



THE
SEA TERRACE HOMES
SEQUENCE 2
Laguna Niguel



18-15-72

SEA TERRACE HOMES

Laguna Niguel
Tract 7447

- Plan 118 2 bedrooms & convertible den (or 3 bedrooms)
2 baths
Family - Dining - Living room
2-car garage
1560 sq. ft. From \$52,900

- Plan 119 3 bedrooms
2 baths
Family --Dining --Living room
2-car garage
1785 sq. ft. From \$54,900

- Plan 120 3 bedrooms & convertible den (or 4 bedrooms)
2 baths
Family - Dining - Living room
2-car garage
1966 sq. ft. From \$58,900

- Plan 206 3 bedrooms (2-story)
2 baths & powder room
Breakfast room
Family - Dining - Living room
3-car garage
1996 sq. ft. From \$60,900
Very nice

- Plan 207 4 bedrooms (2-story)
2 baths & powder room
Family - Dining - Living room
3-car garage
2223 sq. ft. From \$63,900

Conventional Financing: California Federal Savings & Loan

20% Down Payment - 7% First Trust Deed

Community Association:

\$33.50 per month

*Prices and Interest Rates subject to change

9/15/72

SEA TERRACE HOMES

Laguna Niguel
 Tract 7447
 Phone: 496-4440

<u>Plan 118</u>	2 bedrooms & convertible den (or 3 bedrooms) 2 baths Family - Dining - Living Room 2-car garage	From \$52,900
<u>Plan 119</u>	3 bedrooms 2 baths Family - Dining - Living Room 2-car garage	From \$54,900
<u>Plan 120</u>	4 bedrooms 2 baths Family - Dining - Living Room 2-car garage	From \$58,900
<u>Plan 206</u>	3 bedrooms (2-story) 2 baths & powder room Breakfast room Family - Dining - Living Room 3-car garage	From \$60,900
<u>Plan 207</u>	4 bedrooms (2-story) 2 baths & powder room Family - Dining - Living Room 3-car garage	From \$63,900

Conventional Financing: California Federal S & L

20% Down Payment - 7% 1st T.D., 29½ years
 10% Down Payment - 7 3/4% 1st T.D., 29½ years

Community Association: \$33.50 per month

*Prices and Interest Rates subject to change 10/13/72

BERKUS

7447

SEA TERRACE HOMES

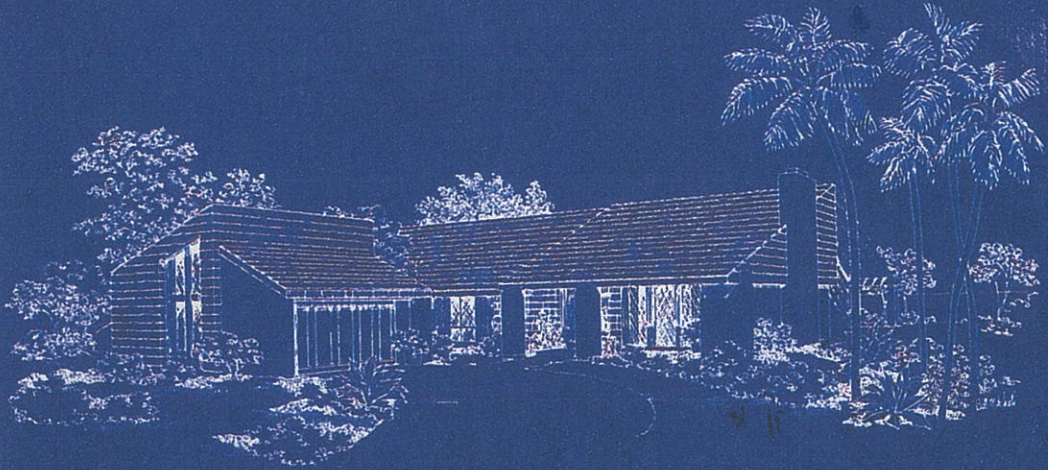
Laguna Niguel
Tract 7447
Phone: 496-4040

Plan 118	2 Bedrooms & convertible Den (or 3 Bedrooms) 2 Baths Family - Dining - Living Room 2 car garage	From \$56,000
Plan 119	3 Bedrooms 2 Baths Family - Dining - Living Room 2 Car Garage	From \$60,300
Plan 120	4 Bedrooms 2 Baths Family - Dining - Living Room 2 Car Garage	From \$67,100
Plan 206	3 Bedrooms (2 Story) 2 Baths & Powder Room Breakfast Room Family - Dining - Living Room 3 Car Garage	From \$75,800
Plan 207	4 Bedrooms (2 Story) 2 Baths & Powder Room Family - Dining - Living Room 3 Car Garage	From \$76,800

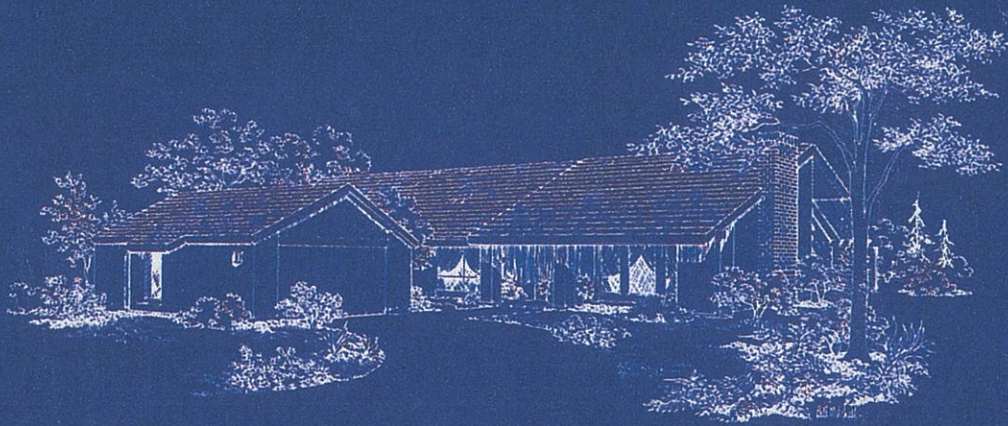
Conventional Financing : California Federal Savings & Loan

