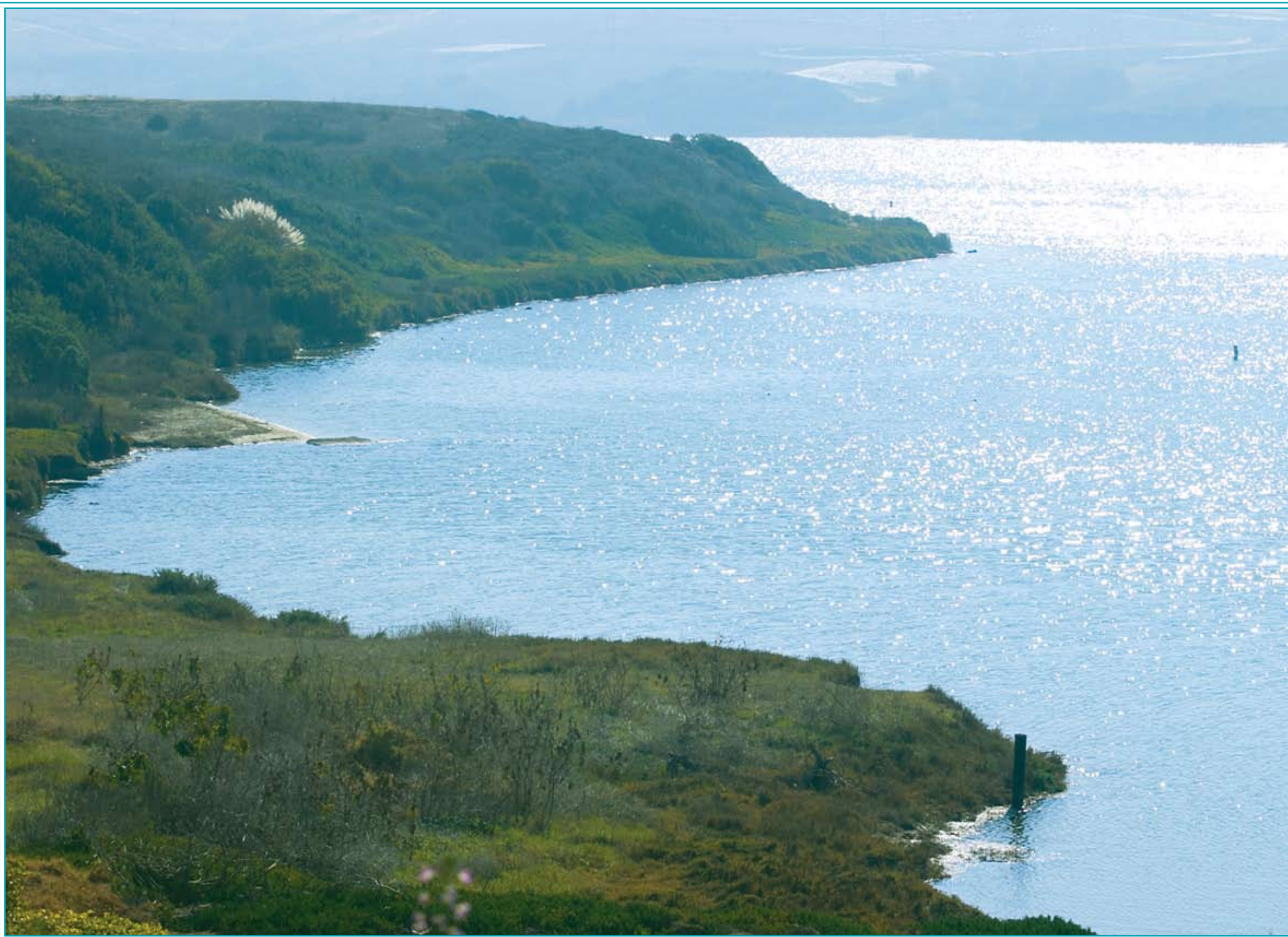




THE
BLUFFS



your greatest moments

Visualize Your Greatest Moments From A Seaside Bluff

A golden pacific coast sunset. A satisfying game of Golf at a world-class resort. A pleasant walk along soft, pristine sand. These are just a few of the experiences that await you at The Bluffs.

