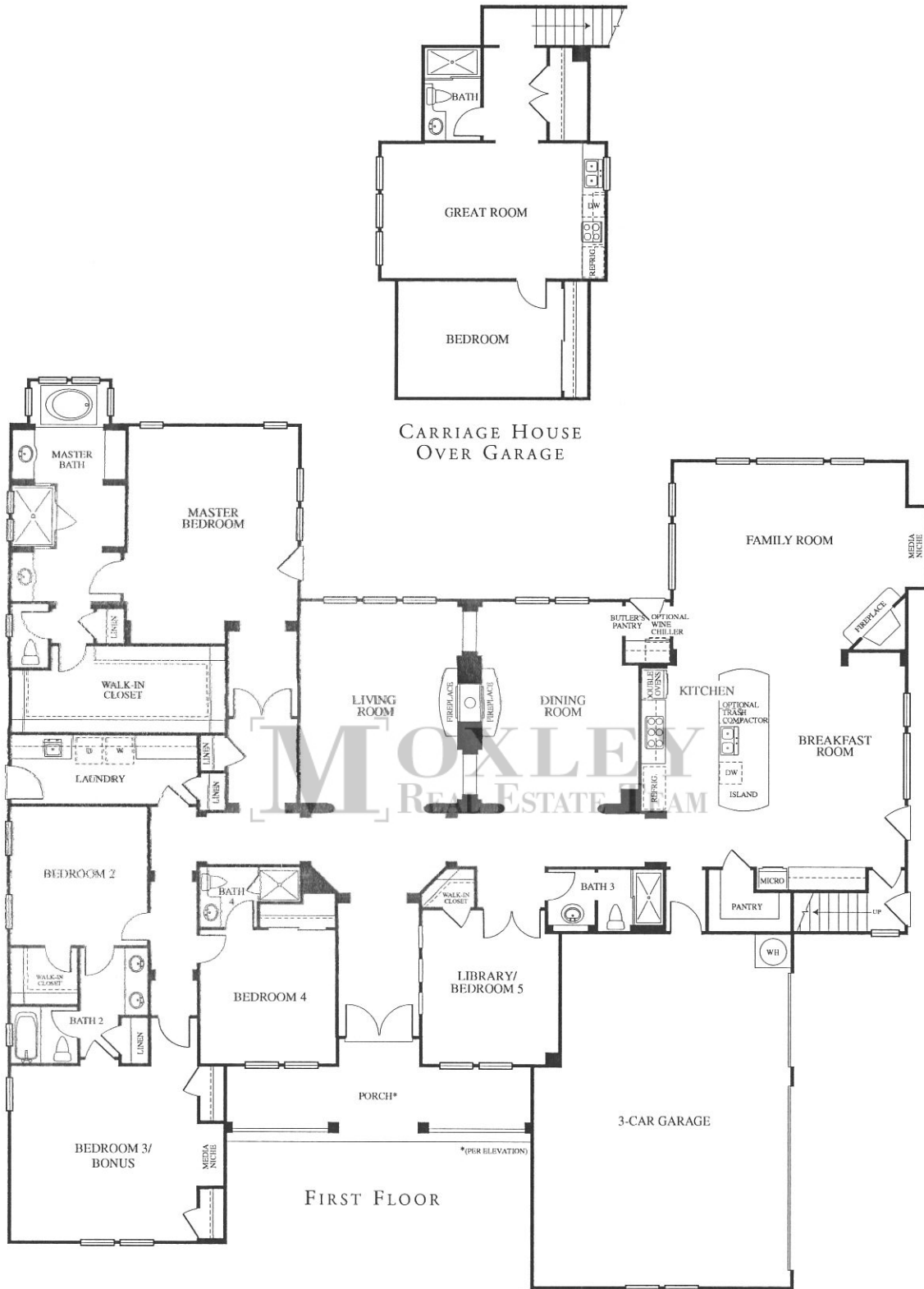
## Arroyo Canyon - Plan One

One Story • 5 Bedrooms • 4 Baths • 3-Car Garage • 3,989 Square Feet

Windows 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.





