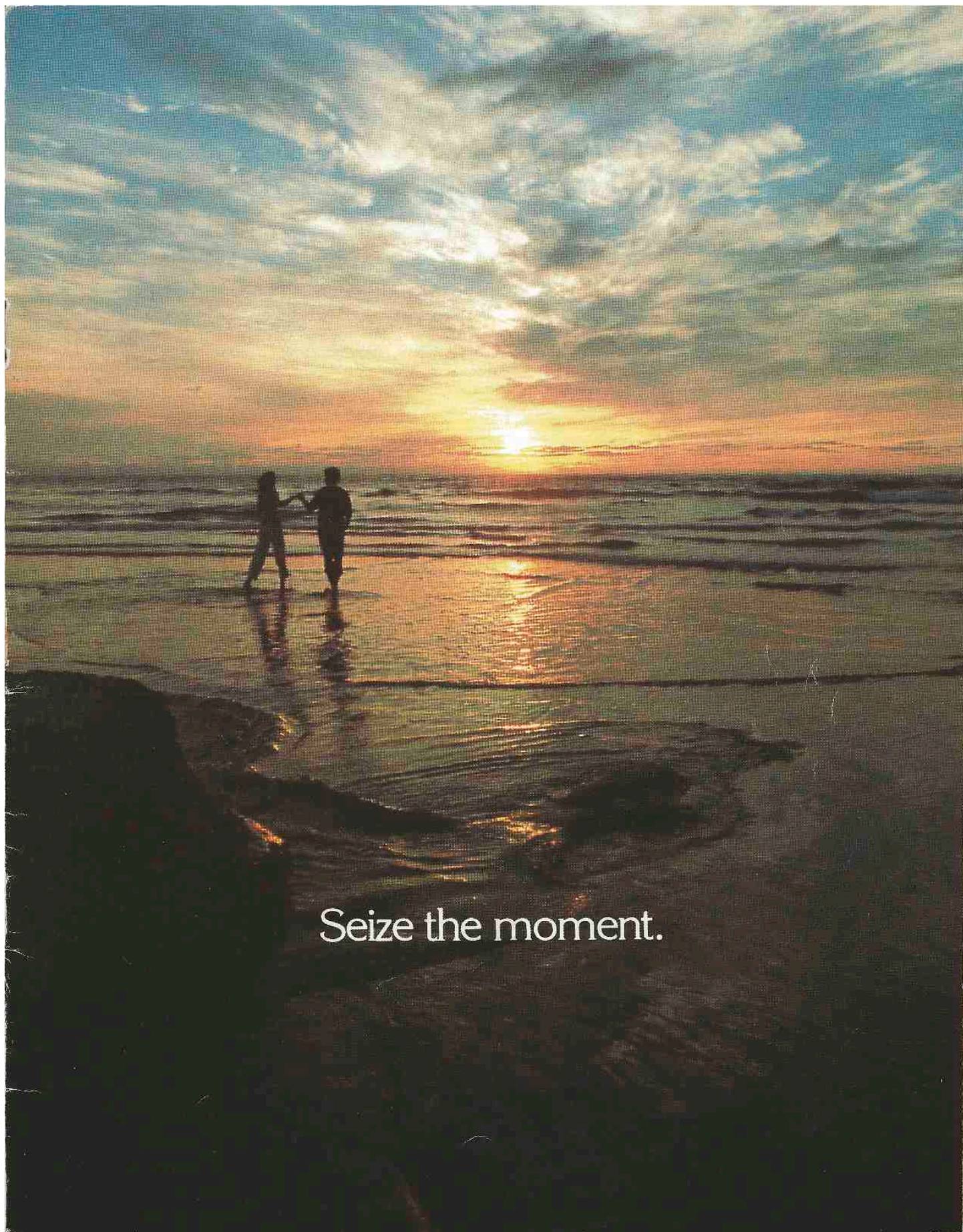




TOWNHOMES AT TORREY PINES BEACH



Seize the moment.

