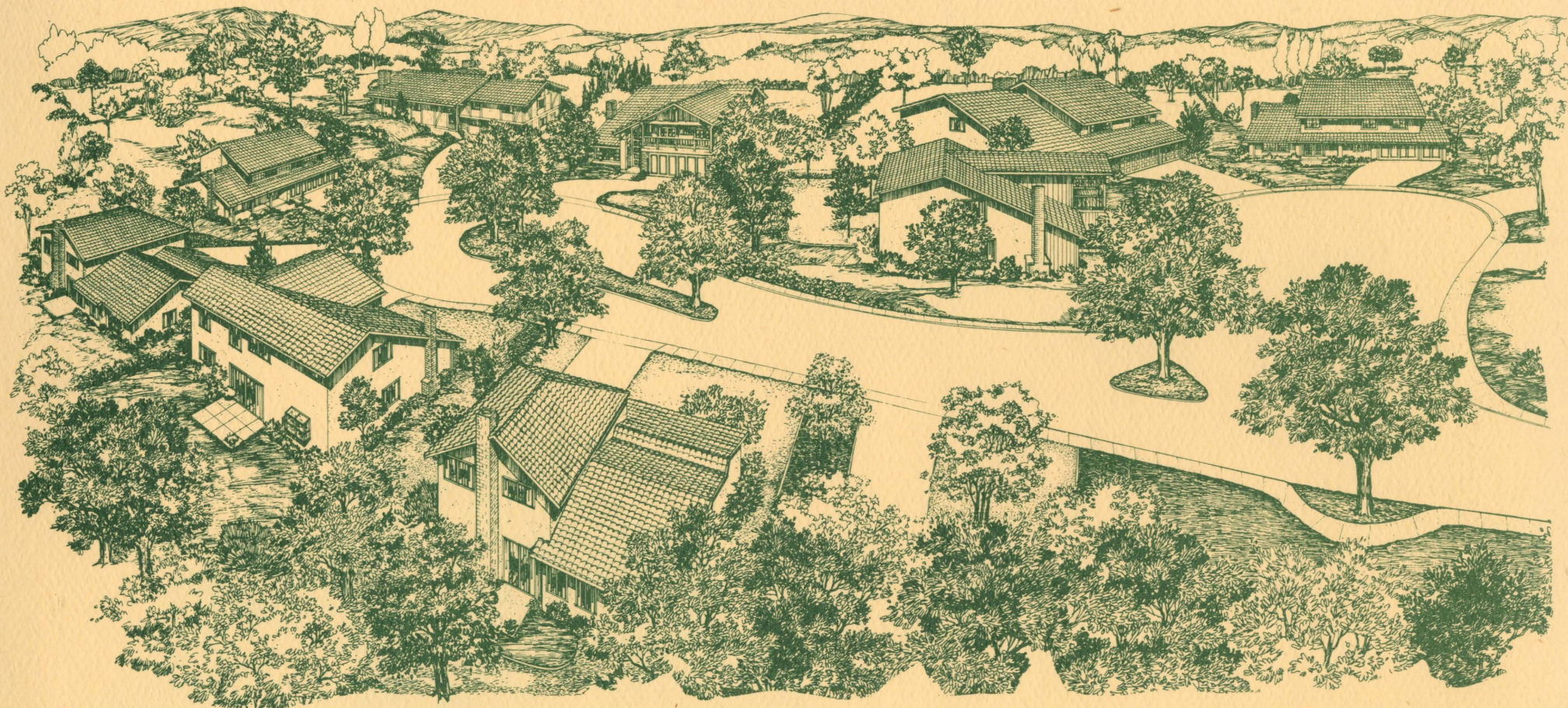


Oak Valley
Estates





Beneath boughs of ancient oaks, Oak Valley Estates has an air of romance rarely found in a new community.

It is a distinctive custom neighborhood—secluded by hills and built around the privacy of cul-de-sac streets. And closer inspection enhances this impression.

Beautiful by Nature... Exceptional by Design.

Whether faced with brick or finished with wood, each home is special, distinguished by such features as wide, wood-railed balconies, carved double-door entries, delicate window treatments, or charming planter shelves.

Within these gracious homes, expansive floorplans range from 2,032 to 2,850 square feet, combining striking design elements

with light, airy spaces. Many homes offer two patios, as well as dens, upstairs recreation rooms or downstairs rumpus rooms; others feature enormous family rooms and master suites with separate sitting areas and second fireplaces.

Accenting these plans are the details that give a home character: dramatic two-story entries . . . step-down living rooms . . . wide, graceful archways . . . and high, vaulted ceilings.

Each plan has its own special touches. One features French doors leading from the family room to the garden. Another is highlighted by a wet bar serving both living room and family room. Still others offer circular island breakfast bars handsomely finished with ceramic tile.

Everywhere at Oak Valley Estates you will find uncommonly fine materials and appointments. From the genuine oak cabinetry in the kitchen to the Oval ultra tubs in the master bath, these homes are designed for lasting value.

It's all here, in a very special environment. One look at the nearby hills or distant peaks—framed by the branches of a 200-year-old oak—will tell you: These homes cannot be duplicated.

Oak Valley Estates. Beautiful by nature. Exceptional by design.

Due to the variety of plans and custom nature of this development, the inclusion of certain features may vary from plan to plan. Starred items are available in some plans.

GENERAL FEATURES

100 to 200-year-old live oaks on most lots
Distinctive exterior designs
Tile roofs
Carved or panelled double-door entries
3-car garages*
Concrete patios (some covered)*
Balconies*

GARDEN-VIEW KITCHENS

Genuine oak cabinetry
Built-in oak pantries with spice racks
Greenhouse windows*
Breakfast areas
Circular island breakfast bars*
Ceramic tile counter tops
Full suspension roller cabinets
Built-in Jenn Air cooktop/BBQs
Whirlpool continuous-cleaning combination oven/microwaves
Whirlpool deluxe dishwashers
Oak-framed overhead luminous lighting
No-wax sheet vinyl flooring

QUALITY CONSTRUCTION

50-gallon water heaters
Energy-saving insulation in exterior walls, roofs or attic areas
Concrete driveways
Noise-reducing cast iron drain pipes in two-story homes
Gas BBQ outlets
Exterior hose bibs
Wiring for cable TV
Complete underground yard drain systems*
Cast iron tubs

