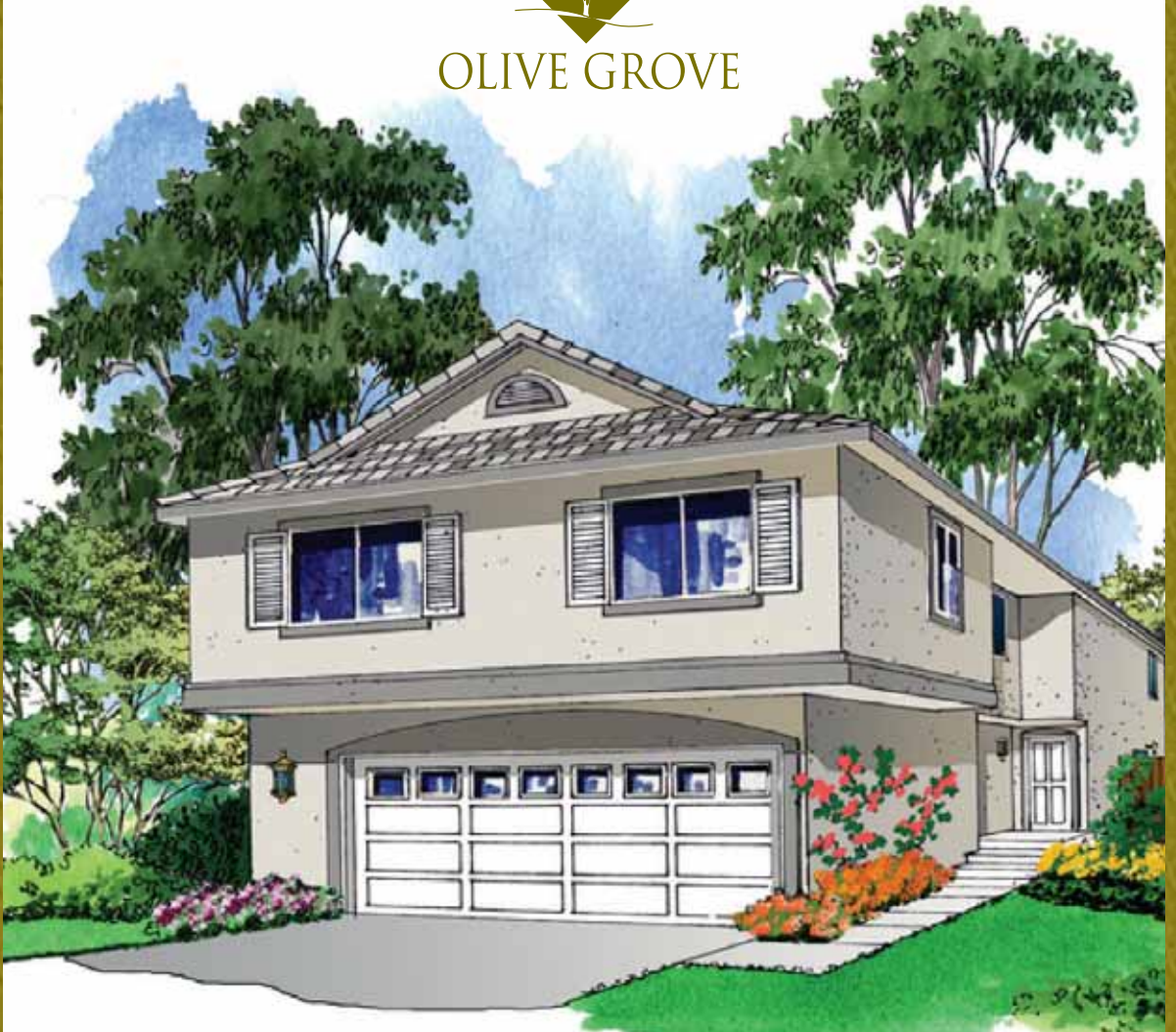




OLIVE GROVE



The Gentle Nature of



OLIVE GROVE

At Olive Grove, you'll discover a home setting that celebrates elegant design and the dramatic qualities of nature. A picturesque Sylmar location offers you not only access to all the conveniences of an active lifestyle, but also the serenity of gentle foothills, mature shade trees, lovely parks and nearby open spaces for biking and hiking.

Known for its highly creative approach to homebuilding, MWH Development has designed versatile 3 and 4-bedroom floor plans offering elegant tile entryways, comfortable family rooms, oversized walk-in closets and contemporary kitchens with the latest in gourmet accessories.

Featuring a limited collection of homes, Olive Grove offers unique charm, individual personality and a friendly community ambience. Select your next home at Olive Grove and surround yourself with all the things that make your life so special.

Style and Life Style Features

COMFORTABLE LIVING AREAS

- Elegant ceramic tile entryway
- Handy built-in linen closets
- Large walk-in closet (master suite)
- Mirrored sliding wardrobe doors
- Custom quality wall-to-wall carpeting
- Ceramic tile flooring
- Designer-selected light fixtures
- Decor-coordinated windows
- Pre-wiring for cable TV, telephones and security system

GOURMET KITCHEN

- Rich Malaysian oak cabinetry
- Sleek granite countertops
- Convenient dual-basin sink
- Time-saving disposal system
- Convenient pantry
- Ceramic tile flooring
- Popular name brand appliances
 - Self-cleaning oven
 - Energy-efficient gas range with combination microwave vented hood
 - Automatic multi-cycle dishwasher
- Pre-plumbing for refrigerator icemaker

