

# TERRACES

AT THE AMBASSADOR GARDENS

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## LUXURY WITHOUT LIMITS

Set amidst the more-than-a-century-old historic Ambassador Gardens is a prestigious, signature address right in the heart of Old Town Pasadena. Prepare for the freedom only a “Love-it, Lock-it & Leave-it” lifestyle can afford — at the exquisite Terraces At The Ambassador Gardens.

Imagine a lifestyle superbly tailored to meet your every expectation. Beginning with magnificent, historic, century-old gardens and extending to a walkable location where the charm of Pasadena beautifully frames each day. Welcome to Terraces At The Ambassador Gardens, where exclusivity, sophistication and convenience unite and true luxury is born.

These contemporary and spacious tri-level townhomes, single-level residences, and penthouse homes offer flowing, open-concept, light-filled interiors, enhanced with a private elevator in each of the townhome units. These 3,040 to 4,430-square-foot designs redefine luxury with rich character, offering lavish modern amenities and elegant touches that range from superb European-inspired architecture to expansive glass that “folds away” for seamless indoor-outdoor living.

This is the embodiment of distinguished living, where everything Old Town Pasadena offers is just steps from your own private residence, including the Norton Simon Museum; the vibrant shopping, dining and entertainment of Colorado Boulevard, and much more.

Terraces At The Ambassador Gardens by etco Homes.

## LIVE INSPIRED

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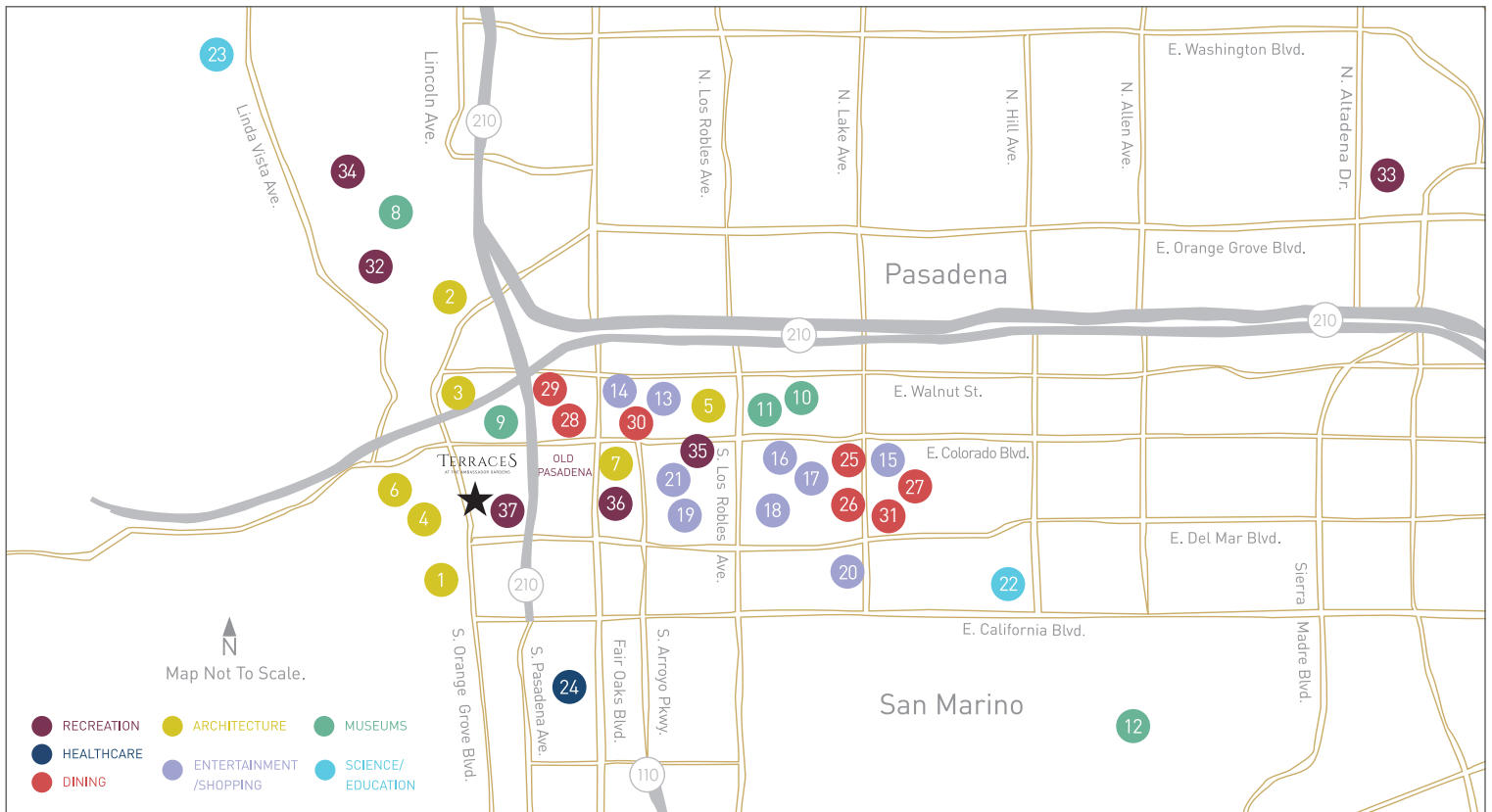
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Tri-Level Townhomes • Single-level Residences and Penthouse Homes • 3 to 4 Bedrooms  
2,616 to 4,430 Sq. Ft. • 626.304.0359 • agsales@etcohomes.com • PasadenaPerfect.com

Sales Gallery Open Thur. - Tues. 10 am - 6 pm, and Wed. 1 pm - 6 pm

362 W. Green Street, # 114, Pasadena, CA 91105

 @PasadenaTerraces |  @TerracesAtTheAmbassadorGardens



## ARCHITECTURE

1. Wrigley Mansion/Tournament of Roses
2. The Gamble House
3. Fenyes Mansion/Pasadena Museum of History
4. Court of Appeals Building
5. City Hall
6. Colorado St. Bridge
7. Castle Green

## MUSEUMS

8. KidSpace Museum
9. Norton Simon Museum of Art
10. Pasadena Museum of California Art
11. Pacific Asia Museum
12. Huntington Library Art Gallery & Botanical Garden

## ENTERTAINMENT/SHOPPING

13. Old Town Pasadena
14. One Colorado
15. South Lake District
16. Playhouse District
17. Pasadena Playhouse
18. Pasadena Hilton
19. Sheraton Pasadena Hotel
20. Macy's
21. Convention Center/Civic Auditorium/Ice Skating Center

## SCIENCE/EDUCATION

22. California Institute of Technology
23. ArtCenter College of Design

## HEALTHCARE

24. Huntington Hospital

## DINING

25. Del Frisco's Grille
26. Celestino Ristorante & Bar
27. Green Street Restaurant
28. Cafe Santorini
29. Sushi Roku
30. IL Fornaio
31. Granville

## RECREATION

32. Rose Bowl
33. Victory Park
34. Brookside Golf Course
35. Paseo Colorado
36. Central Park
37. The Ambassador Gardens



## THE AMBASSADOR GARDENS

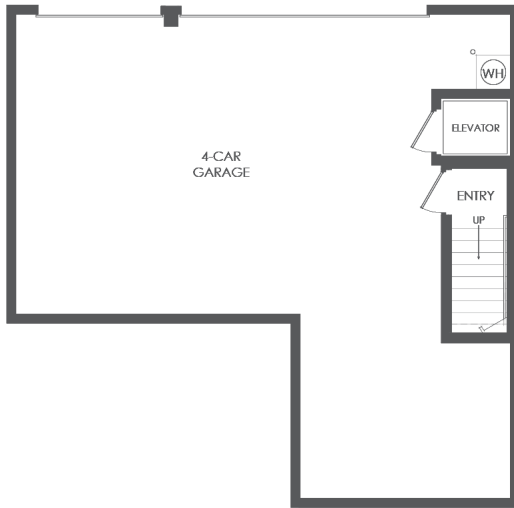
Across Southern California, few metropolitan locations can rival the walkability, convenience and breathtaking beauty of The Terraces at The Ambassador Gardens.

The century-old gardens set the tone of prestige with their magnificent presence, manicured to perfection — creating an urban sanctuary in one of the city’s most thriving locales. The storied address next to Millionaires Mansion Row offers unparalleled lifestyle advantages where residents are walking distance from Old Town Pasadena, The Norton Simon Museum of Art, and mere blocks from Colorado Boulevard’s trendy shops, fine dining and array of exciting entertainment venues. Just across the gardens, Ambassador Auditorium provides a community culture and performance center for music, theater and dance.

