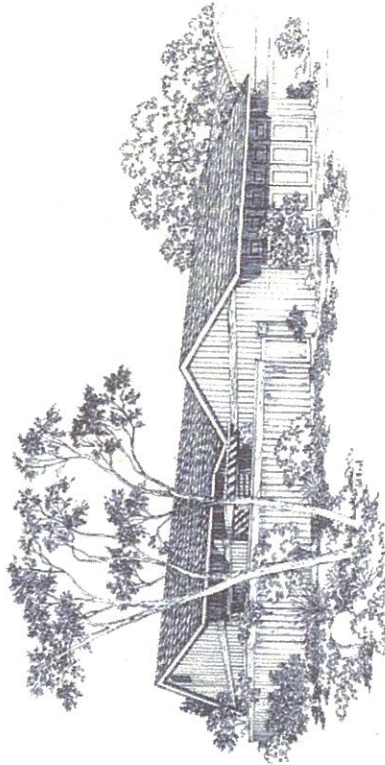
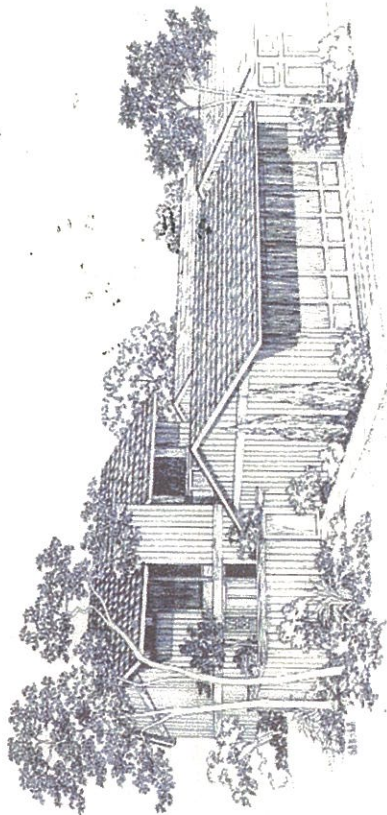


Sea Terrace Townhomes Preview



Contemporary Simplicity — The Sea Terrace Townhomes, which opened in February, will feature Elevation 204, four bedroom design and Elevation 115, two bedroom model, as two of five exterior designs for townhomes-on-the-green at Laguna Niguel.

The Sea Terrace Townhomes, with a panoramic view of south Orange County coastline, previewed at Laguna Niguel in February. The acceptance of ACD's new townhomes-on-the-green was overwhelming.

Thousands of guests flocked to the opening. They were served a delicious buffet luncheon under a blue and white canopy. The luncheon was catered by the El Niguel Country Club under the direction of Camille Jaget.

The five exciting townhome models were decorated by Charles Berry A.I.D. with D.C.I. Interiors, San Diego. They feature two to four bedrooms with all electric kitchens, generous walk-in closets, cable T.V. outlets, wall to wall carpeting, two-car garages, and off street parking in landscaped areas.

The care that has gone into the planning of The Sea Terrace can be seen everywhere. To assure permanent views and maintain the natural hilly beauty of the area, streets in The Sea Terrace follow the flow of the land. They are

curved and many end in cul-de-sacs. This is a safety feature for families with young children. No fast drivers. No through traffic.

Don T. McMullen, director of marketing for ACD, stated that "These townhomes are great for young or retired and semi-retired couples, or small families."

The Sea Terrace Townhomes were designed by Daniel N. Salerno & Associates, A.I.A., San Diego. Ninety percent have an ocean view. Clustered in units of two and three, they are so situated to keep each surrounding lot functional. Inside the tiered fencing (so views are not obstructed) are small patio areas for those with a green thumb, but little time.

Outside, the entire community has been turned into a park-like setting by the streetscaping of Keith French & Associates, Los Angeles landscape architects.

Softly glowing street lights, custom

designed for Laguna Niguel, cast warm radiance to the evening landscape. They also light the paseos which wind their way through the community.

Utilities are hidden underground, almost without exception. And in the few instances where above-ground utilities are unavoidable, the pedestals are concealed by landscape details.

All roads into the townhome community pass through guard gates, which are manned or electronically controlled 24 hours a day.

Homeowners have private parking above the Laguna Niguel Beach which they may reach by private bridge over the Pacific Coast Highway. They may join the El Niguel Country Club, the Laguna Niguel Tennis Club and the Monarch Bay Club.

Townhome owners become members of the Niguel Shores Community Association, created to insure the lasting beauty and value of The Sea Terrace and The Shores.

Under this corporation, title to all common properties has been placed in trust to the corporation, with each resident having an equal share in their preservation and enjoyment according to the Covenants, Conditions and Restrictions. Maintenance of all commonly-used facilities, which includes the park and private tennis courts, is managed by the Niguel Shores Community Association. The expense is shared by the homeowners to insure enhancement of property values.

Townhome residents also belong to The Sea Terrace Townhomes Association which is responsible for the exterior maintenance of the buildings and the upkeep of the fencing.

For those who did not attend the preview showing, please take a tour through the townhomes model complex in your leisure time. Avco Community Developers, Inc. is proud of their Sea Terrace project and would like to share it with you.

FIRST BUYERS AT SEA TERRACE TOWNHOMES



Rear Admiral and Mrs. Benjamin O. Wells are extended a warm welcome by sales manager, Al Carmichael.

"This is it!" exclaimed Mrs. Wells after their first inspection of the new Sea Terrace Townhomes. "The ocean view, arrangement of the homes, the elevation and a garden just the right size — it's perfect — we'll take it!"

The enthusiastic acceptance of ACD's newest community was music to sales manager Al Carmichael's ears. When he explained the outstanding amenities which would be included in the purchase of their new home Mr. and Mrs. Wells were even more enthusiastic.

Mr. and Mrs. Wells have purchased seven different homes in their 42 years of marriage, have lived in government quarters in various parts of the world. For the past fifteen years they have lived in Palm Springs, but have been anxious to return to the coastal area. "The summers are getting a wee bit uncomfortable in the desert and we can't wait to

move to the beach", states Mrs. Wells.

After thirty five years in the navy it is understandable why the coastal region would attract the Wells family. The rear admiral is a graduate of The Naval Academy and has had a most interesting career. He was a submarine commander for twelve years, served in naval intelligence during World War II on Kelly Turner's staff in charge of amphibian forces in the Pacific, later worked for the Atomic Energy Commission.

The Wells have two sons, Don, who makes his home in Los Angeles, and John Wells, who is serving in the air force for NATO.

The Wells family will be a welcome addition to our community. We wish them many years of happiness in their new home.