Overlooking Torrey Pines Beach, just south of Del Mar, eighty-five spectacular townhomes are now for sale at award-winning Sea Point.

These homes complete the Sea Point condominium community and are the very last of their kind on the coast.

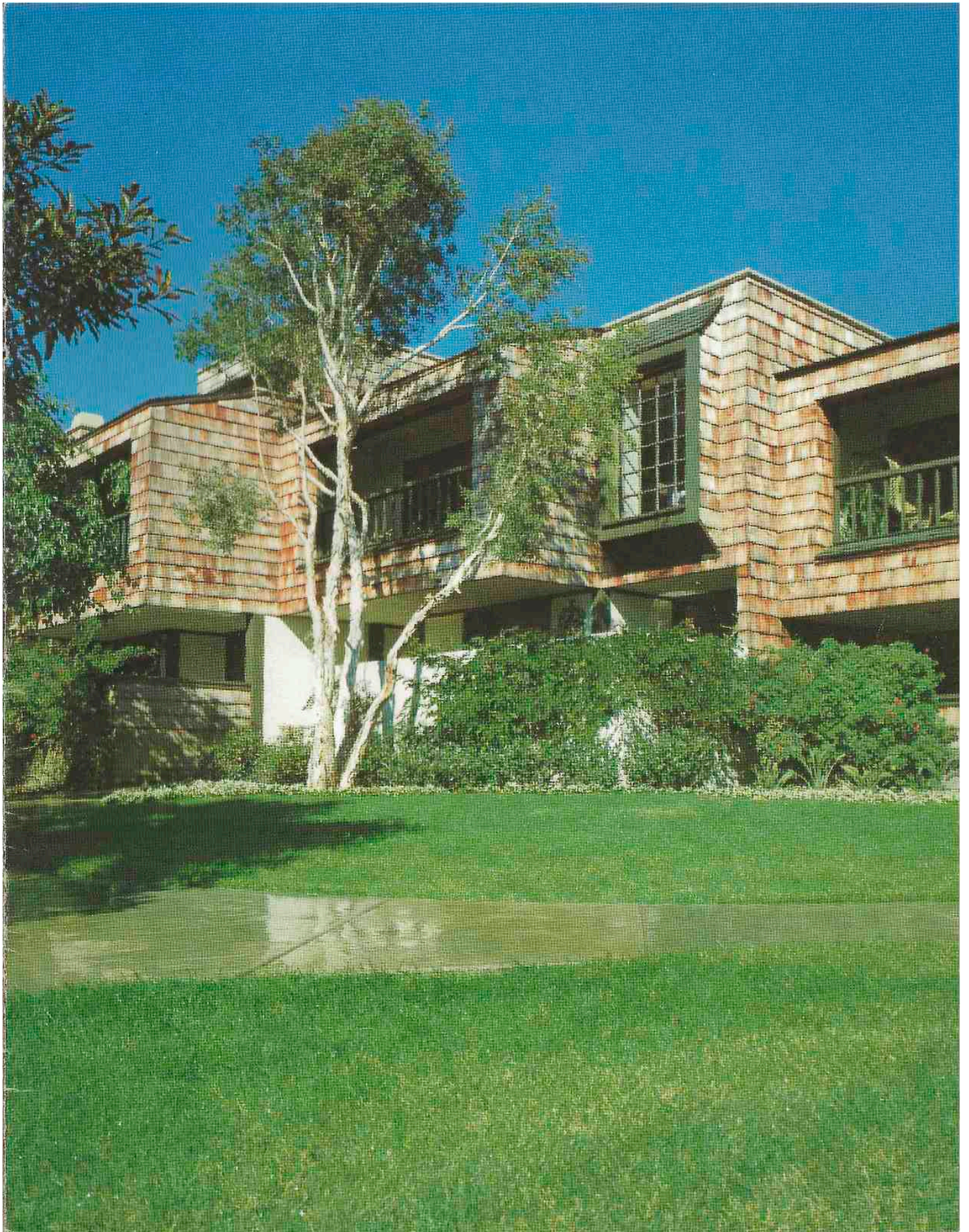
Four models are available, ranging from 1,427 sq. ft. to 2,188 sq. ft., with two and three bedrooms, two-car garages, fireplaces, enclosed patios, viewing balconies and simply elegant materials, appliances and construction details.

