



PALATINO

*W*hen you hear a beautiful composition played
by a distinguished composer on a grand piano,
or when you see a magnificent work of art
created by one of the greats,
one word usually comes to mind — classic.

While visiting the truly classic homes at Palatino,
your senses are awakened through elegant settings
and a serene, sophisticated atmosphere.

 PALATINO

Simply Classic.

PLAN 3

2,454 SQUARE FEET

3 BEDROOMS & LOFT,
OPTIONAL BEDROOM 4
3-1/2 BATHROOMS



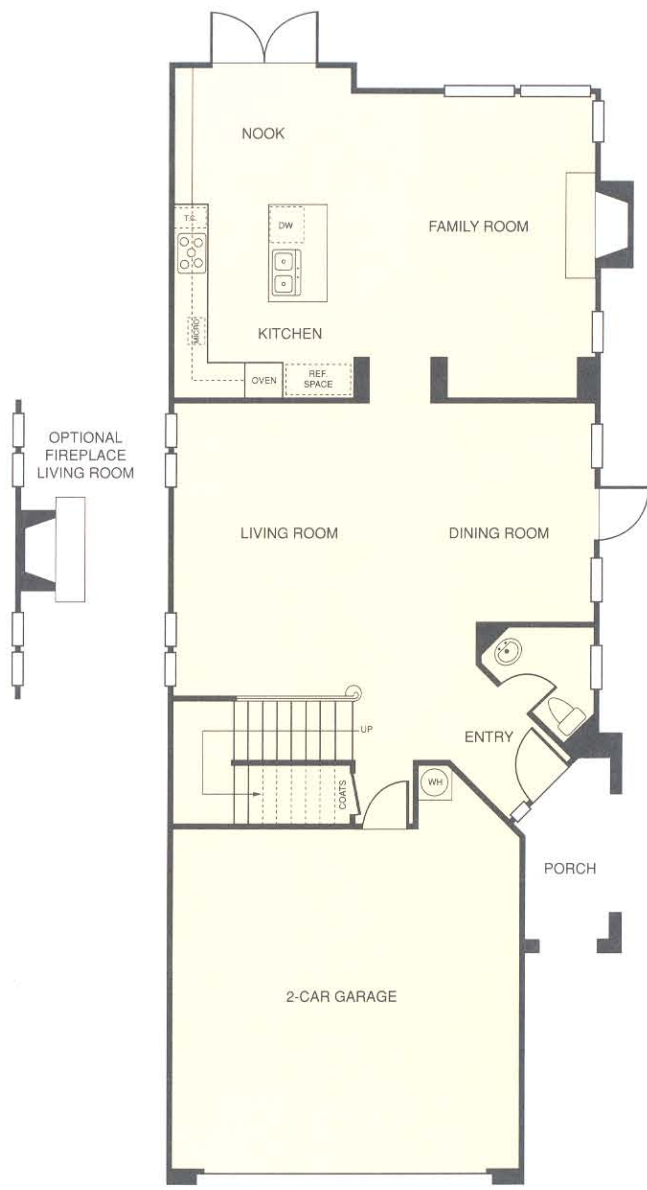
3AR



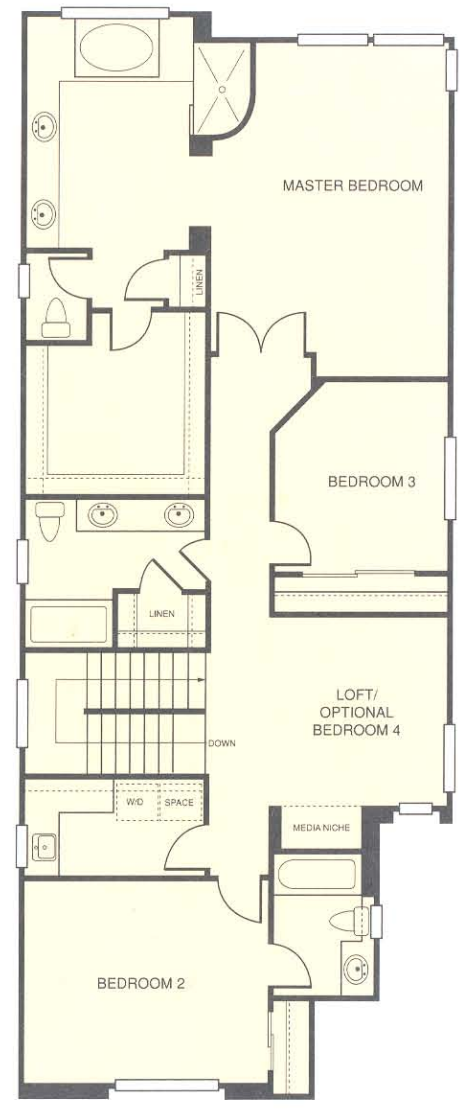
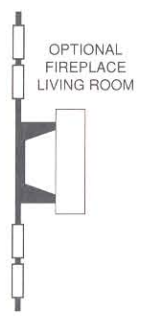
3B



