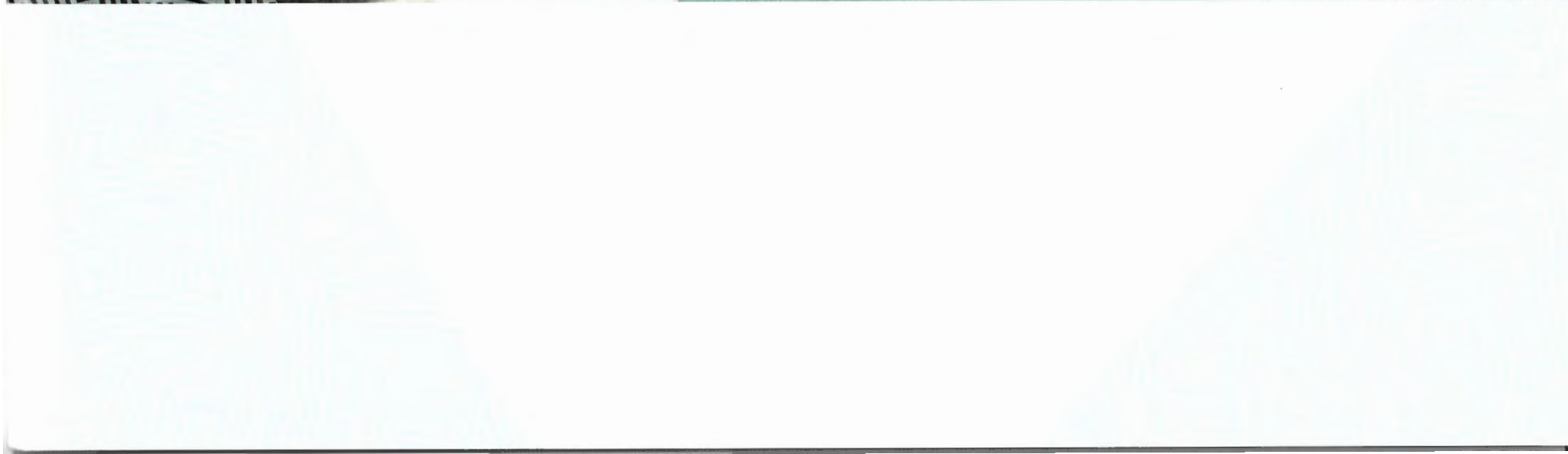


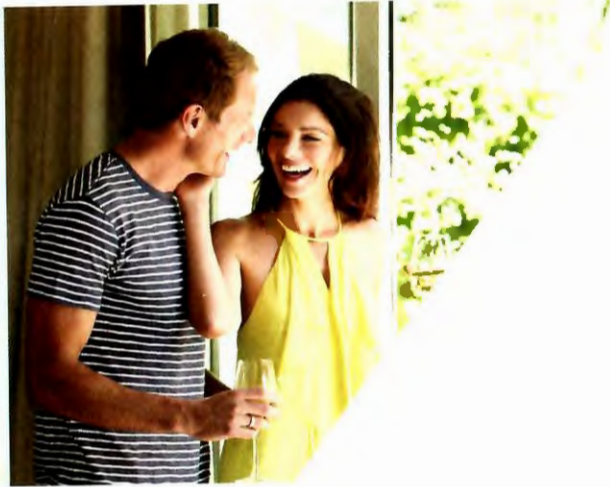


ATRIUM





JUST WHAT YOU WERE
LOOKING FOR.



A SAN DIEGO
LOCATION AND
SMART DESIGNS
THAT WORK ON
EVERY LEVEL.

Introducing Atrium at The Spectrum, where modern style meets efficiency and comfort. Brand new condominiums offer up to four levels of space and beautiful appointments from top to bottom. Enjoy elegant master baths, large walk-in closets and charming front porches. A convenient San Diego location near major employers will have you saying goodbye to long commutes and hello to a more rewarding life. You are going to love it here, because Atrium is near everywhere you want to be.

