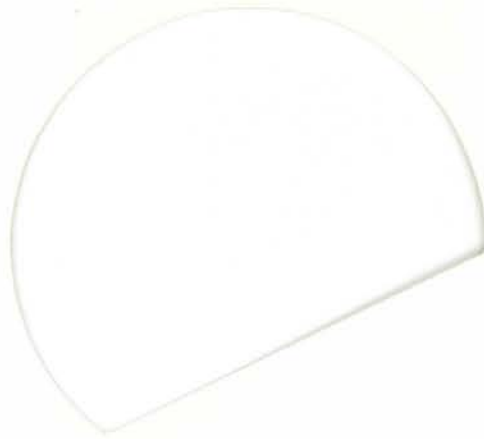


Madera Marin



We invite you to make a full comparison of Kaufman & Broad excellence and value with what others have to offer. The open marketplace is our proudest ally.





Madera Marin

It's called "Marvelous Marin" by residents and visitors alike. And marvelous it is. From Mount Tamalpais and the Golden Gate National Recreation Area to Point Reyes National Seashore, Marin County has something for almost everyone.

Discriminating people from throughout the Bay Area, especially from San Francisco, have long been attracted to its easy sophistication. It's a quiet, uncrowded sort of place, and likely to remain so. For you see, Marin County is virtually out of buildable land within easy commuting distance of the city.

That's why Kaufman & Broad's Madera Marin provides such an unusual buy. The carefully designed and crafted townhouses would be top sellers in any market. In land-scarce Marin they are truly outstanding buys.

Highway 101 links Madera Marin with the San Rafael-Richmond Bridge to the East Bay, and to the Golden Gate Bridge and San Francisco.

And, there is air-conditioned express bus service available throughout the day to San Francisco's financial, business, shopping, and theater districts.

Madera Marin 925 Sycamore Ave. Novato, CA 94947

(415) 892-4672

The homes depicted here are typical of the variety in style and price which Kaufman & Broad has been building over the years. They may or may not be available at this time.



Features

Madera Marin townhomes are being built in an environment of open space and provide homeowners and their guests with swimming, tot lot and tennis facilities. A surety bond has been posted to assure extensive landscaping when county regulations permit.

Exterior maintenance of buildings, grounds and recreation facilities, except for individually fenced yard areas, is handled through the Madera Marin Homeowners' Association for a reasonable monthly fee.

These outstanding features are included in your Madera Marin Home.

EXTERIOR FEATURES

*Fully enclosed garage
Automatic garage door opener
Remote control security gate
Balcony or fence enclosed rear yard area with gate
Cable TV available
Outside decorator entry light*

ENTRY

*Ceramic tile entry
Front door security viewer
Door bell with chime
Front door weather stripping*

HALLS

*Smoke detector alarm
Wall-to-wall carpeting
Acoustical ceilings*

BATH

*Hardwood vanity cabinets
Cultured marble vanity tops
Decorator floor covering
Water saving commode
Shower flow restrictor
Washable finish walls and ceilings
Moulded bath and shower stall*

LIVING ROOM

*Woodburning Fireplace
Wall-to-wall carpeting
Decorative light fixtures*

KITCHENS

*Hardwood kitchen cabinets
Ceramic kitchen counter tops with full back splash
Luminous ceiling
Brush chrome range and double oven (one self-cleaning)
Dishwasher and disposal
Stainless steel double sink
Decorative floor covering
Washable finish walls and ceiling*

BEDROOMS

*Wall-to-wall carpeting
Master bedroom mirrored sliding wardrobe doors*

ADDITIONAL FEATURES

*Mirrored wet bar (C&D plans only)
Bronzed aluminum windows and patio doors with security locks
Screens on all opening sliding glass doors and windows
Energy saving insulated perimeter walls and ceiling
Thermostatically controlled forced air heating with summer switch
Glass lined water heater
220 volt dryer outlet
Secondary security locks on windows and patio doors
Fire extinguisher*

DECORATOR AND OPTIONAL ITEMS

To show how you may readily enhance your Madera Marin home, our models display certain wall, ceiling, floor and window treatments; outside landscaping and patios; washers, dryers and refrigerators; which are not included in the purchase price. Ask your salesman exactly what is and what is not included in the purchase price.

