

TONY PIROZZI  
Valencia Corporation  
805-255-1932  
213-367-1927



# Meadows East

in Valencia



# Meadows East

## Valencia's most elegant homes

Meadows East is our answer to those who want more luxury in their Valencia. As in our best selling Meadows West, both the

homes and the lots give you space to spread out. Or space to plunge in, because all our lots are pool-size.

### Super-bath

Once you see our Garden Bath, however, you may not want a pool. We've brought the outdoors in with large bathroom planter areas adjoining sculptured Roman tubs. Lots of daylight, naturally, so your

plants will thrive. Big mirrors to reflect the glory of it all. Double lavatories to eliminate the morning rush. And loads of hanging space nearby for all your clothes.

## Deluxe features are standard — your options are how you use the rooms

The feature list in back is long. Just about everything you could think of is built in. You **will** have to make **some** decisions, such as whether you want a 2 or a 3-car garage with your 2-story home. Or whether you want that extra bedroom to be a den or a parents' retreat. Or whether you want your family room formal, with the shag carpet we provide . . . or more casual, with decorator no-wax vinyl. Or whether you'd rather have a wet bar instead of storage

space. And you can order an extra hand-fashioned fireplace upstairs in your master bedroom.

*Meadows East typifies Valencia: choice instead of chance.*



# You're in the new hometown of Valencia, a short walk from everything nice

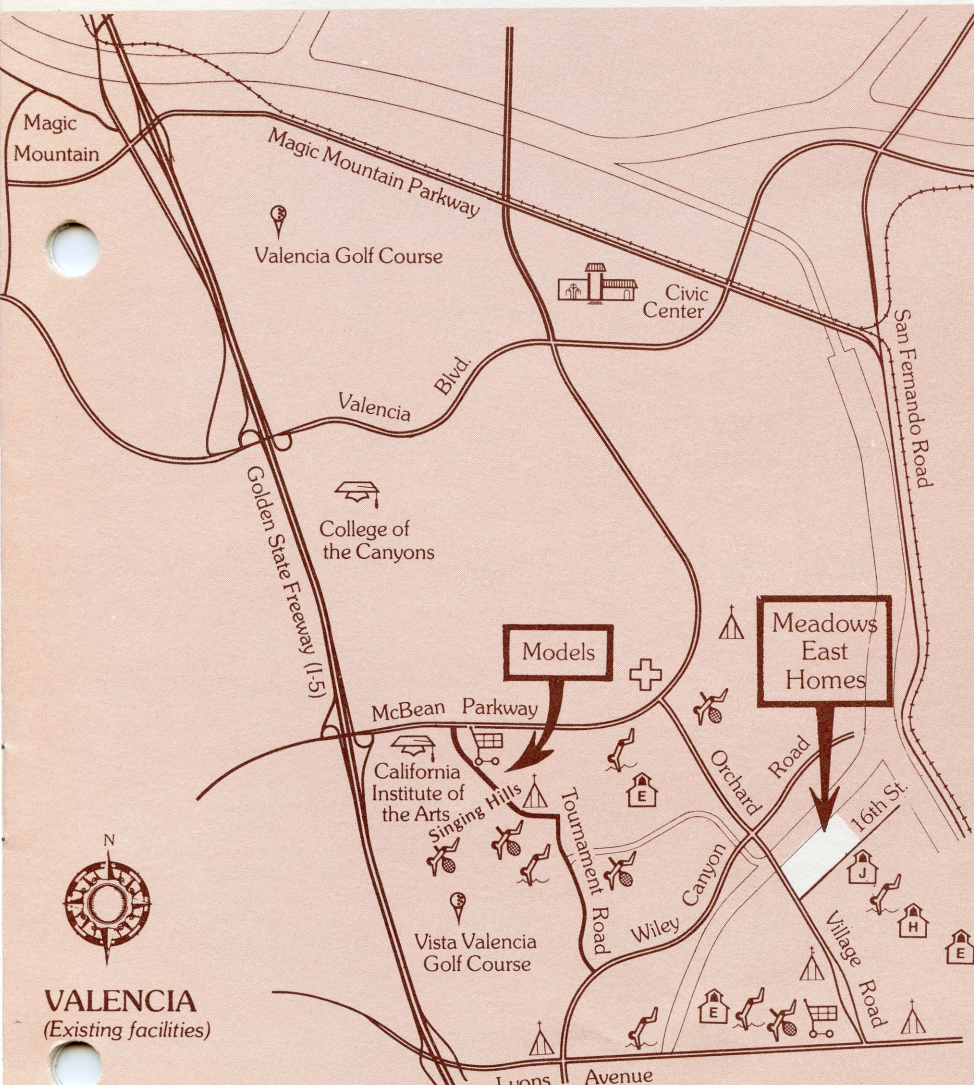
Surprise! No wait! The facilities were in before the homes. You can walk across the street for tennis or jogging at Placerita Junior High School . . . or for a swim at Henry Mayo Newhall Park adjoining the school. Or you can continue on to more tennis courts at Hart Senior High School beyond the park.

A stroll down Orchard Village Road brings you to established shopping at Orchard Village Center, with 17 businesses to keep you well-supplied. Up the road is Pinecrest Pre-School and Day-care Center, two more

parcs, a hospital and medical office building.

Valencia's nearby facilities also include three golf courses, California Institute of the Arts, College of the Canyons, churches, Vista Village shopping center, an extensive paseo system of landscaped, lighted pedestrian pathways . . . and a whole lot more.

But lest you think the world is crowding in on you, look at the open spaces around Meadows East, uncongested preludes for the expansive mountain views you'll enjoy on a typical clear Valencia day.



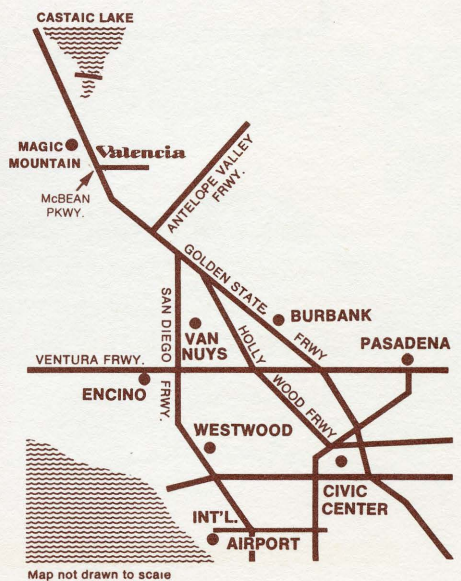
## VALENCIA (Existing facilities)

	GOLF COURSE		ELEMENTARY SCHOOL		COLLEGE		PARK RECREATION CENTER
	CHURCH		JUNIOR HIGH SCHOOL		SHOPPING		HOSPITAL MEDICAL CENTER
	HIGH SCHOOL		RAILROAD		CITY CENTER		

## And it's all less than 25 minutes from Ventura Boulevard

	Miles*
Van Nuys . . . . .	15
Encino / Sherm. Oaks . . . . .	17.5
Burbank . . . . .	20
Westwood . . . . .	26
Pasadena . . . . .	30.5
Los Angeles Civic Center . . . . .	29.5
Los Angeles Int'l Airport . . . . .	35

