



**Meadows West**  
in Valencia



# Meadows West

## Valencia's most elegant homes

Meadows West is our answer to those who want more luxury in their Valencia. It starts where our best-selling Meadows series left off . . . but this time around we've enlarged

both the homes and the lots to give you space to spread out. Or space to plunge in, because all our lots are now 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 West typifies Valencia: choice instead of chance.*



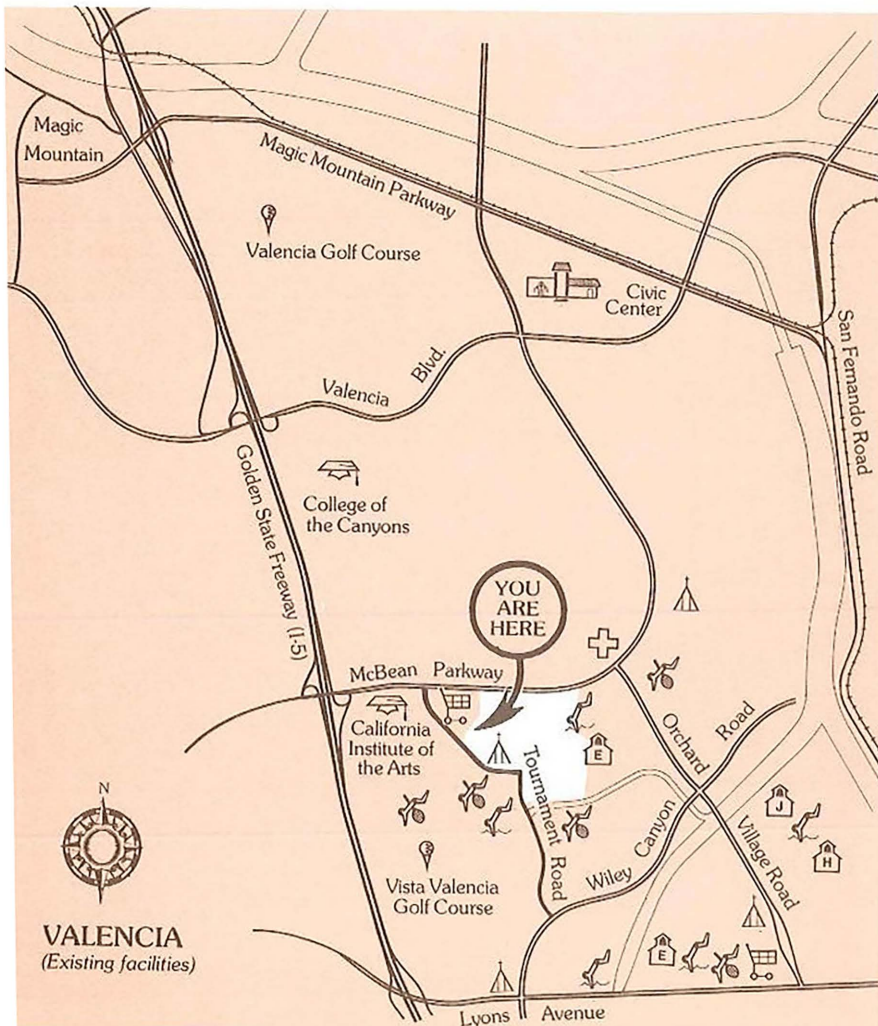
# You're in the heart of the new hometown of Valencia, a short walk from everything nice

Surprise! No wait! The facilities went in before the homes. You'll walk, via paseo (that's our name for a lighted, landscaped, greenbelt pedestrian path) to shopping, parks, rec centers and elementary school. Permit us to preview what you'll find.

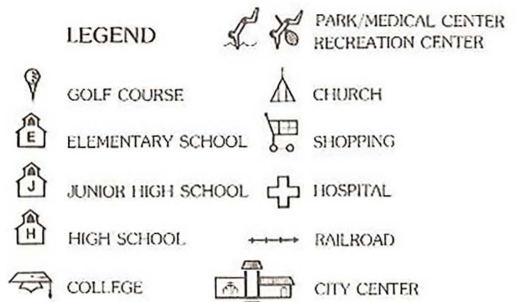
Village Shopping Center is a new old-fashioned kind of place. In it, you'll find an olde English-styled pub-restaurant, a general store with its own delicatessen-restaurant for those times when you're having too much fun to cook, a post office, flower shop, drug store . . . even an old-fashioned candy store and ice cream

parlor. A nice place to wrap up the day before or after an evening at Cal Arts, the college on the hill across the street.

At the other end of the paseo is Meadows Park and Recreation Center, with its large heated swimming pool, athletic fields, clubhouse and playground. Next door is brand-new Meadows Elementary School. Your children can go to the park and school via our paseo system without crossing major streets. For the littlest one, renowned Pinecrest Pre-school and Day-care Center is just down the street.



