

Wahmut Glen

E S T A T E S

By New Cities Development Group

EXTERIOR FEATURES

- Large lots averaging 1/3 to 1/2 acre
- Designed by the award-winning Steinberg Group AIA
- Classic exterior elevations detailed with stucco, wood, brick and stone masonry (per plan)
- Professionally selected exterior color schemes by the award-winning Miriam Tate Company, CMG
- Monier Concrete Roofing including; shake, "S" tile and slate tiles, also Presidential Celotex Shake (per plan)
- Front yard landscaping with automatic sprinkler system
- Full rear and side-yard fencing
- Three car garages with sectional roll-up garage doors with automatic openers
- Perimeter yard drains
- Carved oak front entry doors with Baldwin "Manchester" brass hardware and deadbolt lock
- Lighted house numbers and exterior lights

ELEGANT LIVING AREAS

- Dramatic volume or 9' ceilings throughout first and second floor living areas and bedrooms
- Contemporary styled textured drywall with radius corners in selected areas
- Raised panel colonist interior doors with Schlage "Siena" polished brass hardware
- Hand-set ceramic tile entry
- Dramatic stairways with solid oak or maple railing with white posts and edgecaps (per plan)
- Designer selected light fixtures and recessed lighting (formal dining room to include rocker switch plate with dimmer control)
- Custom wood baseboards and door moldings
- Custom woodburning fireplace(s) with gas log lighter and glass doors (per plan)
- Handsomely crafted fireplace(s) framed with choice of precast surround, oak stained or painted wood with marble, brick or tile facing
- Prewired for cable T.V. and telephone (phone wiring in kitchen and all bedrooms, cable wiring in family room and all bedrooms)
- Security alarm system
- Laundry room features cabinets and deep well laundry sink

EXQUISITE GOURMET KITCHEN

- Hand-set ceramic tile countertops
- Custom natural maple or oak cabinetry with solid raised panel doors, European hinges, melamine interiors and adjustable upper shelves (optional white painted cabinetry available)
- Under-cabinet lighting in key work areas
- Custom recessed ceiling lights
- Walk-in pantry with extensive shelving
- Triple compartment porcelain over cast iron sink
- Food waste disposal

- State-of-the-art KitchenAid designer white appliances:
 - KitchenAid 36" Glass Cooktop
 - KitchenAid 30" Double Oven (one self cleaning)
 - KitchenAid Microwave Oven
 - KitchenAid Trash Compactor
 - KitchenAid Dishwasher
- Price Pfister white single-lever mixing faucet with pull-out sprayer
- Instant hot-water dispenser at sink
- Island food preparation work station with optional vegetable sink
- Refrigerator area plumbed for water and ice maker

DRAMATIC MASTER SUITE AND BATHS

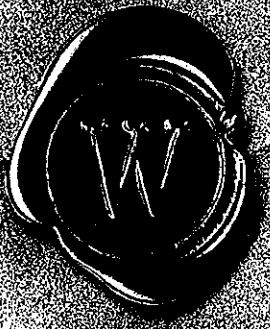
- Volume ceilings
- Optional fireplace (plan 1 & 2)
- Luxurious 5' jetted tub
- Separate shower with ceramic tile surround and clear glass-to-glass frameless enclosure
- His and Her china basins set in hand-set ceramic tile vanity
- Custom natural maple or oak solid raised panel cabinetry
- Eurostyle Price Pfister polished chrome fixtures with brass accents
- Full-width vanity mirror

ADDED CONVENIENCE AND ENERGY SAVING FEATURES

- Dual zoned central air conditioning and heating systems with programmable setback thermostats
- Continuous hot water circulating pump
- Smoke detectors for added safety, including all bedrooms
- R-13 or R-19 batt insulation in walls: R-19 over garage and R-30 in ceiling
- Dramatic windows with white frames and dual glazing
- Full weather stripping on exterior doors
- Gas to FAU, water heater, dryer and cooktop
- 75 Gallon water heater

CUSTOMIZING OPTIONAL FEATURES

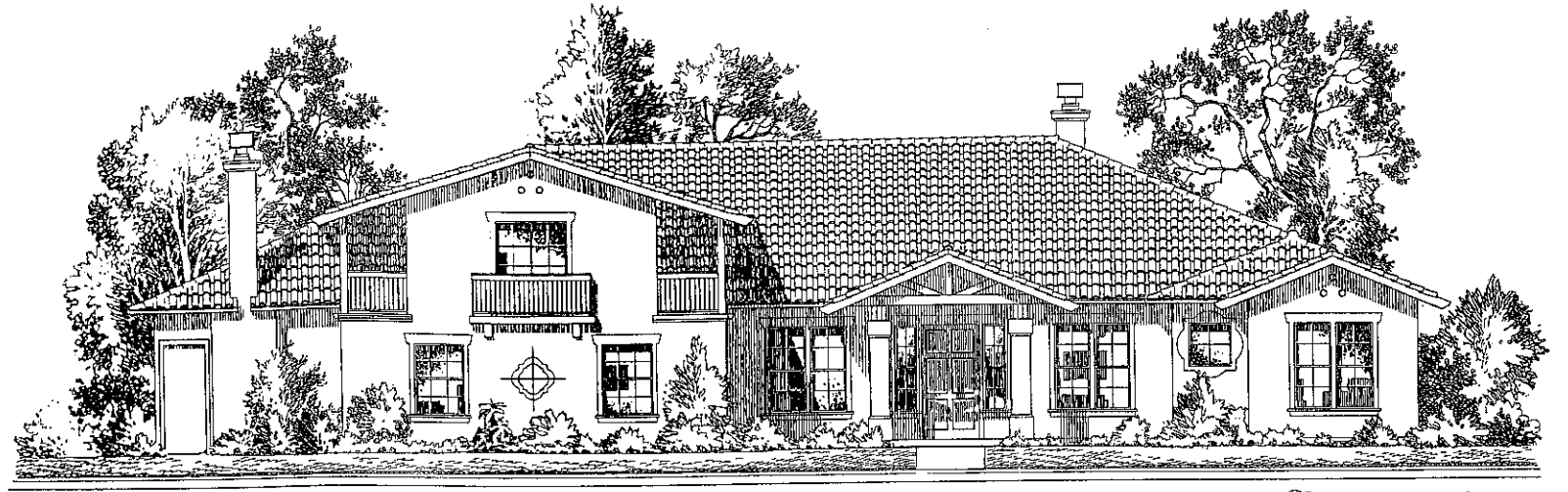
- Various room conversions and added flex space including: libraries, bonus rooms, dens, fully equipped AuPair units with kitchens and baths
- Variety of countertop and fireplace surround options including custom tile, granite, marble and Corian
- Additional selections of marble, tile, limestone, carpet and hardwood floors
- Glass tub enclosures in secondary baths
- Built-in refrigerator
- Custom closet organizers
- Audio visual systems
- Music and sound intercom
- Central vacuum system



