

Welcome to Montage at Mission Hills, a luxurious new private, gated neighborhood where you can expect more... and get it!

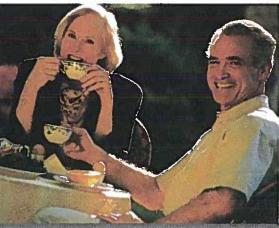
More architectural style, expressed in a variety of elegant Tuscan, Italianate and Contemporary exteriors, rich color palettes and a custom-like street scene. Four distinct single-level floor plans offer abundant room for easy indoor/outdoor living, memorable entertaining and precious privacy. From the impressive volume entries to the smallest interior detail, Montage brings home a new level of comfort and sophistication.

More price-included features. Compare our standard features and amenities with any other new homes in the area and you'll be amazed at the difference – and the value! As a Montage homebuyer you can upgrade because you want to, not because you have to.

More of the best in desert living, including a Social Membership at exclusive Mission Hills Country Club.* You'll enjoy complete access to casual and fine dining and social activities in the beautiful clubhouses along with the state-of-the-art equipment of the fitness center. At home in your private gated Montage neighborhood you'll enjoy majestic mountain views, peaceful meandering streets and your private, fully fenced pool-size lot. You can also relax in the knowledge that your homeowners' association dues are among the desert's lowest.

More convenience. Located on the "Gerald Ford Drive Corridor" in the heart of the desert's most prestigious and popular attractions, Montage residents will enjoy easy access to shopping, dining, performing arts, sports, recreation,





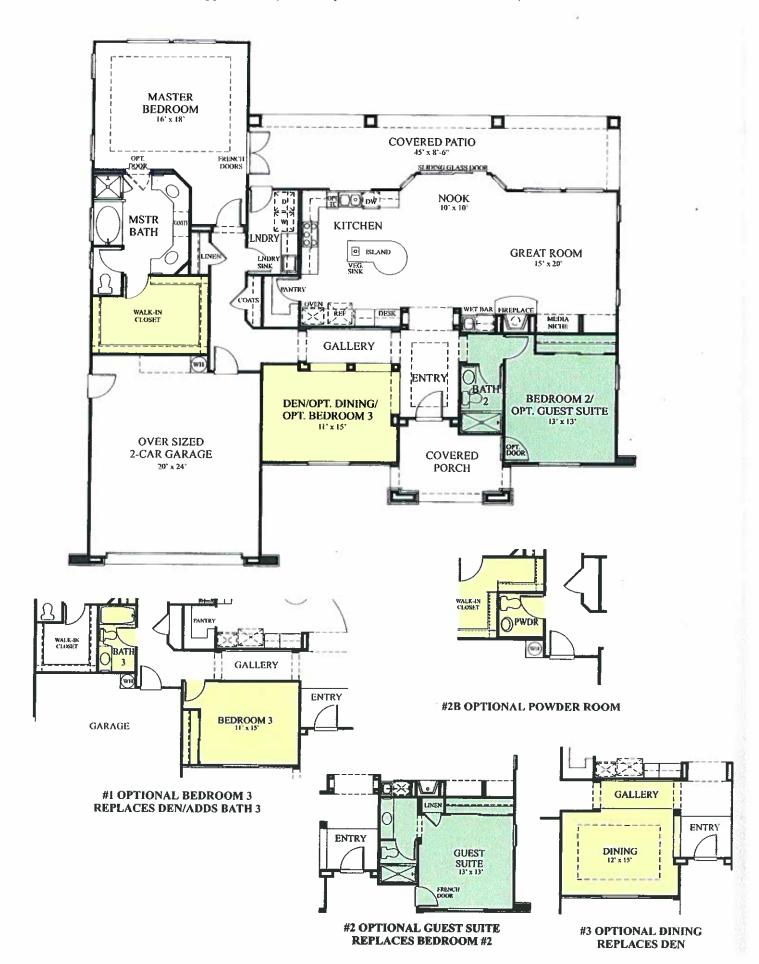


schools, renowned medical facilities and major airports.

Discover Montage at Mission Hills, where you can find more of everything you want ... for a lot less than you'd expect.

