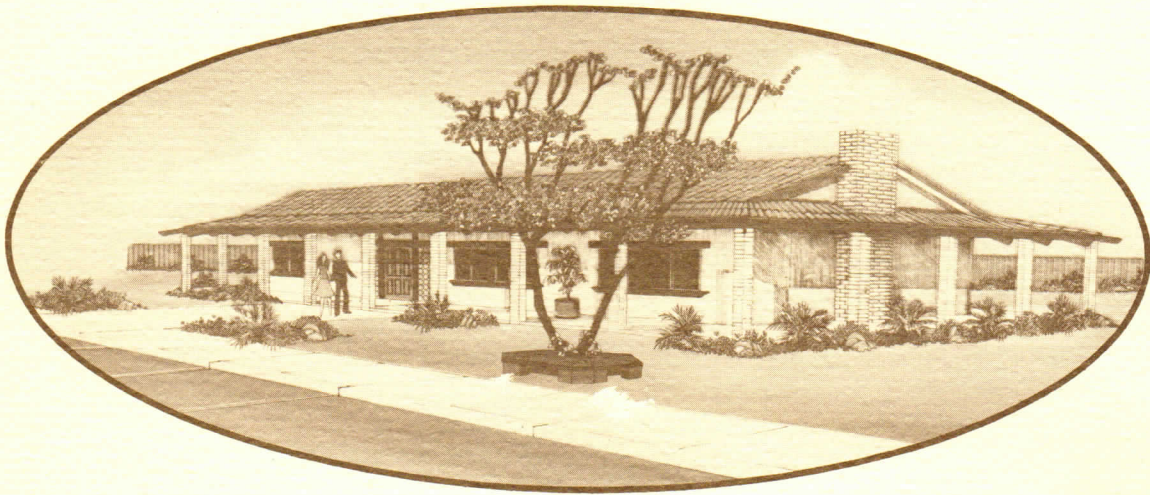




OAK PARK LEISURE GARDENS



Luxury Townhomes for Adults
Who Want Peace and Quiet

OAK PARK LEISURE GARDENS

117 Luxury Townhomes —

A Part of the Meticulously Planned Community of Oak Park Acres
in the City of Arroyo Grande

PEACE AND QUIET

Oak Park Leisure Gardens is for individuals or couples whose families have grown and gone, or are about to be. At least one member of the family must be forty years of age and no permanent resident may be under sixteen years. Those who have raised their families deserve a little peace and quiet.

OAK PARK ACRES

The planned community of Oak Park Acres cover 280 acres of homes, shopping mall, neighborhood shopping center, an office and medical complex, recreation center, green belts and bridle paths. It is within the city limits of Arroyo Grande with all city services. The first homes are now occupied. The commercial centers will be built during 1979 and 1980.

THE TOWNHOMES

A great variety of homes are available, both single level and two story. Sizes range from 721 sq. ft. to 1,325 sq. ft. The 721 sq. ft. unit with one bedroom and one bath was designed for the single person who doesn't want a big home to care for. The largest unit has two bedrooms and 2 1/2 baths and is suitable for a couple that perhaps has a child still at home who is in his late teens. Approximately half of the homes are of spanish design with red tile roofs and white stucco exteriors. The other half have shake roofs and wood/stucco exteriors. All homes have enclosed garages with automatic door openers. There is a home for practically every taste.

CAREFREE LIVING

In a townhome the owner has title to the structure and the ground underneath his home. Everything outside his home is owned in common with others in the development and is maintained by professional staff. Lawns and landscaping are mowed, weeded, fertilized and watered by a gardener. The exteriors are painted when appropriate. Even the roof is replaced if the need arises. If the owner desires to travel he need only lock the door and leave. The maintenance, structure insurance, clubhouse care, etc. is all paid by one monthly fee to the homeowners association.

THE CLUBHOUSE AND RECREATION AREA

Shown on the front cover is the 3,635 sq. ft. recreation building. Game rooms, kitchen and a large dining room with a handsome fireplace will be open for all residents to use. Outside the building in a patio area a sauna and hydrospa will be included as part of the recreation facilities. If common interests develop among the residents the clubhouse will undoubtedly be used for occasional pot luck dinners and weekend brunches.

