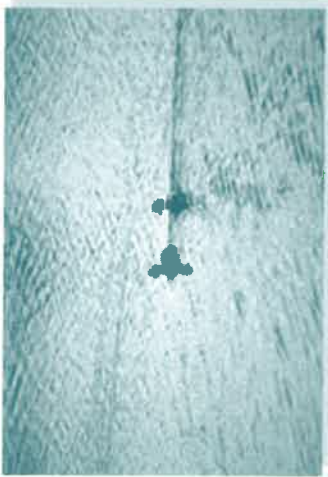


PRELIMINARY



the Bay
at EDEN SHORES



Community Story



Here is everything that makes for a rich life experience. To the west, Eden Shores faces the wide open expanse of the San Francisco Bay. Nearby are miles of proposed trails and nature study areas of the Hayward Regional Shoreline Park. Within a few blocks, there's a new recreational sports park with activities for every age group. In addition, there are two proposed neighborhood parks within the Eden Shores community. You are just minutes away from spectacular shopping, dining and entertainment at Union Landing including a supermarket, hardware superstore, local and national retailers, theaters and a variety of restaurants. Elementary, middle and high schools, as well as Chabot College and California State University Hayward are all nearby. Eden Shores places you in the geographic heart of the East Bay, minutes from Highway 92, the San Mateo and Dumbarton Bridges and Highway 880. If all you want is everything, you've come to the right place.

the Bay at EDEN SHORES

Preliminary Features

Quality Crafted Construction

- Fire resistant concrete tile roof
- Rear and side yard fencing with front gate
- Front yard landscaping with automatic irrigation system
- Expanded two car and tandem three car garage with sectional roll up doors
- Garage door opener
- Interior laundry rooms with 220 and gas for dryers
- Pre-wired for cable TV in all bedrooms and family room
- Pre-wired for telephone in all bedrooms and kitchen with CAT.5 wiring
- Dead bolt on front entry door
- Sheetrocked and taped garage interiors
- Gutters and downspouts (per plan)
- Lighted house address numbers
- Smoke detectors with battery backup

Fully Appointed Kitchen

- Hand set ceramic tile counter tops
- Richly stained oak cabinets with vinyl interiors

- Recessed ceiling lights
- Water line for ice maker in refrigerator area
- Roomy pantry (per plan)
- Convenient breakfast nook
- Under cabinet lighting in key work areas
- No-wax sheet vinyl flooring
- Food waste disposer
- Moen™ double compartment sink with pull out sprayer
- GE® appliances

Gracious Living Areas

- Raised panel interior doors
- Hand set ceramic tile entry flooring
- Wall to wall carpeting in living room, dining room, family room, bedrooms, hallways, stairs and closets
- Elegant formal dining room
- Thermally insulated, weather stripped, raised panel front entry door
- Designer-selected light fixtures
- Gas fireplace with ceramic log kit and glass doors in family room with designed dry wall mantel and face
- Radius corners on select interior walls

- Rich white paint grade stairway balustrade
- Rocker switches

Master Bedroom and Bath

- Expansive master suite
- Luxurious tub and separate stall shower with cultured marble surrounds
- Elegant oak cabinetry
- Double china basins with polished chrome fixtures

Secondary Baths

- One piece tub/shower
- Richly stained oak cabinets with cultured marble counter top and polished chrome fixtures
- Double china basins with polished chrome fixtures
- No-wax vinyl flooring

Energy Savers

- Dual pane vinyl windows
- Water-saving shower heads and toilets
- Pilotless furnace with automatic set back thermostat
- Full weather stripping on exterior entry doors

