

Visit new website to learn about Rosedale in Azusa

Rosedale, the one and only brand new master-planned community in the San Gabriel Valley, is happening. With the new launch of its informative website, now is a great time to visit www.LiveRosedale.com to learn all about it. Located in the majestic foothills, Rosedale is the idyllic family address for homebuyers who want to unplug from the city and get closer to nature. Six new neighborhoods, private recreation and a community that welcomes you home defines Rosedale as it continues to unfold in the months ahead. Register your interest online to receive the latest updates and follow the community's exciting news via Facebook and Twitter.

"Purchasing a new home within this master plan isn't just about finding an innovative floor plan, it's about living in a vibrant community surrounded by nature," explained Carina Hathaway, vice president of Marketing for Rosedale Land Partners LLC. "The best part of your day starts when you come home to Rosedale. It's a tranquil refuge filled with the energy of places to socialize, beautiful parks and open trails, while still being close

to everything you need. Rosedale balances convenience with serenity, and we are very excited to bring this new master-planned community to life within the foothills of the San Gabriel Mountains."

Rosedale's new neighborhoods will include the following home choices from stylish townhomes to spacious detached designs.

Arborview by LA Urban Homes — now selling at Magnolia: Two-story garden homes range from approximately 2,400 to 2,700 square feet, with three to five bedrooms, up to four bathrooms and a two-car garage. Prices are from the mid-\$400,000s.

Greenbrier by LA Urban Homes — now selling at Magnolia: Two-story detached homes range from approximately 2,400 to 2,700 square feet, with three to five bedrooms, up to four and a half bathrooms and a two-car garage. Prices are from the mid-\$500,000s.

Heritage Oaks by LA Urban Homes — now selling at Magnolia: Two-story detached homes range from approximately 2,400 to 3,100 square feet, with four to six bedrooms, up to four and a half bathrooms and a

two- to three-car garage. Prices are from the mid-\$600,000s.

Magnolia by LA Urban Homes — now selling: Two-story detached homes range from approximately 3,296 to 3,913 square feet, with four to six bedrooms, four bathrooms and a two-car garage with storage. Prices are from the low \$700,000s.

Sage Court by William Lyon Homes — coming soon: Three-story townhomes will range from approximately 1,346 to 2,092 square feet, with two to four bedrooms, up to three and a half bathrooms and an attached two-car garage; select plans offer the convenience of a full bedroom and bathroom on the first floor.

Gardenia by William Lyon Homes — coming soon: Two-story paired homes and townhomes will range from approximately 1,350 to 1,812 square feet, with two to three bedrooms, up to two and a half bathrooms and an attached two-car garage.

Set amid 518 sprawling acres, including more than 200 acres of permanent open space, Rosedale will have abundant opportunities

for exercising, connecting with neighbors and enjoying the great outdoors. The Rosedale Community Clubhouse and Recreation Center is slated to open this spring and will include private and public amenities. The clubhouse will showcase a meeting room with adjoining full-service kitchen, fitness room and much more. An expansive landscaped pool, patio and deck area will feature a Junior Olympic pool with a separate wading pool, spa and resort-like seating areas. Public recreation facilities will include turf play areas, volleyball, picnic tables and more.

Ten neighborhood parks, acres of gardens, tot lots, play structures and miles of scenic trails will surround Rosedale residents, where they can enjoy days of endless fun and recreation. The five and a half-acre Promenade Park is destined to be a hub for family activity. Highlights of this park will include a soccer and youth baseball field, basketball courts, tennis courts, open play areas, play structures and a community stage and gathering area. An extensive trail system for hiking and mountain biking will connect Rosedale's neighbor-

hoods to the natural open space and foothills beyond the community.

Ideally situated near the 10 and 210 freeways, Rosedale is easily accessible to the business centers of urban Los Angeles and weekend getaways at favorite mountain resorts. The Metro Gold Line Station that is slated for completion in 2014 will provide another transportation option for busy residents. The community's convenient location also places homeowners near popular retail destinations, including a brand new Target in Azusa, the Glendora Historic Village Shopping District, Westfield Santa Anita Fashion Square and Old Town Pasadena. Cultural destinations are close by at Huntington Library and Botanical Gardens, Pasadena Playhouse and local museums. Residents will also have access to an impressive choice of public and private school opportunities.

Prices are effective as of the date of publication. All homes are subject to prior sale. Prices and availability of homes are subject to change without notice. Brokers welcome.

To visit Rosedale from

Pasadena, take the 210 Freeway traveling east and exit Azusa Avenue. Head north into the foothills. Turn right on Sierra Madre Avenue to enter the community. From San Bernardino and Riverside counties, take the 210 Freeway west, or the 10 or 60 freeways to the 57 north and proceed to the 210 west and exit Azusa Avenue and head north into the foothills. Turn right on Sierra Madre Avenue to enter the community.

