

# THE CLASSICS

“THE CLASSICS” DEMONSTRATE HOW LAND, ARCHITECTURE AND LANDSCAPE DESIGN WORK TOGETHER TO FORM A TRULY SPECTACULAR NEIGHBORHOOD.



*These 12 half-acre home site packages by Estrella Associates, Inc., were designed by J. LARSSON ARCHITECTS (now RNM Design, Costa Mesa, CA) and created specifically to accommodate the unique characteristics of each site. They also include completed designer-created interior specifications (The Design Collaborative, San Luis Obispo, CA) and landscape plans (Clark & Green Landscape Architects, Costa Mesa, CA) specifically designed for each architectural style of home.*

*This limited enclave of 12 classically designed hillside homes incorporates Shingle, Prairie and Craftsman architecture with corresponding landscape plans. This Neighborhood offers incredible views overlooking River Oaks Golf Course, downtown Paso Robles, Salinas River Valley to the south, the Santa Lucia Mountains to the west, the Estrella Plains and Temblor Mountain Range to the east. Whether you prefer the painted skies of the morning or sun-kissed sunsets, your future home awaits you here in River Oaks.*

*We encourage you to contact us at your earliest convenience to experience these spectacular plans and reserve your home site as there are only 11 sites remaining.*

FOR MORE INFORMATION VISIT OUR WEBSITE AT [WWW.ESTRELLAASSOCIATES.COM](http://WWW.ESTRELLAASSOCIATES.COM)



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**ESTRELLA** ASSOCIATES  
— Creating Exceptional Experiences —

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## RIVER OAKS A MASTER PLANNED COMMUNITY



*River Oaks is a desirable community designed to meet the needs of today's multiple lifestyles. Residents enjoy convenient access to shopping, recreation and educational opportunities. Distinctive homes in diverse, pedestrian-friendly neighborhoods give River Oaks Master Planned Community a unique, close-knit feel with a common thread of order, beauty and balance.*

### RIVER OAKS GOLF COURSE

*River Oaks Golf Course is an entirely new and unique concept in recreational golfing in Paso Robles! The centerpiece of a 200-acre master-planned, mixed-use community, River Oaks Golf Course is conveniently located for easy access from each of River Oaks' seven multi-generational neighborhoods. River Oaks Golf Course is truly a unique and pleasurable experience for golfers of all ages and abilities.*

### RIVER OAKS HOT SPRINGS SPA

*Relax and rejuvenate with therapeutic massages, facials, and warm mineral spa tubs, private open-air indoor mineral springs spa, hillside outdoor mineral springs spa. The spa is also adjacent to our new premier event facilities for your special occasion. Amphitheater, Wedding Gazebo and event Pavilion.*



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## SITE MAP



SITE #	ADDRESS	ACREAGE	SQ FT	
133	701	0.47	20,429	
134	736	0.62	27,080	
135	734	0.48	20,799	
136	732	0.50	21,851	
137	730	0.48	20,850	
138	699	0.64	27,971	
139	728	0.47	20,319	
140	726	0.49	20,828	
141	724	0.46	20,228	
142	722	0.48	20,945	
143	720	0.49	21,207	
144	718	0.72	31,494	SOLD

PLAN	EST. SQ FT/HOME	EST. SQ FT/GARAGE	TOTAL SQ FT	ELEVATION
①	2,886	749	3,635	Ⓐ Prairie
②	3,052	790	3,842	Ⓑ Craftsman
③	3,276	790	4,066	Ⓒ Shingle
				Ⓓ Reverse

*Information contained throughout is deemed reliable but not guaranteed.*





# Plan 1

PRAIRIE

CRAFTSMAN

SHINGLE



FRONT ELEVATION



REAR ELEVATION

# Plan 2

PRAIRIE

CRAFTSMAN

SHINGLE



FRONT ELEVATION



REAR ELEVATION

# Plan 3

PRAIRIE

CRAFTSMAN

SHINGLE



FRONT ELEVATION



REAR ELEVATION