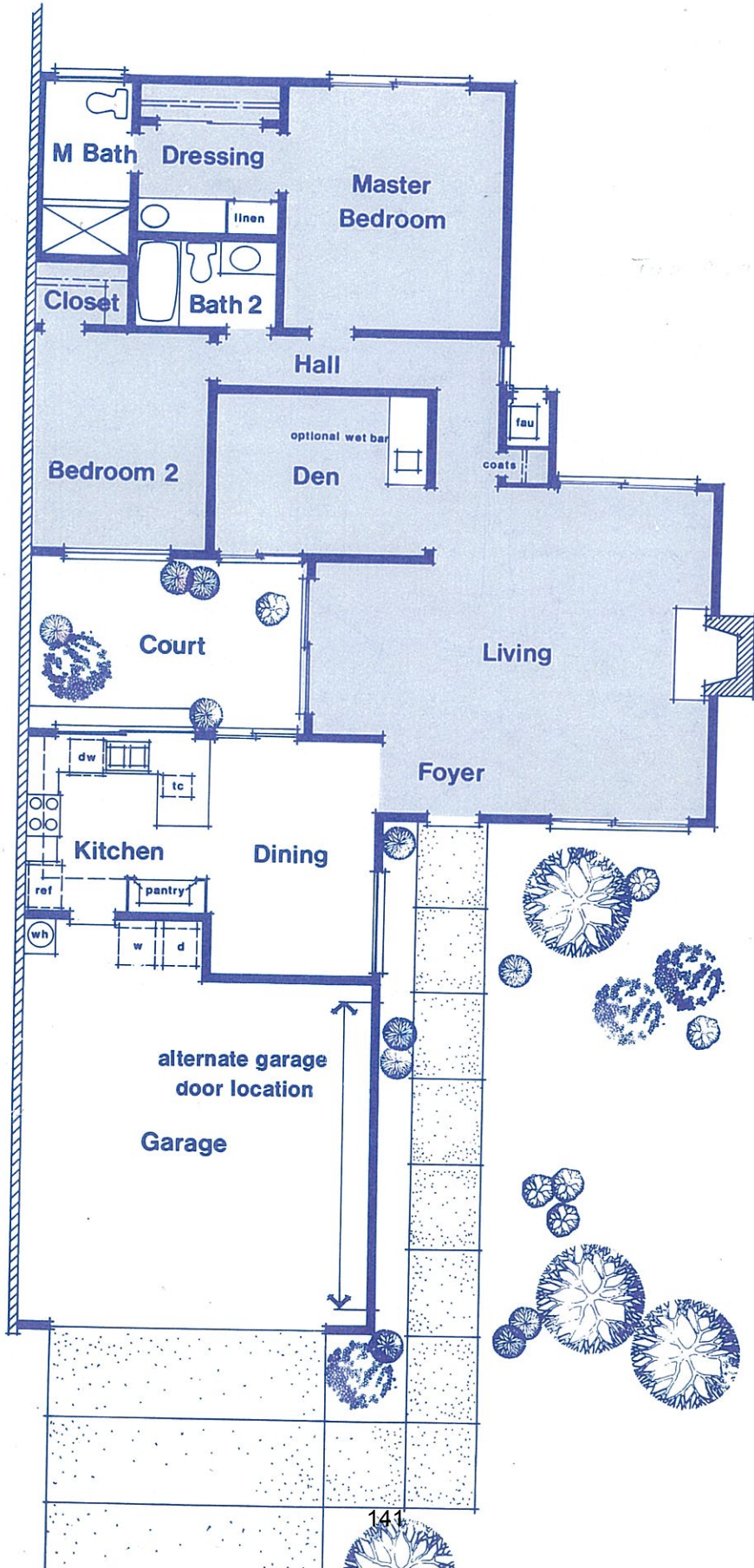


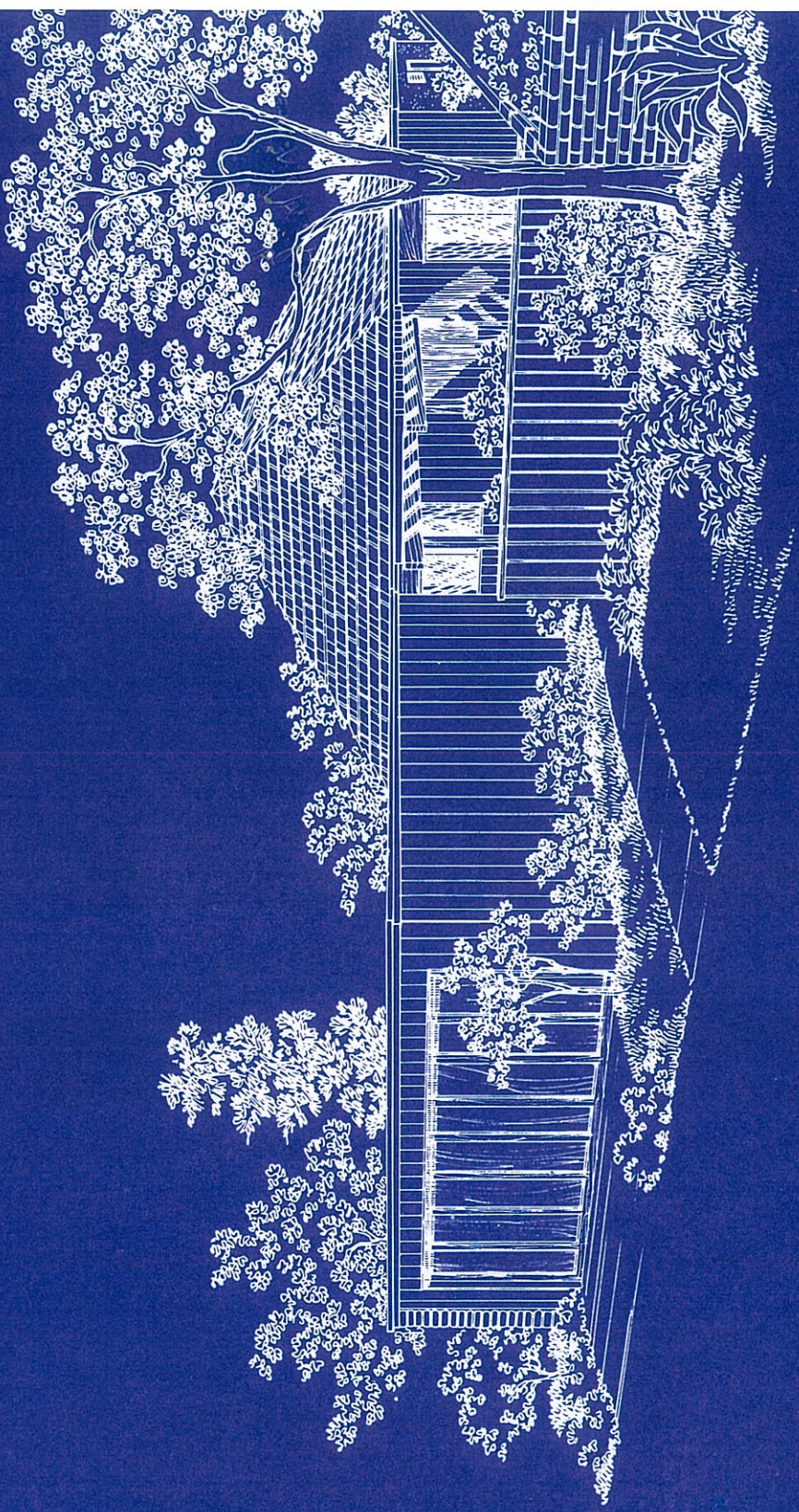
The Sea Terrace Garden Homes

Plan B-r

50000
1457



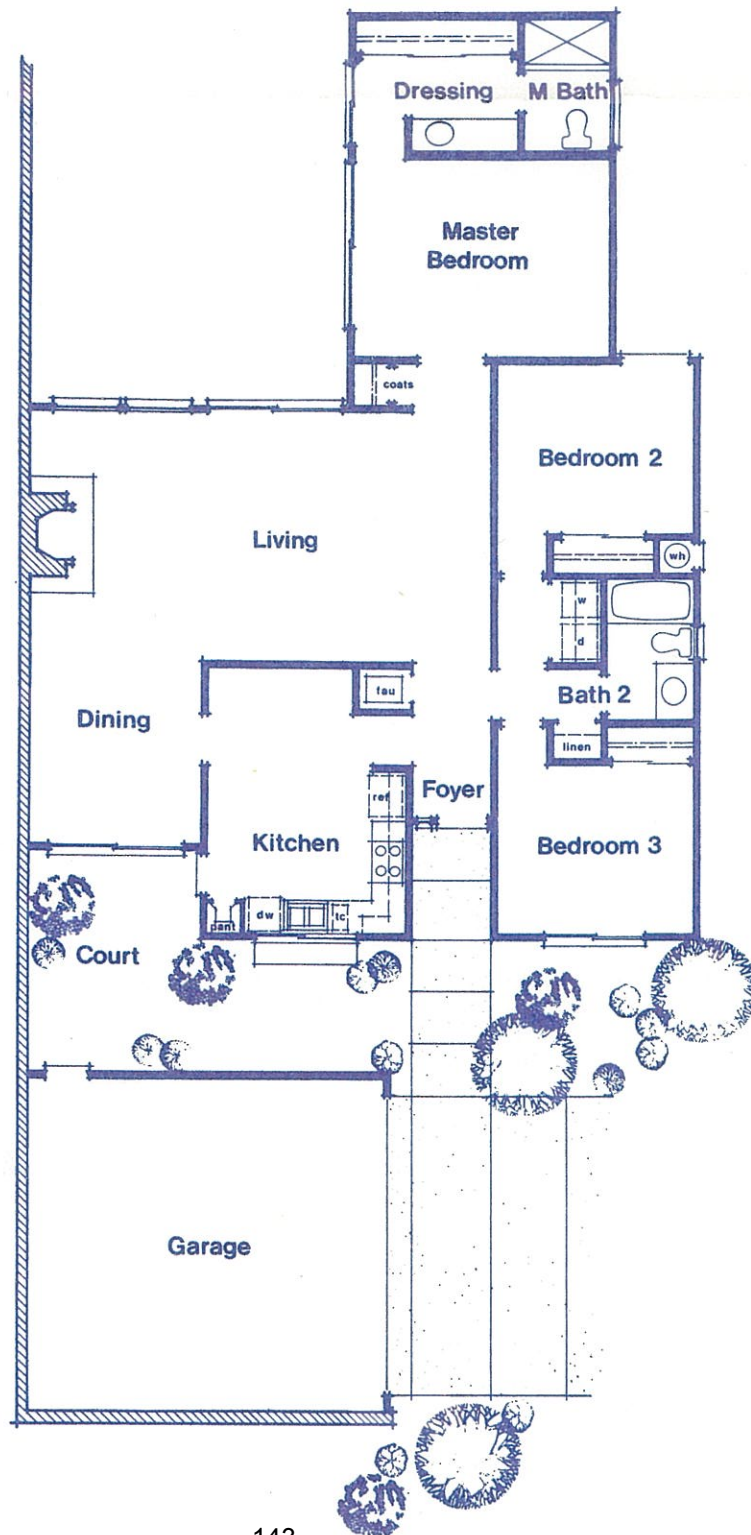
