

TEMECULA, CALIFORNIA / LAND OFFERING / APN 915-220-058

Calle Breve

A hillside parcel and a proposed residence designed across two levels. The cover is an actual aerial photograph. The following pages pair architectural drawings with artist interpretations.

Proposed improvements are excluded from the purchase price.

Front elevation





DRAWING EXCERPT / A-1

The low entry elevation with a sheltered left bay and a sloped garage wing.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.

Proposed improvements are excluded from the purchase price.

Downslope elevation



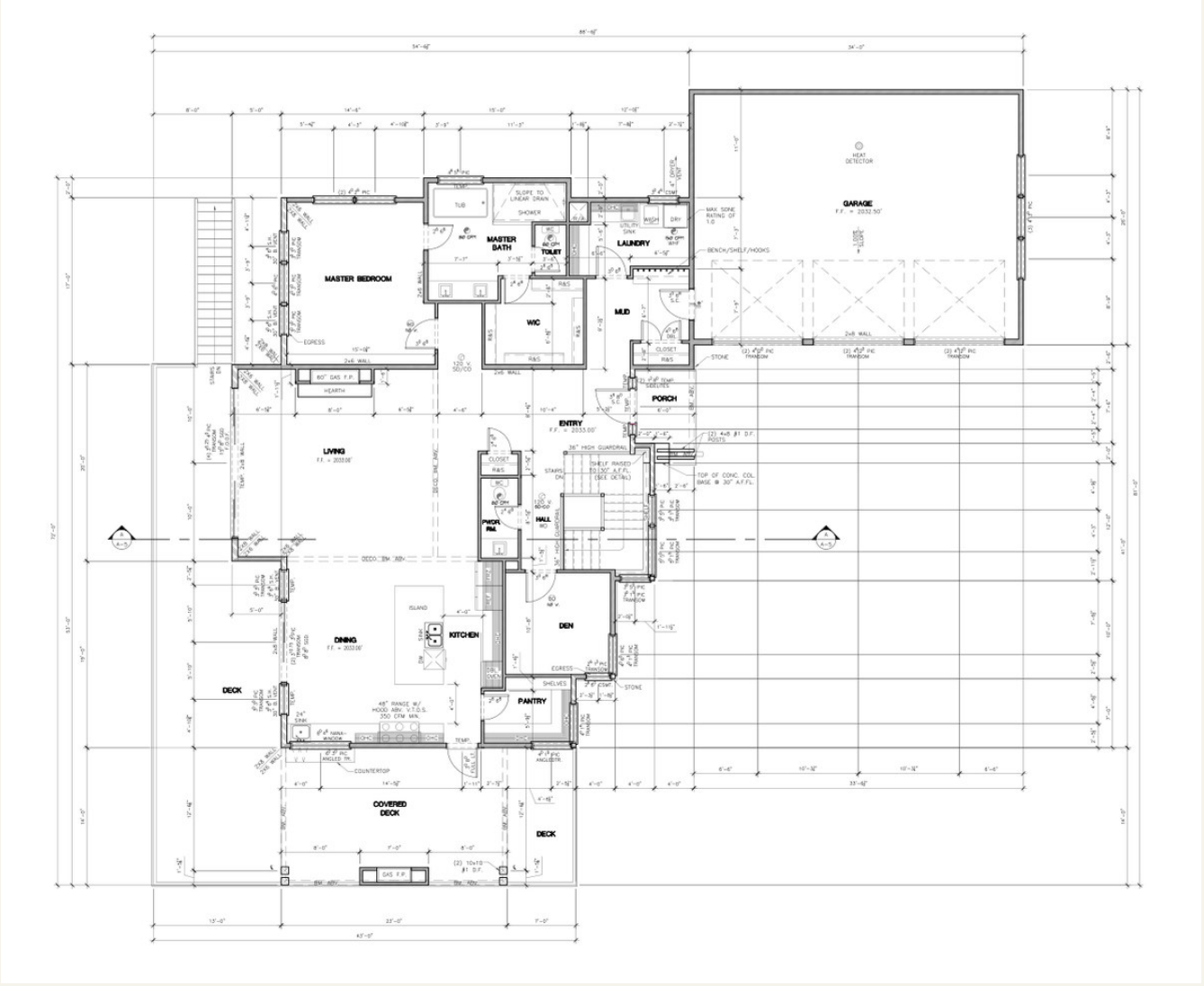


DRAWING EXCERPT / A-2

The rear deck, exterior stair and patio-level openings on the downhill side.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.