Your guided tour
of the 15 beautiful
Sea Terrace models

Laguna Niguel 





PLAN 18 18 UNITS
 PLAN 19 48 UNITS
 PLAN 20 44 UNITS
 PLAN 21 44 UNITS
 PLAN 22 29 UNITS
 ALL PLANS MAY BE AS SHOWN OR OTHERWISE HAND

ALL PLANS MAY BE AS SHOWN OR OTHERWISE HAND
 PLAN 18 18 UNITS
 PLAN 19 48 UNITS
 PLAN 20 44 UNITS
 PLAN 21 44 UNITS
 PLAN 22 29 UNITS

3/11/72

SEA TERRACE TOWNHOMES

Tract 7515

Plan #115	2 Br - 1 Bath	From 30,950. - 34,950.
Plan #116	2 Br - 2 Bath	" 33,950. - 37,950.
Plan #117	3 Br.- 2 Bath	" 36,950. - 42,950.
Plan #204	3 Br.- 2½ Bath 2 Story	" 38,950. - 43,950.
Plan #205	3 Br.- 2½ Bath 2 Story	" 40,950. - 46,950.

Conventional Financing
(Great Western Savings & Loan)

SEA TERRACE TOWNHOMES

Tract 6884

		<u>Non-View</u>	<u>Views</u>
Plan #115	2 Br - 1 Bath	From 31,950	- 38,050
Plan #116	2 Br - 1½ Bath	35,750	- 41,550
Plan #117	3 Br - 2 Bath	40,750	- 46,550
Plan #204	3 Br - 2½ Bath 2 Story	41,750	- 47,550
Plan #205	3 Br - 2½ Bath 2 Story	44,750	- 50,550

Conventional Financing (Great Western Savings & Loan)

* 10% Down - 7½% Financing

* 20% Down - 7% Financing

Niguel Shores Community Association: \$33.50

Sea Terrace Townhomes Association: 9.50

Total Association Monthly Dues: \$43.00

* Prices and Financing Subject to Change *

SEA TERRACE TOWNHOMES

Plan #115	2 Br - 1 Bath	From \$35,950 - 41,900
Plan #116	2 Br - 1½ Bath	\$37,500 - 46,200
Plan #117	3 Br - 2 Bath	\$42,800 - 49,900
Plan #204	3 Br - 2½ Bath 2 Story	\$43,800 - 51,900
Plan #205	3 Br - 2½ Bath 2 Story	\$47,000 - 54,900

Conventional Financing (Great Western Savings & Loan)

* 10% Down - 7½% Financing

* 20% Down - 7% Financing

Niguel Shores Community Association: \$33.50

Sea Terrace Townhomes Association: 9.50

Total Association Monthly Dues: \$43.00

Prices and Financing Subject to Change-

SEA TERRACE TOWNHOMES

6221

Laguna Niguel

Plan 115	TWO BEDROOM TWO BATH	From \$59,400 \$49,900
PLAN 116	TWO BEDROOM TWO BATH	From \$59,900 52,900
PLAN 117	THREE BEDROOM TWO BATH	From \$60,900 55,900
PLAN 204	THREE BEDROOM TWO AND ONE HALF BATH TWO STORY	From \$64,900 59,900
Plan 205	THREE BEDROOM TWO AND ONE HALF BATH TWO STORY	From \$65,900

1. NIGUEL SHORES COMMUNITY ASSOCIATION MAINTAINS THE FOLLOWING:

- * Recreation center which includes clubhouse, Jr. Olympic swimming pool, jacuzzi, sauna baths, four tennis courts, two handball courts, sand volleyball court, picnic - barbeque facilities, children's playground and green belt. Full time recreation staff.
- * Security gate system
- * Private beach access and parking facilities
- * Private streets and street lighting
- * Greenbelt and common area slopes

2. SEA TERRACE TOWNHOME ASSOCIATION #2 MAINTAINS THE FOLLOWING:

- * Exterior building maintenance to include repainting, repairs and roofing.
- * Maintenance of designated front and side yard landscaping, including irrigation.