The Sea Terrace Garden Homes Laguna



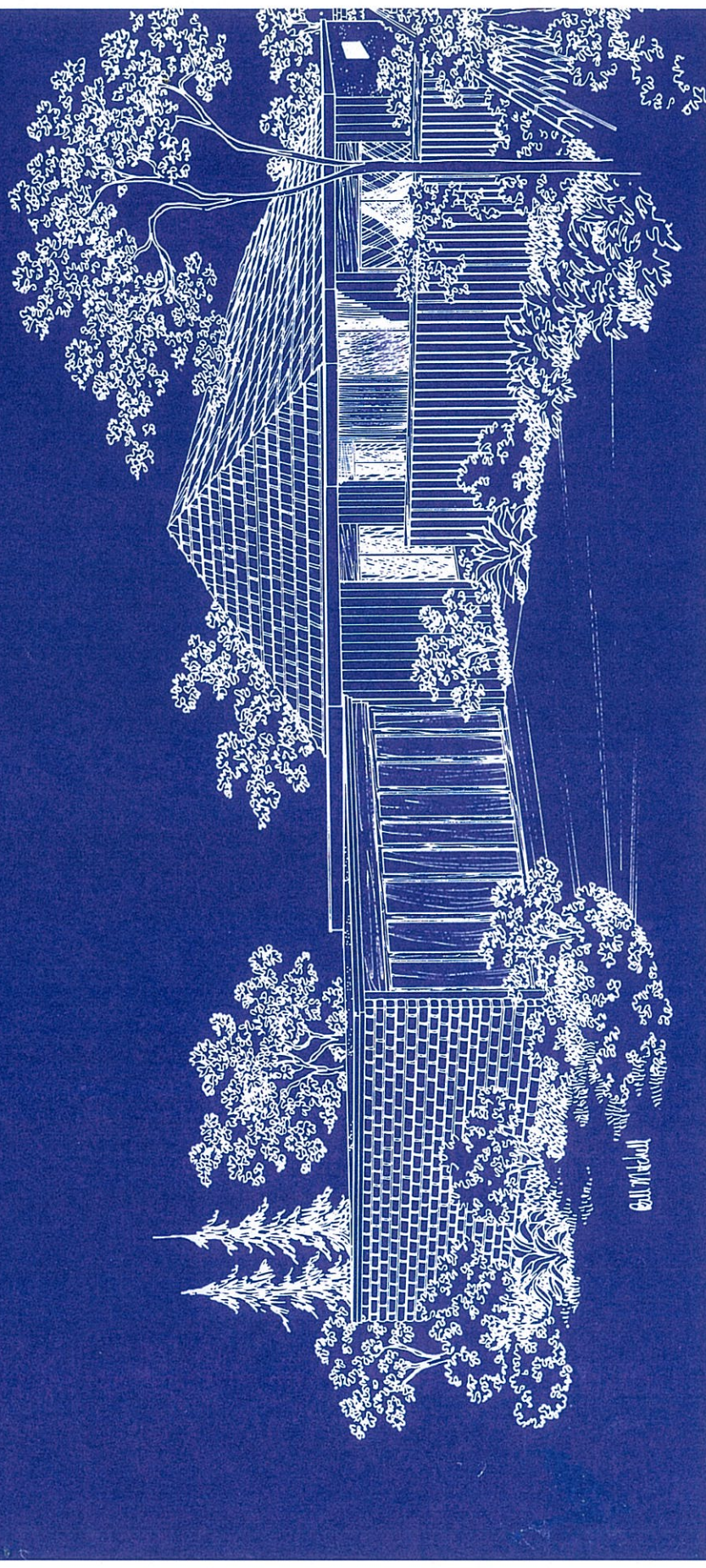
Plan G

The Sea Terrace Garden Homes

Plan G