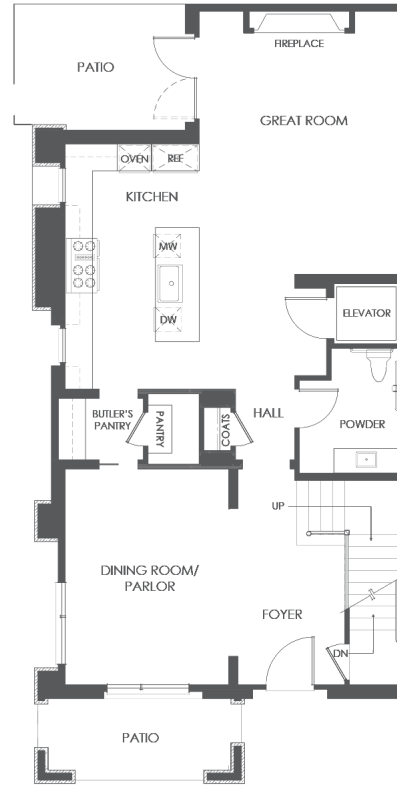
# PLAN 1F

## TRI-LEVEL TOWNHOME (BUILDING C)

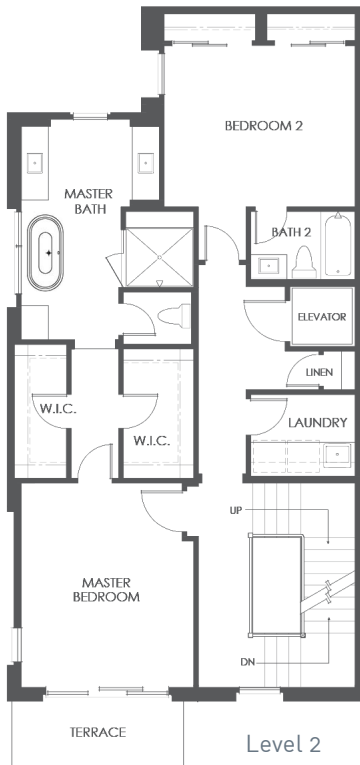
3 Bedrooms, 3 1/2 Baths • 3,040 Sq. Ft. • Formal Dining Room with Butler's Pantry  
Great Room with Fireplace • Media Room • Private Elevator • 4-Car Garage • Roof Terrace



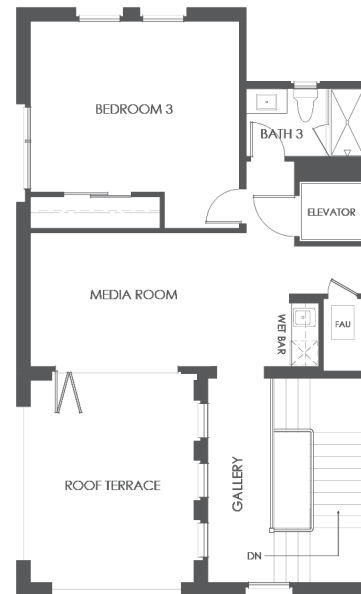
Basement



Level 1



Level 2



Level 3

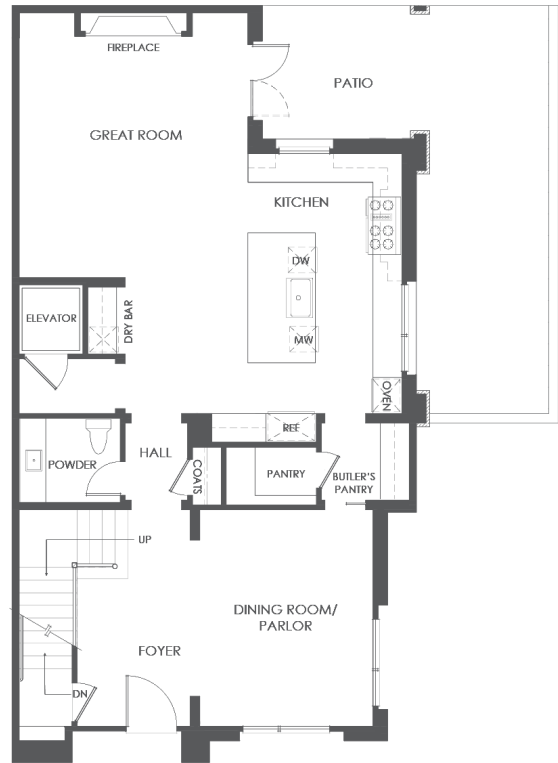
# PLAN 1G

## TRI-LEVEL TOWNHOME (BUILDING C)

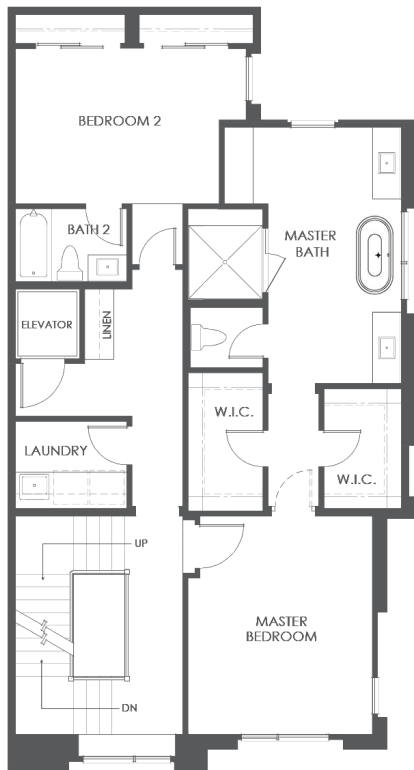
3 Bedrooms, 3 1/2 Baths • 3,211 Sq. Ft. • Formal Dining Room with Butler's Pantry  
Great Room with Fireplace • Media Room • Private Elevator • 4-Car Garage • Roof Terrace



