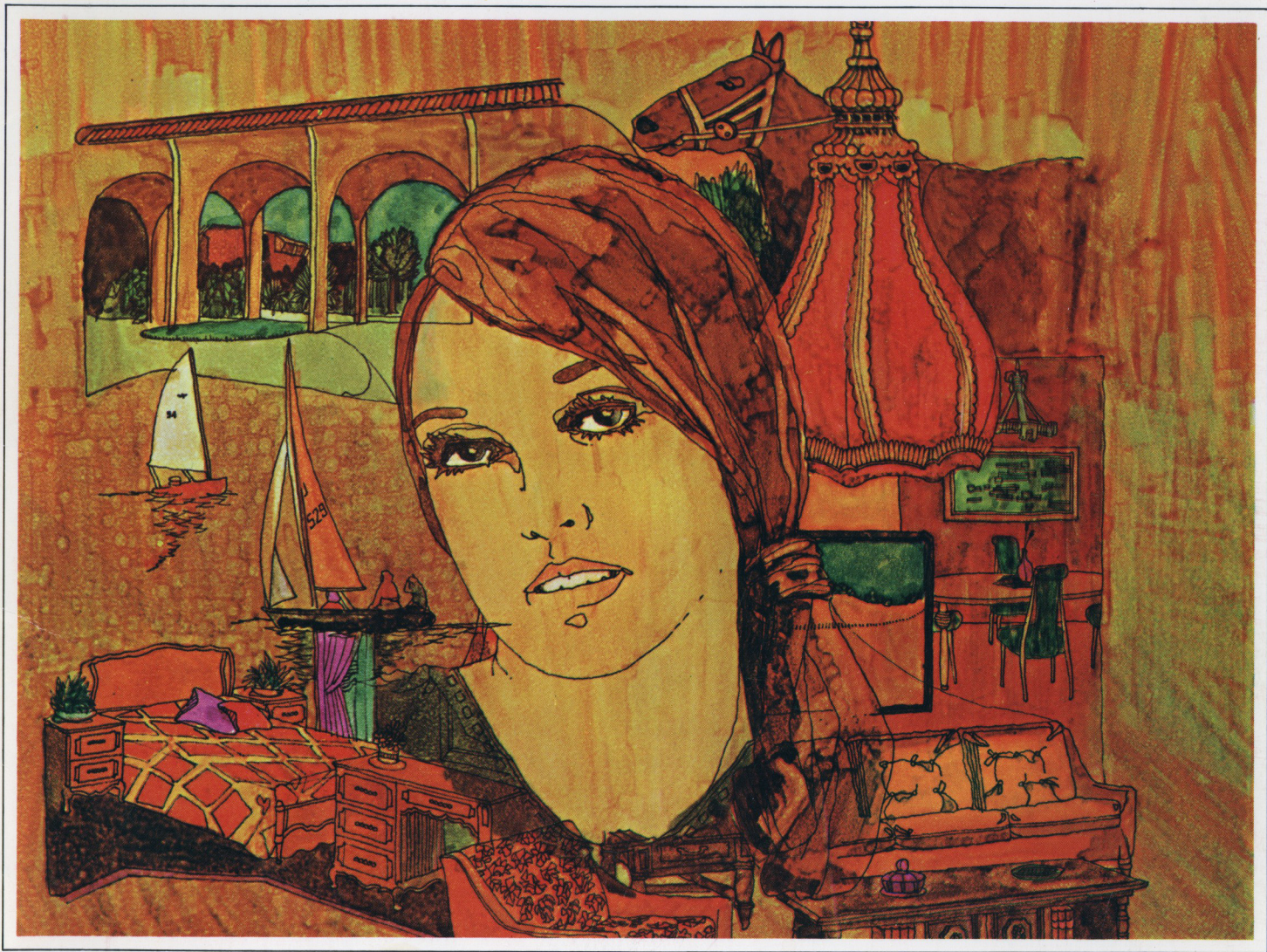
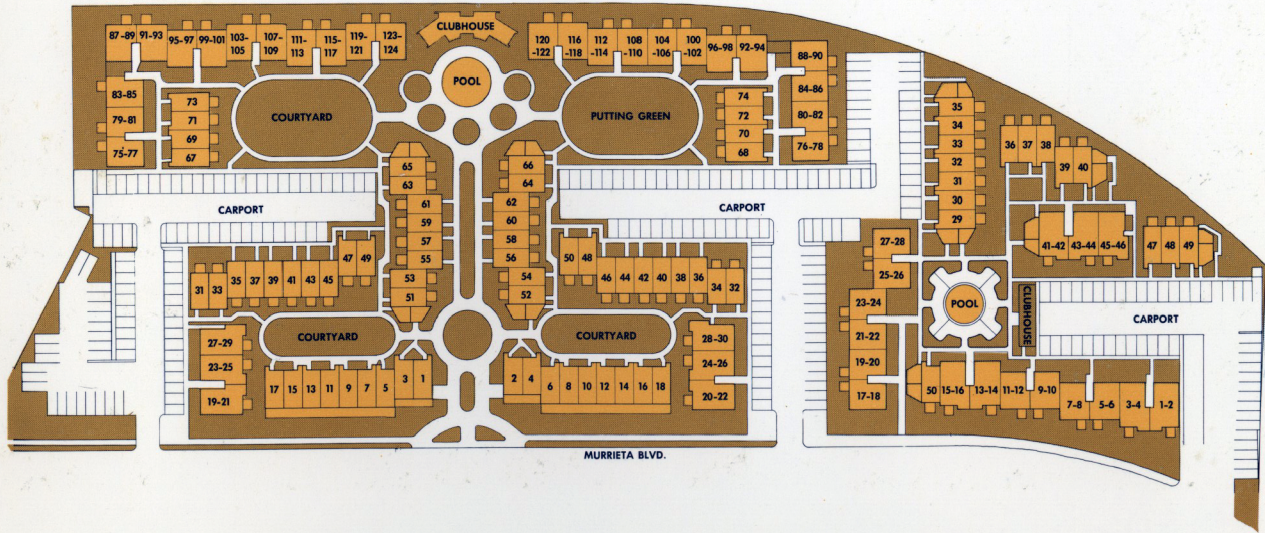