The Sea Terrace Garden Homes Laguna

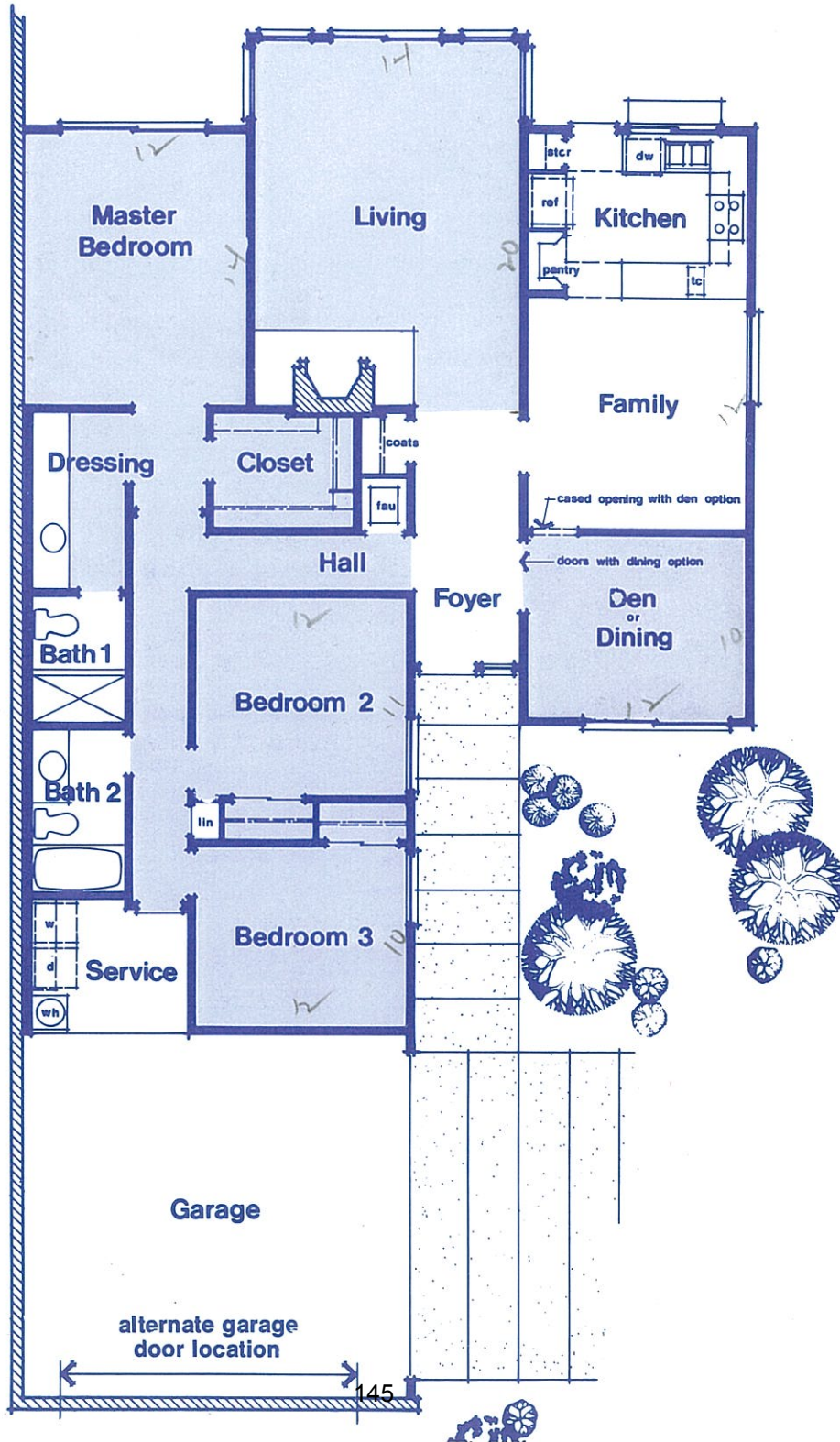


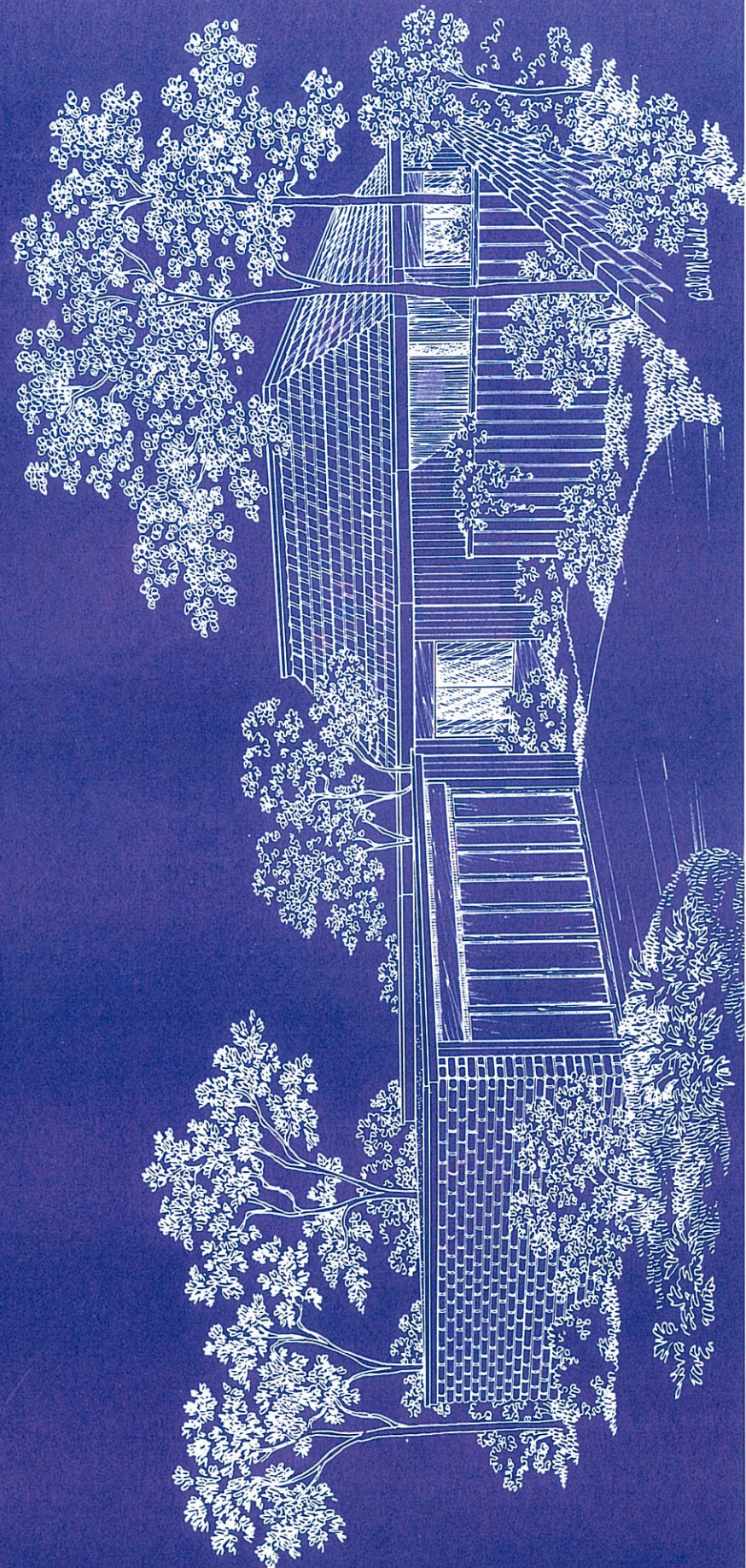
Plan 14

The Sea Terrace Garden Homes

Plan H

5400
2000

