



Montage

At Mission Hills

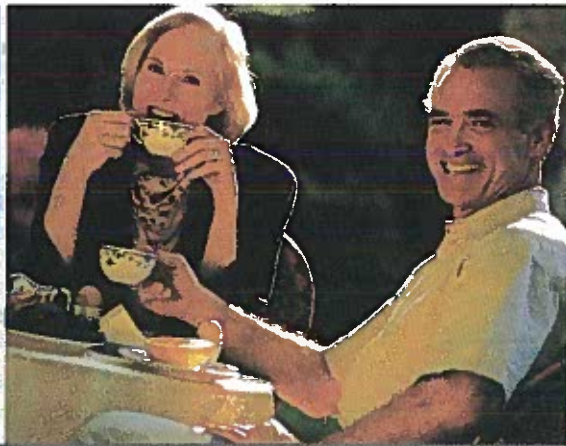
Welcome to Montage at Mission Hills, a luxurious new private, gated neighborhood where you can expect more... and get it!

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,

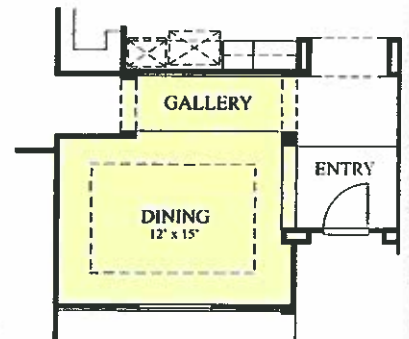
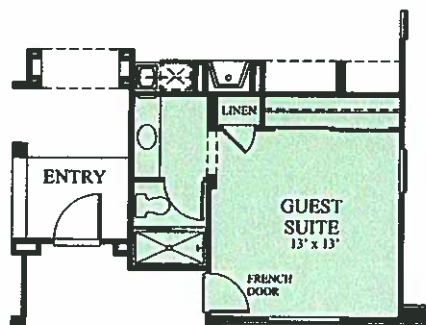
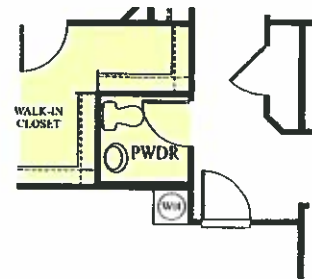
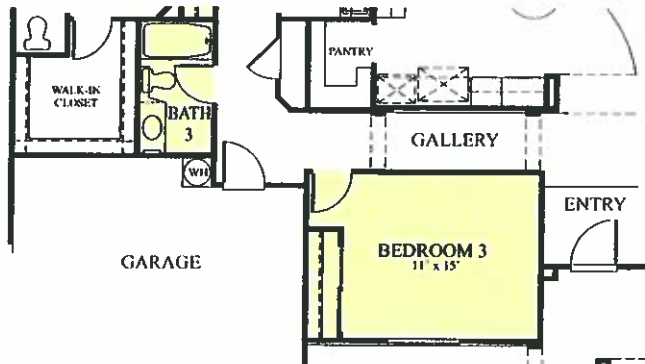
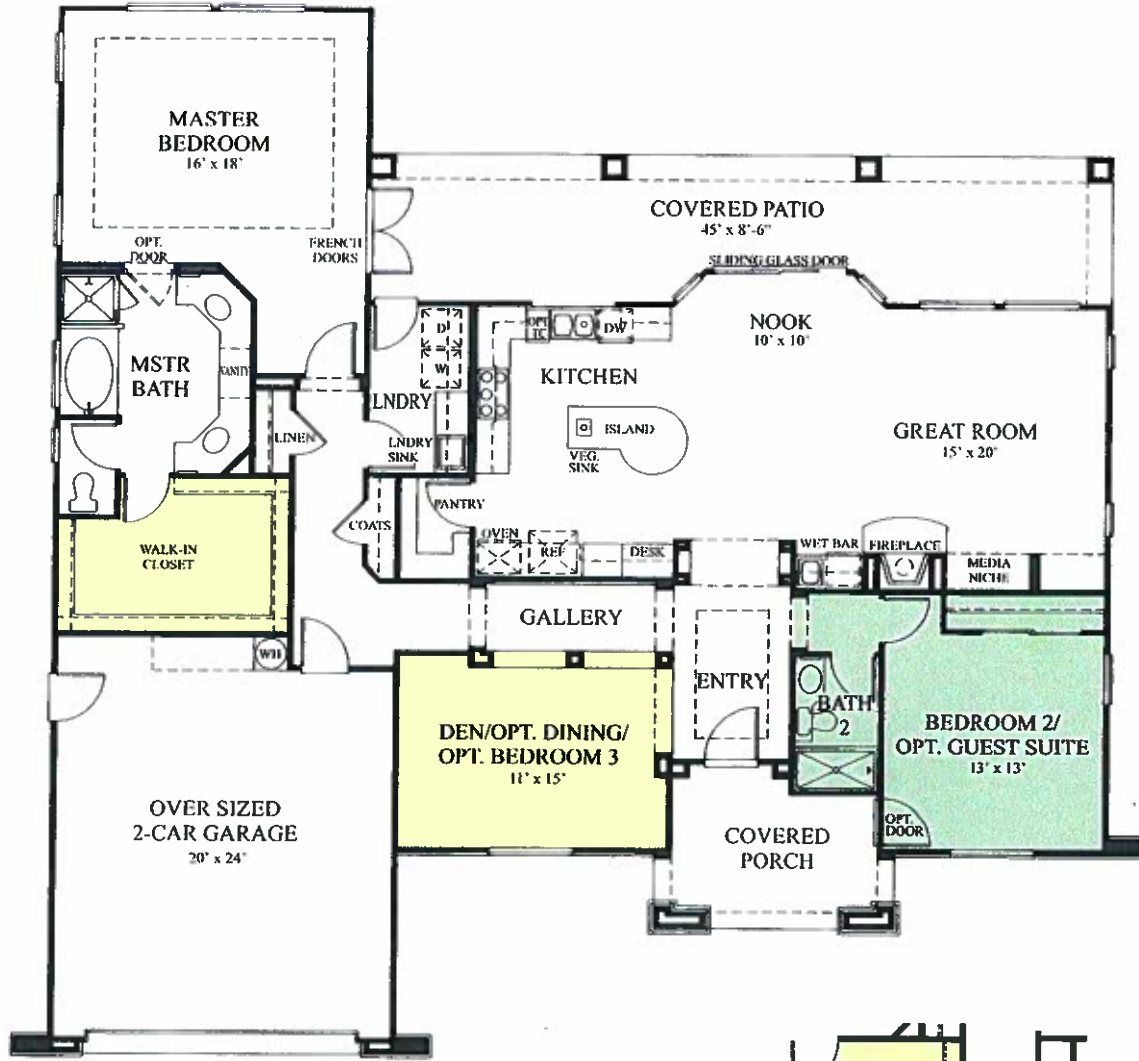