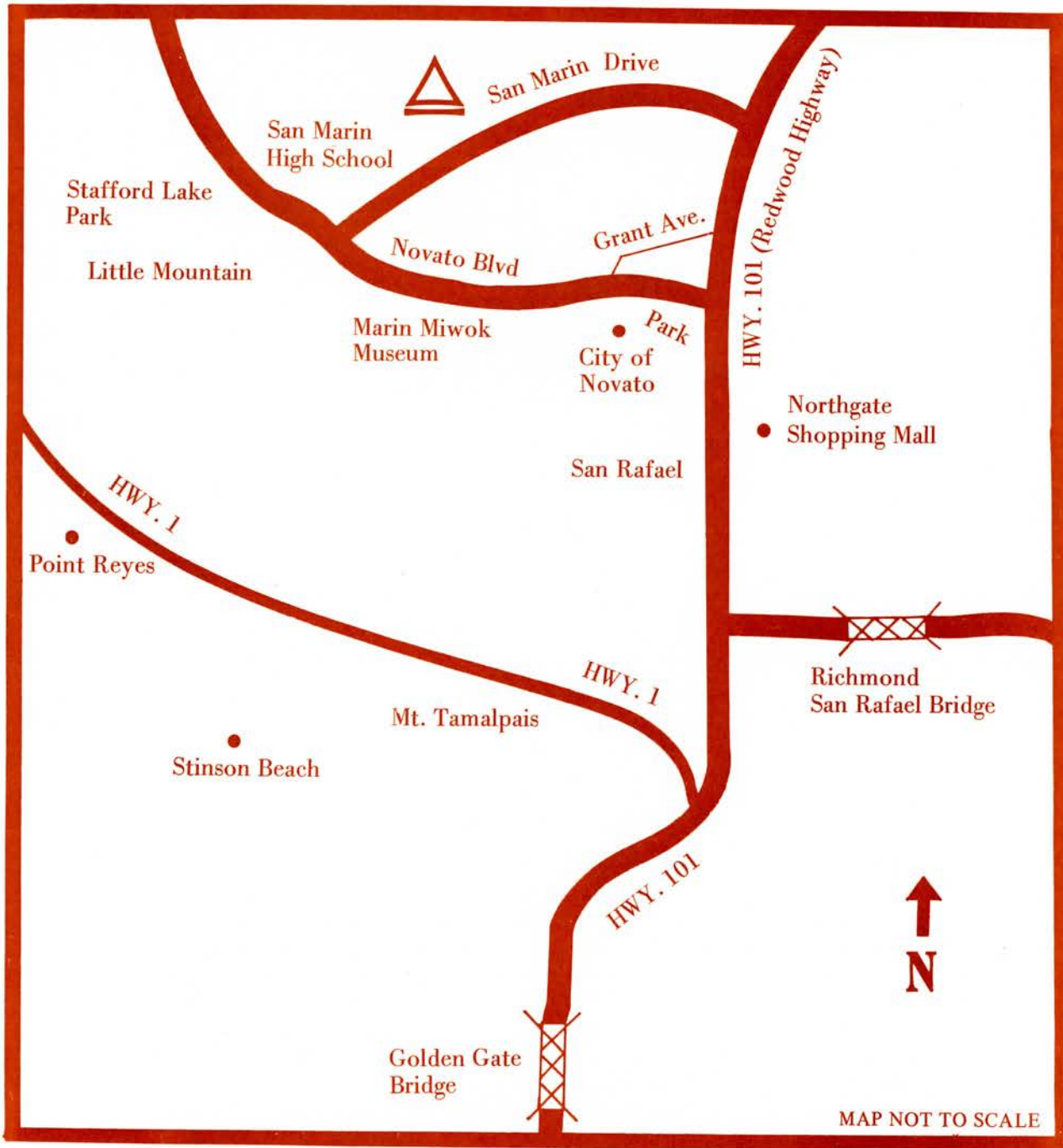
We do, however, provide a decorator service so that you may upgrade your choice of carpeting and kitchen and bath floor coverings. A decorator drapery service is also available.

Air conditioning is available at additional cost, but must be ordered prior to the start of construction.

**Madera Marin
Map Directions**

From the Peninsula and San Francisco, take Highway 101 North to San Marin Drive in Northern Novato, then left to Madera Marin.

