

AUGUSTA



Classic style. A lifetime of happiness.



AUGUSTA



Spacious New Homes.
Family Living.
Your Future is Here.

Your vision of a wonderful future will be fulfilled at Augusta. This collection of spacious new homes in a central OC location brings an exciting new address to Columbus Square in Tustin. Innovative two-story designs offer up to approximately 3,008 square feet, including a convenient first-level master bedroom. Lofts, gourmet kitchens and private courtyards highlight the function and charm of this special neighborhood. Access to top schools and established recreation from parks to pools will enrich your family's life. At William Lyon Homes, we build the finest homes so you can plan for the future with confidence. Welcome home to Augusta.



A Neighborhood
for Dreaming
and Living!



The Village Conservatory

Villages of Columbus. Dive in to the Good Life! Discover Family Fun Around Every Corner.

At Augusta, every day is like a walk in the park. Just a quick stroll from home, private recreation lets you dive in or slam-dunk. Enjoy the leisure of 'playing in your own backyard' at the Village Conservatory, a sprawling Georgian-style clubhouse with a Junior Olympic saline swimming pool, wading pool, spa, tot lot, Wi-Fi hot spots and more. Four scenic parks have half-court basketball, open play areas, tot lot, barbecue and picnic areas. The good life is here, enjoy!

PRIVATE
CLUBHOUSE

SPARKLING
POOLS

FAMILY-FRIENDLY
RECREATION

NEIGHBORHOOD
PARKS

BASKETBALL
COURT

A Central OC Location Offers Unsurpassed Convenience to Enrich Your Life.

Life is busier than ever and where you live makes all the difference. Augusta's prime location near work, shopping and entertainment means your schedule is more convenient. Enjoy easy accessibility to The Market Place, The District, South Coast Plaza® and the Segerstrom Center for the Arts. Travelers will be just minutes from the Metrolink station, major freeways and John Wayne Airport. If it's business or pleasure, you'll be there in a breeze.



Arlington Park Basketball Court



Augusta is Near Everything You Want and Need for a Vibrant, Fulfilling Life.

Southern Californians know a superb location is everything. And that is great news for Augusta homeowners. If your idea of a perfect day is lounging by the pool with your kids, meeting a friend for lunch or window shopping, get ready for a lifetime of perfect moments.



Shopping
Entertainment
Dining



JUNIOR OLYMPIC SALINE POOL



1

Augusta Residence One

Approx. 2,587 Sq. Ft. • 3 Bedrooms • 2.5 Baths
Great Room • Dining Room • Flex Room • Loft • 2-Car Garage
Optional Bedroom 4 at Loft

Comfortable Spaces for Casual Living.
Flexibility for Your Future.



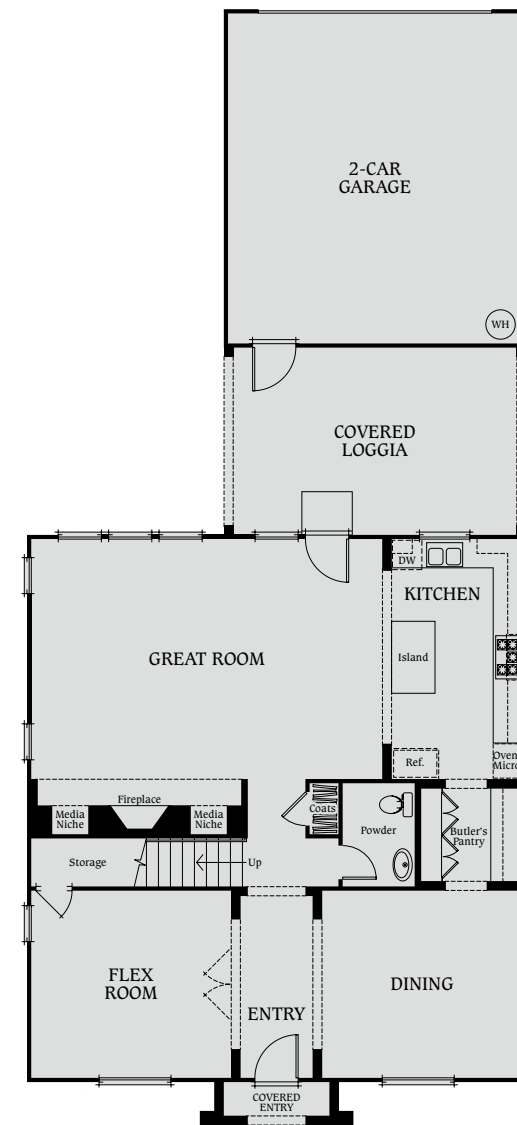
Residence 1A • Spanish
(As Modeled)