Each of the sixty-eight homes is luxurious in design and comfort. As you wander this magnificent community you will find exquisitely crafted homes, many with picturesque ocean and lagoon views.

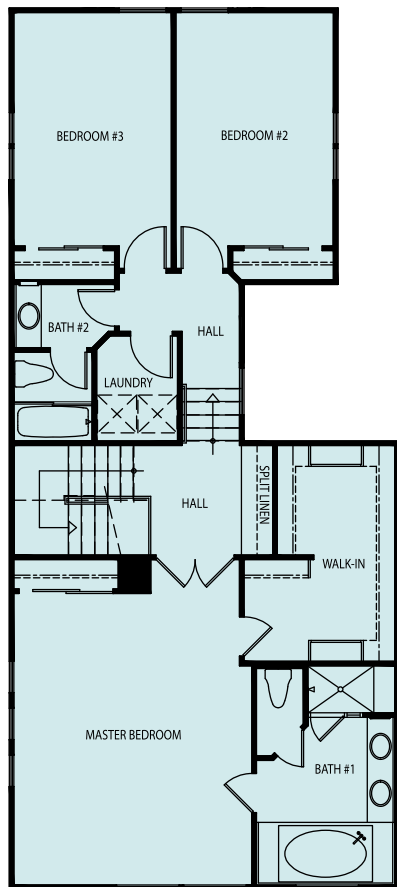
A great wealth of experiences surround your new home. Swim, surf or take a peaceful stroll down the immaculate local beaches. Diverse restaurants and eclectic boutique shops invite you outside to enjoy your new surroundings to the fullest. Return home to your new seaside address where top-notch amenities and features adorn a beautifully landscaped community. A spectacular home at The Bluffs will provide a warm welcome at the end of each day.

a warm welcome

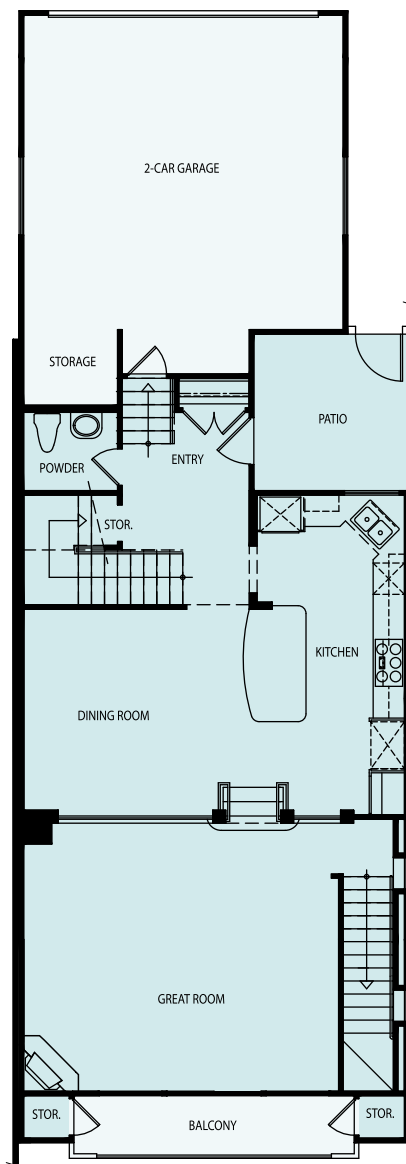


Plan 1

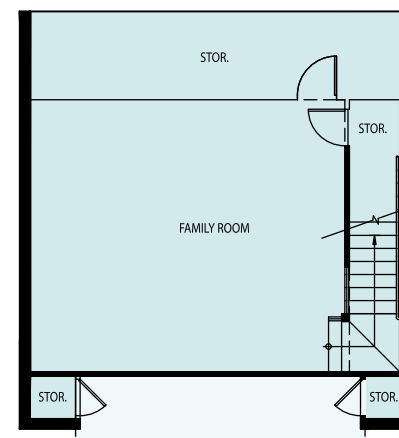
3 BEDROOM | 2 1/2 BATH | 2,800 SQ. FT.