Architectural Revisions and prices subject to change without notice

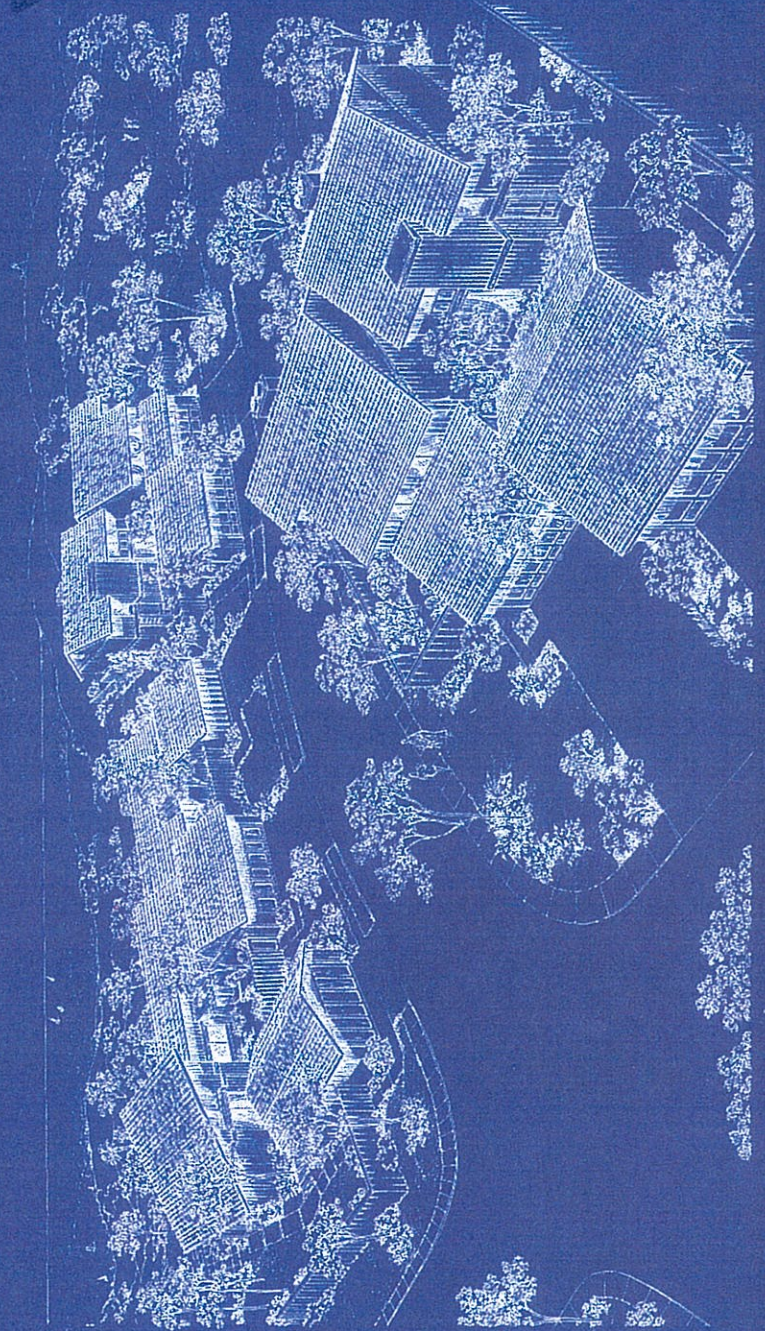
Phone (714) 496-4040
830-5050

Direct Line 496-7323

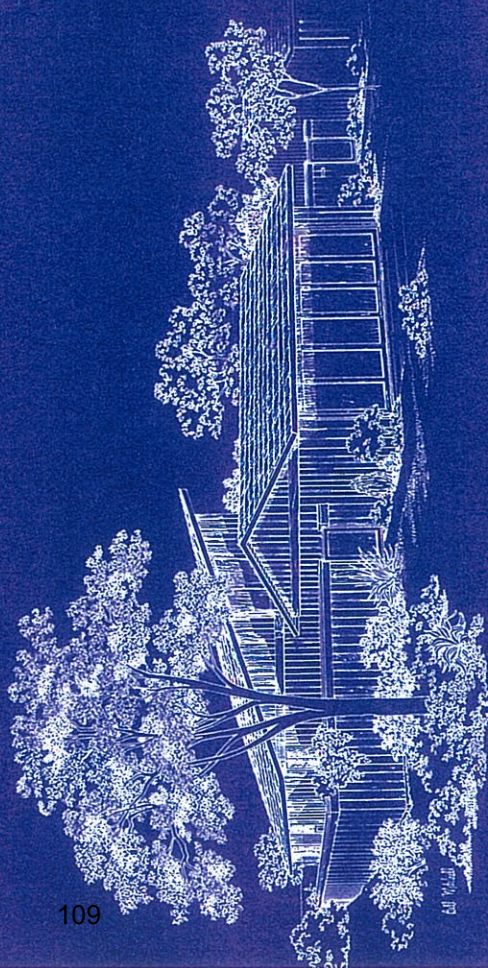
ITEMS INCLUDED IN PURCHASE PRICE:

- * WALL TO WALL SHAG CARPETING IN LIVING ROOM, DINING ROOM, ALL BEDROOMS
- * GENERAL ELECTRIC RANGE & OVEN
- * GENERAL ELECTRIC DISHWASHER
- * GENERAL ELECTRIC WASTE DISPOSAL
- * LAMINATED PLASTIC COUNTER TOP IN KITCHENS
- * DARK FINISH HARDWOOD KITCHEN CABINERS
- * RESILIENT FLOORING IN KITCHENS, DINETTES AND BATHROOMS
- * INDIRECT BATH & KITCHEN LIGHTING
- * CUSTOM FIREPLACE PLUS GAS CONNECTION
- * CUSTOM DESIGNED FIREPLACES IN FOUR FLOOR PLANS
- * SIMULATED MARBLE TOPS IN BATHROOMS
- * PULLMAN BATH MIRRORS
- * CUSTOM LIGHT FIXTURES IN DINING ROOMS
- * SHOWER ENCLOSURE IN MASTER BATH
- * 220/ELECTRICAL OUTLET FOR WASHER AND DRYER
- * FULL EXTERIOR WALL & ROOF INSULATION
- * STREETSCAPE MAINTENANCE
- * TEMPERED SLIDING GLASS DOORS
- * GAFFERS & SATTLER GAS FORCED AIR FURNACE
- * REPUBLIC THERMOGLAS GAS HOT WATER HEATER
- * FRONT STREETSCAPE AND SPRINKLERS
- * CONCRETE ENTRY & DRIVEWAY
- * FRONT & SIDEYARD FENCING
- * CEDAR SHINGLE ROOF
- * ALL WOOD EXTERIORS
- * DOUBLE CAR GARAGE
- * ALL UTILITIES UNDERGROUND
- * TWO COMPLETELY SEPARATE WALLS & SOUND PROOFING BETWEEN HOMES FOR PRIVACY