Monet -Plan 1

Approximately 2,125 Square Feet • 2 Bedrooms & Den, 2 Baths



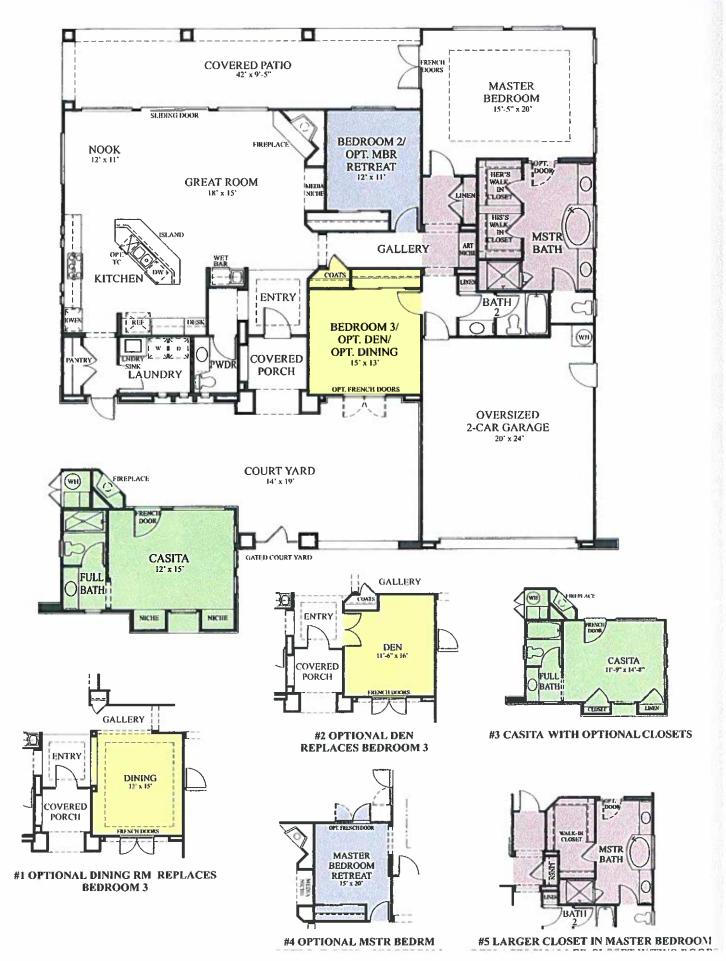






Chagall - Plan 2

Approximately 2,389 Square Feet (including Casita) • 3 Bedrooms, 2 Baths, Powder Room, Separate Casita with Full Bath