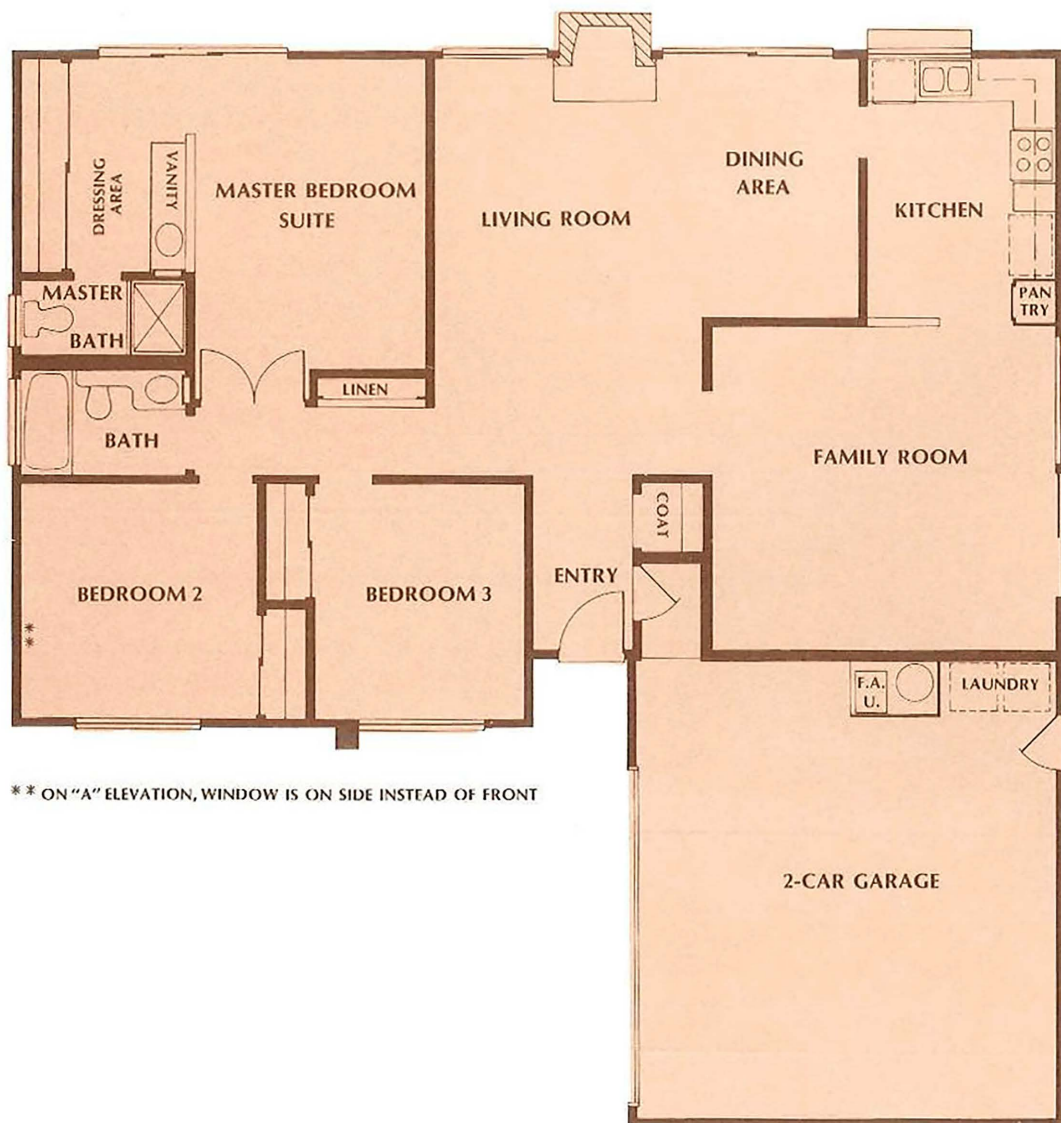
**VALENCIA**  
(Existing facilities)