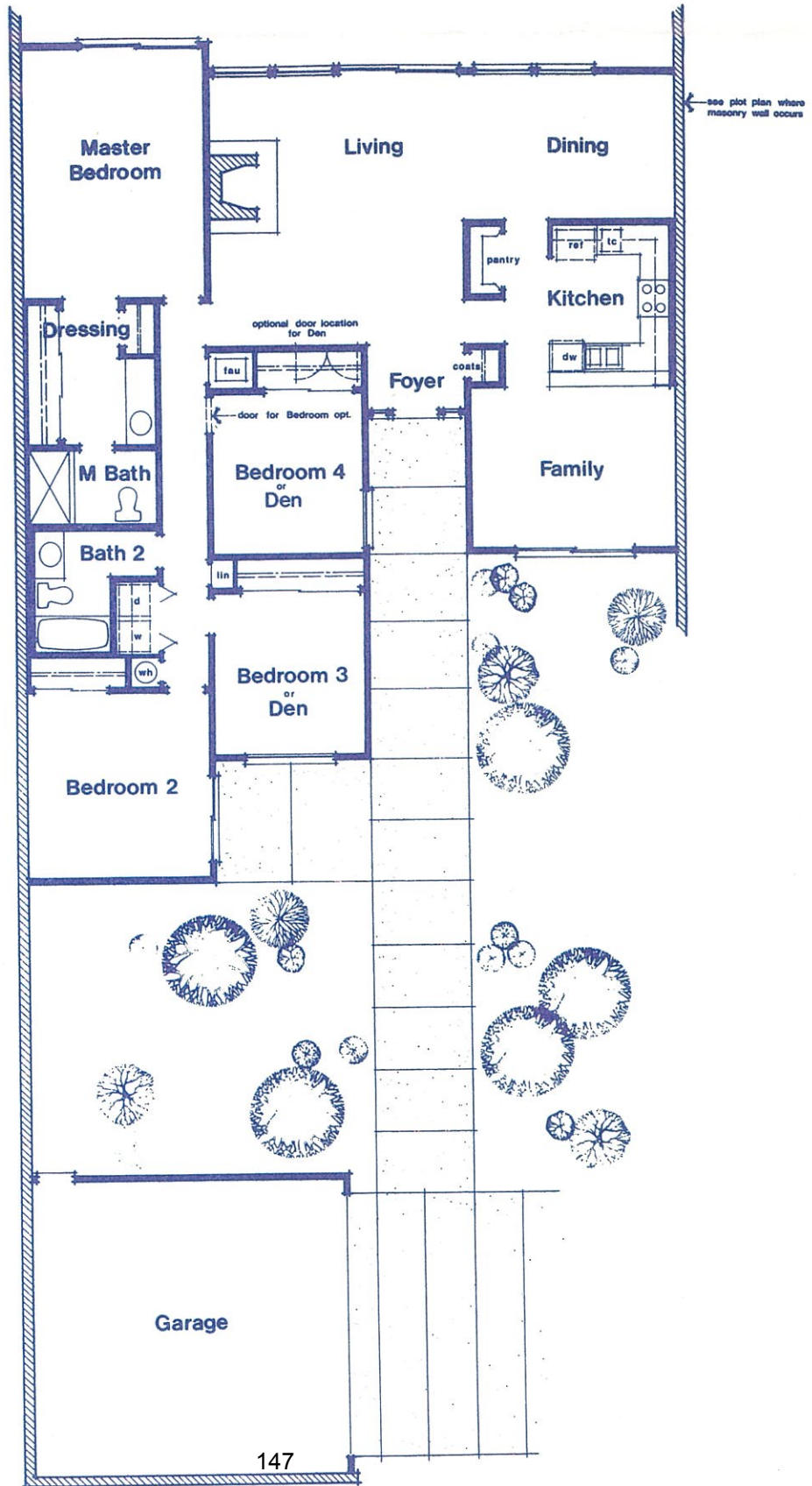




Plan 5

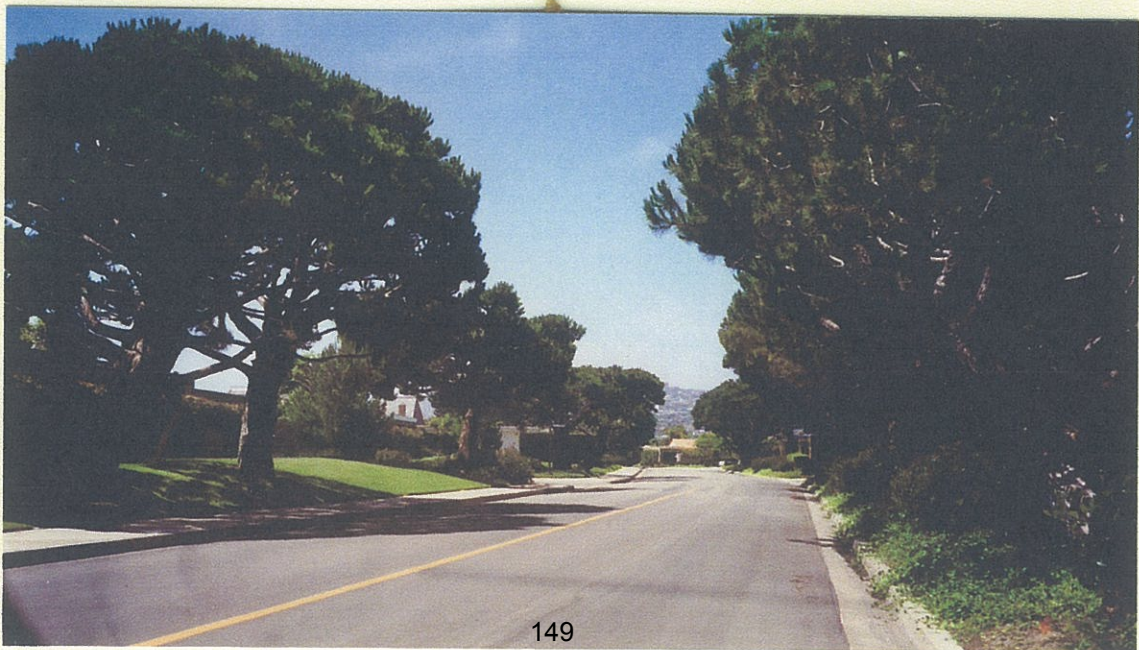
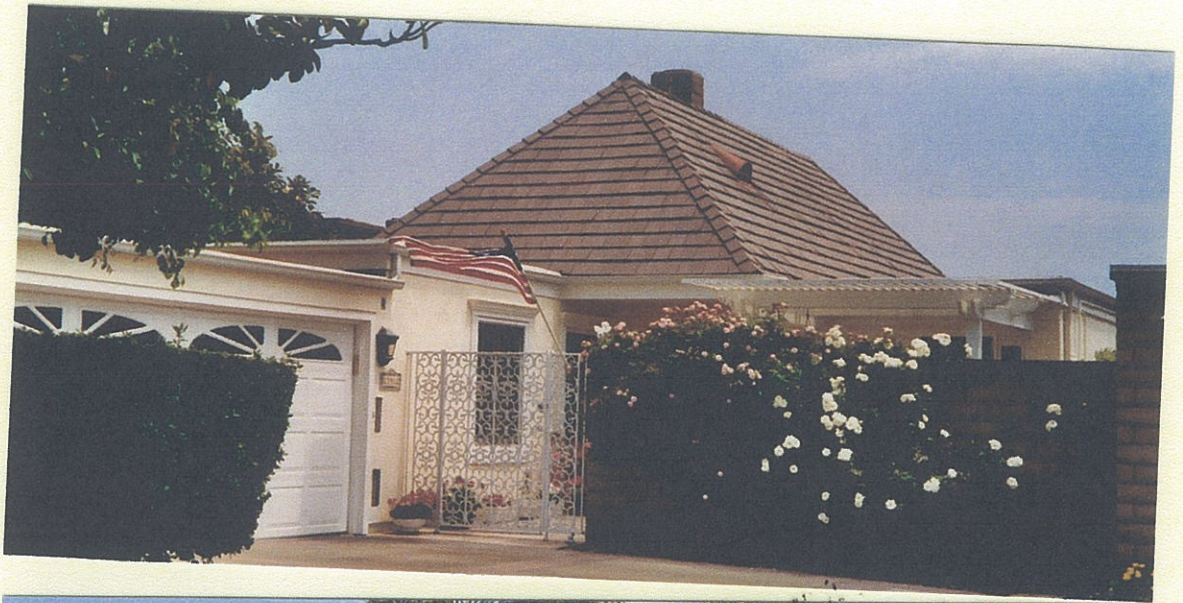
The Sea Terrace Garden Homes