schools, renowned medical facilities and major airports.

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





IAR



ICR





2A



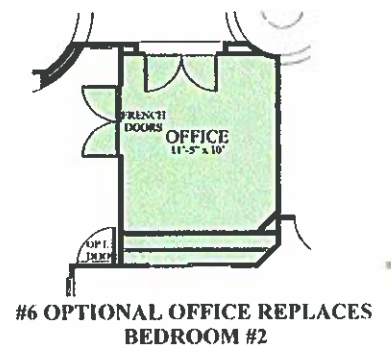
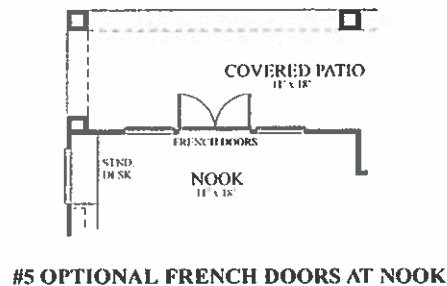
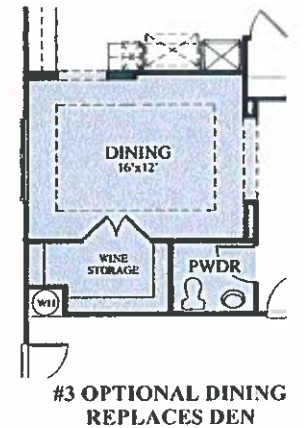
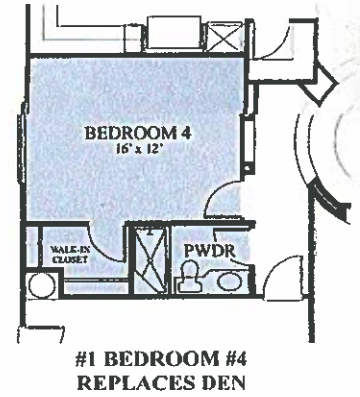
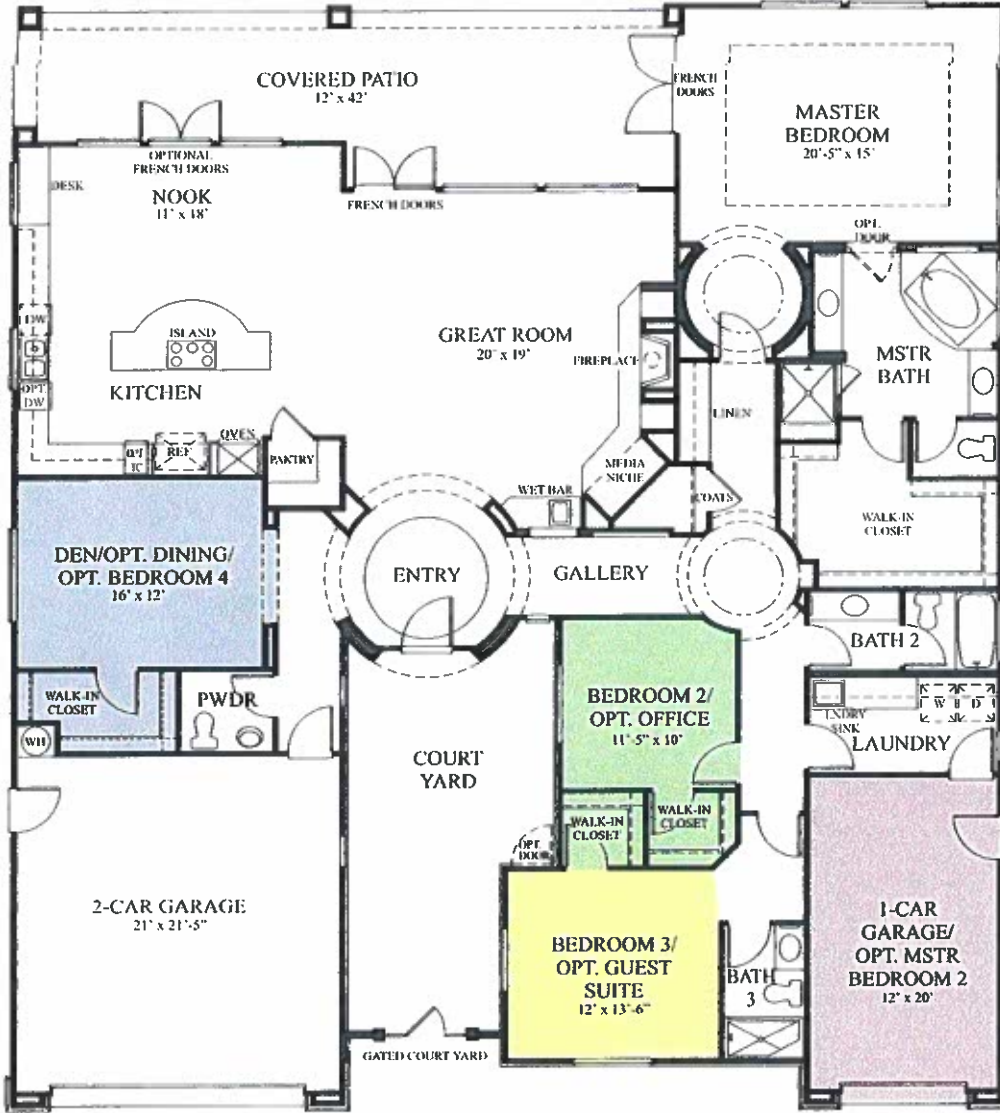
2C