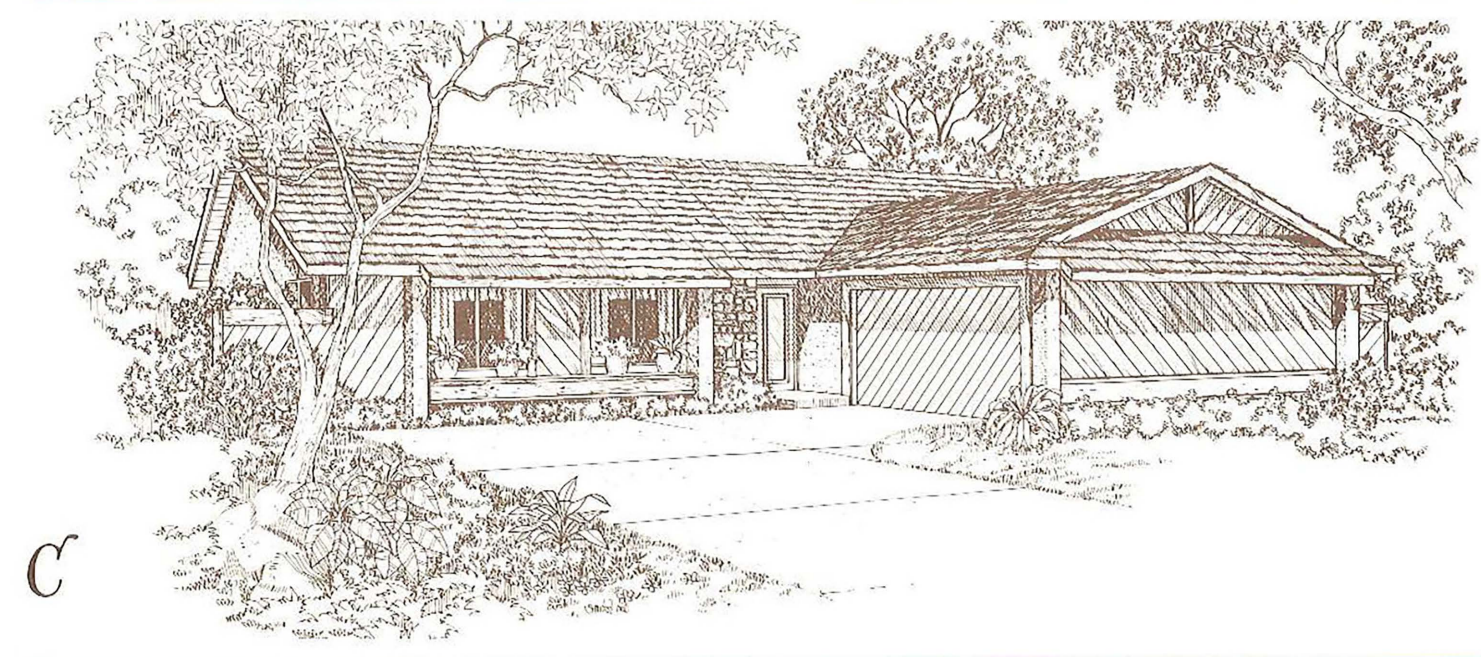
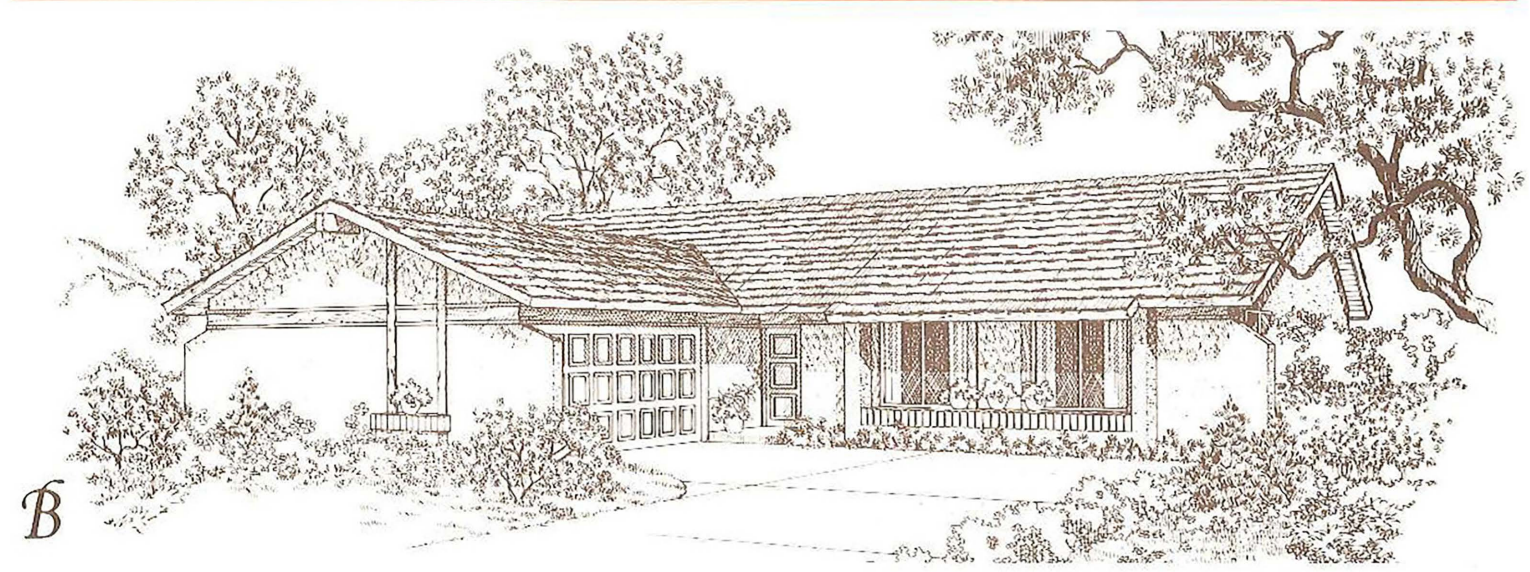