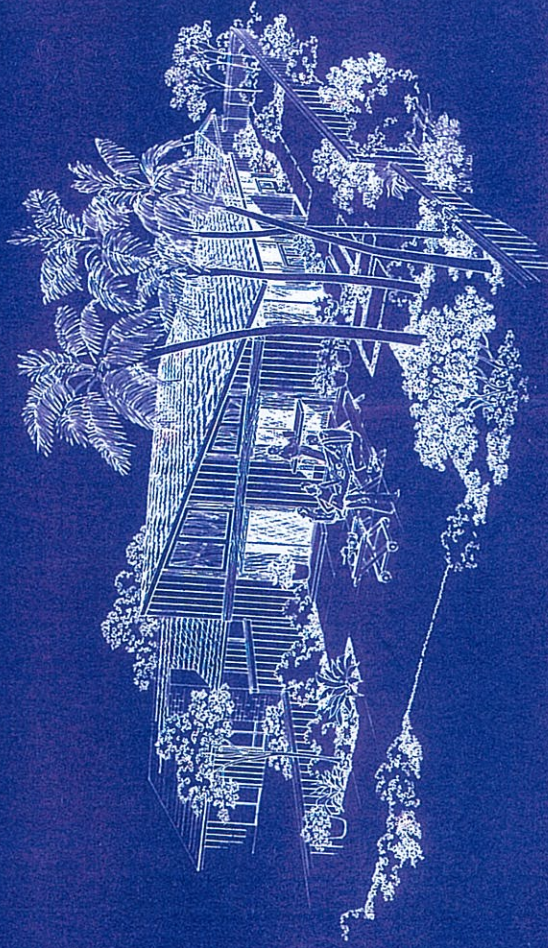
The Sea Terrace Townhomes Laguna Niguel



The Sea Terrace Townhomes Laguna Niguel



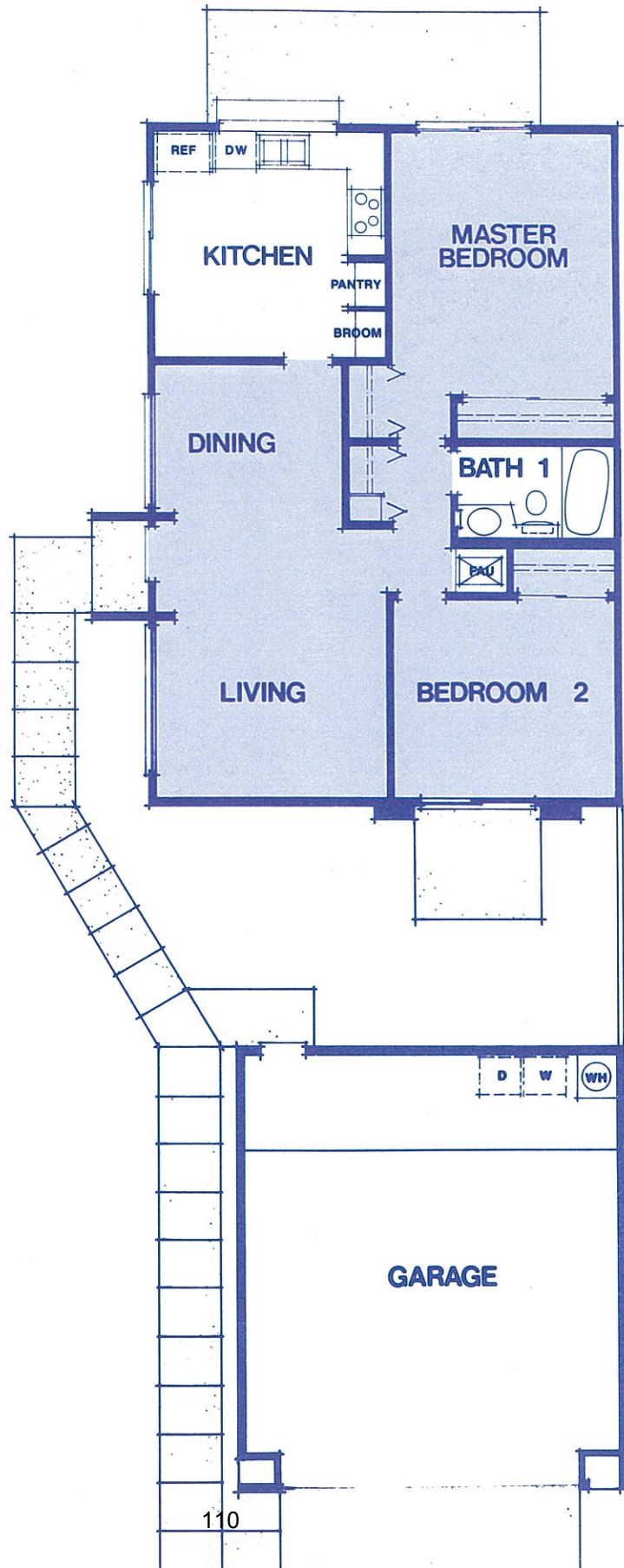
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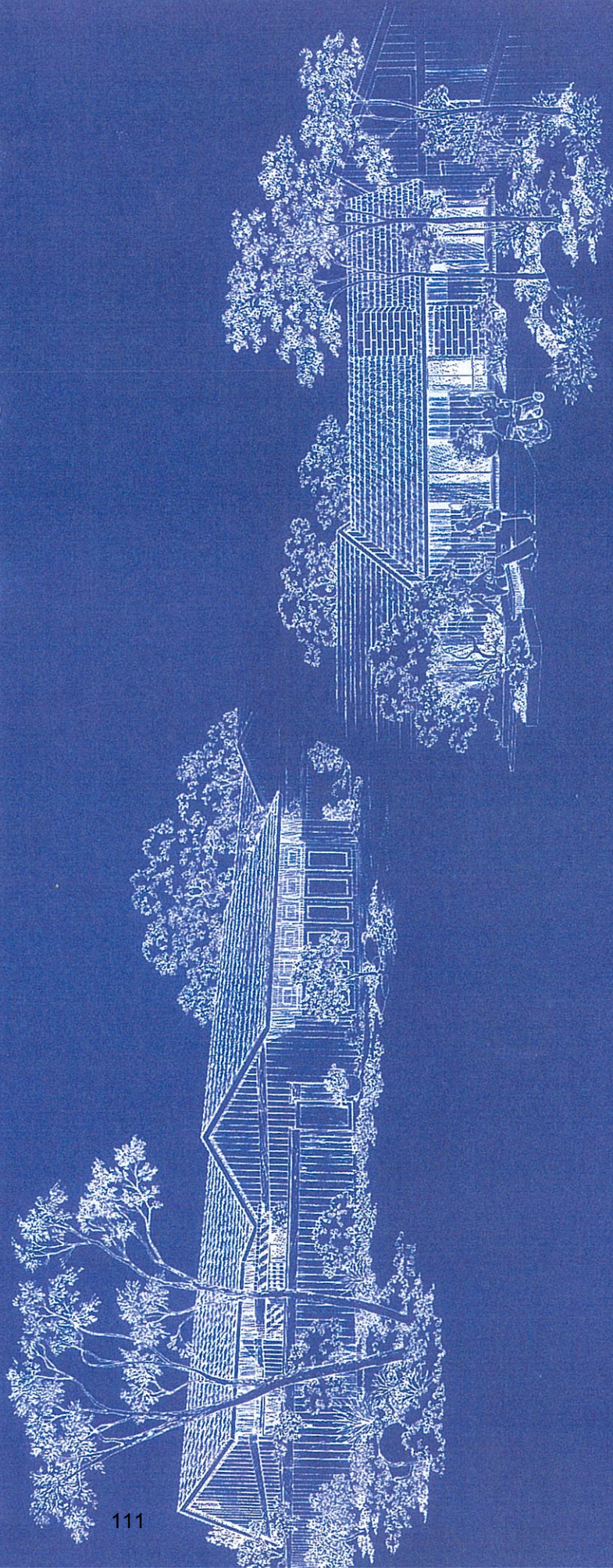
Plan 115

