



HELLO, NEIGHBOR!

# Dahlia

at Rancho Mission Viejo





LET *Nature*  
BE YOUR HOME



A haven that fits your lifestyle, perfectly. At Dahlia, come home to sophisticated spaces and thoughtfully designed, interconnected floor plans within two-story, single-family detached homes. Rooted in wellness, this community comes with access to the great outdoors and elevated amenities, including neighborhood farms, open preserved spaces with trails, an open-air camping retreat, state-of-the-art clubhouse and outdoor concert venue. That's why great fun and small joys come oh-so-naturally around here. This is a place where your family can grow, explore and thrive. This is Dahlia.



## IS THERE A HOMEOWNERS ASSOCIATION?

Yes. All Dahlia homeowners will be members of the homeowners association (HOA). Dahlia HOA dues are anticipated to be \$255 per month at build-out. Dahlia HOA dues include common area landscape maintenance and amenities. All Dahlia homeowners will be individually responsible for all services to their residence, including, but not limited to, trash, recycling, water/sewer, gas, electric, cable/satellite TV, Internet, telephone, etc.

## DOES DAHLIA HAVE A PREFERRED LENDER?

Yes. All interested homebuyers are required to obtain pre-qualification approval through Trumark Homes' preferred lenders – Charlie Chu with Wells Fargo, Laurie Peterson with HomeBridge Financial Services or Jessica Cao with U.S. Bank. Buyers who utilize Trumark Homes' preferred lenders for their loan will receive a \$10,000 credit at closing that can be used toward closing costs and/or optional upgrades.

## HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME AT DAHLIA?

A deposit equal to 3% of the purchase price, made payable to First American Title Company, is required at the time of purchase. Initial reservation requires pre-qualification only; Earnnest App, wire, cashier's check or personal check are acceptable forms of deposit.

## ARE THERE ANY ADDITIONAL DEPOSITS?

Yes. The initial deposit amount at Dahlia is 3%. Most optional upgrades require an additional deposit. Optional electrical upgrades require a 75% deposit. Flooring, cabinets, countertops, appliances and other optional design center upgrades require a 50% deposit at the time of ordering.

## WHAT IS THE TAX RATE FOR DAHLIA?

Dahlia's ad valorem tax rate is approximately 1.01077% for the 2021 – 22 tax year with \$7,110 – \$9,800 annual special assessments (homebuyer to verify).

## WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?

Dahlia is located within the Capistrano Unified School District, though this is subject to change. Please contact the district office at (949) 234-9200 for specific information regarding school boundaries. School assignments, boundaries, capacities and facilities are subject to change. Please confirm all school information directly with the school district.

Esencia Elementary School (Kindergarten – 7th grade) | Las Flores Middle School | Tesoro High School

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## FEATURES & AMENITIES

### IMPRESSIVE INTERIORS

- Welcoming 12" x 14" ceramic tile in choice of five colors at entry, kitchen, bathrooms and laundry
- Full overlay Shaker-style cabinets in white or gray thermofoil with satin nickel bar handles throughout
- Quality Mohawk® carpet in multiple color choices in living room, bedrooms and hallway
- Sherwin-Williams® designer paint throughout

### CULINARY RETREAT

- **Premium kitchen appliances:**
  - Samsung® gas cooktop in stainless steel
  - Samsung® under-cabinet hood in stainless steel
  - Samsung® smart microwave combination wall oven in stainless steel
  - Samsung® dishwasher with integrated digital touch controls in stainless steel
- Quartz countertops with full-height backsplash at cooktop and 6" backsplash throughout
- Sonetto stainless steel undermount sink with Moen® Arbor™ high-arc single-handle pulldown faucet in chrome
- Soft-close drawers

### WELCOMING BATHROOMS

- Distinctive Kohler® undermount sinks
- 42" mirror with beveled edges in secondary bathroom and powder
- Moen® faucets and showerhead in clear glass with chrome-framed shower enclosure

### LUXURIOUS PRIMARY SUITE

- NuTone ENERGY STAR®-certified humidity sensor
- Surface-mounted three-light vanity in primary bathroom
- Enhancing 48" mirror with beveled edges
- Kohler® drop-in bathtub in plans 1 and 2 and freestanding tub in Plan 3