SAFETY CONVENIENCES

- Quick-response smoke detectors with battery back-up
- Fire-resistant roof tile
- Tempered glass patio door
- GFI-protected receptacles in kitchen, bath and garage
- Privacy deadbolt locks on all exterior doors
- Fire sprinkler system (if required)

ENERGY-SAVING MEASURES

- Nighttime dual-zone setback thermostat
- High-efficiency central air conditioning
- Natural gas forced-air heating
- Dual-glazed thermal pane vinyl low-E glass windows
- Draft-retardant weatherstripping for all exterior doors
- Upgraded R-13 exterior wall insulation and R-30 ceiling insulation
- Water-conserving shower heads and toilets
- Durable copper water pipes
- Pressure-regulating valve on house water line
- State-of-the-art Noritz tankless gas water heater

DISTINCTIVE EXTERIORS

- Graceful architecture
- Beautiful exterior elevations
- Attractive raised-panel entry door
- Convenient attached two-car garage
- Sectional roll-up garage doors
- Long-lasting concrete tile roof
- Privacy-enhancing rear and side yard fencing
- Solid concrete front walk
- Aesthetically-responsible underground utilities

ATTRACTIVE BATHS

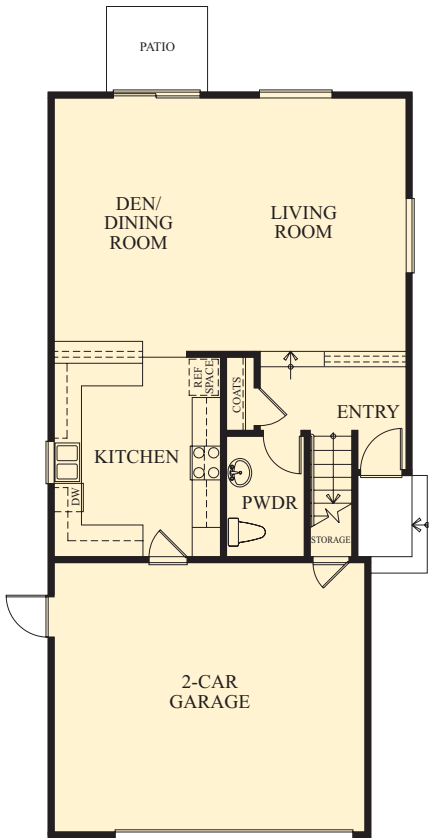
- Custom-style pullman cabinetry
- Rich tile countertops
- Fiberglass tub/shower surrounds
- Ceramic tile flooring

COMMUNITY AMENITIES

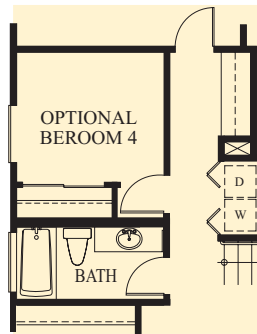
- Landscaped entry
- Proximity to schools, shopping and hospitals

In a continuing effort to improve product quality, MWH Development Corporation reserves the right to modify floor plans, exterior designs, materials and specifications at any time and on any floor plan without prior notice. Exterior treatments, window locations and roof lines may vary depending upon the plan selected.

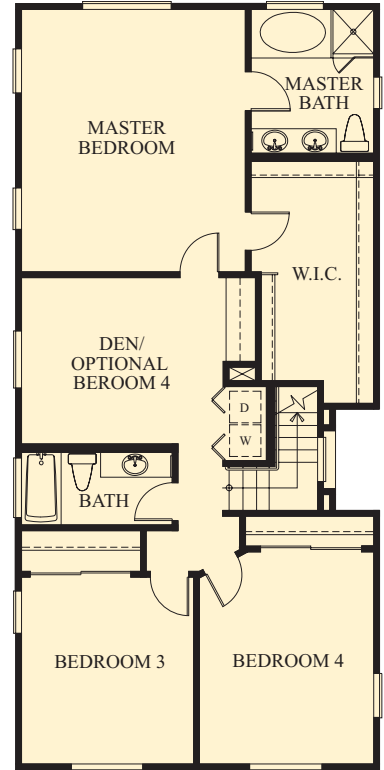
3 Bedrooms plus Den / Optional Bedroom 4 ♦ 2.5 Bath ♦ 2,049 Sq. Ft.*



First Floor



Optional Bedroom 4



Second Floor

*Square footage is approximate. Cover rendering is artist's conception.



DEVELOPMENT CORPORATION

Since 1987, MWH Development Corporation has been building residences of quality and distinction, in everything from condominiums and starter homes

to spectacular custom estates. We believe that no matter the price of the home, every homeowner is entitled to dramatic design and fine amenities. That's why in virtually every price range, you will find MWH standards, such as high room-expanding ceilings, larger windows, voluminous walk-in closets and open-style gourmet kitchens with designer appliances.

MWH is committed to building homes that provide a sense of space and luxury, as well as a feeling of affordability. Consequently, you will discover many standard features that in most homes would be considered custom options.

You will always find our homes in established neighborhoods, because we believe in the importance of a complete community. Currently, MWH has projects under construction throughout Los Angeles and the San Fernando Valley, as well as custom homes in Calabasas, Encino, Sherman Oaks and other fine areas of town. In some cases, we have revived old, declining neighborhoods through what is known as "gentrification"...a sort of building rebirth that brings new life to areas previously in disrepair. The City of Los Angeles even bestowed "The Beautification Award" on our company for one of our new Sylmar communities.

We invite you to preview some of the latest home projects from MWH Development Corporation. You will clearly see, in the most beautiful ways, our philosophy of giving the best dollar value possible.



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