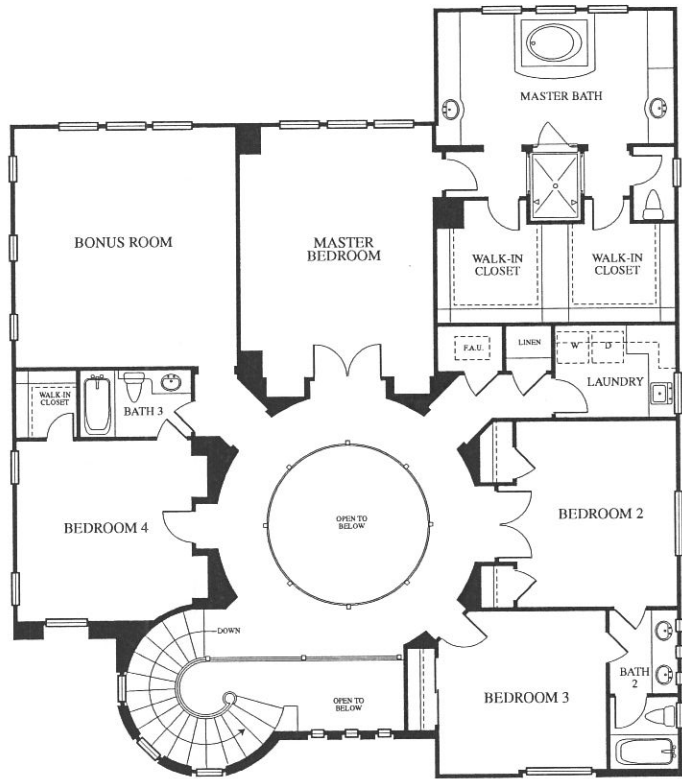
*Arroyo Canyon - Plan One X - With Carriage House*

Two Story • 6 Bedrooms • 5 Baths • Great Room • 3-Car Garage  
 3,989 Square Feet Main Home • 609 Square Feet Carriage House  
 4,598 Square Feet Total Home

