



**IS THERE A PRIORITY LIST FOR PURCHASING AT BRISAS?**

There is no priority list for purchasing at Brisas, 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 AT BRISAS AND WHAT IS THE FLOOR COUNT?**

Brisas will offer 117 luxury two-story tri-plex homes within the Pacific Ridge Master Plan.

**WILL BRISAS BE A GATED COMMUNITY?**

Yes, the entire Pacific Ridge Master Plan, which Brisas is a part of, will be a gated community.

**DO ALL THE HOMES AT BRISAS HAVE YARDS?**

Each and every home at Brisas will have a private fenced yard for outdoor living and entertaining.

**WHAT ARE THE HOA DUES AT BRISAS?**

During construction the monthly HOA dues are estimated to vary from \$344 to \$441. Monthly HOA dues are currently estimated to be \$349 at buildout. The HOA dues cover exterior maintenance, trash collection, limited insurance, maintenance of the community amenities and common areas, recreational facilities, and maintenance of the private streets.

**WHAT IS THE TAX RATE FOR BRISAS AT PACIFIC RIDGE AND ARE THERE MELLO-ROOS?**

There are no mello-roos at Pacific Ridge. The tax rate for the current year is 1.11% of the purchase price.

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

<b>Brisas Residence 1</b>	3 Bedrooms/2.5 Baths/Laundry Room/2-car Garage	1,499 sq.ft.
<b>Brisas Residence 2</b>	3 Bedrooms/2.5 Baths/Laundry Room/2-car Garage	1,600 sq.ft.
<b>Brisas Residence 3</b>	3 Bedrooms with Loft or 4 Bedrooms/2.5 Baths/2-car Garage	1,806 sq.ft.

**WHAT ARE THE COMMUNITY AMENITIES AT BRISAS?**

The community amenities for Brisas at Pacific Ridge will be spread across several recreational areas. Amenities include a community pool, a spa, BBQs, and covered seating areas. The community will also offer several playgrounds for various age groups with bench seating, as well as a large turf area.

**WHAT SCHOOLS WILL MY CHILD ATTEND?**

Currently our children are proposed to attend:

Ivey Ranch Elementary (k-5)	MLK Junior Middle (6-8)	El Camino High School
9/10 GreatSchools™ Rating	8/10 GreatSchools™ Rating	7/10 GreatSchools™ Rating
4275 Via Rancho Road	1290 Ivey Ranch Road	400 Rancho Del Oro Drive
ivey-ousd-ca.schoolloop.com	mlk.ousd.ca.schoolloop.com	echs-ousd-ca.schoolloop.com
(760) 966-4800	(760) 901-8800	(760) 901-8000