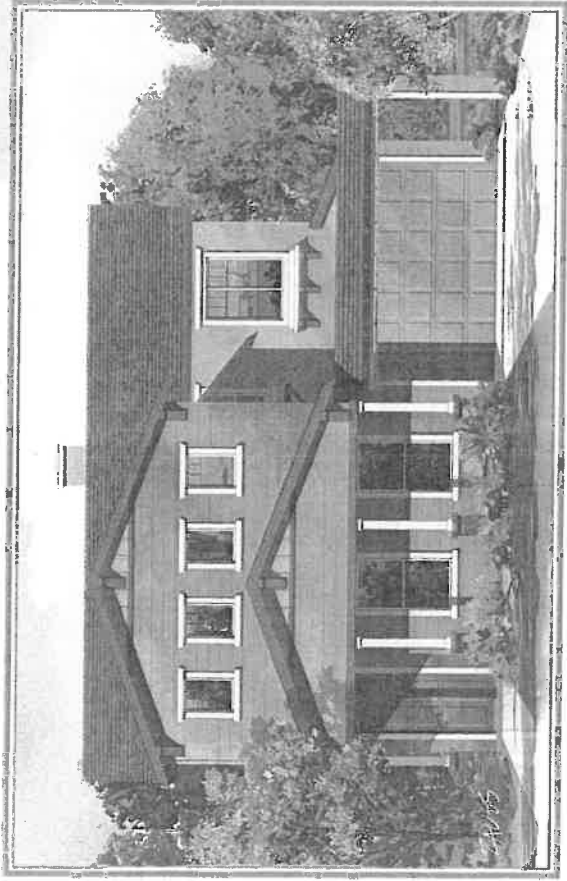
- Insulated exterior walls and ceilings

Optional Touches of Luxury

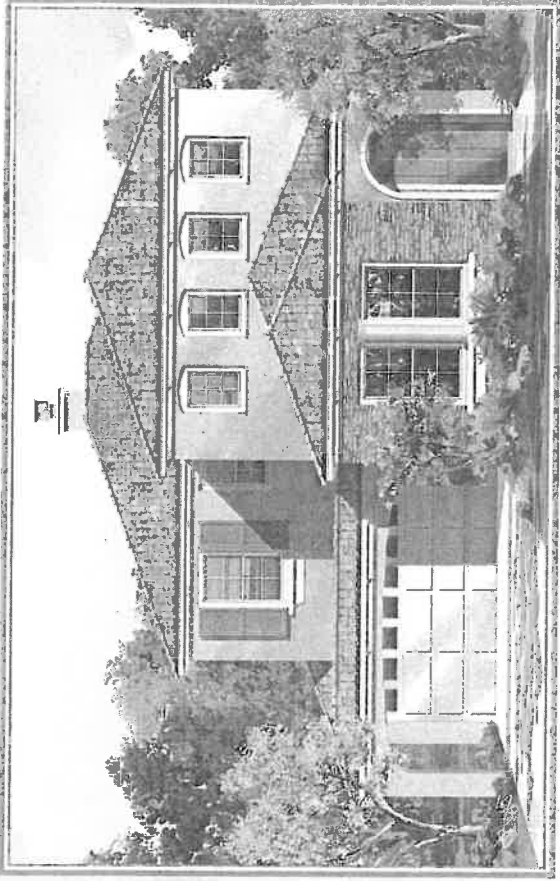
- Tub enclosures in secondary baths
- Mirrored wardrobe doors
- Master bedroom retreat (per plan)
- Den, loft or bedroom options (per plan)
- Upgraded appliances
- Air conditioning
- Upgraded cabinets
- Upgraded floor coverings and tile selections
- Additional telephone and TV outlets
- Wiring and speakers for sound system
- Alarm system



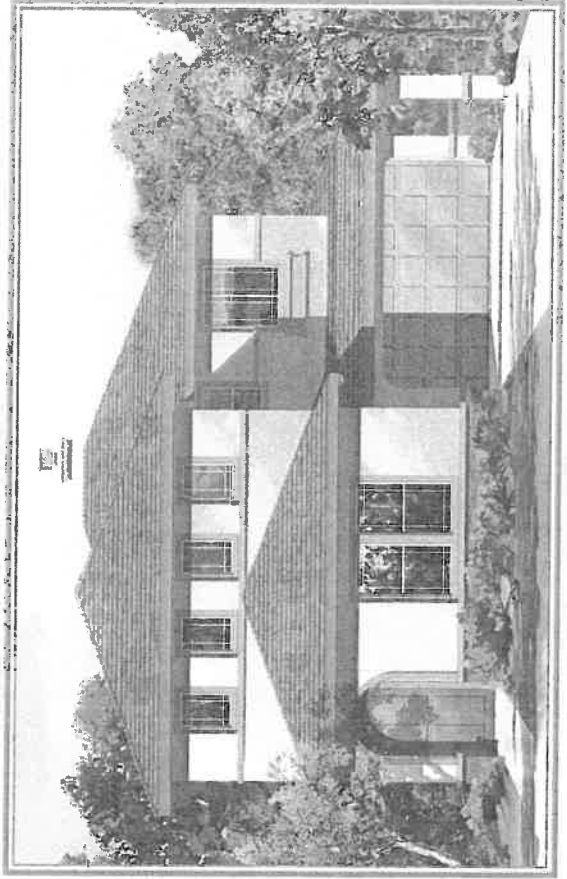
HERON - PLAN 1



B



C



E

In an effort to continuously improve its product, Standard Pacific reserves the right to change floor plans, elevations, features, specifications, prices, and availability without prior notice. Floor plans and elevations are artist's conceptions. Ceilings and windows may vary per elevation. Square footages are per architect's estimate.