Main floor



2,217 sq ft

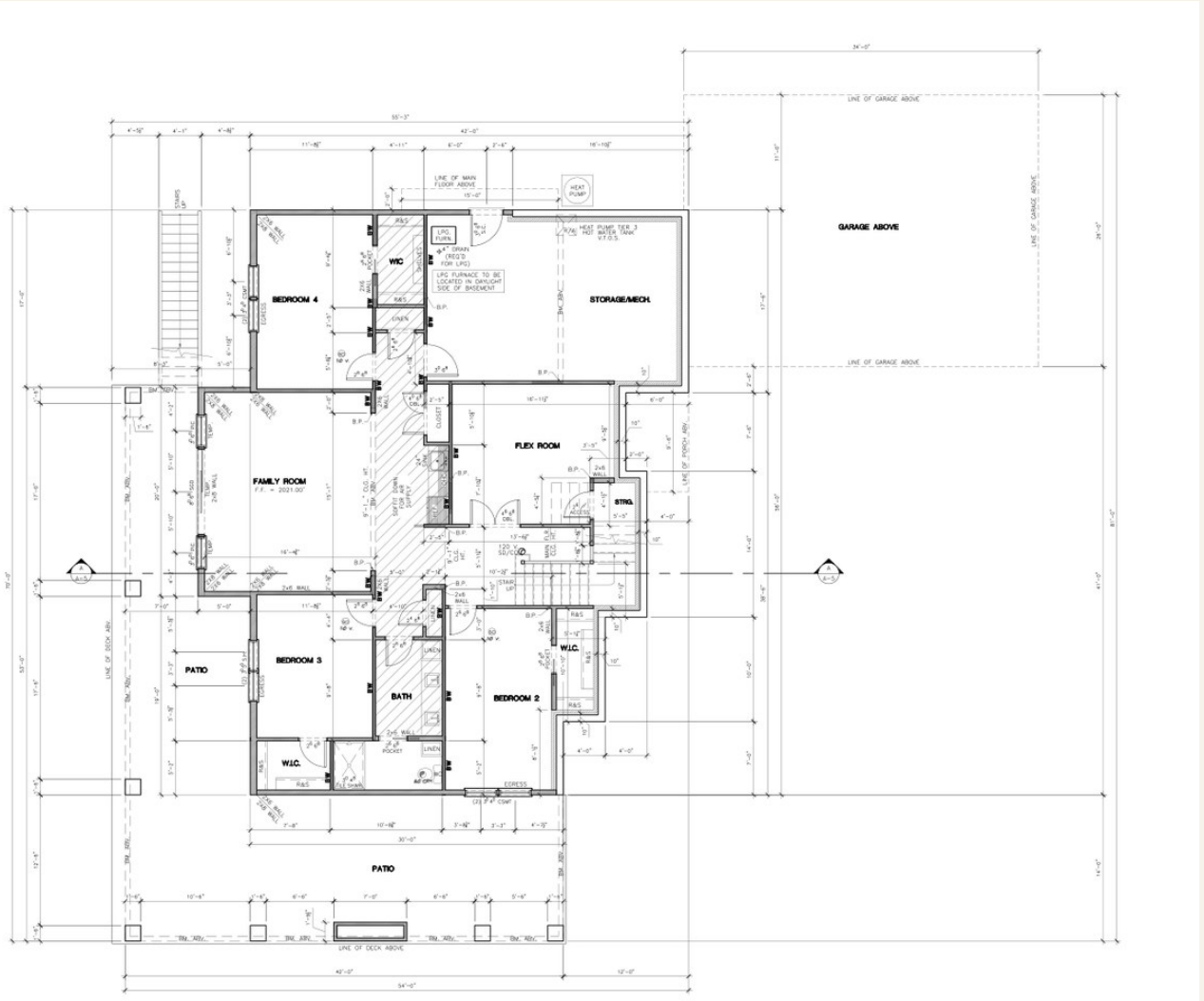
MAIN FLOOR

The entry and three-bay garage meet the main floor. The living room, dining area and kitchen open toward a deck that wraps the plan. A pass-through window serves the covered portion. The primary suite is on this level.

Sheet A-3 separately lists an 877 sq ft garage and 322 sq ft of covered area.

Proposed improvements are excluded from the purchase price.

Lower floor



1,769 sq ft

BASEMENT

Three bedrooms sit around a separate family room, with doors leading to the lower patio. A flex room and a dedicated storage and mechanical room complete this level.

Areas are taken from the A-3 schedule for the proposed house. Existing dwelling area is not represented.