Community Association: \$33.50 per month

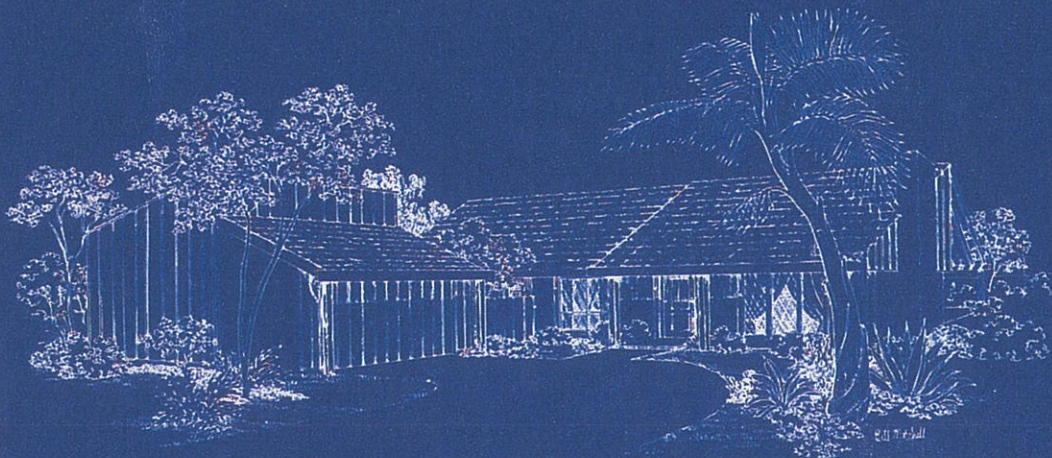
The Sea Terrace Homes Plan 118-r



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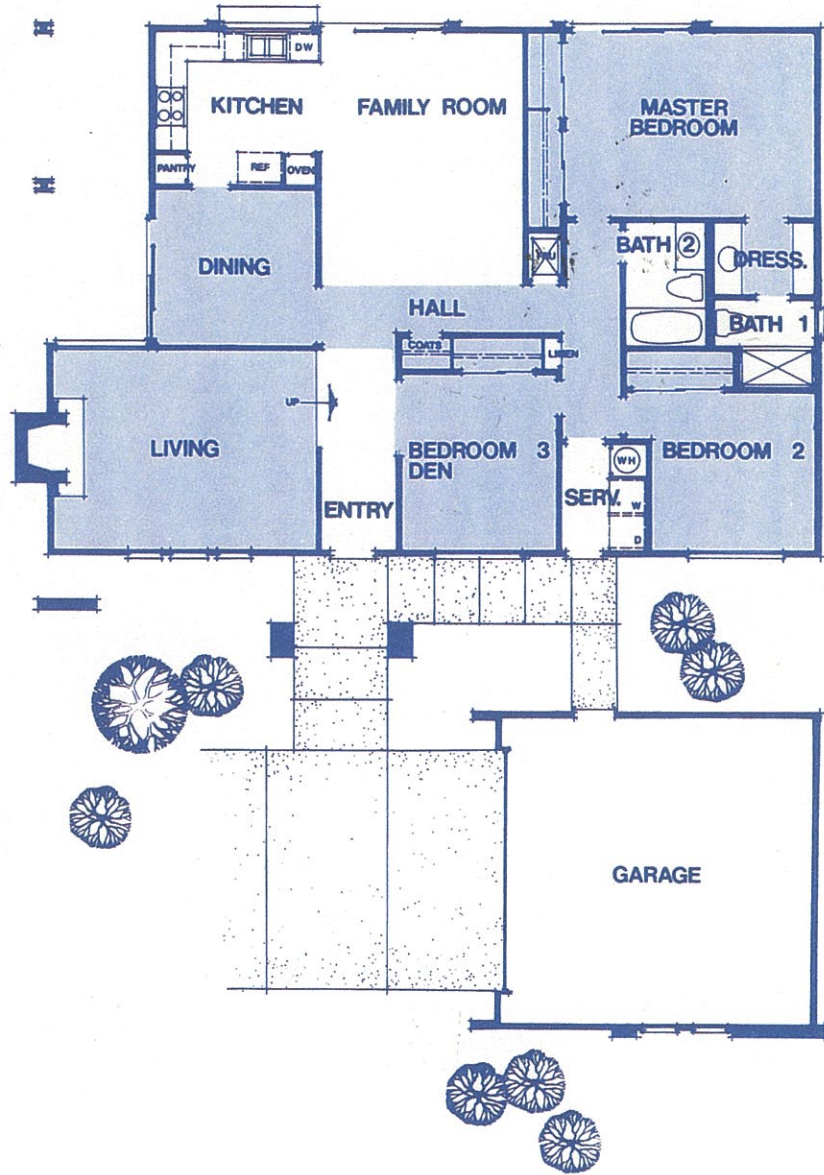


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Laguna Niguel 

The Sea Terrace Homes Plan 118-r

Berkus Homes
 Designed by B. A. Berkus of Los Angeles



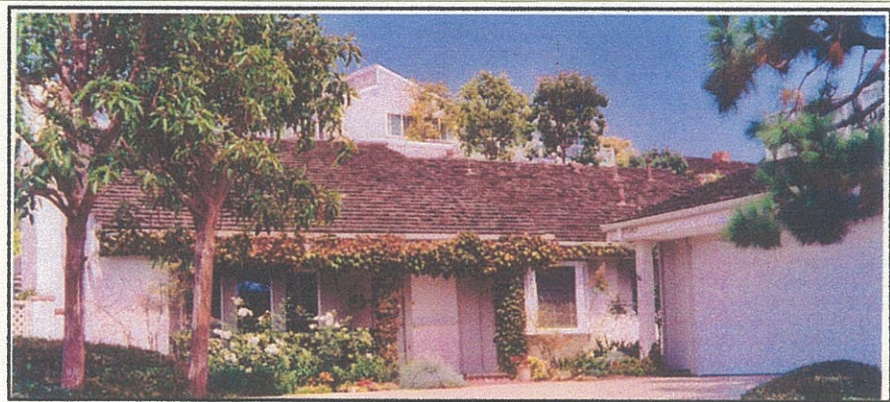
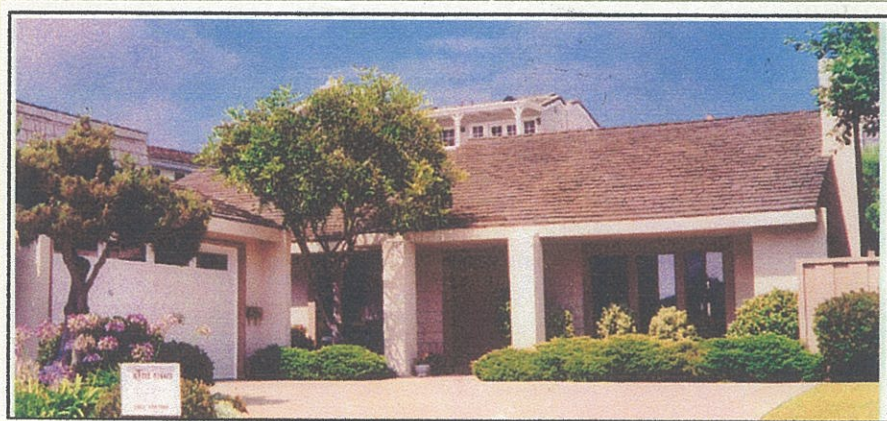
Laguna Niguel