Walnut Glen
ESTATES

Plan One

Elevations

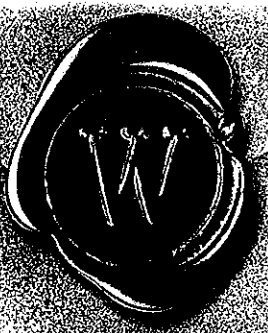


Elevation A



Elevation B



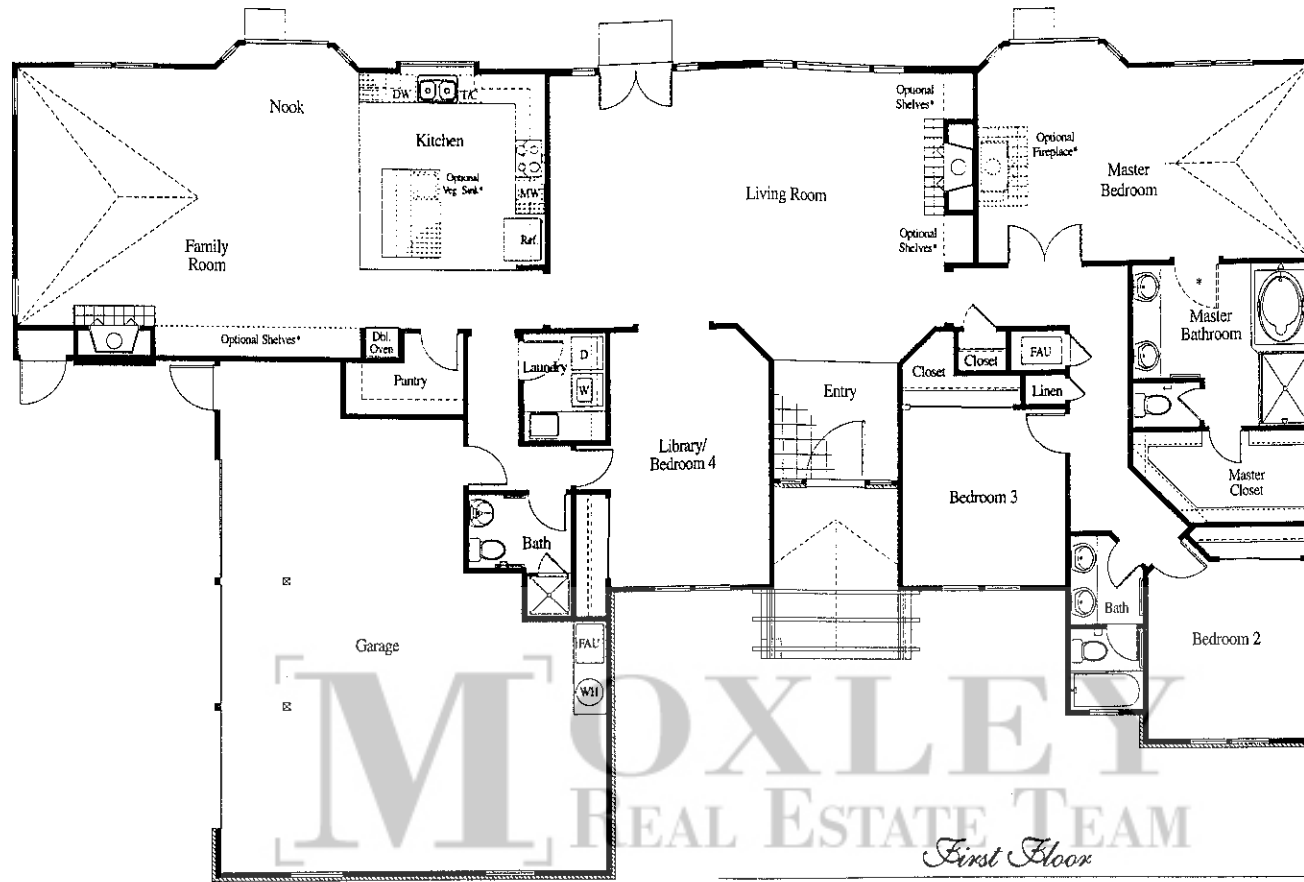


Walnut Glen
ESTATES

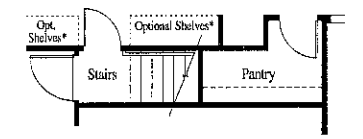
Plan One

Base Plan:
2,855 Square Feet
4 Bedroom/3 Bath/3 Car Garage

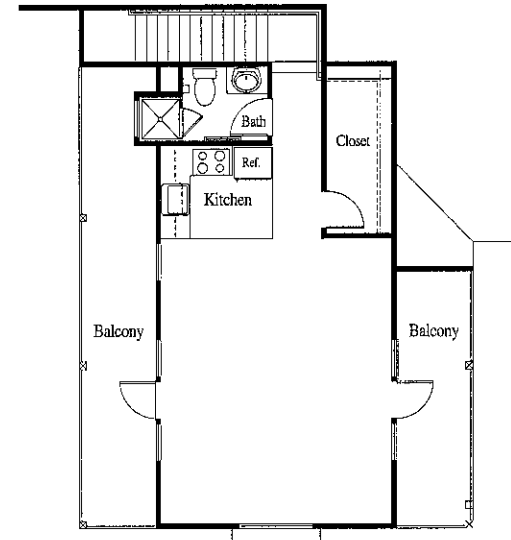
With Au Pair Option:
3,409 Square Feet



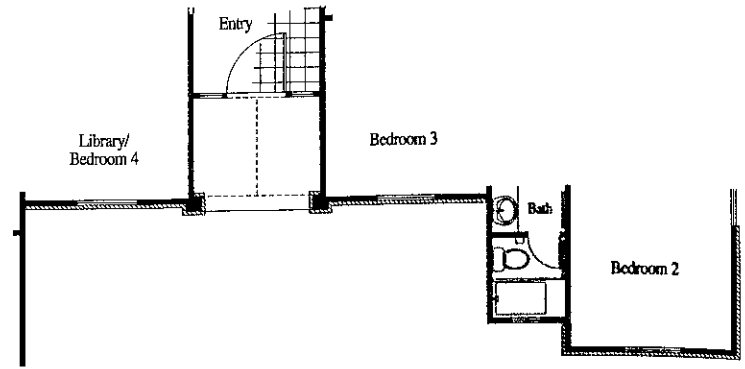
First Floor
Elevation A Shown



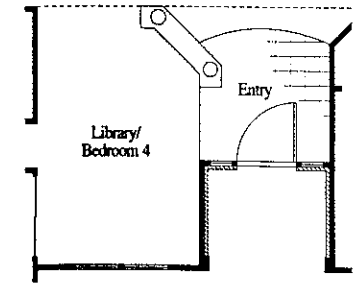
Au Pair Entry Option



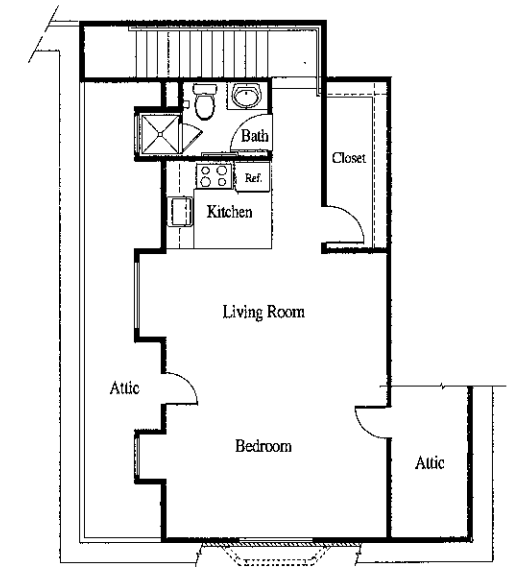
Au Pair Option
Elevation A Shown



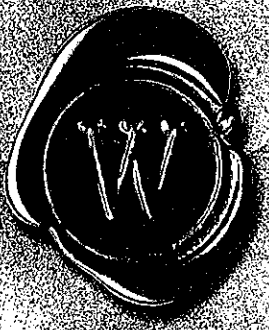
Front Entry
Elevation C Shown



Library Option
Elevation B Shown



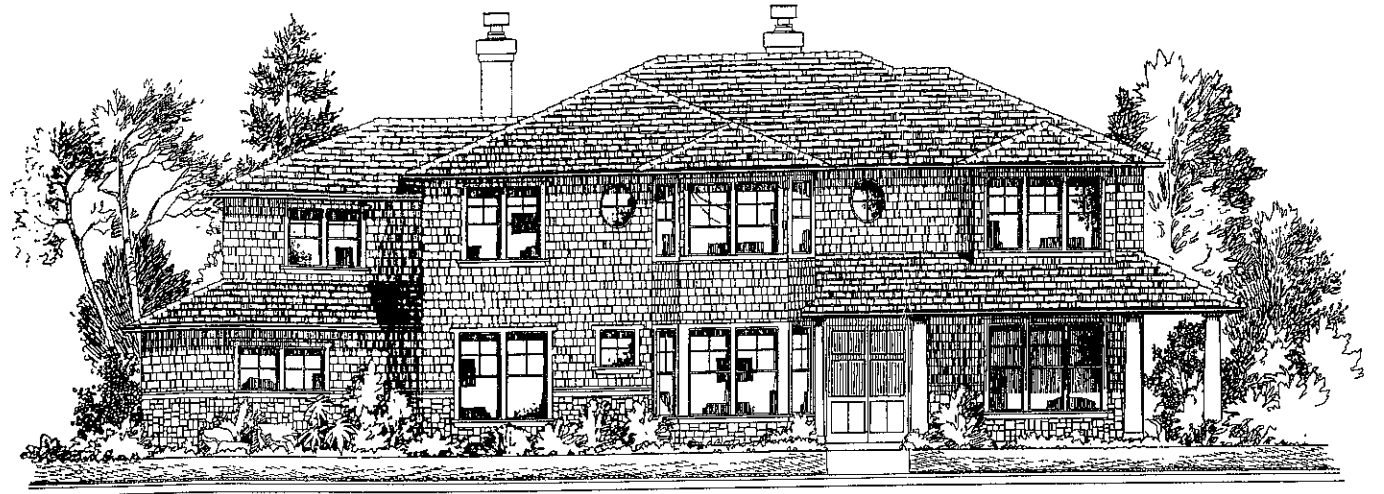