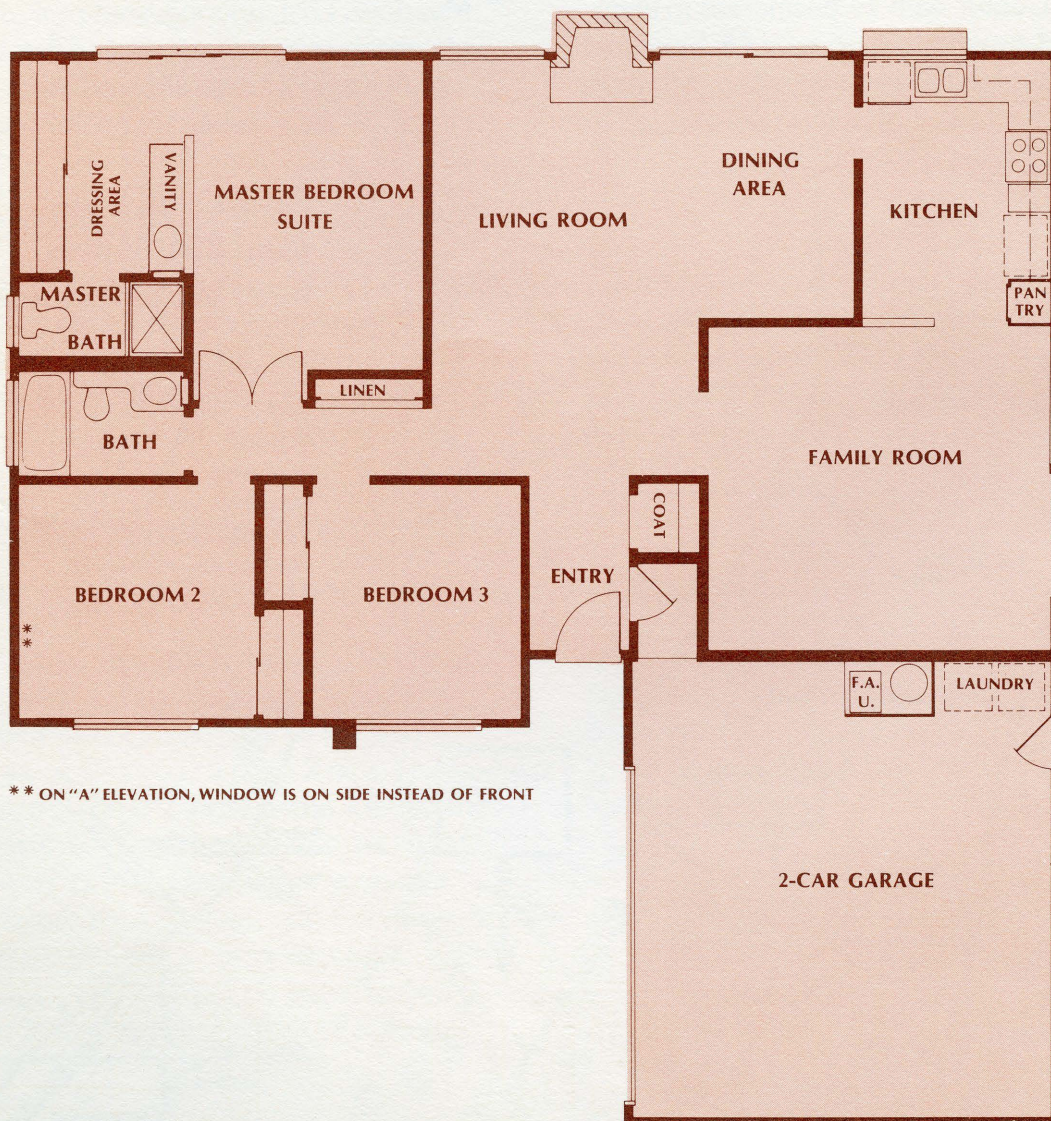
\*McBean Parkway to nearest freeway exit