The Sea Terrace Townhomes

Plan 115



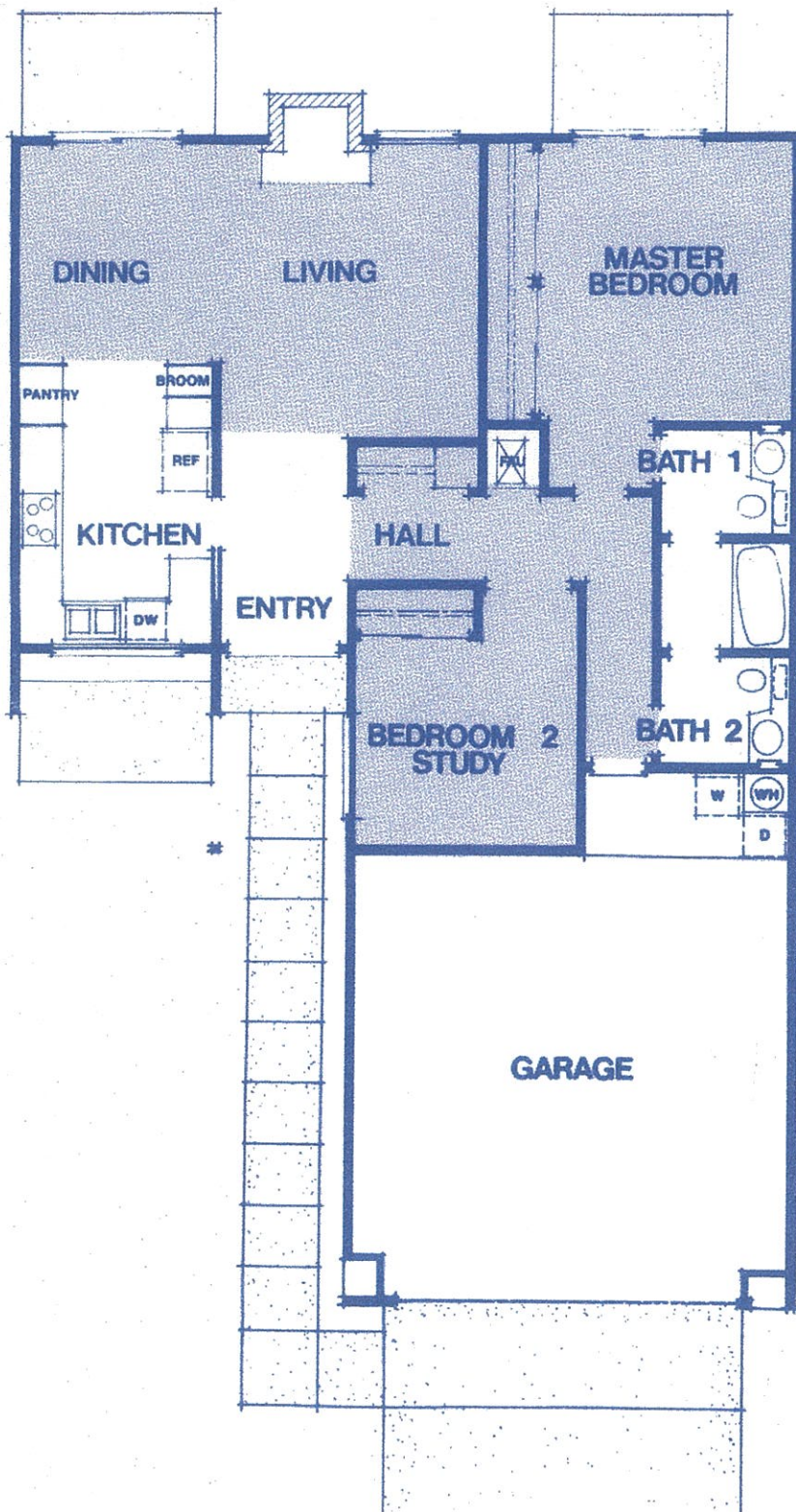
The Sea Terrace Townhomes Laguna Niguel



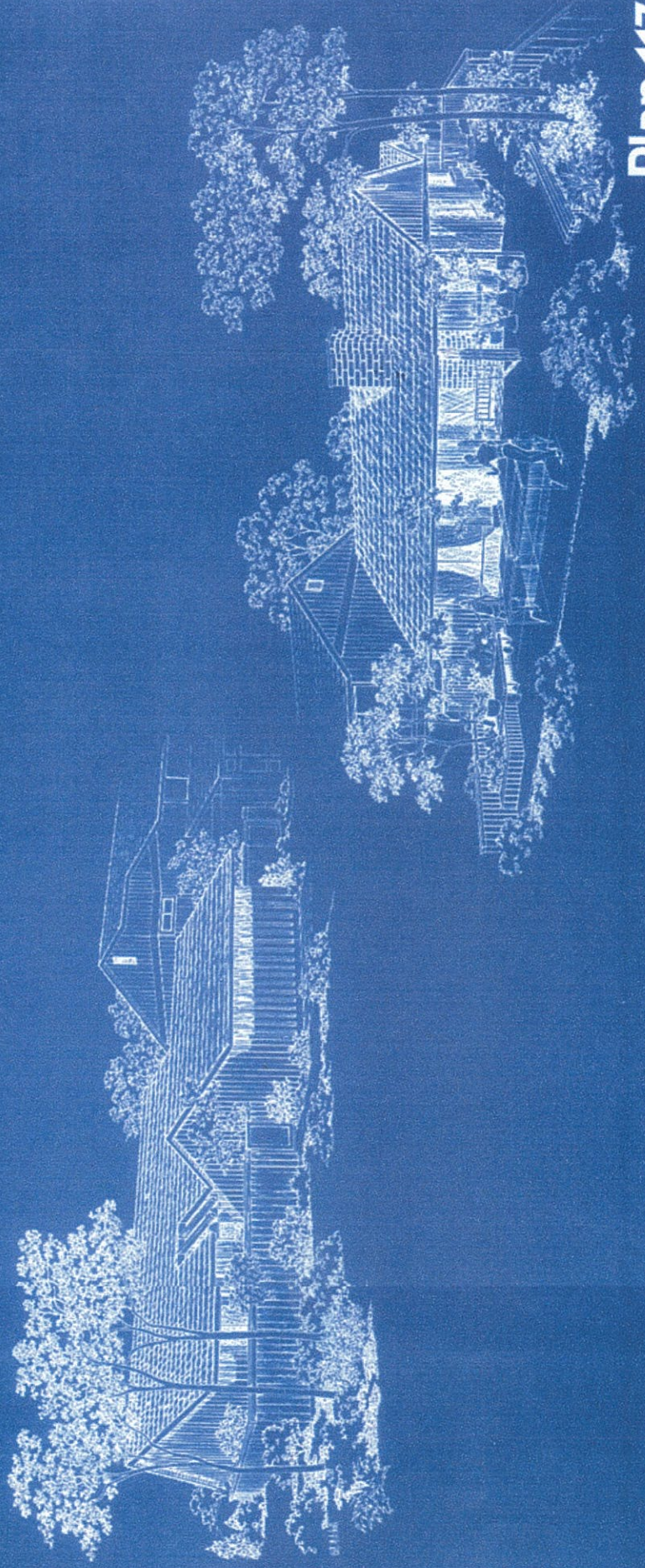
Plan 116