Preliminary

THE HERON - PLAN 1

4 BEDROOMS, 2 1/2 BATHS

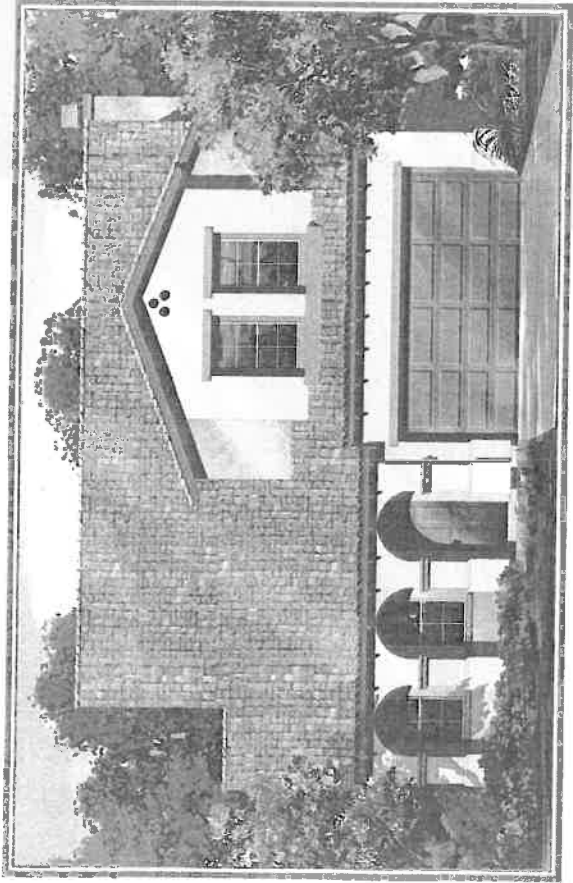
2,197+- SQUARE FEET



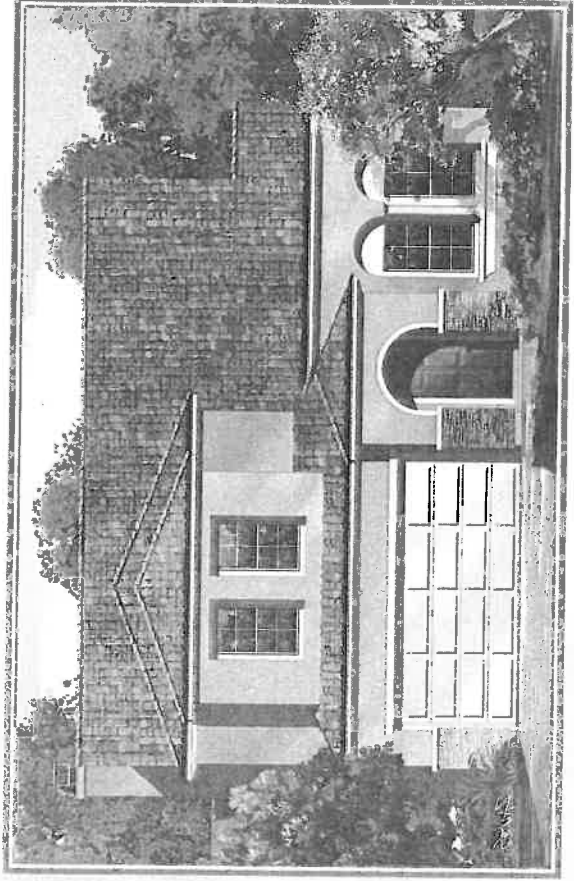
Preliminary

OPTIONAL DEN AT TANDEM GARAGE, OPTIONAL BEDROOM 5 AT TANDEM GARAGE, OPTIONAL MASTER BEDROOM RETREAT AT BEDROOM 4, OPTIONAL LOFT AT BEDROOM 3