And what you see all around you—the Sea Point Club, pools, lighted tennis courts, a private park with a volleyball court, and superb landscaping—is what you will share in ownership when you buy here.



Weyerhaeuser Pardee Construction Company

PHOTOS/WILLIAM GUILLETTE



Plan A

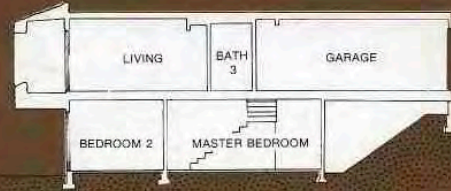
Two bedrooms
Two and One-Half Baths
1,427 sq. ft.

We like the dazzle of mirrors in this spacious and yet, somehow, most intimate of our homes. So we build them in at the entry and suggest that you run them up into the living room, adjacent to the fireplace: just see how they bring the landscaped balcony almost indoors and enhance the depth of an already big living-dining-party room. (Guests can enter from either the front door or from your back patio.) Speaking of parties, notice how we turned the living room closet into a place for your hi fi.

Your Master Bedroom is 22 feet long, and spills into your private patio. As with all MBRs at Sea Point, we suggest adapting your thinking about bedroom furnishings to include reading/working areas or places for quiet times away from the living room.



Plan A



Plan BR

Two Bedrooms

Two Baths

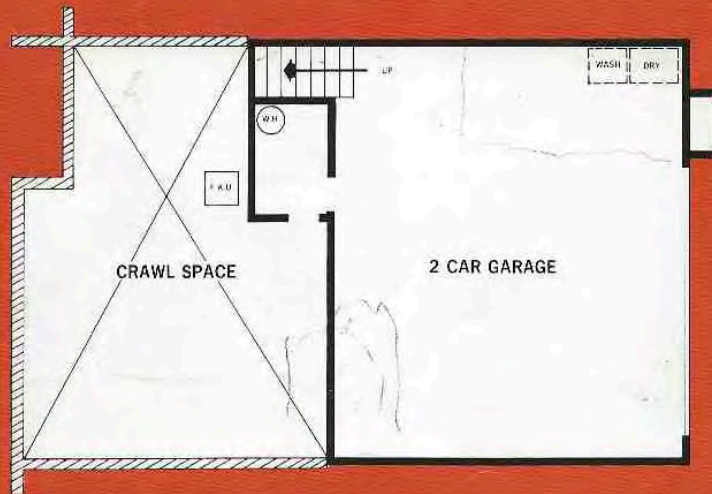
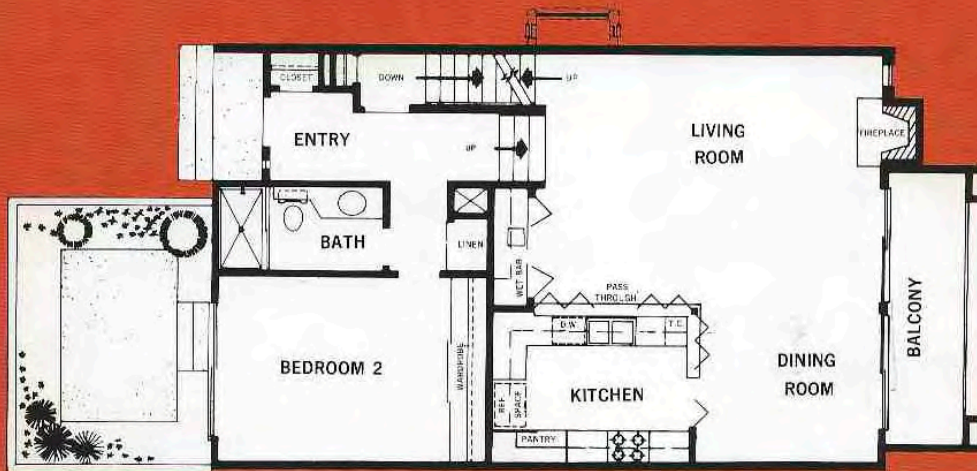
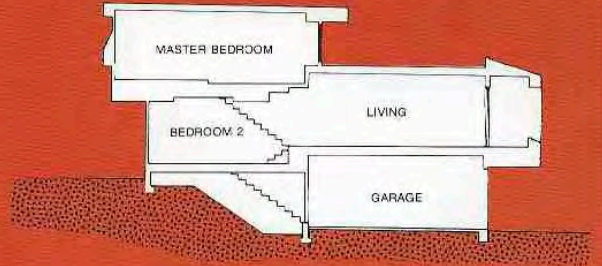
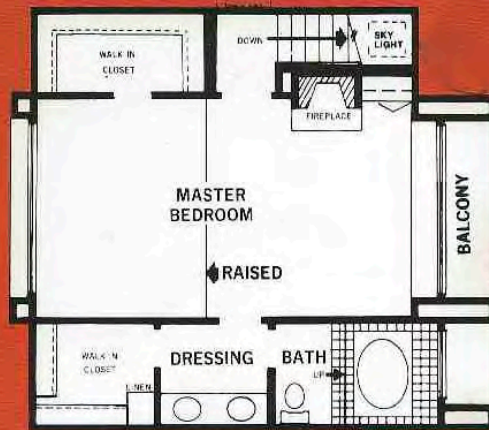
1,581 sq. ft.

