



## SPYGLASS HILLS

*Discover the treasures of Spyglass Hills, crowning the peak above Carlsbad. Each home is a true gem, with breathtaking surroundings and plenty of room to roam.*

*from the mid \$600s*



## SPYGLASS HILLS

*Just miles away from Carlsbad beaches*



# Get ready for coastal living.

*Upon entering the community of Spyglass Hills, you'll be delighted by the allure of your surroundings. Diverse architectural elements give each home a distinct character and charm, complemented by breathtaking vistas and countless amenities. And at the doorstep of your elevated community, you'll find all the inviting lifestyle of Carlsbad.*

KNOWLEDGE

EFFICIENCY

*Caring since 1881*



INNOVATION

QUALITY

## SheaHomes

*Caring since 1881*

**1.800.834.SHEA (7432)**

**[www.sheahomes.com](http://www.sheahomes.com)**



## SPYGLASS HILLS

One- and Two-Story Single-Family Homes  
 2,746-3,737 Square Footage  
 3-5 Beds, 2.5-4.5 Baths  
 3-Car Tandem or 2-Car + Compact Garage

### Home Features

- Cool ocean breezes
- Peaceful retreat area off master bedroom
- Master bedroom walk-in closet
- Oval tub and separate shower in master bath
- Wood burning fireplace in living area for entertaining
- Your choice of designer cabinets
- Convenient built-in shelving in all closets
- Under-cabinet lighting for elegant efficiency
- Internet-ready data retrieval ports
- Dream kitchen perfect for gourmet cooking (including extra-deep kitchen drawers)

### Construction Features

- Distinctive architecture blends east and west design elements for the ultimate in casual coastal living
- The security of rear- and side-yard fencing
- Laundry facility prepared for gas dryer, utility sink with tile countertop
- Spacious garages
- Optional balconies

*Exclusive to Shea  
 San Diego*



Creating the ultimate VIP  
 homebuying experience.

## Residence 1

from the *mid \$600s*



*Elevation A*

2,746 Square Feet  
 3 Bedrooms  
 2.5 Bathrooms



*Elevation B*

2,746 Square Feet  
 3 Bedrooms  
 2.5 Bathrooms



*Elevation C*

2,746 Square Feet  
 3 Bedrooms  
 2.5 Bathrooms

## Residence 2

from the *high \$600s*



*Elevation A*

3,535 Square Feet  
 3 Bedrooms  
 3 Bathrooms



*Elevation B*

3,535 Square Feet  
 3 Bedrooms  
 3 Bathrooms



*Elevation C*

3,535 Square Feet  
 3 Bedrooms  
 3 Bathrooms

## Residence 3

from the *high \$600s*



*Elevation A*

3,737 Square Feet  
 4 Bedrooms  
 3.5 Bathrooms



*Elevation B*

3,737 Square Feet  
 4 Bedrooms  
 3.5 Bathrooms



*Elevation C*

3,737 Square Feet  
 4 Bedrooms  
 3.5 Bathrooms

## Shea Homes

*Caring since 1881*

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**www.sheahomes.com**

*With Shea Homes' longstanding commitment for caring, we are the perfect partner for your homeownership needs. Our team of professional sales, mortgage, design, insurance and escrow counselors have been handpicked to walk you through every step of homeownership. You'll appreciate the convenience and simplicity of our single-source homebuyer services.*

Shea Homes reserves the right to change elevations, specifications, materials and prices without prior notice. All square footage is approximate. Maintenance Corporations, financially supported by all residents, maintain private recreation facilities and common areas. Each company is an independent member of the Shea family of companies.  
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# Heron Bay

Nestled in the picturesque foothills along Carlsbad, the spacious homes of Heron Bay blend family and friend activities with an ocean breeze.



Get ready for a seaside lifestyle.

from the low \$600s



*Heron Bay*  
Just miles away from Carlsbad beaches

Imagine a peaceful and charming neighborhood amid rolling hills. Add an ocean breeze and relaxed surroundings, and you get the idea of what life is like in Heron Bay. All the amenities are within easy reach, such as convenient shopping, reputable schools, and a savory selection of first class restaurants.

KNOWLEDGE

EFFICIENCY

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INNOVATION

QUALITY

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Caring since 1881

1.800.834.SHEA (7432)  
[www.sheahomes.com](http://www.sheahomes.com)



Two-Story, Single Family Homes  
 2,856-3,326 Square Footage  
 3-5 Beds, 3-4.5 Baths  
 2-Car + Compact or 3-Car Garage

### Home Features

- Cool ocean breezes
- Master retreat getaway area
- Oval tub and separate shower in master bath
- Master bedroom walk-in closet
- Wood burning fireplace in family room (gas-ready)
- Your choice of designer cabinets
- Built-in shelving in all closets
- Extra deep kitchen drawers
- Efficient and convenient under-cabinet lighting
- Built-in data retrieval ports for Internet access

### Construction Features

- East meets west architectural styles
- Casual coastal living
- Optional balconies
- Spacious garage(s)
- Pet-friendly rear- and side-yard fencing
- Laundry room with gas dryer hookup, and utility sink with tile countertop

*Exclusive to Shea  
 San Diego*



We provide  
 model design  
 expertise.

## Residence 1

from the *low \$600s*



*Elevation A*

2,856 Square Feet  
 4 Bedrooms  
 3 Bathrooms



*Elevation B*

2,856 Square Feet  
 4 Bedrooms  
 3 Bathrooms



*Elevation C*

2,856 Square Feet  
 4 Bedrooms  
 3 Bathrooms

## Residence 2

from the *low \$600s*



*Elevation A*

3,043 Square Feet  
 5 Bedrooms  
 4.5 Bathrooms



*Elevation B*

3,043 Square Feet  
 5 Bedrooms  
 4.5 Bathrooms



*Elevation C*

3,043 Square Feet  
 5 Bedrooms  
 4.5 Bathrooms

## Residence 3

from the *mid \$600s*



*Elevation A*

3,326 Square Feet  
 5 Bedrooms  
 4.5 Bathrooms



*Elevation B*

3,326 Square Feet  
 5 Bedrooms  
 4.5 Bathrooms



*Elevation C*

3,326 Square Feet  
 5 Bedrooms  
 4.5 Bathrooms

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