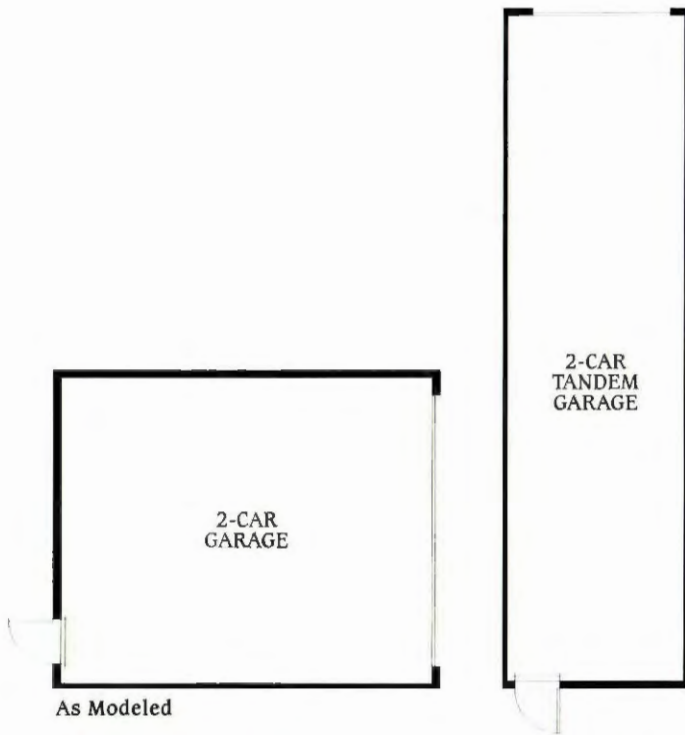
ATRIUM

SIX IMPRESSIVE
FLOORPLANS
AND THE JOY OF
HOMEOWNERSHIP.



APPROXIMATELY 1,166 SQ. FT. | 2 BEDROOMS | 2.5 BATHS | DECK
2-CAR TANDEM GARAGE OR 2-CAR SIDE-BY-SIDE GARAGE*

RESIDENCE ONE



As Modeled

FIRST FLOOR



SECOND FLOOR

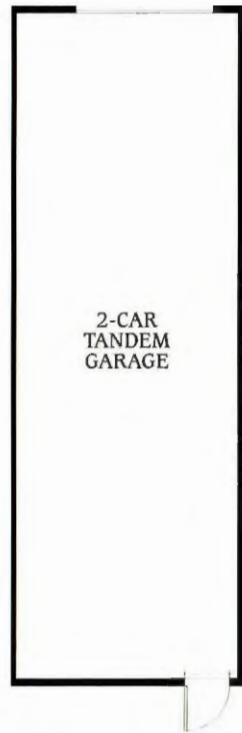


THIRD FLOOR

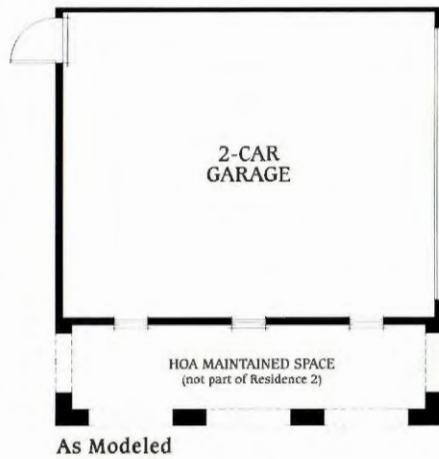
*Garage configuration varies per unit location. Windows may vary per building type. Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes reserves the right to change product design specifications, materials, prices and terms without prior notice. See sales counselors for details.