SECOND FLOOR



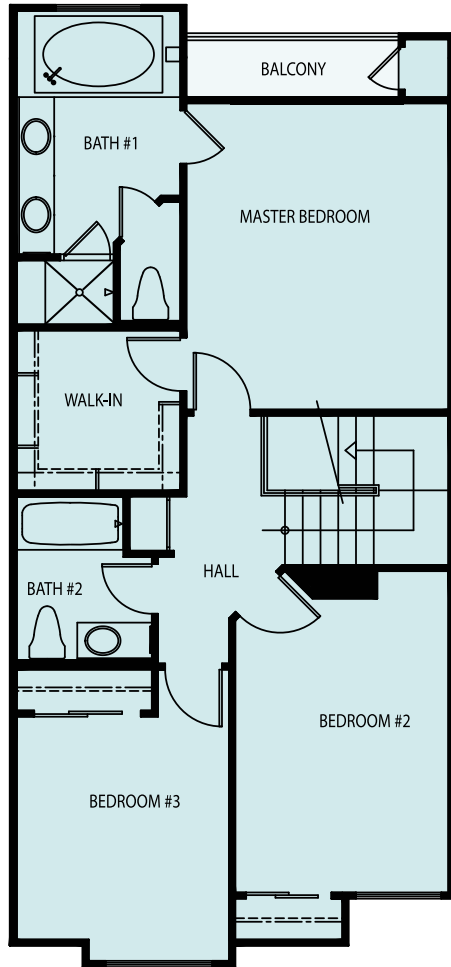
FIRST FLOOR



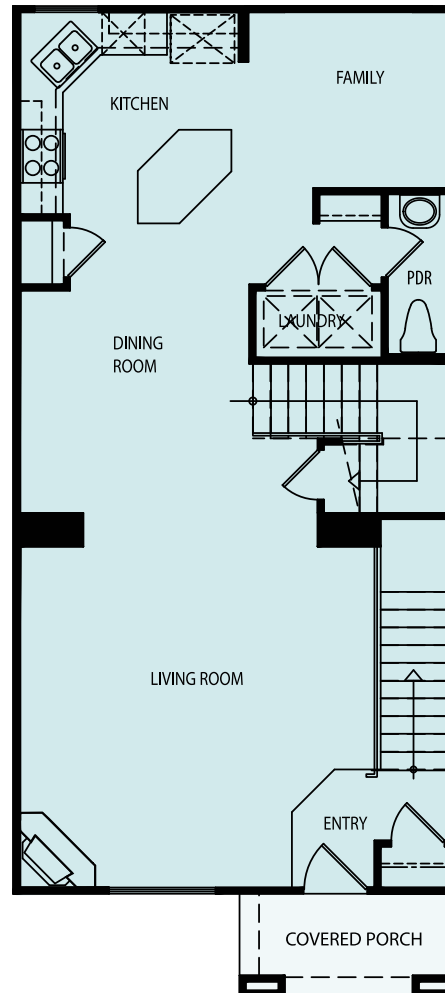
LOWER LEVEL

Plan 2

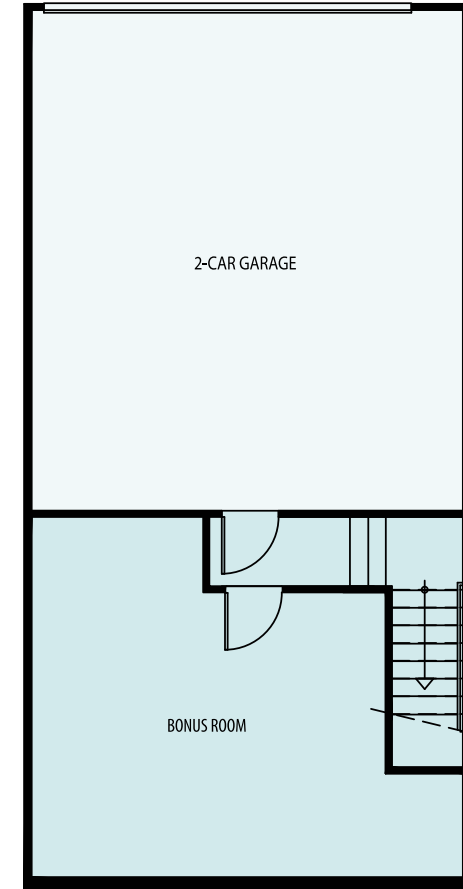
3 BEDROOM | 2 1/2 BATH | 1,738 SQ. FT.
+374 SQ. FT. BONUS ROOM