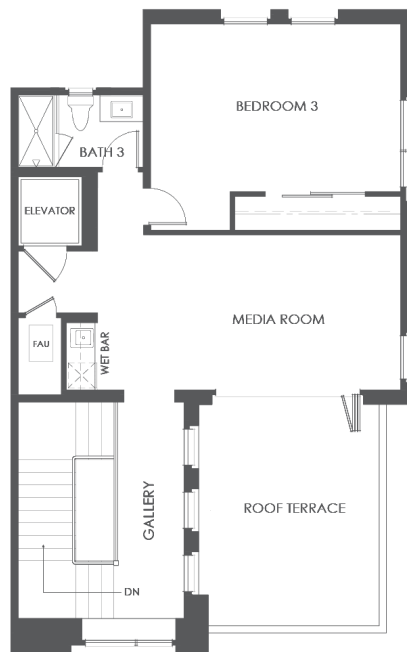
Basement



Level 1



Level 2



Level 3

# PLAN 4D

## TRI-LEVEL TOWNHOME (BUILDING C)

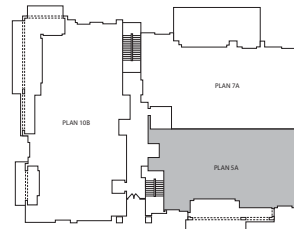
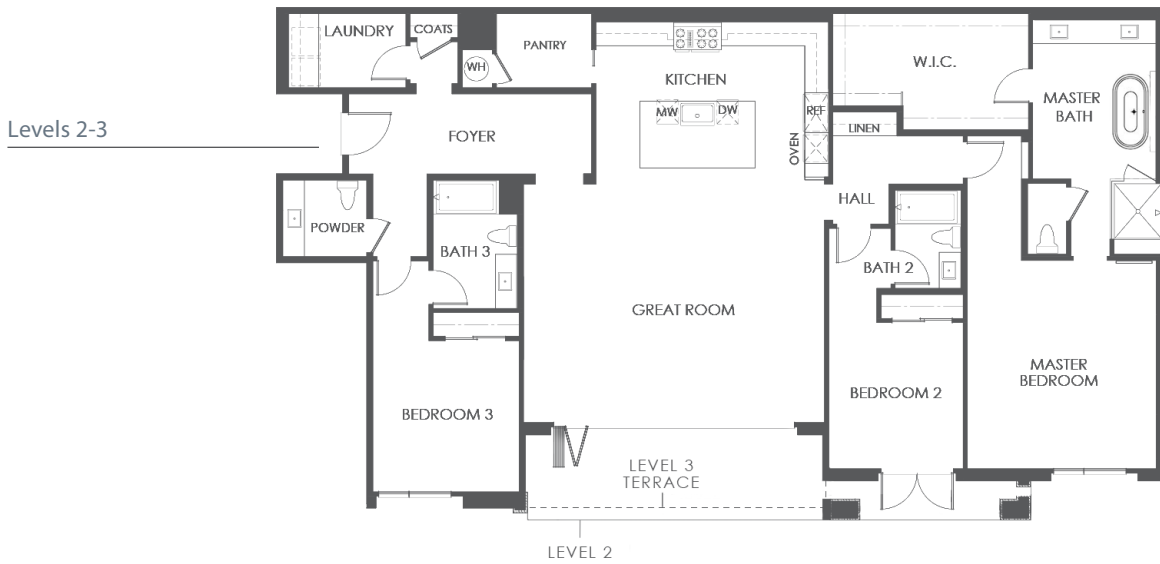
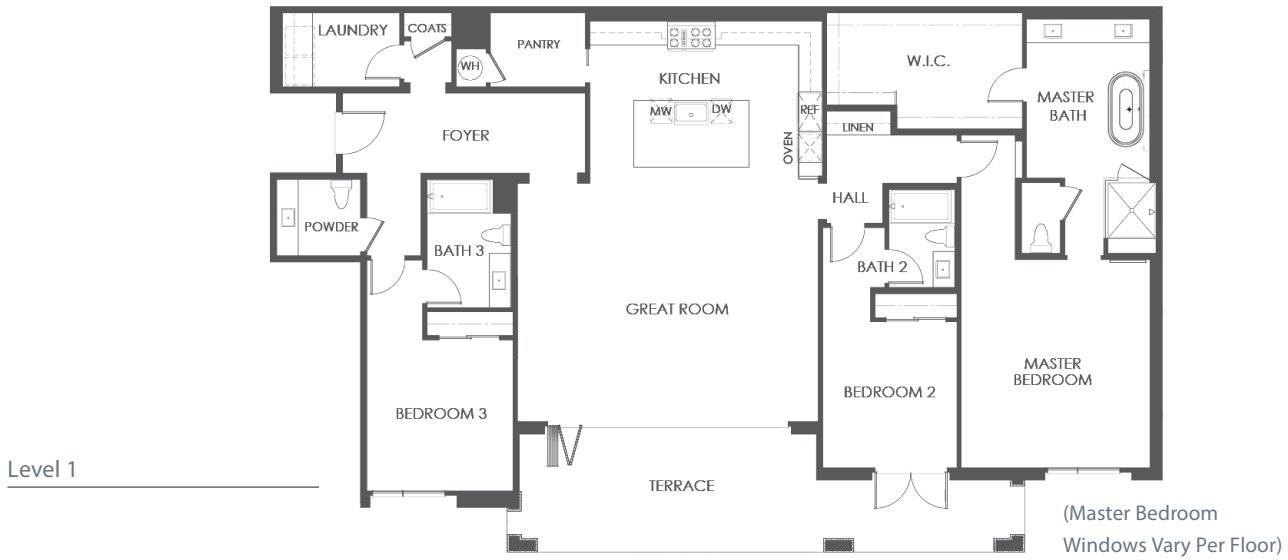
4 Bedrooms, 4 1/2 Baths • 3,718 Sq. Ft. • Formal Dining Room  
Great Room with Fireplace • Media Room • Private Elevator • 4-Car Garage • Roof Terrace



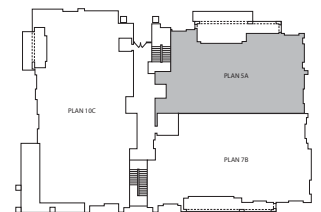
# PLAN 5A

## SINGLE-LEVEL RESIDENCE (BUILDING E & F, FLOORS 1, 2 & 3)

3 Bedrooms, 3 1/2 Baths • 2,616 Sq. Ft. • Great Room • Patio or Terrace • 3-Car Garage



BUILDING E



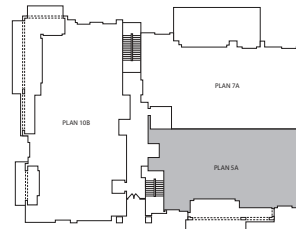
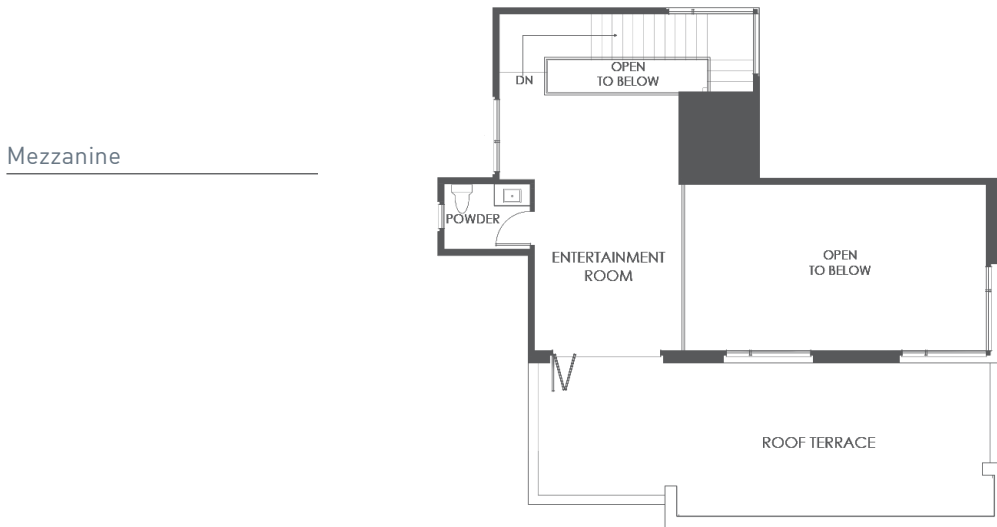
BUILDING F



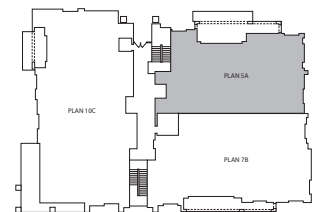
# PLAN 5A

## PENTHOUSE (BUILDING E & F)

3 Bedrooms, 3 Baths + 2 Powders • 2,972 Sq. Ft. • Great Room • Mezzanine • Entertainment Room • Roof Terrace • 4-Car Garage



BUILDING E

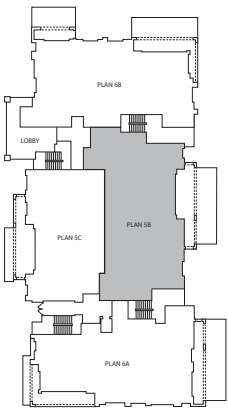
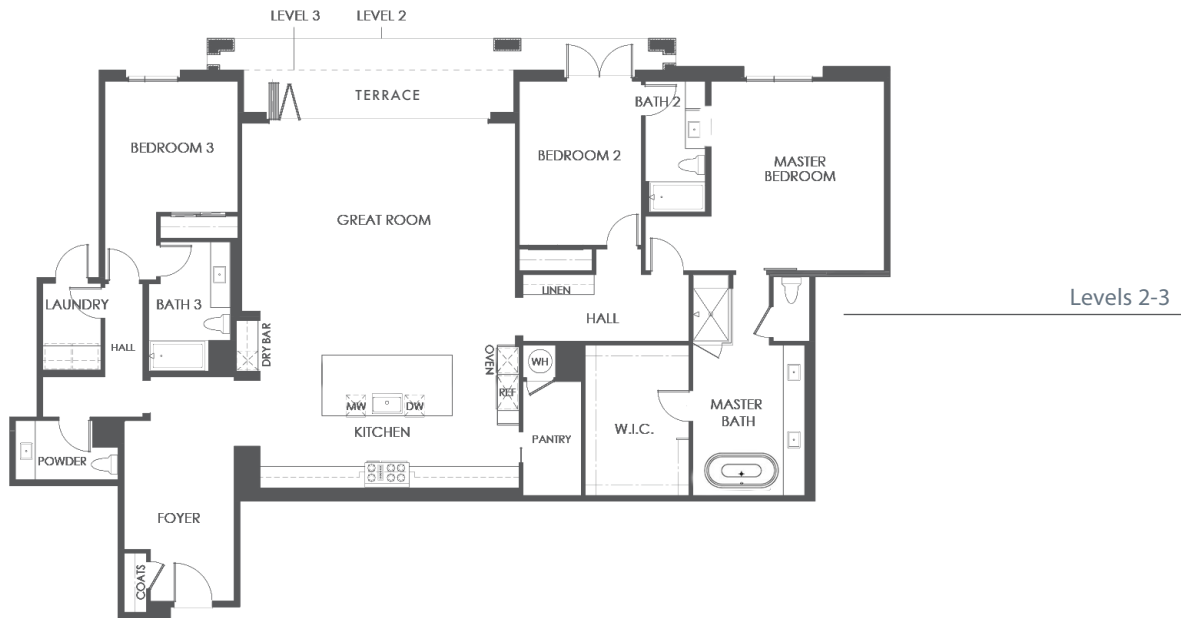