RESIDENCE TWO

APPROXIMATELY 1,339 SQ. FT. | 2 BEDROOMS | 2.5 BATHS
2-CAR TANDEM GARAGE OR 2-CAR SIDE-BY-SIDE GARAGE*



FIRST FLOOR



SECOND FLOOR

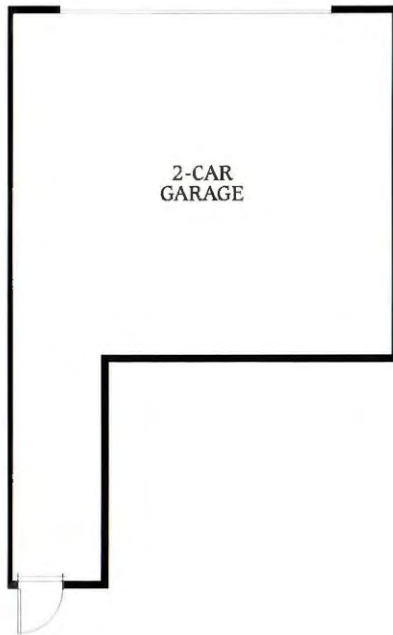


THIRD FLOOR

*Garage configuration varies per unit location. Windows may vary per building type. Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes reserves the right to change product design specifications, materials, prices and terms without prior notice. See sales counselors for details.

APPROXIMATELY 1,519 SQ. FT. | 3 BEDROOMS | 3 BATHS
DECK AT BEDROOM 2 | DECK AT DINING ROOM | 2-CAR SIDE-BY-SIDE GARAGE

RESIDENCE THREE R



FIRST FLOOR



SECOND FLOOR

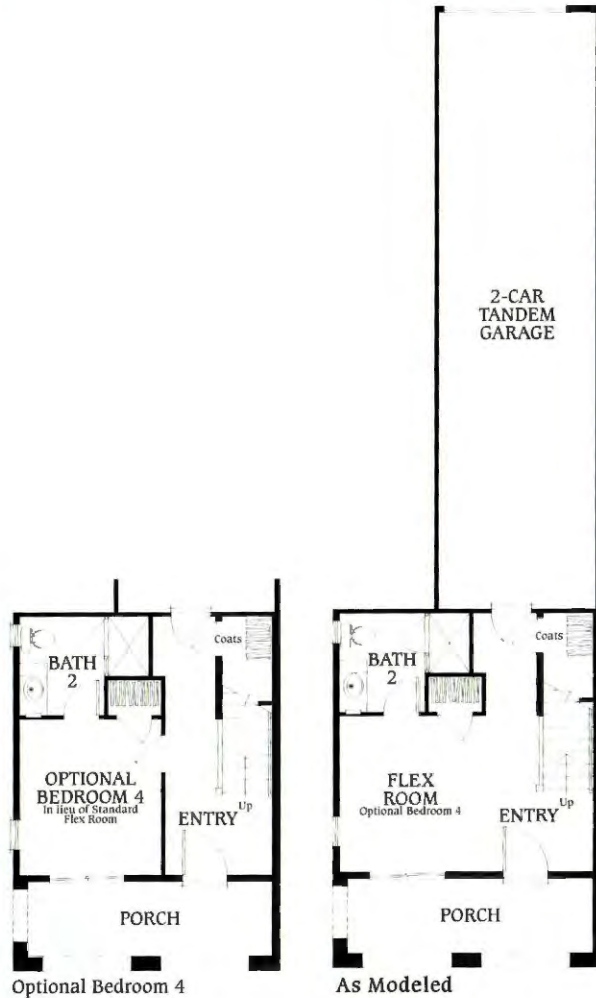


THIRD FLOOR

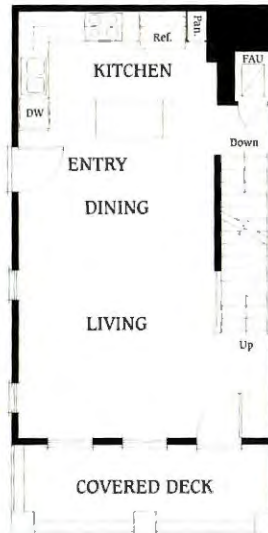
Garage configuration varies per unit location. Windows may vary per building type. Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes reserves the right to change product design specifications, materials, prices and terms without prior notice. See sales counselors for details.