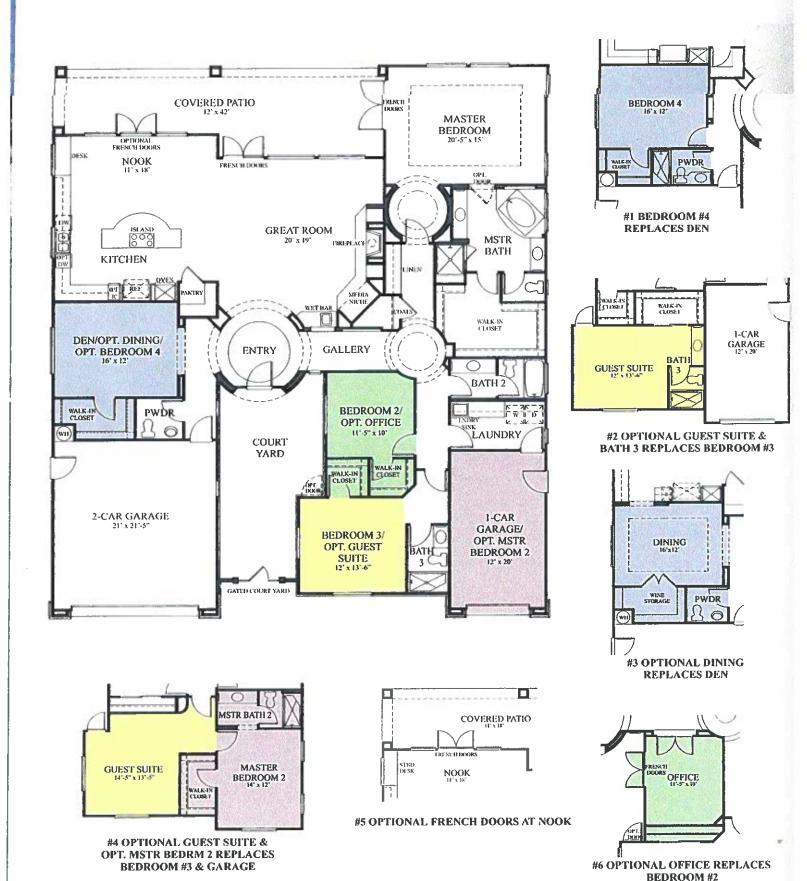






Da Vinci - Plan 3

Approximately 2,880 to 3,121 Square Feet • 3 Bedrooms, Den, 3 Baths, Powder Room





3A

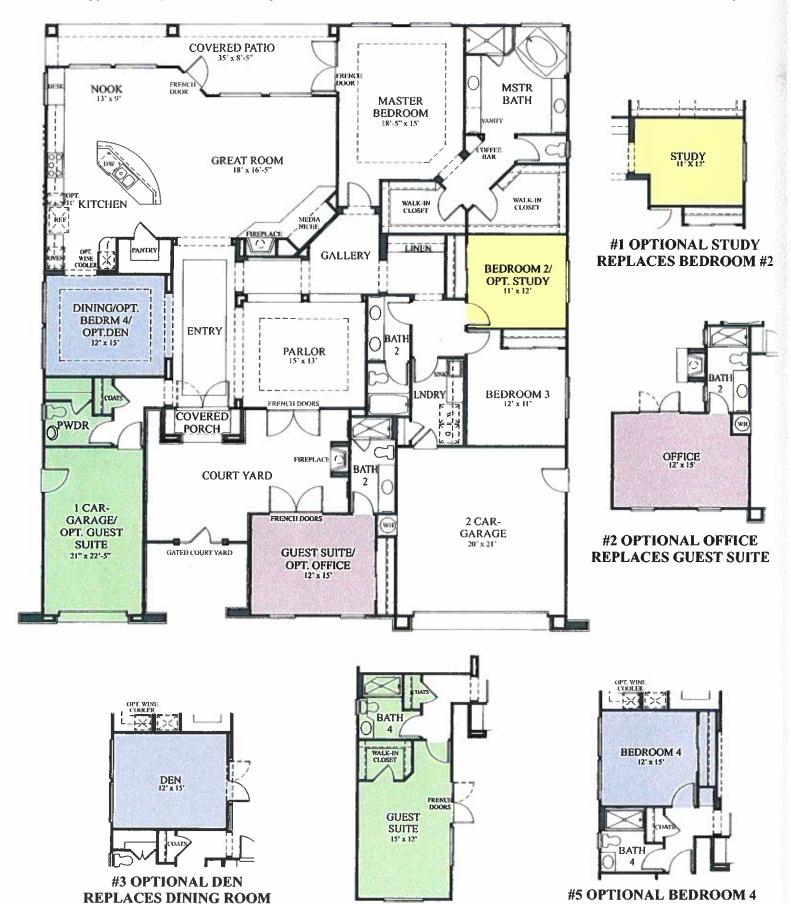


3C



Picasso -Plan 4

Approximately 3,137 to 3,388 Square Feet • 3 Bedrooms, 2 Baths, Powder Room, Guest Suite with Private Entry



