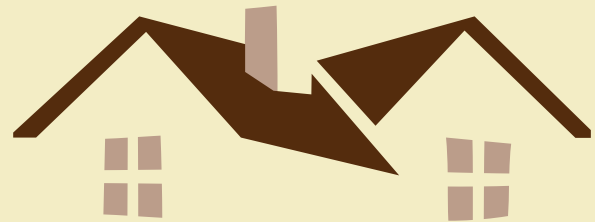


GARDEN VILLAS – COLTON



**MONTE VISTA
HOMES**



NEIGHBORHOOD DETAILS

Garden Villas consists of 23 homes featuring two floor plans with a mix of architectural styles. The community is designed to make home ownership easy as the association handles all landscaping. Each home has solar panels pre-installed and an extremely low 1.284% tax rate.

FEATURES INCLUDE:

- Two floor plans starting in the Mid-\$300s
- Spacious floor plans designed for open living
- Private side yard with flex-space
- Energy efficient homes featuring whole home fan, solar and energy rated appliances
- 1.284% tax rate, NO Mello Roos, and no additional city assessments
- Close proximity to restaurants, shopping the I-10 and I-215 freeways
- Low HOA at \$112/month that covers landscaping, private park

AMENITIES:

- 8,177 SF Private Pocket Park
- Green breeze way
- Private guest parking lot
- All maintenance is the HOA's responsibility

UTILITIES:

- **Water**
City of Colton
Water Services
- **Trash**
C&R
- **Power**
SunStreet Solar
City of Colton
Utility Services

SCHOOLS:

Abraham Lincoln Elementary
444 E. Olive St.
Colton, CA 92324

Colton Middle School
670 W. Laurel St.
Colton, CA 92324

Colton High School
777 W. Valley Blvd.
Colton, CA 92324



MODERN LIVING

All of Monte Vista's stylish homes feature open layouts that help you make the most of your space.



AFFORDABLE

Luxury doesn't have to cost a fortune. Monte Vista strives to provide excellent value for all its clients.



CENTRALLY LOCATED

You want to be close to work and activities.

