



The Groves artfully combines the environmental integrity of the country with the conveniences of the city. Beautiful greenbelts and mature oaks punctuate the property which is close to the regional library, post office, public parks, schools and The Oaks Mall, Ventura County's largest regional shopping mall.

LUXURY FEATURES

DISTINCTIVE EXTERIORS

- ◆ Custom designs by award-winning architect
- ◆ Elegant Mediterranean styling
- ◆ Spacious two-story plans
- ◆ Richly detailed architectural accents
- ◆ Durable concrete tile roof
- ◆ Enclosed garage with automatic opener
- ◆ Convenient sliding glass door to deck off living room
- ◆ Private patio
- ◆ Long-lasting concrete driveways

DRAMATIC OPEN-STYLE INTERIORS

- ◆ Stately ceramic tile entry
- ◆ Soaring vaulted ceilings in all upper level condominiums
- ◆ Handsome wood-burning fireplace with gas log lighter (most plans)
- ◆ Spacious closets
- ◆ Extra storage in garages
- ◆ Designer-selected lighting fixtures

- ◆ Central heating and air conditioning system
- ◆ Energy-saving setback thermostat
- ◆ Pre-wiring for telephone and cable TV

CONTEMPORARY KITCHENS

- ◆ Stylish lightly stained wood cabinetry
- ◆ Handy pass-thru counter (some plans)
- ◆ Double compartment porcelain sink with disposal
- ◆ Energy-efficient pilotless gas range and continuous cleaning oven
- ◆ Multi-cycle dishwasher
- ◆ Ice maker connection

CONVENIENCE AND SAFETY

- ◆ Lightweight concrete on floors between condominium units for additional sound reduction
- ◆ Quality sound insulation in walls
- ◆ Gas outlet for clothes dryer
- ◆ Pre-plumbed for washer
- ◆ Electrical outlet in patio area
- ◆ Individually metered utilities
- ◆ Thoughtfully designed for handicap access
- ◆ Wired smoke detectors

SUPERIOR ENERGY EFFICIENCY

- ◆ Dual glazed windows (most plans)
- ◆ Full weatherstripping on exterior doors
- ◆ Fiberglass batt insulation in ceilings (R-19) and exterior walls (R-11)
- ◆ Environmentally responsive water-saving toilets
- ◆ Energy-conserving gas water heater

EXCLUSIVE LEISURE AMENITIES

- ◆ Swimming pool with large decks and heated whirlpool spa
- ◆ Poolside restrooms
- ◆ Tot lot for children's play area
- ◆ Walking paths through lushly landscaped greenbelts with mature oak trees
- ◆ Decorative privacy fencing surrounding "The Groves"

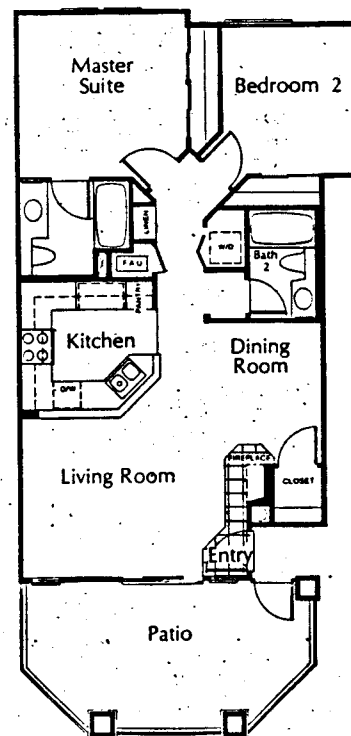
Creative architectural design sets the tone in this residence with a stylishly angled living room, romantic fireplace and formal dining room. The contemporary kitchen features a convenient serving bar which simplifies entertaining.



ASPEN

Two Bedroom. Two Bath. Approx. 962 sq. ft.

PLAN A



In a continuing effort to improve its home product, AMCAL Homes reserves the right to modify floor plans, exterior designs, prices, materials and specifications at any time and on any floor plan without prior notice. Exterior treatments, window locations and roof lines may vary, depending upon the plan or the unit location.