Luxury Appointments

Slumpstone rear and side yard fencing
Raised ceramic tile entries
Stain grade interior doors and molding
Bronzed aluminum trim on windows
Luxurious wall-to-wall carpeting
Custom wood and wrought-iron handrails*
Central refrigerated air conditioning and forced-air heating
Separate laundry rooms
Antique brass plumbing fixtures and accent pieces

LIVING AREAS

Sunken living rooms
Formal dining rooms
Large family rooms
Dens*
Recreation rooms or rumpus rooms*
Two-story entries*
Vaulted, exposed-beam ceilings
Archways between rooms*
European-crafted masonry wood-burning fireplaces with gas log lighters
Wet-bars (some walk-in)*

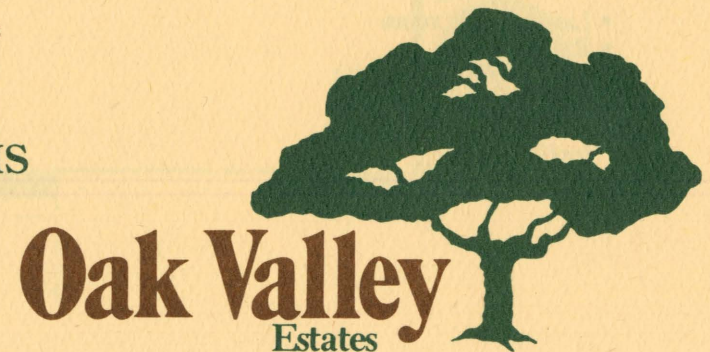
MASTER SUITES

Vaulted, exposed-beam ceilings*
Raised sitting or sleeping areas*
European-crafted masonry wood-burning fireplaces with gas log-lighters*
Separate dressing areas*
Extensive closet space (walk-in closets or wall-length mirrored wardrobes)
Make-up vanities*
Corian double pullmans
Oval Ultra tubs
Separate showers with ceramic tile
Oversized plate glass mirrors
Decorator-selected antique brass plumbing fixtures

BEDROOMS/BATHS

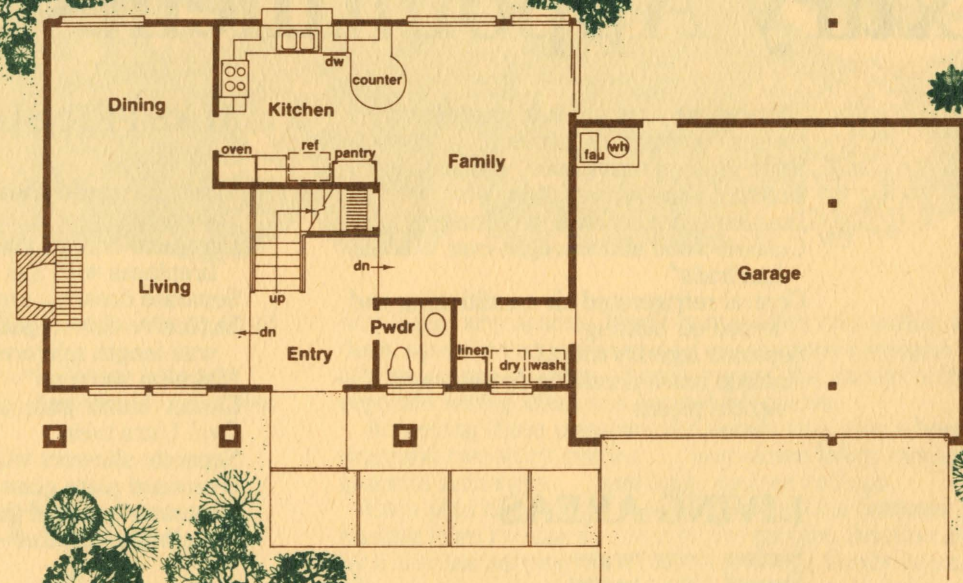
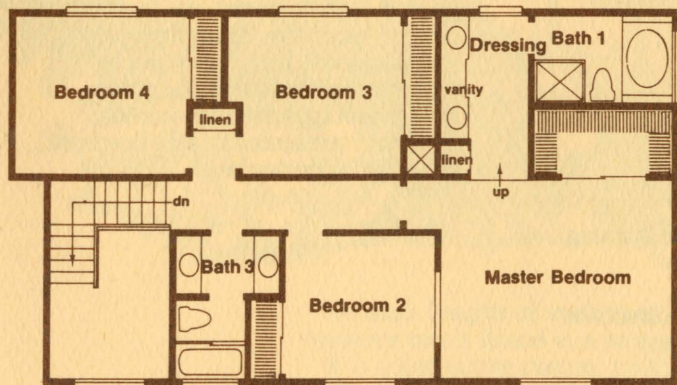
Abundant wardrobe space
Corian double pullmans
Ceramic tile in tubs and showers

Due to the continuing challenges of product improvement, we reserve the right to modify or change plans, specifications, features or prices without prior notice or obligation. All square footages are approximate. Drawings presented in this brochure are artist's conceptions.