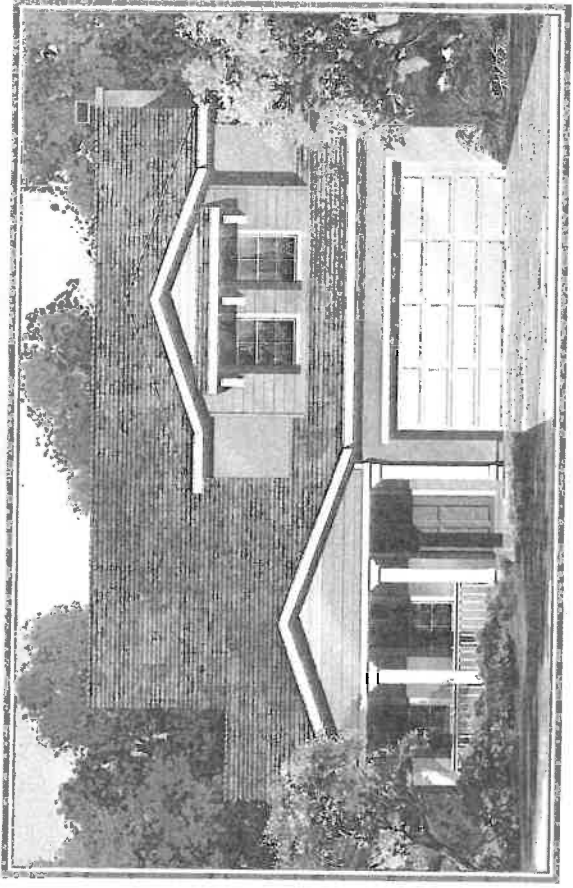




A



C



D

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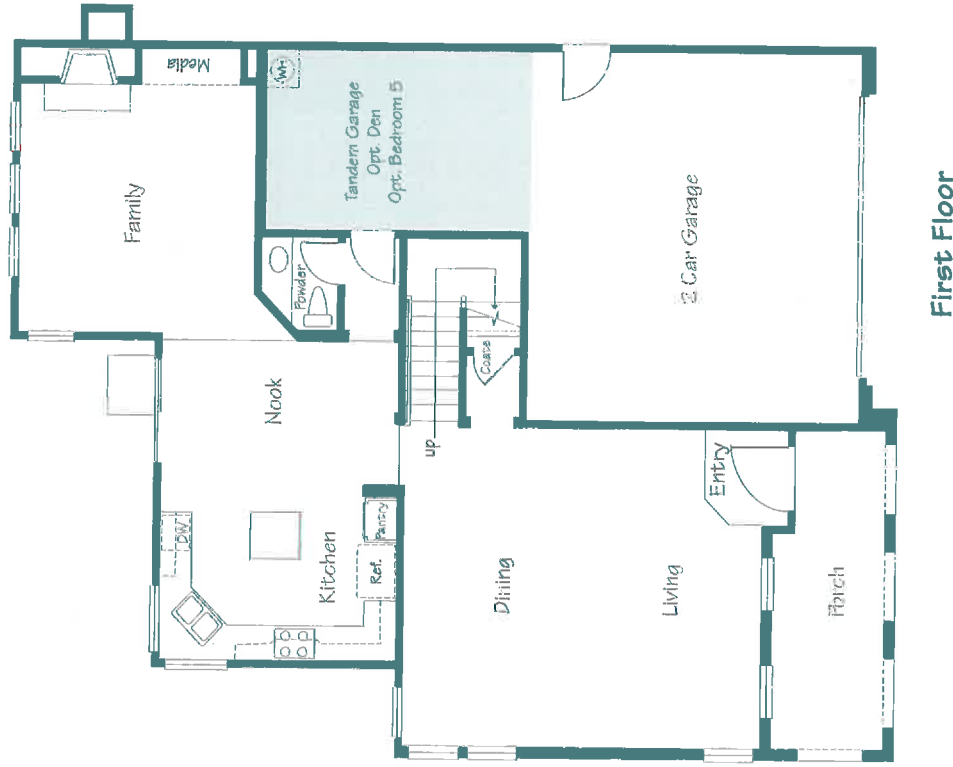
Preliminary