If you want, this place wants to be a laid-back but outrageously elegant kind of beach home. So we carried out a fantasy for you with meticulously weathered paneling, local sand castings and the softest floor furniture we could find. And we have suggested that your guest room do double duty as a party room that extends right out into the patio (as you remember it from Puerto Vallarta?).

As for your Master Bedroom, with its window seats, its marble fireplace, its platformed sleeping area and its roman bathtub with a view to the West, we leave the fantasy entirely up to you. (We did try to help a little by decorating a couple of the walls with mirrors.)



Plan BR



Plan CR

Three Bedrooms
Two Baths
1,827 sq. ft.

Entertaining—lavishly, and with high style inside and out—is what this home lends itself to most particularly.

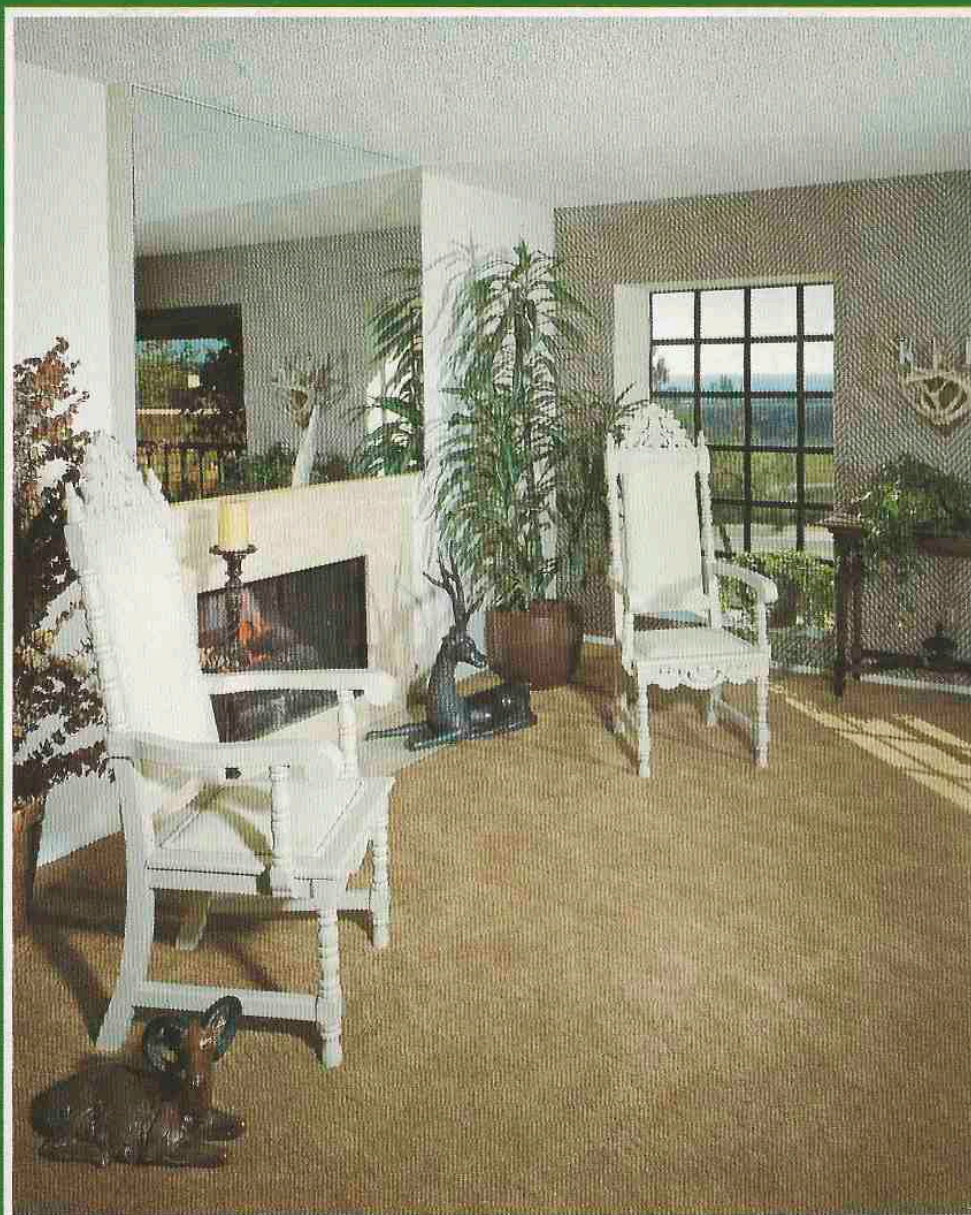
The kitchen (when you open its louvered shutters) becomes almost a proscenium for a gourmet cook. And so we have decorated it to tie in with the surrounding living-dining and balcony areas (and with the louvered wet-bar).

The patio—biggest of all the models at Sea Point—lends itself to superb parties outdoors, especially when you make the most of the space by pot-gardening around the perimeter.