For more details on what's happening at Rosedale, the only new master-planned community now coming to life in the San Gabriel Valley, visit www.LiveRosedale.com today.

Ownership and development management of the 517-acre master-planned community of Rosedale in the city of Azusa is a new partnership between Brookfield Homes Southland Group, Christopher Development Group (CDG) and Starwood Capital Group. As Rosedale Land Partners, these companies bring together the necessary community planning, development and financing experience required for the successful implementation of community-based master planning and development.



ARCADIA

732 CARRIAGE HOUSE DRIVE



French Colonial style home located in one of the San Gabriel Valley's few guard gated communities. This community of 31 homes was the recipient of the 2002 Gold Nugget Grand Award for Residential Community of the Year. Situated on a gentle knoll, oriented to the south, this gorgeous, inviting home has 5 bedrooms, 5 full bathrooms & powder room. Many upgrades: country natural stone flooring, custom cabinetry and bookshelves. Many storage cabinets. The heart of the house is its huge family-friendly kitchen and family room. Full-size built-in rec. center, Viking appliances, granite counters, large center island and bar stools, plus family eating area. Salt water pool, spa, barbecue area easily reached through French doors. Easy to show. Agent must accomp. 2-hr lead time fis appreciated

Offered at \$3,030,000

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PASADENA

1829 SAN PASQUAL STREET



Located in the much sought-after Caltech area of Pasadena and among other homes of distinction, this elegant two-story Country English estate, crowned with a slate roof, offers elegant social rooms, spacious bedrooms, updated kitchen hardwood floors, a patio/garden ideal for casual entertaining and a large lot with swimming pool and a 2-car garage.

Selling Price \$1,300,000

Lil Montalvo and Mercy Dimitriu

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SAN MARINO

2355 BRENTFORD ROAD



This San Marino jewel provides a great opportunity to either, build your dream home, expand and remodel the existing home or just move right into this immaculate gem. The large 21,890 sq. ft. lot allows for the construction of 3,988 sq. ft. of living space without City mandated penalties. Located at the end of a very quiet street, this property offers lots of privacy and serenity. The existing 1,684 sq. ft. home has been meticulously maintained since day one. Fabulous spacious yard has lush foliage, mature fruit and shade trees, plus an exercise pool and spa. A private haven and unique find in San Marino.

www.2355Brentford.com

Offered at \$1,398,000

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SAN MARINO

2040 COURTLAND AVENUE



On one of San Marino's favorite streets sits this extensively remodeled & meticulously updated French Regency. One of the most beautifully livable homes, it boasts generous rooms & designer amenities not typically found. Main floor includes entry, living room with F/P, den or music room, formal D/R, wood paneled media room, exquisite gourmet kitchen with 2 large center islands & Butler's pantry, huge Master bedroom with amazing bath, 2 additional bedrooms, 3 baths. Upstairs 2 bedrooms, 2 baths and family room area with extensive storage space. There are speakers throughout, radiant heated floors & CAD5 wiring. The large, finished basement has laundry room & could serve as office/recreation areas. Backyard is an entertainers paradise with an outdoor kitchen, custom pool and jacuzzi with rock slide, dive rock, underwater music system, fiber optic lighting and misting system. Oversized garage, also finished, with space for hobbies. A must see home.

Offered at \$3,708,000

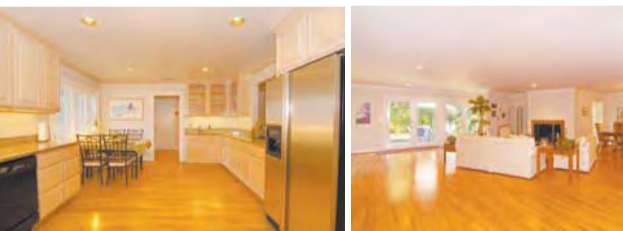
Barbara Rogers

626-356-8126
 (626) 484.8135



SAN MARINO

895 ROANOKE ROAD



Don't be misled by the traditional exterior of this home. On the interior it is a stunning single level contemporary. The 2530 sqft home was redesigned by former owner/contractor in 1999. The four bedroom, two and one half bath features an open floor plan--great room concept. All living spaces open into each other. There are beautiful recently refinished hardwood floors, central fireplace. The kitchen has granite counter tops and state of the art appliances and a designated breakfast nook. There are three bedrooms on one wing. The fourth bedroom is on the opposite side of residence (currently used as office) The lot is gently terraced. It features several intimate wooded patios to the East and North. There is a breezeway that connects garage to kitchen. This is a truly unique property in exceptional condition

Offered at \$1,298,000

Joanne Blanchard

Coldwell Banker, San Marino
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