BUILDING F

# PLAN 5B

## SINGLE-LEVEL RESIDENCE (BUILDING G, FLOORS 1, 2 & 3)

3 Bedrooms, 3 1/2 Baths • 2,672 Sq. Ft. • Great Room • Patio or Terrace • 3-Car Garage



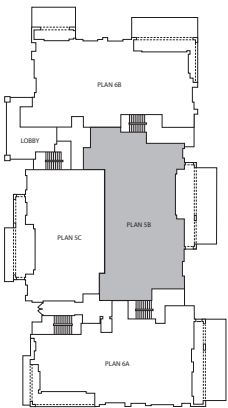
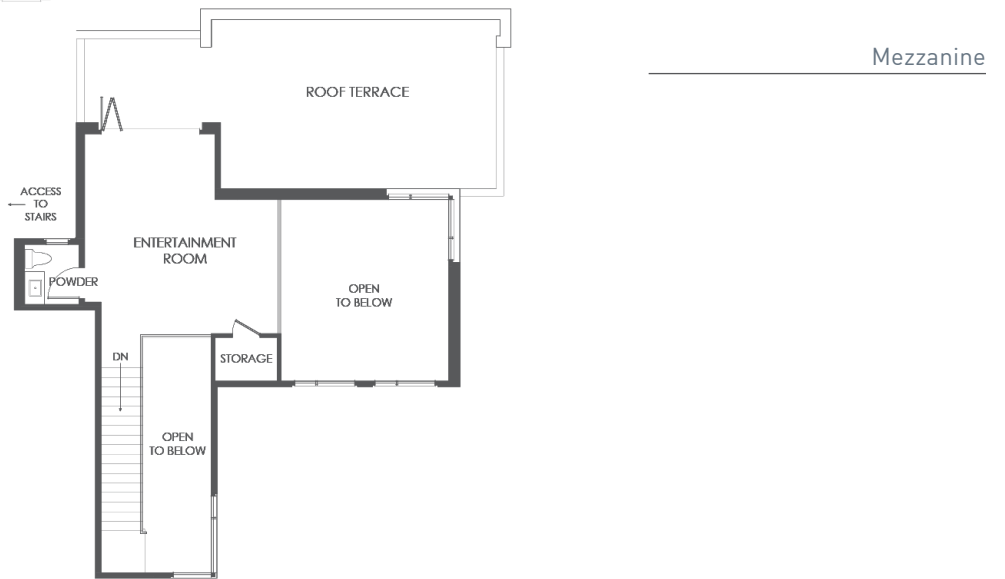
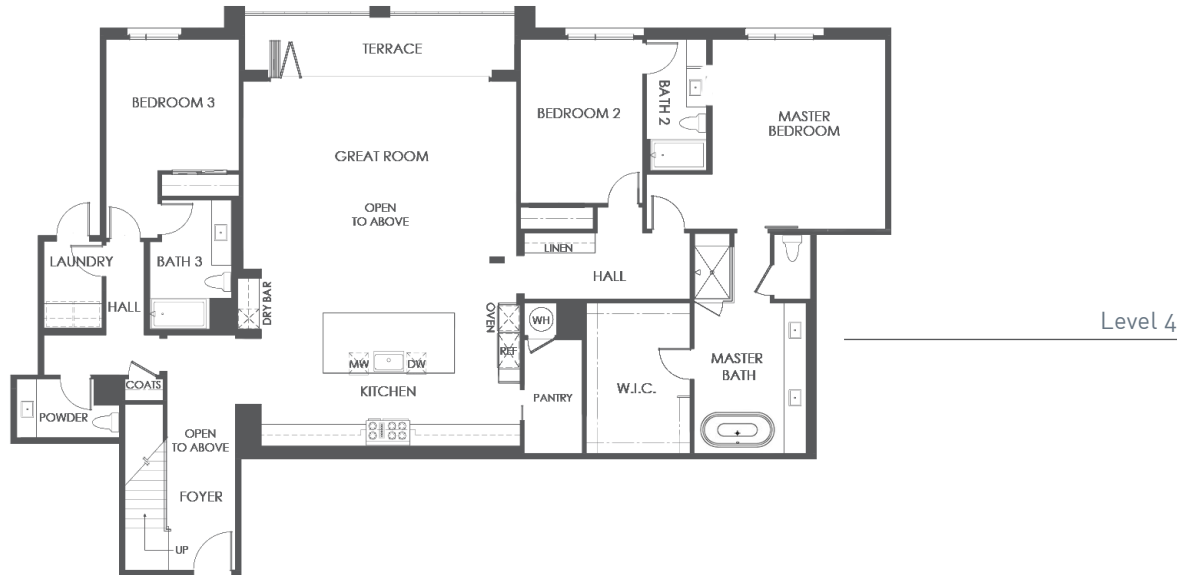
BUILDING G

Walls, windows, patios and roof terraces vary per elevation and lot location. All illustrations are artist's concepts, are not to scale and are subject to change in actual production. Square footages are approximate. Builder has the right to change square footage, plans and pricing without notice. © 2019 etco HOMES. CalDRE license no. 01878688.

# PLAN 5B

## PENTHOUSE (BUILDING G)

3 Bedrooms, 3 Baths + 2 Powders • 3,181 Sq. Ft. • Great Room • Mezzanine • Entertainment Room • Roof Terrace • 4-Car Garage



BUILDING G

# PLAN 5C

## SINGLE-LEVEL RESIDENCE (BUILDING G, FLOORS 1, 2 & 3)

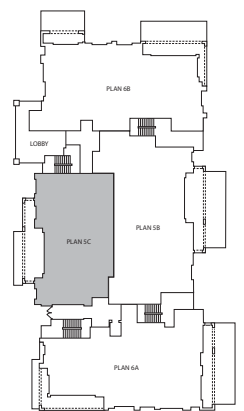
3 Bedrooms, 3 1/2 Baths • 2,682 Sq. Ft. • Great Room • Patio or Terrace • 3-Car Garage



Level 1



Levels 2-3



BUILDING G

# PLAN 5C

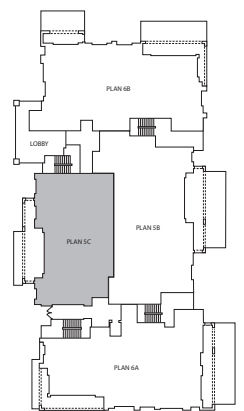
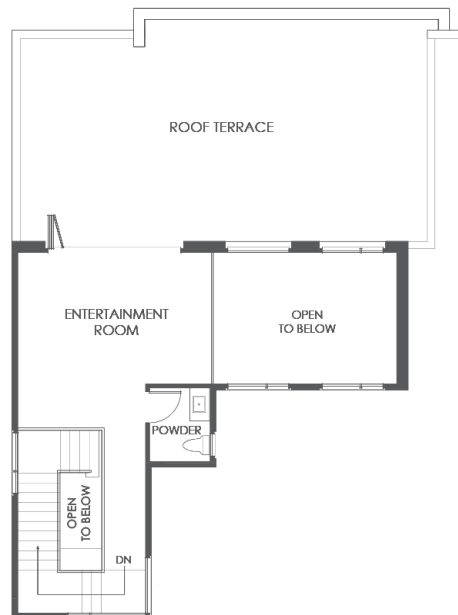
## PENTHOUSE (BUILDING G)

3 Bedrooms, 3 Baths + 2 Powders • 3,044 Sq. Ft. • Great Room • Mezzanine • Entertainment Room • Roof Terrace • 4-Car Garage