Plan 1

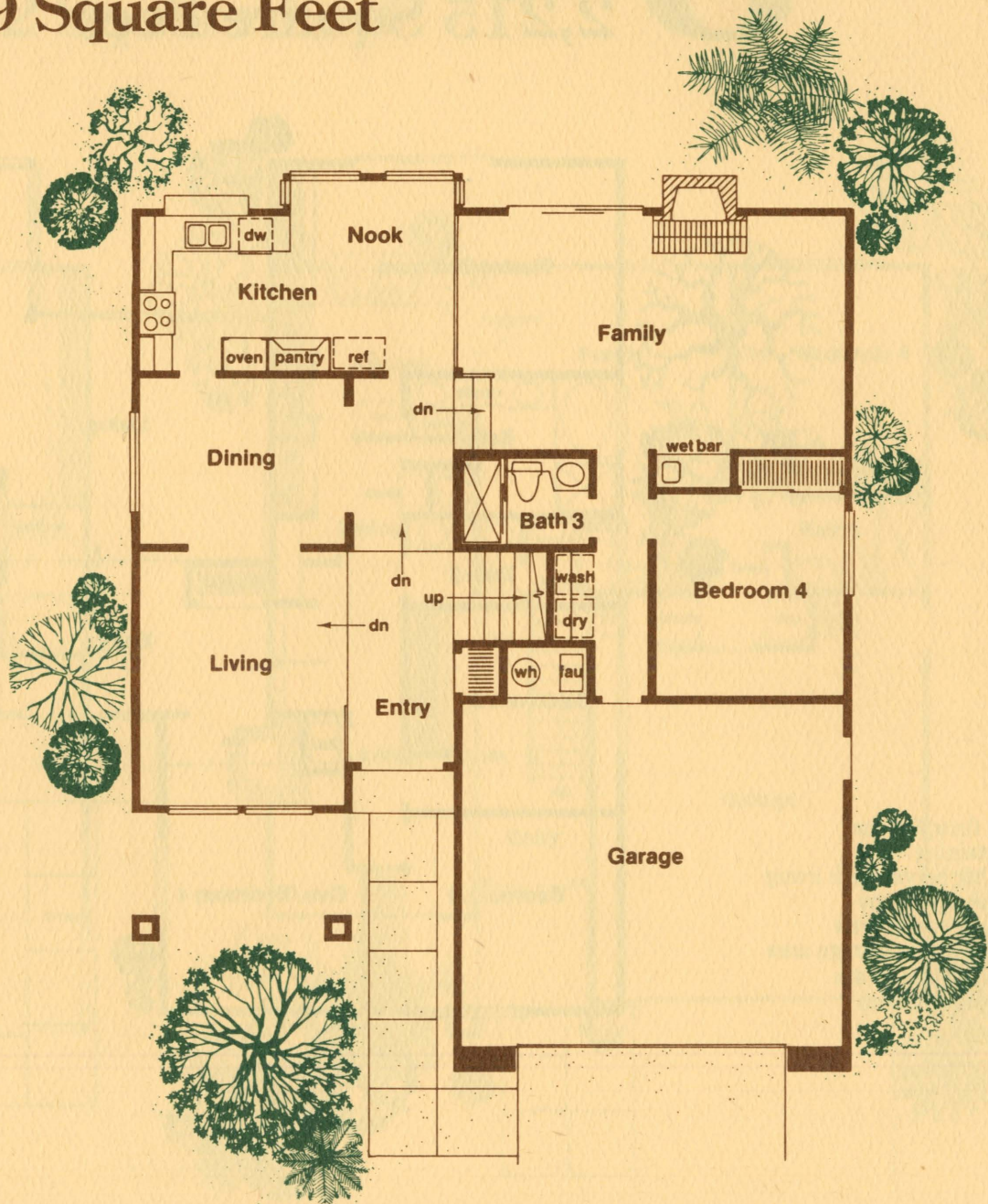
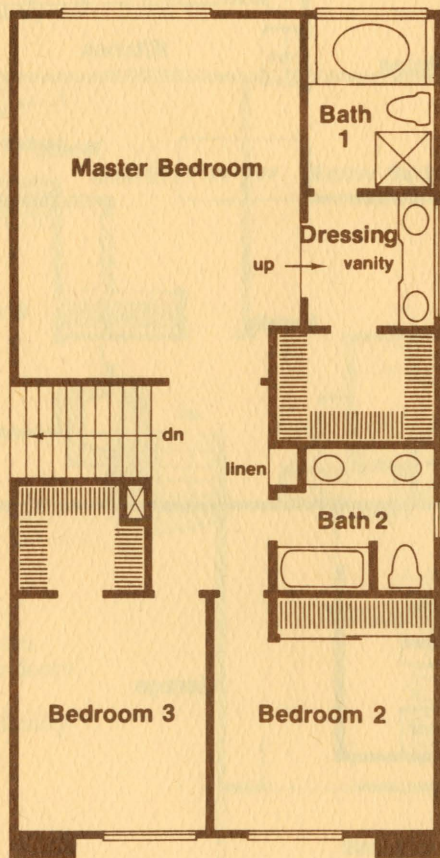
4 Bedrooms, 2½ Baths
2,032 Square Feet



- Large family room
- Raised entry
- Two-level master suite
- Bedroom 2 converts to master suite retreat (option)