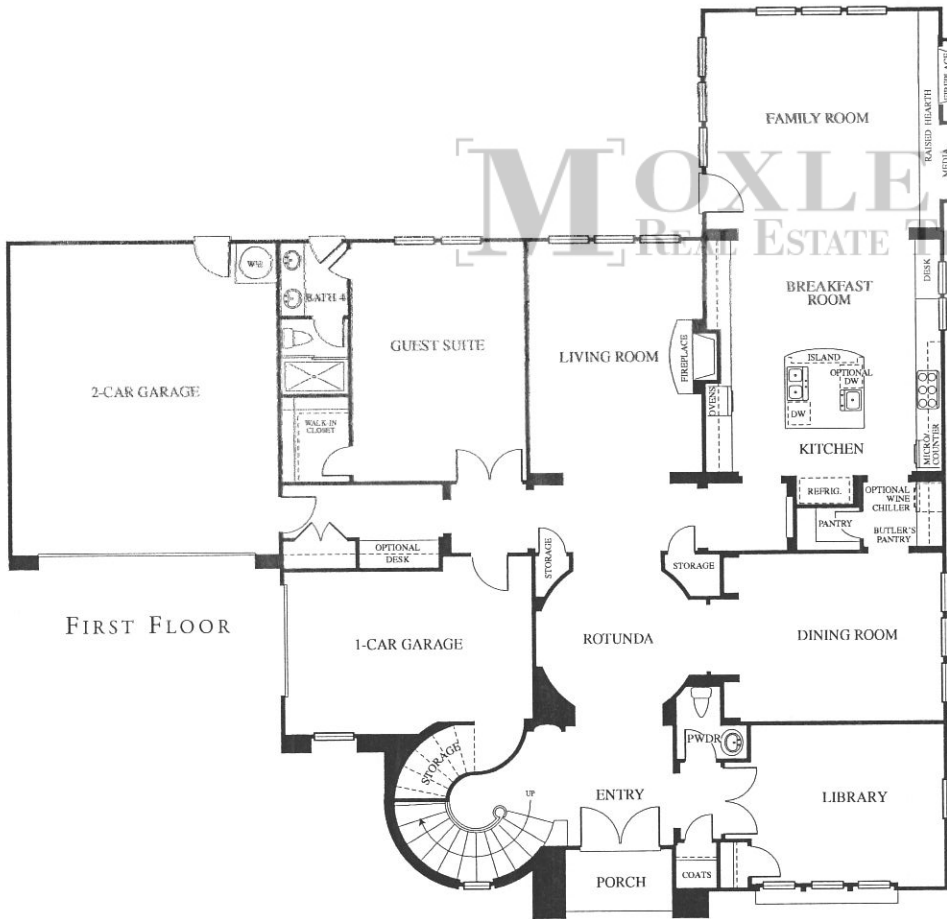


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SECOND FLOOR



FIRST FLOOR



*Wildwood Heights - Plan Two*

Two Story • 5 Bedrooms • 4 1/2 Baths • 3-Car Garage • 4,741 Square Feet



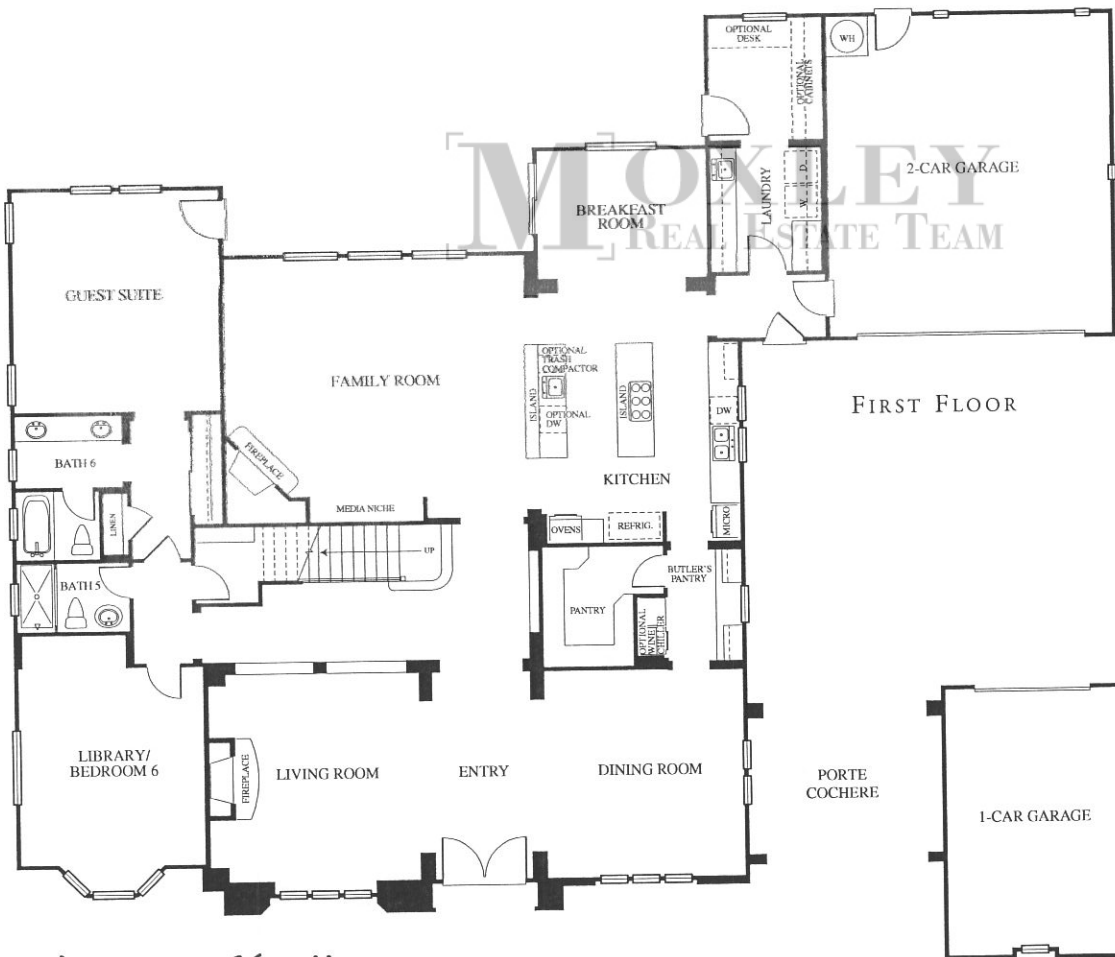
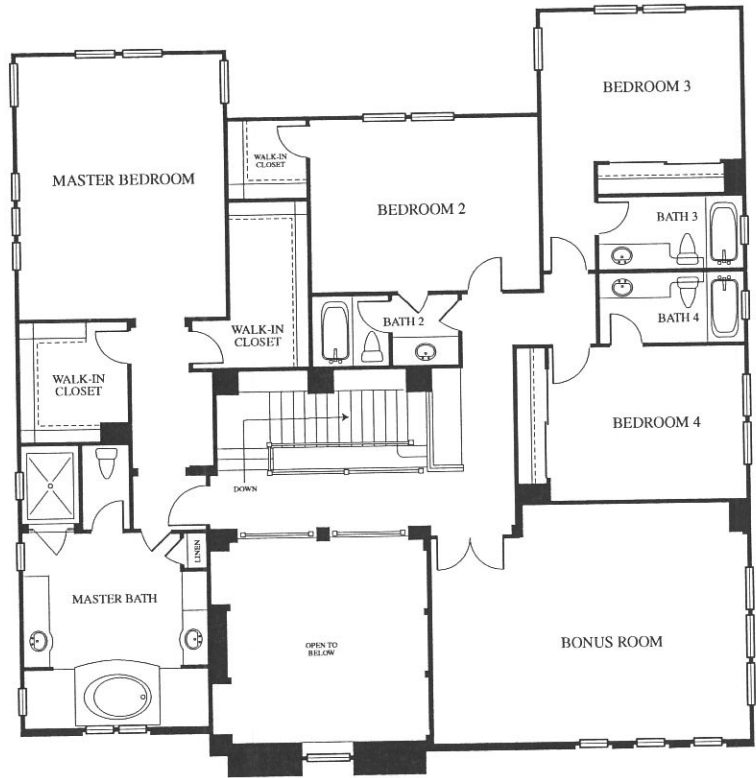
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02-21-03