THE PINTAIL - PLAN 2
4 BEDROOMS, 2 1/2 BATHS
2,291+- SQUARE FEET

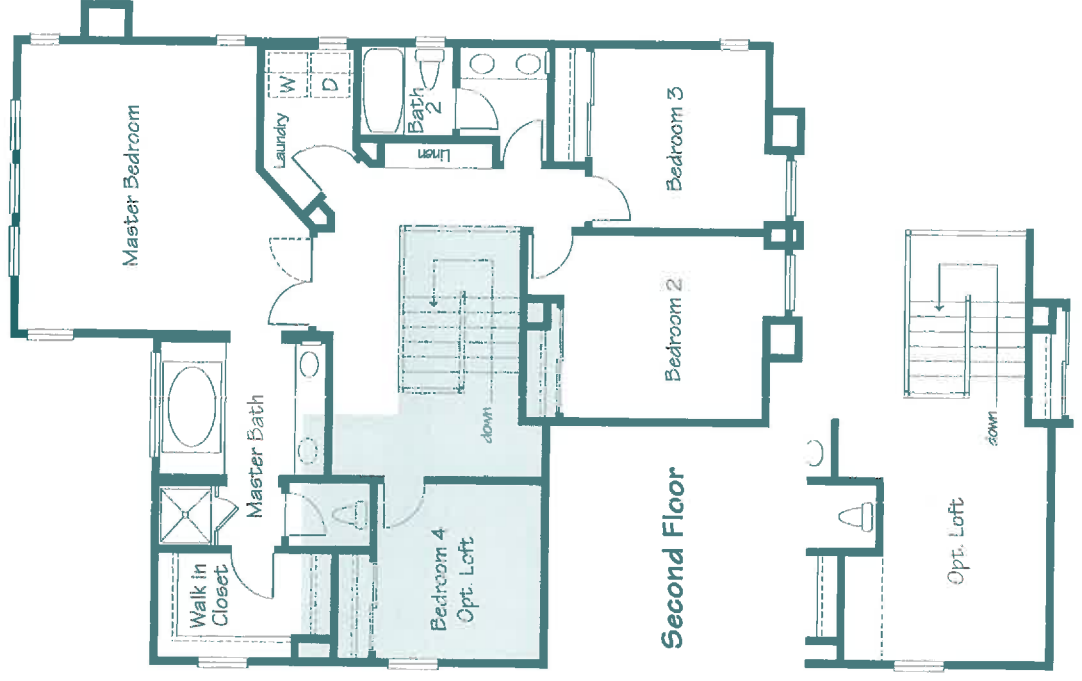


Preliminary

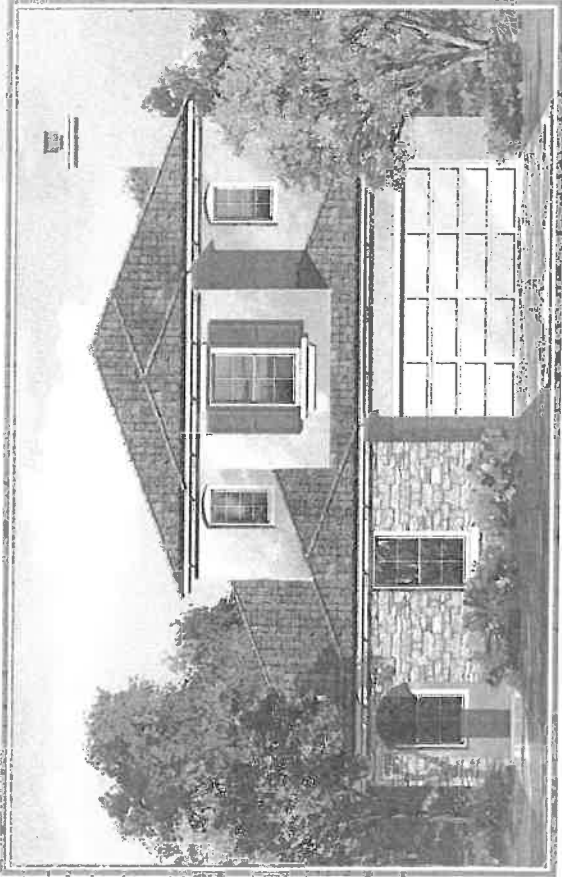
OPTIONAL DEN AT TANDEM GARAGE, OPTIONAL BEDROOM 5 AT
 TANDEM GARAGE, OPTIONAL LOFT AT BEDROOM 4



