

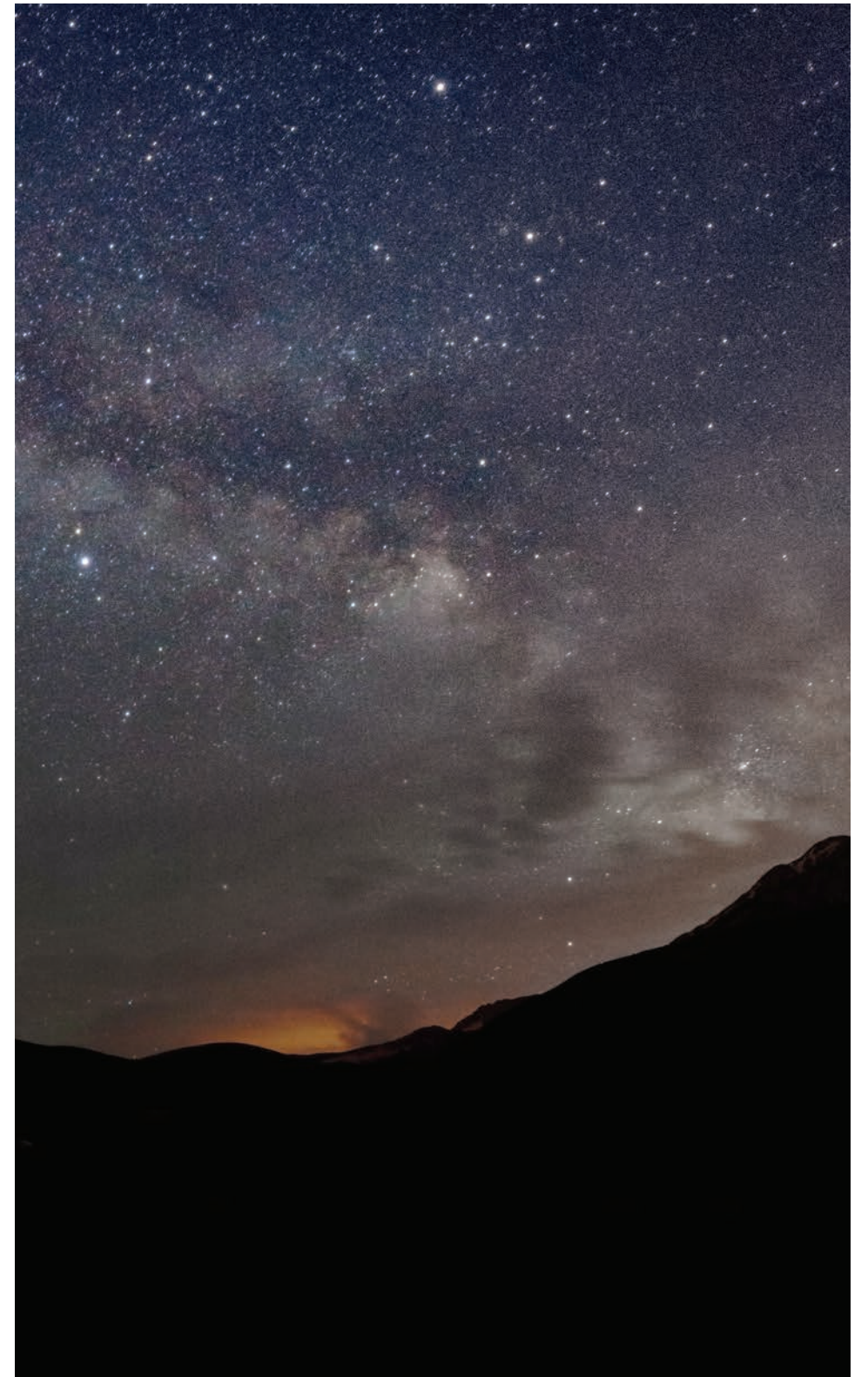






# A PLACE TO WRITE YOUR LIFE STORY.

A hilltop location overlooking the Santa Clarita Valley.  
Acres of natural space just waiting to be explored.  
Modern homes designed for the way you want to live.  
Lyra is where your next great adventure begins.