Preliminary Brochure

SECOND FLOOR



**MOCKLEY**  
REAL ESTATE TEAM

*Augustin Knolls - Plan Three*

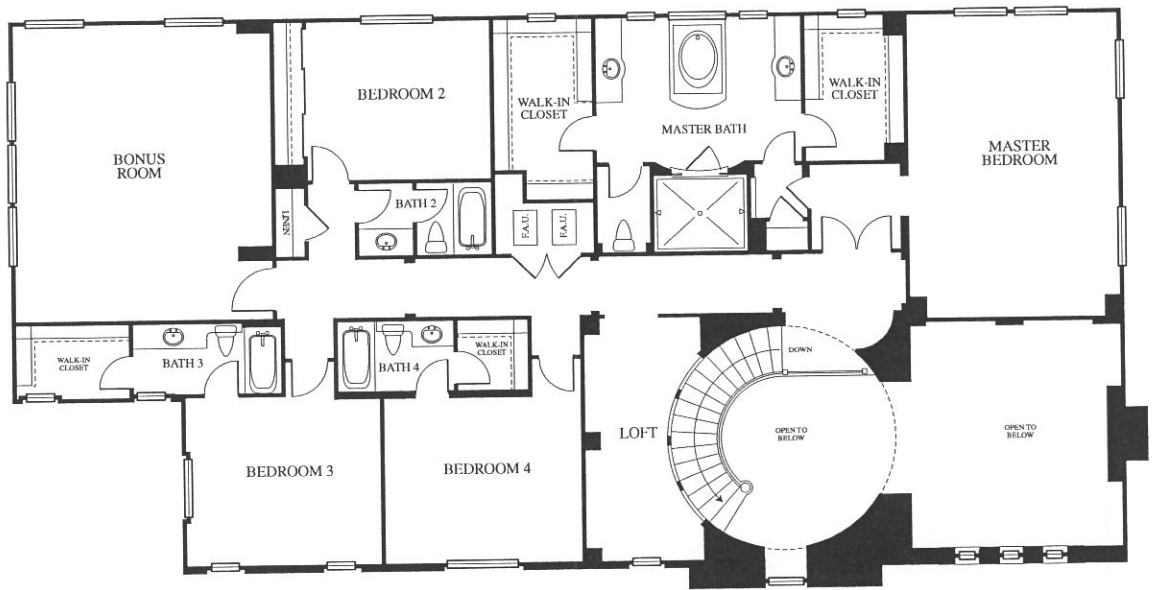
Two Story • 6 Bedrooms • 6 Baths • 3-Car Garage • 5,293 Square Feet