Plan 2

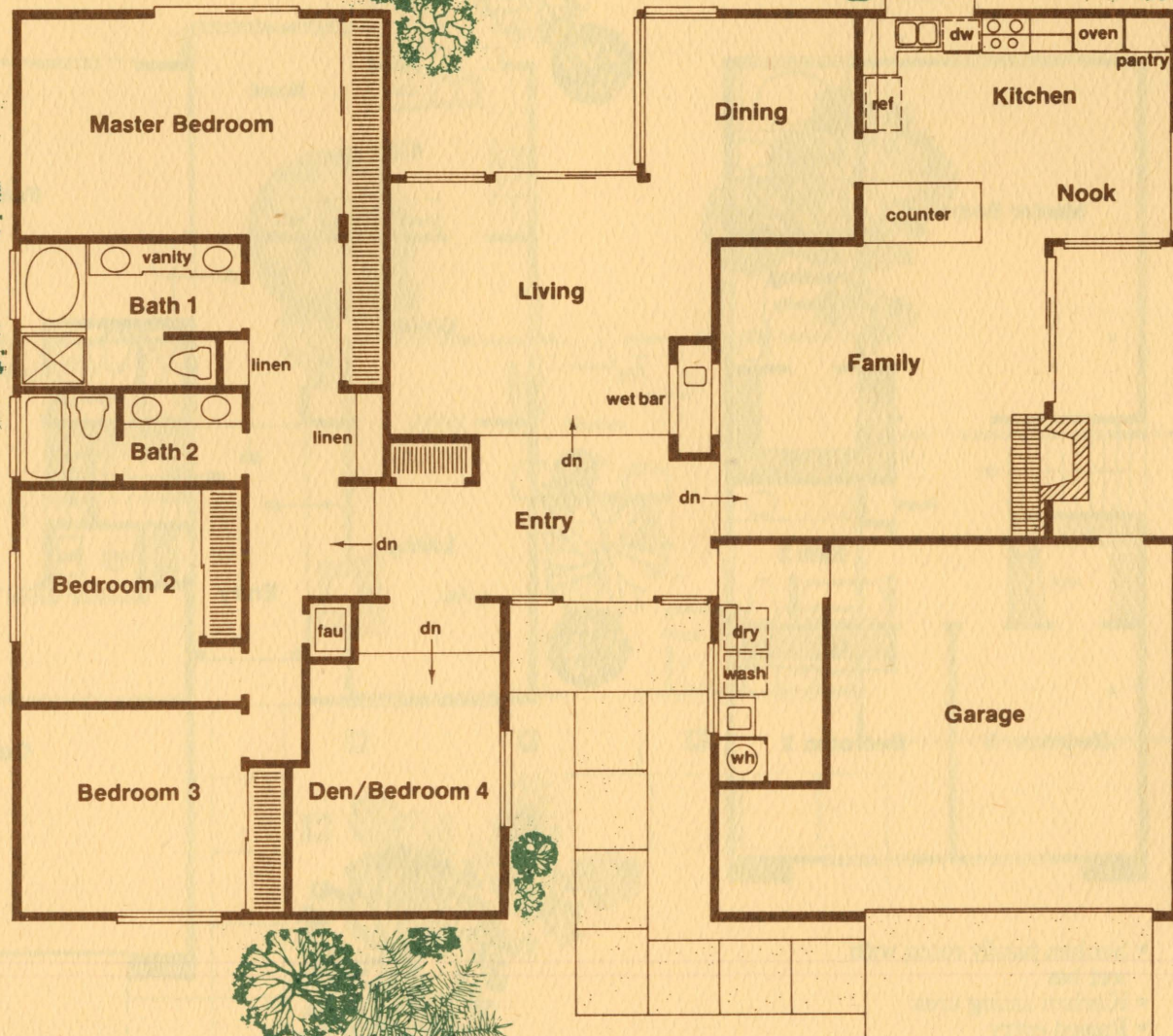
4 Bedrooms, 3 Baths
2,379 Square Feet



- Sunken family room with wet bar
- Kitchen eating area
- Raised entry
- Two-level master suite

Plan 3

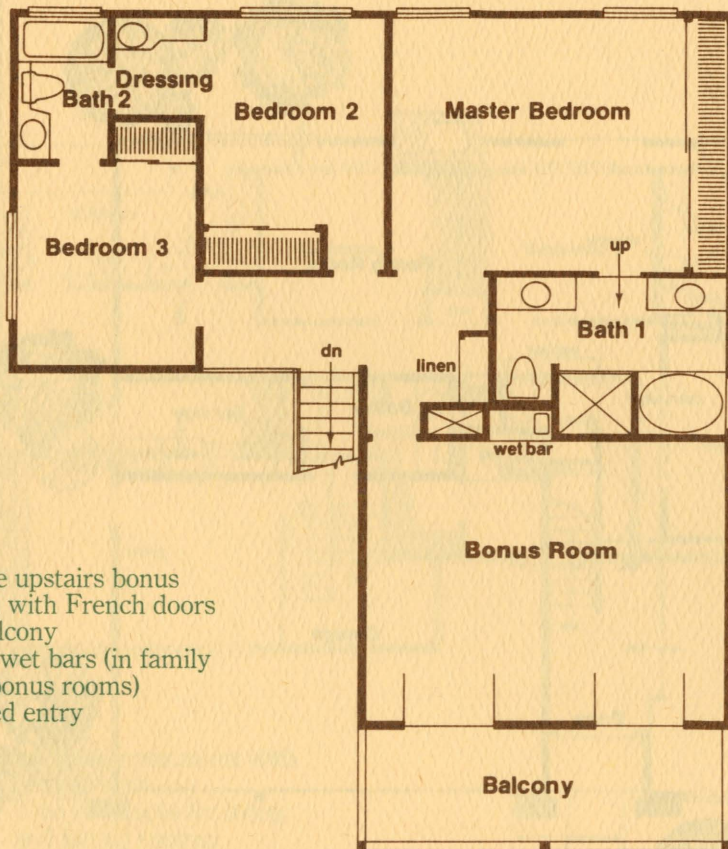
3 Bedrooms, Den, 2 Baths
2,215 Square Feet



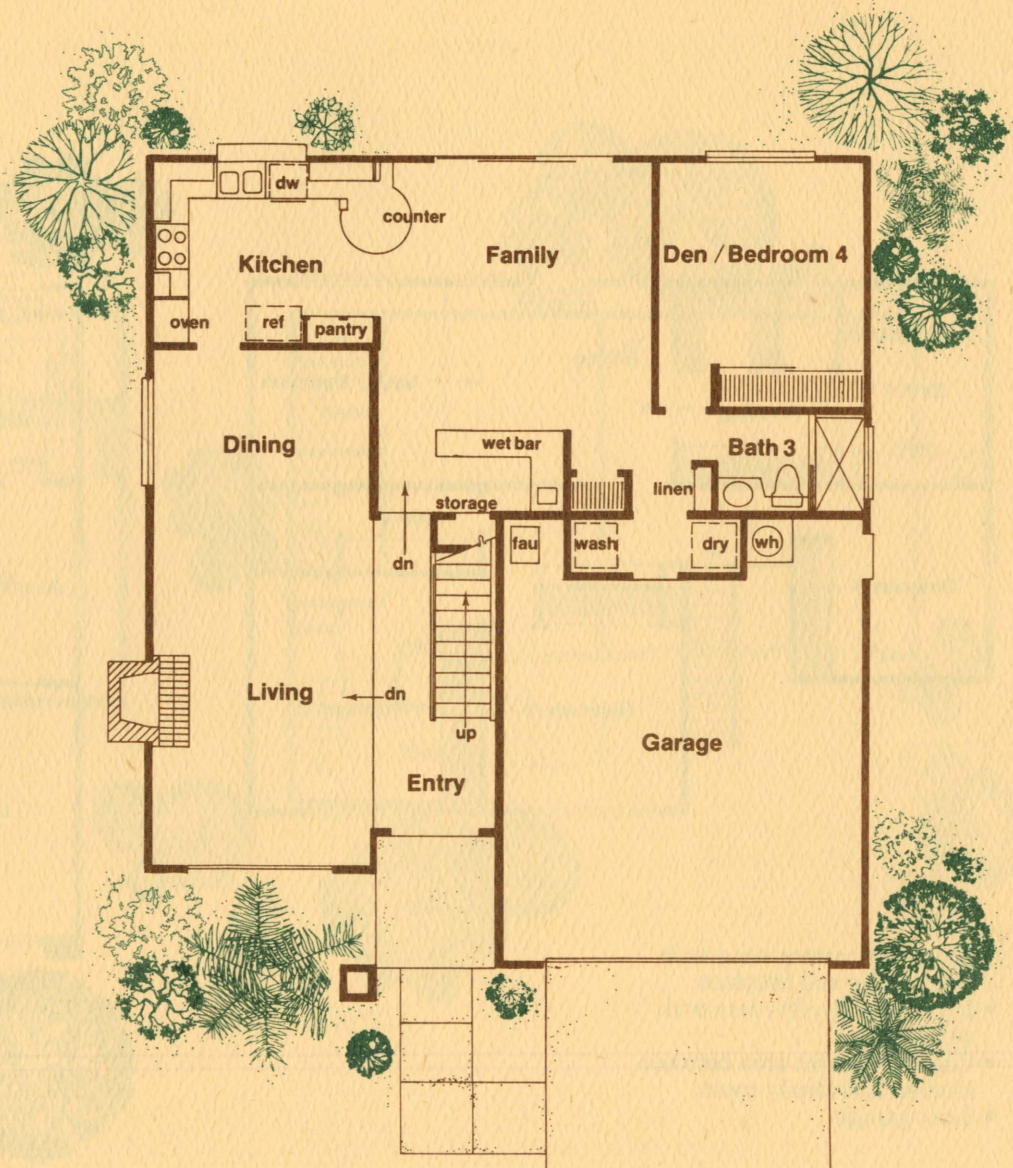
- Ideal floorplan for entertaining
- Wet bar serves both living and family rooms
- Kitchen eating area
- Large garage storage area
- Den converts to 4th bedroom (option)