Au Pair Option
Elevations B and C Shown



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ESTATES

Plan Two

Elevations

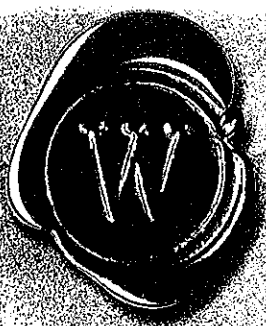


Elevation A



Elevation B



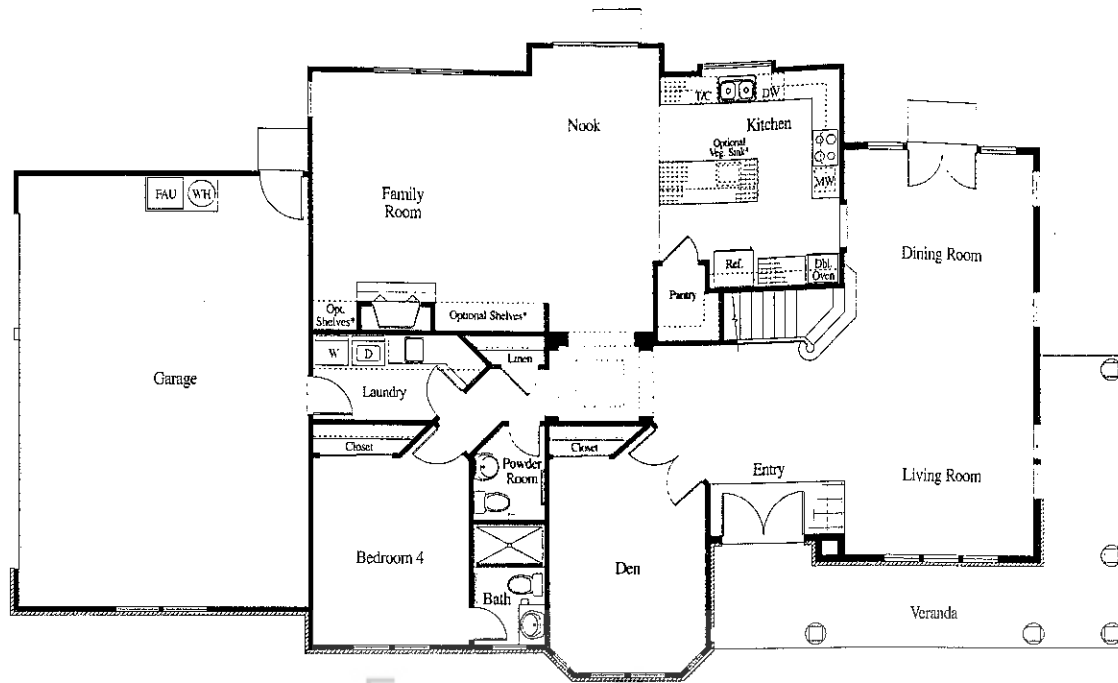


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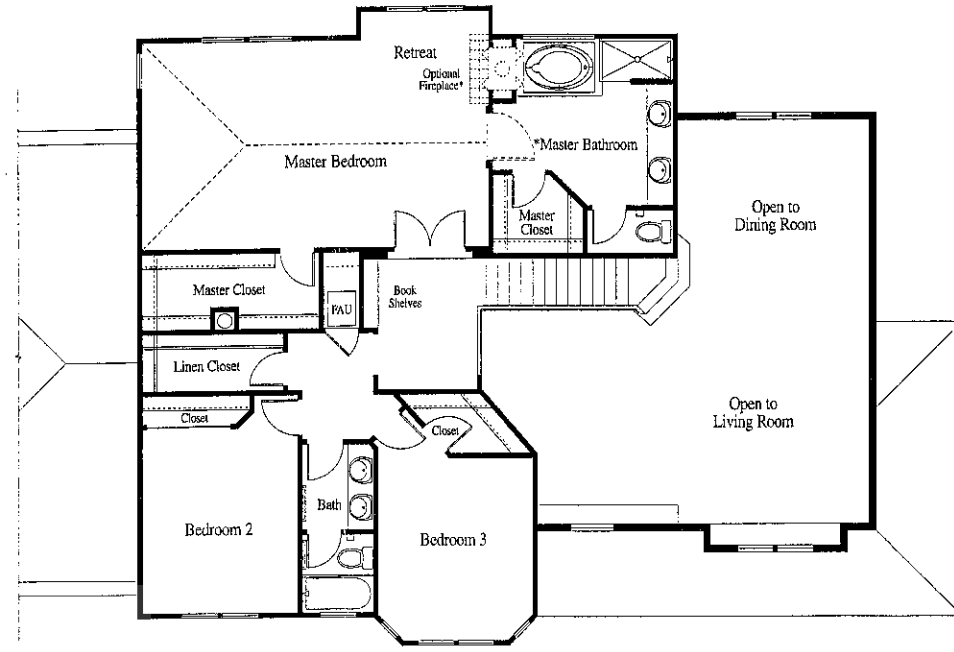
Plan Two