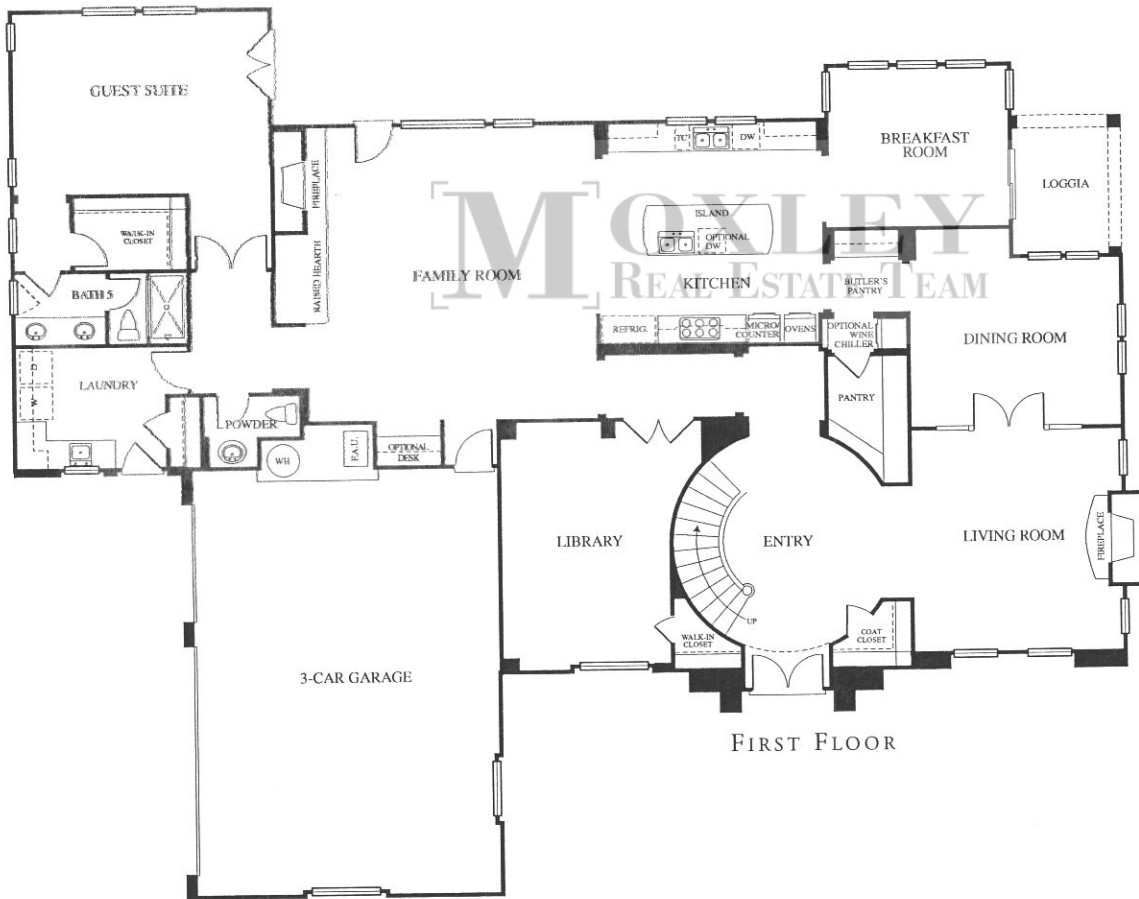
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02-21-03  
Preliminary Brochure



SECOND FLOOR



FIRST FLOOR

*Pheasant Ridge - Plan four*

Two Story • 5 Bedrooms • 5 1/2 Baths • 3-Car Garage • 5,326 Square Feet



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## Preliminary Features

Touring the new homes at Pheasant Ridge 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 Pheasant Ridge provide more than mere living space. They define living environments for you and your family.

### *Exquisite Exterior Detailing*

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

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

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

MonierLifeTile™ concrete tile roof providing years of protection

Full rear and side yard fencing with lattice top for front fencing

### *Interior Grandeur and Comfort*

Eight foot fiberglass entry doors for additional security and low maintenance with first quality Baldwin brushed bronze look exterior finish door hardware

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

Interior doors with bronze look lever handles for a feel of substance  
Tiled entry foyer to provide a sense of arrival

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

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

Staircases with custom-crafted railings with white posts and full rounded railing returns 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 secondary 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 french doors or Anderson frenchwood glider (per plan) to patio area

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

Abundant recessed lighting to provide maximum room illumination (selected rooms)