### ADDITIONAL INCLUDED FEATURES

- **Ample pre-wiring throughout:**
  - Robust Wi-Fi homes with eero Wi-Fi booster—three per plan
  - Flat-screen TV wiring with recessed electrical outlets
- Conduit in garage for future electric vehicle charger
- Kwikset® smart lock exterior door hardware with Wi-Fi keypad
- Tankless water heater with recirculating pump
- Honeywell® Wi-Fi programmable thermostat
- Insulated steel flush-panel garage door with LiftMaster® door opener
- Milgard® Low-E glass vinyl windows throughout
- USB receptacle: one in the kitchen and one in the primary bedroom



# Dahlia

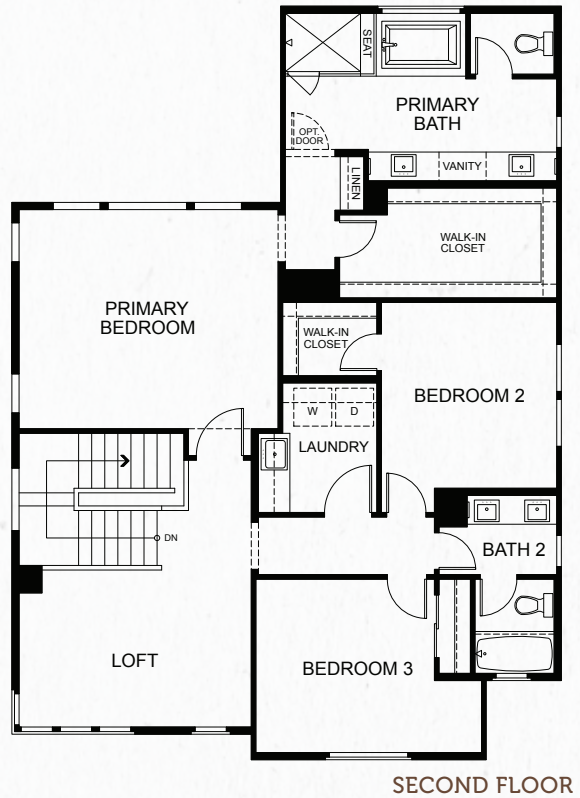
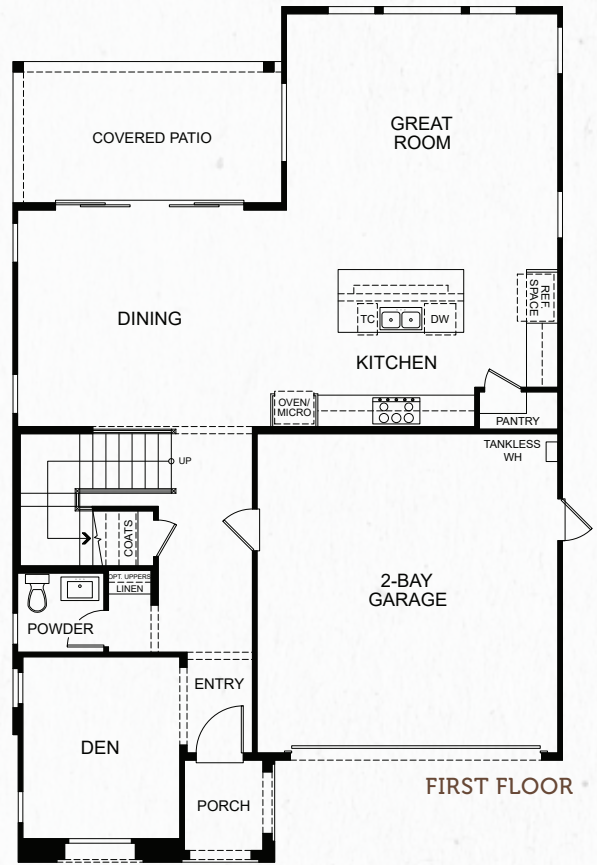
at Rancho Mission Viejo