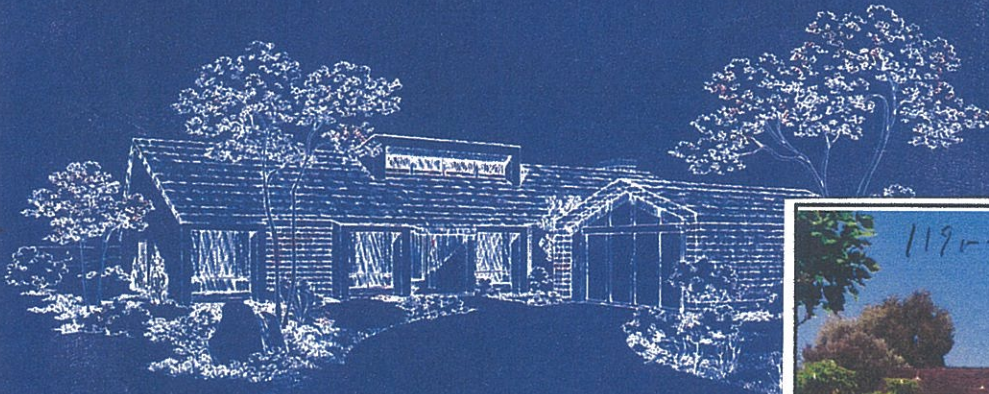
Front, rear and side setbacks may vary with individual plotting. 7-72

designates carpeted area

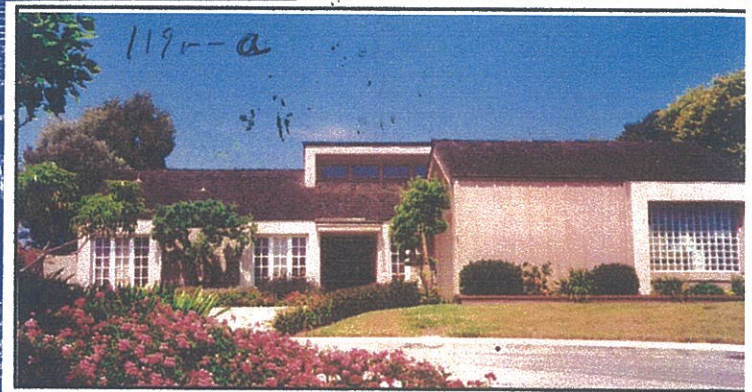
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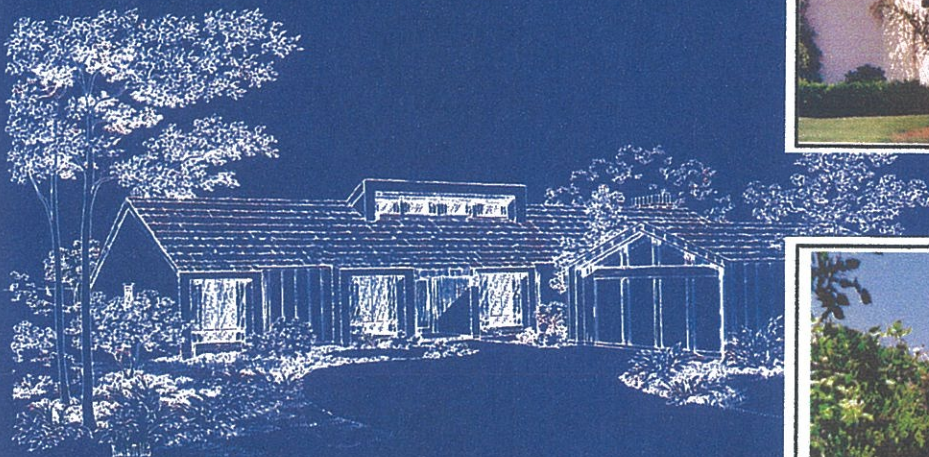
The Sea Terrace Homes Plan 119-r