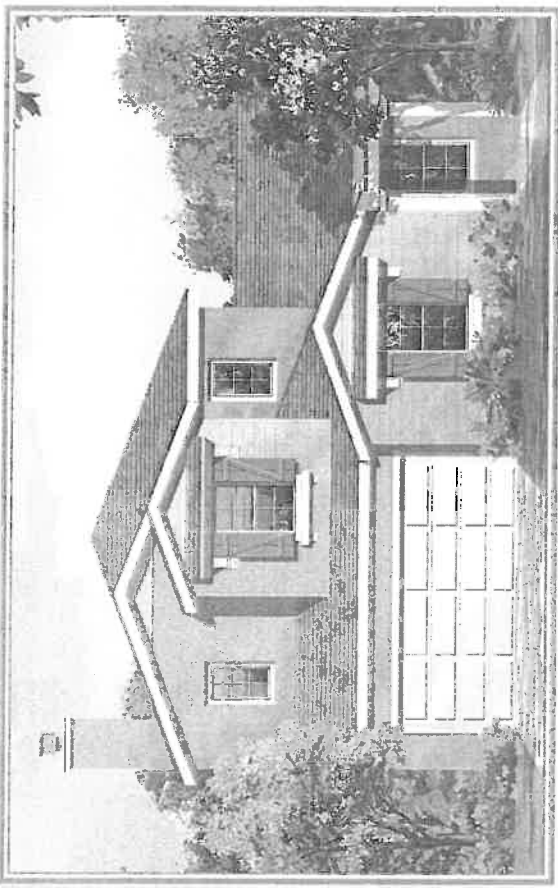
First Floor



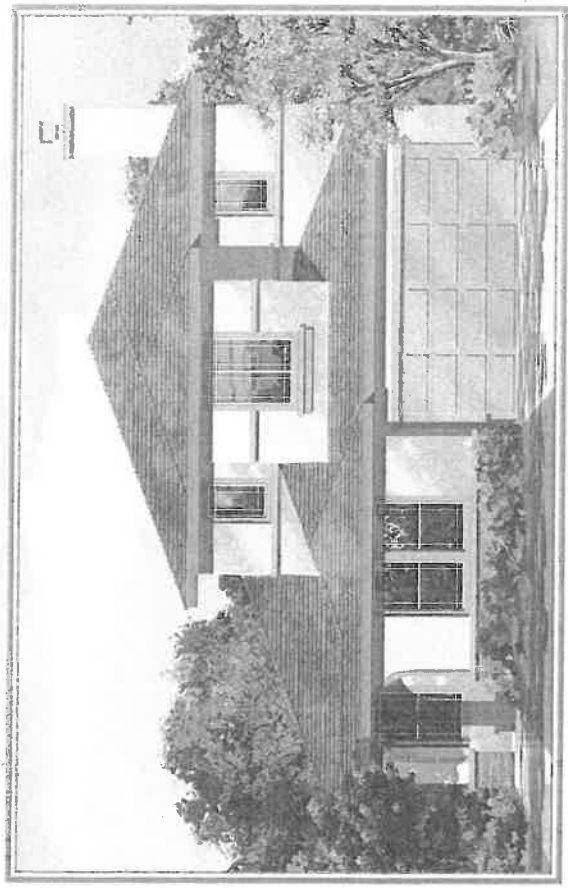
Second Floor



C



D



E

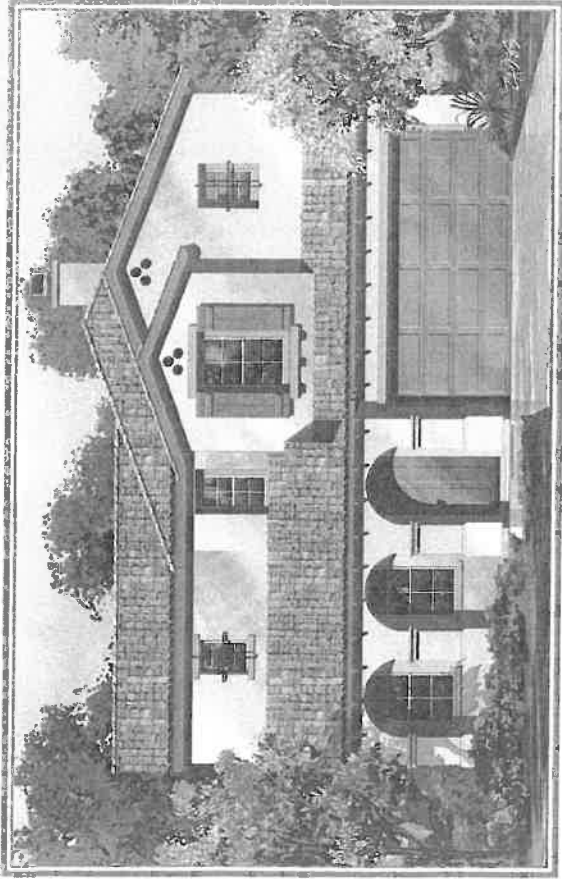
THE MALLARD - PLAN 3
5 BEDROOMS, 3 BATHS
2,440+ - SQUARE FEET