RESIDENCE FOUR R

APPROXIMATELY 1,080 SQ. FT. | 3 BEDROOMS | 3 BATHS | FLEX ROOM
DECK | 2-CAR TANDEM GARAGE WITH DIRECT ACCESS
OPTIONAL LOFT | OPTIONAL BEDROOM 4



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

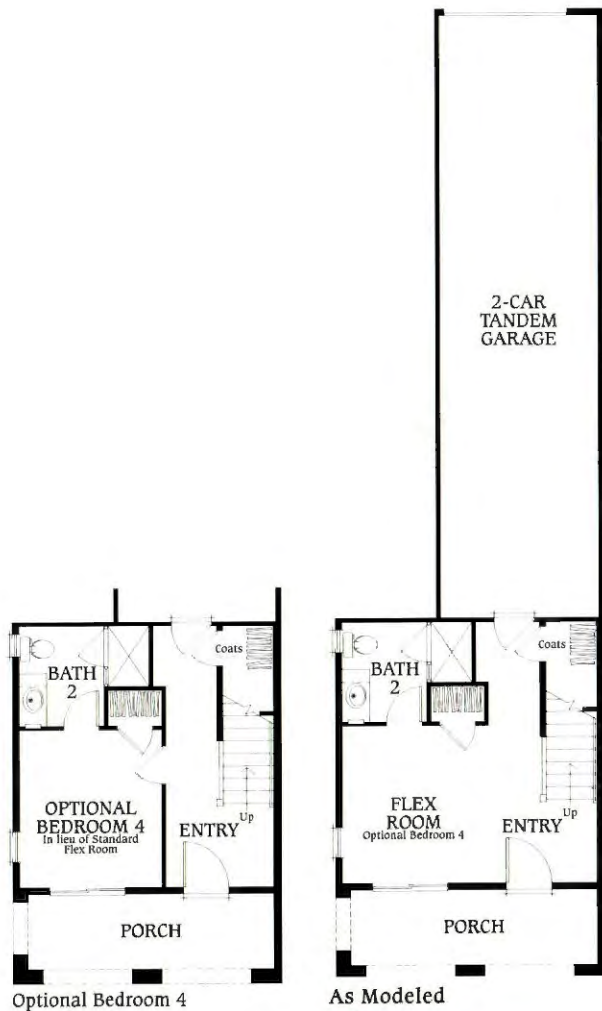


FOURTH FLOOR

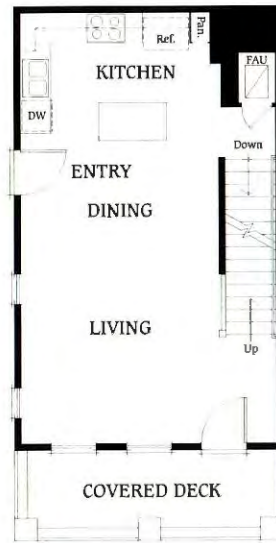
Garage configuration varies per unit location. Windows may vary per building type. Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes reserves the right to change product design specifications, materials, prices and terms without prior notice. See sales counselors for details.

APPROXIMATELY 1,884 SQ. FT. | 3 BEDROOMS | 3 BATHS | FLEX ROOM
 DECK | 2-CAR TANDEM GARAGE WITH DIRECT ACCESS
 OPTIONAL LOFT | OPTIONAL BEDROOM 4

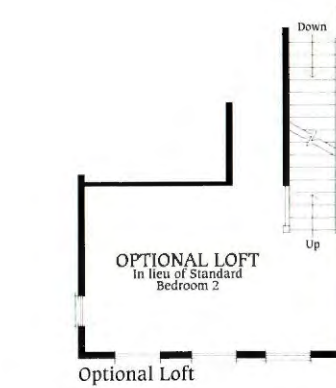
RESIDENCE FOUR ALT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