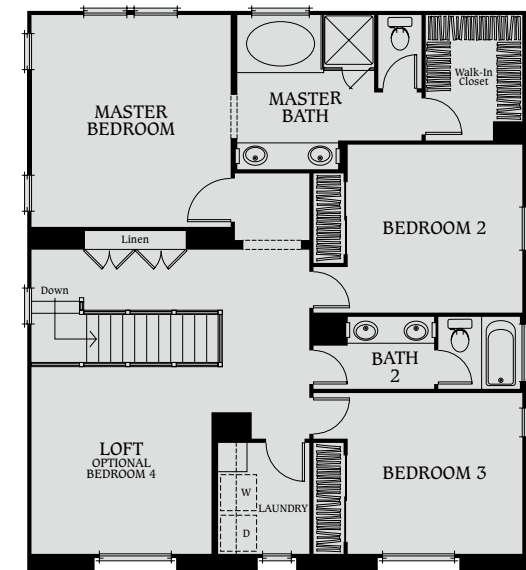
Residence 1B • Colonial Revival



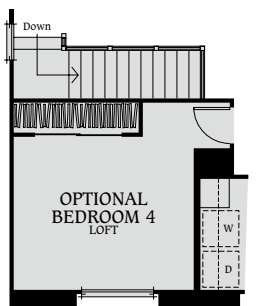
Residence 1D • Georgian



First • Floor



Second • Floor



Optional Bedroom 4

(Residence One R Modeled)

2

Augusta Residence Two

Approx. 2,723 Sq. Ft. • 4 Bedrooms • 3.5 Baths
 Great Room • Dining Room • Morning Room • Loft • 2-Car Garage
 Optional Bedroom 5 at Loft

The Growing Space You Need.
 The Elegance You Deserve.