Rehash the day's adventures at the outdoor fire pit, a great spot for embellished storytelling and belly laughs.



An indoor kitchen, outdoor barbecue grills and dining areas galore. This is your place to gather 'round the table with friends and family.

Get your muscles moving at The Power House, The Lookout's state-of-the-art fitness center.



Stroll the nearby butterfly garden. Daydreaming is encouraged.



# THE LOOKOUT

SWIMMING POOL \* WADING POOL \* SPLASH PAD  
SPA \* CABANAS \* FIRE PIT \* BOCCE BALL \* PLAYGROUND  
PASEO/TRAILS \* EVENT LAWN \* CLOUD NINE



Need an afternoon pick-me-up? Get caffeinated at Cloud Nine, your very own neighborhood coffee bar inside The Lookout.



Community paseos connect neighborhoods and neighbors, and keep you in touch with our natural setting.



Ready, set, relax. There's a poolside cabana with your name on it.

Did someone say bocce ball tournament? (Loser has to clean the grills after dinner!)





# PLAN ONE

*4 - 5 Beds*

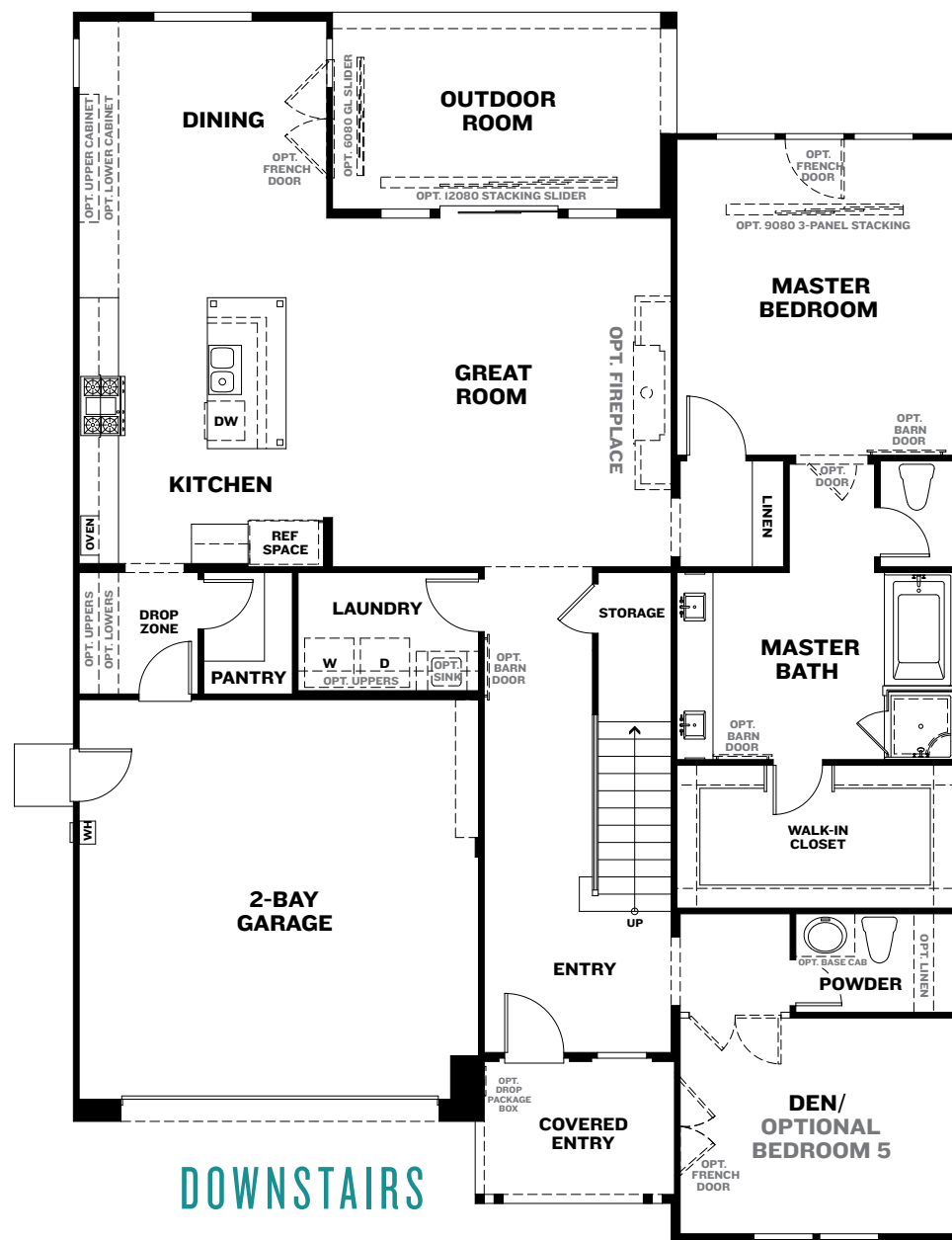
*2.5 - 4 Baths*

*2,861 - 2,878 sq. ft.  
(approx.)*



**CONTEMPORARY SPANISH**





## PRELIMINARY



### PLAN ONE OPTIONS

Fireplace at Great Room

Bed 5/Bath 3 in Lieu of Den

Master Suite 2 in Lieu of Bonus/Bed 4

Bath 2 Optional 3rd Sink

Laundry Cabinetry and Sink

Optional Deck Above Outdoor Room

- Stacking Slider at Great Room
- Slider or French Door at Dining Room

Master Bathroom

- Large Spa Shower
- Drop-in Tub with Tile Shower
- Optional Barn Door

Master Bedroom

- French Doors
- Stacking Slider

Covered Deck with Sliding or Stacking Doors

Laundry at Second Floor Linen

Drop Box at Garage

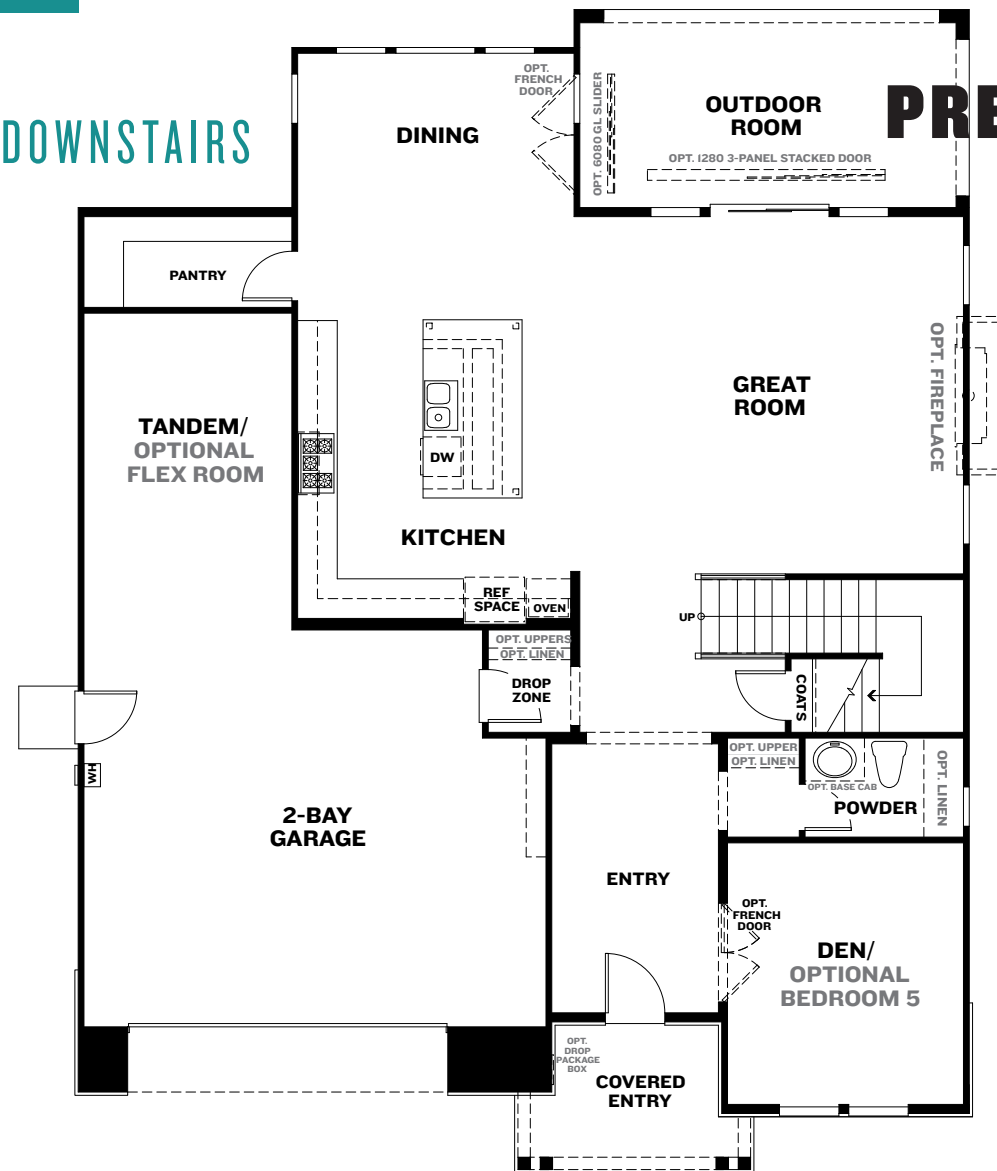
All floor plans are available in Contemporary Spanish, Cottage and Modern Farmhouse architectural styles.