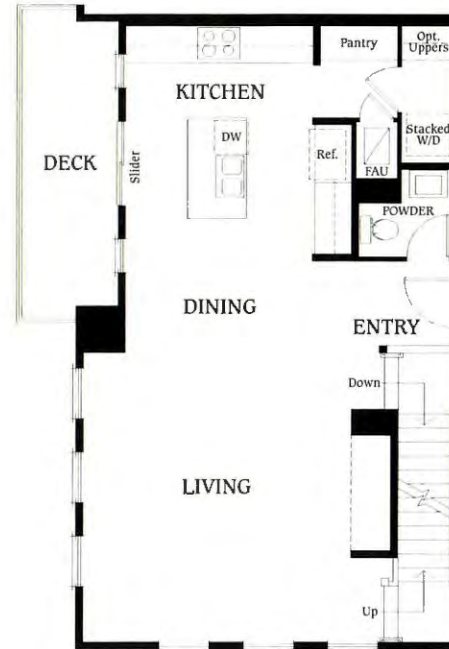
Garage configuration varies per unit location. Windows may vary per building type. Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes reserves the right to change product design specifications, materials, prices and terms without prior notice. See sales counselors for details.

RESIDENCE FIVE R

APPROXIMATELY 1,995 SQ. FT. | 2 BEDROOMS | 2 FULL BATHS / 2 HALF BATHS
ENTERTAINMENT | DECK | 2-CAR TANDEM GARAGE WITH DIRECT ACCESS
OPTIONAL BEDROOM 3 WITH BATH 3



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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APPROXIMATELY 2,410 SQ. FT. | 4 BEDROOMS | 3.5 BATHS | DECK
 2-CAR SIDE-BY-SIDE GARAGE WITH DIRECT ACCESS

RESIDENCE
 SIX R



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Garage configuration varies per unit location. Windows may vary per building type. Porches, windows, walls, doors and decks vary per elevation. William Lyon Homes reserves the right to change product design specifications, materials, prices and terms without prior notice. See sales counselors for details.

ATRIUM AMENITIES



@the design studio®
By WILLIAM LYON HOMES

Every Atrium homebuyer has the opportunity to consult with our design consultants @the design studio®, talented professionals who will work with you to help personalize your ideal new home. This special design consultation is a complimentary service from William Lyon Homes, because we are committed to offering you a superior homebuying experience above all others.



Go Paperless!
Upload this
e-brochure on
your smart phone.

Don't have the app?
Search for "QR code reader"
in your app store.

CONTEMPORARY EXTERIORS

- Energy-efficient exterior fluorescent light fixtures
- Two-car garages with 4' fluorescent strip lighting
- Concrete walkways
- Common area landscaping
- Architect-selected exterior colors and accents
- Sectional roll-up insulated metal garage doors with opener
- Energy-efficient weather-stripping on all exterior doors
- Energy-saving insulation in all exterior walls and ceilings
- Energy-saving, Low-E vinyl windows
- Stylish Therma-Tru® entry door with Schlage® hardware in satin stainless finish

EFFICIENT INTERIORS

- Beautiful 2-panel interior doors
- Paint grade handrail
- Multimedia jack in living room (great room in residence 1)
- Structured telephone, data and cable wiring
- Telephone and cable jack in all kitchens and bedrooms
- White thermofoil recessed panel shaker-style cabinetry with contemporary pulls in brushed chrome finish
- Ceramic floor tile at entry
- Armstrong vinyl at kitchen, master bath, laundry and secondary baths
- Standard 2 1/2" baseboards and casing
- Wood shelf and pole in closets and wardrobes
- Combination carbon monoxide/smoke detectors (one per floor)
- ENERGY STAR bath fans with humidity sensing switch
- White decora rocker switches
- Energy-efficient occupancy and dimmer switches at all baths
- Stackable washer and dryer included (side-by-side washer and dryer in residence 6)

- Programmable, night set-back thermostat
- Energy-efficient central air conditioning
- Tankless water heater
- Interior fire sprinkler system

STYLISH KITCHENS

- GE® stainless steel appliance package
- Free standing range (5 burner)
- ENERGY STAR 4-level dishwasher
- Hood over range
- Contemporary single handle pull-out faucet in stainless steel finish
- In-Sink-Erator® garbage disposal (½ horsepower)
- Recessed fluorescent can lights throughout
- Convenient under-cabinet task lighting
- Granite kitchen countertops with 6" backsplash and full height behind range
- White thermofoil shaker-style kitchen cabinetry with contemporary brushed chrome pulls
- Convenient ice maker water line at refrigerator location
- Cabinet pantry with adjustable shelving

