



ANDALUCIA

— at —
HARMONY GROVE VILLAGE

OVERVIEW

With outstanding craftsmanship by CalAtlantic Homes, Andalucia is a brand new collection of 129 spacious single-family homes. Grand new home designs offer an abundance of windows for bright, open interiors and a convenient location within the master-planned community of Harmony Grove Village.

THE NEIGHBORHOOD

Andalucia features sizable floor plans with 2,980 to 3,701 square feet, 4 to 5 bedrooms plus bonus room, office, 4.5 baths and 3-car garages. Generous Great Rooms integrate easily with gourmet kitchens, dedicated dining areas and optional California Rooms that are ideal for outdoor living. An optional bedroom, dining room or recreation room with tech space or refreshment center is available in select plans. With inviting front porches, an abundance of windows, Cathedral-style ceilings and first-floor bedroom with bath, Andalucia offers modern conveniences only minutes from village amenities such as swimming pool, parks and trails.

THE COMMUNITY ASSOCIATION

Harmony Grove Village Master Community Association dues are anticipated to range from approximately \$168/month up to \$237/month and are anticipated to be \$230/month at Harmony Grove Village build out. Dues include maintenance of the community parks, pool, landscape and maintenance of common grounds and slopes throughout the community.

PROPERTY TAXES

Base tax is approximately 1.12%. CFD's and miscellaneous taxes are approximately \$6,137 to \$6,770 per year. CFD's will vary based upon square footage of the home

PREFERRED LENDER

CalAtlantic Mortgage along with Pete Gouvis, our lender representative, will assist you through the pre-qualification registration process, which will qualify you for the Andalucia priority list once approved. You may submit a pre-qualification worksheet at www.calatlantichomes.com/steps-to-buying/financing.html. You may contact Pete at (858) 618-4923 or Pete.Gouvis@calatl.com with finance related questions or to confirm that we have received your pre-qualification worksheet. You may email Andalucia@calatl.com for a PDF version of the pre-qualification worksheet if you prefer to email it in. An Earnest Money Deposit of \$10,000 made payable to The Escrow Specialists is required at point of sale. Seller uses the pre-qualification process to conduct a preliminary assessment of a buyer's ability to purchase. Seller's affiliate, CalAtlantic Mortgage, will conduct the process for the benefit of seller. The pre-qualification worksheet is not an application for a loan. Buyers have the right to apply for and obtain a loan from any lender they choose.

SCHOOLS

Andalucia is currently located within the boundaries of the Escondido Union School District and Escondido Union High School District. For details on enrollment and availability, call (760) 432-2400 (EUSD) and (760) 291-3200 (EUHSD) or visit www.eusd.org (EUSD) and <http://www.euhd.k12.ca.us> (EUHSD). Please see a sales representative for information on charter schools in the area.

BERNARDO ELEMENTARY	DEL DIOS ACADEMY	SAN PASQUAL HIGH SCHOOL
1122 MOUNTAIN HEIGHTS DR.	1400 WEST NINTH AVE.	3300 BEAR VALLEY PKWY
(760) 432-2700	(760) 291-6000	(760) 291-6000

Sales Representative: Wren Swain BRE#00977293 & Kelsey Haggart - Sales Assistant
Andalucia@calatl.com

Sales Center Hours: Monday 1 p.m. - 5 p.m. || Tuesday - Sunday 10 a.m. - 5 p.m.
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CALATLANTIC HOMES™

Prices, plans, and terms are effective on the date of publication and subject to change without notice. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of useable area. Depictions of homes or other features are artist conceptions. Hardscape, landscape, and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Plans to build out this neighborhood as proposed are subject to change without notice. CalAtlantic Homes California Real Estate License No. 01138346. AL133. 1/18





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YOU ARE
HERE

LEGEND

- A = FARMHOUSE
- B = CRAFTSMAN
- C = COTTAGE
- D = MONTEREY

M = MODEL

- RESIDENCE 1 - CASPIAN
- RESIDENCE 2 - SHIRE
- RESIDENCE 3 - DEVEREAUX
- RESIDENCE 4 - PALOMINO



CalAtlantic Homes®

This site plan is not intended as a legal description of the property. The depiction of boundaries and building locations is meant to serve as a general guide. The actual boundaries and building locations will differ to some extent from the above depiction. Legal descriptions are available for your information. Plans are subject to change. Ask a Sales Representative for details. AL133. 1/18



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VILLAGE