Ine Sea Terrace Townhomes

Plan 116

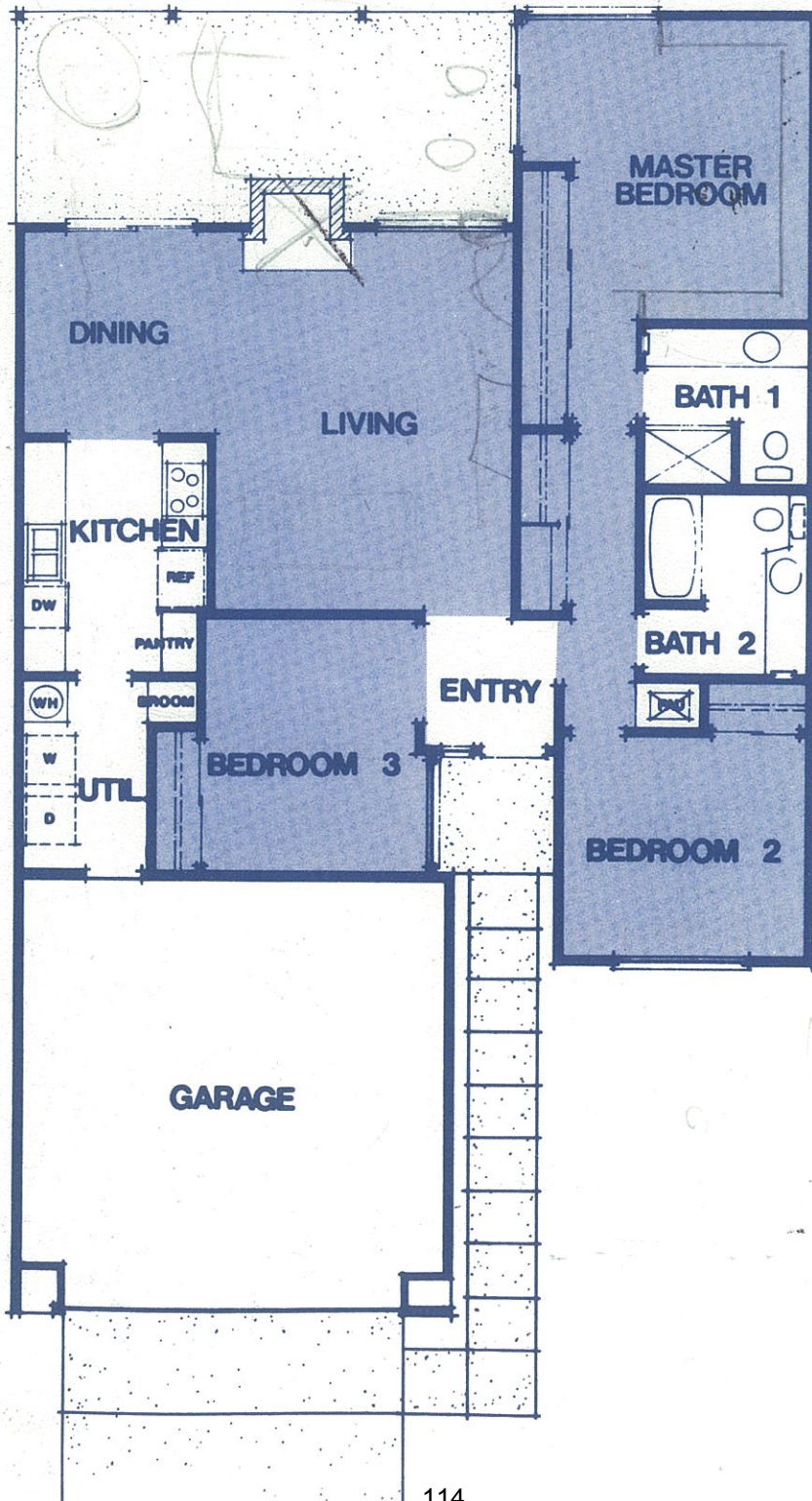


The Sea Terrace Townhomes Laguna Niguel

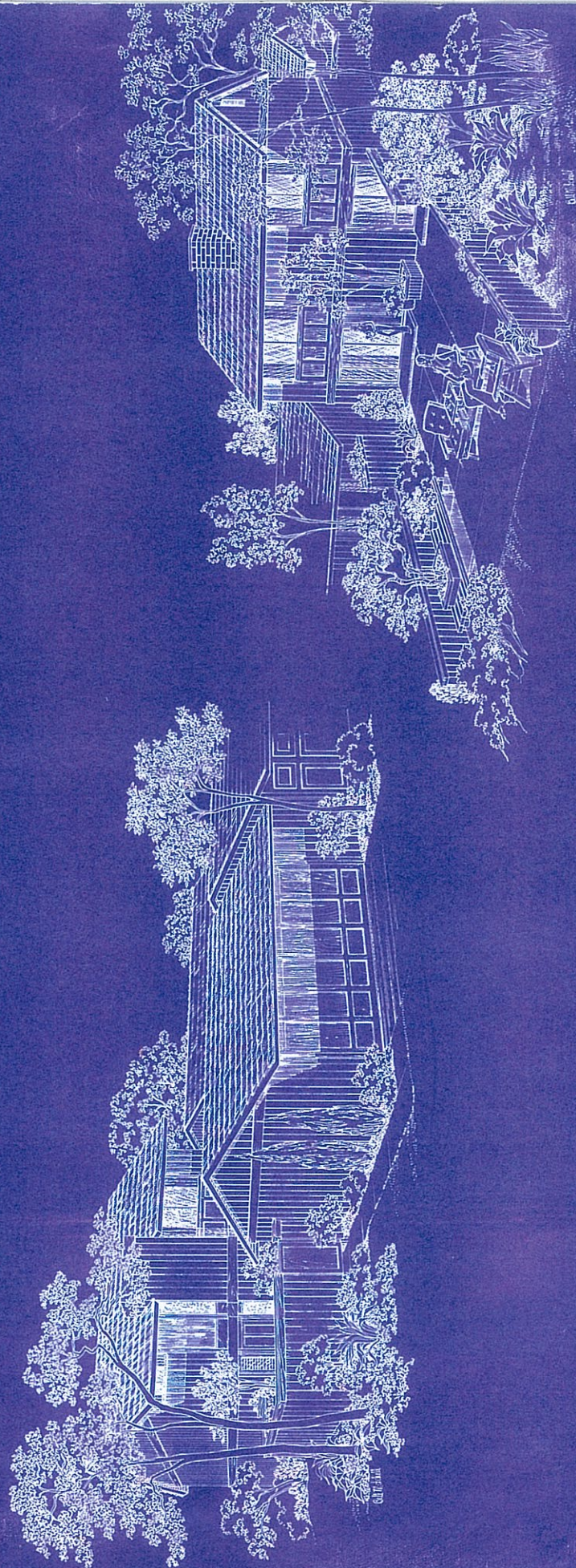


Plan 117