#4 OPTIONAL GUEST SUITE REPLACES GARAGE REPLACES DINING



4A



4C



Impressive Features

20	AN IDEAL COMMUNITY
r v vi	Semi-Custom Homes in a Private, Gated Community
For Your Notes	Desirable "Gerald Ford Drive Corridor" Location
	Pool-Size Lots and You Own the Land
	Low Homeowner Association Dues
	 Includes Mission Hills Country Club Social Membership with Clubhouse and Fitness Center Privileges and Access to Affiliate Clubs and Resorts* (Yes – It's Included!) Meandering Streets, Cul-de-Sacs and Great Mountain Views
	DISTINCTIVE EXTERIORS
	Elegant Tuscan, Italianate and Contemporary Architecture, Accented with Low
	Maintenance Stucco Fascia Details
	Private Entry Courtyard with Gate (Optional on Plan 1)
	Private Casita with Bath, Storage and French Door (Plan 2)
	Wood Burning Courtyard Fireplace (Plans 2 and 4)
manufaction to the CVP - will defect about the Self-Art S	Rich Exterior Color Palettes with Enhanced Stone Veneer (certain plans) and Coordinated Concrete Tile Roof
	 Hand Finished Low-Maintenance Stucco Exteriors with Protective Elastomeric Paint Covered Front Entry with Impressive Single or Double 8-Foot High Therma-Tru* Door Spacious Two-car Finished Garage with Direct Access to Home, Extra High 8-Foot Insulated, Sectional Roll-up Door, Automatic Opener and Two Electronic Transmitters
	Third-Car Garage in Plans 3 and 4
	Recessed Lights with Photo Cell Over Garage Door and Entry
	 Individually Landscaped Front Yard with Automatic Sprinkler System and Lighting
	Side and Rear Yard Block Wall Fencing with Front Access Gate
	Covered Rear Concrete Patio with Lighting and Pre-wiring for Ceiling Fans
	Gas Stub at Patio for Barbecue Connection
	Conveniently Located Electrical Outlets and Hose Bibbs
	Concrete Driveways and Walkways
	Underground Utilities
	IMPRESSIVE INTERIORS
	Breath-taking Volume Entries
	10-foot High Ceilings Throughout
	Coffered Ceilings in Master Bedroom, Entry, Parlor and Dining Room
	All Windows and Sliding Doors Set at 8 Feet to Maximize Views
	• 18" x 18" Ceramic Tile Flooring in Entry, Kitchen, Baths and Laundry Room
	Graceful Custom Rounded Wall Corners
	8-foot Paneled Interior Doors with Upgraded Yale* Chrome Lever Hardware
	Gas Burning Fireplace with Electric Starter Switch, Glass Doors and Log Set Included
	Powder Bath with Elegant Pedestal Sink (Plans 2 & 3) (Optional in Plan 1)
	Wet Bar with Sink, Granite Counter Top, Lower Cabinet,
	Mirror and Shelves (Plans 1 & 2)
	Plush Carpeting with a Variety of Designer Colors
	Large Interior Laundry Room with Storage Cabinets and Sink (Yes – It's Included!)
	Security System (Yes – It's Included!)
	Pre-wired for Ceiling Fans in Family Room and all Bedrooms
	State-of-the-art Structured Cabling including Telephone and TV in all Bedrooms, Famil
	Room and Kitchen; Pre-wiring for Sound System at Four Locations and DDS at Master Bedroom and Media Center with Networking Capability (Yes – It's Included!)
	Decora* Silent Touch Electrical Switches
	D 11:1.: : C1 . 1D