For the most up-to-date floor plans, visit [PardeeHomes.com/LyraPlan1](https://PardeeHomes.com/LyraPlan1)



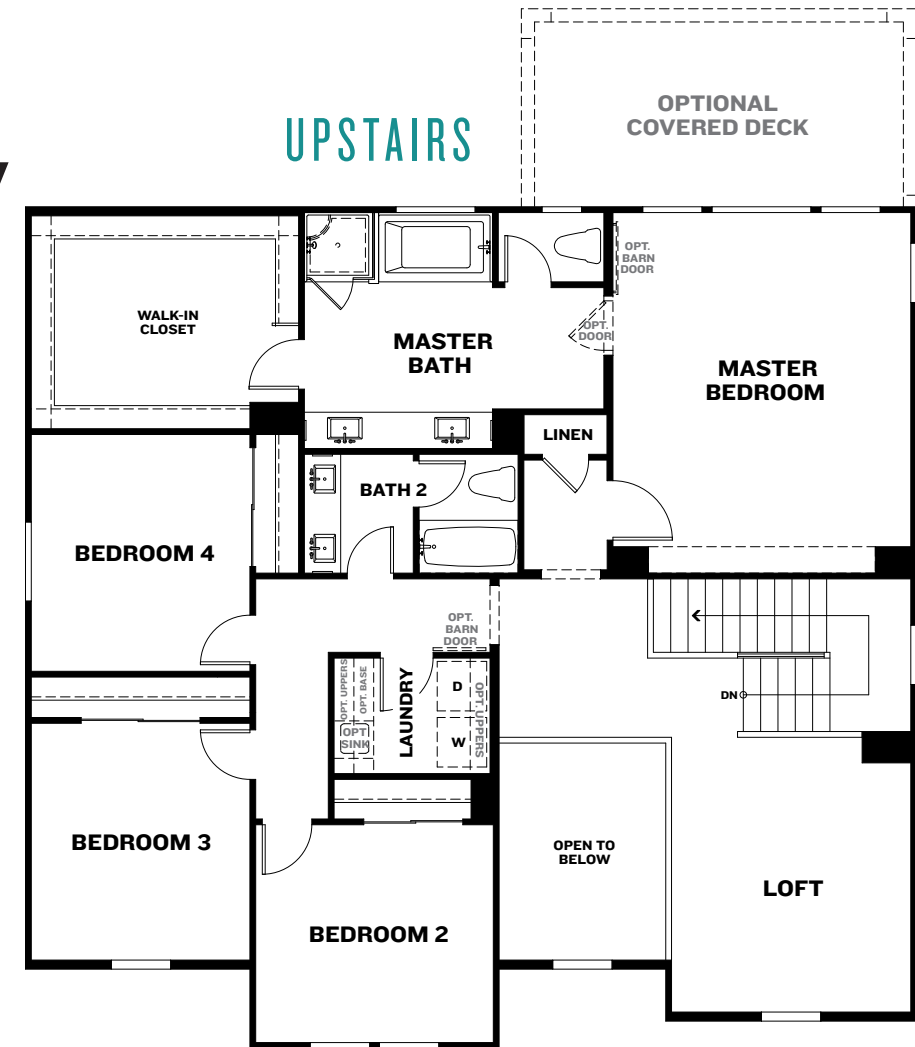
PLAN  
2

DOWNSTAIRS



PRELIMINARY

UPSTAIRS



PLAN TWO OPTIONS

Fireplace at Great Room

Bed 5/Bath 3 in Lieu of Den

Laundry Cabinetry and Sink

Optional Deck Above Outdoor Room

- Stacking Slider at Great Room
- Slider or French Door at Dining Room

Master Bathroom

- Large Spa Shower
- Drop-in Tub with Tile Shower
- Optional Barn Door

Covered Deck with Sliding or Stacking Doors

Laundry at Second Floor Linen

Drop Box at Garage

All floor plans are available in Contemporary Spanish, Cottage and Modern Farmhouse architectural styles.

For the most up-to-date floor plans, visit [PardeeHomes.com/LyraPlan2](http://PardeeHomes.com/LyraPlan2)



## PLAN TWO

4 - 5 Beds

2.5 - 3 Baths

3,041 - 3,214 sq. ft.  
(approx.)