SECOND FLOOR



FIRST FLOOR

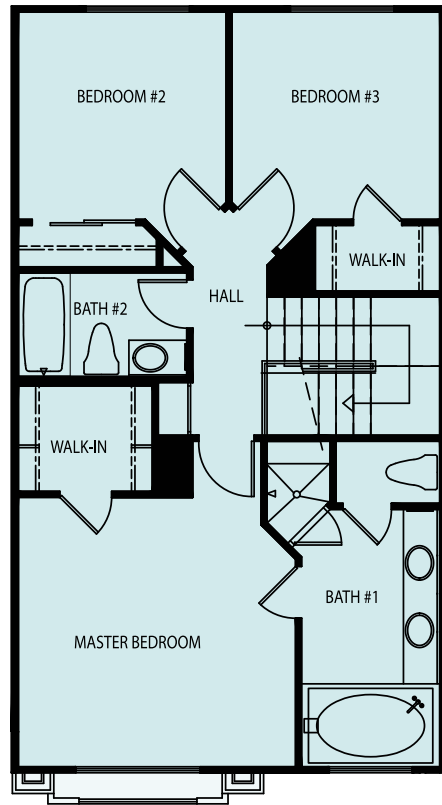


LOWER LEVEL

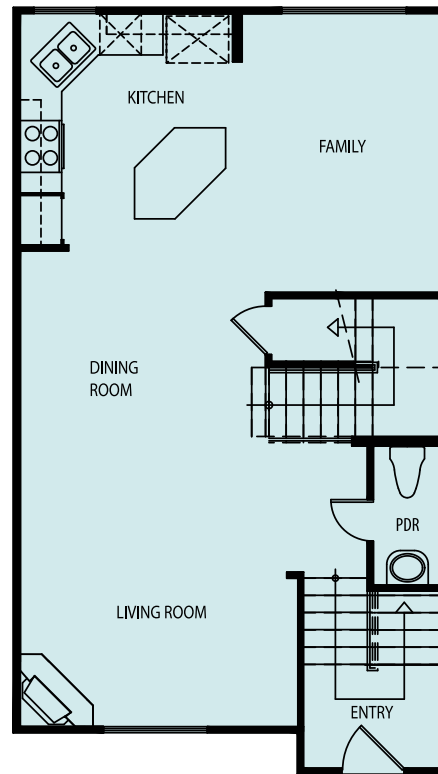


Plan 3n 3

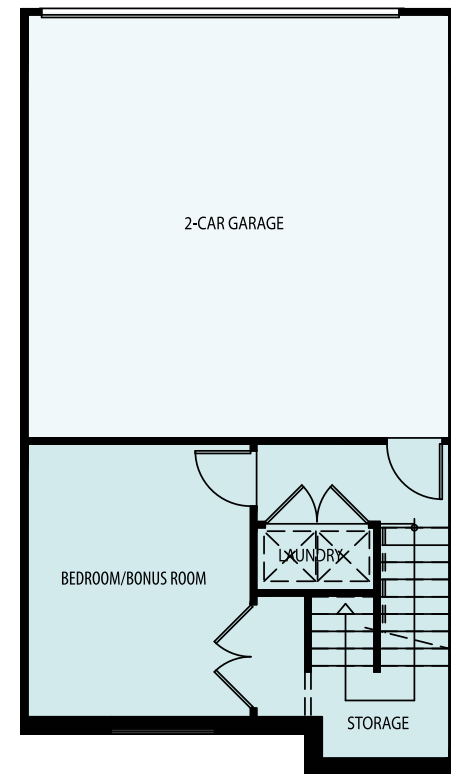
3 TO 4 BEDROOM | 2 1/2 BATH | 1,842 SQ. FT.



