



LUSITANO

— at —
HARMONY GROVE VILLAGE

OVERVIEW

Charming front porches, open interior designs and up to 4 bedrooms distinguish Lusitano, a brand new collection of 97 single-family homes. Set within the master planned community of Harmony Grove Village, Lusitano showcases beautiful exterior architecture and the expert craftsmanship of CalAtlantic Homes.

THE NEIGHBORHOOD

Lusitano offers three floor plans with 1,684 to 2,018 square feet, 3 to 4 bedrooms and 2.5 to 3 baths. The homes accentuate family gathering space where Great Rooms lead easily to cook's kitchens and dedicated dining areas perfect for entertaining. A bonus room and first-floor bedroom are available in select plans. Close to village amenities including swimming pool, parks and trails, Lusitano boasts rich exterior detailing, modern interior touches and an intimate neighborhood atmosphere.

THE COMMUNITY ASSOCIATION

Harmony Grove Village Master Community Association dues are anticipated to range from approx. \$111/mo. up to \$200/mo. and are anticipated to be \$200/mo. 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 approx. 1.13%. CFD's and miscellaneous taxes are approx. \$4,562 to \$4,875 per year. CFD's will vary based upon square footage of the home.

PREFERRED LENDER

CalAtlantic Mortgage and Peter Santos, our lender representative, will assist you through the pre-qualification registration process, which will qualify you for the Lusitano priority list once approved. You may submit a pre-qualification worksheet at <http://calatlantichomes.com/steps-to-buying/financing.html>. You may contact Peter at 858-776-9373 or peter.santos@calatl.com at CalAtlantic Mortgage with finance-related questions or to confirm that we have received your pre-qualification worksheet. An Earnest Money Deposit of \$5,000 made payable to First American Title Company 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

Lusitano 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 or visit www.eusd.org and 760-291-3200 or visit <http://www.euhdsd.k12.ca.us>. Please see a sales representative for information on charter schools in the area.

BERNARDO ELEMENTARY
1122 MOUNTAIN HEIGHTS DR.
(760) 432-2700

DEL DIOS MIDDLE SCHOOL
1400 WEST NINTH AVE.
(760) 291-6000

SAN PASQUAL HIGH SCHOOL
3300 BEAR VALLEY PKWY
(760) 291-6000

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Plans to build out this neighborhood as proposed are subject to change without notice. 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. CalAtlantic Homes does not represent and cannot guarantee to potential buyers that the project will be serviced by any particular public school/school district or, once serviced by a particular school/school district, that the same school/school district will service the project for any particular period of time. Schools that your children are eligible to attend may change over time. You should independently confirm which schools and districts serve the project and learn more information about the school district's boundary change process prior to executing a purchase contract. CalAtlantic Homes California Real Estate License No. 01138346. CalAtlantic Mortgage, Inc. NMLS# 89607 Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act License Number: 4131065. Telephone 1-800-325-5363. 09/2016