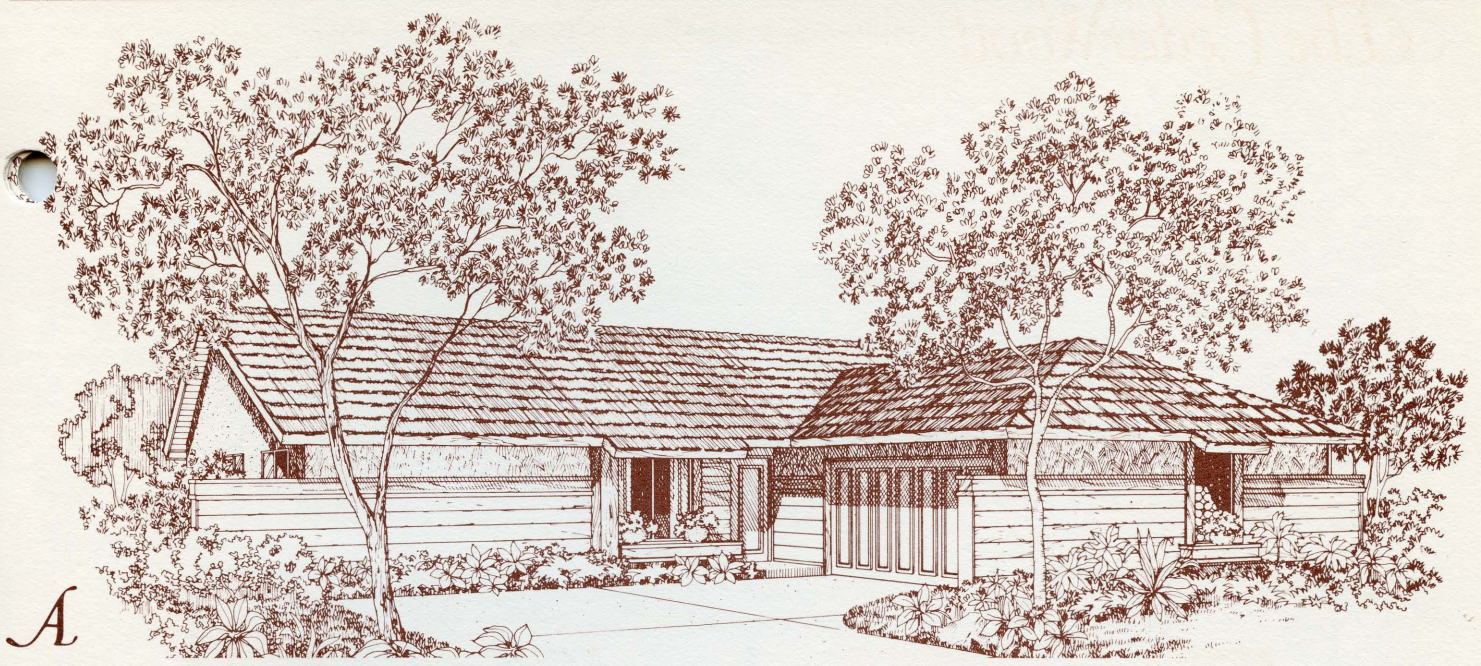


# The CedarWood

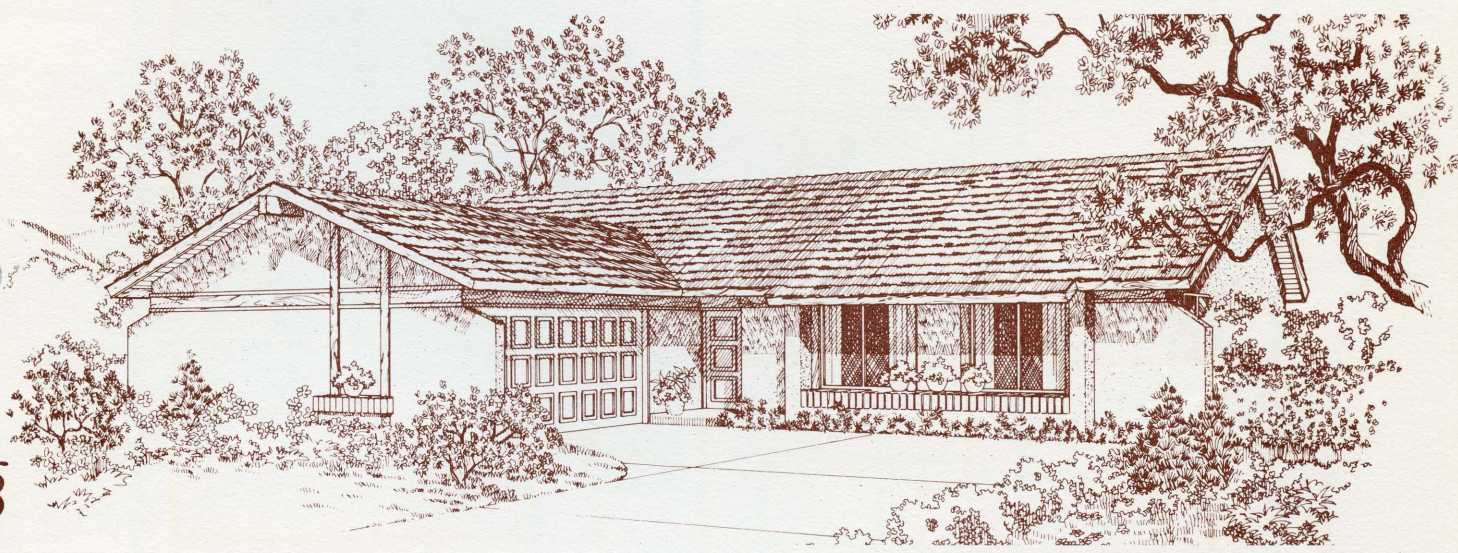
3 Bedrooms • 2 Baths • Dining Area • Family Room