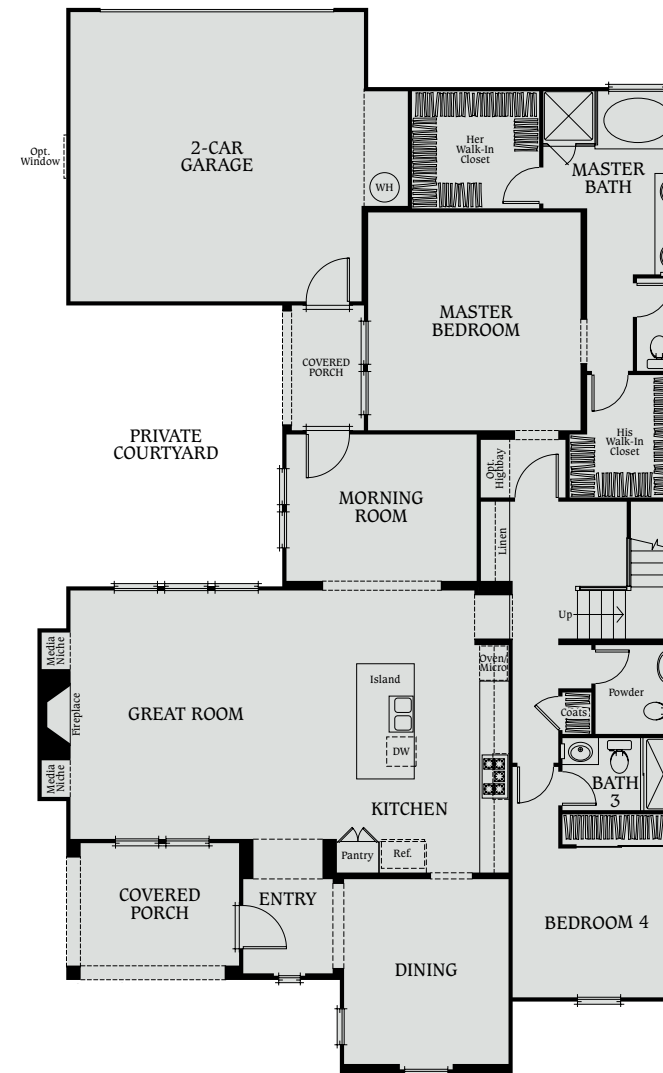
Residence 2A • Spanish



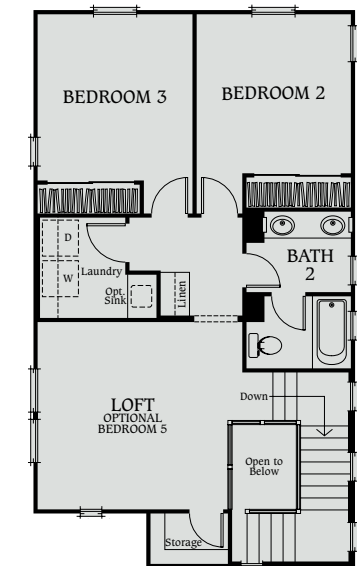
Residence 2B • Colonial Revival
 (As Modeled)



Residence 2C • French Influence



First • Floor



Second • Floor



Optional Bedroom 5

(Residence Two R Modeled)

3

Augusta Residence Three

Approx. 3,008 Sq. Ft. • 5 Bedrooms • 3.5 Baths
 Great Room • Dining Room • 3-Car Garage • Optional Bath 4 at Linen

Luxury Meets Function.
 Beautiful, Smart Spaces for Family Living.