Plan 4

4 Bedrooms, 3 Baths
2,412 Square Feet

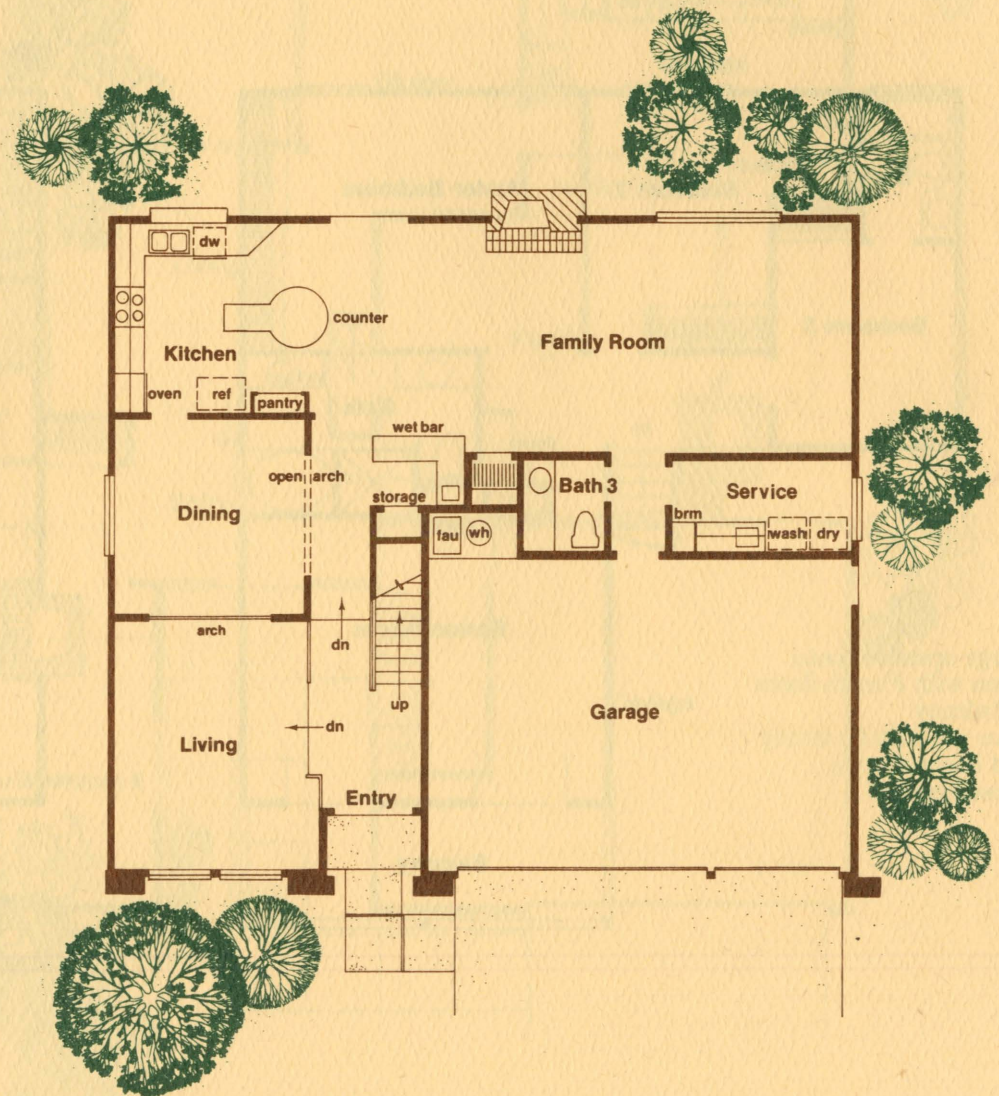
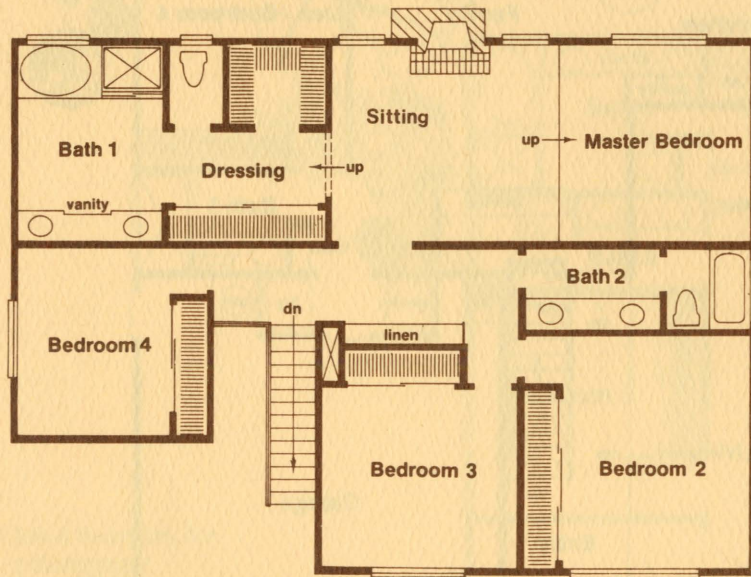