SOME TOWNHOME FEATURES

ENERGY CONSERVATION AND SOUND INSULATION

- Full exterior wall and attic insulation
- Pilotless gas forced-air furnace
- All exterior doors weatherstripped
- Double party walls with R13 insulation.

LIVING AREAS

- Decorator selected carpeting in living and dining rooms, halls and bedrooms
- Designer vinyl in kitchen and baths
- Ceramic tiled entries, hearths and fireplace faces
- Wood-burning fireplace with hearth (most models). Gas outlet for log lighter
- Sliding tempered-glass doors to patio or balconies
- Custom decorator lighting fixtures
- Custom hardware

KITCHEN

- Caloric microwave oven
- Caloric trash compactors
- Caloric automatic deluxe dishwasher
- Double sinks with garbage disposal
- Ceramic tile kitchen counters
- Red birch stained natural wood kitchen cabinets
- Luminous ceilings
- Plumbed for ice maker

BATHS

- Ceramic tile pullman counters
- Ceramic tile to ceiling around tubs
- Water saver toilets
- Cast iron tubs
- Red birch stained natural wood pullman cabinets

EXTERIORS

- Color coordinated spanish stucco or wood (or wood & stucco) exteriors
- Tile or shake roofs
- Concrete driveways
- Patios
- Balconies (some models)

OTHER FEATURES

- Garage door openers
- Underground utilities
- Cable TV
- City sewers
- Prewired for telephone and cable TV
- Copper water lines
- Smoke detector
- Professionally landscaped

OAK PARK LEISURE GARDENS

PLANS A AND B

Plan A

2 Bedrooms • 2 1/2 baths
two story

Plan B

1 Bedroom • 1 Bath
one level

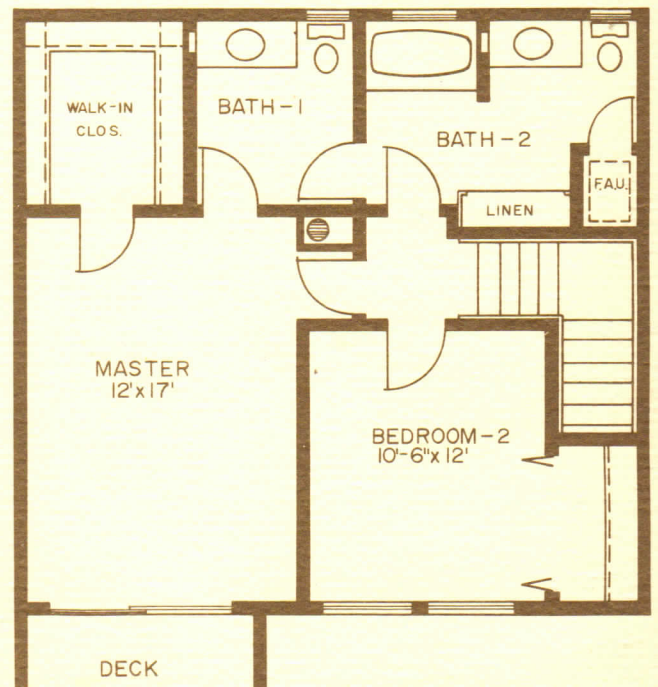
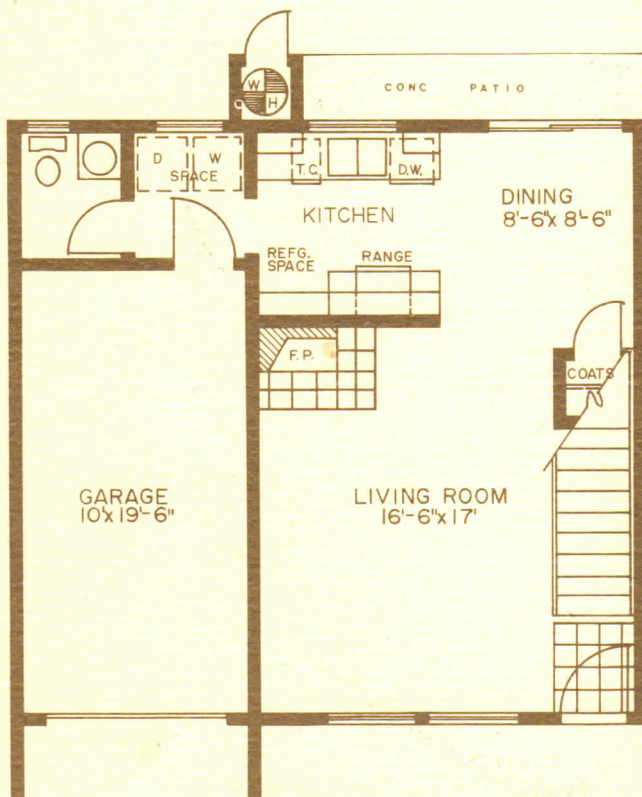