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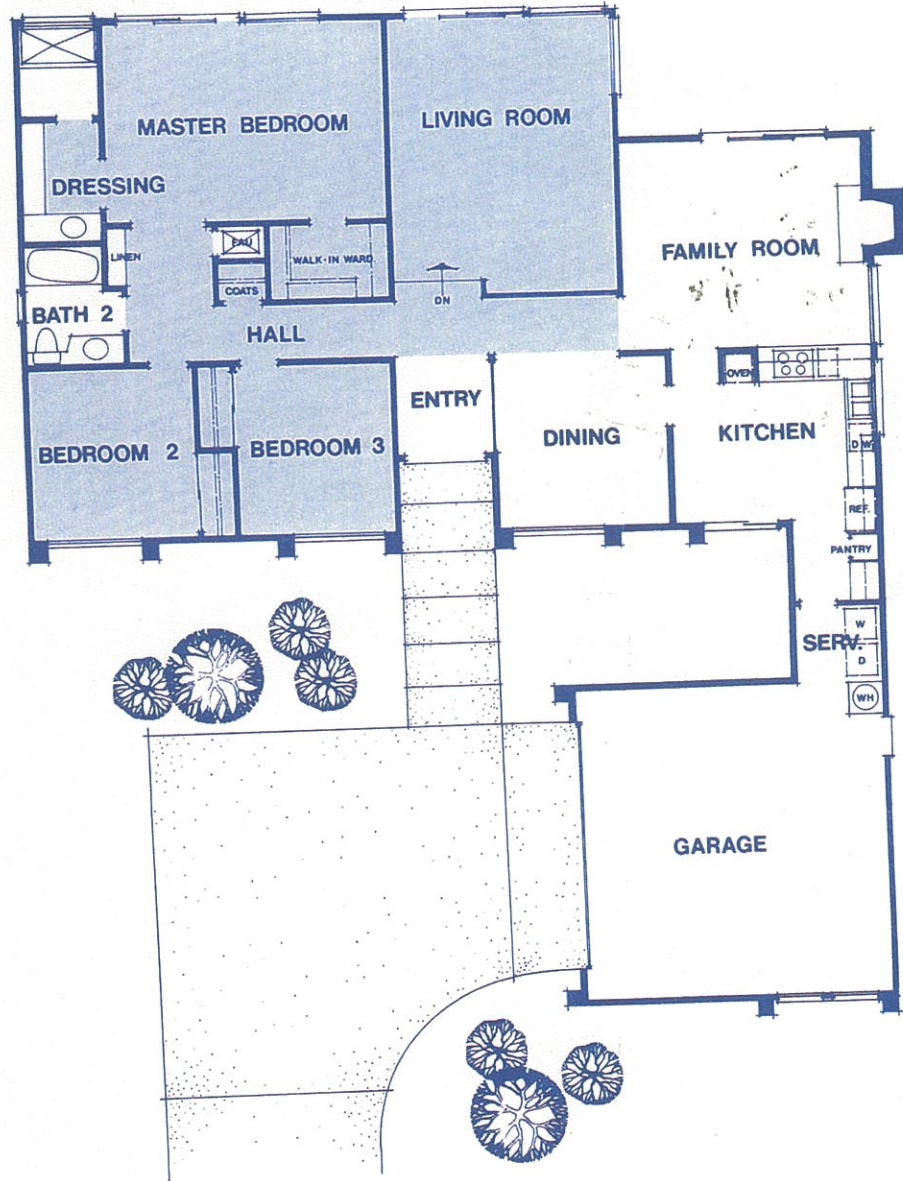


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Laguna Niguel

The Sea Terrace Homes Plan 119-r



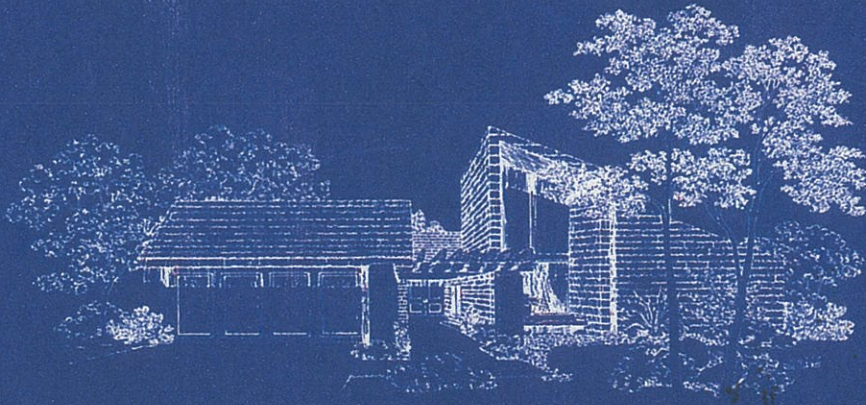
Laguna Niguel 

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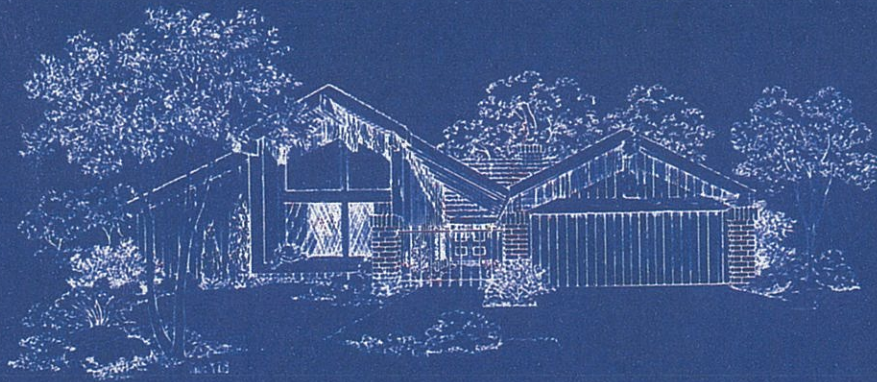
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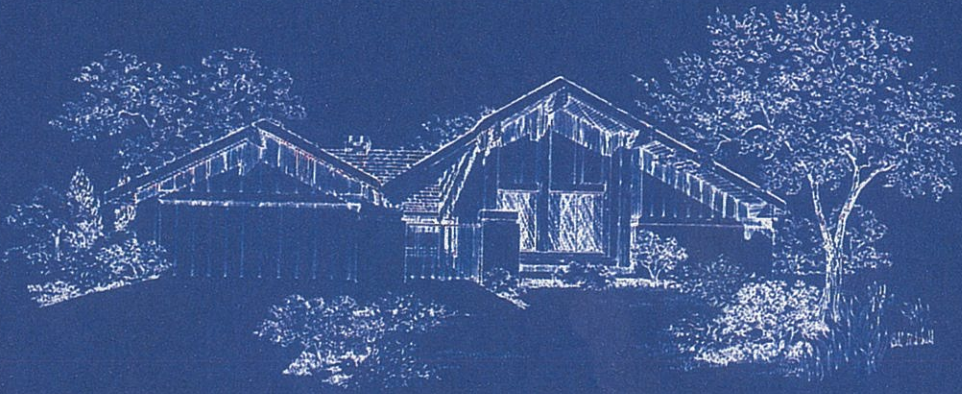
The Sea Terrace Homes Plan 120-r