- Large upstairs bonus room with French doors to balcony
- Two wet bars (in family and bonus rooms)
- Raised entry



Plan 5

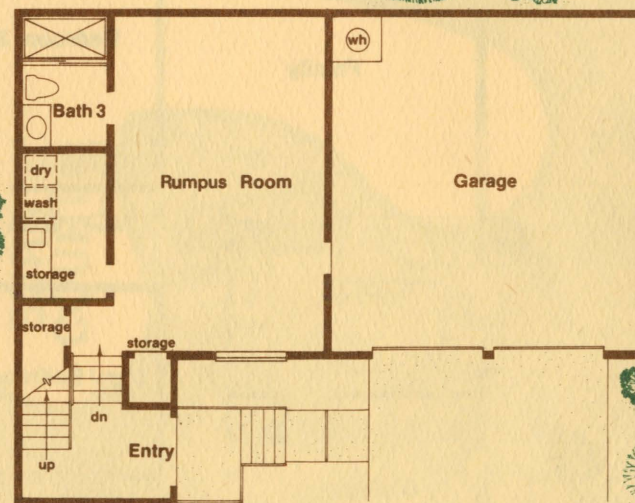
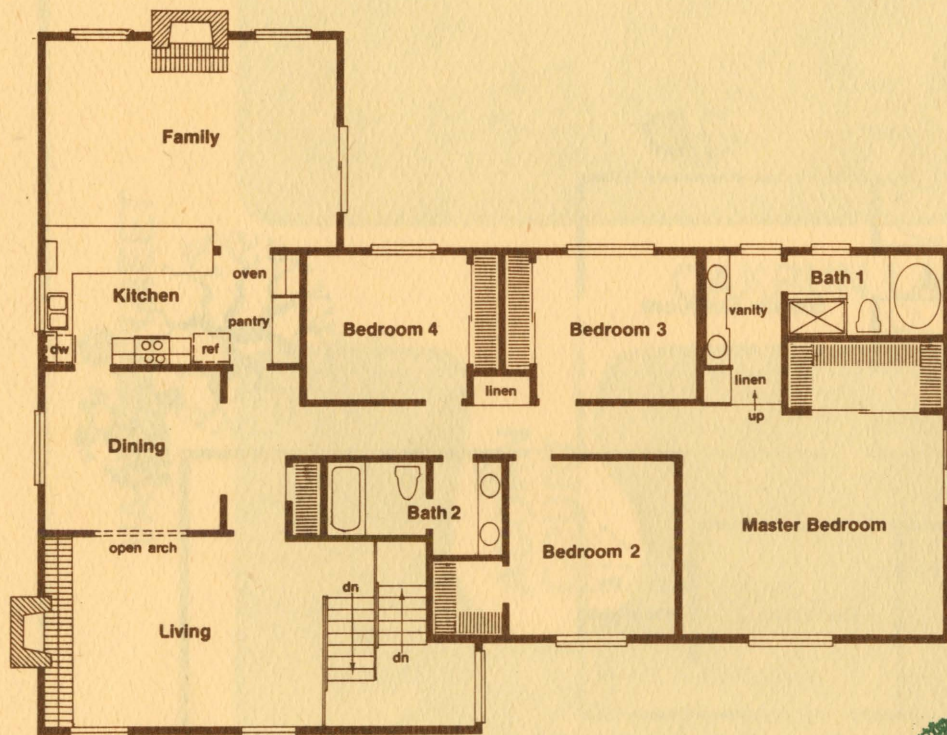
4 Bedrooms, 2½ Baths
2,812 Square Feet



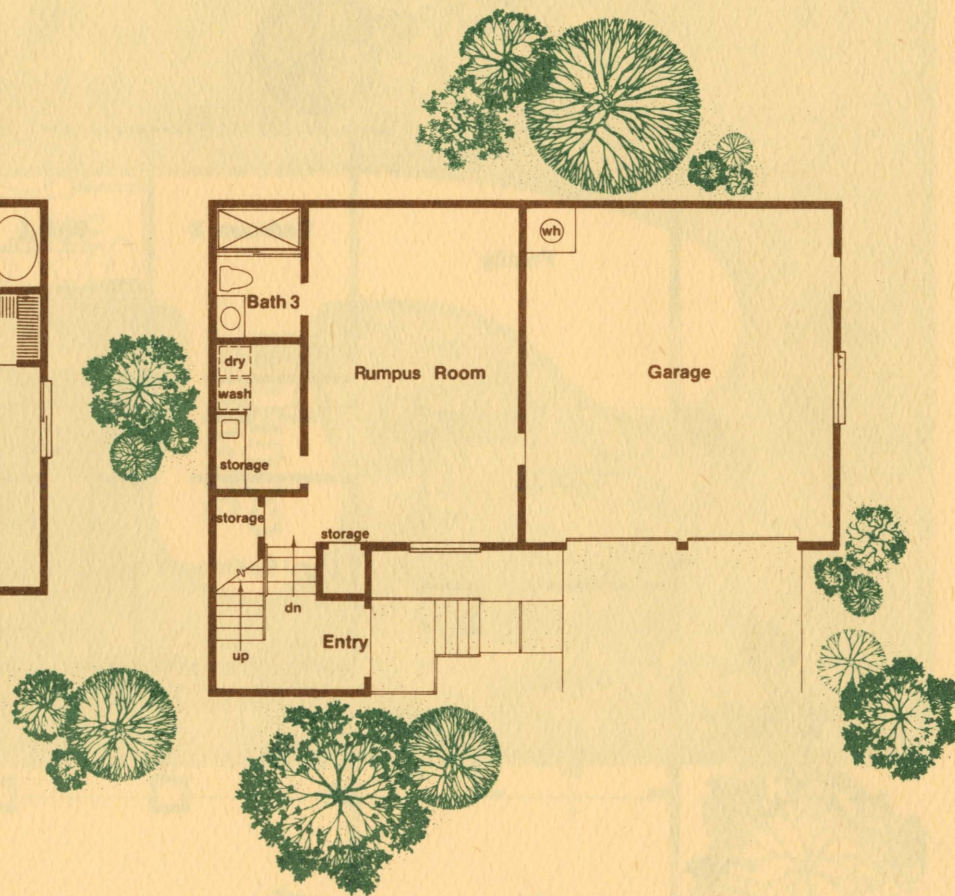
- Split level master suite with sitting area and fireplace
- Expansive family room with wet bar
- Custom counter area between kitchen and family room
- 3-car garage