Elevations A and B

PLAN A

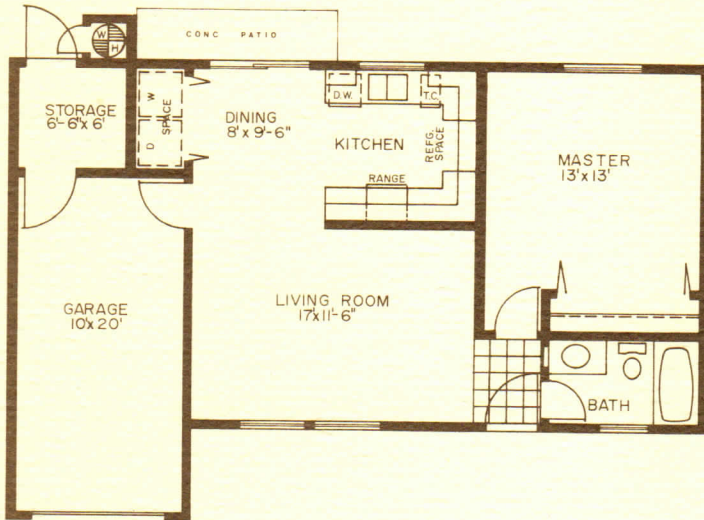
This home was designed for the couple who wants additional room for guests or who may have a child in his late teens still at home. Such features as balconies on upper level and wood burning fireplaces give the home livability and quality that belie the price.

Elevation AR (not shown) is of rustic design



PLAN B

The single person will find this one bedroom, one bath home convenient and easy to maintain. Everything is on one level.



