

SYCAMORE GLEN (West Covina)

HOW MANY HOMES ARE BEING BUILT AT SYCAMORE GLEN?

67 spacious and unique Single Family Detached Homes. SYCAMORE GLEN will consist of 2 separate developments:

- ≈ SYCAMORE GLEN WEST 60 homes
- ≈ SYCAMORE GLEN EAST 7 homes

WILL THERE BE A HOME OWNER'S ASSOCIATION?

Yes! As a homeowner at Sycamore Glen, you will automatically become a member of the Sycamore Glen East or West Homeowner's Association.

ARE THERE ANY COMMUNITY FEATURES AT SYCAMORE GLEN EAST & WEST?

Sycamore Glen West will consist of:

- ≈ A private gated community
- ≈ Approximately 7 acres of beautiful spacious landscaping
- ≈ A hiking trail
- ≈ A natural creek
- ≈ A private park with a children's playground, picnic areas, a 1/2-basketball court.

Sycamore Glen East will consists of:

- ≈ A Private Street

WHAT HOA DUES CAN I EXPECT TO PAY AS A SYCAMORE GLEN WEST or EAST HOMEOWNER?

Sycamore Glen West will have a monthly fee of approximately \$164.00 to maintain the amenities mentioned above.

Sycamore Glen East will have a monthly fee of approximately \$81.00 a month to maintain the private street.

HOW MANY PHASES ARE THERE IN SYCAMORE GLEN?

There are four phases, 1st and 2nd phase were sold out. 3rd and 4th phase will have a total of 22 lots and will be available by Fall 2005.

WHAT SCHOOL DISTRICT SERVICES THE SYCAMORE GLEN COMMUNITY?

The acclaimed Rowland Unified School District. The La Seda Elementary School and Giano Intermediate Schools are dedicated to academic excellence. Nogales High School offers the International Baccalaureate Program, which is the most rigorous and prestigious academic preparation in the world, and Nogales is among the (only) five percent of California schools to offer it.

HOW MANY FLOOR PLANS ARE OFFERED AT SYCAMORE GLEN AND WHAT ARE THE PRICES?

Five spacious Floor Plans inspired by Traditional, Craftsman, Spanish, and Mediterranean Architecture:

- ≈ Residence 204: 1,550 sq. ft., 4 bedrooms, 2.5 baths - **SOLD**
- ≈ Residence 201: 2,115 sq. ft., 3 bedrooms, 3.5 baths - **SOLD**
- ≈ Residence 501: 1,919 sq. ft., 4 bedrooms, 2.5 baths
- ≈ Residence 701: 2,215 sq. ft., 4 bedrooms, 2.5 baths
- ≈ Residence 801: 2,673 sq. ft., 4-5 bedrooms, 2.75 baths

The homes up to 1,550 sq. ft. will be from the low \$500,000's and the homes up to 2673 sq. ft will be from the high \$600,000's

WHAT STEPS DO I NEED TO FOLLOW TO PURCHASE A NEW HOME AT SYCAMORE GLEN?

Complete the Sycamore Glen, LLC Buyer Financial Application and return to one of the Sycamore Glen New Home Consultants. It will be available at the sales trailer. Visit our website: www.abellhelou.com for more information.

In an effort to continuously improve it's product, Abell-Helou Homes reserves the right to change floor plans, specifications, and, pricing without notice or obligation. All maps, site plans, square footage, landscaping and elevations are approximate and should not be relied on for exact dimensions. Renderings are artist's conception and are not to scale. As a resident of Sycamore Glen, you automatically become a member of Sycamore Glen Homeowner's Association. Monthly dues maintain the quality of common areas. Please see your sales counselors for further information. 08/05