## PLAN 1

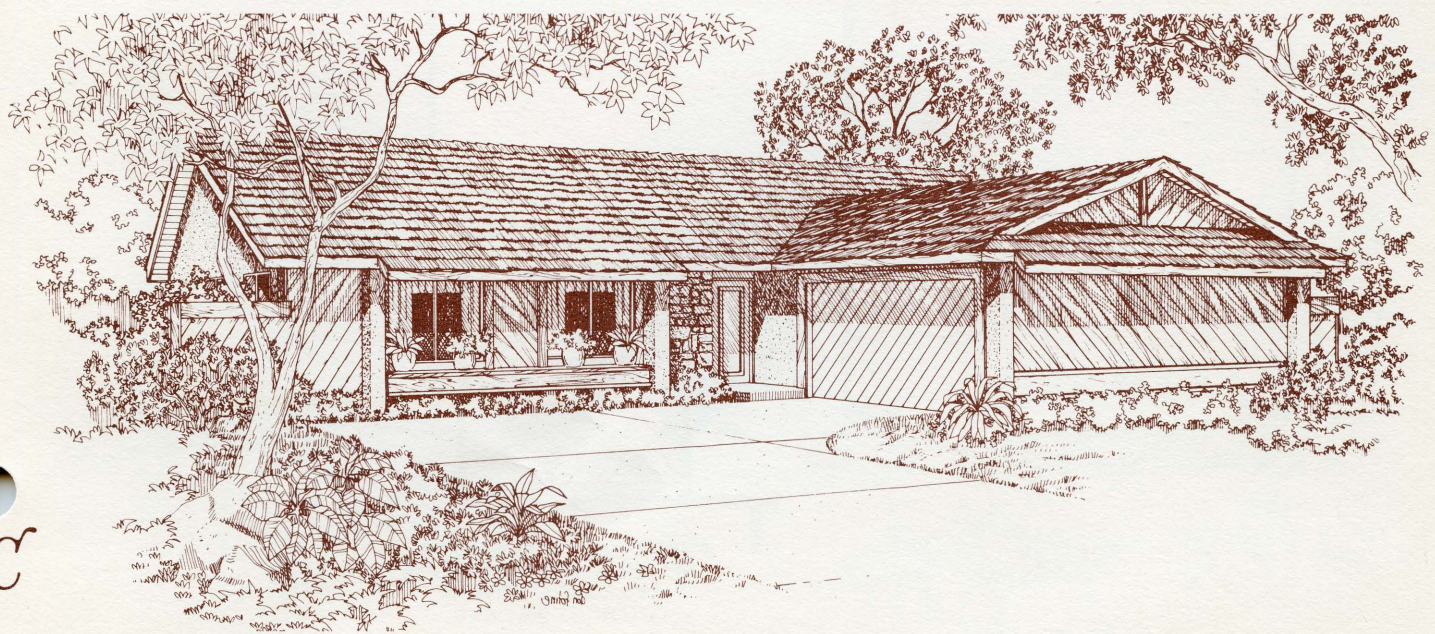




A



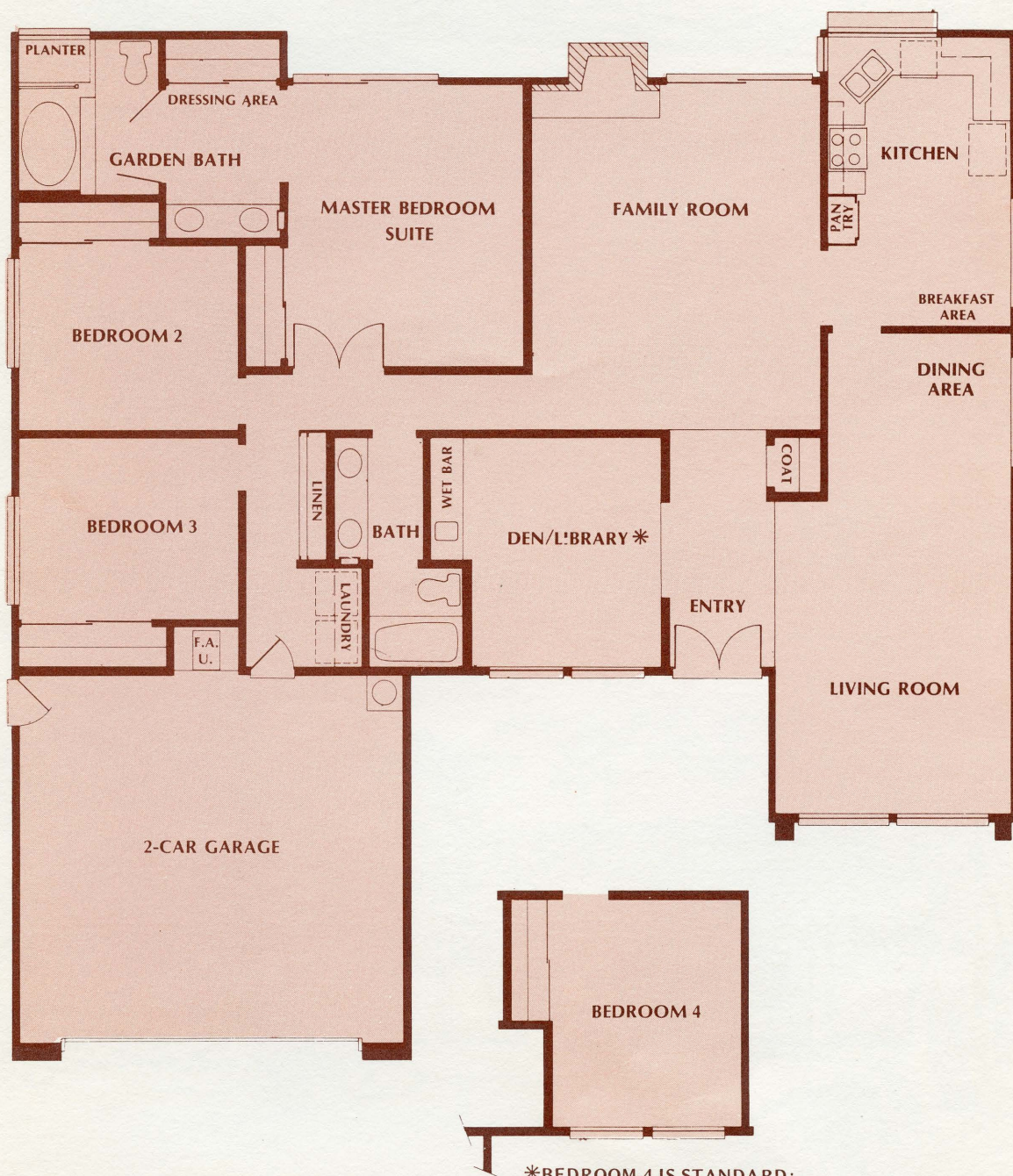
B



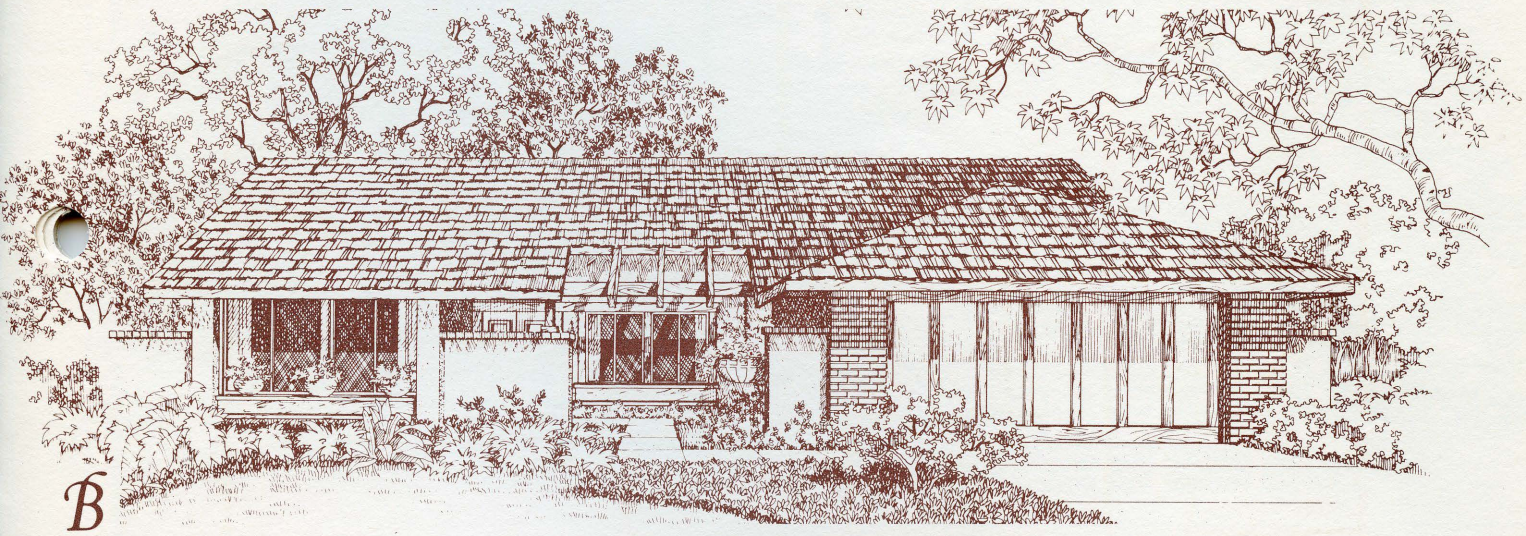
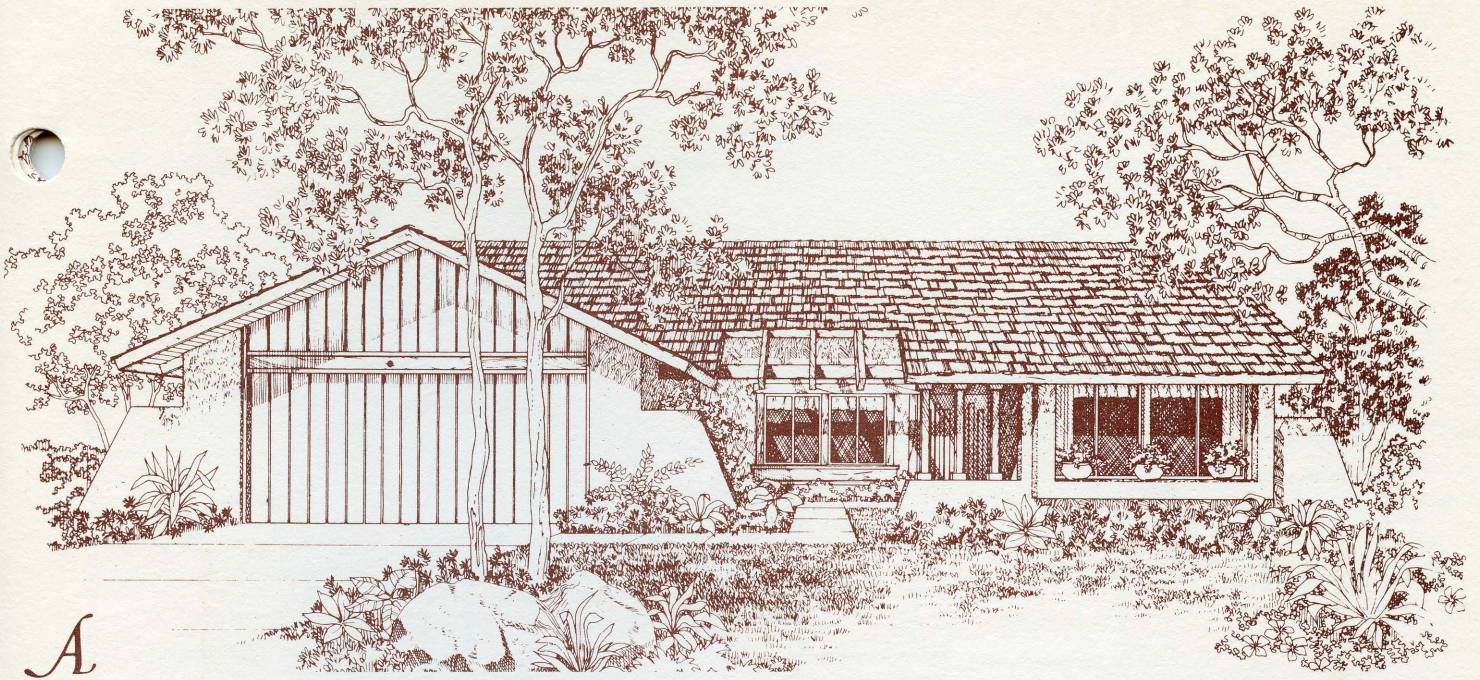
C