Elevation BR (not shown) has shake roof and related exterior

721 sq. ft. plus 220 sq. ft. garage

OAK PARK LEISURE GARDENS

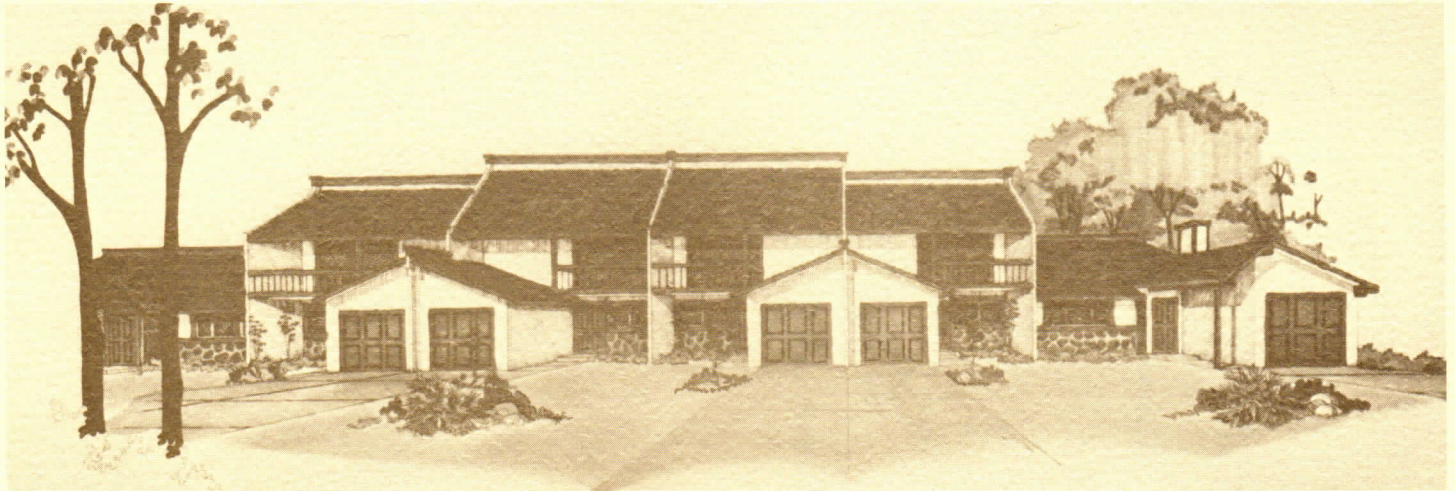
PLANS C AND D

Plan C

2 bedrooms • 1 1/2 baths
two story

Plan D

2 Bedrooms • 1 bath
one level



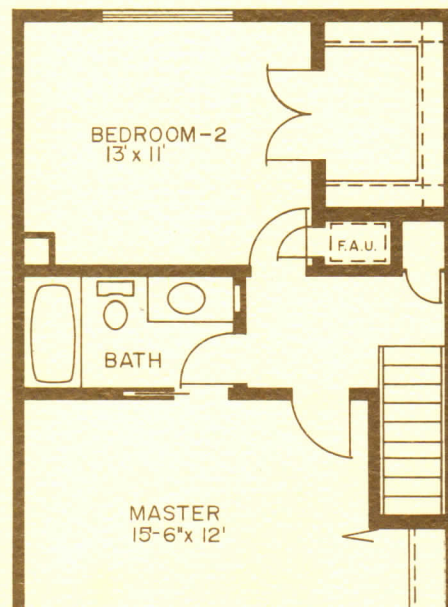
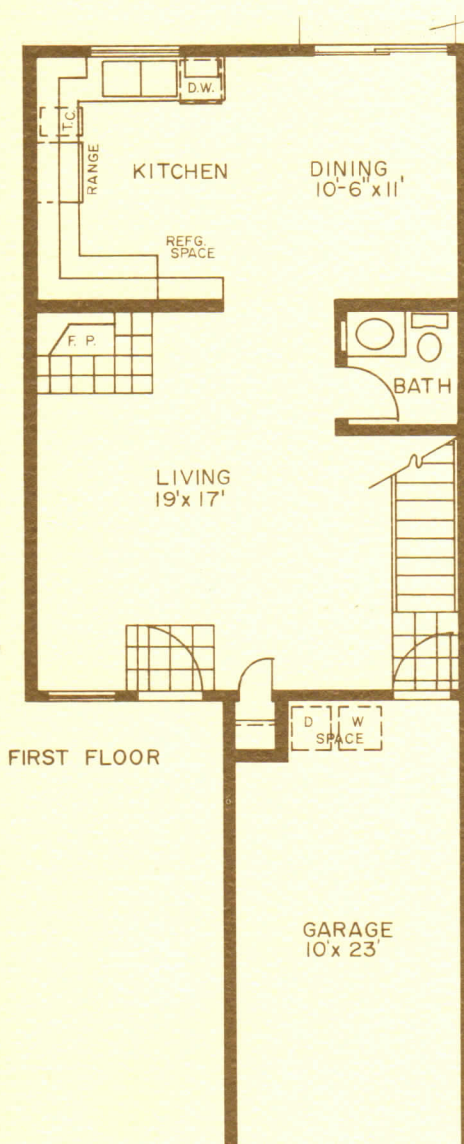
Elevations CR and DR

PLAN C

The C Plan has extra large living room, kitchen and dining area. External finish includes balconies and patios. Design is particularly attractive (note illustration above).