From the East Bay take the Richmond-San Rafael Bridge take Highway 101 North to San Marin Drive, then left to Madera Marin.



The Beaumont

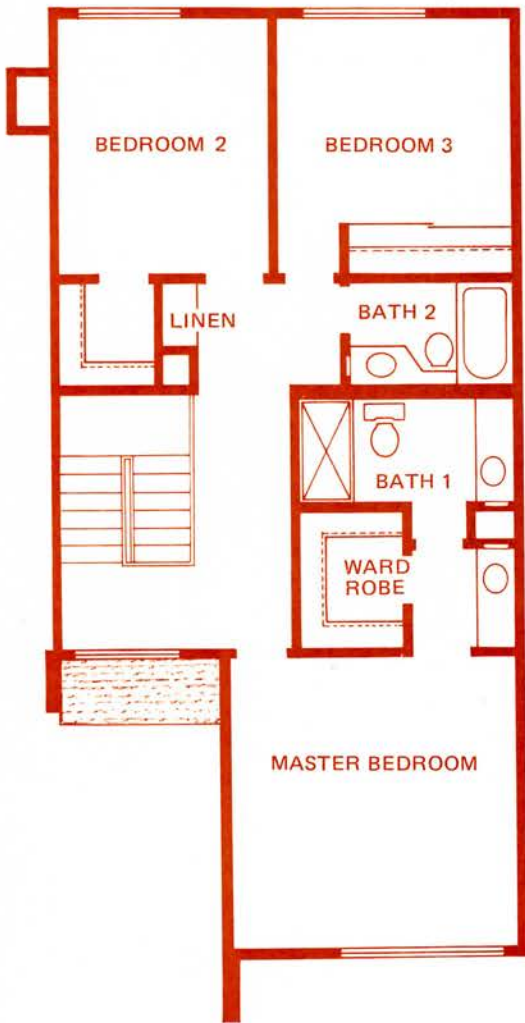
Plan B



Artist's Concepts

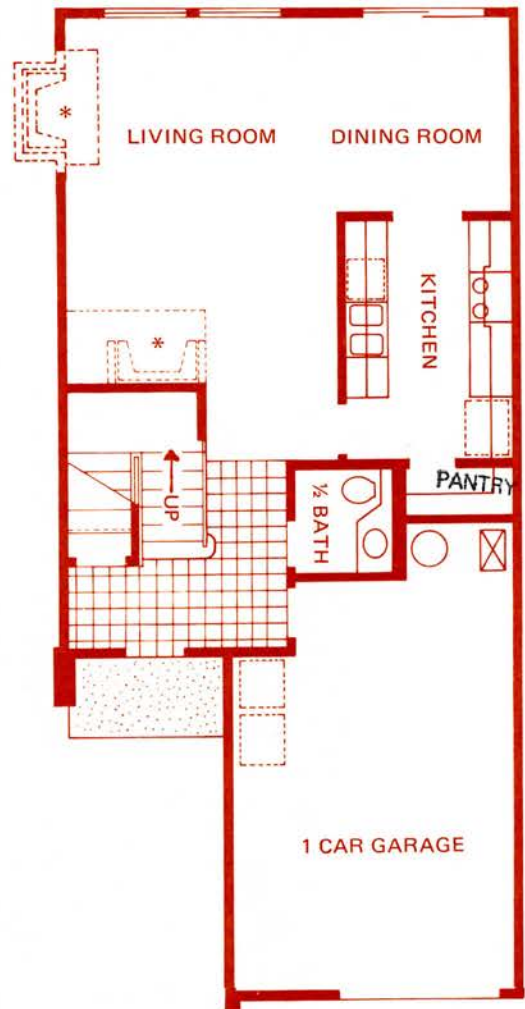
The Beaumont

Plan B



1. Fully enclosed garage
2. Automatic garage door opener
3. Front entry court with remote control security gate
4. Balcony or fence enclosed rear yard area
5. Ceramic tile entry
6. Woodburning Fireplace
7. Wall-to-wall carpeting
8. Hardwood kitchen cabinets
9. Ceramic kitchen counter tops with full back splash
10. Brush chrome range and double oven (one self-cleaning)
11. Dishwasher and disposal

For a complete list of Madera Marin's value-packed features please refer to the FEATURES section



*
SIZE OF WINDOWS AND WINDOW AND FIREPLACE LOCATIONS VARY WITH INDIVIDUAL TOWNHOME LOCATIONS.