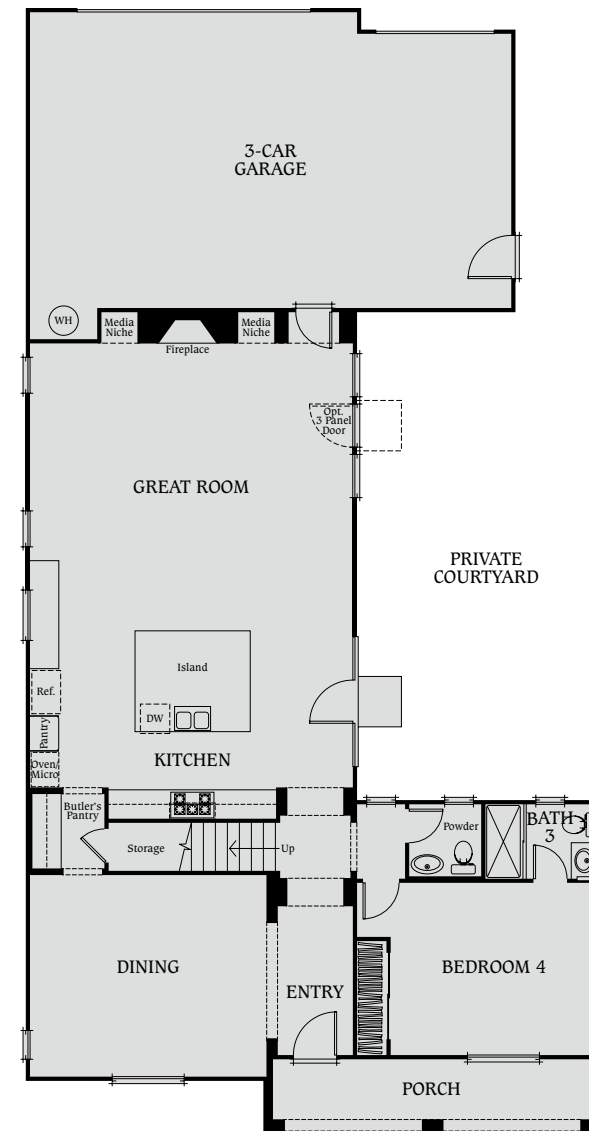
Residence 3A • Spanish



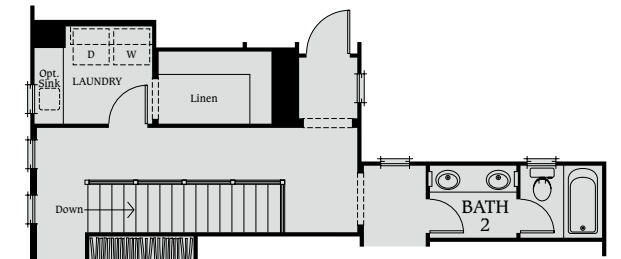
Residence 3B • Colonial Revival



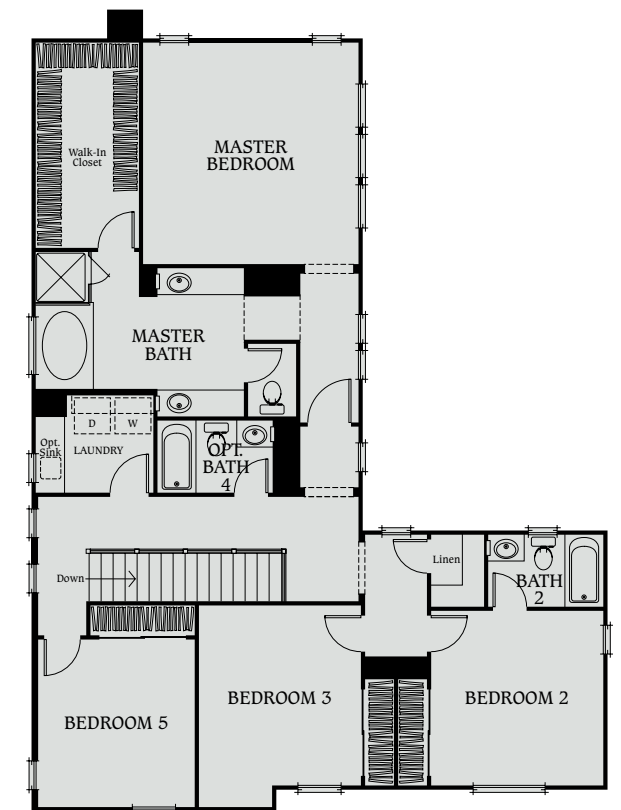
Residence 3C • French Influence
 (As Modeled)



First • Floor



Standard Condition
 (not modeled)



Second • Floor

(Residence Three R Modeled)



Features & Options

The Difference is in the Details.

AUGUSTA



Classic Exteriors for timeless good looks

- Energy-Efficient Exterior Fluorescent Light Fixtures
- 75-Gallon Energy-Efficient Water Heater
- Two- & Three-Car Garages
- Concrete Driveways and Walkways
- Common Area Landscaping
- Architect-Selected Exterior Colors and Accents
- 7' 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
- Interior Fire Sprinkler System

Stylish Interiors flex to fit your life

- Stylish Therma-Tru® Energy Star® Entry Door with Schlage® Oil Rubbed Bronze Hardware
- Beautiful 2-Panel Interior Doors with Schlage® Antique Pewter Lever
- Paint Grade Continuous Rail Stair System
- Structured Telephone, Data, and Cable Wiring
- White Thermofoil Raised Panel European Style Cabinetry with Brushed Chrome Knobs
- 12" x 12" Ceramic Floor Tile at Entry, Kitchen and Master Bath
- Standard Enamel 4" Baseboards
- Wood Shelf & Pole in Closets and Wardrobes
- Standard Stool & Apron at Most First Floor Windows (Varies per Elevation)
- Convenient Wire Shelving Above Washer & Dryer
- Painted Pre-Cast Fireplace Surround at Great Room (Style Varies per Elevation)

- 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
- Telephone and Cable Jack in all Bedrooms
- Multimedia Jack at Media Niche in Great Room
- Programmable, Night Set-Back Thermostat
- Energy-Efficient Central Air Conditioning
- Convenient Laundry Hook-Ups Including Natural Gas Dryer Connection