Map not drawn to scale

# The CedarWood 3 Bedrooms • 2 Baths • Dining Area • Family Room

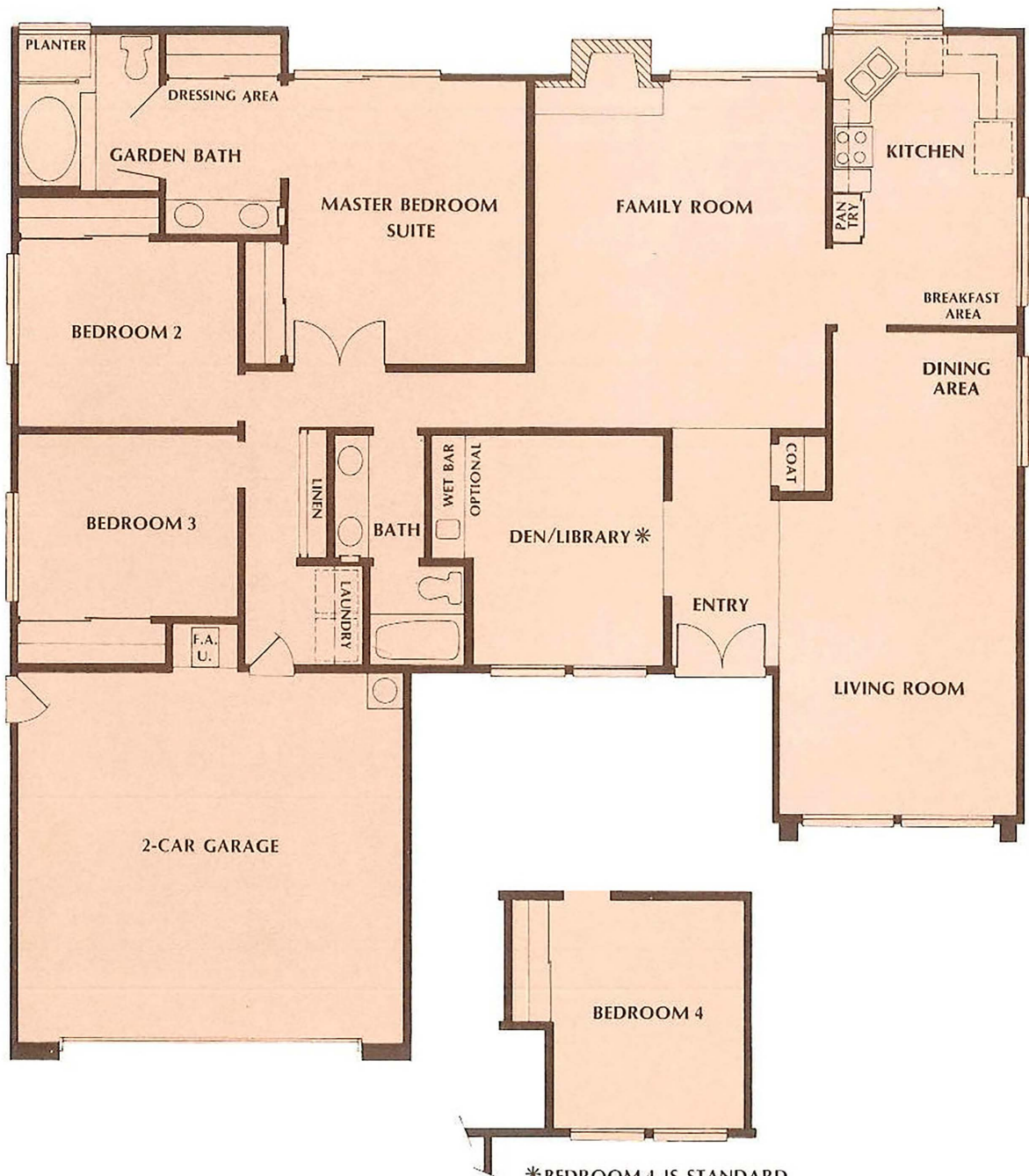
## PLAN 1