*La Castilleja*  
*A New Concept*  
*In Community*  
*Living*





## The Concept

Welcome To A New Way of Living! Nowadays, almost everyone makes a claim to "uniqueness". In the case of La Castilleja, it's true. Where else can you find luxury townhouses and apartment homes at a reasonable price? Where else can you find economical housing without finding row-on-row of look-alike houses? Where else can you find country living just minutes from the Bay Area's major cities that doesn't cost you an arm and a leg? Nowhere! Nowadays, the model you see on display is seldom the home you buy. First they take out the oven, the refrigerator and the dishwasher, then the carpeting and the drapes. Washers and

dryers are your problem. So is exterior maintenance. And you seldom get a pool. Lots of cabinet space and large closets seem to be a thing of the past. Poor architectural design can give you claustrophobia in five minutes. So, we'd like to tell you a little about La Castilleja, and if you start comparing, you'll see that it is a new concept in community living!

First, Second and Third. The first thing you notice about La Castilleja is the architectural design . . . Spanish Mediterranean. That doesn't really tell you much because nowadays lots of builders use this style. It's popular. But Spanish design had a lot of influences.

Some good. Some not so good. The Moorish influence was one of the best. So we built La Castilleja in the Moorish style and you'll be surprised what a difference it makes. Everytime you come home you notice something new, and that can be refreshing after a long work-day. The Moorish style is restful. It doesn't intrude. And your right to scenic beauty where you live is something we're trying to preserve.

The second thing you notice are the courtyards and the vegetation. Most places have a tailored, "landscaped" look. We prefer a little jungle wilderness here and there and a natural look about your open space. You have to

feel comfortable using it or you won't use it. At all. That's why La Castilleja has lots of courtyards, uncut trees, vines and lush plants. And they're not "clustered" in certain spots. They're all over. And they're yours. We take care of them. You just enjoy them.

The third thing you notice about La Castilleja is the atmosphere. Peaceful. Secluded. Like an oasis. Every home has a view of a courtyard, rolling hills in the distance, trees and plants. It's the kind of atmosphere the Spanish are famous for. Not contrived, but natural. They built castles to preserve this feeling, and La Castilleja means "little castle".



**The Homes** The Floor Plans. The La Castilleja homes are built from five basic floor plans: The Granada, The Cordoba, The Mayorca, The Valencia and The Sevilla. Homes on one floor are one bedroom/one bath or two bedroom/one bath. Townhouses are two bedroom/one bath, two bedroom/one and one-half bath or three bedroom/two and one-half bath with den (See floor plans). A limited number of homes have slightly different floor plans caused by their location within La Castilleja. No matter what floor plan suits your needs, all the homes have certain things in common. All are beautifully carpeted throughout. All are air conditioned. All

windows and sliding glass doors have drapes. All homes have either a private patio or balcony (townhouses have both). All kitchens are completely equipped with double-door refrigerator-freezer, gas range and broiler oven with fan, dishwasher and disposal. A low built-in breakfast counter separates the kitchens from the dining areas, and lots of cabinets make storage easy. All homes have beautiful dark-grained paneling in the living rooms and decorative acoustic pebbled ceilings. The bedrooms have sliding-door or accordion-door closets that are built along the entire length of one wall, and master bedrooms feature His & Hers walk-in closets. Bathrooms are com-

pletely modern with shower/tub units, long patterned counters, spacious linen closets and dressing-vanity areas. All homes have private entrances and private, covered parking, plus extra storage and extra parking for each resident.

**The Models.** Three floor plans are on display as model homes. If you're looking for decorating ideas, you'll quickly see how easily and inexpensively the professionals achieve that "fashionable" look in home furnishings. The Granada, The Mayorca and The Cordoba plans are featured as models because they're the most popular. Complete furnishings and decorating items, outdoor furniture and accessories, are available at

a slight additional cost with excellent terms through our sales office.