Level 4



Mezzanine

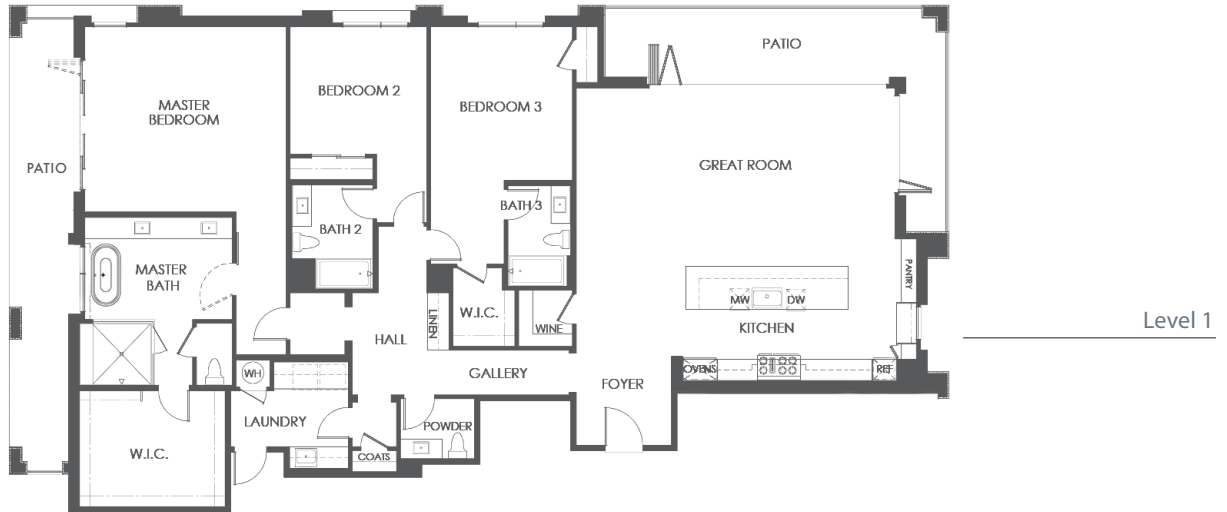


BUILDING G

# PLAN 6A

## SINGLE-LEVEL RESIDENCE (BUILDING G, FLOORS 1, 2 & 3)

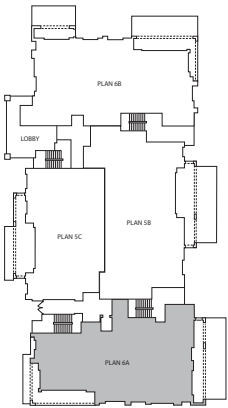
3 Bedrooms, 3 1/2 Baths • 2,922 Sq. Ft. • Great Room • Patio or Terrace • 3-Car Garage



Level 1



Levels 2-3



BUILDING G

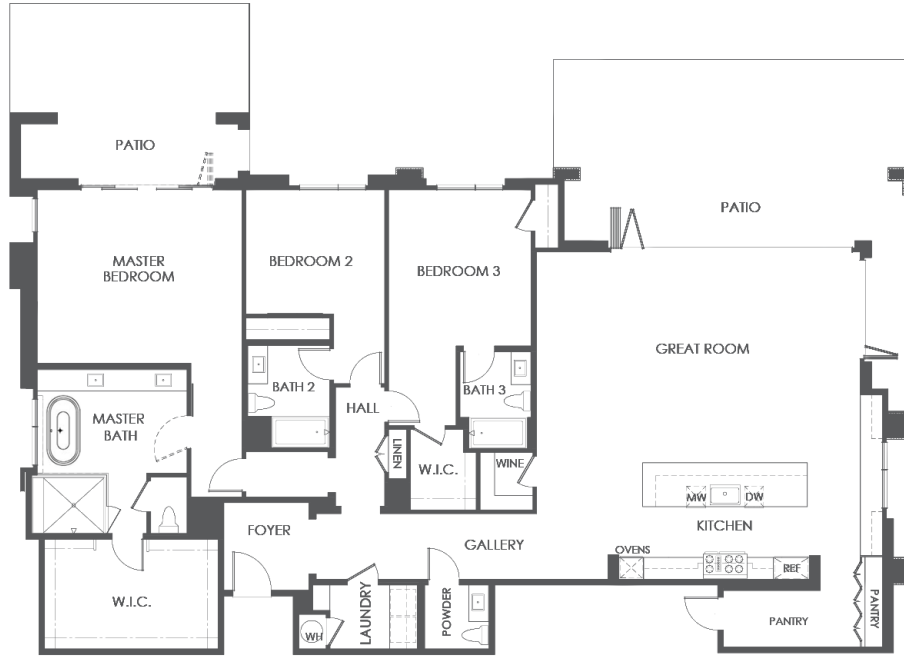
Walls, windows, patios and roof terraces vary per elevation and lot location. All illustrations are artist's concepts, are not to scale and are subject to change in actual production. Square footages are approximate. Builder has the right to change square footage, plans and pricing without notice. © 2019 etco HOMES. CalDRE license no. 01878688.

# PLAN 6B

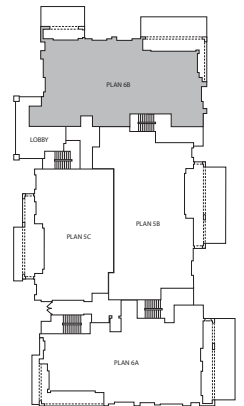
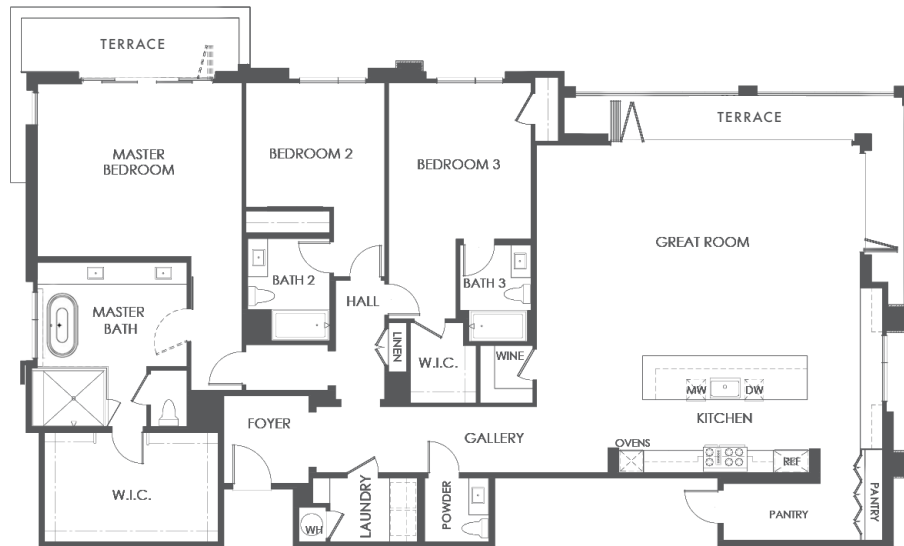
## SINGLE-LEVEL RESIDENCE (BUILDING G, FLOORS 1, 2 & 3)

3 Bedrooms, 3 1/2 Baths • 2,980 Sq. Ft. • Great Room • Porch • Patio or Terrace • 3-Car Garage

Level 1



Levels 2-3

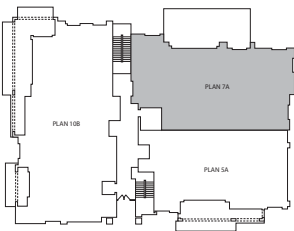
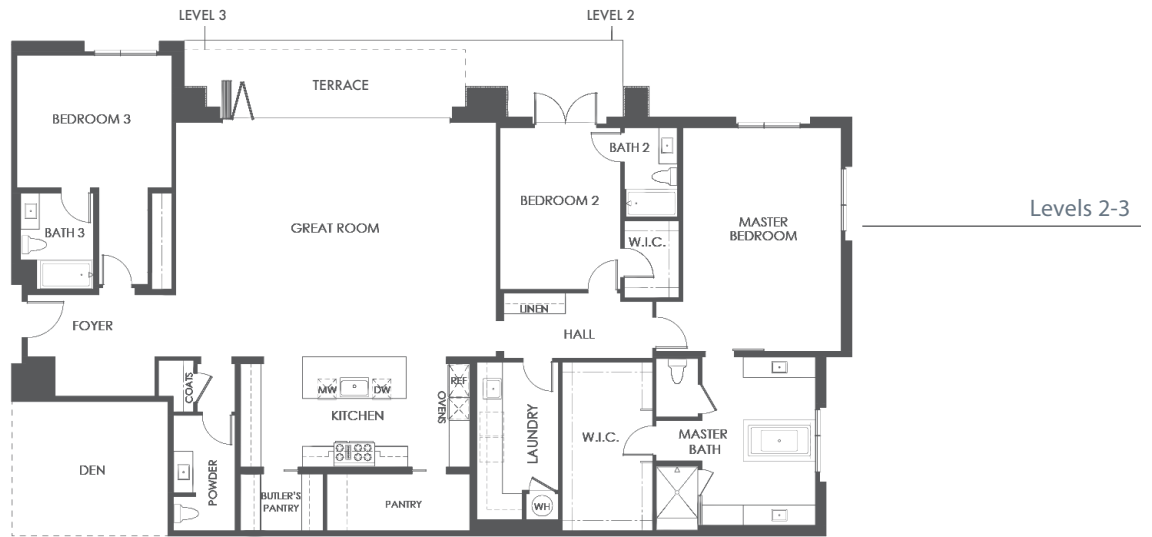