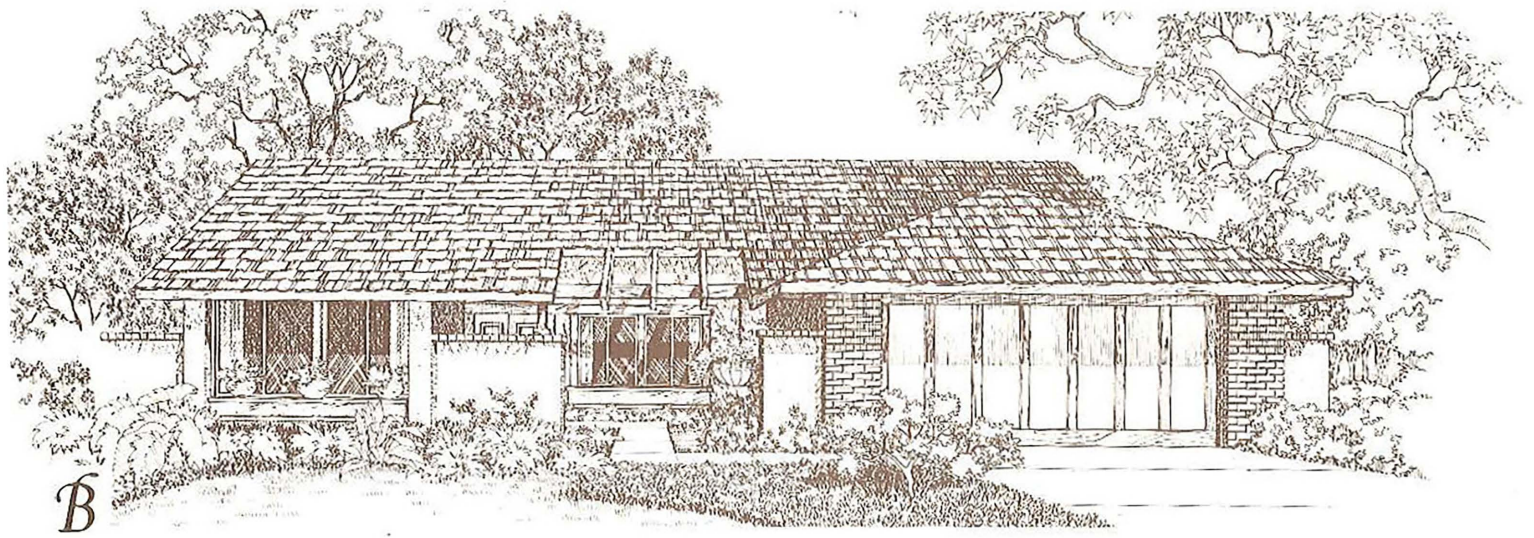


*The AspenWood* 4 Bedrooms • 2 Baths • Dining Area • Family Room

PLAN 2



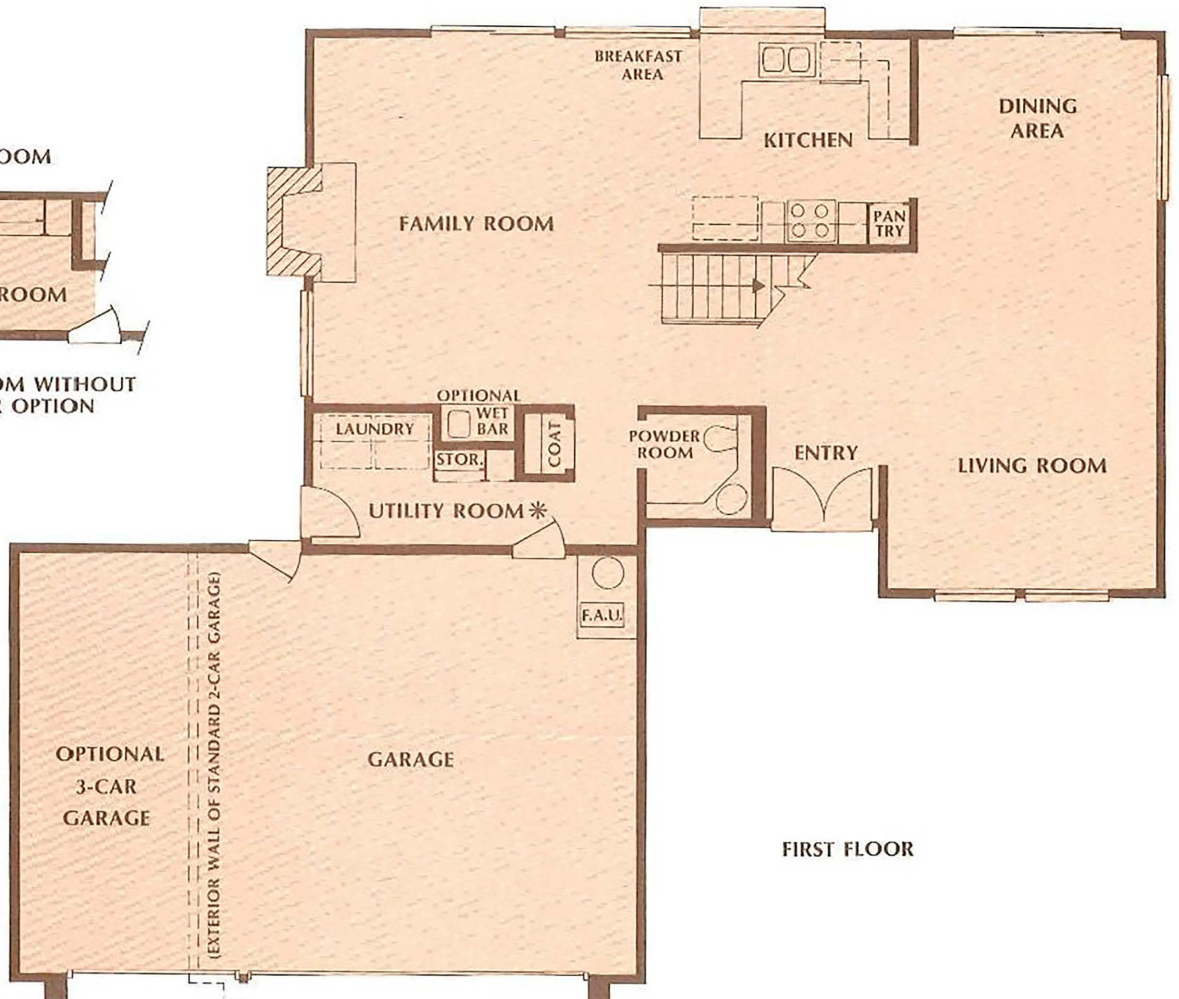