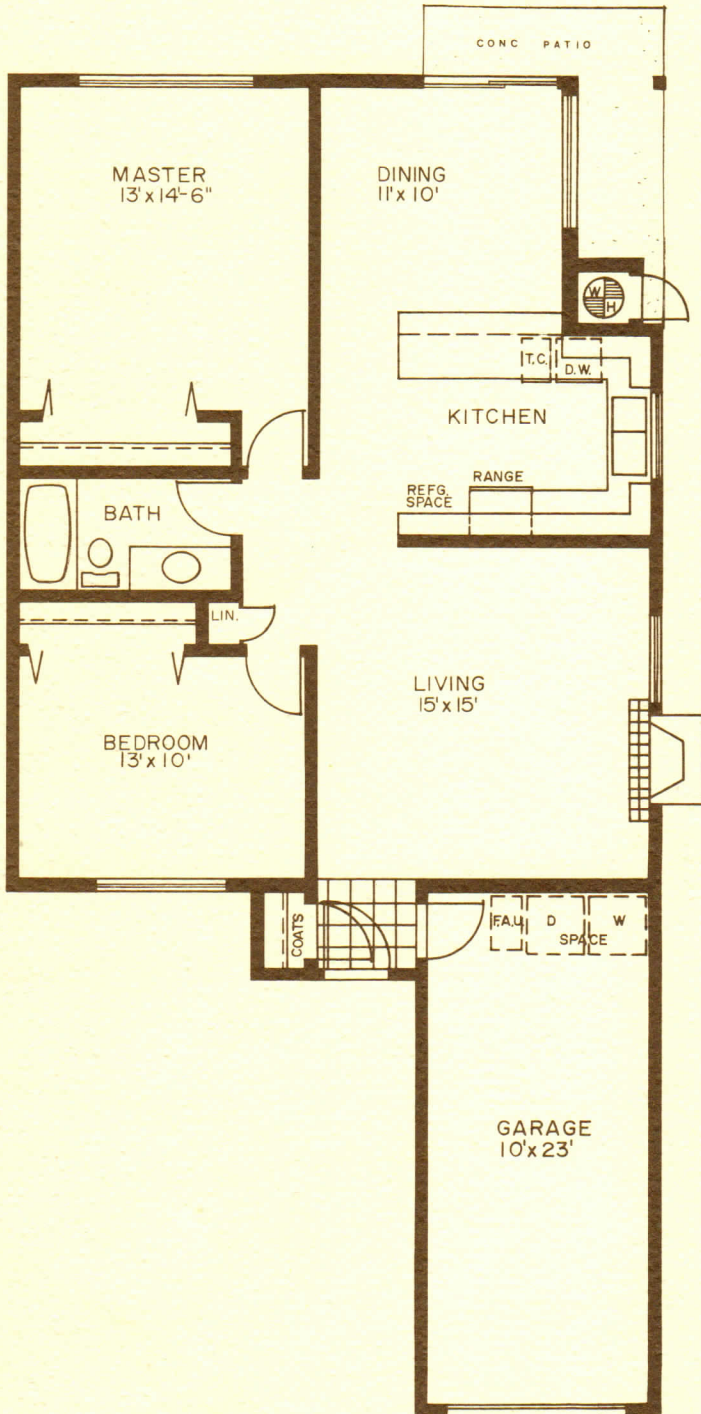
Elevation CS (not shown) is of spanish design with mission tile roof and has extended roofline over garages instead of balconies.

1,180 sq. ft. plus 220 sq. ft. garage



PLAN D

Probably the most luxurious of the homes offered in Oak Park Leisure Gardens is this unit with 1,033 sq. ft. on one level. Ideal for an older couple.