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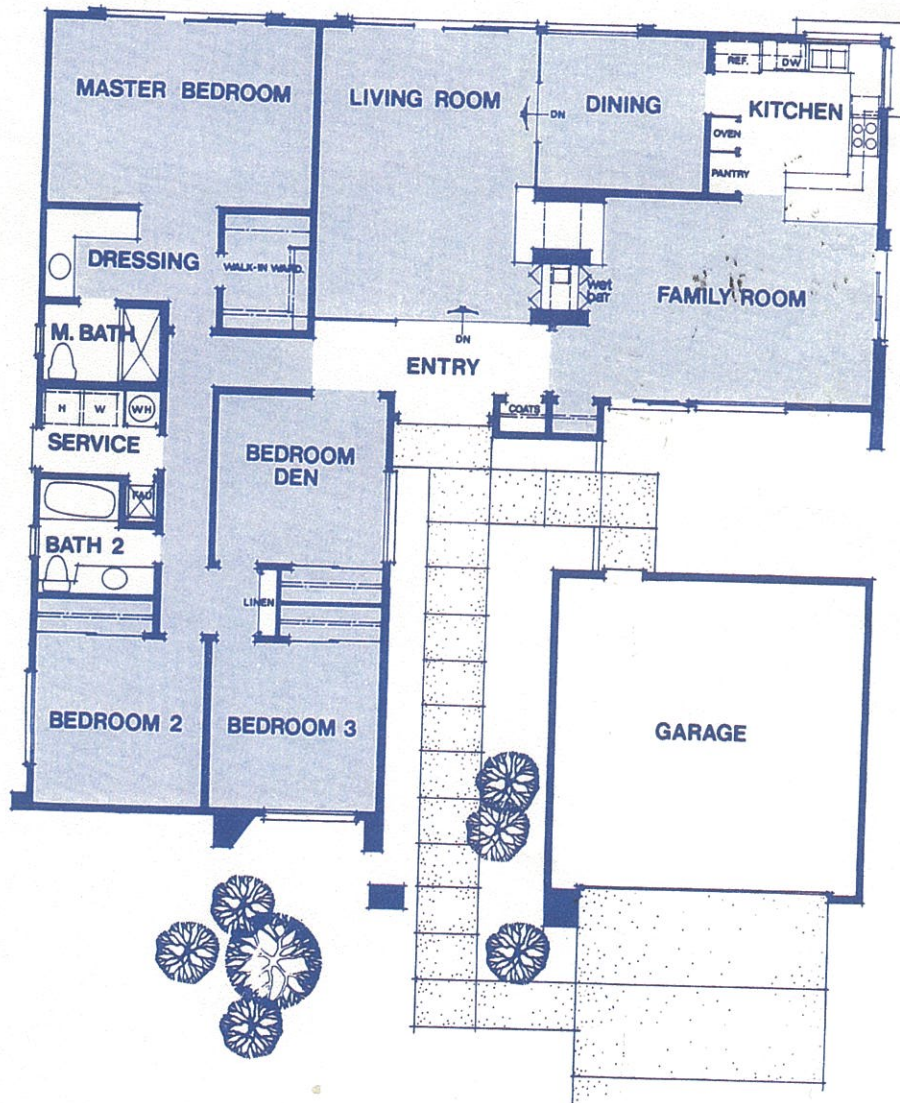
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Laguna Niguel 

The Sea Terrace Homes Plan 120-r



Laguna Niguel 

DATE: 5/1/03
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designates carpeted area