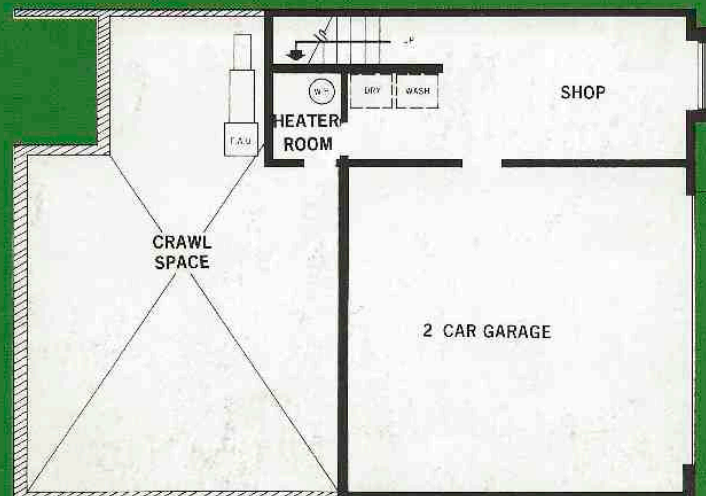
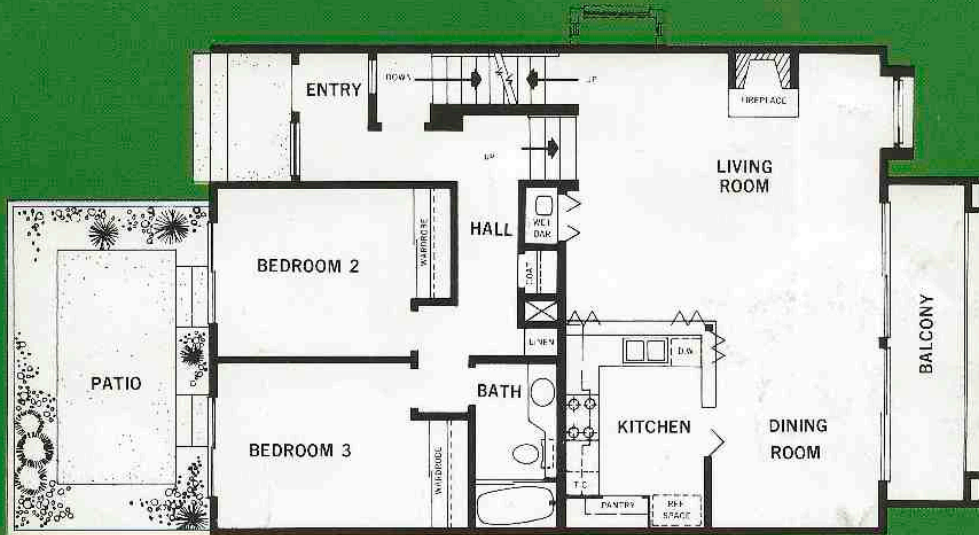
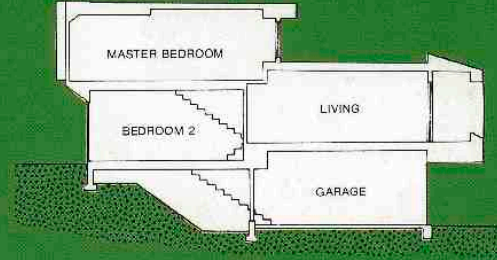
Even your Master Bedroom is big enough for get-away-from-it-all get-togethers. (Just imagine cocktails for two in front of the fireplace, or stretched out on the window seats.)

And as for that Master Bathroom, we give you theatrical lights at the vanity, but can only recommend that you go show-biz all the way (as we did) with the rest of it, mirrors and all.

And we hope you noticed the welcoming wall of stained glass in the entry; it's a standard feature in this very exceptional home.



Plan CR



Plan DR

Three bedrooms
Three and One-Half Baths
2,188 sq. ft.