SECOND FLOOR



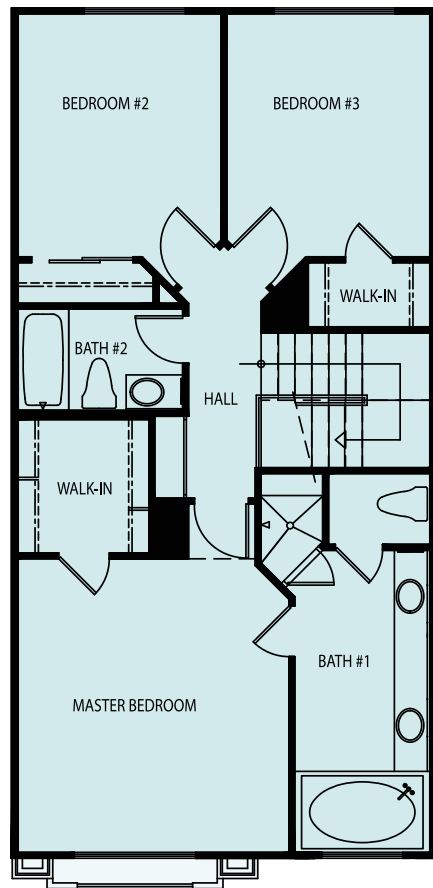
FIRST FLOOR



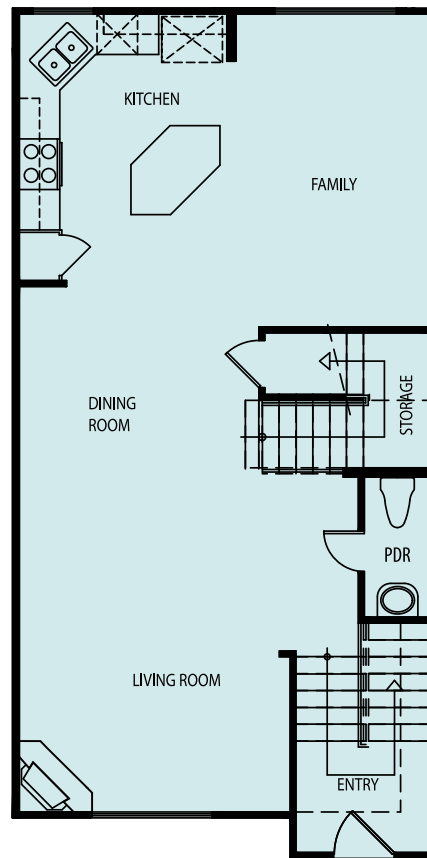
LOWER LEVEL

Plan 5

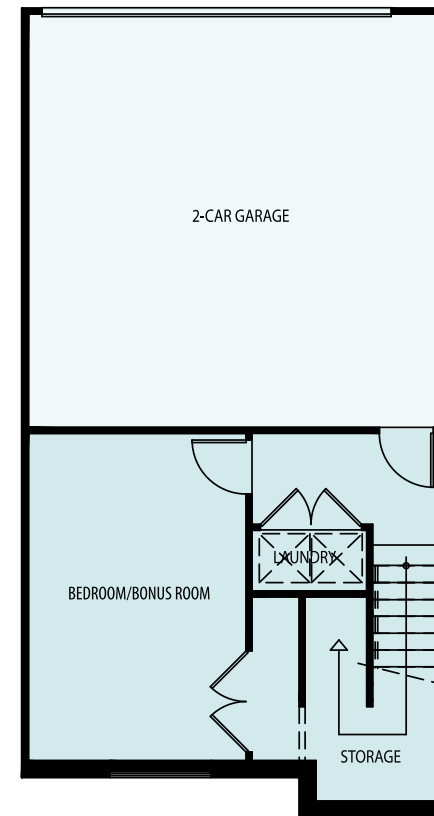
3 TO 4 BEDROOM | 2 1/2 BATH | 2,115 SQ. FT.



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

Features

Community Features

- Clubhouse with kitchen, flat screen TV, fireplace, seating area and game tables
- Swimming pool and spa
- Lush community landscaping including private trellis covered seating
- Private outdoor fitness circuit, bocce ball court and volleyball/badminton court

Exquisite Detailing

- Travertine flooring in entries per plan
- Private patio
- Custom radius drywall corners
- Decorative stool and apron at windows throughout
- Two-tone paint in all rooms except closets
- Decorative rocker light switches
- Extensive use of recessed lighting throughout
- Decorative crown molding in living room, entry and master bedroom
- Interior laundry with automatic water shut-off and gas dryer hook-up (washer/dryer optional)
- Maple recessed panel cabinets with concealed hinges in laundry
- Mirrored wardrobe doors per plan
- Central heating system
- Communications package including pre-wiring for digital satellite, cable and telephone utilizing CAT5e wiring and quad shield RG-6 coaxial cable
- All telephone and cable jacks are home-run to allow for advanced systems and distribution
- Medium orange peel finish on the walls with a light knockdown texture on the ceiling
- Smoke detectors with battery back-up
- Security alarm system standard
- Six panel interior doors
- Fireplace with pre-cast mantle-gas
- Large storage space under stairs
- Maple stair-rails
- 2" horizontal blind window coverings throughout
- Sectional garage doors with decorative windows and (2) automatic openers
- Six panel solid core fiberglass

Master Bedroom

- Bedroom ceiling fans with lights per plan
- Spacious walk-in closets with mirrored doors in Master Suite per plan

