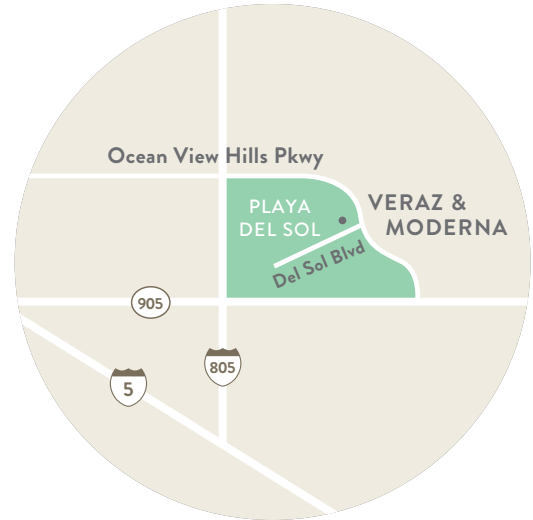


# PLAYA DEL SOL

Welcome to the urban-inspired community of Playa Del Sol, living in the heart of Ocean View Hills in Otay Mesa. Find modern home designs, walkable neighborhoods and easy access to the action of downtown San Diego. The rec center and pool is made for fun and relaxation, while neighborhood parks nearby schools are all just steps away from home.

With pricing starting from the mid \$300's, there's a lot to love about life at Playa Del Sol.



## MODERNA

Stacked Flats

2-3 bedrooms | 2-3 bathrooms  
1,301-1,894 sq. ft. | 2-bay garage

Sophisticated stacked flats take the best parts of innovative modern design and blend it with the needs of everyday family life. And with options and spaces that accommodate every kind of downtime, Moderna lets you decide how each day unfolds.



## VERAZ

3- story Townhomes

2-3 bedrooms | 2.5-3.5 bathrooms  
1,340-2,007 sq. ft. | 2-bay garage

Three-story homes boast a cool modern style, with the convenience of shopping, entertainment and schools right next door. Upgrade your home life with up to 3 bedrooms and outdoor decks that take your downtime to the next level.

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homestead's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. You must visit a Company New Home Gallery to purchase a home. Please consult a New Home Advisor for specific price and other information for each community. Please see the actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite and/or the features thereof. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. CA Contractor's License No. 251810. CA DRE License No. 02027320. © 2018 Pardee Homes, a member of the TRI Pointe Group. All rights reserved.



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# PRELIMINARY NEIGHBORHOOD FACT SHEET

## SCHOOLS

Kindergarten through Eighth Grade students will attend Ocean View Hills Elementary School and Vista Del Mar Middle School in the San Ysidro Elementary School District.

High School students will attend San Ysidro High School in the Sweetwater Union High School District.

**Annual CFD/Mello-Roos and other direct levies range from \$1,363.36 to \$1731.12 for tax year 2017-18, depending on square footage of home.**

Attendance boundaries are established by the district(s) and subject to change. Schools may reach capacity for one or more grades, necessitating enrollment in other schools. For more information on school assignments, capacities, facilities and bus service, contact the San Ysidro Elementary School District ([www.sysdschools.org](http://www.sysdschools.org)) or the Sweetwater Union High School District ([www.sweetwaterschools.org](http://www.sweetwaterschools.org))

## PLAYA DEL SOL HOMEOWNERS ASSOCIATION

**The subsidized HOA dues will be approximately \$285 per month.** Amenities include gated entry, private streets, common area landscape maintenance and exterior maintenance of all structures. Newly open is the Playa Del Sol recreation center which includes a large family pool, smaller kids' pool, spa and a state-of-the-art clubhouse with fitness center, catering kitchen, indoor and outdoor spaces for private events.

NOTE: The \$285 per month estimate includes both master and sub associations. We can provide more detail upon request.

**AD VALOREM PROPERTY TAX RATE: 1.21253%**

(This rate is based on assessed value, and does not include the CFD/Mello Roos/direct levies above.)

## SALES RELEASE PROCEDURE

To be on the Priority List for future releases at Moderna and Veraz, you must complete the pre-approval procedure with our affiliated mortgage company, TRI Pointe Connect®. Cash buyers must provide account statement(s) reflecting sufficient liquid assets for a cash purchase. Please note that non-contingent buyers are given priority over those who need to sell another property.

Future phase releases will occur periodically at the Moderna and Veraz sales offices. There is no specific appointment needed. During the week of the release, we invite anyone on our Priority List to submit a "Request To Purchase" form for the home(s) they are prepared to purchase. The sales office will contact the prospective buyer in the highest priority position (for each home) to initiate the purchase process.

Please inquire about the details of these procedures with a New Home Advisor.

Jennie Deseo

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