The Cambridge

Plan C



Artist's Concepts

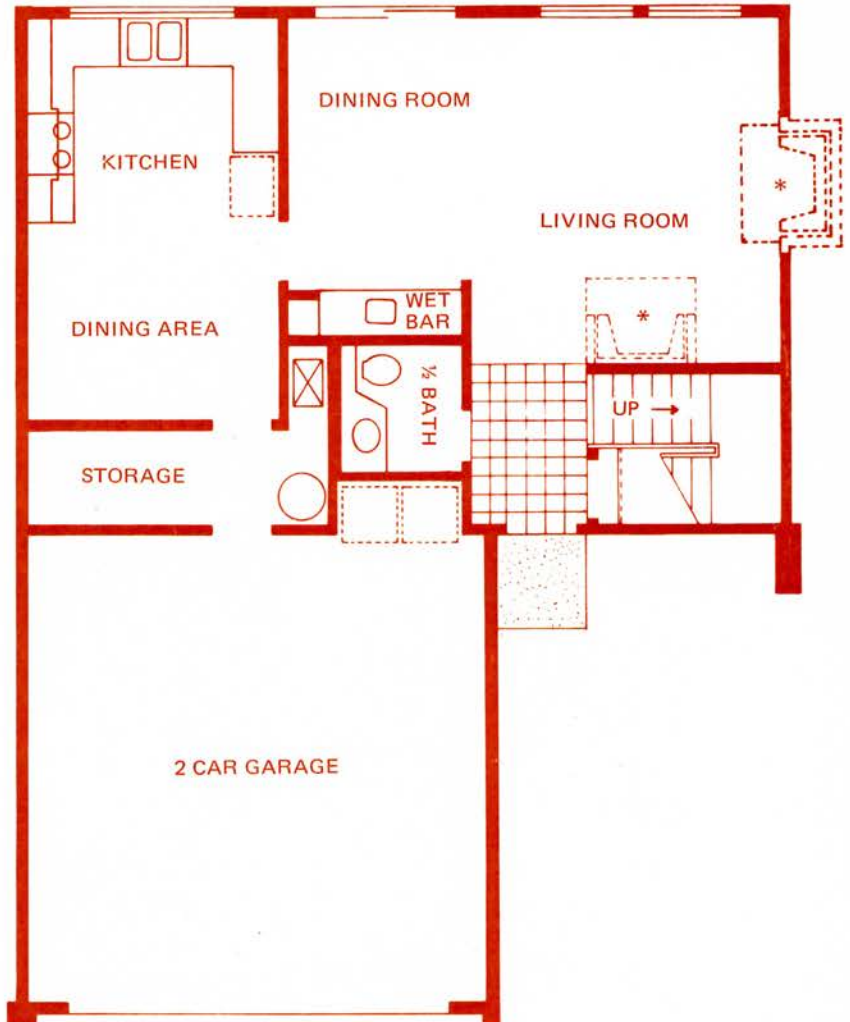
The Cambridge

Plan C



1. Fully enclosed 2 car garage
2. Automatic garage door opener
3. Front entry court with remote control security gate
4. Balcony or fence enclosed rear yard area
5. Ceramic tile entry
6. Woodburning Fireplace
7. Wall-to-wall carpeting
8. Hardwood kitchen cabinets
9. Ceramic kitchen counter tops with full back splash
10. Brush chrome range and double oven (one self-cleaning)
11. Dishwasher and disposal
12. Mirrored wet bar

For a complete list of Madera Marin's value-packed features please refer to the FEATURES section



*
SIZE OF WINDOWS AND WINDOW AND FIREPLACE LOCATIONS VARY WITH INDIVIDUAL TOWNHOME LOCATIONS.