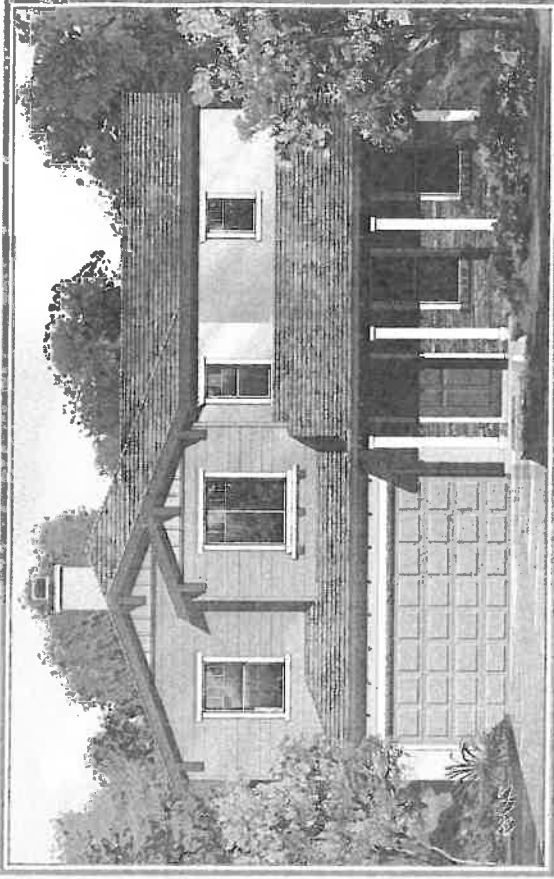
Preliminary

OPTIONAL DEN 1 AT BEDROOM 5, OPTIONAL DEN 2 AT
 TANDEM GARAGE, OPTIONAL RETREAT AT BEDROOM 4

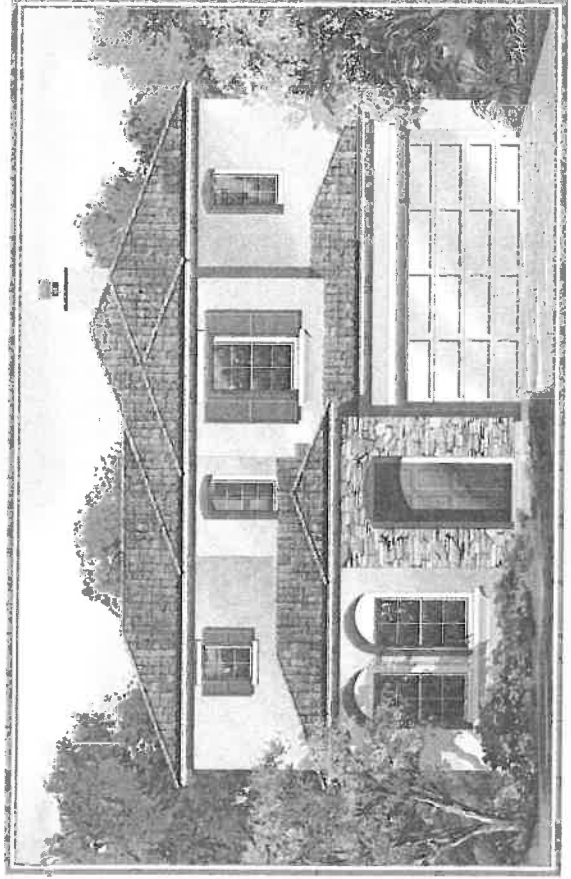




A



B



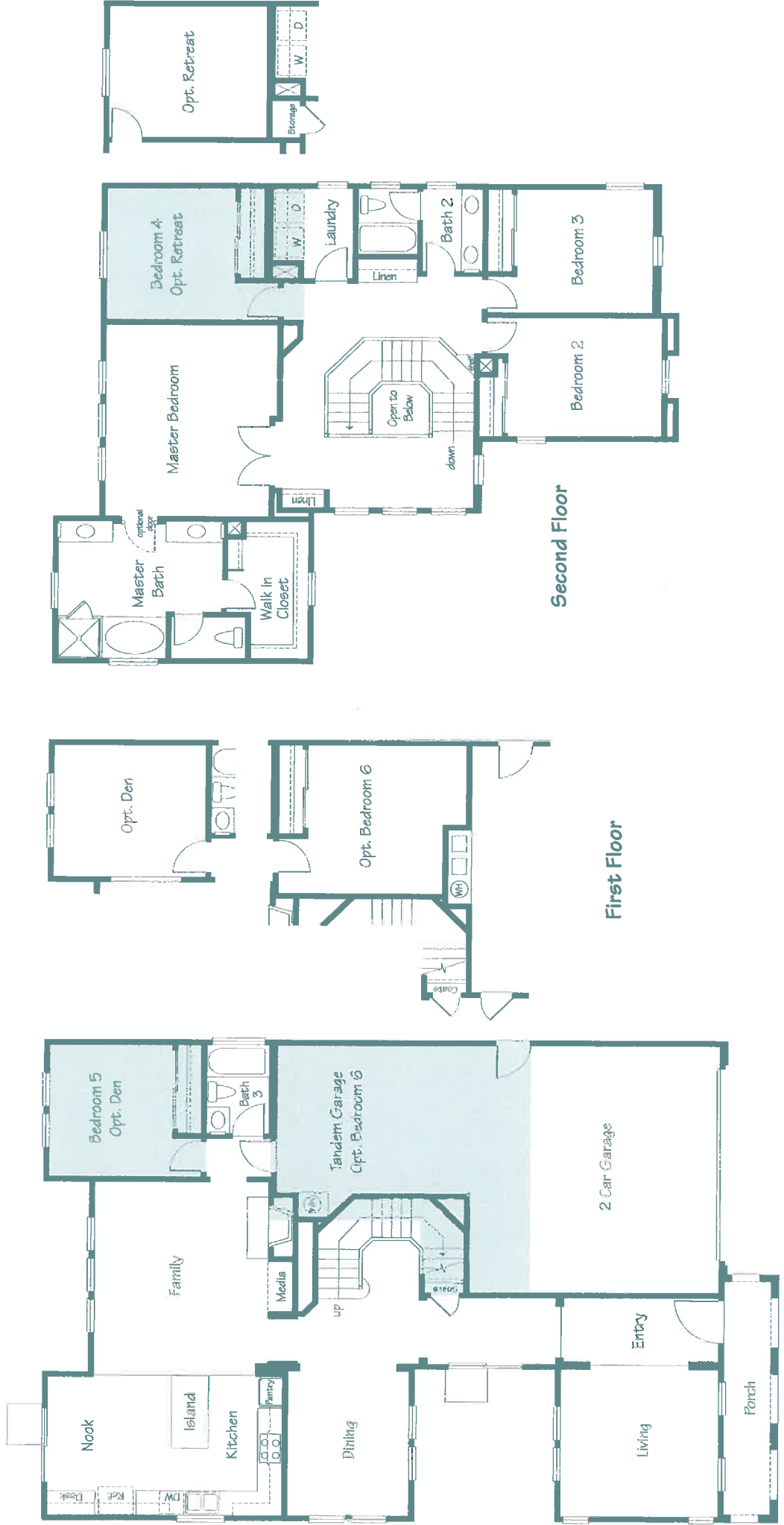
C

THE HAWK - PLAN 4
5 BEDROOMS, 3 BATHS
2,687+- SQUARE FEET



Preliminary

OPTIONAL DEN AT BEDROOM 5, OPTIONAL BEDROOM 6 AT
 TANDEM GARAGE, OPTIONAL RETREAT AT BEDROOM 4

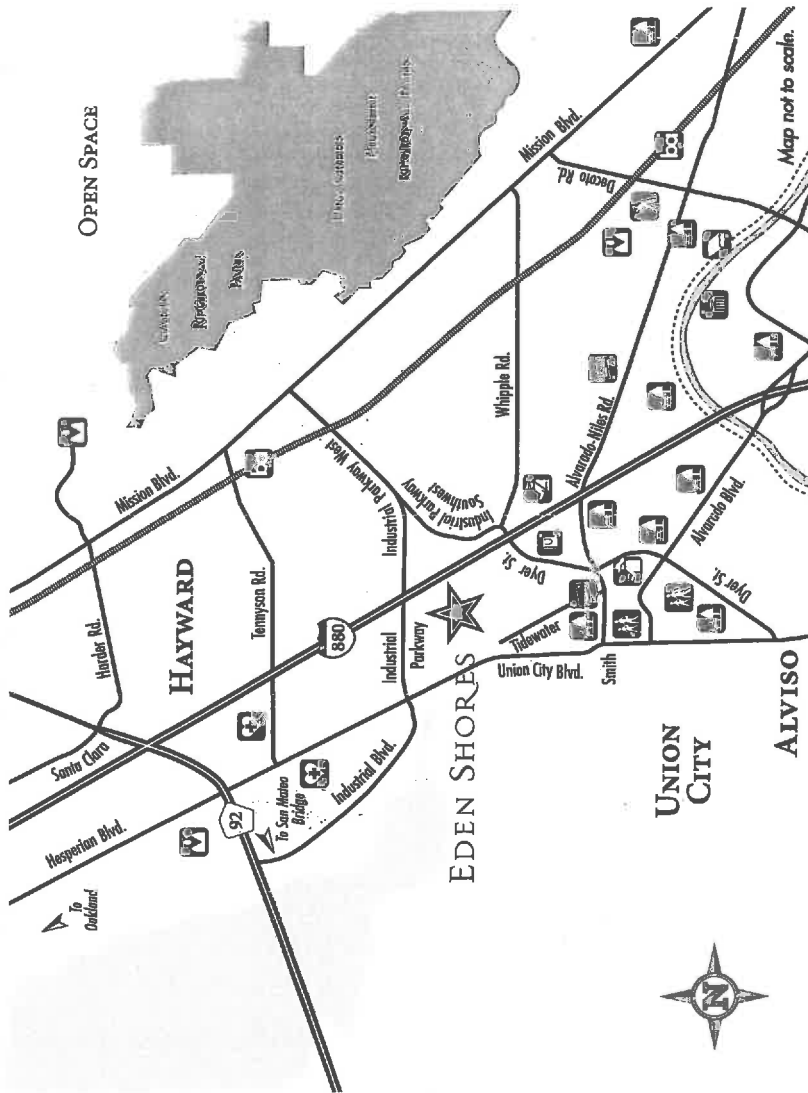


In an effort to continuously improve its product, Standard Pacific reserves the right to change floor plans, elevations, features, specifications, prices, and availability without prior notice. Floor plans



Sales Information Office

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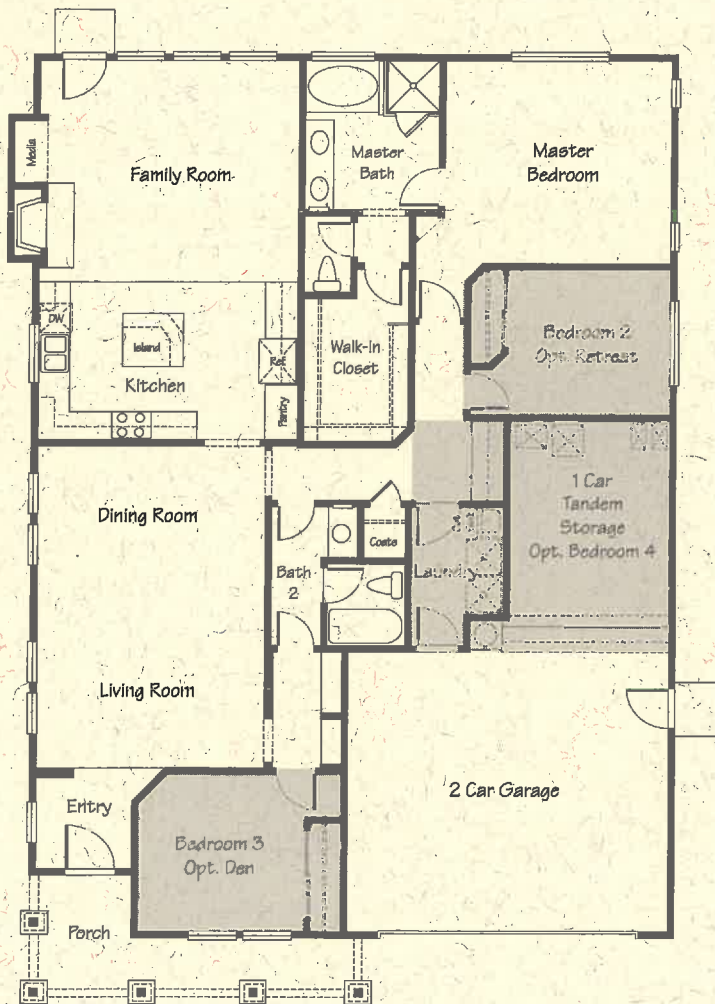
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FEATURED PLAN
THE SWALLOW

 *the Bay*
at EDEN SHORES



284 ISLE COURT, HAYWARD
510-732-2648

SINGLE-STORY FLOORPLAN

- 3 bedrooms, 2 baths
- Optional 4th bedroom
- Spanish Colonial, Craftsman and Tuscany elevations available
- Approx. 1,824 – 1,965 sq. ft.
- GE® kitchen appliances
- Oak cabinetry
- White tile countertops

FROM THE UPPER \$500,000s



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Prices, terms and specifications subject to change without notice. Models do not reflect racial preference.



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Phase 9A Release

Heron – Plan 1

4 Bedrooms, 2 ½ Baths
Approx. 2,197 Sq. Ft.

Priced from: \$635,000

Pintail – Plan 2

4 Bedrooms, 2 ½ Baths
Approx. 2,291 Sq. Ft.

Priced from: \$645,000

Mallard – Plan 3

5 Bedrooms, 3 Baths
Approx. 2,440 Sq. Ft.

Priced from: \$660,000

Hawk – Plan 4

5 Bedrooms, 3 Baths
Approx. 2,687 Sq. Ft.

Priced from: \$685,000

Swallow – Plan 5

3 Bedrooms, 2 Baths
Approx. 1,824 Sq. Ft.

Priced from: \$590,000
Single Level

Mary Ellen Kuki
Community Sales Manager

Emmanuela Mendoza
Sales Associate

286 Isle Court
Hayward, CA 94545

510-732-2648

510-732-2649 Fax



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the Bay

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