Elevation DS (not shown) is of spanish design with tile roof

1,033 sq. ft. plus 220 sq. ft. garage

OAK PARK LEISURE GARDENS

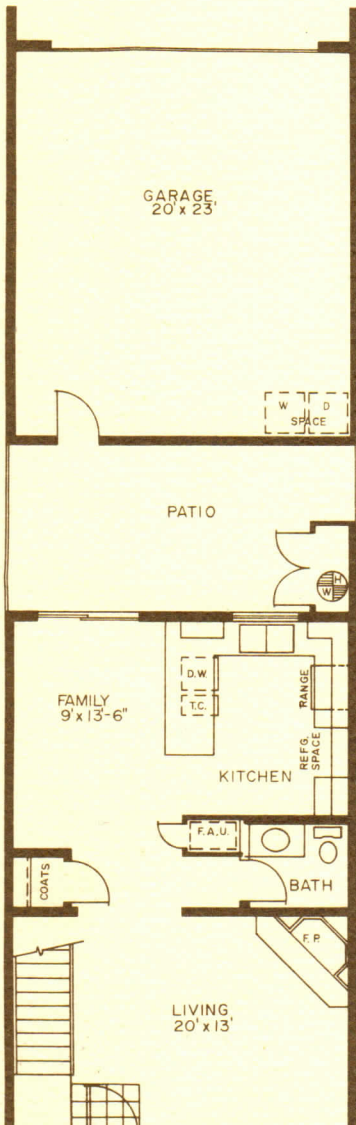
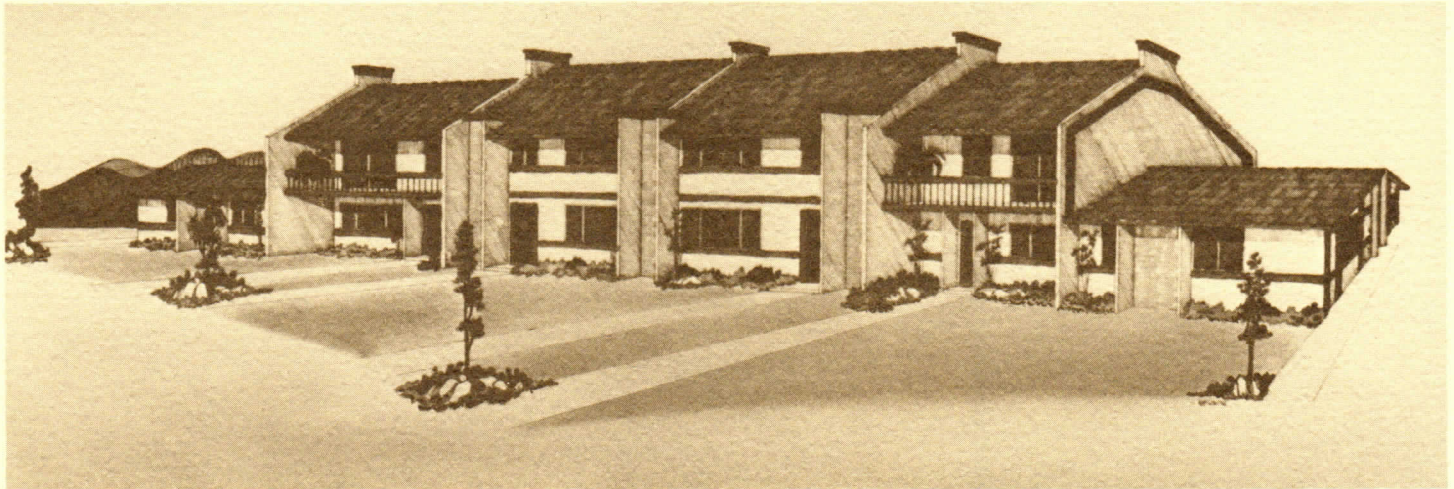
PLANS E AND F

Plan E

2 Bedrooms • 1 1/2 baths
two story

Plan F

2 Bedrooms • 1 bath
one level

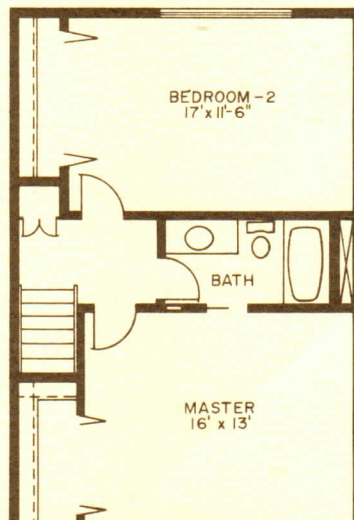


Elevations ES and FS

PLAN E

Two car garages with a private patio between garage and house give this rear design home greater privacy. The home is also spacious inside.