Recessed Lighting in Selected RoomsConvenient Storage and Linen Closets

	 Custom Maple Cabinets with Crown Moldings, Pull-out Shelves and Euro Hinges
For Your Notes	Granite Slab Counter Tops with Optional Full Backsplash
	Sunny Eating Nook
	Convenient Island Work/Entertainment Centers
	Computer Desk/Work Station We like States Break Bre
	Huge Walk-in Storage Pantry Control Florida "Part I Mark I I I I I I I I I I I I I I I I I I I
	• General Electric "Profile" Appliances in White or Black:
	-30" Self-cleaning Double Ovens -Multi-cycle Dishwasher
	-36" Gas Cooktop with 5 Burners -Built-in Microwave Oven
	Double Sink with Garbage Disposal and Moen® Pull-out Faucet
	Vegetable Sink (Plan 1) Lange Refinement Asse Provide to the Provide Refinement Asse Provide to the Provide Refinement Asse Provide Refinement Refin
	 Large Refrigerator Area Pre-plumbed with Recessed Box for Automatic Ice Maker Recessed Ceiling and Under-cabinet Lighting
-	
	INVITING MASTER BEDROOM SUITES
	• Rich Maple Euro-Height Cabinetry (36")
	Upgraded Ceramic Tile Counter Tops and Lighted Vanity (per plan) Florent Ovel Tile with Counter Tile Score of the Co
	• Elegant Oval Tub with Ceramic Tile Surround
	Ceramic Tile Shower with Clear Glass Enclosure Outside Control of the Contr
	Dual Sinks with Moen® Monticello Wide Spread Fixtures and Full Width Mirrors Title State of the First
	Private, Stylish Elongated Water Saver Toilets Sections Wells in Classes and Device Sections
	Spacious Walk-in Closets with Double Shelving Coffeed Coiling with Two Proceed Links
***	Coffered Ceilings with Two Recessed Lights Franch Decree to Project (Year Inches Lights)
	 French Doors to Patio (Yes – It's Included!) Frameless Medicine Cabinets
	Pre-wired for Phone, Cable TV and Ceiling Fan
	SECONDARY BEDROOMS AND BATHS
	Ceramic Tile Counter Tops
N. C.	Ceramic Tile Tub or Shower Surrounds
	Maple Cabinets
	Moen® Monticello Plumbing Fixtures
	8-foot Frameless Mirrored Wardrobe Doors (certain plans)
	Generous Walk-in Closets (certain plans)
	Pre-wired for Phone, Cable TV and Ceiling Fan
	SAFETY AND ENERGY-EFFICIENT AMENITIES
	 York® 12 SEER Dual Zoned Heating and Air Conditioning System
	Natural Gas Heating with Digital Night Set Back Thermostats for Maximum Efficiency
	Full Weather Stripping on All Exterior Doors and Windows
	 Fully Insulated Exterior Walls and Ceilings (R-13 and R-38)
	Insulated Garage Doors (Yes – It's Included!)
	Low-E Square Glass Dual Glazed Vinyl Windows and Glass Doors
	Smoke Detectors
	Copper Plumbing
	Gas Hook-up for Clothes Dryer
The second secon	Low Flow Water-efficient Toilets
	• 50 Gallon Insulated Water Heater with Hot Water Recirculating System (Yes - It's Included!)
	Insulated Hot Water Lines
	Pilotless Gas Cooktop
	Special Soft Flashing on Roofs
	CUSTOMIZING & PERSONALIZING OPTIONS
* Subject to Mission Hills Country Club membership rules and requirements. Please	• Personalize your Montage home with a variety of room options, upgrades and built-ins to
see sales representative for complete	create the home that best suits your lifestyle. Listed here are just a few customizing
information.	options available to you. Your sales consultant will be happy to provide you with a
All renderings, floor plans and maps are artist's	complete list of options.
conceptions and are not intended to be a precise depiction of the buildings, fences, walks,	• 3, 4 and 5 Bedroom Options
driveways or landscaping and are not	Den, Dining and Guest Suite Options
necessarily to scale. All square footages are approximate. In an effort to continually	French Doors in Place of Windows
improve its product, The Ford DaVall Group LLC reserves the right to change floor plans,	A Wide Selection of Custom Counters, Flooring, Appliances and Cabinetry
specifications and prices without notice. Please	Rear Yard Pool, Spa and Landscape Designs
see sales representative for complete and	Wine Cooler in West Box

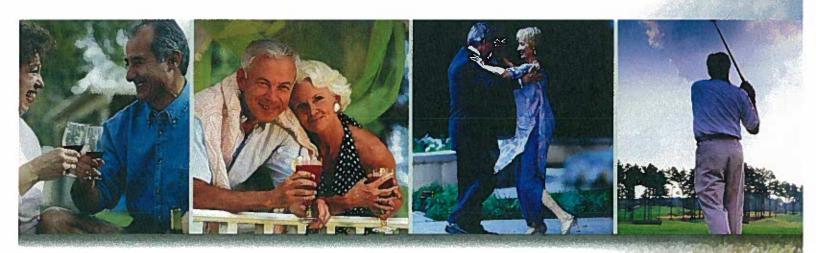
• Wine Cooler in Wet Bar

current information.

About Your Builder

Ford DaVall Group LLC is a partnership of local developers and builders who have joined together to bring you Montage at Mission Hills. With combined experience exceeding 50 years this team, including GHA Communities, associate Dan Starkey and veteran desert builder John Wessman, has a proven record of providing quality homes for thousands of families.

Commitment to quality and detail is the hallmark of Ford DaVall Group. By creating homes with distinguished architecture, "smart" floorplans and state-of-the-art, energy-efficient design, they



offer lasting and uncompromising value to you, the homebuyer. What distinguishes them from the rest is their commitment to unparalleled standard features. Items that other builders consider "premium options" are standard price-included features at Montage. Homebuyers now can choose to upgrade because they want to... not because they have to.

This commitment to excellence doesn't end with the sale. Ford DaVall Group will also provide each homebuyer with a detailed owner's manual and periodic inspections, as well as a final walk-through where qualified staff members can answer all questions, assuring you of a complete understanding of your new home. From the start of construction until long after you have settled in, the commitment to quality and customer service remains constant.

Through quality and integrity, this team of builders has earned the enduring respect of homebuyers in the past and they will continue delivering reliable value to discriminating Montage homeowners.