# The AspenWood 4 Bedrooms • 2 Baths • Dining Area • Family Room

## PLAN 2 (Reverse)



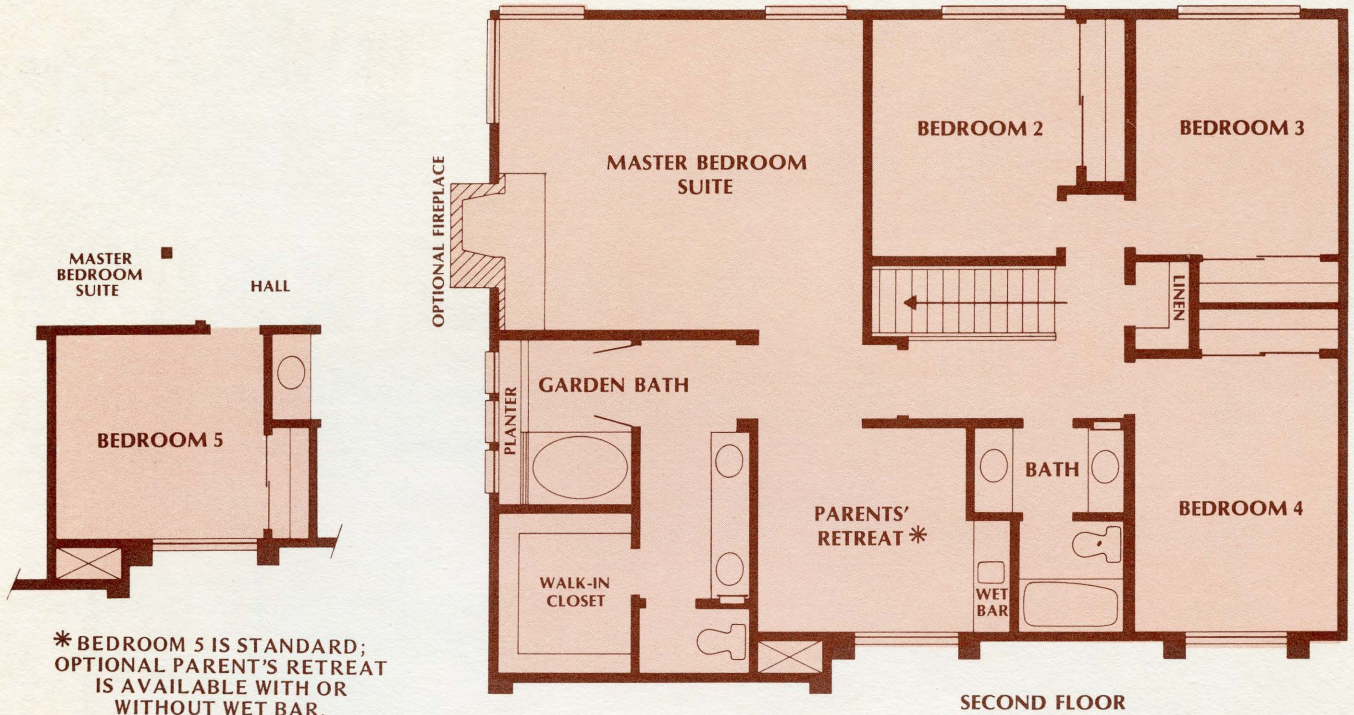
\*BEDROOM 4 IS STANDARD;  
OPTIONAL DEN/LIBRARY IS  
AVAILABLE WITH OR  
WITHOUT WET BAR.