3CR



FIRST FLOOR



SECOND FLOOR



PLAN 2

2,364 SQUARE FEET

4 BEDROOMS,
OPTIONAL STUDY
2-1/2 BATHROOMS



2A



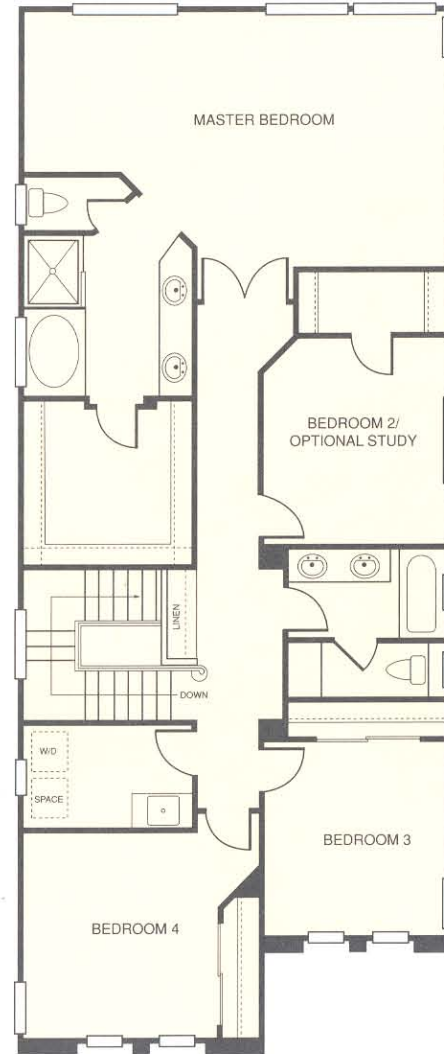
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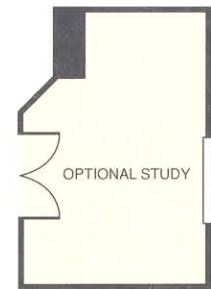
2C