Fans in all bathrooms, kitchen and laundry room for superior ventilation

### *Master Suite Elegance*

Large spacious Master Suite with sitting area

Walk-in closets for ultimate storage convenience

Plush, ultra-private bath featuring luxurious Hydroswhirl jetted spa tub, separate shower (dual shower heads per plan) and dual vanity with handset 12" x 12" marble, and designer Price Pfister faucets

Separate water closet for privacy

### *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 caramel maple stain with easy-care white interior lining and concealed hinges. Single lite glass cabinet doors with wood veneer interiors (per plan) in butler's pantry

Designer-selected granite countertops in selected colors with 1 1/2" laminated bullnose edge and full backsplash

Kitchen specifically designed to suit the taste of a Master Chef:

- Wolf Gas Cooktop - 6 Burners - dual stacked burner design with True Simmer is the ultimate in heat control
- Wolf Classic Stainless Hood provides superior ventilation and adds classic beauty to your kitchen
- GE Profile 30" double oven - Convection upper, both self-cleaning - provides superior even baking
- GE Profile microwave, 1.8 cu. ft./1100 watts
- GE Profile dishwasher, black, Energy Star® qualified with Quiet Power™ motor

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 with window lites (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  
Gas hook-up for dryers provides maximum energy efficiency

## *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 (3rd unit per plan)  
Mullioned look (front elevation), white accent, architectural dual paned vinyl windows (per plan)  
Dual paned and low E<sup>2</sup> 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 hot water pump to selected baths and R-12 thermal blanket for greater hot water delivery  
Deadbolt Interconnected lock on entry doors  
Wired smoke detectors to meet current code  
Insulation in bathrooms, laundry and master suite on non-closet walls to minimize sound transmission, a Greenbriar exclusive "quiet home package"

## *Structural Integrity*

400 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  
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  
Crown molding  
Home theater and sound systems  
Closet systems in master suite  
Cherry finish cabinets  
Upgraded slab countertops in kitchen  
Air filtration system by Carrier  
Full security system  
Additional select Wolf appliances  
Additional select Sub Zero appliances  
• Sub-Zero 48" built-in, side by side capacity refrigerator in genuine flush-to-cabinet design  
• Wine Chillers  
Select GE Monogram appliances including 48" refrigerators





*The Premier Living Experience*

ACCORDING TO A RECENT INDEPENDENT SURVEY of Bay Area home buyers, Greenbriar Homes Communities<sup>SM</sup> 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 Communities<sup>SM</sup> 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 Communities<sup>SM</sup> 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 Communities<sup>SM</sup> 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](http://www.greenbriarhomes.com)