Plan J





Torii Gates
removed 2000
Replaced with
pillars shown
at left.



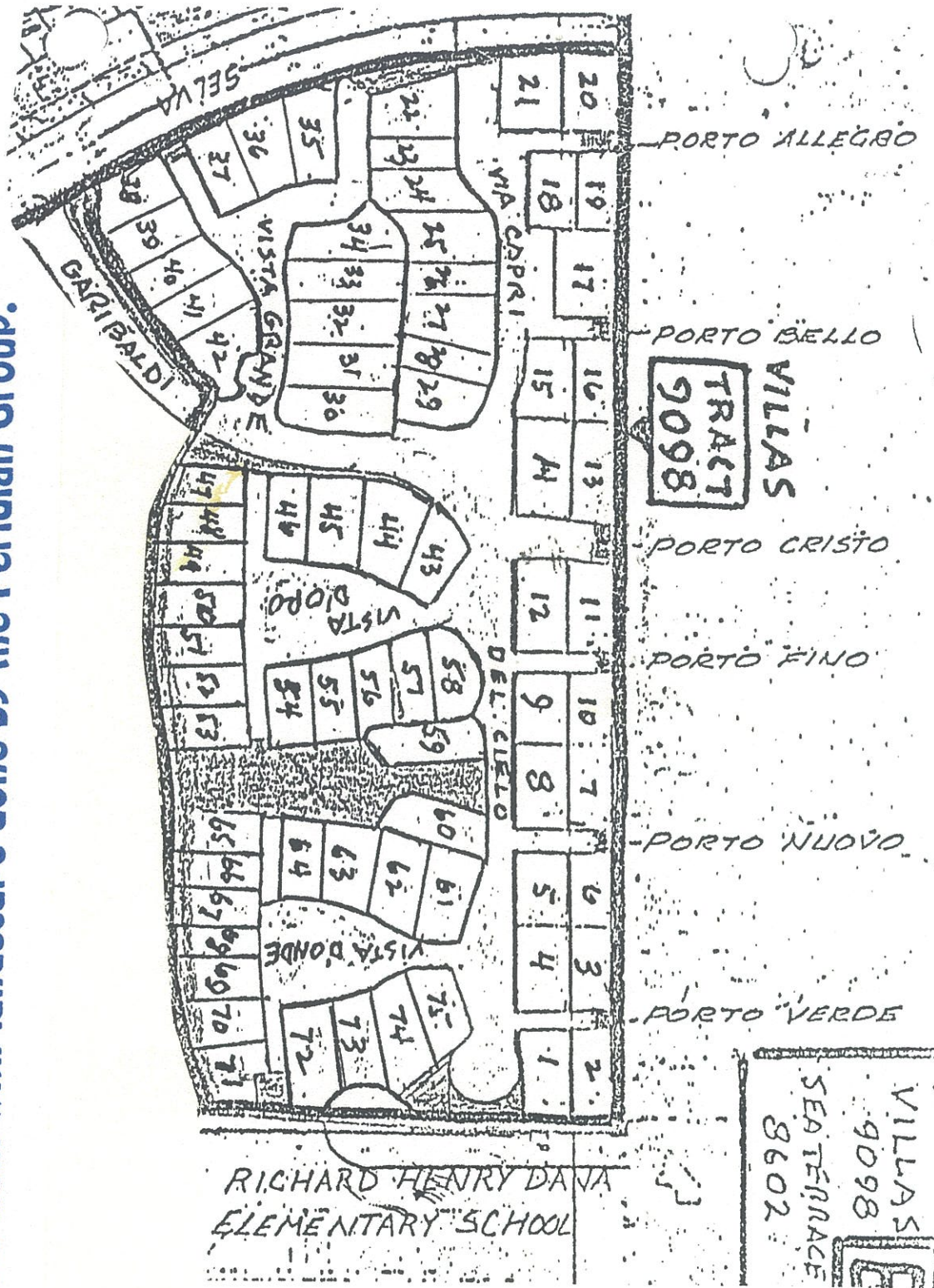


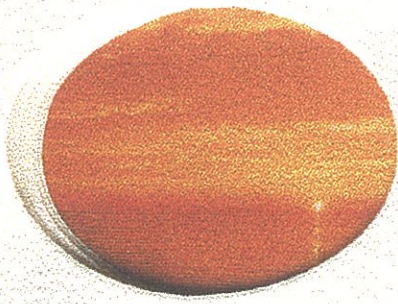
VILLAS



the Villas

The Villas were built across Selva Road from the main part of Niguel Shores in 1976-77 with an entrance at Garibaldi Gate. The architects were Robert Jones and Edward Hom with landscape done by the Peridian Group.





Luxury Appointments

Quarry tile entry floor
Nutone door chimes
Quality tongue-and-groove in many areas of the home
Spacious linen closets
Decorative lighting fixtures
Silent electric switches
Gas and 220V electric outlets in laundry area
Carpeting throughout the home
Homes prewired for intercom system
Cable TV outlets

Exclusive Community And Recreational Features

Residents of The Villas will have an ocean view from a private park, with private access to the beach. Recreational features include four tennis courts, a junior Olympic swimming pool, Jacuzzi and sauna, locker and shower rooms, and a recreational building.

In addition, The Villas will offer a sand volleyball court, picnic and barbecue areas, and a playground for the children.

All common areas and recreational facilities are maintained by the Niguel Shores Community Association.

Gate-Guarded Security

You will enjoy the privacy of your gate-guarded neighborhood, which can only be entered with the gate opening card you will carry.

Your guests need only to dial your home from a telephone at the gate to be admitted.