**The Facilities.** On-site facilities at La Castilleja are designed to provide you with some of the extras that make your living environment more enjoyable and more carefree. You won't have to carry your laundry blocks or miles away. Washers and dryers are strategically located throughout La Castilleja. Extra storage space is available to all residents for those temporarily unused items you like to keep around such as baby beds, suitcases, camping gear, etc. Recreational facilities include two beautiful clubhouses for big parties, coffee-klatches, a game of billiards or a private barbeque. Two



circular heated pools tempt you for a refreshing dip or sunbathing on the patios. And, of course, there are the courtyards, for a game of touch football, frisbee, croquet, or just plain catch. One of the courtyards is being remodeled as a putting green for those of you who play golf. Put it all together, and you have a private, secluded community devoted to relaxed, care-free living.

**The Beachhouse** Your Private Retreat. One of the little extras that make La Castilleja a better buy, dollar-for-dollar, is the availability of outside recreational facilities. If

you enjoy the ocean and beautiful beaches, as a La Castilleja resident you can use our Seascape beachhouse in Aptos, just 8 minutes south of Santa Cruz. You can spend your vacation or just a weekend there, sunbathing, swimming, or golfing. The beachhouse is a large four bedroom townhouse with views of the golf course and views of the spectacular Monterey Bay. As part of the community of Seascape, our beachhouse includes use of the golf and country club with a superb restaurant and championship course. The beach is private and you can walk to it, and a Security Patrol insures your privacy. Any La Castilleja resident can take advantage of this "extra" simply

by scheduling the days you wish with our manager. Where else can you find a home that offers use of a Seascape beachhouse?

## The Riding Stable

Circle G Ranch. In the Livermore Hills, on Collier Canyon Road, is the Circle G Ranch.

It's about ten minutes from La Castilleja by car. It's another La Castilleja "extra". A riding stable with boarding facilities, riding trails, rental horses, lessons, and soon to come, a covered arena for night riding. Special use of the Circle G Ranch is available to our residents at special rates. We hope to form an equestrian club com-

posed of interested residents so that continuing, programmed use of the facilities is guaranteed. The city of Livermore's Master Plan shows the installation of a parkway along the Arroyo Mocho immediately to the south of La Castilleja and extending north and west, passing by the Circle G Ranch. This extension of the parkway is hopefully scheduled to go all the way to the Black Hills and possibly Mount Diablo for hiking, horseback riding and strolling. The Circle G Ranch is owned by Livermore Properties, the developers of La Castilleja, and use of it is offered to you as a resident. Just another "extra" to make living here more fun!



**The Lake** 60 Acres of Beauty. Just outside Livermore, at the foot of the southern hills, is a meandering, picturesque river called the Arroyo Del Valle that starts in the western hills and empties into the Bay. At a certain point the river widens, forming a beautiful lake. Over 60 acres on either side of the lake is owned by the developers of La Castilleja and is available exclusively to our residents and their guests. It's a natural lake with a lush shoreline untouched by man. About five minutes from La Castilleja, the lake is the perfect place to spend a quiet hour fishing in the evening, or to sail a dinghy for a mile in either direction, or a place to take your family for a weekend picnic. All free. Who says the

best things in life cost money? At La Castilleja, the best things are free!

**The Area** Livermore. The city of Livermore is one of the last places left in the Bay Area where you can enjoy proximity to major metropolitan centers yet spend your homelife in the country. A small town nestled amid the gentle hills and fertile fields of the Livermore Valley, known as the "city of wine, roses and nuclear research", Livermore is just minutes by freeway from the San Jose/San Francisco/Oakland metropolitan centers. Yet the valley itself is as yet "undiscovered". Quiet, friendliness and relaxation are the qualities you can expect to find in Livermore.

The famous Wente vineyards are here. So is the Del Valle lake and reservoir where you can fish for black bass and California pike. The new Las Positas golf course, an 18 hole championship course, attracts golfers from throughout the Bay Area. A new sports stadium was recently completed with a 15,000 seating capacity. Home of the Livermore Rodeo Association, it features facilities for all spectator sports. Bicycling is a natural for Livermore and the city has set aside bike trails. The famous Castlewood Country Club is nearby, home of two 18 hole and one 9 hole course. And as if this weren't enough, Livermore's strategic location provides proximity to well-known recreation and vacation spots such as Yosemite, Squaw Valley, Lake

Tahoe, the California Delta with its thousand mile boating waterways, Badger Pass and on and on.

Livermore is a colorful, exciting place to live. Not because rampant development has put everything you could wish for at your fingertips, but because your living environment is protected from such development by people determined to preserve the beauty and appeal of a natural setting. La Castilleja is here for that reason, to share in that heritage. That's why a riding stable, a beachhouse, a lake, and so much more, are part of what you can enjoy when you live here. If you haven't seen La Castilleja yet, see it today. And welcome to a new concept in community living!