# Pheasant Ridge



**For Information Call**

**(925) 931-9898**

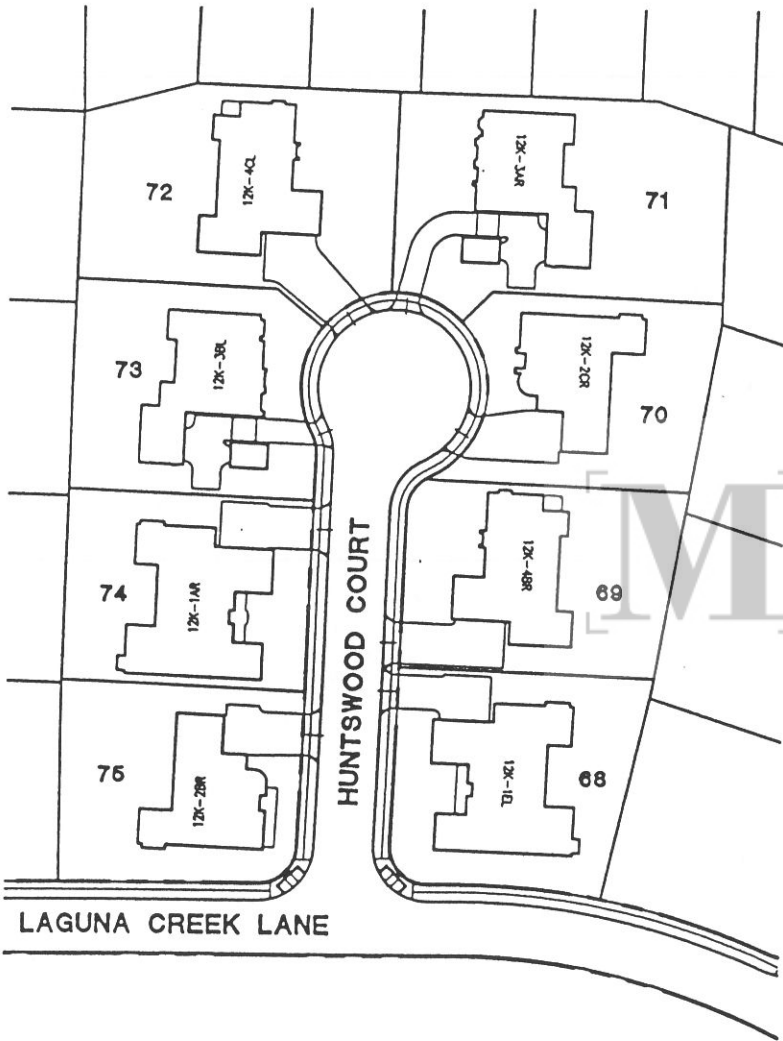
**Fax: (925) 931-9889**



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# PHEASANT RIDGE

## PHASE ONE RELEASE

<u>LOT</u>	<u>PLAN</u>	<u>ELEV</u>
68	1 - ARROYO CANYON	E - <i>Bungalow</i>
69	4 - PHEASANT RIDGE	B - <i>Spanish</i>
70	2 - WILDWOOD HEIGHTS	C - <i>Italian</i>
71	3 - AUGUSTIN KNOLLS	A - <i>French</i>
72	4 - PHEASANT RIDGE	C - <i>Italian</i>
73	3 - AUGUSTIN KNOLLS	B - <i>Spanish</i>
74	1 - ARROYO CANYON	A - <i>French</i>
75	2 - WILDWOOD HEIGHTS	B - <i>Spanish</i>

# Pheasant Ridge

February 10, 2003

## Arroyo Canyon – Plan 1

Price from \$1,309,950

One Story  
5 Bedrooms  
4 Baths  
3-Car Garage  
3,989 Square Feet

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## Arroyo Canyon – Plan 1X

Price from \$1,339,950

One Story with Carriage House over Garage  
6 Bedrooms  
5 Baths  
3-Car Garage  
3,989 Square Feet – Main House  
609 Square Feet – Carriage House  
4,589 Square Feet – Total Home

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**MOXLEY**  
REAL ESTATE TEAM

## Wildwood Heights – Plan Two

Price from \$1,349,950

5 Bedrooms  
4.5 Baths  
3-Car Garage  
4,741 Square Feet

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## Augustin Knolls – Plan Three

Price from \$1,429,950

6 Bedrooms  
6 Baths  
3-Car Garage  
5,293 Square Feet

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## Pheasant Ridge – Plan Four

Price from \$1,439,950

5 Bedrooms  
5.5 Baths  
3-Car Garage  
5,326 Square Feet

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# Carlton Oaks

BROOKSIDE WITH CARRIAGE HOUSE. . . . . From \$909,950

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 \$909,950

Plan Two

5 Bedrooms

4 Baths

3-Car Garage

3,265 Sq. Ft.



LARKSPUR. . . . . From \$909,950

Plan Three

5 Bedrooms

4 Baths

3-Car Garage

3,428 Sq. Ft.

MARBELLA. . . . . From \$914,950

Plan Four

5 Bedrooms

4 Baths

3-Car Garage

3,540 Sq. Ft.

2/7/200? price release date

Sales office:

CarltonOaks@GreenbriarHomes.com

(925) 600-8828



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Homes Communities

*The Premier Living Experience*



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CITY OF PLEASANTON 5-ACRE PARK



# CARLTON OAKS

## PHASE A RELEASE

<u>LOT</u>	<u>PLAN</u>	<u>ELEV</u>
170	4 - MARBELLA	D
171	1 - BROOKSIDE	C
172	2 - CARMEL	A
173	3 - LARKSPUR	B
203	2 - CARMEL	D
204	4 - MARBELLA	F
205	3 - LARKSPUR	A
206	1 - BROOKSIDE	B
207	2 - CARMEL	A
208	4 - MARBELLA	A
209	3 - LARKSPUR	E
210	2 - CARMEL	B
213	1 - BROOKSIDE	A
214	3 - LARKSPUR	B
215	2 - CARMEL	D
216	4 - MARBELLA	F
217	1 - BROOKSIDE	D