Base Plan:
3,225 Square Feet
4 Bedroom Plus Den
3 1/2 Bath / 3 Car Garage

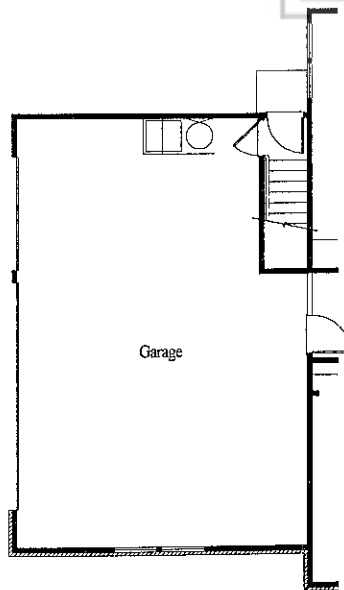
With Au Pair Option:
3,525 Square Feet



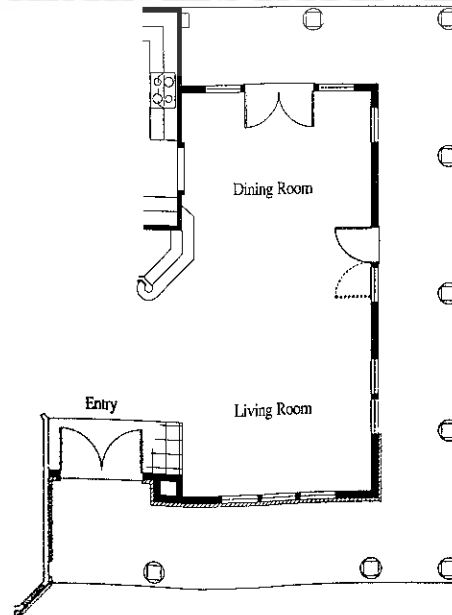
First Floor



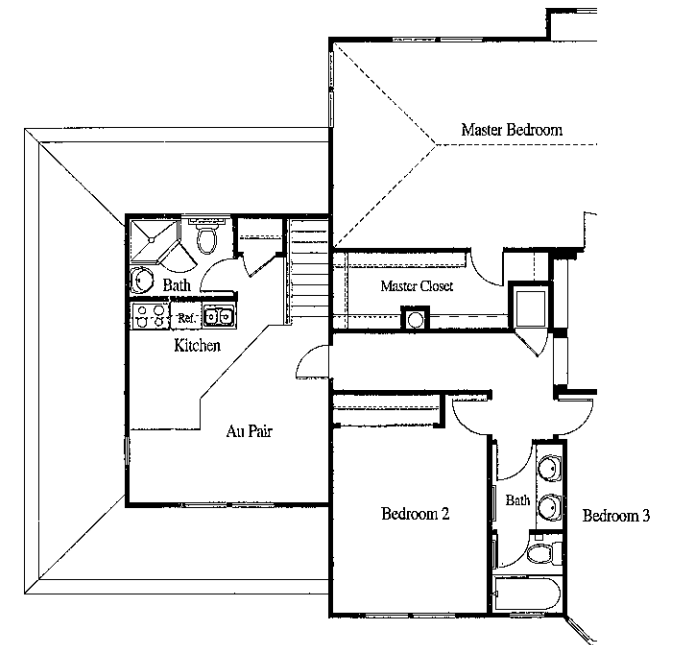
Second Floor



First Floor Pair Option

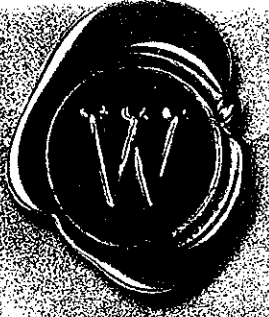


First Floor Porch Option



Au Pair with Bath and Kitchen Option

MOXLEY
REAL ESTATE TEAM

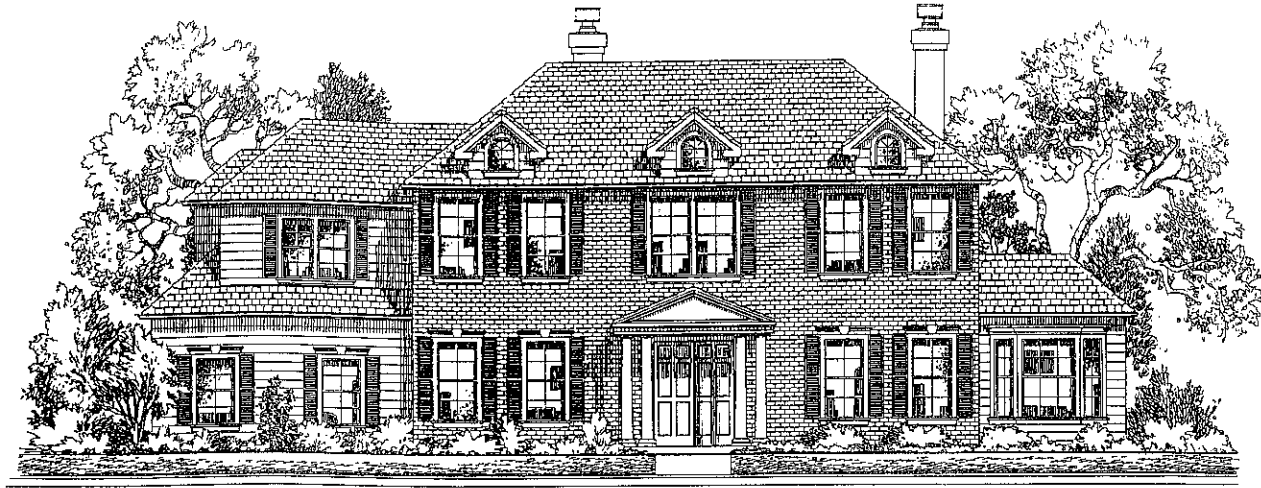


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Plan Three

Elevations

3776 Newton Way
Pleasanton, California 94588
Sales: (510) 484-5731
Fax (510) 484-5762



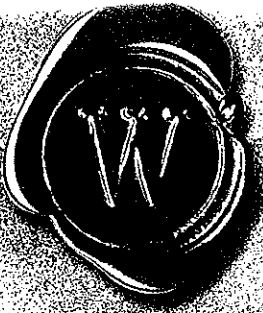
Elevation A



Elevation B



Elevation C



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Plan Three

Base Plan:
3,979 Square Feet
5 Bedroom / 3 Bath / 3 Car Garage

With Au Pair Option:

4,454 Square Feet

With Au Pair and Library One Option:

4,643 Square Feet

With Au Pair and Library Two Option:

4,758 Square Feet

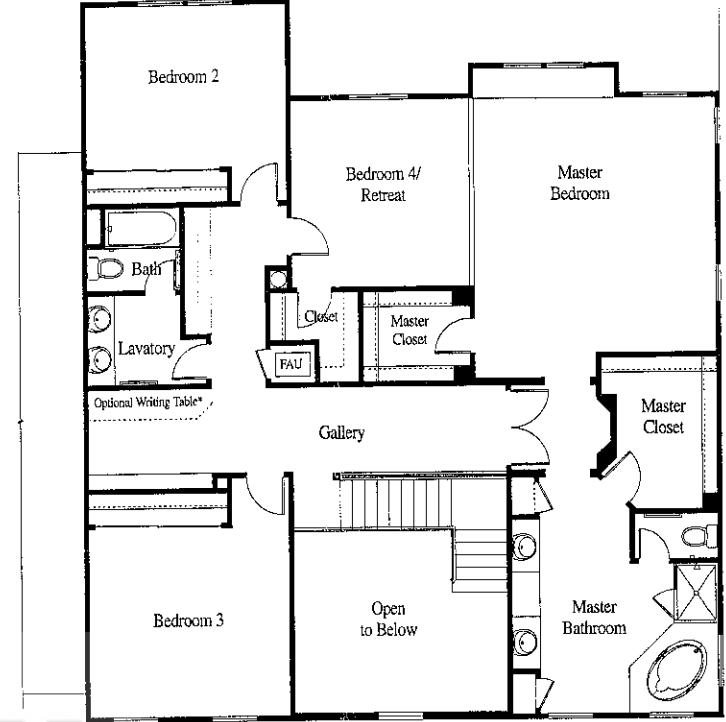
With Au Pair and Library Two Option:

4,758 Square Feet

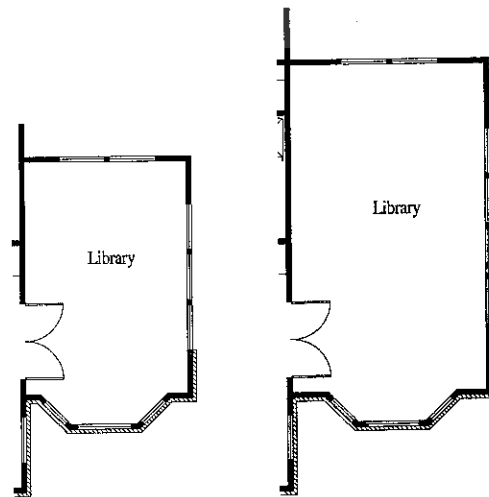
*Indicates Optional



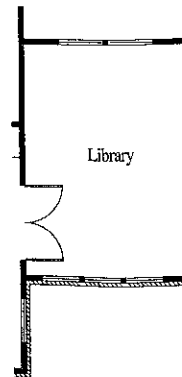
First Floor
Elevation A Shown



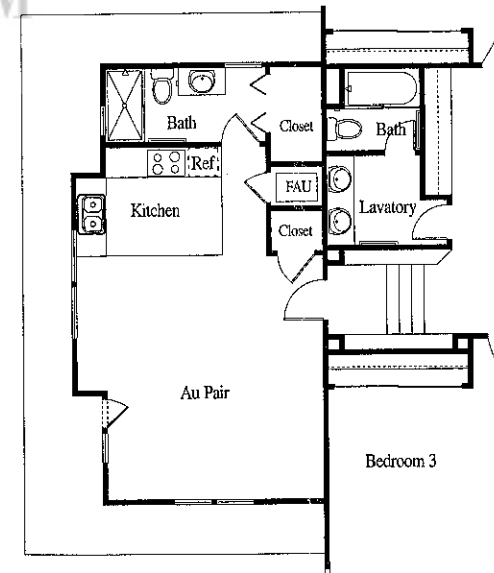
Second Floor
Elevation A Shown



First Floor Library Options
Elevations A and B



First Floor Library Option
Elevation C



Au Pair Option
Elevation A Shown



FINAL PHASE

PLAN 1 - Single story

Base Plan 2,855 Sq.Ft. - 4 Bedroom/3 Bath/*3-Car Garage
Optional Bonus or AuPair Unit above Garage - 3,409 Sq.Ft.

\$529,000 to \$565,000

PLAN 2 - Two Story

Base Plan 3,225 Sq.Ft. - 4 or 5 Bedroom/3 1/2 Bath/*3-Car Garage
Optional Bonus or AuPair Unit above Garage - 3,525 Sq.Ft.