2D

Da Vinci - Plan 3

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





3A



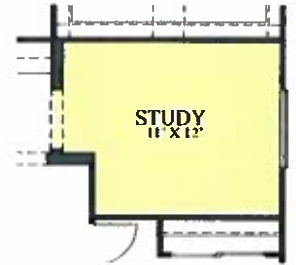
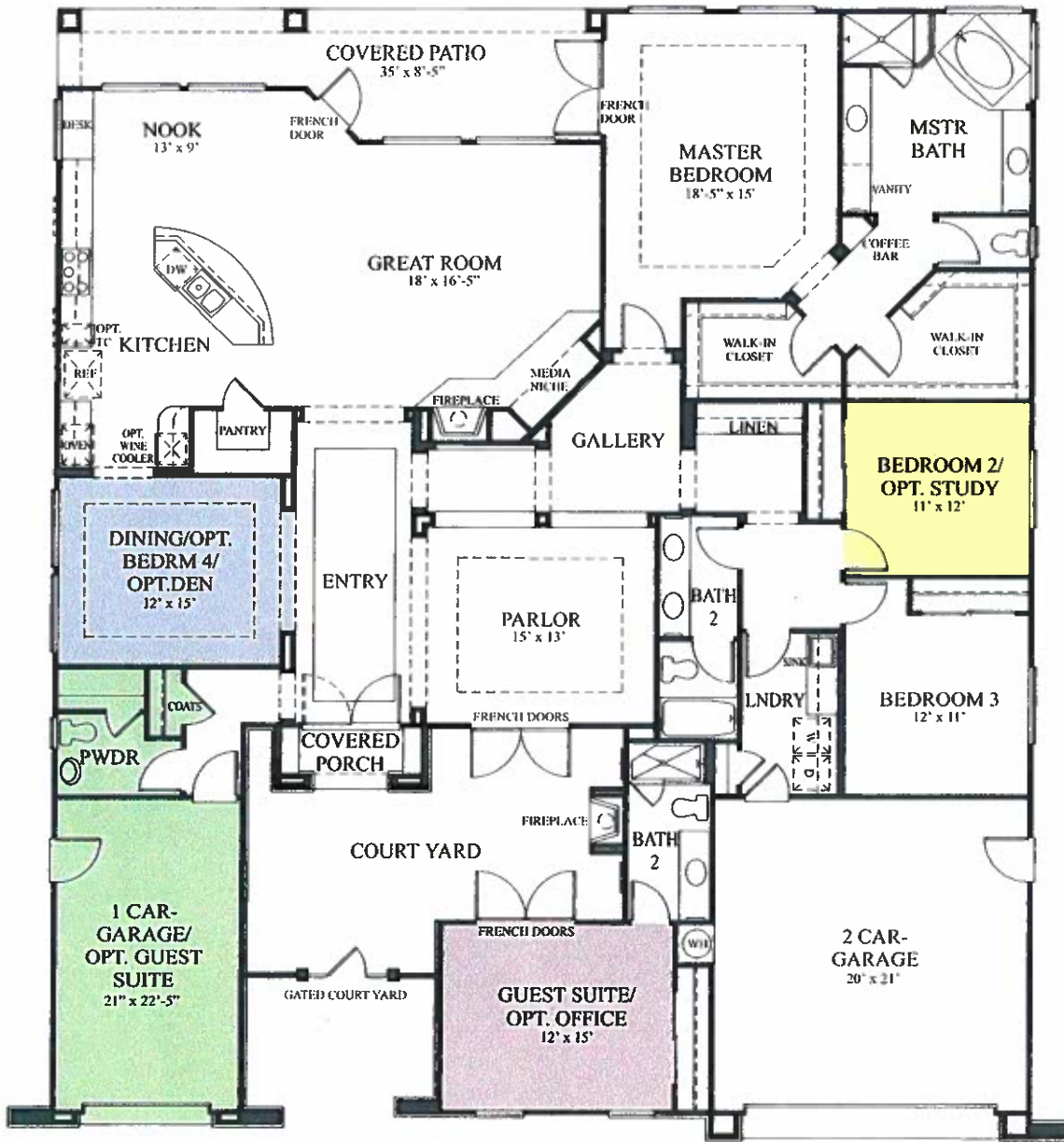
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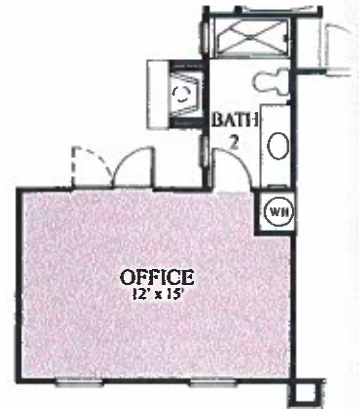
3D