BUILDING G

# PLAN 7A

## SINGLE-LEVEL RESIDENCE (BUILDING E, FLOORS 1, 2 & 3)

3 Bedrooms, 3 1/2 Baths • 3,091 Sq. Ft. • Great Room • Patio or Terrace • 3-Car Garage



BUILDING E

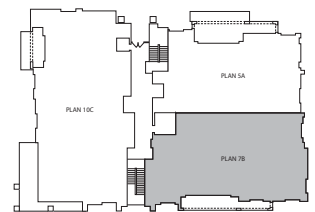
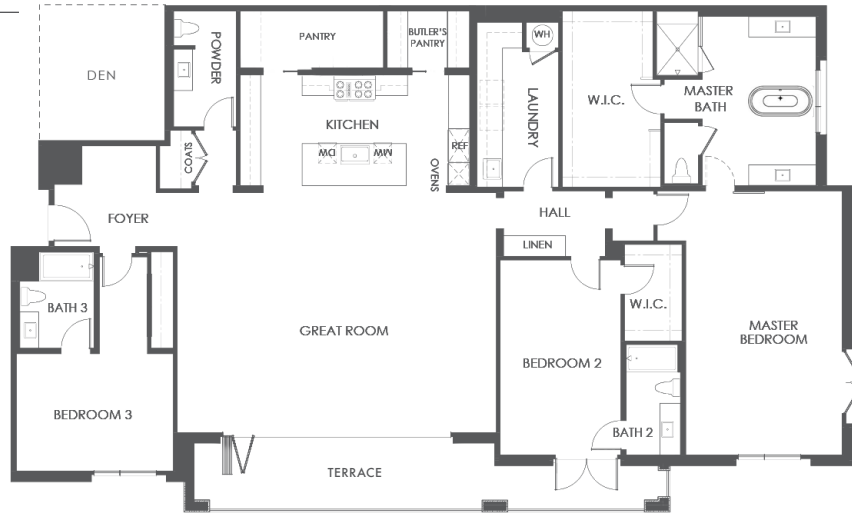


# PLAN 7B

## SINGLE-LEVEL RESIDENCE (BUILDING F, FLOOR 2)

3 Bedrooms, 3 1/2 Baths • 3,091 Sq. Ft. • Great Room • Patio or Terrace • 3-Car Garage

Level 2

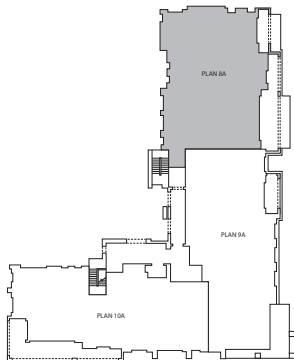
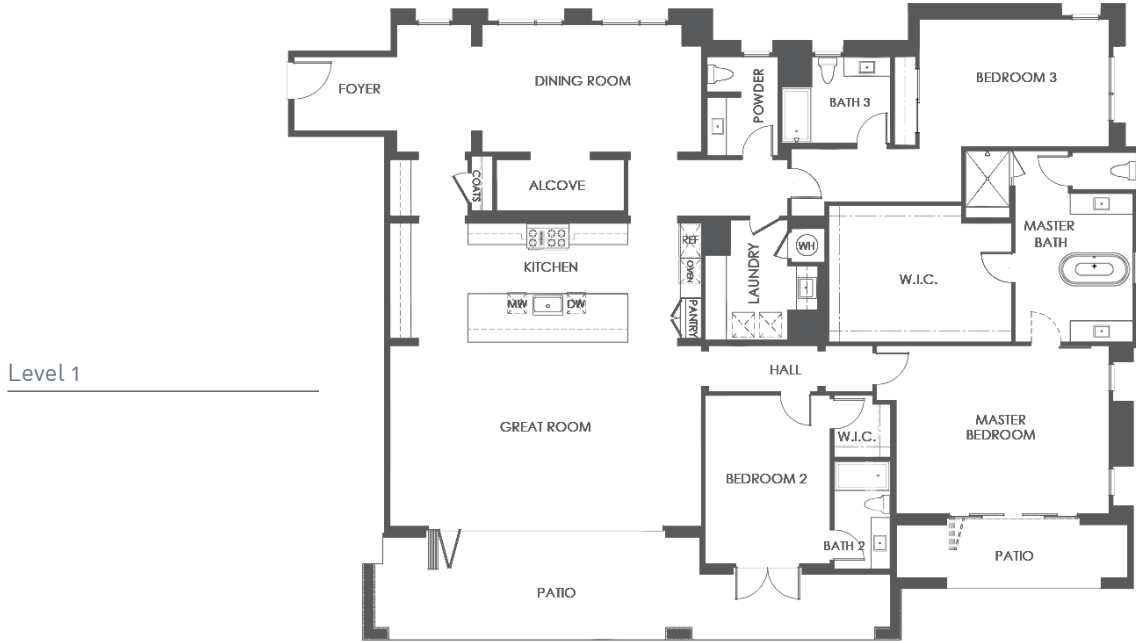


BUILDING F

# PLAN 8A

## SINGLE-LEVEL RESIDENCE (BUILDING D, FLOORS 1, 2 & 3)

3 Bedrooms, 3 1/2 Baths • 3,407 Sq. Ft. • Alcove at Entry • Formal Dining Room with Butler's Pantry  
Great Room • Patio or Terrace • 3-Car Garage



BUILDING D

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# PLAN 9A

## SINGLE-LEVEL RESIDENCE (BUILDING D, FLOORS 1, 2 & 3)

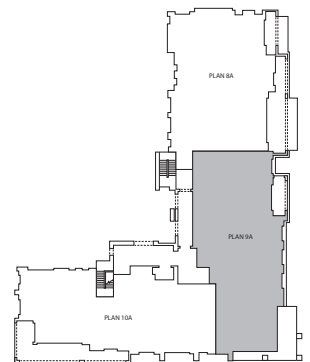
3 Bedrooms, 3 1/2 Baths • 3,585 Sq. Ft. • Formal Dining Room • Living Room • Home Office/Retreat • Patio or Terrace • 3-Car Garage



Level 1



Levels 2-3



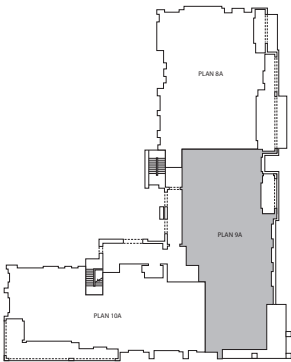
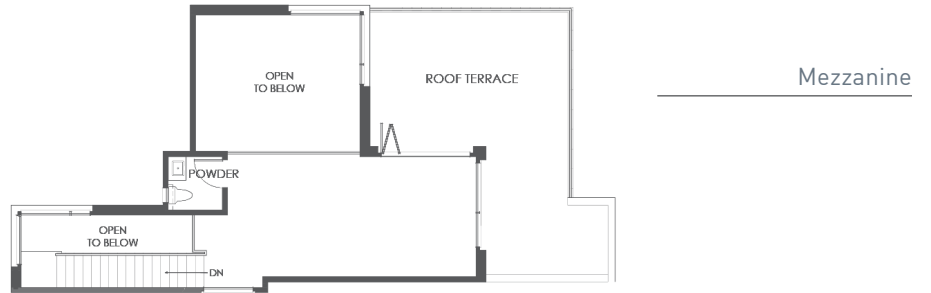
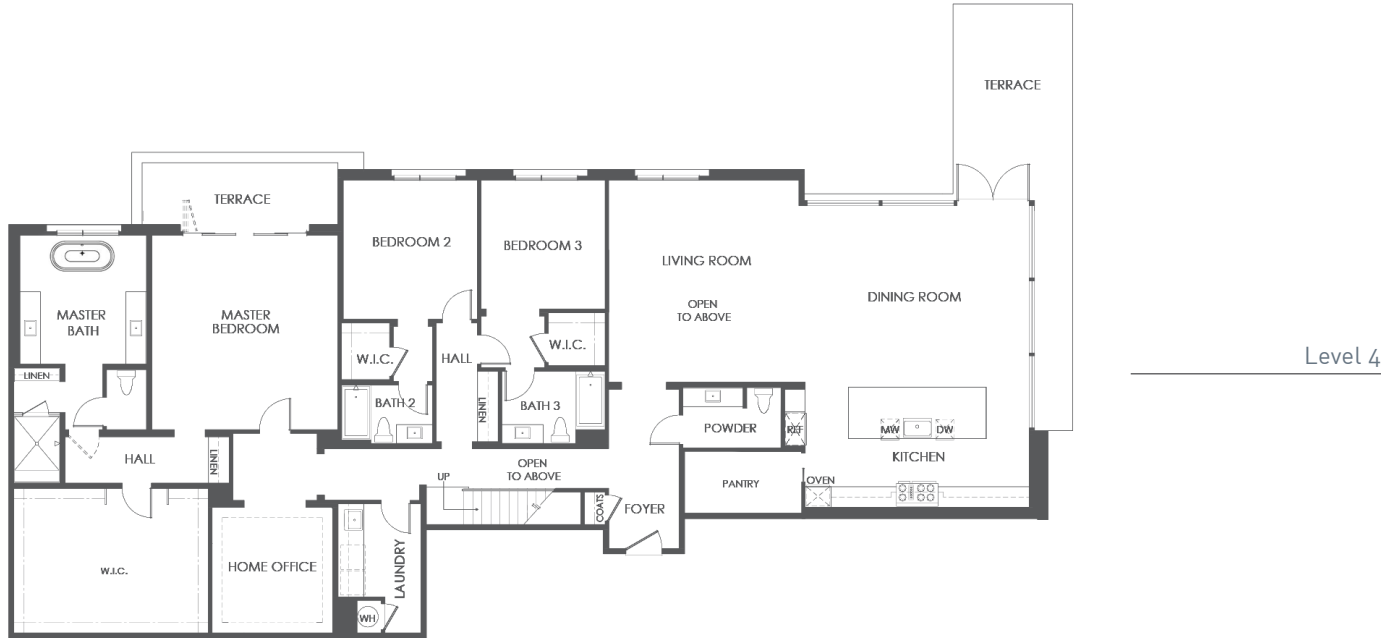
BUILDING D