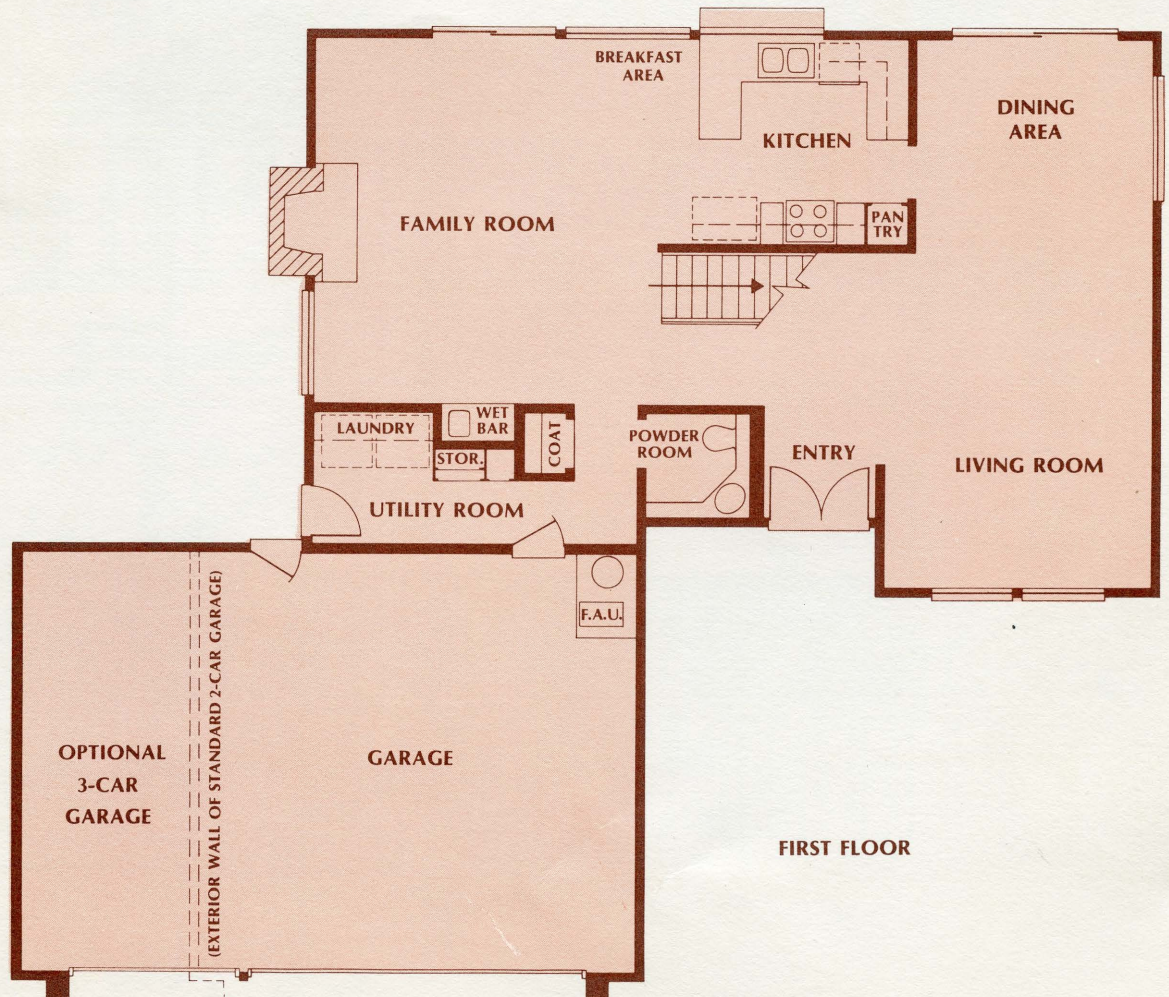
# The OakWood

5 Bedrooms • 2½ Baths • Dining Area • Family Room

## PLAN 3 (Reverse)

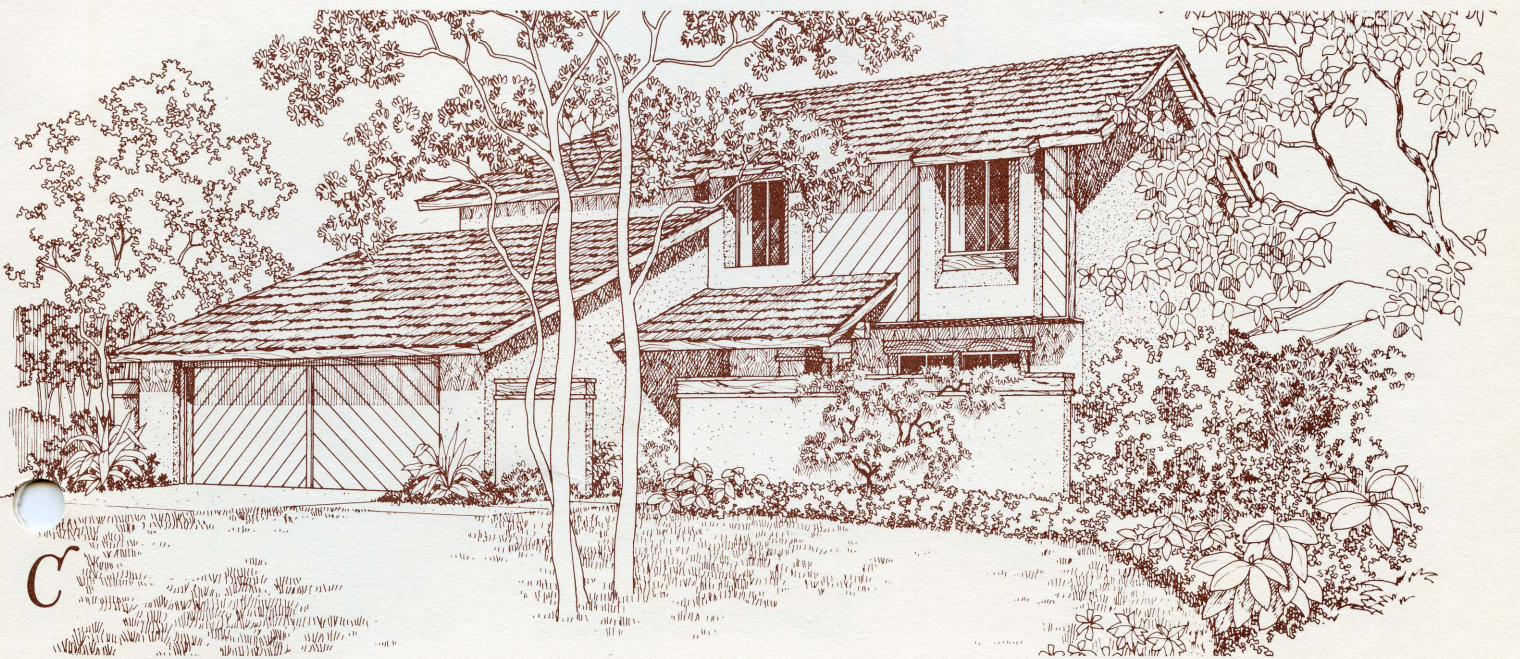
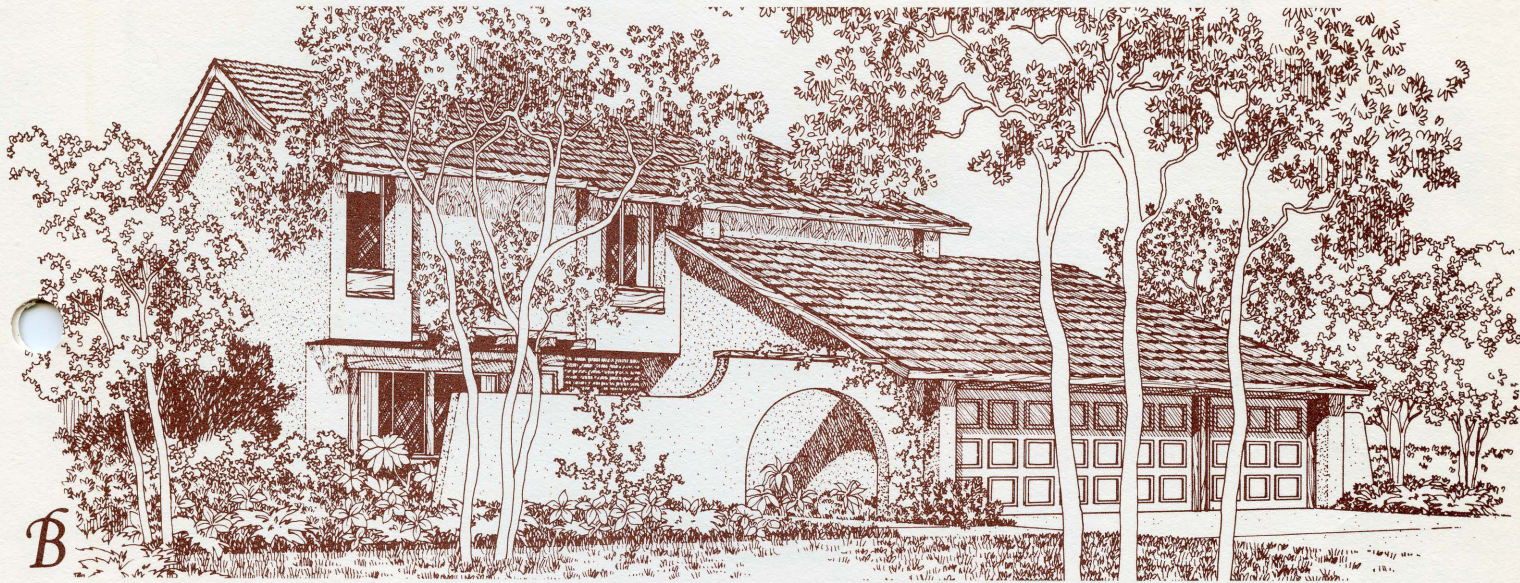
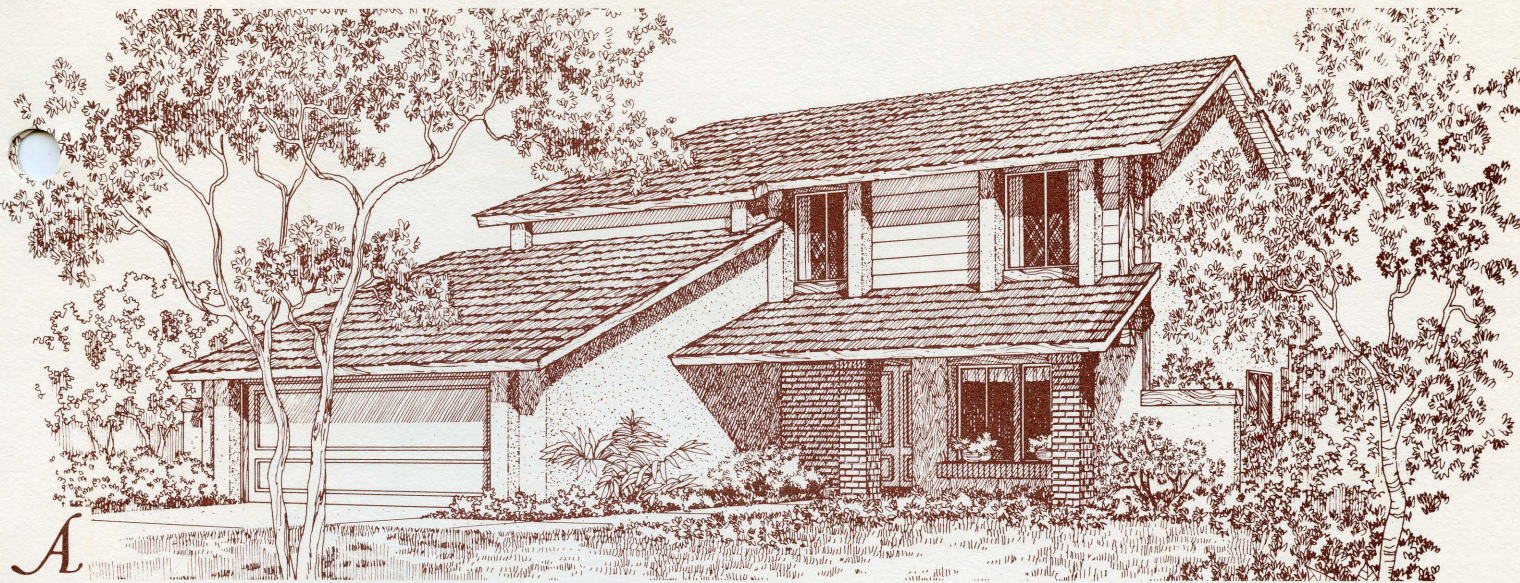


\* BEDROOM 5 IS STANDARD;  
 OPTIONAL PARENT'S RETREAT  
 IS AVAILABLE WITH OR  
 WITHOUT WET BAR.