Custom Features Designed For Lasting Elegance

Living Room and Family Room

*Vaulted ceilings
French doors leading to the garden
or patio
Interior atrium in the Palermo plan
Wood-burning fireplace
Wet bar
Custom woodcrafted front doors
Unique interior plant ledges in all plans
Some plans feature a gallerie or
skylight entry*

Luxurious Bedrooms

*Vaulted ceilings (most master suites)
Secluded bedroom wing
Large wardrobes
Luminous ceiling over dressing area*

Lavish Baths

*Roman baths with ceramic tile
Artistic brass fixtures
Ceramic tile pullman tops
Handcrafted birch cabinetry
Double pullman – master bath*

*Greenhouse window (Malaga)
Skylight above Roman bath in
most homes*

Gourmet Kitchens

*Jenn-Aire cooktop range
Nutone food center
Thermador microwave oven
Thermador self-cleaning oven
Thermador dishwasher and compactor
Thermador "hush" garbage disposal
Handcrafted birch cabinetry
Luminous ceilings (most plans)
Prepared for ice maker
Ceramic tile countertops*

Custom Quality Construction

*San Valle roof tile
Stucco exterior with wood accents
Two-car garage with electric door opener
All utility lines underground
Tempered sliding glass doors
Patio garden walls
Concrete driveway
Insulated ceilings and exterior walls
Glass-lined water heater
Forced-air heating prepared for
air conditioning*

THE VILLAS

St. Tropez

From \$137,000 to \$202,000 / 1634 square feet

73

Malaga

From \$139,500 to \$205,000 / 1773 square feet

79

Capri

From \$148,500 to \$200,500 / 1887 square feet

79

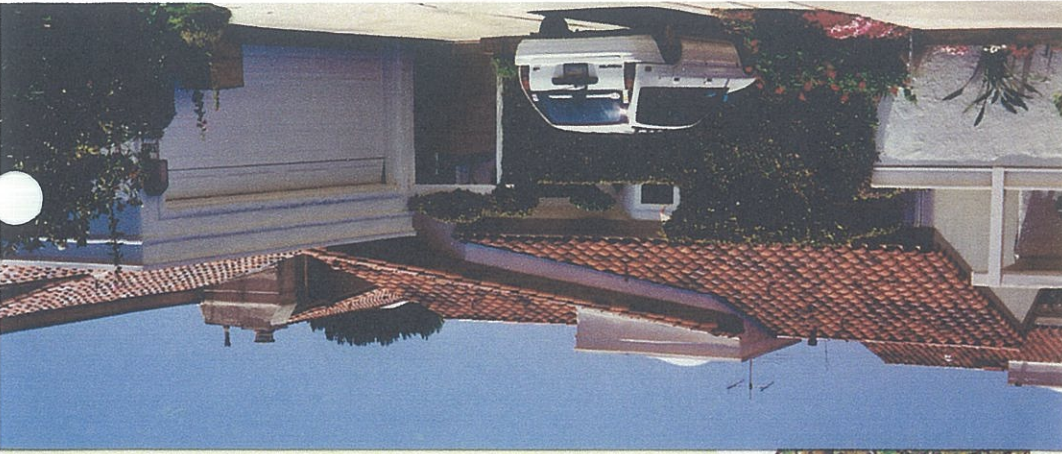
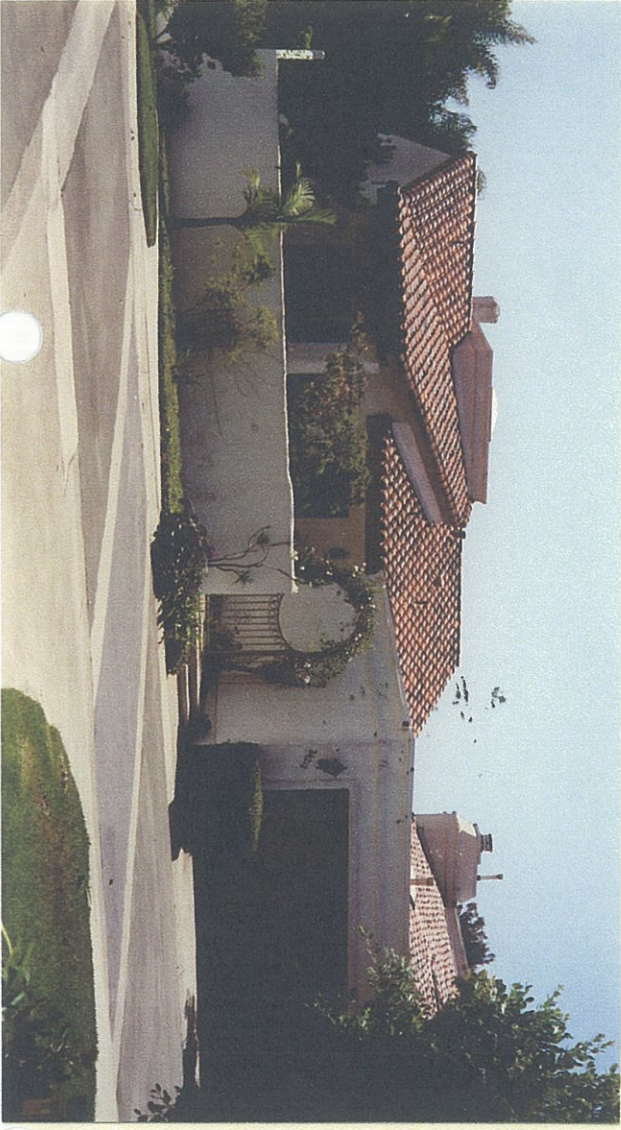
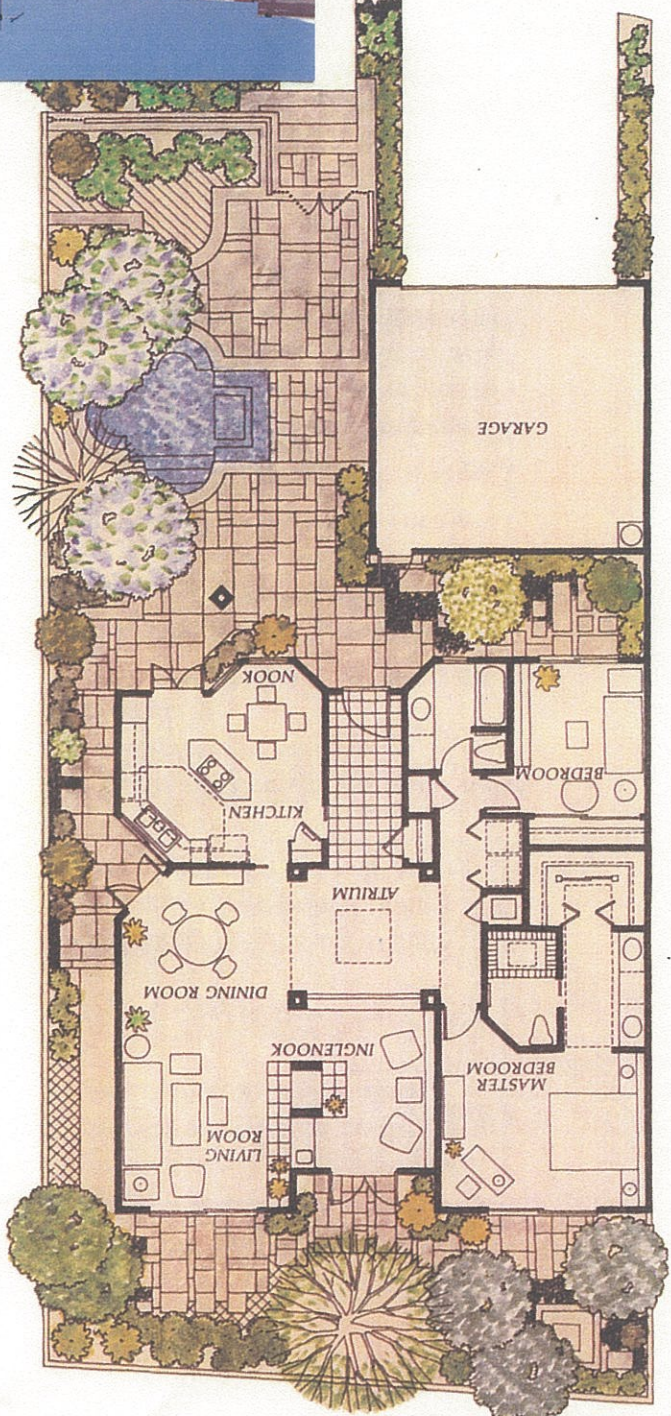
Palermo