Master Bath:

- Extensive use of natural stone materials including Travertine slab countertop
- Clear glass shower enclosure
- Oval acrylic whirlpool tubs
- Moen® widespread faucet fixtures with brushed nickel finish
- Maple recessed panel cabinets with concealed hinges
- Mirrored medicine cabinets
- Private toilet room
- 7' tall shower heads

Secondary Bathroom:

- Extensive use of natural stone materials including granite slab countertop
- Clear glass shower enclosure
- Moen® faucet fixtures with chrome finish
- Maple recessed panel cabinets with concealed hinges
- Mirrored medicine cabinet
- Kohler® cast iron tubs with natural Travertine surround

Powder

- Pedestal sink
- Travertine floors

Gourmet Kitchen

- Stainless steel Whirlpool® Gold appliance package
- Hardwood flooring per plan
- Natural granite slab kitchen countertops with a 6" backsplash
- Maple recessed panel cabinets with concealed hinges
- Under cabinet fluorescent lighting
- Islands with granite slab counters
- Moen® faucet fixture with chrome finish
- Pantry

Exterior

- Tile roofing
- Cultured stone accents
- Custom tile address



Builder's Story

Anastasi Development Company is in the business of building trust, home by home. Since 1962, the Anastasi family has taken great pride in building quality crafted homes of exceptional value. Each home is built with an unwavering devotion to delivering a superior product through passionate attention to detail. Anastasi Development Company is committed to you and servicing your home as if it was their own.

This tradition continues today. When that special time comes to turn the key to your new home, you can be confident that your family will cherish your investment for years to come. You'll discover that the Anastasi family builds homes where your dreams can come true.







4045 Harrison Street, Carlsbad, CA 92008
760.434.4599 • Anastasi.com