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120r-a

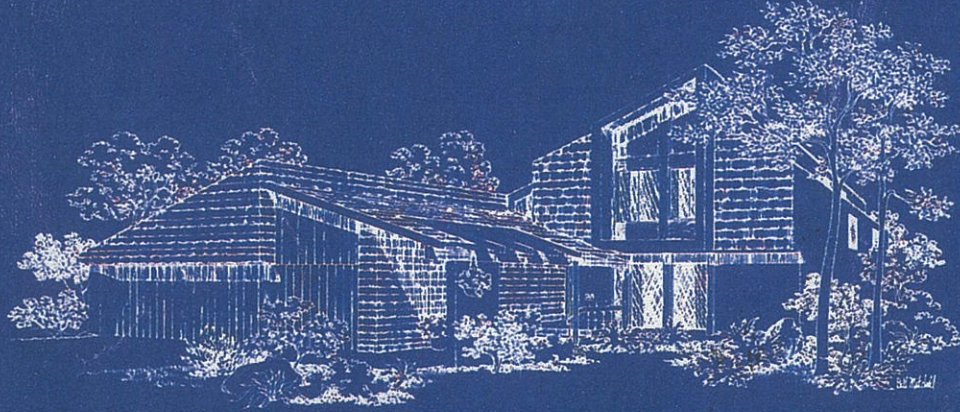


120r-a

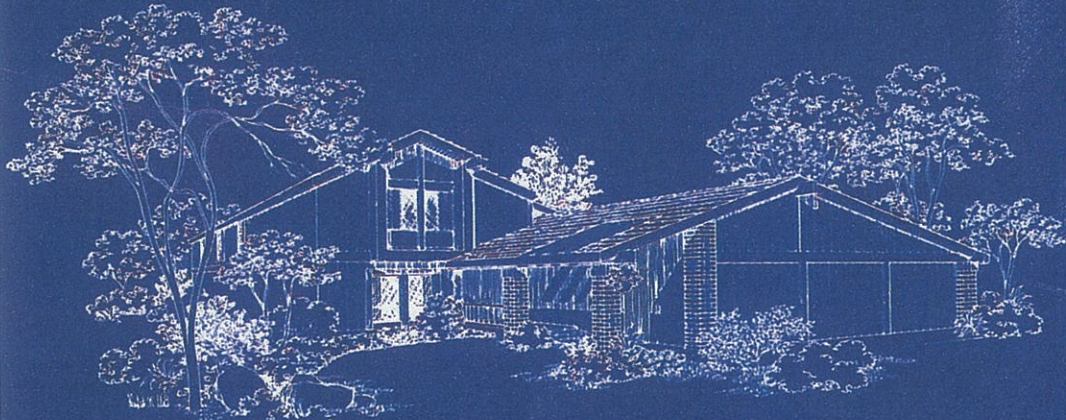


120r-c

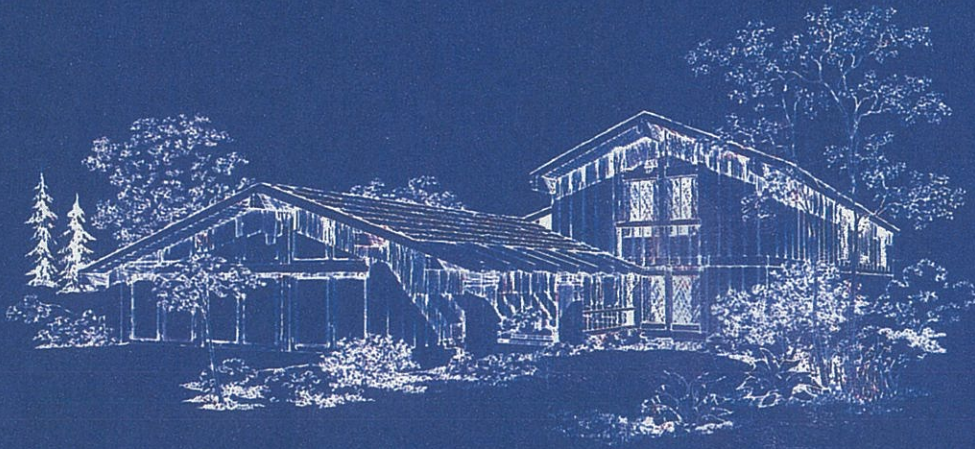
The Sea Terrace Homes Plan 206



a



b



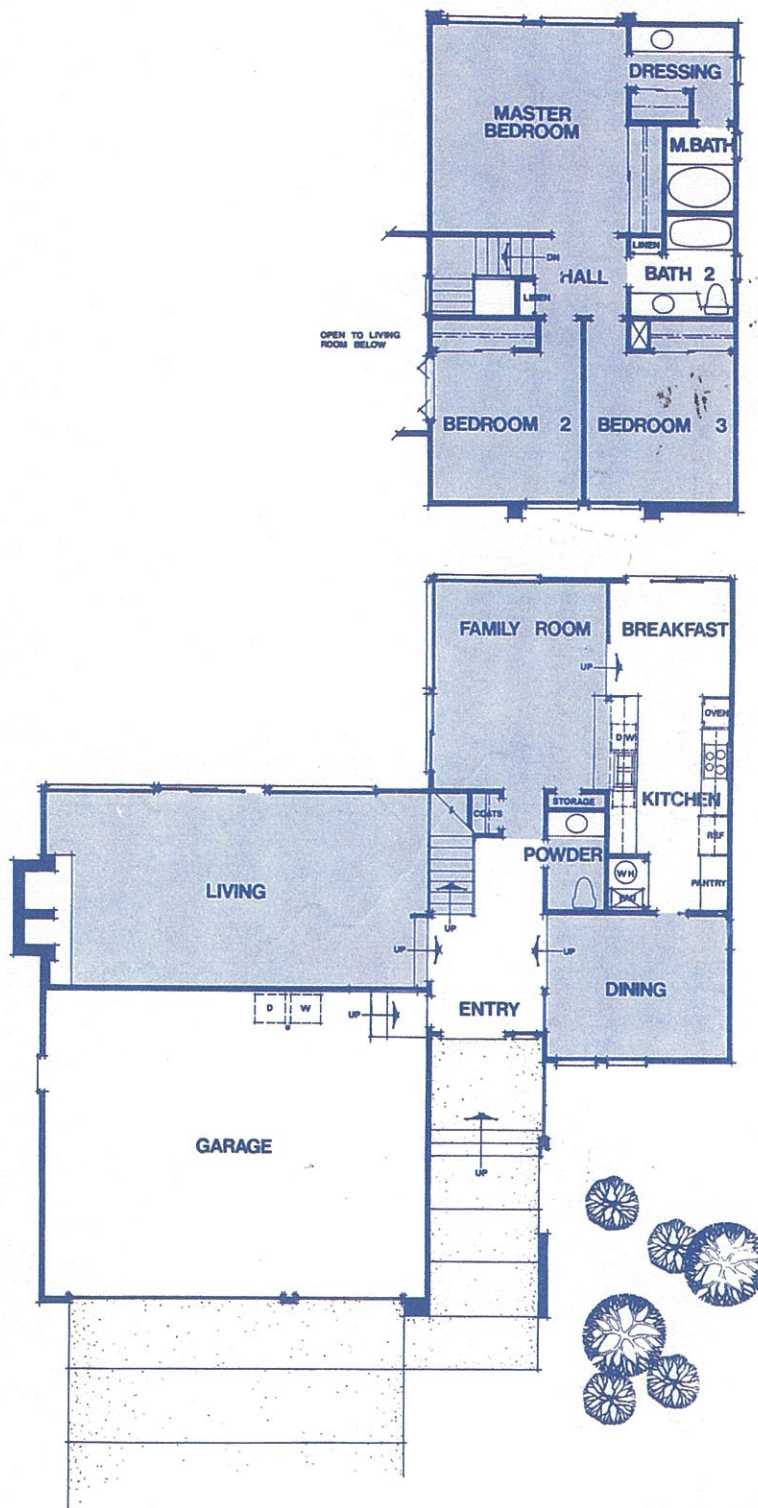
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Laguna Niguel