From \$158,000 to \$248,500 / 2103 square feet

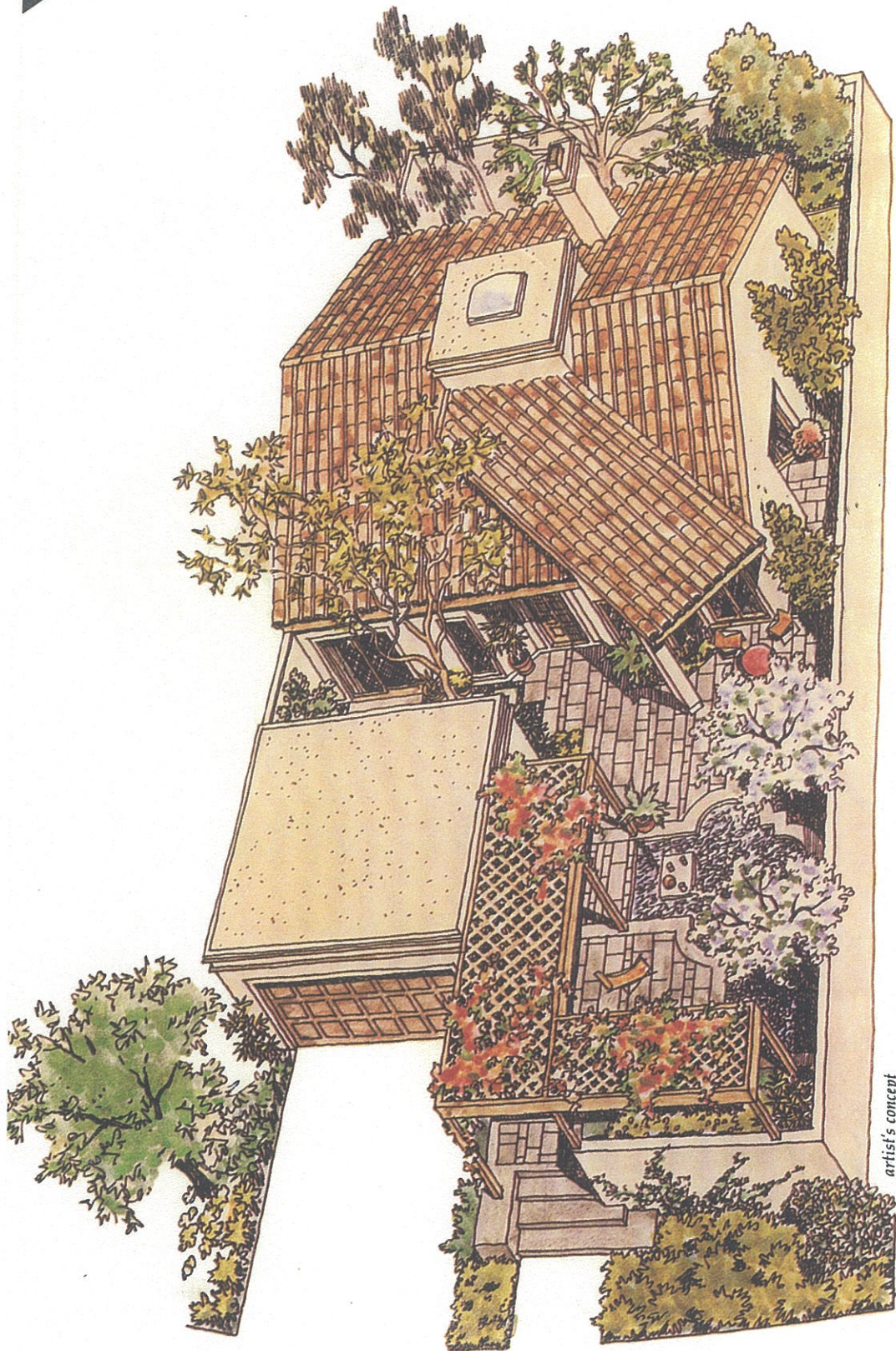
75

Niguel Shores Association Dues - \$59.00 per month.