BEAUTIFUL MASTER BEDROOMS AND BATHROOMS

- Spacious walk-in closets with wood shelf and pole (varies per residence)
- Contemporary matte white cultured marble solid surface countertops with square edge detail
- Frameless clear glass shower enclosure
- Under mount China lavatories
- Contemporary chrome faucet and bath accessories
- Zaca® medicine cabinet with adjustable shelving

- White thermofoil shaker-style cabinets with contemporary brushed chrome pulls
- Contemporary light fixtures with chrome finish

OPTIONAL OPPORTUNITIES

- Upgraded floor coverings (including select "green" flooring packages)
- Stain grade finish on stair hand rail
- Upgraded cabinet finish
- Mirrored closet and wardrobe doors
- Additional recessed lighting, electrical, telephone, television and multi-media outlets
- Ceiling fan outlets in all bedrooms
- Audio systems
- Ceramic tile and slab countertop upgrades
- Hanging light fixture outlet in dining room (varies per residence)
- Security systems
- ENERGY STAR washer, dryer and refrigerator
- Tub enclosure in secondary baths
- Designer interior paint packages
- Upgraded GE® appliance packages

ATRIUM



LYON CABANAS AT SENDERO – RANCHO MISSION VIEJO



THE BRANCHES IN WOODBRIDGE – IRVINE



THE TOWNES – THREESIXTY AT SOUTH BAY

TRUST YOUR FUTURE TO A HOMEBUILDER WHO'S WORTH KNOWING.

You know you're in the right place in our neighborhood. We put a priority on creating growing room in exceptional surroundings. The best locations are our choice for creating handsome homes that are value-added all the way – enhanced by convenience, embraced by warmth and engaged in the life you've aspired to. Whether you're on the threshold of ownership or ready for a much-needed change of scenery, you can realize your dream of living in a great location with William Lyon Homes.

Another way we add value is to make our homes smarter than ever. Our research into the ways people really live is expressed in designs with a new spirit of openness and hospitality. You'll entertain, relax, cook, rest and connect in new ways because floorplans meet and exceed your list of priorities. Our focus on solutions has produced the perfect balance of location, lifestyle, pricing and value so we can continue to build on our over 55 years of homebuilding history.

WE BUILD EXCEPTIONAL HOMES IN THE PLACES YOU WANT TO LIVE.



LYON VILLAS AT SENDERO - RANCHO MISSION VIEJO



CONTEMPO - ESCONDIDO

There's no room for second-guessing the biggest investment most people ever make. We work to build your confidence as solidly and surely as we work to build you a beautiful home. The American Dream of home ownership is alive and flourishing in our neighborhoods. With over 100,000 new homes built, our company continually leads the industry wherever we build. We believe that the harder we work, the happier you can afford to be. We're proud to welcome you home to Atrium at The Spectrum in San Diego.



William Lyon Homes

Experience the pride.