Smart Kitchens create real hospitality

- Whirlpool® Gold Series Stainless Steel Appliance Package
 - 36" Gas Cooktop with Five Sealed Gas Burners
 - 36" Convertible Hood
 - 30" Microwave Oven
 - 30" Single Wall Convection Oven
 - Energy Star® 5-Level Dishwasher
- White Thermofoil Raised Panel European Style Cabinetry with Brushed Chrome Knobs
- Granite Slab Countertop with 6" Backsplash and Full Height Above Cooktop
- Stainless Steel Double Bowl Sink
- Moen® Single Handle Pull-Out Faucet
- In-Sink-Erator® Garbage Disposal (1/2 Horsepower)
- Recessed Fluorescent Can Lights Through-Out
- Convenient Under Cabinet Lighting
- Convenient Ice Maker Water Line at Refrigerator Location
- Cabinet Pantry with Adjustable Shelving
- Butler Pantry with Glass Uppers (Residence 1 & 3)

Master Bedrooms offer personal luxury

- Spacious Walk-In Closets with Wood Shelf & Pole
- White Thermofoil Raised Panel European Style Cabinetry with Brushed Chrome Knobs
- Cultured Marble Solid Surface White Countertop at Master Bath
- Luxurious White 6" X 6" Ceramic Tile Shower Surround with Tiled-In Soaking Tub and Decorative Wood Cabinets Panels
- Frameless Clear Glass Shower Enclosure
- Under Mount China Lavatories
- Moen® Brushed Nickel Wide Spread Faucet and Bath Accessories
- Decorator Nickel Light Fixtures Above Lavatories
- Zaca® Frameless Medicine Cabinet with Adjustable Shelving


Optional Opportunities offer freedom of choice

- Upgraded Floor Coverings (Including Select "Green" Flooring Packages)
- Stain Grade Finish on Stair Hand Rail
- Various Cabinet Finishes and Door Styles
- Mirrored Closet and Wardrobe Doors
- Additional Recessed Lighting, Electrical, Telephone, Television and Multi-Media Outlets
- Upgraded Precast Fireplace Surround Finishes and Styles Available
- Ceiling Fan Outlets at all Bedrooms
- Audio Systems

- Ceramic Tile and Granite Countertop Upgrades
- Hanging Light Fixture Outlet in Dining Room
- Security Systems
- Washer, Dryer and Refrigerator
- Tub Enclosure in Secondary Baths
- Upgraded Baseboard and Casing
- Designer Paint Options
- Upgraded Kitchen Aid® Appliance Packages
- Crown Molding Packages
- Additional Bedrooms/Baths (Varies per Residence)
- Jetted Tub at Master Bathroom
- Laundry Sinks at Residence 2 & 3
- Epoxy Garage Floor Coating and Lighting Packages



Elegance
to Last
a Lifetime.

 = Eco Friendly and/or Energy-Efficient Features
Included in Your Home



MIRASOL AT LA COSTA GREENS – CARLSBAD



PASADO AT DEL SUR – SAN DIEGO



AINSLEY PARK AT COLUMBUS GROVE – TUSTIN



MIRASOL AT LA COSTA GREENS – CARLSBAD

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.

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 Augusta at Columbus Square.

We Build Homes to Hold Your Dreams.