Plan 6

4 Bedrooms, 3 Baths
2,850 Square Feet

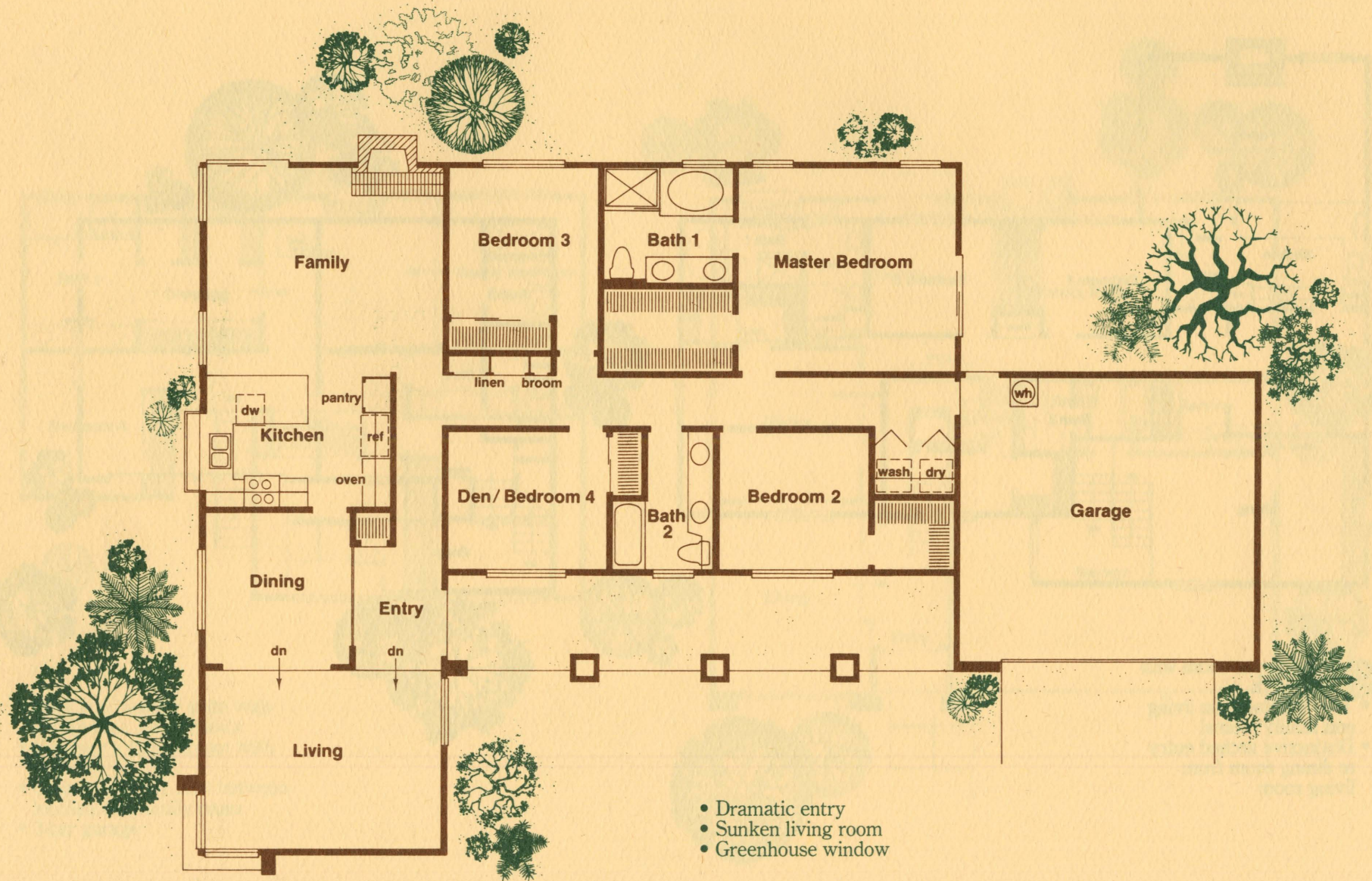


- Large rumpus room with private bath
- Two fireplaces (in living and family rooms)
- Distinctive arched entry to dining room from living room