Proposed improvements are excluded from the purchase price.

Living room





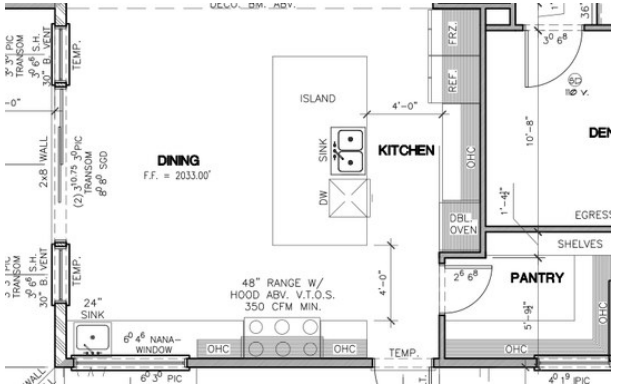
DRAWING EXCERPT / A-3

A main-level living room arranged around the gas fireplace beneath a sloping ceiling.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.

Kitchen





DRAWING EXCERPT / A-3

An island kitchen with a range wall, dining space and deck-side glazing.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.

Primary bedroom





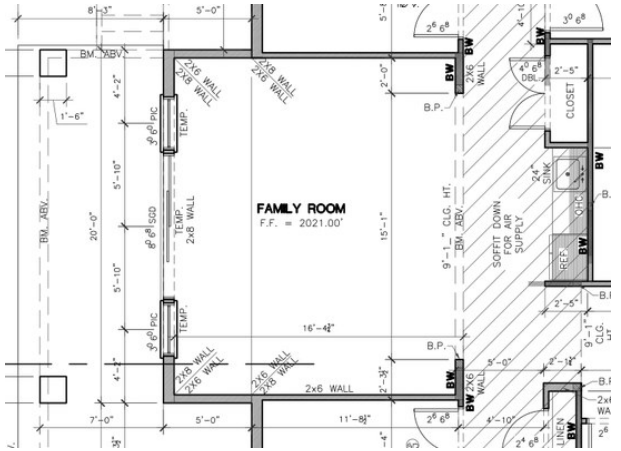
DRAWING EXCERPT / A-3

A main-floor bedroom with grouped glazing. Furnishings and finishes are illustrative.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.

Family room





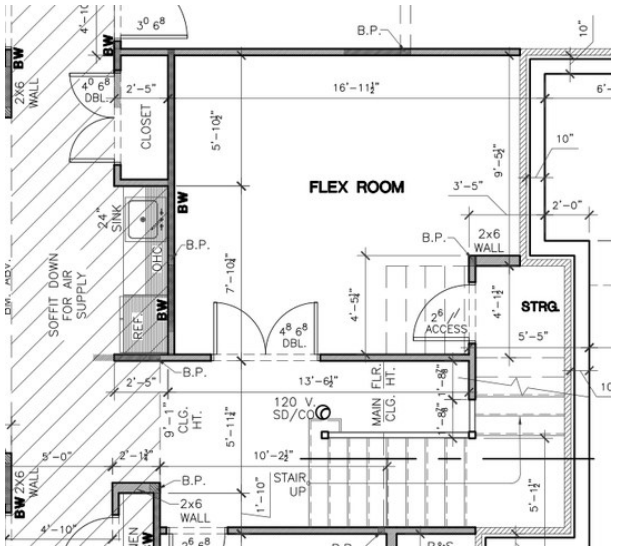
DRAWING EXCERPT / A-4

The lower family room opens toward a covered patio.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.

Flex room





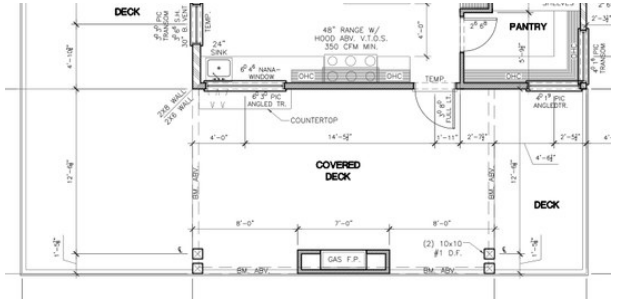
DRAWING EXCERPT / A-4

A possible reading and work arrangement within the proposed flex room.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.

Covered deck





DRAWING EXCERPT / A-3

An outdoor living area adjoining the kitchen, with a gas fireplace and cable railing.

Finishes, furnishings, grading and background scenery are illustrative. Exterior placement and views from the proposed rooms have not been surveyed.