THREESIXTY AT SOUTH BAY – HAWTHORNE



IVY AT WOODBURY EAST – IRVINE



BLOSSOM GROVE AT THE FOOTHILLS - CARLSBAD



SAN CARLOS COURT AT PORTOLA SPRINGS – IRVINE

AUGUSTA

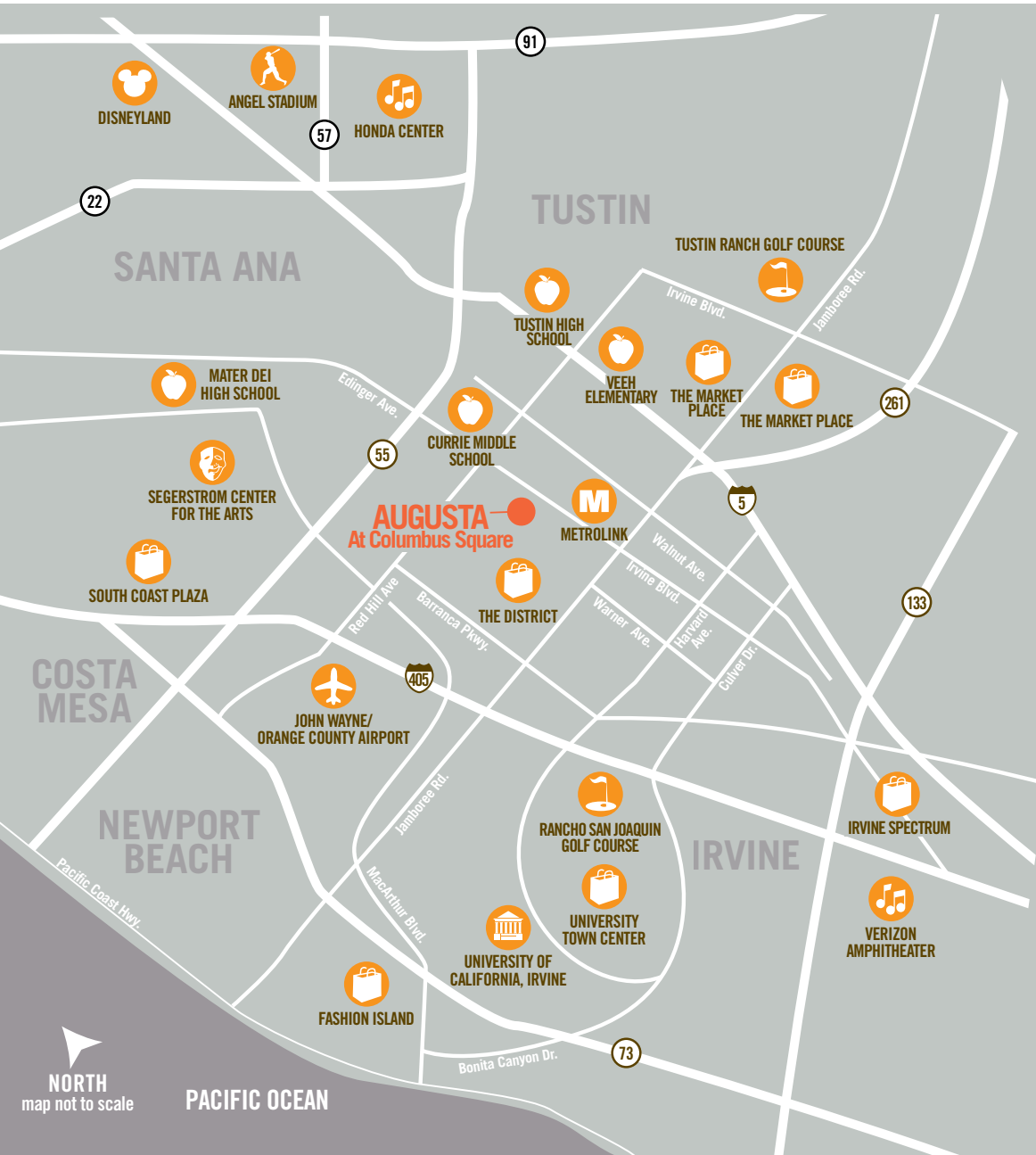


Start Planning for a Wonderful Future in Your New Home!

The home you want and the lifestyle you deserve are here. Architectural diversity, a central OC location, private recreation and top schools make this family neighborhood a smart move.

lyonaugusta.com

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Spacious
New
Homes

Superb
Value

In The
Heart
Of OC

NORTH
map not to scale
PACIFIC OCEAN



William Lyon Homes
Experience the pride.
www.lyonhomes.com

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 sites. 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. 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. Models do not reflect racial preference. See your Sales Counselors for details. Cynthia Keefe, DRE license #01474812 and Cindy Miranda, DRE license #01194351. 6/2011