COTTAGE



## PLAN THREE

*4 - 7 Beds*

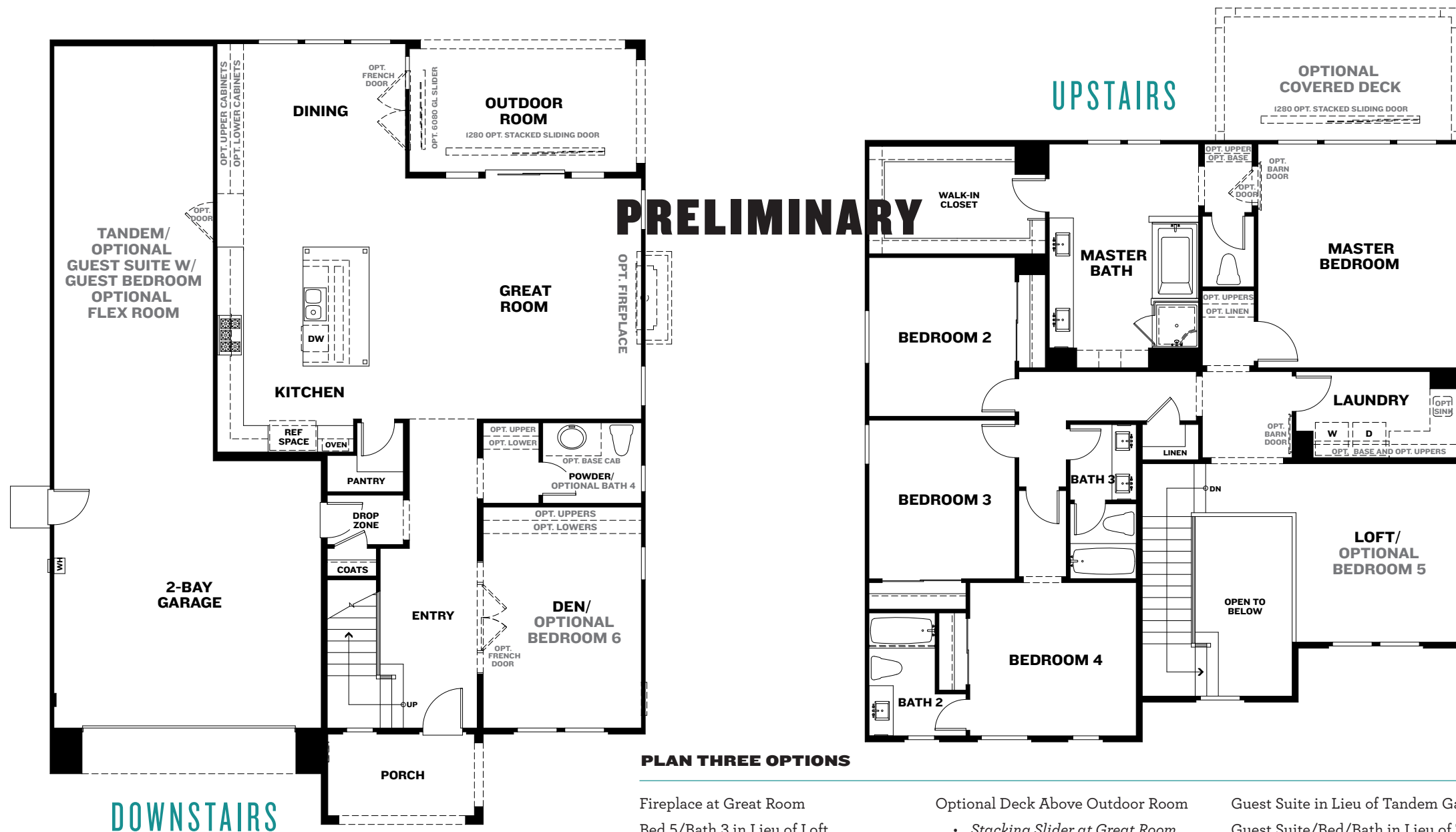
*3.5 - 5 Baths*

*3,111 - 3,506 sq. ft.  
(approx.)*



**MODERN FARMHOUSE**





### PLAN THREE OPTIONS

Fireplace at Great Room  
 Bed 5/Bath 3 in Lieu of Loft  
 Bed 6/Bath 4 in Lieu of Den  
 Laundry Cabinetry and Sink  
 Laundry at Second Floor Linen  
 Covered Deck with Sliding or Stacking  
 Doors

Optional Deck Above Outdoor Room

- Stacking Slider at Great Room
- Slider or French Door at Dining Room

Master Bathroom

- Large Spa Shower
- Drop-in Tub with Tile Shower
- Optional Barn Door


Guest Suite in Lieu of Tandem Garage  