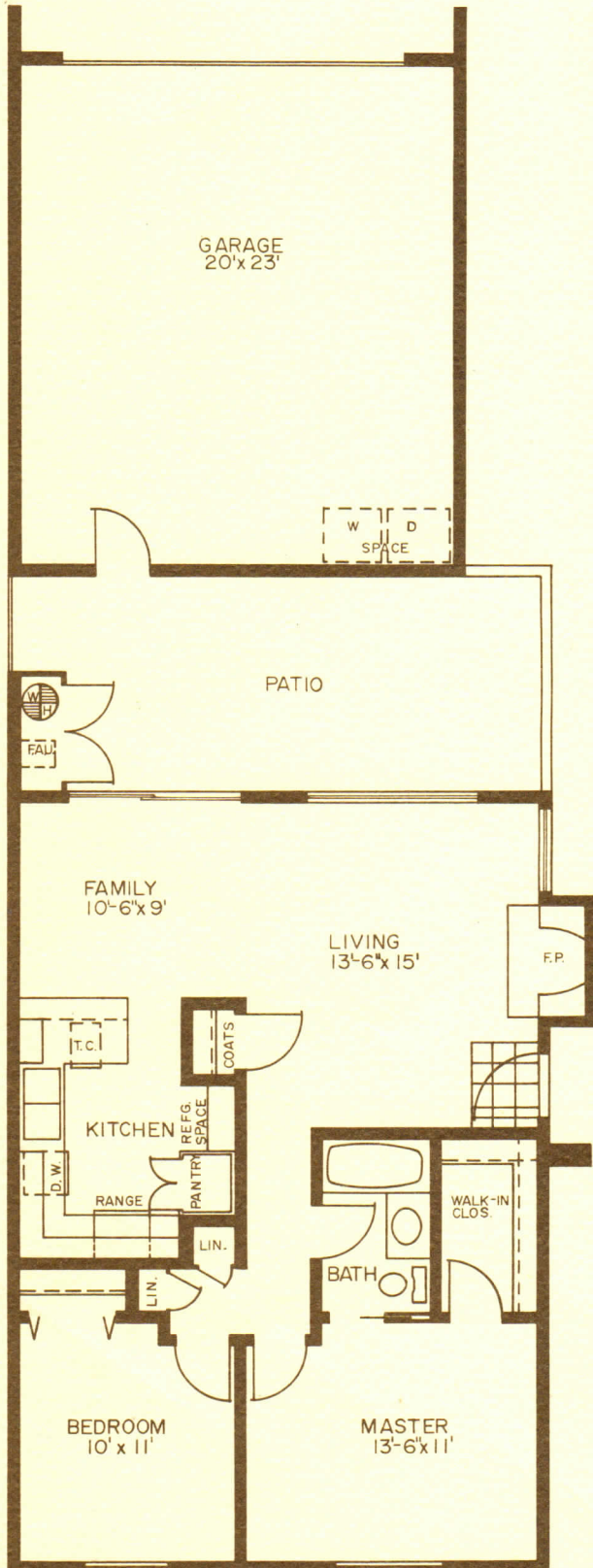
Elevation ER (not shown) is of rustic design with shake roof.



1,323 sq. ft. plus 440 sq. ft. garage

PLAN F

Only eight of these homes will be built in both phases. Like its sisters next door it has a rear-living orientation. Everything is on one level. The two-car garage is across a private patio from the house.



Elevation FR (not shown) has shake roof and related exterior

900 sq. ft. plus 440 sq. ft. garage