The Dartmouth

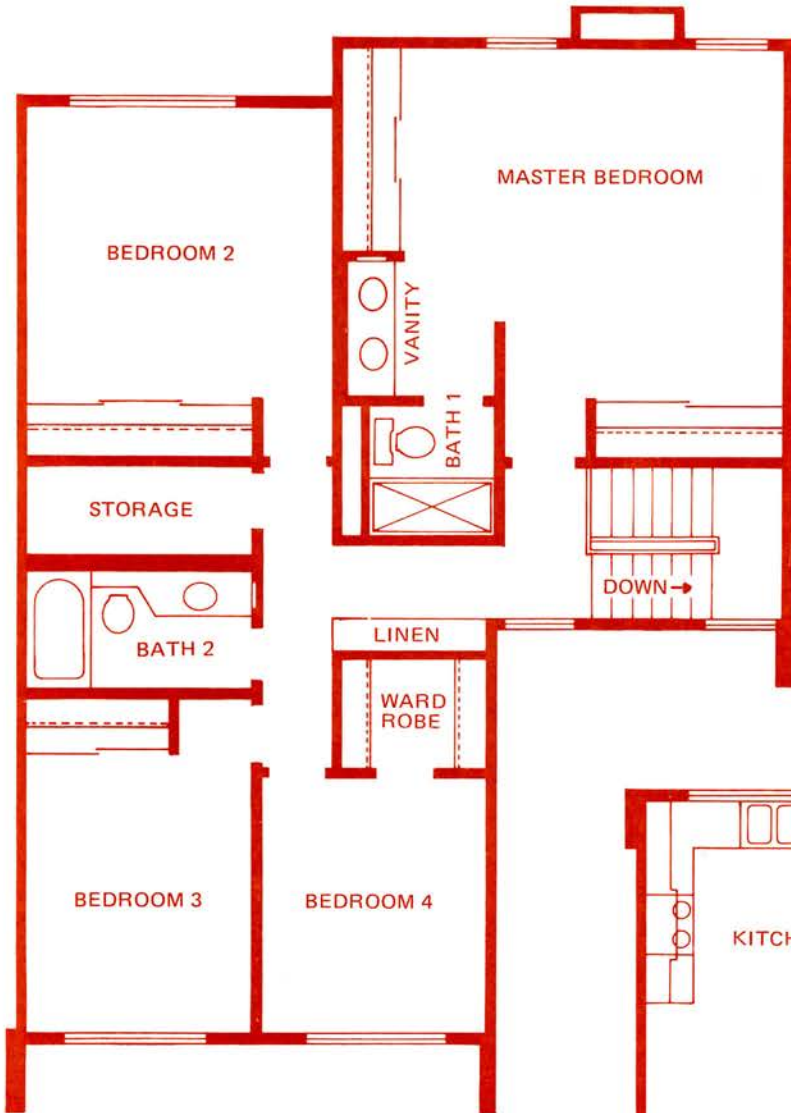
Plan D



Artist's Concepts

The Dartmouth

Plan D



1. Fully enclosed 2 car garage
2. Automatic garage door opener
3. Front entry court with remote control security gate
4. Balcony or fence enclosed rear yard area
5. Ceramic tile entry
6. Woodburning Fireplace
7. Wall-to-wall carpeting
8. Hardwood kitchen cabinets
9. Ceramic kitchen counter tops with full back splash
10. Brush chrome range and double oven (one self-cleaning)
11. Dishwasher and disposal
12. Mirrored wet bar

For a complete list of Madera Marin's value-packed features please refer to the FEATURES section



*
SIZE OF WINDOWS AND WINDOW AND FIREPLACE LOCATIONS VARY WITH INDIVIDUAL TOWNHOME LOCATIONS.

Prices

Value-Packed Homes

**Ardmore
Plan A**

235

**Beaumont
Plan B**

from \$68,990
1551 sf

**Cambridge
Plan C**

from \$71,990
1503 sf

**Dartmouth
Plan D**

from \$77,990
1836 sf

*Due to K&B's established research and development program,
we reserve the right to alter price or design without notice or obligation.*



KAUFMAN & BROAD
THE EXPERIENCED BUILDERS

As we approach our third decade of home building we have a lot to look back on and be grateful for, including some 100,000 K&B home buyers across the United States, Canada and Western Europe. That's a lot of experience and international know-how working for our customers. And we pledge to continue using that knowledge and experience to meet today's critical housing needs.



EQUAL HOUSING
OPPORTUNITY