Picasso - Plan 4

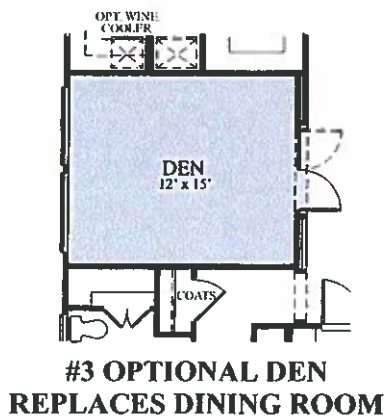
Approximately 3,137 to 3,388 Square Feet • 3 Bedrooms, 2 Baths, Powder Room, Guest Suite with Private Entry



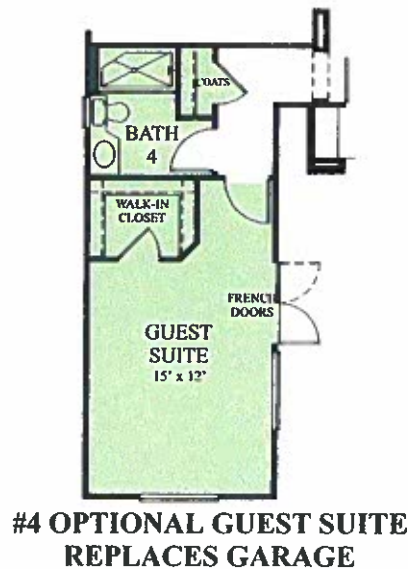
#1 OPTIONAL STUDY REPLACES BEDROOM #2



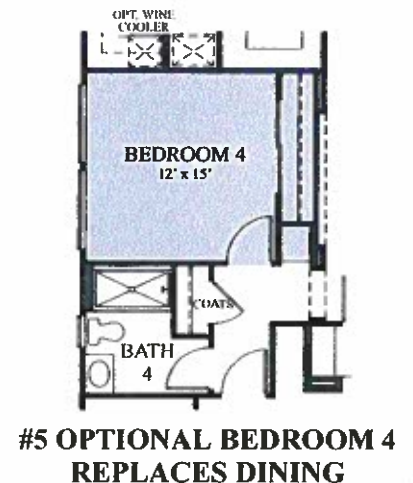
#2 OPTIONAL OFFICE REPLACES GUEST SUITE



#3 OPTIONAL DEN REPLACES DINING ROOM



#4 OPTIONAL GUEST SUITE REPLACES GARAGE



#5 OPTIONAL BEDROOM 4 REPLACES DINING



4A



4C



For Your Notes

Horizontal lines for taking notes.