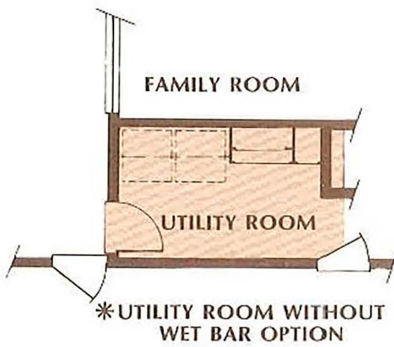
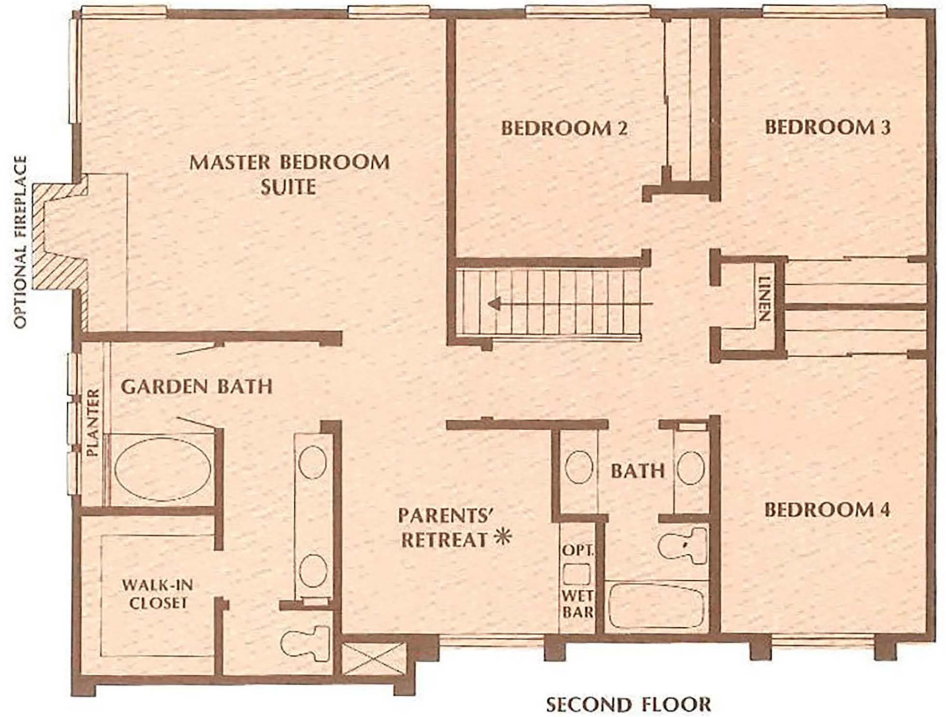
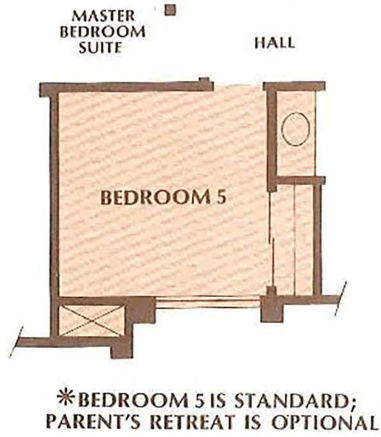
\*BEDROOM 4 IS STANDARD  
DEN/LIBRARY IS OPTIONAL