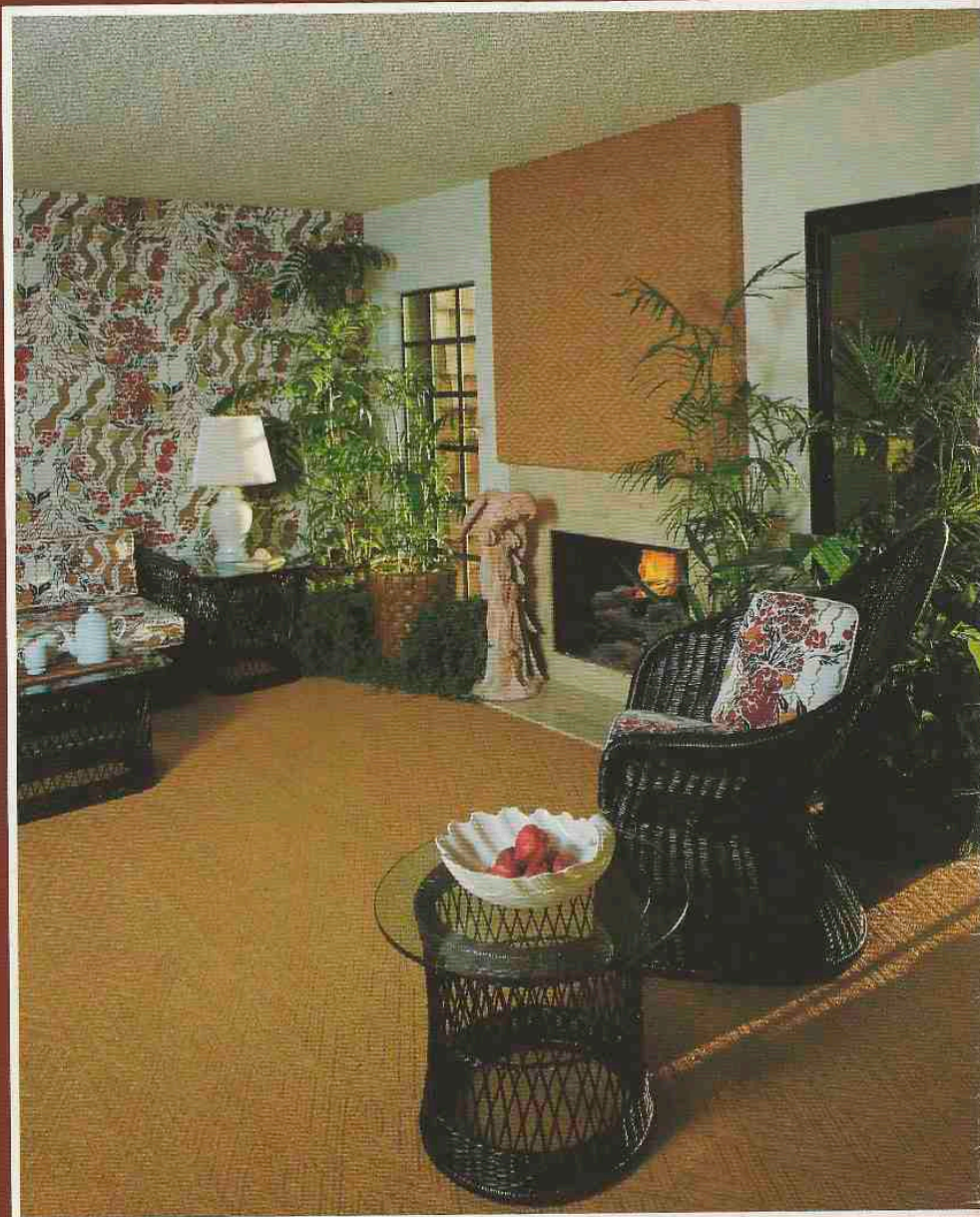
Unified at the center level by a smashing living-dining area (with its own entrance from a rear patio), this home lends itself uniquely to several distinctly different lifestyles under one roof.

For example, the lower level (shuttered off from the front entry, when you choose), can become a suite for a teenager or two, with their own living room, bedroom and baths.

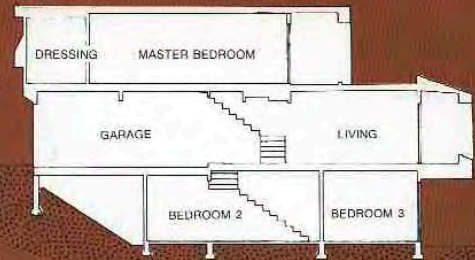
Or the lower level could become a Master Bedroom Suite, with the top floor of the home used as a recreation room (it's big enough for a pool table) or studio.

Or perhaps you might want to turn the entire lower level over to a library and home office.

The possibilities are as varied as is the versatility of this home unique.