 Guest Suite/Bed/Bath in Lieu of Tandem  
 Garage  
 Multiple Flex Space Options in Lieu of  
 Tandem Garage

- Door Options to Dining
- Door Options to Rear Yard

Drop Box at Garage

All floor plans are available in Contemporary Spanish, Cottage and  
 Modern Farmhouse architectural styles.  
 For the most up-to-date floor plans, visit [PardeeHomes.com/LyraPlan3](http://PardeeHomes.com/LyraPlan3)





# THE NEW HIGH POINT IN SANTA CLARITA

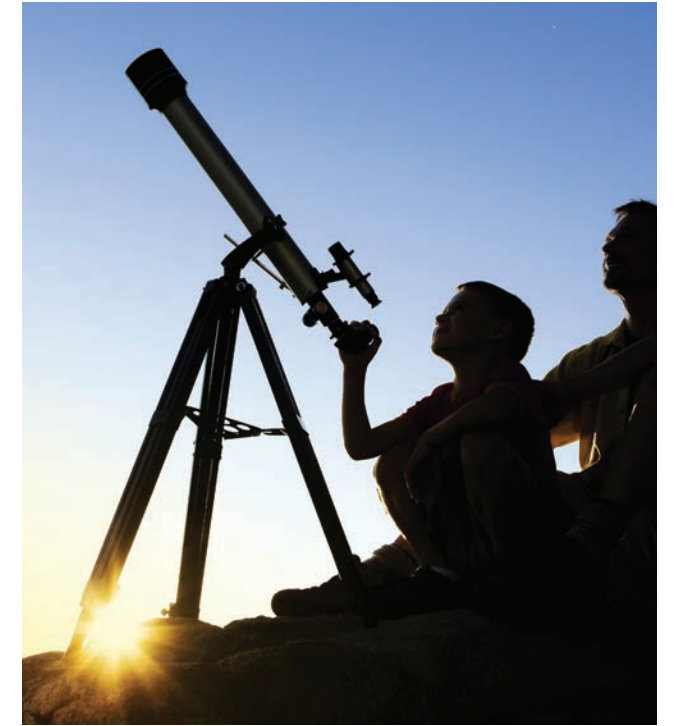
Set among the highest hills in Santa Clarita with sweeping vistas in every direction, Lyra is where laid-back style meets rustic sophistication.