Sequence '74
The Sea Terrace Townhomes
Plan 117



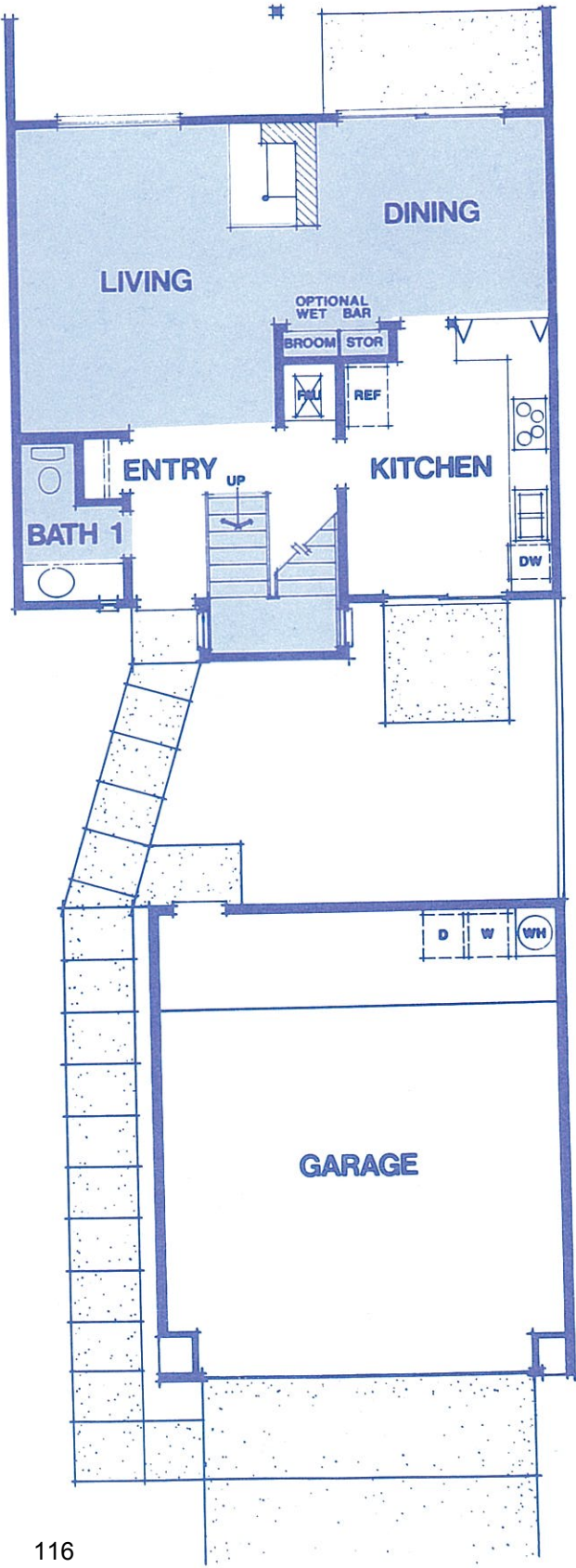
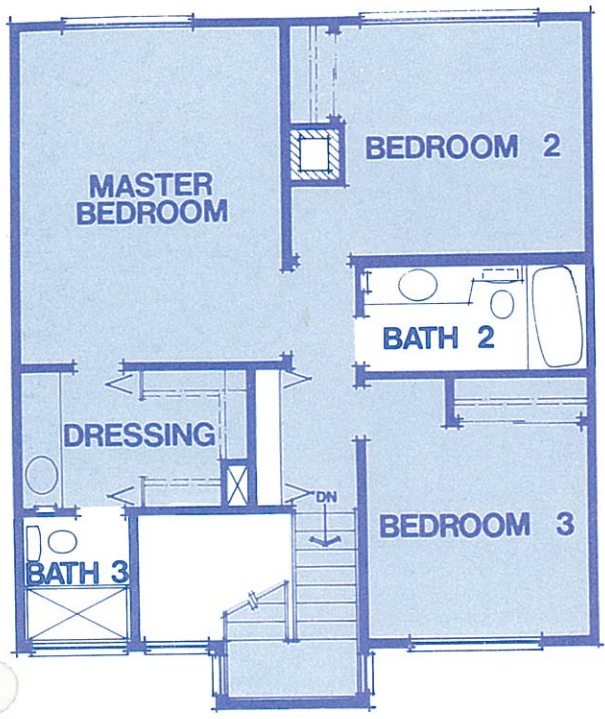
The Sea Terrace Townhomes Laguna Niguel