\$557,500 to \$601,400

MOXLEY
REAL ESTATE TEAM

PLAN 3 - Two Story

Base Plan 3,979 Sq.Ft. - 5 Bedroom/ 3 Bath / *3-Car Garage
Optional Bonus or AuPair Unit above Garage - 4,454 Sq.Ft.
Optional Library - 4,168 Sq.Ft. to 4,283 Sq.Ft.
Optional Bonus or AuPair with Library - 4,643 Sq.Ft. to 4,758 Sq. Ft.

\$605,000 to \$682,000

NO BONDS, ASSESSMENTS NOR HOMEOWNERS ASSOCIATION DUES

PRICES SUBJECT TO LOT PREMIUMS, PLEASE ASK SALES CONSULTANT

QUALIFIED CONTINGENT BUYERS CONSIDERED

MOST OF OUR PHASE 2 HOMES COMPLETED BY JANUARY/MARCH

New Cities Development Group, in a continuous effort to improve its product, reserves the right in its sole discretion to change prices, maps, phases, floorplans, elevations and specification without notice. Window size and location may vary according to elevations. Square footages are approximate. Artist's conception of floorplans and elevation.

JULY 11, 1996



PLAN 1

Base Plan 2,855 Sq. Ft. - 3 or 4 Bedroom - 3 Bath - 3-Car Garage

Home Site #37 (appx. 14,138 Sq Ft)	"A" Elevation, Bonus/bath, Library (appx. 3,409 Sq Ft)	\$565,000 *
Model (appx. 14,804 Sq Ft)	"BR" Elevation, Bonus, Library (appx. 3,409 Sq Ft)	\$650,800

PLAN 2 - Two Story

3,525 Sq Ft - 4 or 5 Bedroom - 3 1/2 Bath - Bonus Room - 3-Car Garage

Home Site #25 (appx. 14,922 Sq Ft)	"B" Elevation	\$586,000
Home Site #36 (appx. 15,034 Sq Ft)	"A" Elevation	\$589,400
Model (appx. 14,791 Sq Ft)	"A" Elevation, Porch	\$702,100



PLAN 3 - Two Story

4,758 Sq Ft - 5 Bedroom - Bonus Room - Large Library - 3 Bath - 3-Car Garage

Home Site #13 (appx. 19,132 Sq Ft)	"A" Elevation, MBR Retreat, Porch	\$681,500
Home Site #35 (appx. 14,034 Sq Ft)	"B" Elevation, Bonus/Bath	\$661,500

CUSTOM HOME SITES

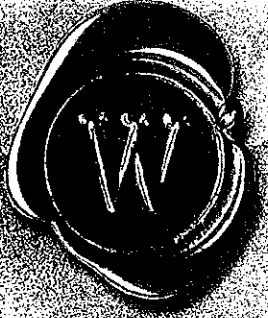
Home Site #7 (appx. 1/2 Acre)		\$269,000
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***HOME AVAILABLE TO NON-CONTINGENT BUYERS**

NO BONDS, ASSESSMENTS, HOMEOWNERS ASSOCIATION DUES

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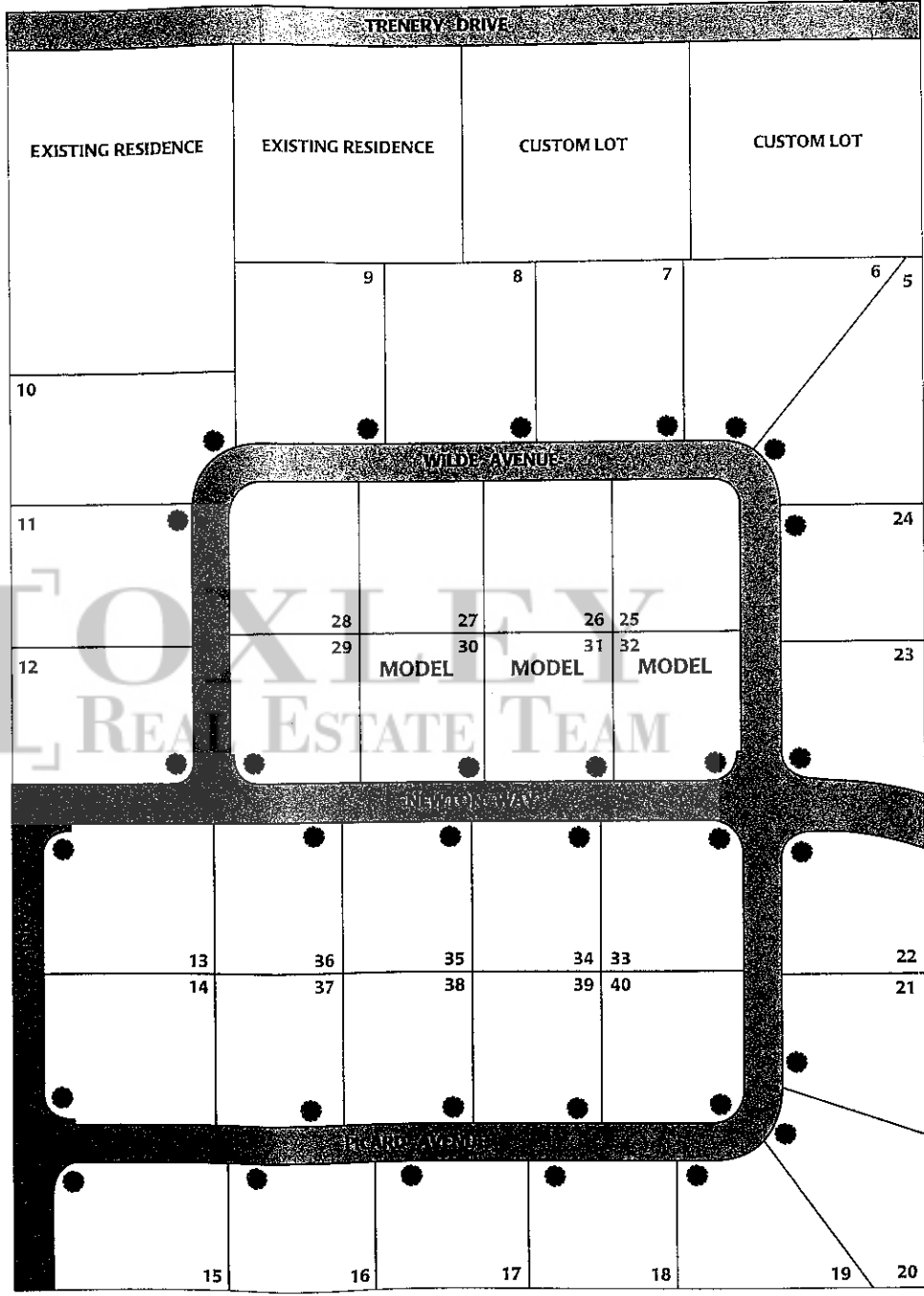
October 10, 1996