Classic Spanish, Farmhouse and Cottage architectural styles get a fresh new look, while spacious interiors with indoor/outdoor living spaces give new meaning to “life wide open.” Two-story, open floor plans offer room to breathe, and then some.

And you might as well get ready for guests. With 4 to 7 bedrooms, 2.5 to 5 baths, 2,861 to 3,506 square feet and flexible options for bonus rooms and guest suites, there’s no telling who will be showing up at your front door for an extended visit.

Come home to more at Lyra.





## UNEXPECTED TOUCHPOINTS

The Lyra at Skyline experience is interwoven with elements of play, surprise and connection throughout the community, providing a rich canvas for creating memorable life stories that are as unique, authentic and inspiring as you.







## GREEN BUILDING SINCE 1998

Like all new homes built by Pardee Homes, Lyra features the LivingSmart® package of standard and optional features that increase energy-efficiency, save water, save you money month after month and contribute to your long-term peace of mind.

New materials, technologies and features are constantly being incorporated into our LivingSmart program that includes five specific areas of advancement: HealthSmart®, EnergySmart™, EarthSmart®, WaterSmart® and HomeSmart®.



**HEALTH  
SMART**

#### Included Features

- Low VOC interior paint
- Formaldehyde-free carpet pads



**ENERGY  
SMART**

#### Included Features

- LED lighting
- Radiant barrier roof sheathing
- 15 SEER air conditioner
- Low-E windows
- WiFi thermostat

#### Available Features

- GE® or Samsung® ENERGY STAR® washing machines, dryers and refrigerators



**EARTH  
SMART**

#### Included Features

- Engineered wood
- Convenient recycling center in kitchen

#### Available Features

- Electric charging station
- Low-fiber flooring



**WATER  
SMART**

#### Included Features

- Rinnai® tankless water heater
- Delta WaterSense® labeled faucets
- GE® or ENERGY STAR® dishwasher
- Water-efficient toilets

#### Available Features

- On-demand recirculating system
- WiFi-enabled tankless water heater



**HOME  
SMART**

#### Included Features

- LED lighting
- LiftMaster® WiFi garage door opener
- USB Port in kitchen and drop zone
- Leviton® Z-Wave dimmer switches
- Ring™ video doorbell
- Schlage Connect™ front door lockset
- Samsung SmartThings Hub
- Eero with (2) Eero Beacons
- Amazon® Spot and Dot

#### Available Features

- Wireless access point
- WiFi appliances
- Sonos® WiFi home theater
- Voice-automated light packages
- Other assorted HomeSmart™ packages
- Smart shades



## IT'S BEEN NEARLY 100 YEARS

since the Pardee Brothers began building custom homes in Los Angeles for Hollywood celebrities and the country-club elite. Pardee Homes neighborhoods have garnered design awards in San Diego, Las Vegas and Los Angeles.

As the acclaimed builders who brought you Aliento, Fair Oaks Ranch and Moorpark, we are thrilled to introduce Lyra at Skyline, the epitome of nearly a century of quality homebuilding heritage. Embracing the beauty and history of this region, each artfully crafted home in this community combines timeless architectural details and modern resort-living with the comfort, energy-savings and performance of contemporary design and technology.







The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. CA Contractor's License No. 251810. CA DRE License No. 02027320. ©2018 Pardee Homes, a member of the TRI Pointe Group. All rights reserved.