- Custom Maple Cabinets with Crown Moldings, Pull-out Shelves and Euro Hinges
- Granite Slab Counter Tops with Optional Full Backsplash
- Sunny Eating Nook
- Convenient Island Work/Entertainment Centers
- Computer Desk/Work Station
- Huge Walk-in Storage Pantry
- 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)
- 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)
- Elegant Oval Tub with Ceramic Tile Surround
- Ceramic Tile Shower with Clear Glass Enclosure
- Dual Sinks with Moen[®] Monticello Wide Spread Fixtures and Full Width Mirrors
- Private, Stylish Elongated Water Saver Toilets
- Spacious Walk-in Closets with Double Shelving
- Coffered Ceilings with Two Recessed 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
- 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
- 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

- Personalize your Montage home with a variety of room options, upgrades and built-ins to create the home that best suits your lifestyle. Listed here are just a few customizing options available to you. Your sales consultant will be happy to provide you with a complete list of options.
- 3, 4 and 5 Bedroom Options
- Den, Dining and Guest Suite Options
- French Doors in Place of Windows
- A Wide Selection of Custom Counters, Flooring, Appliances and Cabinetry
- Rear Yard Pool, Spa and Landscape Designs
- Wine Cooler in Wet Bar

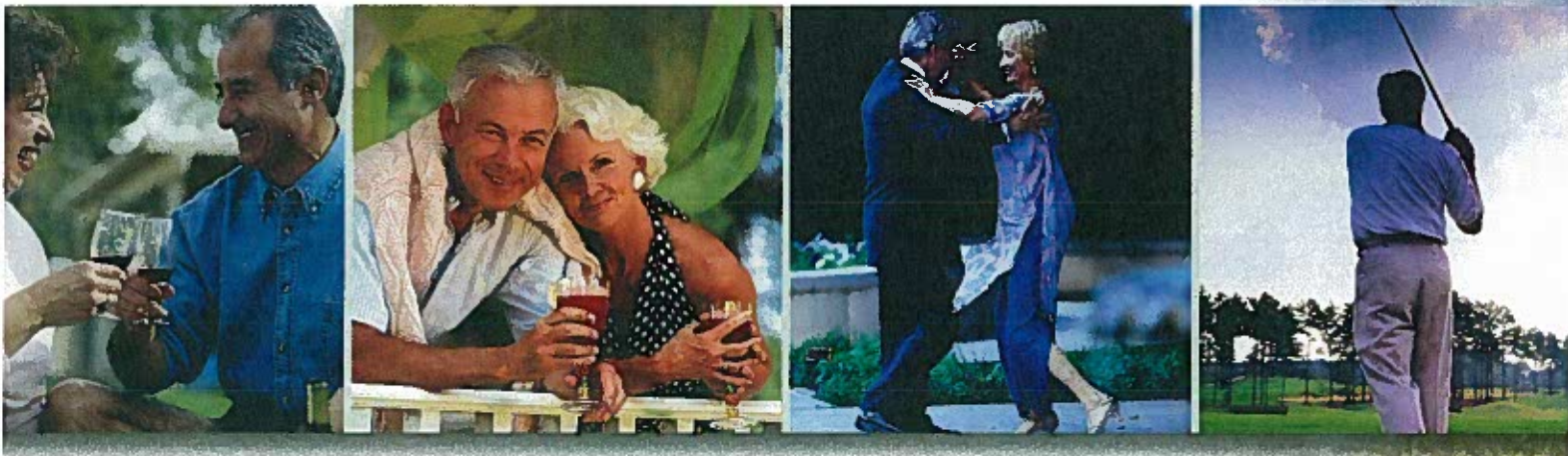
* Subject to Mission Hills Country Club membership rules and requirements. Please see sales representative for complete information.

All renderings, floor plans and maps are artist's conceptions and are not intended to be a precise depiction of the buildings, fences, walks, driveways or landscaping and are not necessarily to scale. All square footages are approximate. In an effort to continually improve its product, The Ford DaVall Group LLC reserves the right to change floor plans, specifications and prices without notice. Please see sales representative for complete and 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.