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# PLAN 9A

## PENTHOUSE (BUILDING D)

3 Bedrooms, 3 Baths + 2 Powders • 3,947 Sq. Ft. • Formal Dining Room • Living Room  
Home Office/Retreat • Mezzanine • Entertainment Room • Roof Terrace • 4-Car Garage

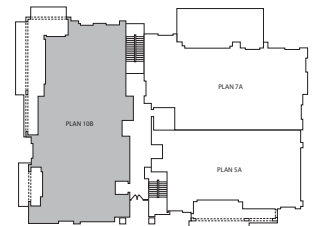
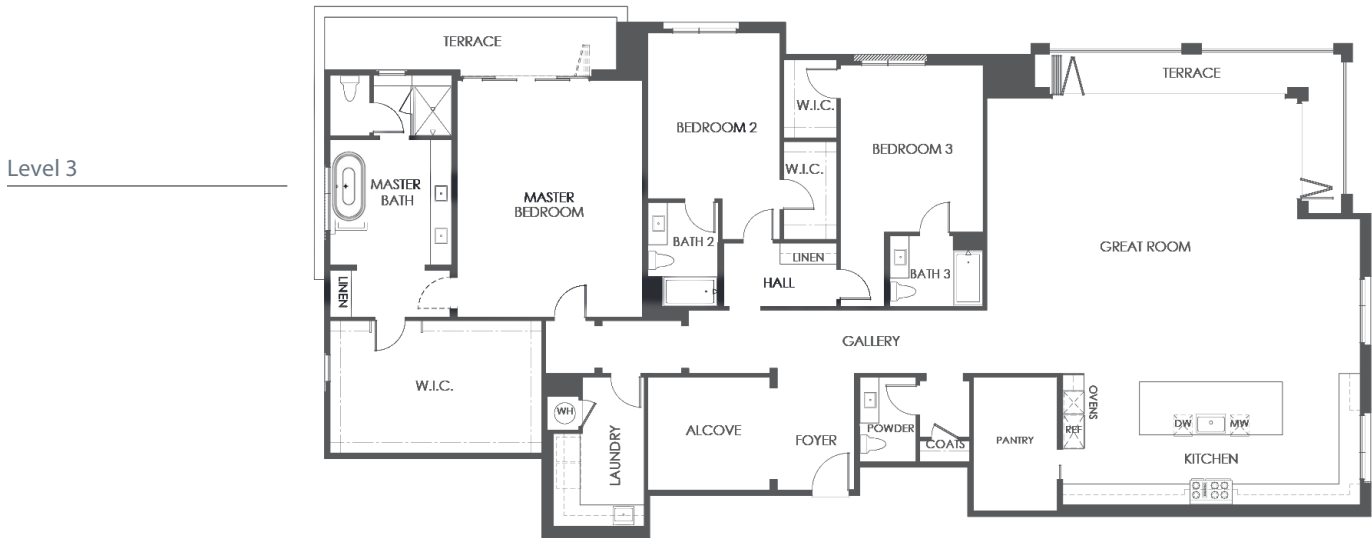


BUILDING D

# PLAN 10B

## SINGLE-LEVEL RESIDENCE (BUILDING E, FLOORS 1, 2 & 3)

3 Bedrooms, 3 1/2 Baths • 3,945 Sq. Ft. • Alcove at Entry • Great Room • Patio or Terrace • 3-Car Garage

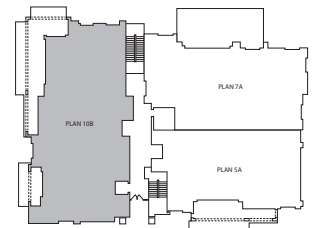
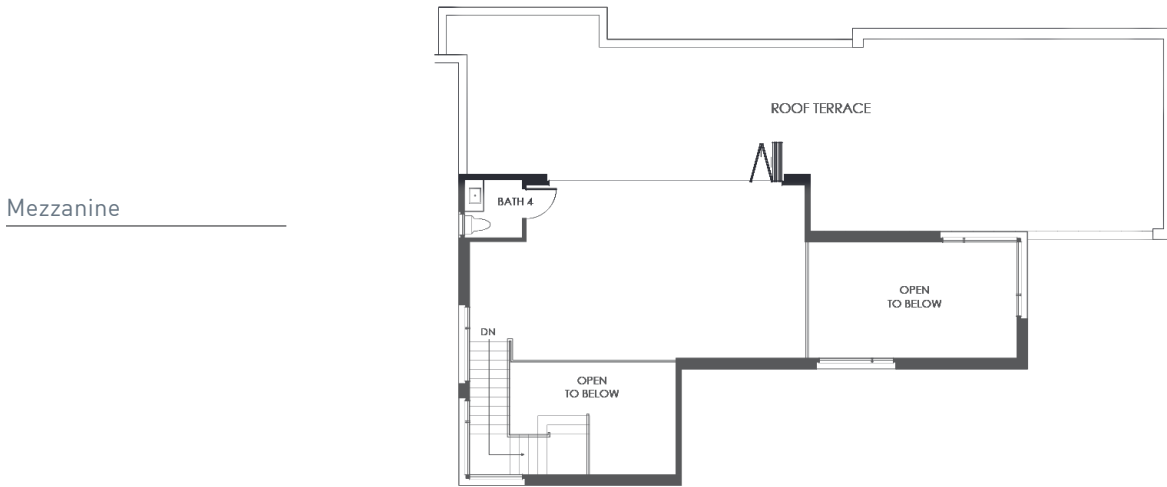
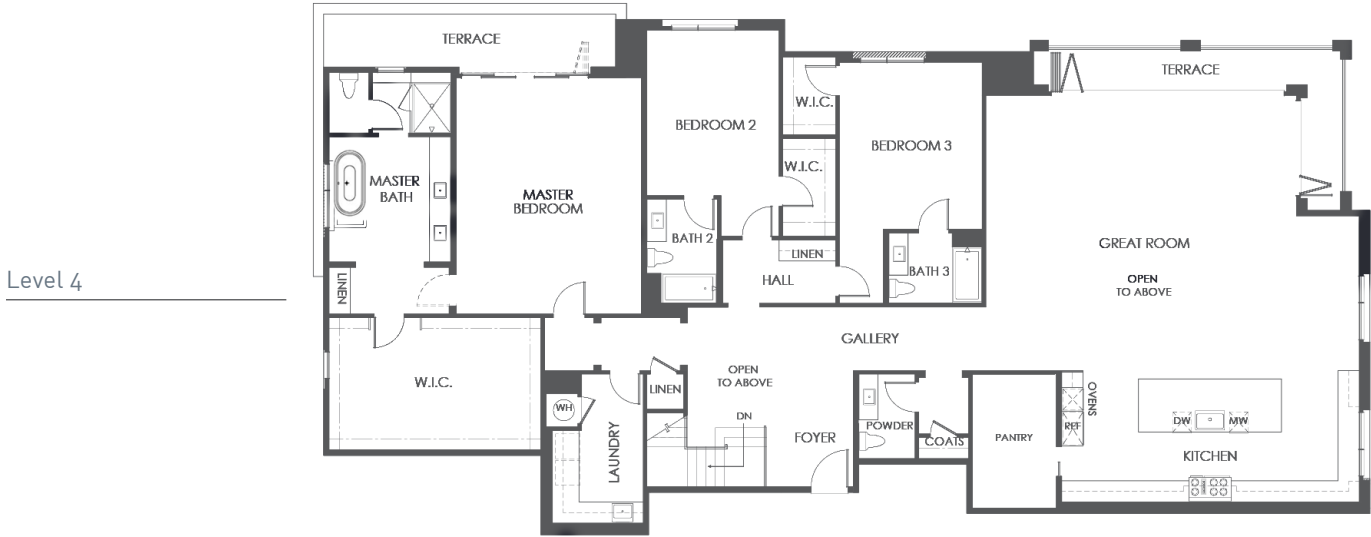