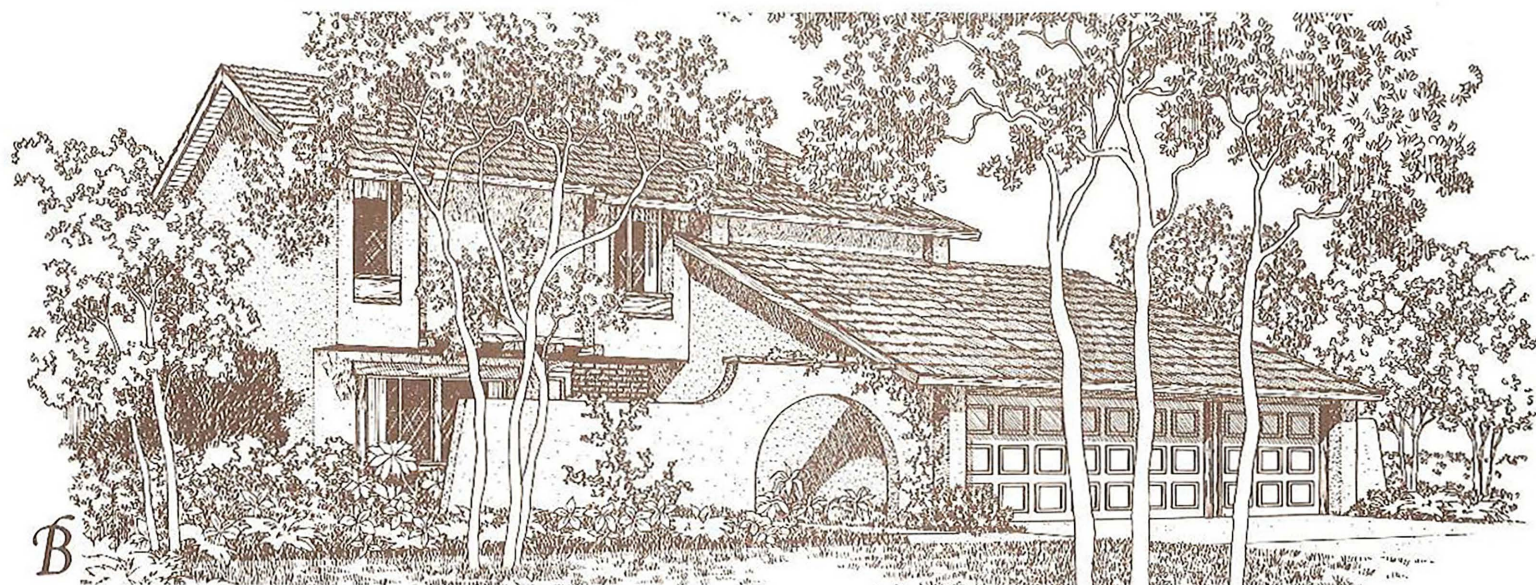
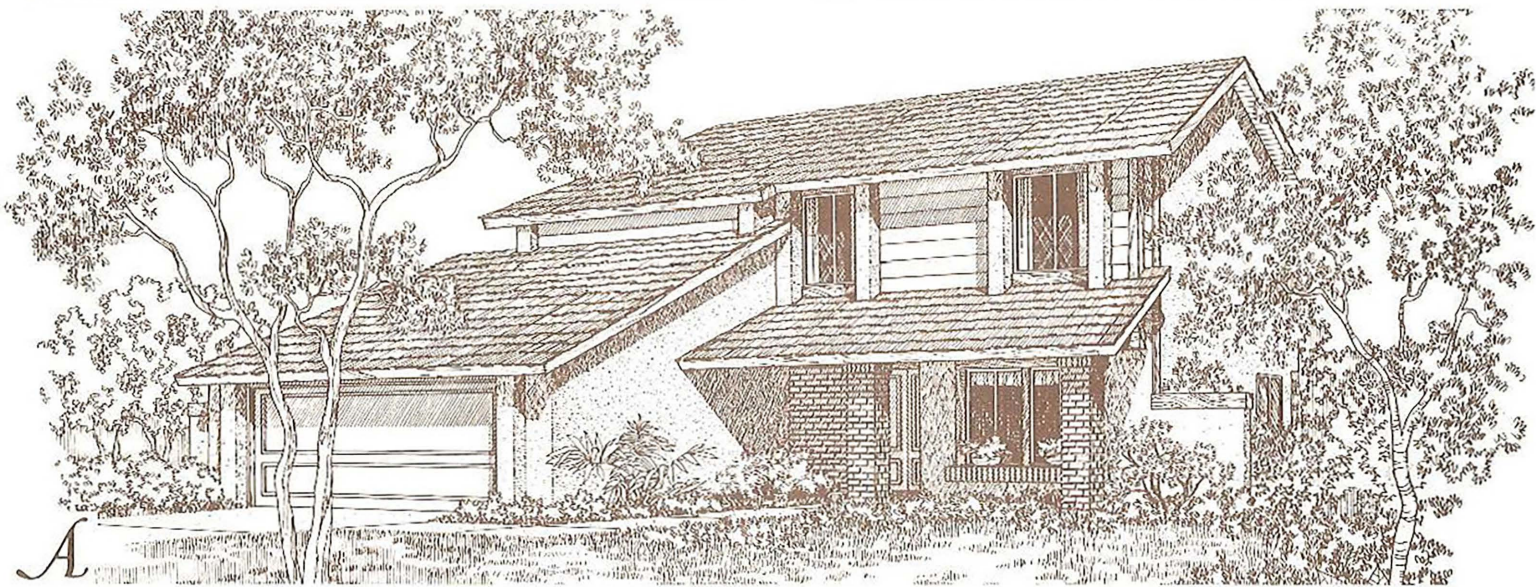
# The OakWood