## SITE MAP

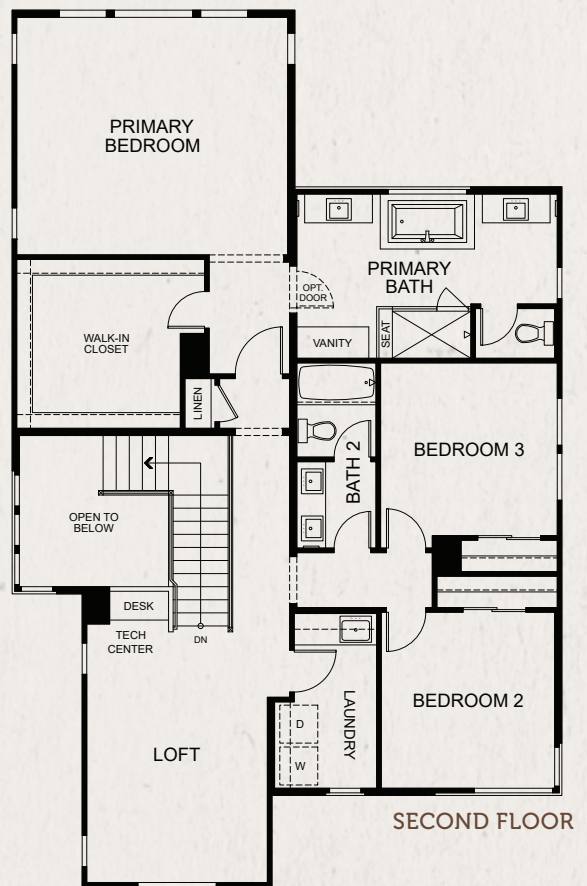
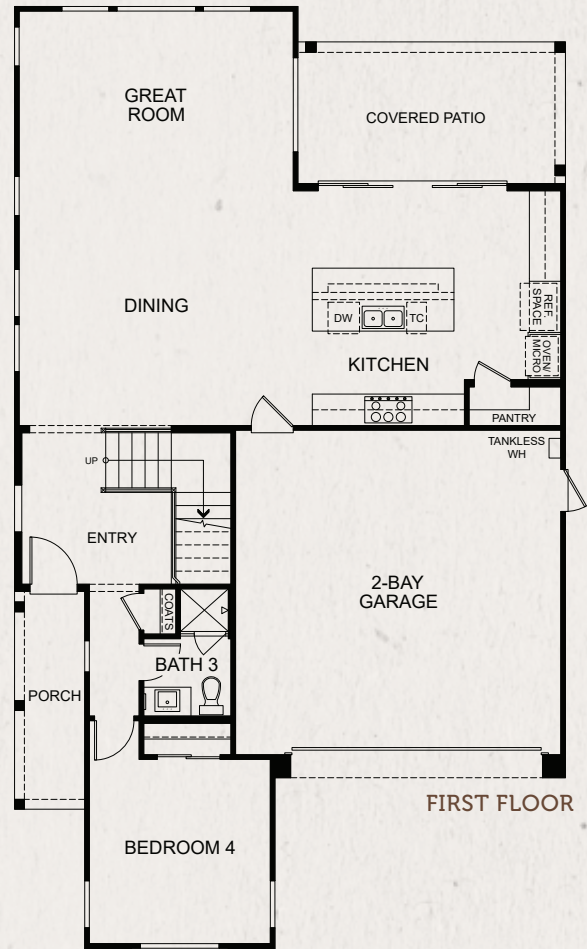