The Sea Terrace Homes

Plan 206



Laguna Niguel 

Front, rear and side setbacks may vary with individual plotting. 7-72

 designates carpeted area

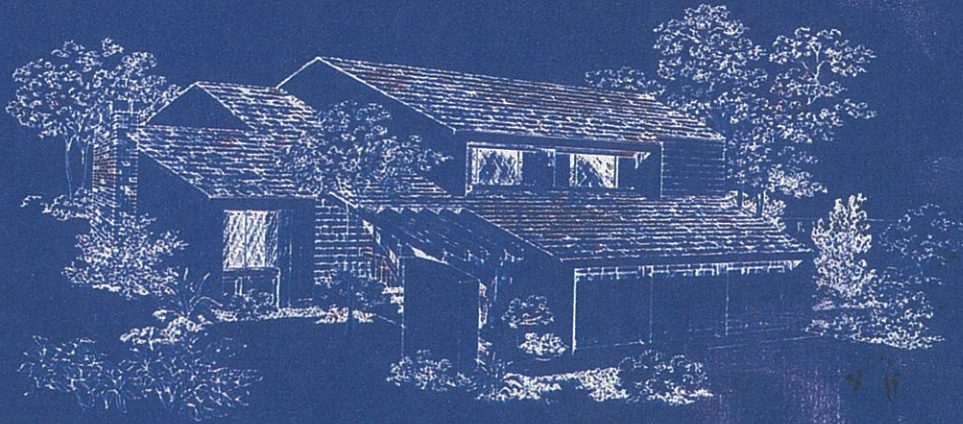
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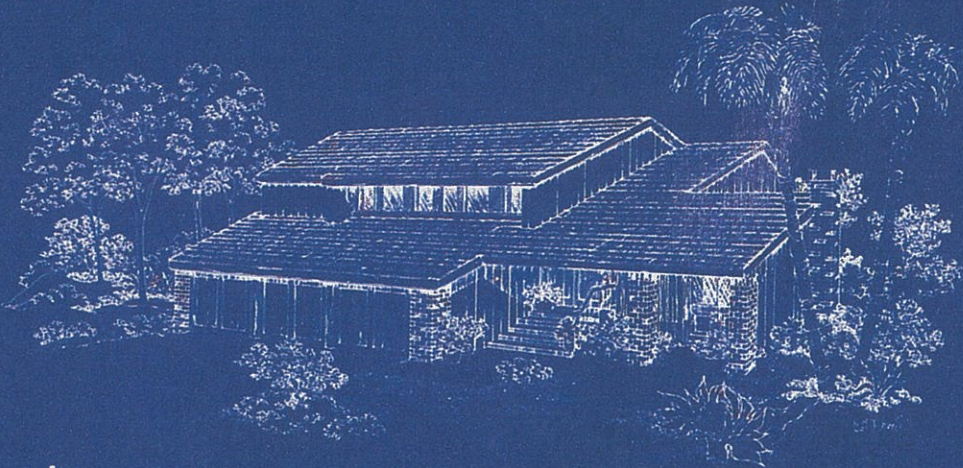
206



The Sea Terrace Homes Plan 207



a



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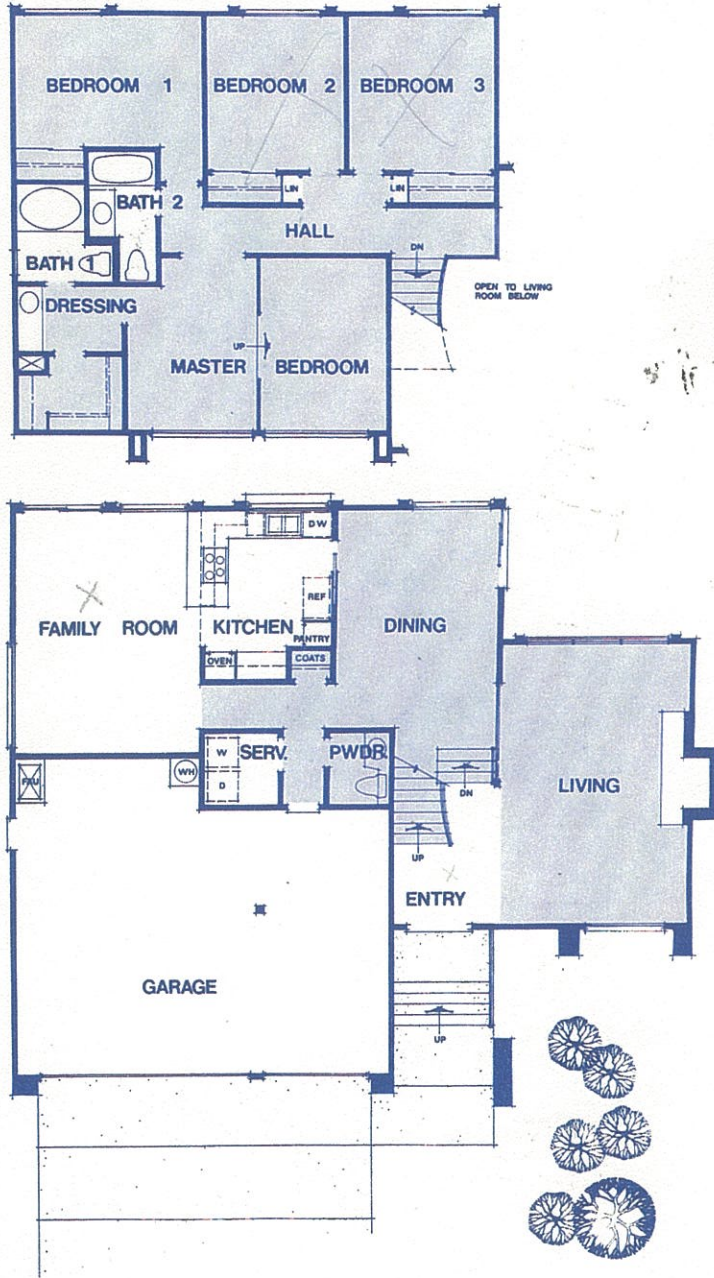


c

Laguna Niguel 

The Sea Terrace Homes Plan 207

GARAGE DOOR OPENER -
WET BAR -



ENTRYWAY - SAME AS 30423 ENTRANCE DEL PISO 201
 DONNIE'S ROOM - GOLD UJNE
 MARI'S ROOM - SPRING SEASON
 FAMILY ROOM - 44132-14 GAR

Laguna Niguel 

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 designates carpeted area

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207



207

These luxury

features, which are

included in the purchase price of your Sea Terrace Home, help make Laguna Niguel living easier and more fun for everyone.

- Wall-to-wall shag carpeting in living room, all bedrooms and closets, some dining and family rooms
- General Electric range & self cleaning oven
- General Electric Potscrubber dishwasher
- General Electric waste disposal
- Laminated plastic counter top in kitchens
- Medium finish hardwood kitchen cabinets
- Resilient flooring in kitchens, dinettes, bathrooms, and some family rooms
- Ceramic tile flooring in entrys, all master baths, and some dining rooms
- Indirect bath & kitchen lighting
- Custom designed fireplaces with gas connection
- Simulated marble tops in bathrooms
- Pullman bath mirrors
- Custom light fixtures in dining rooms
- Custom exterior light fixtures
- Shower enclosure in master bath
- Tub enclosure in family bath
- Gas and Electric outlets for dryer
- Full exterior wall & ceiling insulation
- Tempered sliding glass doors
- Gaffers & Sattler gas forced air furnace
- Day & Night gas water heater, 50 gallon
- Concrete entry & driveway
- Cedar shingle or shake roof
- All exteriors a blend of wood and stucco
- 2 and 3 car garages
- All utilities underground
- Behind guarded gates
- Pre-wired phone and T.V. outlets
- All interior walls painted Navajo White
- Antique brass plumbing trim in master baths and powder rooms
- Mirrored wardrobe doors in some master bedrooms
- Wet bar in Plan 120, optional in all other Plans

ITEMS INCLUDED IN
COMMUNITY ASSOCIATION:
Monthly Dues \$33.50

Security guard gate and roving security patrol
Maintenance of green belt areas.