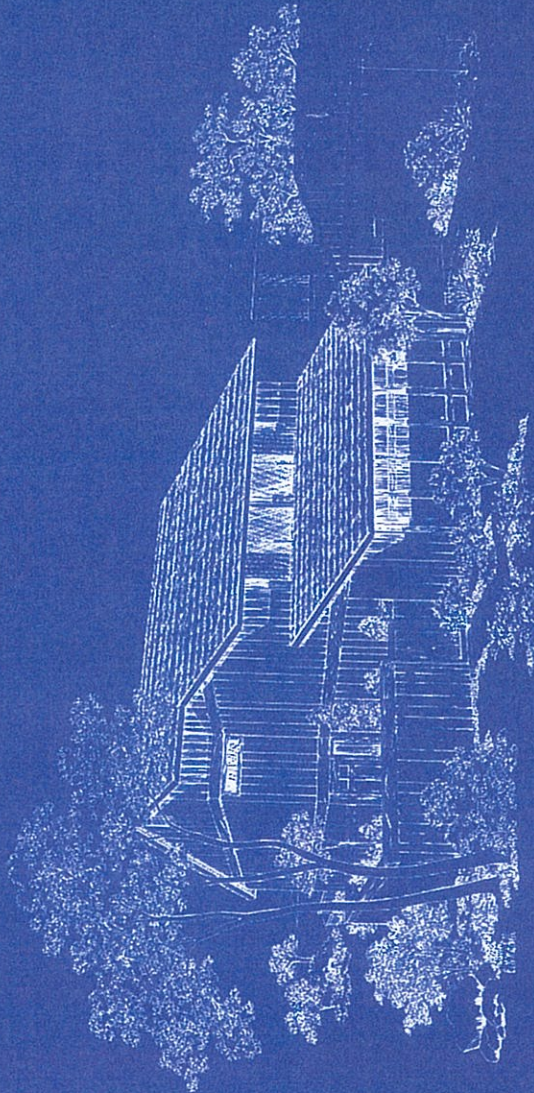
Plan 204

The Sea Terrace Townhomes

Plan 204



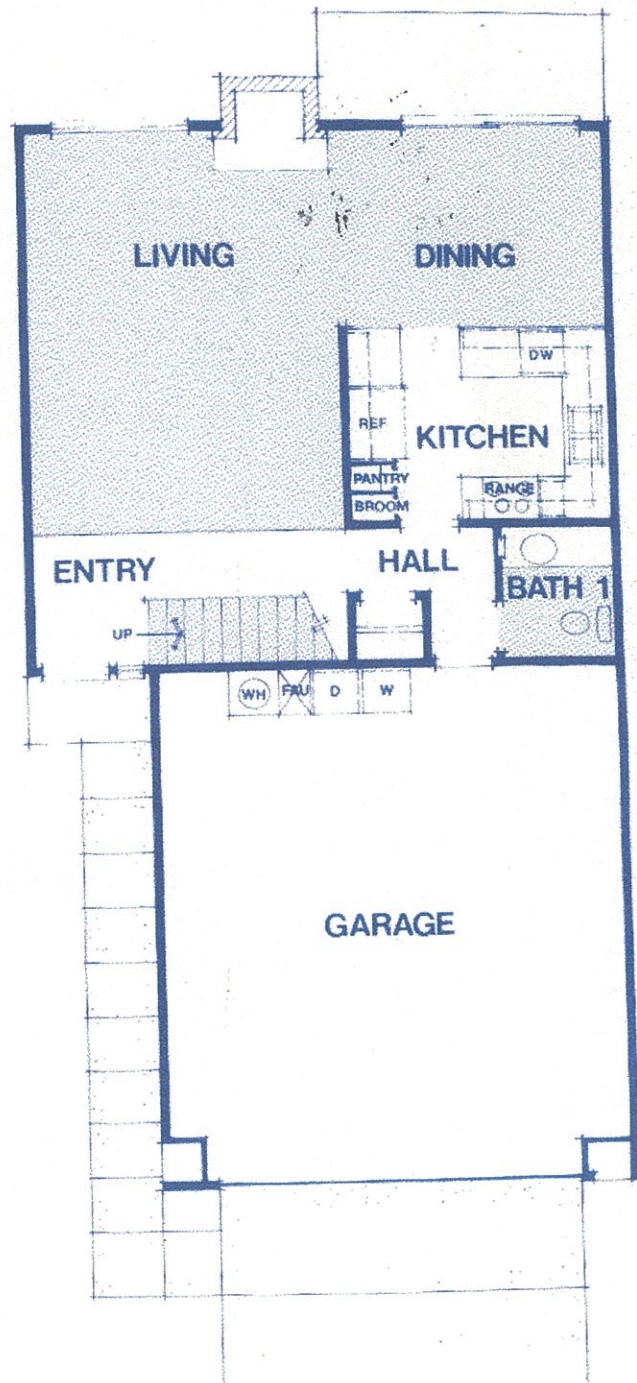
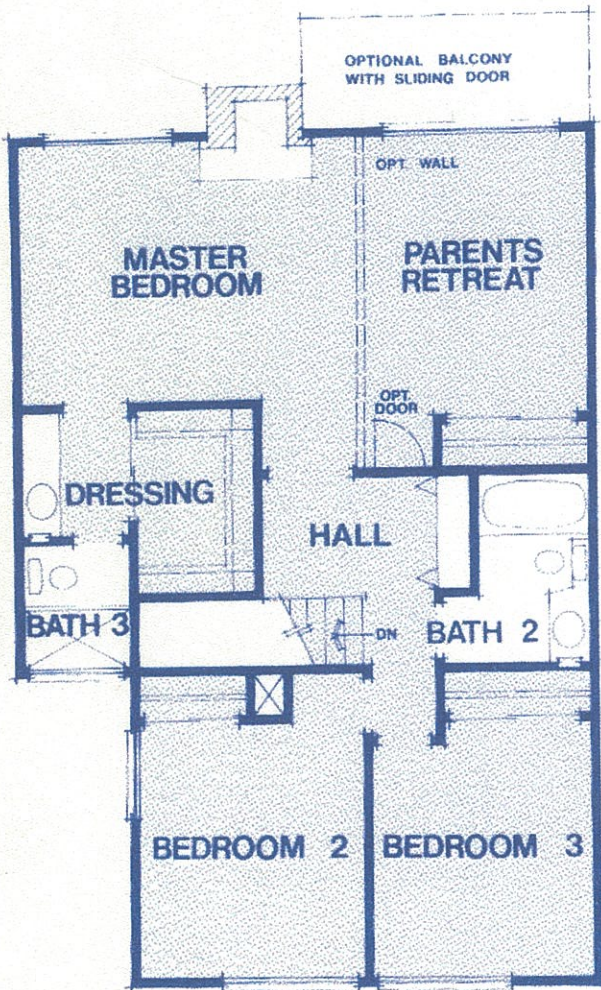
The Sea Terrace Townhomes Laguna Niguel

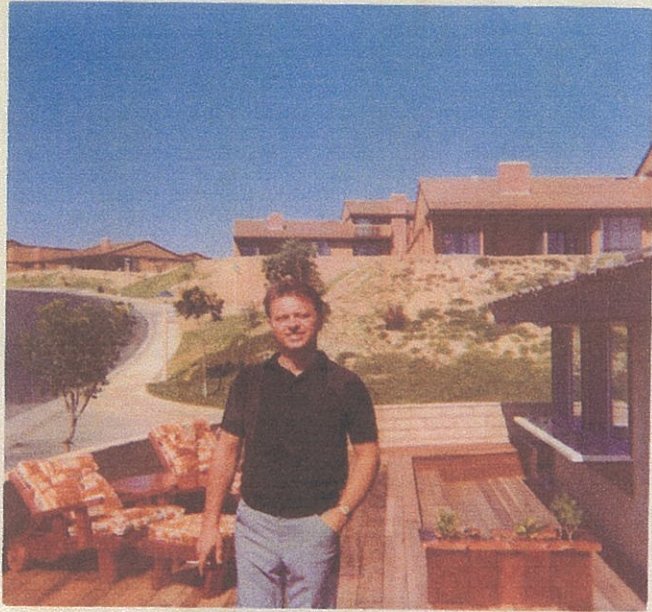


Plan 205

The Sea Terrace Townhomes

Plan 205





Townhouses
under con-
struction on
Capstan and
Halyard Drs.
(near Niguel
Shores Drive)
in 1972