St. Tropic
 1634 square feet
 2-bedroom, 2-bath, inglenook



Community Developers, Inc. reserves the right to change sp

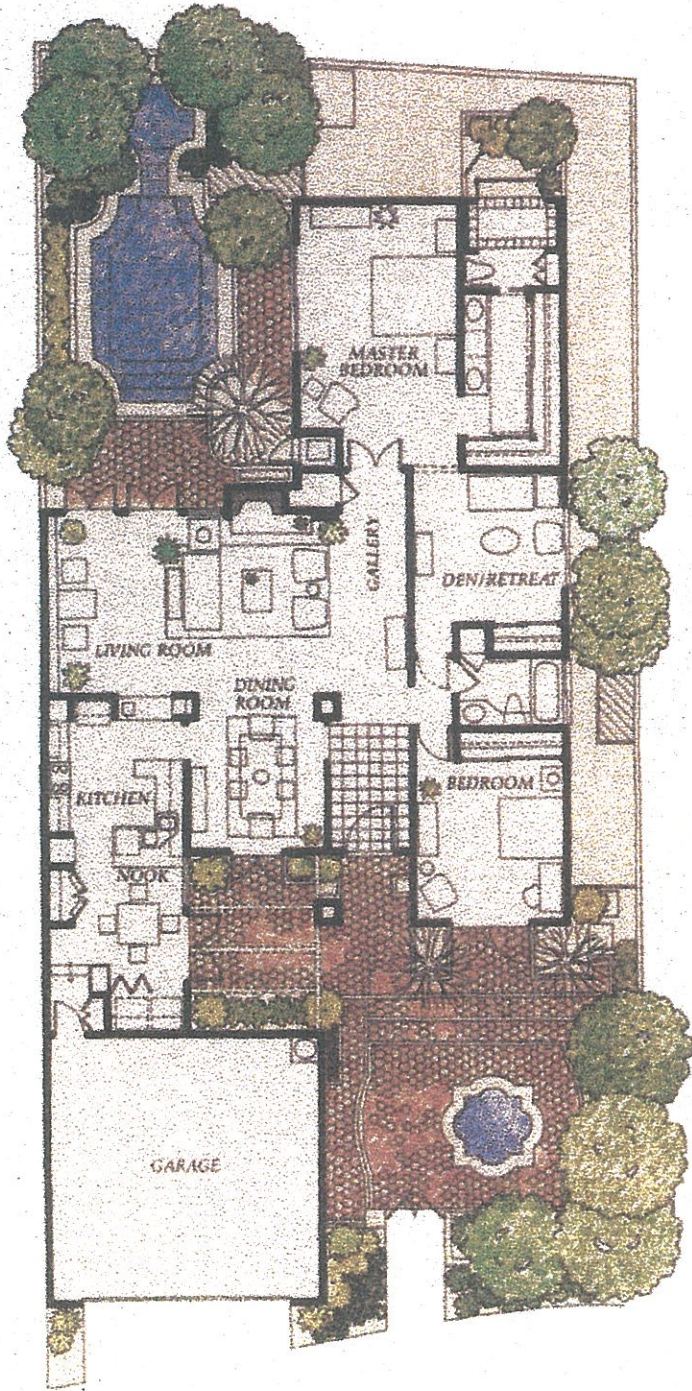


artist's concept

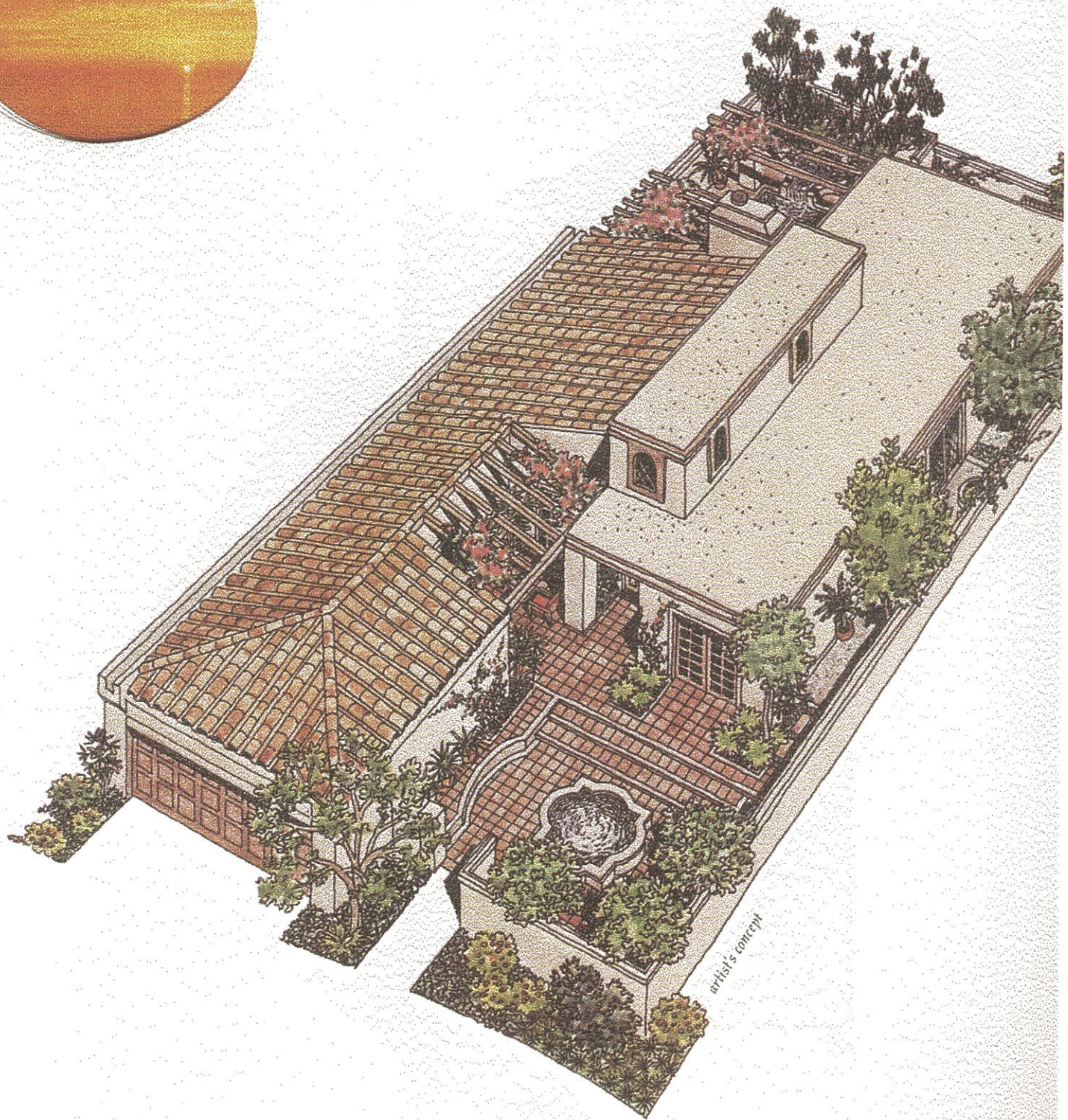
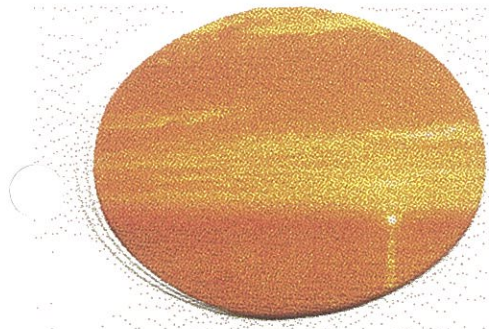
St. Tropez

Malaga

1773 square feet
2-bedroom, 2-bath, master retreat



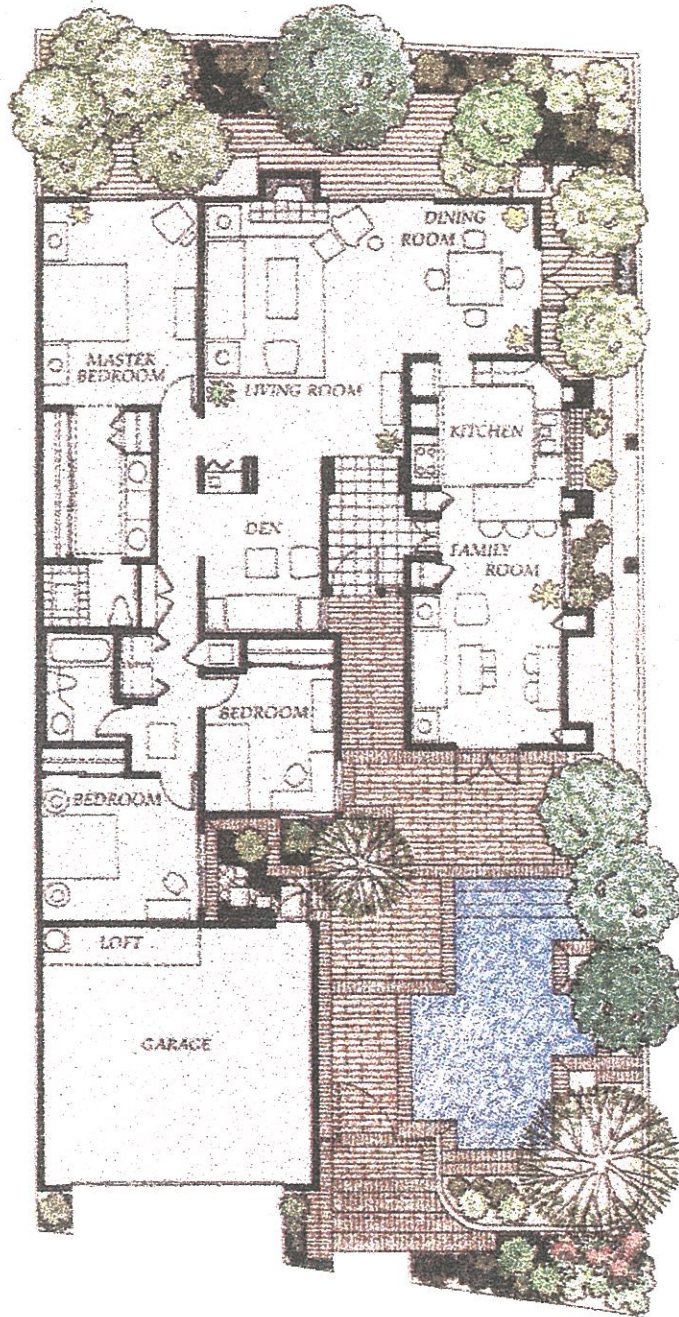
Aveo Community Developers, Inc. reserves the right to change specifications, plans, prices, or terms without obligation.



artist's concept

Capri

1887 square feet
3-bedroom, 2-bath, family room, den



Arco Community Developers, Inc. reserves the right to change specifications, plans, prices, or terms without obligation.



artist's concept