Plan DR



Enjoy life to the fullest

At Sea Point, you enjoy lushly landscaped grounds and extensive recreation areas without the cares of upkeep. Your Townhome Owners' Association will handle exterior maintenance. You pay a monthly fee for all outside care. And you can have confidence in Pardee Construction Company, builders of Sea Point. Founded by George M. Pardee, Sr., the company became part of the Weyerhaeuser Company in 1969. It is operated today under the direction of George M. Jr., Hoyt S., and J. Douglas Pardee, who carry on the traditions of excellence and service with the full support of one of America's largest companies.



THE SEA POINT CLUB

Features

LIVING / DINING ROOM

- ☐ View balcony (most models)
- ☐ Travertine marble-faced, wood-burning fireplace with gas log-lighter and screen
- ☐ Wet bar with Travertine marble top
- ☐ Formal dining area
- ☐ Guest coat closet
- ☐ Wall-to-wall carpet in living room, dining area and stairway

KITCHEN

- ☐ Countertop fixed-louver shutters
- ☐ Luminous ceiling
- ☐ Electric range with eye-level microwave oven and self-clean lower oven
- ☐ Refrigerator space plumbed for automatic ice-maker refrigerator
- ☐ Triple-compartment sink
- ☐ Custom quality ceramic tile counter top
- ☐ Three hard-surface floor coverings to choose from for kitchen and entry
- ☐ Trash Compactor

MASTER BEDROOM

- ☐ Wall-to-wall carpet in all bedrooms
- ☐ Travertine marble-faced, wood-burning fireplace with gas log-lighter (All models except Plan A)
- ☐ Full-mirror vanity dressing area
- ☐ Window seats (Plans B & C)
- ☐ Ample space for king-size bed and furniture
- ☐ Raised dais for bed (Plan B)
- ☐ Walk-in closets with louvered doors (Most plans)

BATHS

- ☐ Wall-to-wall carpet in all baths
- ☐ Porcelain enamel sink and tub
- ☐ Oversized master bath with semi-sunken tub/shower
- ☐ Decorator towel bars and rings
- ☐ Ceramic tile surrounds at tub
- ☐ Pullman cabinet with Corian counter top and decorator faucet.
- ☐ Ceiling heat in all baths

CONSTRUCTION FEATURES

- ☐ Glare-proof bronze tint glass in all windows
- ☐ Bronze color on all sliding glass doors and windows
- ☐ Concrete exterior patio with privacy fence
- ☐ Skylight in stairwell (Plans A & B)
- ☐ Pre-wired for Cable TV and telephones
- ☐ Double wall with insulation for sound control
- ☐ Forced air heating
- ☐ Acoustic ceiling finish
- ☐ Complete weatherstripping on front entry door
- ☐ Plumbed for washer and dryer, including 208-V outlet and natural gas
- ☐ Smoke detectors with warning buzzer
- ☐ Cedar shingle and stucco siding exteriors
- ☐ Underground utilities
- ☐ Oversized enclosed two-car garage
- ☐ Electric garage door openers
- ☐ Mirrored entry (Plan A)
- ☐ Stained Glass entry wall (Plan C)

Certain models may have carpet or flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed under FEATURES. Decorator items are not included in the purchase price. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price.

The items listed herein are manufactured and supplied by other companies for installation into the homes by Pardee Construction Company. We reserve the right to substitute manufacturers and to make substitutions of color due to the unavailability of a particular item from a particular manufacturer, or for other reasons. Some manufacturers provide warranties on their products which are included in our homes. These warranties are available for your inspection in the Sales Office.

Landscaping is part of the Common Area and is maintained by the Homeowners' Association. Part of your assessment paid to the Association is used to provide the landscaping maintenance.

Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify plans, exteriors, specifications and products without notice or obligation.

Sales Office:

13056 Caminito del Rocio
Del Mar, California 92014
(714) 755-2303

Toll-free from San Diego:
(714) 276-2270



EQUAL HOUSING
OPPORTUNITY