



SALES GALLERY: 671 Limoncello Lane, Covina, CA 91723 | VIP-Zest.com
Sales@TrumarkHomes.com | (626) 603-5476



How many homes will be built?

Zest will consist of 151 homes: 44 Rows and 107 Flats & Towns. Rows consist of 3-Story TruFlex Townhomes with 2 floor plans. Flats & Towns consist of 2 & 3-Story flats and townhomes with 7 floor plans. This collection offers a variety of home options from approximately 736 to 1,827 square feet.

What is TruFlex?

TruFlex offers the convenience of choice, which means you get to select the layout of each floor to design your dream home. Whether you transform your extra space into a game room, a home office, fitness sanctuary or coffee bar - the possibilities are endless. It's truly flexible living designed to change with you and the times. There's no limit to what your home can do for you. The first-floor den can be transformed into your personal home office or the perfect spot for your at-home workouts. Whether you're looking for on-the-job inspiration or fitness motivation, with all the right elements, this private space downstairs can be anything you need it to be. If you have kids to entertain, turn your flex space into the playroom of their dreams.

What are the homeowners' association dues?

All Zest homeowners will be members of a Homeowner's Association (HOA). While the current budget is still under review by the DRE (Department of Real Estate), we anticipate the HOA dues to be approximately \$162-215/month + \$21 fire sprinkler monitoring at the complete buildout of the community. All Zest 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.

What is the approximate tax rate for Zest for 2020/2021?

The ad valorem tax rate for 2020/2021 is approximately 1.17%; in addition, Zest homes are subject to additional special taxes and assessments at approximately \$1,100/year for special assessments for the 2020/2021 tax year.

Does Zest have a preferred lender? How do I pre-qualify?

Yes. All interested homebuyers are required to obtain pre-qualification approval through Zest's preferred lender – Charlie Chu with Wells Fargo Home Mortgage, Nancy Sexton with Homebridge Financial Services, or Justin Hughey with Finance of America. Buyers who utilize Zest's preferred lender for their loan may receive a credit at closing that can be used toward closing costs and/or optional upgrades. Pre-qualification with Zest's preferred lender is required in order to participate in an upcoming sales release. Purchase priority is based on order of pre-qualification completion.

How much is the initial deposit to purchase a home at Zest?

A deposit equal to 3% of the purchase price is required at the time of purchase.

Are there any additional deposits required?

Yes. Most optional upgrades require an additional deposit. Flooring, cabinets, countertops, electrical, appliances and other optional design center upgrades require a 50% deposit at the time of ordering.

What are the designated neighborhood schools?

Zest's schools are located within the Covina-Valley Unified School District and are subject to change. Please contact the district office.

**Ben Lomond
Elementary School**
(Grades K-5)
621 E. Covina Blvd.
Covina, CA 91722

**Las Palmas
Middle School**
(Grades 6-8)
641 N Lark Ellen Ave.
Covina, CA 91722

**Northview
High School**
(Grades 9-12)
1016 Cypress St.
Covina, CA 91722



Impressive Interiors

- Full overlay, flat panel cabinetry in white or gray Thermofoil with satin nickel classic knobs or t-bar handles
- Quality Mohawk® carpet in multiple color choices for the stairs
- Contemporary recessed LED lighting in select locations
- High profile 2-1/4" baseboards and door casings
- Mohawk Luxury Vinyl Plank (LVP) in multiple color choices throughout

Culinary Retreat

- Premium Kitchen appliances:
 - Samsung stainless steel 30" four-burner gas freestanding range/oven
 - Samsung stainless steel microwave/hood combination
 - Samsung stainless steel dishwasher
- Full overlay, flat panel cabinetry in white or gray Thermofoil with satin nickel classic knobs or t-bar handles
- Quartz countertops with full-height backsplash at cooktop (6" backsplash everywhere else); 3 color options
- Contemporary recessed LED lighting
- Deep stainless steel, single-bowl, undermount sink with Moen® high-arc single-handle pulldown chrome faucet

Luxurious Primary Suite

- Full overlay, flat panel cabinetry in white or gray Thermofoil with satin nickel classic knobs or t-bar handles
- Matte-finish cultured marble countertops with 4" backsplash and Artisan Vitreous undermount sink
- Enhancing 36" mirror with polished edges
- Moen® faucets and showerhead in attractive chrome finish and tempered glass, chrome-framed shower enclosure

Welcoming Bathrooms

- Full overlay, raised panel cabinetry in white Thermofoil with satin nickel classic knobs or t-bar handles
- Fiberglass tub and shower surrounds in all Secondary Baths
- Matte-finish cultured marble countertops with 4" backsplash and Artisan Vitreous undermount sink
- Enhancing 36" mirror with beveled edges in Secondary Baths and Powder Bath
- Moen® faucets and showerhead in attractive chrome finish
- Tempered glass, chrome-framed shower enclosure (*Only in Bath 3 and En Suite*)

Additional Included Features

- Ample pre-wiring throughout:
 - Ceiling fan pre-wiring in Great Room, Primary Bedroom, Covered Deck, Flex Space, and all Secondary Bedrooms
 - Universal multimedia pre-wiring in Great Room
 - Cable pre-wiring in Great Room and Primary Bedroom
 - Robust Wi-Fi homes with EERO Wi-Fi booster, quantity per plan
- Wi-Fi programmable thermostat in Primary Bedroom & Great Room
- Low-E glass, vinyl, dual-glazed windows throughout
- Therma-Tru® fiberglass entry door with Kwikset Smartlock exterior door hardware with Wi-Fi keypad
- Insulated steel, flush panel garage door and lift master door opener
- Tankless water heater
- Conduit in Garage for future Electric Vehicle charger

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