Private access to the beach and parking facilities

Maintenance of recreational area which includes:

Swimming pool & therapy pool, Picnic area, (4) Tennis courts,
Playfield, (2) Handball courts, All purpose building,
Sauna bath area, Parking facilities, Volleyball Courts

Sea Terrace Town Homes I and II

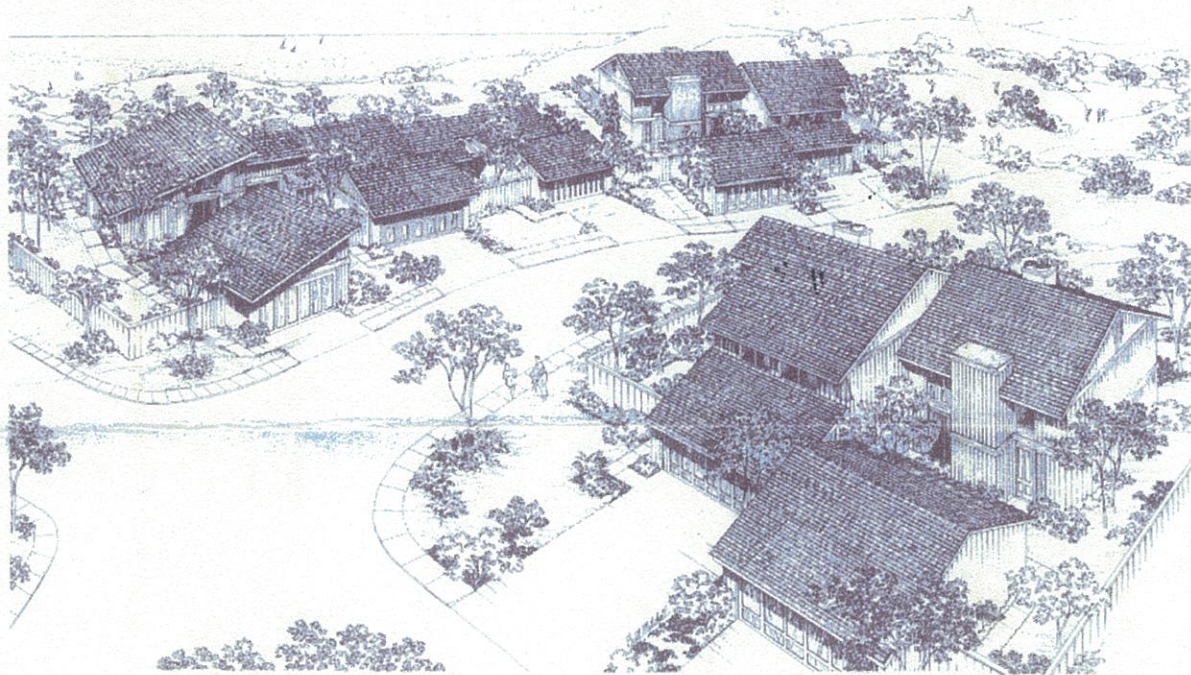


Laguna Niguel News

VOL. 1, NO. 10

LAGUNA NIGUEL, CALIFORNIA

Dec 1971



The Sea Terrace Townhomes

LAGUNA NIGUEL — Avco Community Developers, Inc. continues to develop its ocean-view land by beginning construction of a \$8 million 253-townhouse community in Laguna Niguel.

Called The Sea Terrace Townhomes, the two-, three-, and four-bedroom cluster housing will be located south of Crown Valley Parkway on the north side of the Pacific Coast Highway, above The Garden Homes in The Shores.

Custom street lighting, tiered fencing which has been designed not to obstruct views, and underground utilities will make the development a park-like setting. All building and outdoor living areas will be so developed to give a total integrated use of each private lot. No more than three units are in a cluster. Of the 50 acres being developed, the maximum units per acre are 4.7.

Construction of the initial phase of 94 dwellings was begun in November. Priced from \$29,000 to \$39,000, The Townhomes are located in a private community with guard gate. Some 90%

of the dwellings have ocean views and they are just across the highway from the beach which homeowners reach by private bridge.

There are one- and two-story plans. A two-bedroom, one-bath single story plan contains 900 sq. ft. The two-bedroom, two-bath single story has 1,045 sq. ft. A three-bedroom, two-bath single story has 1207 sq. ft. The three-bedroom, two-and-a-half bath two-story plan has 1,352 sq. ft. and the four-bedroom, two-and-a-half bath two-story plan has 1,570 sq. ft.

The kitchens are all-electric with ranges and ovens, dishwashers and disposals. All have forced air heating. Air conditioning is optional.

Included are generous walk-in closets, cable TV outlets, wall-to-wall carpeting, two-car garages, and off-street parking in landscaped areas.

Landscape design is by Keith French & Associates. All common areas are maintained by the community association. Terms are conventional.

Don T. McMullen, director of marketing for ACD at Laguna Niguel, said, "These cluster homes are great for young or retired and semi-retired couples, or small families."

Homeowners may apply for membership in the Laguna Niguel Beach Club, the Laguna Niguel Tennis Club and El Niguel Country Club. The Dana Point Marina is just five minutes to the south.

Three shopping areas are within easy driving. A high school, two elementary schools, a junior high school, and a junior college serve the area. Another high school will be ready for enrollment by fall of 1972.

A model of the total Sea Terrace development designed by Daniel N. Salerno & Associates, A.I.A., San Diego, is now on display in the sales office at Pacific Coast Highway and Niguel Road.

The Sea Terrace Townhomes are located about one mile south of Crown Valley Parkway.