BUILDING E

# PLAN 10B

## PENTHOUSE (BUILDING E)

3 Bedrooms, 3 Baths + 2 Powders • 4,430 Sq. Ft. • Great Room  
Mezzanine • Entertainment Room • Roof Terrace • 4-Car Garage



BUILDING E

# PLAN 10C

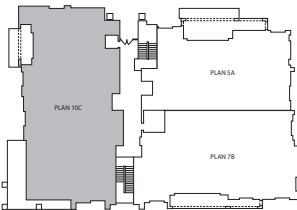
## SINGLE-LEVEL RESIDENCE (BUILDING F, FLOORS 1, 2 & 3)

3 Bedrooms, 3 1/2 Baths • 3,945 Sq. Ft. • Alcove at Entry • Great Room • Patio or Terrace • 3-Car Garage

Level 1



Levels 2-3



BUILDING F

Walls, windows, patios and roof terraces vary per elevation and lot location. All illustrations are artist's concepts, are not to scale and are subject to change in actual production. Square footages are approximate. Builder has the right to change square footage, plans and pricing without notice. © 2019 etco HOMES. CalDRE license no. 01878688.

# PLAN 10C

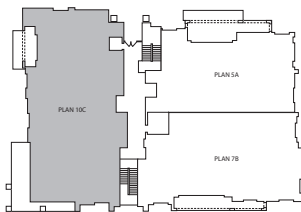
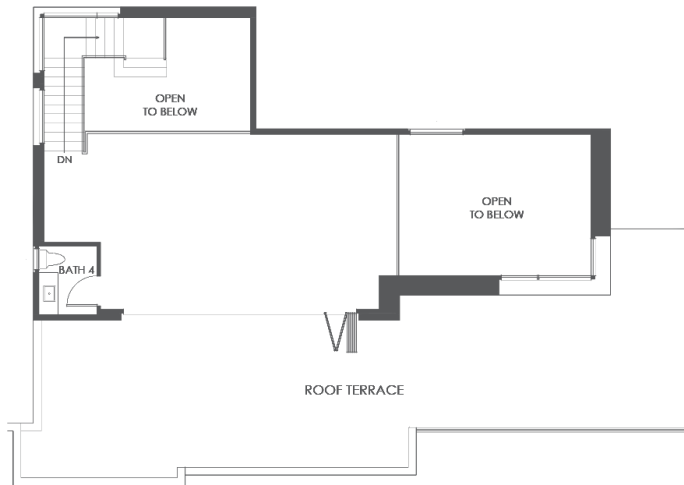
## PENTHOUSE (BUILDING F)

3 Bedrooms, 3 Baths + 2 Powders • 4,430 Sq. Ft. • Great Room  
Mezzanine • Entertainment Room • Roof Terrace • 4-Car Garage

Level 4



Mezzanine



BUILDING F

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## FEATURES

Every home at Terraces at The Ambassador Gardens is enhanced by the most exquisite features, finishes and appointments — all hand-selected by acclaimed designers. From top-rated professional-grade appliances and elegant wood-plank floors to superb custom contemporary architecture, the highest level of detail is applied to every facet of design.

### EXTERIORS:

- Designer-Specified Street Scene for a Custom-Inspired Atmosphere
- Contemporary European-Influenced Design
- Glass Railings at Decks
- Premium 8' Hollow Metal Flush Slab Door
- All Aluminum Low-E Glass Windows and Sliders with Glazing in Dark Bronze Finish
- Luxurious La Cantina Bi-Fold Aluminum Clad Doors at Decks
- Wayne-Dalton® Garage Doors with Liftmaster® Belt Drive Opener and Two Remotes

### INTERIORS:

- Genuine Hardwood Flooring with 5" Planks at Great Room, Dining Room, Kitchens, Powder Room and Main Level Hallways (per plan)
  - 9' to 10' Volume Ceilings Throughout
  - Italian Linea Quattro Flat-Panel European Style Cabinetry Throughout, per Designer-Selected Finish Packages, with Finger Grip Profile Handles and Soft Close Doors and Drawers and Floating Cabinets in All Baths.
  - 4" LED Recessed Can Lighting Throughout
  - Prewired for Light Fixtures in Entry and Dining Room and Prewiring for Ceiling Fans in Select Locations
  - Cat-5e Wiring Throughout with USB Charging Outlets in Kitchen and Master Bedroom
  - RG-6 Cable and TV Outlets Standard in Great Room, Study, Media Room and All Bedrooms
  - Heatilator® Gas Direct Vent Fireplaces in Great Room (Tri-level townhomes only)
  - Masonite® Single-Panel, Paint Grade, West End Collection — Melrose Interior Doors with INOX Stuttgart Lever in Brushed Stainless Steel Hardware Throughout
  - Decorative 5 1/2" Baseboard Throughout
  - Level 4 Smooth Drywall Finishing Throughout
  - Designer-Specified Custom Stain Grade Handrail and Metal Balusters Stair System to Match Wood Flooring Finish
  - Decorative Wood-Style Swing or Bi-Pass Closet Doors in All Bedrooms (per plan)
  - Gessi® "Mimi" Collection Brushed Nickel Plumbing Fixtures with Frameless Square Edge Mirrors and Decorative Light Fixtures in All Baths
  - Duravit® Bathroom Sinks and Water Closets
  - 3/8" Frameless Glass Shower Enclosure in Master Bath and Frameless Tub/Shower Enclosure in Secondary Baths with Polished Chrome Trim
  - Hydro Systems Drop-In or Free Standing Tub at Master Baths (per plan)
  - Hydro Systems Skirted Tub/Shower Combination at Secondary Baths (per plan)
  - 27" Whirlpool® Front-Loading Multi-Cycle Washer with Matching Electric Dryer and Quick-Dry Cycle
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### CHEF'S KITCHENS:

- Caesarstone® Countertops with Stone or Tile Backsplash per Assigned Design Packages
- Caesarstone Kitchen Island Eating Bar
- 48" Stainless Steel Sub-Zero® Built-In, Side by Side Refrigerator/Freezer
- 36" Wolf® Stainless Steel 5-Burner Cooktop
- 36" Wolf Stainless Steel Wall Hood
- 30" Wolf Stainless Steel Electric Self-Cleaning Double Oven
- 24" ASKO® Stainless Steel, Hidden Control Panel Dishwasher
- Barn-Style, Franke Cube Stainless Steel, 18-Gauge, Single-Basin Kitchen Sink with Graff® Conical Pull-Down Kitchen Faucet in Brushed Nickel Finish
- Franke 1/2 HP Continuous Feed Waste Disposal

### ADDITIONAL FEATURES (TOWNHOMES ONLY):

- SubZero Wine Fridge
  - SubZero Beverage Center
  - Linear Gas Fireplace with Mantle
  - Private Elevator
  - 4-Car Private Garage with Direct Access to Home
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## ETCO HOMES

For three decades, etco Homes has demonstrated excellence in the creation of luxury living. Its way is evident in site selections and acquisitions; architecture and design; and execution and finishes. It begins and ends with quality customer care, fulfilling the needs of homebuyers, and surpassing their expectations.

President Afshin Etebar and COO Bob Etebar carry this promise of excellence to all areas of their business, from managing staff and engaging the communities where they build, to maximizing relationships with consultants, vendors and customers. Their commitment and passion drive etco's singular performance and ensure every initiative is handled with precision and insight.

The company prides itself on a visionary platform that focuses on the next challenge and anticipates the next market movement. The team stays connected to the real estate pulse of Southern California to stay ahead of emerging trends and capitalize on the newest opportunities.

The company creates distinct developments that eclipse the expectations of the most discerning customers. Whether luxury high-density attached condos, townhomes or single-level flats, innovative products and desirable locations remain the key to realizing etco's place-making vision.

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