Plan 7

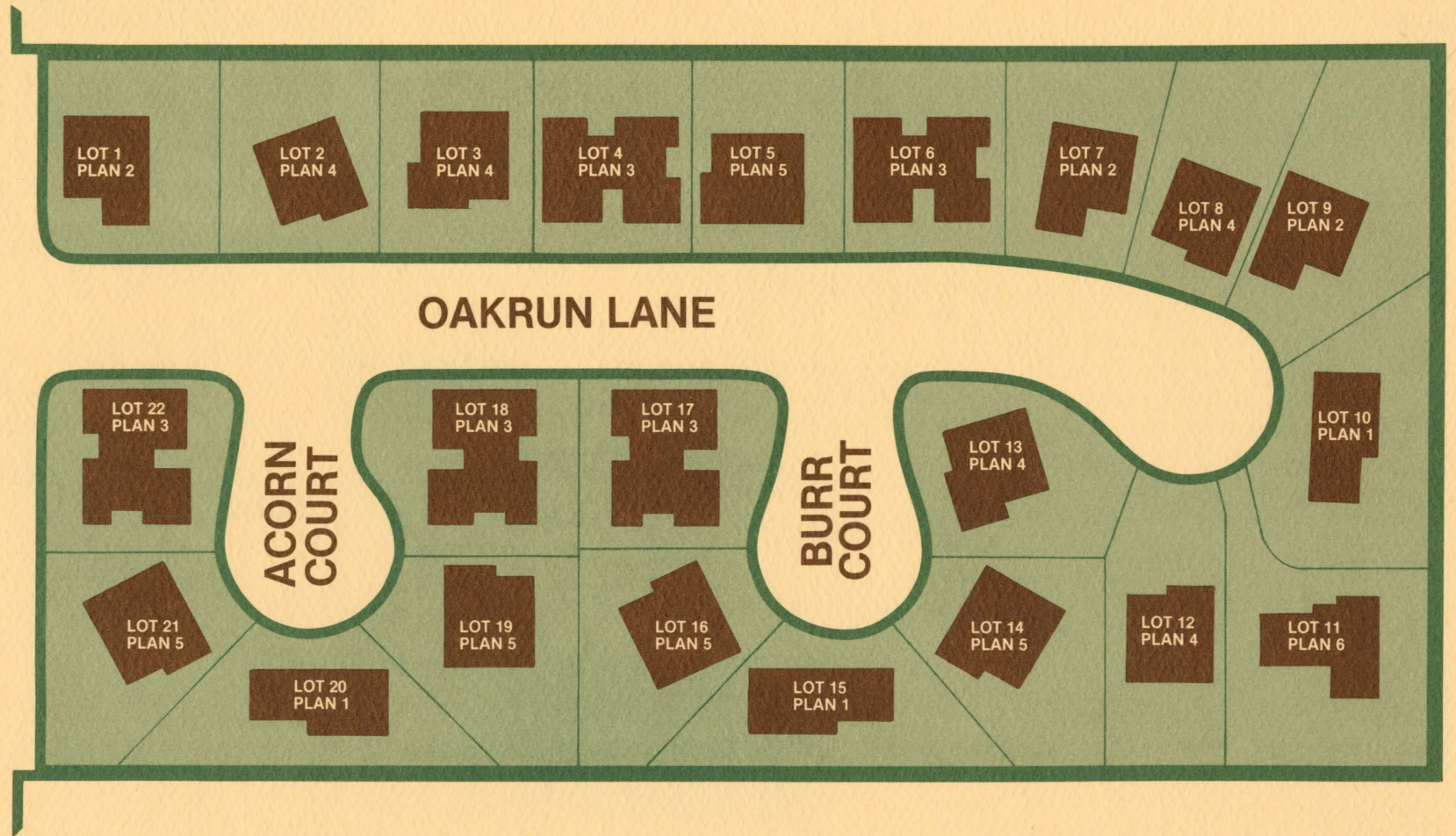
4 Bedrooms, 2 Baths
2,042 Square Feet



- Dramatic entry
- Sunken living room
- Greenhouse window

Site Plan

VALLEY STREET



Oak Valley Estates includes two homes located approximately 1/2-mile away. Please see sales representative for plan number and details.

A joint venture between A & K Developments, Inc. and Morey/Herington Development Co., Oak Valley Estates brings together the expertise of three respected names in the homebuilding industry.

Your Guarantee of Superior Quality...

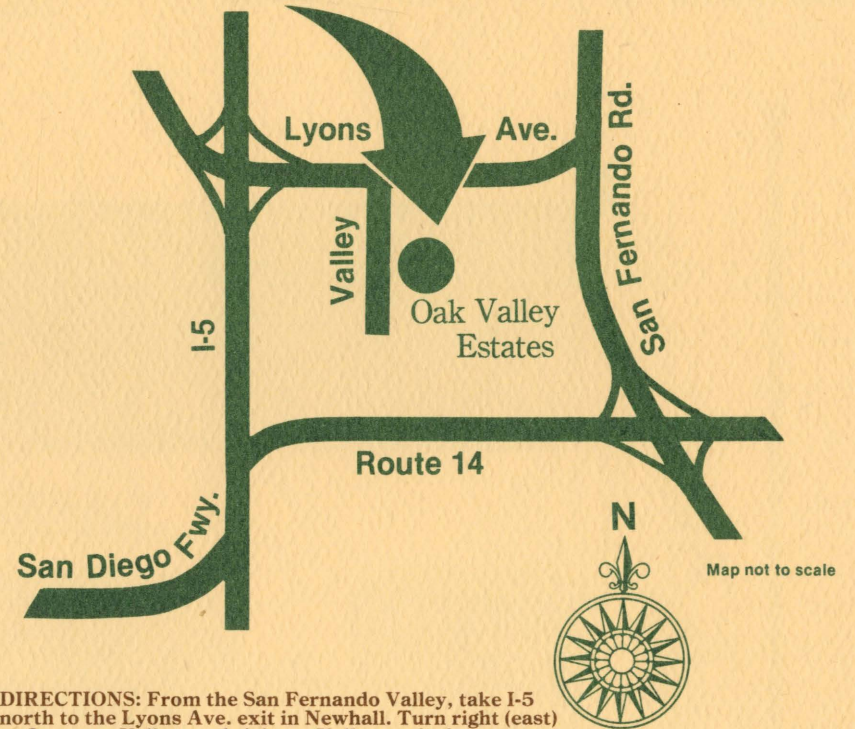
Harry Keiffer, president of A & K Developments, has been responsible for large residential subdivisions in Oxnard Shores, Lancaster and the Pomona Valley area.

Dick Morey has specialized in custom developments in the Santa Clarita Valley, with homes in Newhall, Sand Canyon and Placerita Canyon.

Jim Herington is also a prominent custom builder, with homes throughout Orange and Riverside counties.

Together, their abilities combine the cost-efficiency of large-scale construction with the detailed craftsmanship of custom building. The result is Oak Valley Estates: a custom development of exceptional quality.

Elementary, jr. high, and high schools as well as shopping are all within convenient walking distance.



Sales Information:

(805) 257-3600

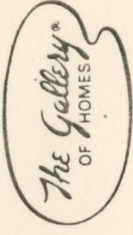
(213) 704-1622

23355 Oakrun Lane
Newhall, CA 91321



A Joint Venture by A & K Developments, Inc. and Morey/Herington Development Co.

Tabor Realtors, Gallery of Homes



OAK VALLEY ESTATES 1/26/81

PLAN 2

LOT 1 MODEL 23355 OAKRUN LANE \$214,990

PLAN 3

LOT 17 24549 BURR COURT \$191,990
LOT 6 23317 OAKRUN LANE \$194,990
LOT 18 24548 ACORN COURT \$198,990
LOT 22 24549 ACORN COURT MODEL

PLAN 4

LOT 12 23304 OAKRUN LANE \$212,990
LOT 13 24548 BURR COURT \$221,990
~~LOT 3 23339 OAKRUN LANE \$222,990~~
LOT 2 23345 OAKRUN LANE MODEL
LOT 8 23307 OAKRUN LANE \$212,990

PLAN 5

LOT 3 23261 MAPLE STREET \$229,990
LOT 16 24541 BURR COURT \$236,990
LOT 21 24541 ACORN COURT MODEL *253,990*

PLAN 6

LOT 11 23302 OAKRUN LANE \$264,990

PRICES SUBJECT TO CHANGE