FIRST FLOOR



SECOND FLOOR



PLAN 1

2,135 SQUARE FEET

3 BEDROOMS
2-1/2 BATHROOMS



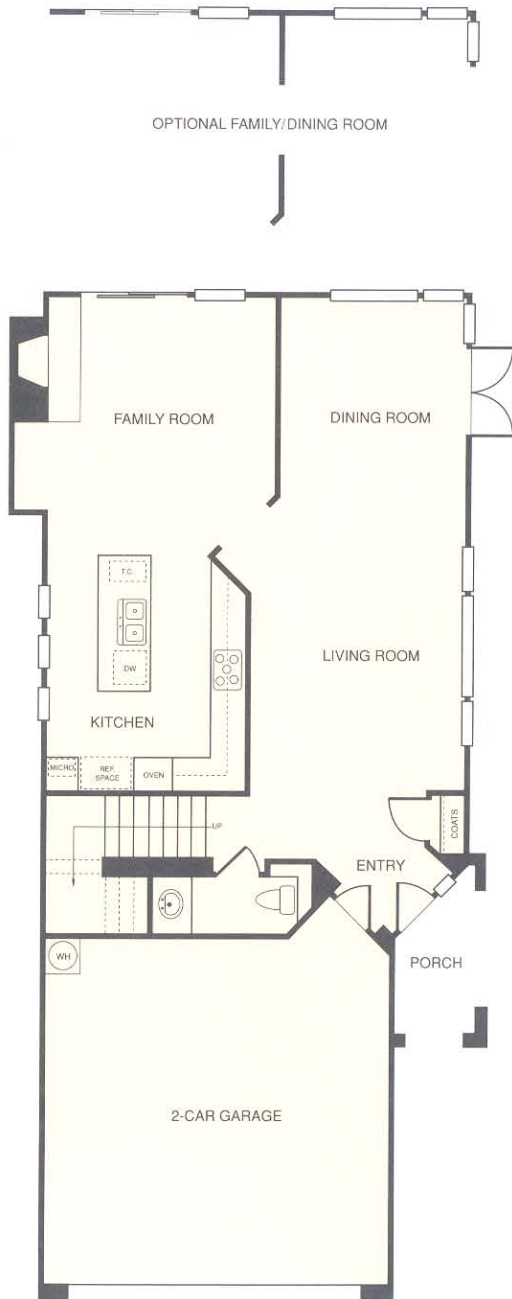
1AR



1B



1CR



FIRST FLOOR



SECOND FLOOR

AMENITIES

HANDSOME EXTERIORS

- Classic architecture
- Distinctive entry door
- Decorative polished brass entry hardware
- Concrete mission-style tile roof
- Concrete driveway
- Sectional roll-up garage doors with automatic garage door opener
- Rain gutters connected to yard drains
- Rear & side yard fencing
- Front yard landscaping

EXCEPTIONAL INTERIOR DETAILING

- High-volume ceilings
- Ceramic tile or wood entry
- Wood-burning fireplace
- Carpet throughout (except kitchen, baths and laundry area)
- Raised panel interior doors
- Brass finish interior door hardware
- Mirrored wardrobe doors (8' most plans)
- Custom finish trim
- Wood windowsills throughout
- Pre-wired for cable television, telephone & security
- Indoor laundry
- Air conditioning

GOURMET KITCHENS

- Breakfast nook (most plans)
- Hand-finished oak cabinetry
- Ceramic tile kitchen counter
- Built-in appliances including:
 - Self-cleaning double ovens
 - Separate microwave oven
 - Sealed gas, five-burner, glass cooktop
 - Dishwasher & trash compactor
- Refrigerator area plumbed for ice maker
- Recessed lighting
- Service island

ELEGANT MASTER SUITES

- Ceramic tile pullman
- Spacious walk-in closet
- Oval tub
- Separate shower with hand-set ceramic tile surround and clear glass enclosure
- Double sinks
- Separate commode area
- Full wall vanity mirror
- Recessed lighting

BATH ELEGANCE

Ceramic tile pullman
Porcelain-finished steel tub
Hand-set ceramic tile tub and
shower surround
Full wall vanity mirror
Recessed lighting

ENERGY SAVERS

50-gallon high-efficiency gas water heater
Set-back thermostats for FAU/AC
FAU with pilotless automatic ignition system
Gas cooktop with pilotless automatic
ignition system
Exhaust hood with automatic damper
Under-cabinet fluorescent lighting
Water-saving shower heads
Low-flow toilets
Glass fireplace doors and chimney damper
All exterior house doors weatherstripped
Dual pane windows
R-30 insulation in ceiling, including
vaulted areas, and R-13 in exterior walls

ADDED FEATURES

Back-lit address for easy identification
Smoke detectors
Secondary-lock windows
Garage door optical sensor

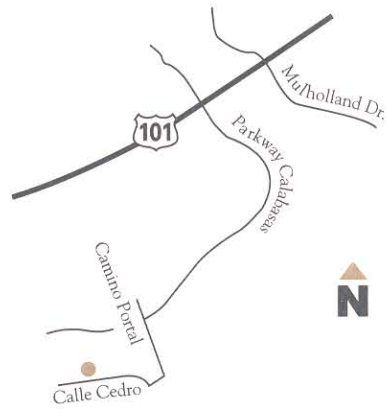
 PALATINO

When you buy a Standard Pacific home, such as those at Palatino, you get more than a superior house in an excellent location. You'll have the support of a company that stands behind the quality of its products and has earned the trust of homeowners year after year. Like Palatino, all of Standard Pacific's new home communities are situated in attractive, established, residential neighborhoods. Vistamonte, Lynnbrooke, Lynnmere, Deerridge, Rancho de la Rosa, Oakcreek, Meadowwood, and our popular Summerfield series in Thousand Oaks, Simi Valley and Oxnard, are examples of our commitment to distinctive design and solid construction. With such a strong reputation, it's no wonder we enjoy one of the highest buyer referral rates in the industry. In fact, many of our homeowners are enjoying their second or third Standard Pacific home! Currently traded on the New York Stock Exchange, Standard Pacific Corp. is one of the nation's largest and most successful residential builders, having built more than 32,000 homes in the past three decades. More than 2,200 of these homes are in Ventura County, where Standard Pacific has been a leading homebuilder since 1972.



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