5 Bedrooms • 2½ Baths • Dining Area • Family Room

## PLAN 3





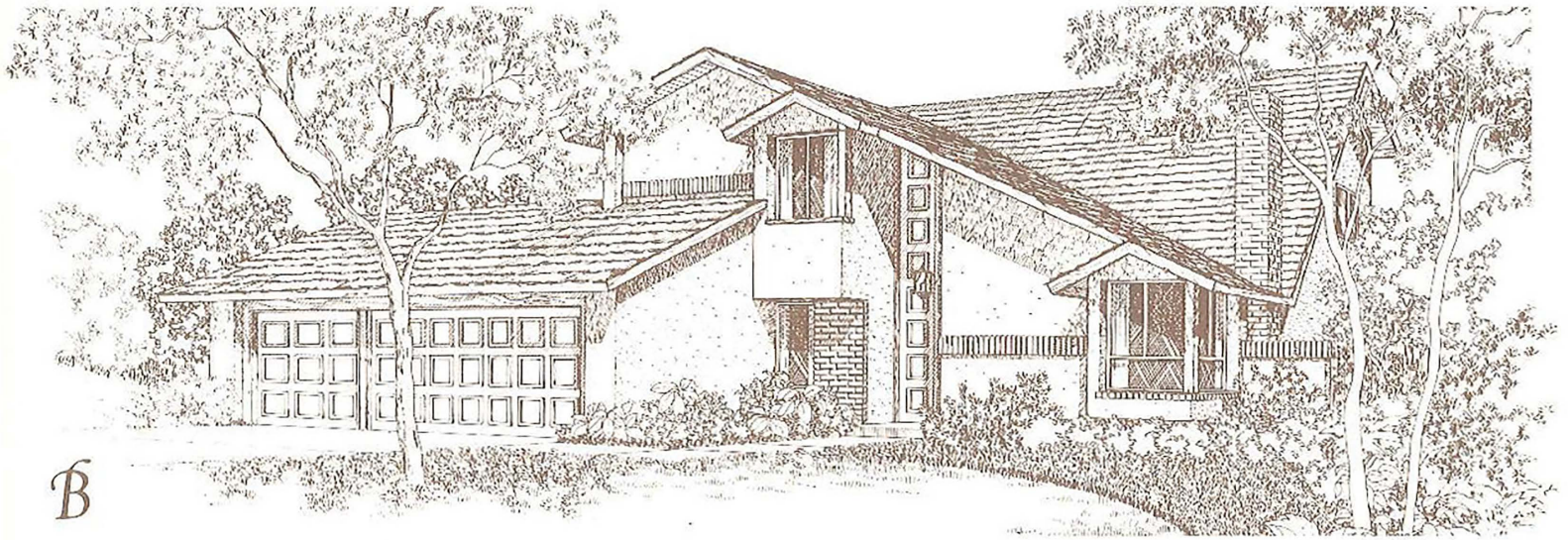
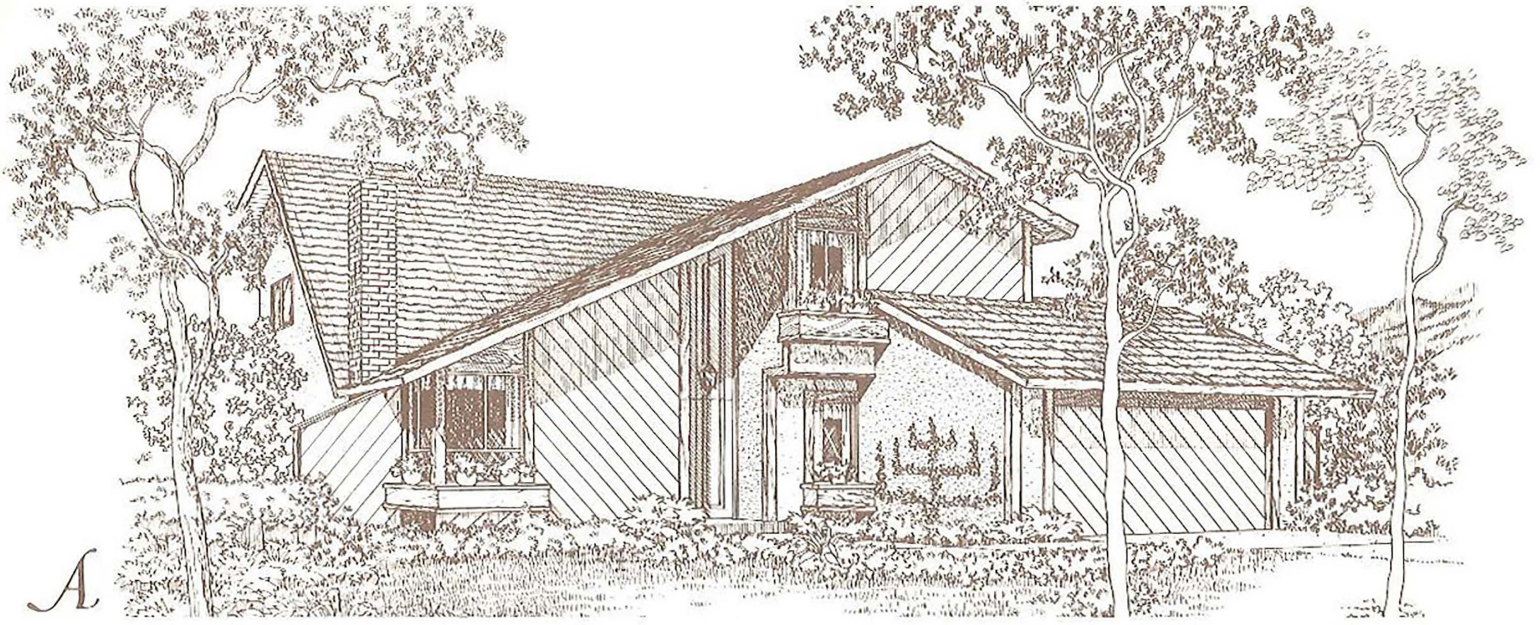


# The DriftWood

4 Bedrooms • 3 Baths • Dining Room • Family Room

## PLAN 4





# Luxury Features at Meadows West

## 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



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