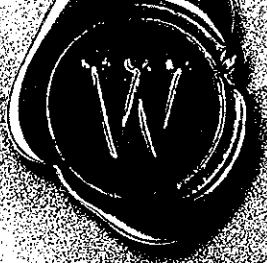


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Plot Map

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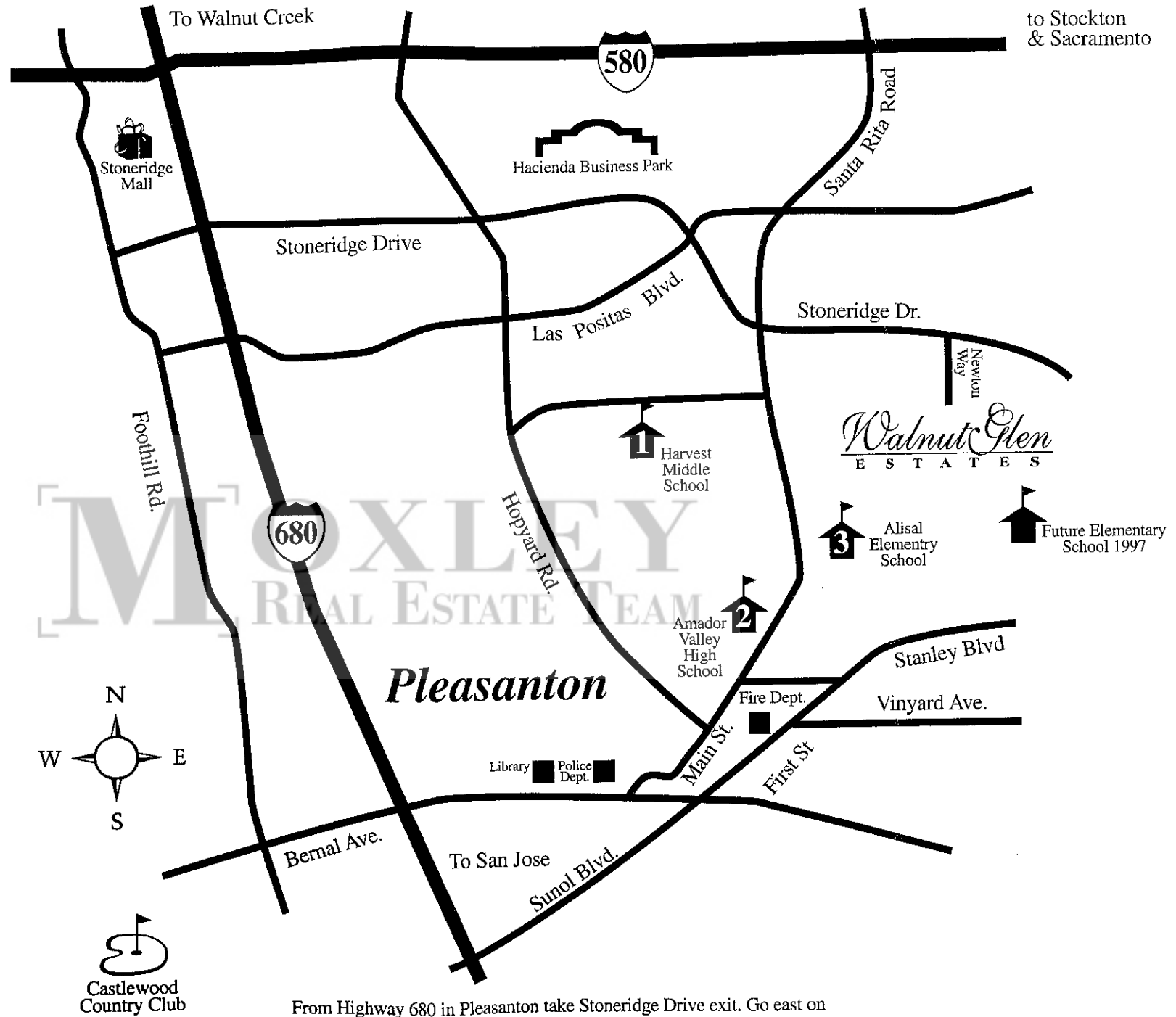




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Area Map

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From Highway 680 in Pleasanton take Stoneridge Drive exit. Go east on Stoneridge Drive and follow past Santa Rita Road to Newton Way. Turn right and follow to sales office.