\*ENHANCED ELEVATIONS





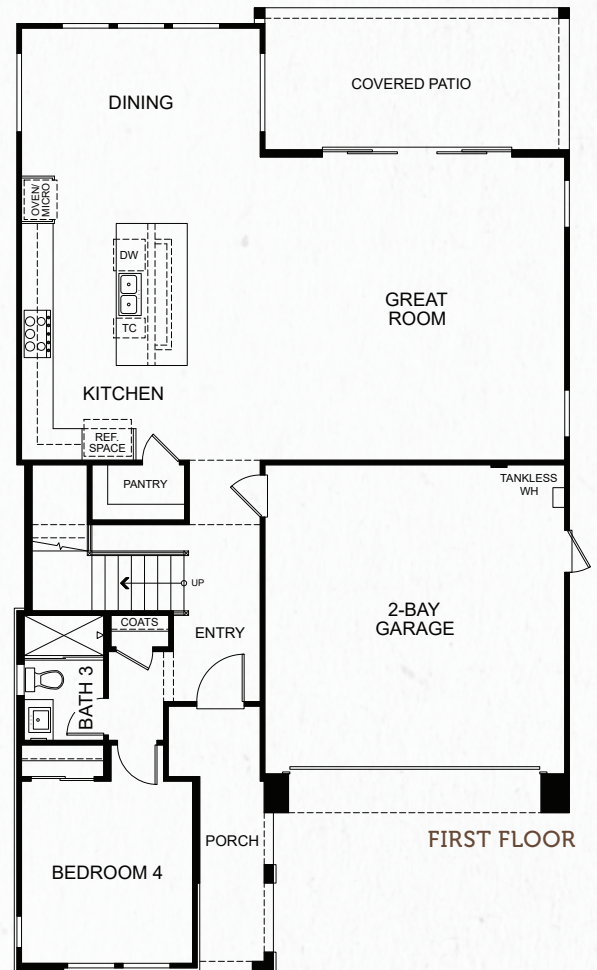






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Approx. 2,822 Sq. Ft.  
4 Bedrooms | 3 Baths | Bonus Room  
Opt. Bedroom 5 & Bath 4  
2-Car Garage



## OPTIONS



Optional Bedroom 5  
and Bath 4 in Lieu of  
Bonus Room



## TRUMARKHOMES

A PLACE TO  
GATHER

A PLACE TO  
DREAM

A PLACE TO  
CALL HOME

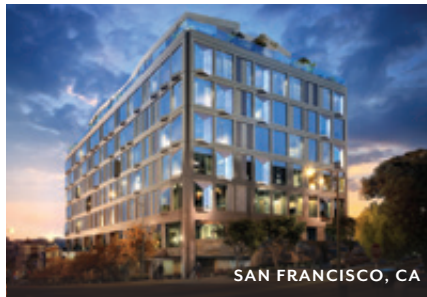
TRUMARK



Founded in 1988 by Michael Maples and Gregg Nelson, the Trumark Group of Companies is a multidisciplinary real estate developer with expertise in homebuilding, land acquisition, entitlements, master-planned community development, office and retail. Focused on award-winning design and flawless execution, Trumark ranks as one of the top private builders in the nation.

In 2008, Trumark formally launched Trumark Homes, a visionary, next-generation homebuilder specializing in new residential development throughout California. With an emphasis on building homes with memorable architecture in thriving locations, the company has been nationally recognized for excellence in design, receiving esteemed awards across multiple new home communities. Innovative, distinctive and true to its vision, Trumark Homes adds value with each new home community it creates, offering residents a place to gather, a place to dream and a place to call home.

In 2020, Trumark Homes joined the Daiwa House Group. Daiwa House is Japan's largest homebuilder and one of the world's largest public companies. The company is a leading innovator in home construction technology, and its resources strongly enable Trumark Homes to pursue growth initiatives beyond California, in other Western submarkets, and expand its internal team and leadership within the homebuilding industry.



LIVE WELL



charity: water



Trumark Homes is dedicated to creating inspiring communities that enhance the lives of people, fostering an enthusiasm to connect, the strength to aspire and the compassion to give back. And that's why we choose to partner with charity: water, a non-profit organization bringing fresh, clean drinking water to people in developing nations.

Clean water is the most essential resource on the planet, yet for hundreds of millions of the world's population, it is the rarest. After witnessing firsthand the immense need for potable water, Trumark Homes co-founders Michael Maples and Gregg Nelson were determined to do their part to help end the water crisis in the most disadvantaged areas of the world.

Through our partnership with charity: water, Trumark Homes has committed, for approximately every 50 homes we build, to donate a water well that will provide approximately 200 people with access to fresh, clean drinking water. To date, Trumark Homes' contributions have improved the lives of over 7,500 underserved people.

[TrumarkHomes.com](https://TrumarkHomes.com)

Trumark Homes reserves the right to make modifications or changes to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. It also reserves the right to accept or reject offers at its sole discretion, to accept a limited number of offers on non-owner-occupied residences and to sell any residence to any party at any time. All dimensions and square footage are approximate. Plans and dimensions may contain minor variations from floor to floor. Homes shown may not represent actual homesites. Models do not represent racial preference. This is not an offer to sell but is intended for information only. CA DRE license #01877720. 🏠