

FAQ



IS THERE A PRIORITY LIST FOR PURCHASING AT ESPERANZA?

There is no priority list for purchasing at Esperanza, please see the “Steps to Purchase” for further details. Also, please join our interest list and like our Facebook page so we can keep you updated on our progress.

HOW MANY HOMES ARE PLANNED FOR ESPERANZA AT VISTA DEL SUR?

Esperanza will be comprised of 100 upscale three-story townhomes.

DO ALL THE HOMES AT ESPERANZA HAVE YARDS?

Every home at Esperanza will have a private fenced courtyard for outdoor living and entertaining.

WHAT ARE THE ESPERANZA BEDROOM/BATH COUNTS, GARAGE DETAILS, AND HOME SIZES?

Esperanza Residence 1	3 Beds + Flex Space/Up to 3.5 Baths/2-car Garage	1,548 sq.ft.
Esperanza Residence 2	3 Beds + Flex Space or Opt. Bed 4/Up to 3.5 Baths/2-car Garage	1,560 sq.ft.
Esperanza Residence 3	3 Beds + Flex Space or Opt. Bed 4/Up to 3.5 Baths/2-car Garage	1,830 sq.ft.

WHAT ARE THE HOA DUES AT ESPERANZA?

During construction the HOA dues will vary from \$245 to 268. Total HOA dues are currently projected to be \$245 at buildout. The HOA dues cover limited insurance, maintenance of the community amenities and common areas, recreational facilities, and maintenance of the private streets.

WHAT ARE THE COMMUNITY AMENITIES AT ESPERANZA?

The community amenities will include a recreation complex with a pool, spa, BBQs, play grounds for multiple age groups, and covered seating areas.

WHAT IS THE TAX RATE AT ESPERANZA?

The property taxes and assessments combined will be approximately 1.7%.

WHAT SCHOOLS WILL MY CHILD ATTEND?

Esperanza is located within the award-winning San Ysidro Unified School District (619) 428-4476.

Currently our children are proposed to attend:

Vista Del Mar Elementary
4885 Del Sol Boulevard
vistadelmarschool.com
(619) 661-6753

Ocean View Hills Middle
4919 Del Sol Boulevard
sysd.k12.ca.us/schools/
(619) 661-0457

San Ysidro High
5353 Airway Road
syh.sweetwaterschools.org
(619) 710-2300