www.lyonhomes.com



WHISTLER AT PAVILION PARK - IRVINE



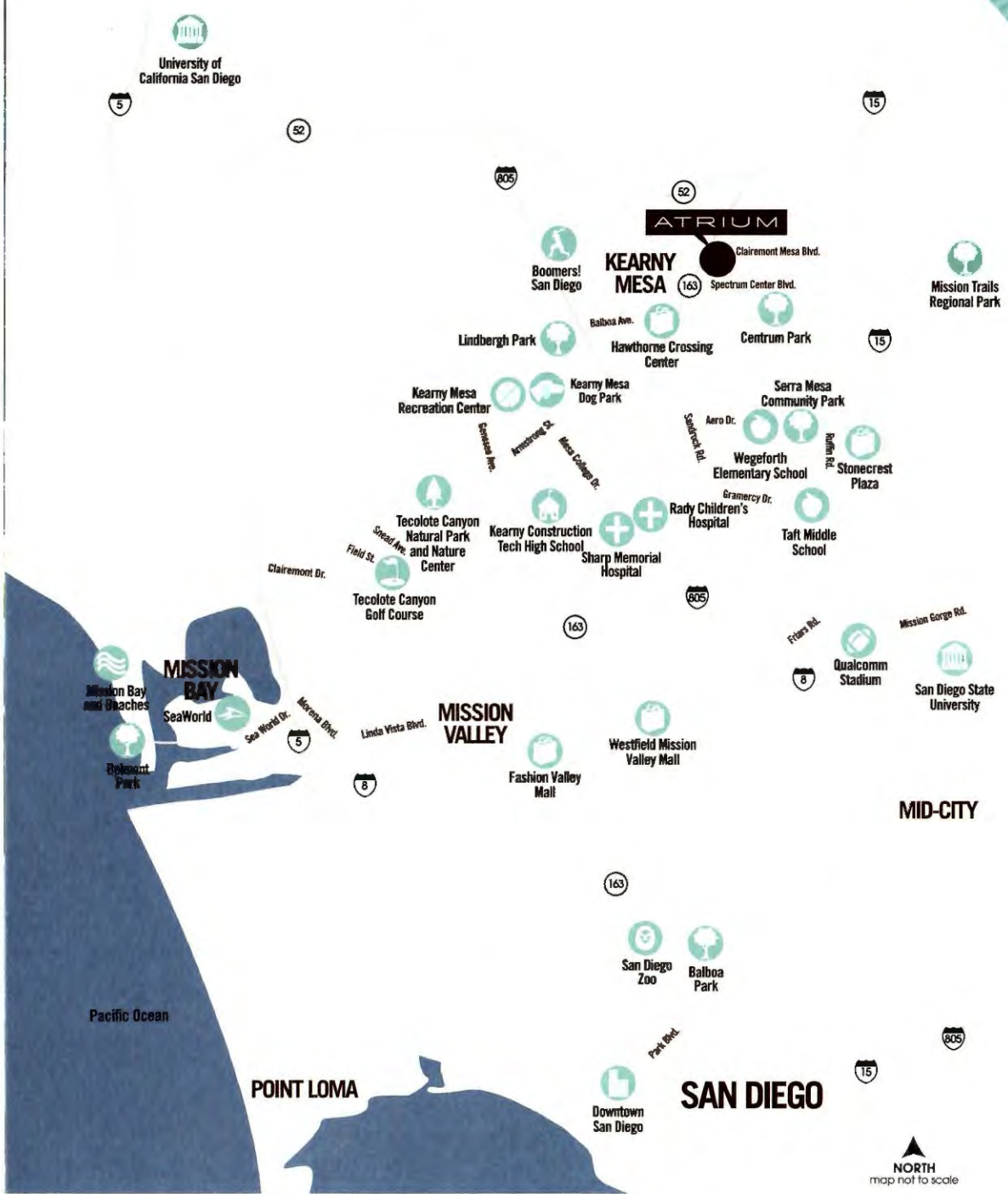
THE TERRACES - THREESIXTY AT SOUTH BAY



AGAVE AT PORTOLA SPRINGS® - IRVINE

ATRIUM

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In our continuing policy of research and improvement, William Lyon Homes reserves the right to change product design specifications, materials, prices and terms without prior notice. Product type is subject to availability. Some room configurations, including but not limited to those indicated, are available only on select lots. Optional features may be included at additional cost and are subject to construction cut-off dates. All square footage is approximate. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Models shown do not reflect racial preference. Architectural elements such as window placement and porches vary according to exterior elevation of the home. Some of these variances may also cause minor variations in square footage. Porches, windows, walls, doors and decks vary per location. William Lyon Homes reserves the right to change product design, specifications, materials, prices and terms without prior notice. Prices effective as of the date of publication. All homes are subject to prior sale. Prices and availability of homes subject to change without notice. See Sales Counselors for details. Cynthia Keefe CalBRE# 01474812 and Debbie Dennison CalBRE# 01134954. 7/2014.