FIRST FLOOR

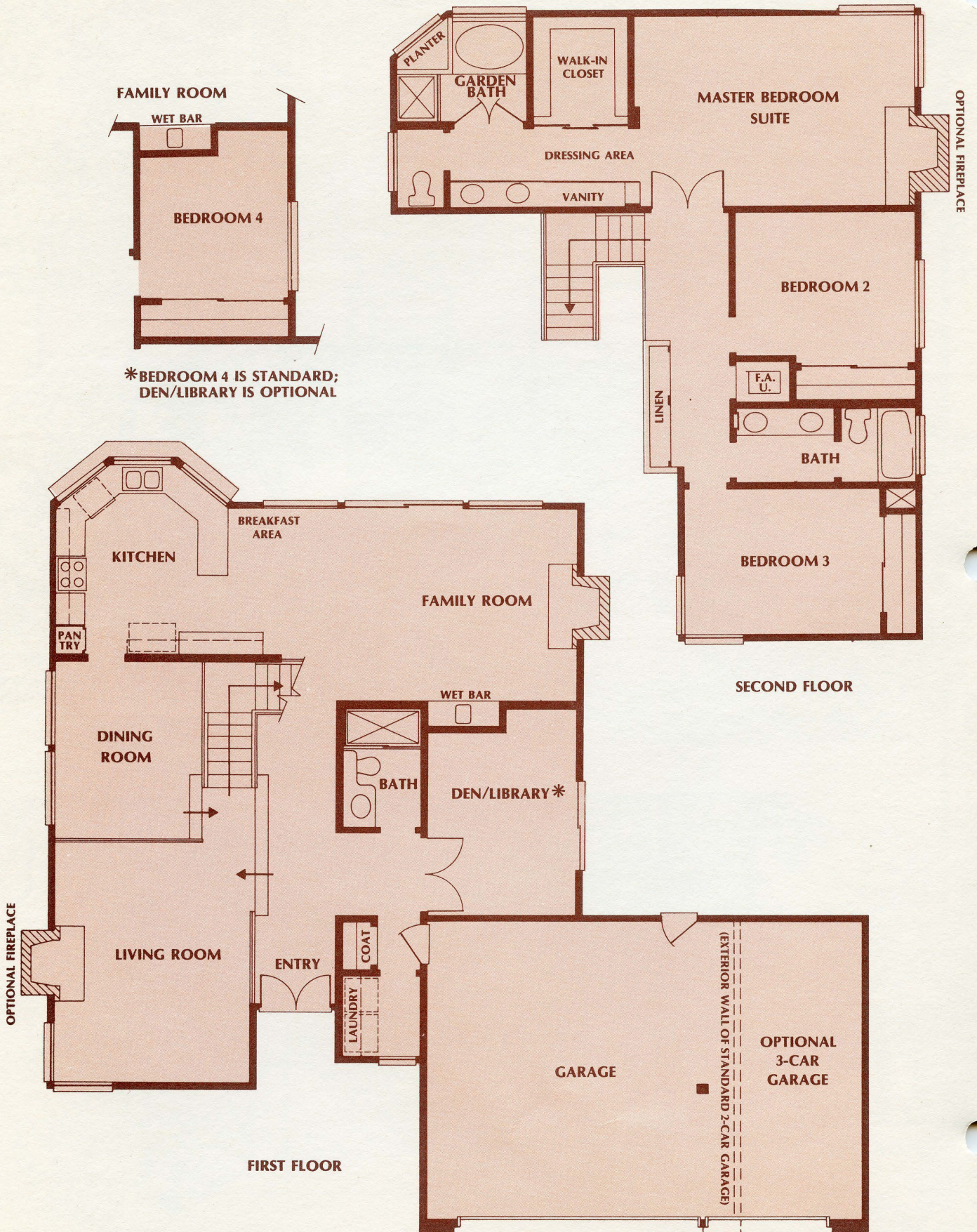


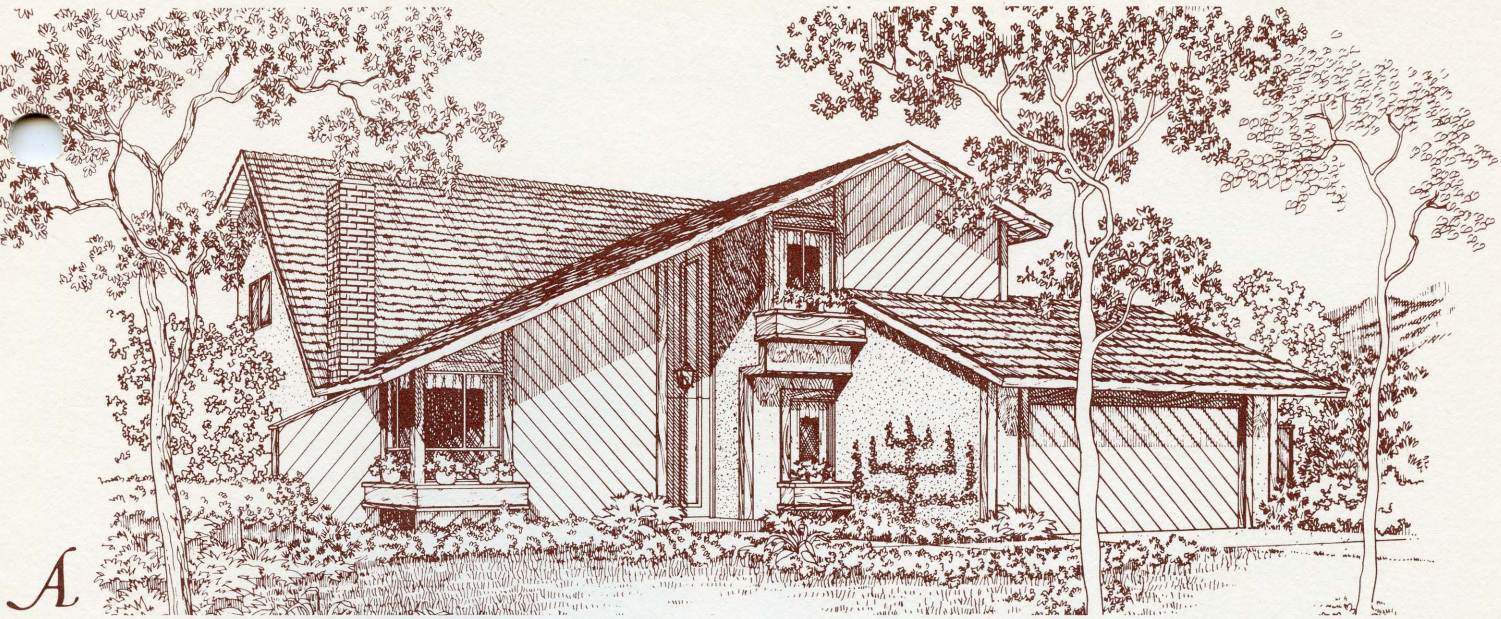


# The DriftWood

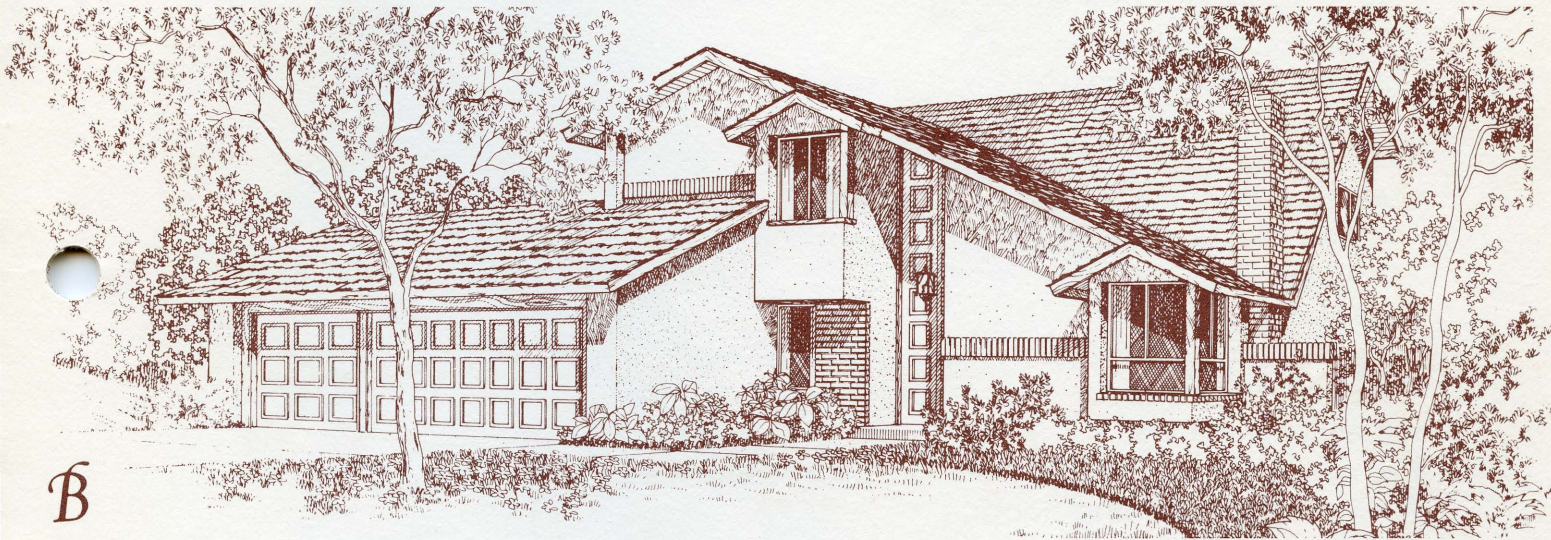
4 Bedrooms • 3 Baths • Dining Room • Family Room

## PLAN 4

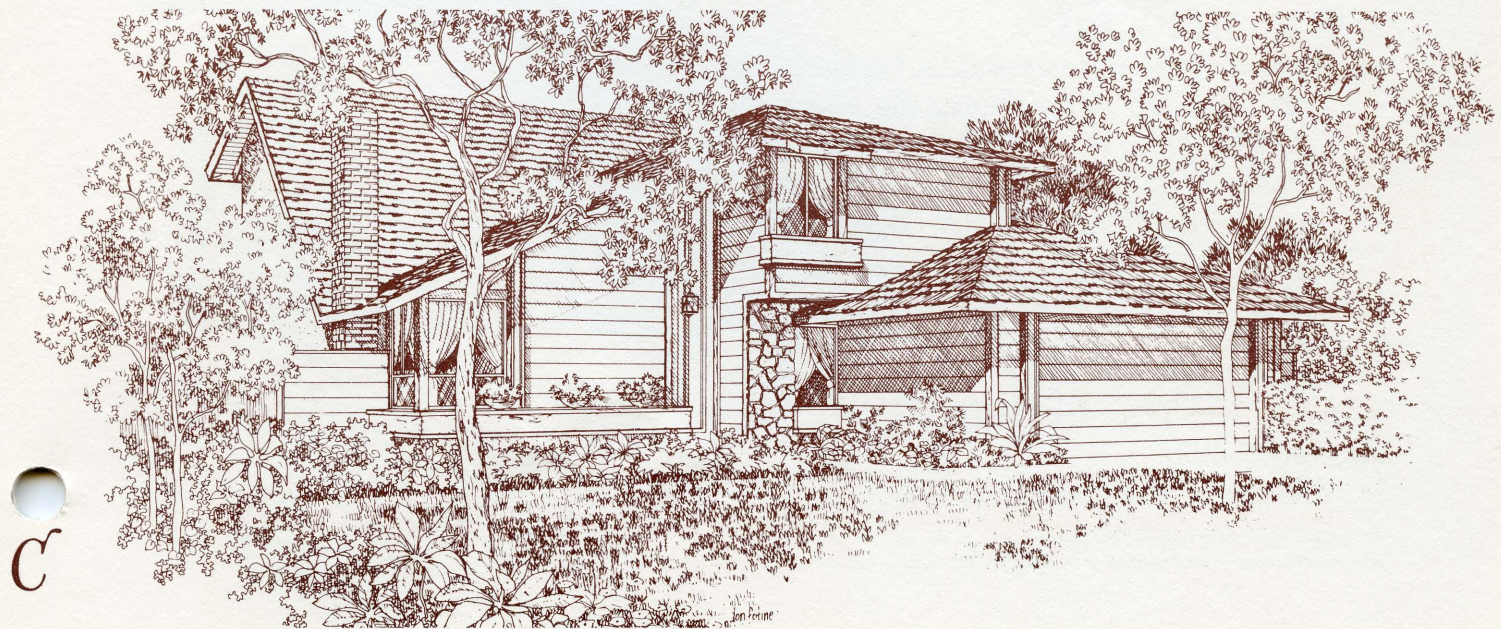




A



B



C

# Luxury Features at Meadows East

## IN GENERAL

Refrigerated air conditioning  
Shake roofs  
Concrete driveways  
Custom, hand-fashioned wood-burning fireplace with gas log lighter  
Shag carpeting in living room, dining room, *family room*,  
*all bedrooms*, hallways, and stairways  
Vaulted ceilings  
Ceramic tile entries  
Smoke detectors  
Fully insulated exterior walls and ceilings  
Inside service laundry (Plans 2, 3, and 4)  
Built-in TV outlets  
Gas outlet for outdoor barbecue  
Underground utilities  
Optional 3-car garage with Plans 3 and 4

## THE KITCHENS

Stained genuine ash hardwood cabinets  
Ceramic tile counter tops with choice of colors  
Automatic dishwasher  
Disposal  
Gas range and continuous-cleaning *double oven*  
Cast iron double sink  
Icemaker water line  
Pass-through window/bar from kitchen to patio area  
No-wax decorator vinyl flooring  
Luminous ceiling

## THE BATHROOMS

All shower stalls and secondary bathtubs are surrounded with ceramic tile, except in Plan 4 master bath, which is cultured onyx. Master suite garden baths (Plans 2, 3, 4) feature sculptured seamless fiber glass tubs, surrounded with cultured onyx.  
Cultured marble counter tops  
Large plate glass mirrors over pullmans

## YOUR MASTER BEDROOM

Vaulted ceiling  
Double poles and shelves in closets

Valencia Corporation reserves the right to change prices, designs and materials without prior notice or obligation



**Meadows  
East**  
in Valencia

25742 Kitfox Place  
Valencia, California 91355  
(213) 367-1927  
(805) 255-1932