SITE PLAN



RESIDENCE 1 – ELEVATIONS

3 BED, 2.5 BATHS

1,708 SQ FT

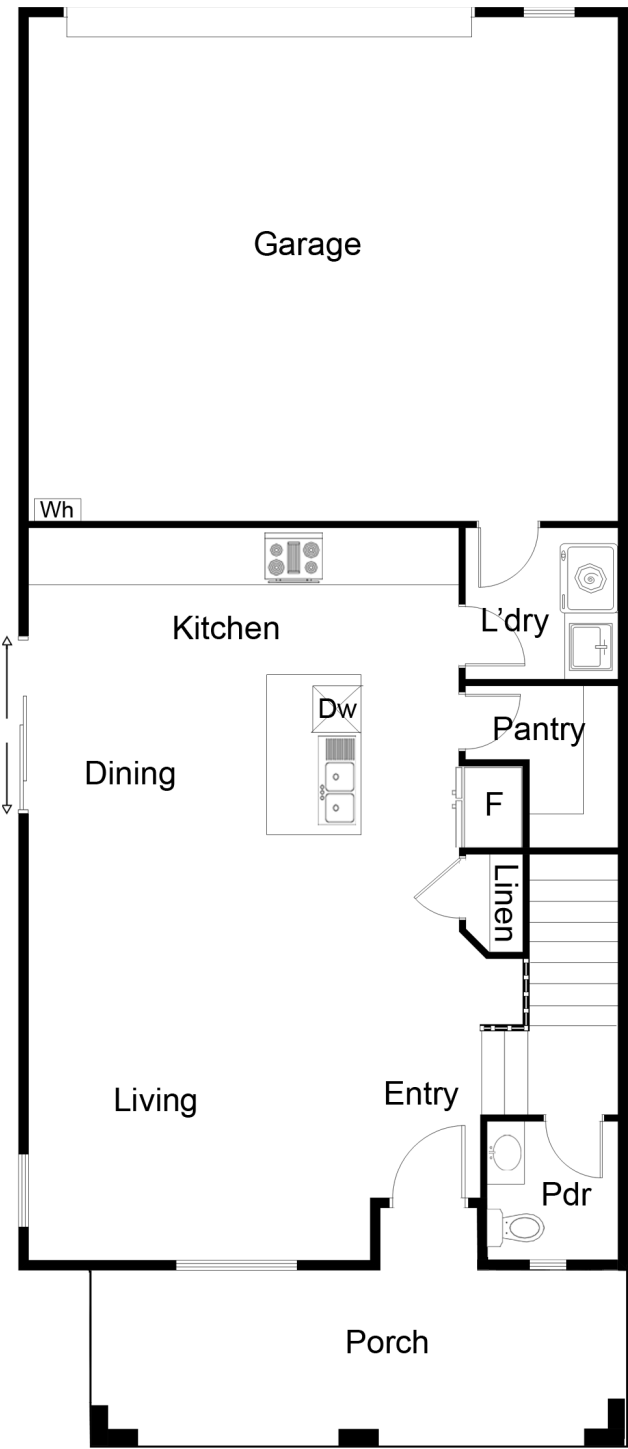
ELEVATION 1A



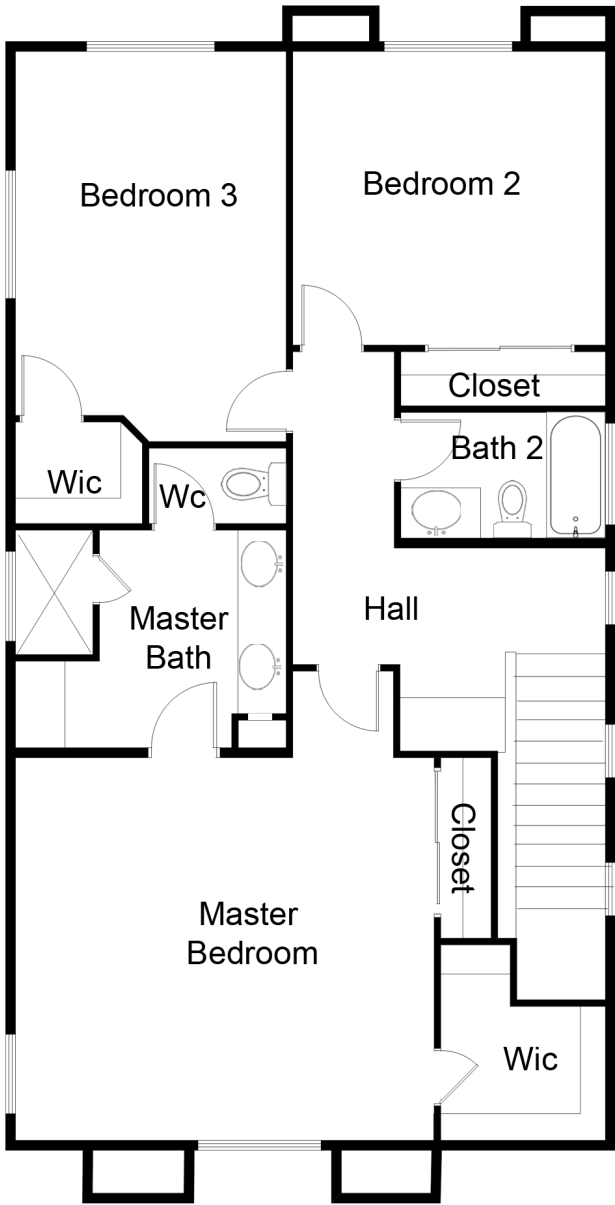
ELEVATION 1B



RESIDENCE 1 – FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

RESIDENCE 2 – ELEVATIONS

3 – 4 BED, 2.5 BATHS

1,836 SQ FT

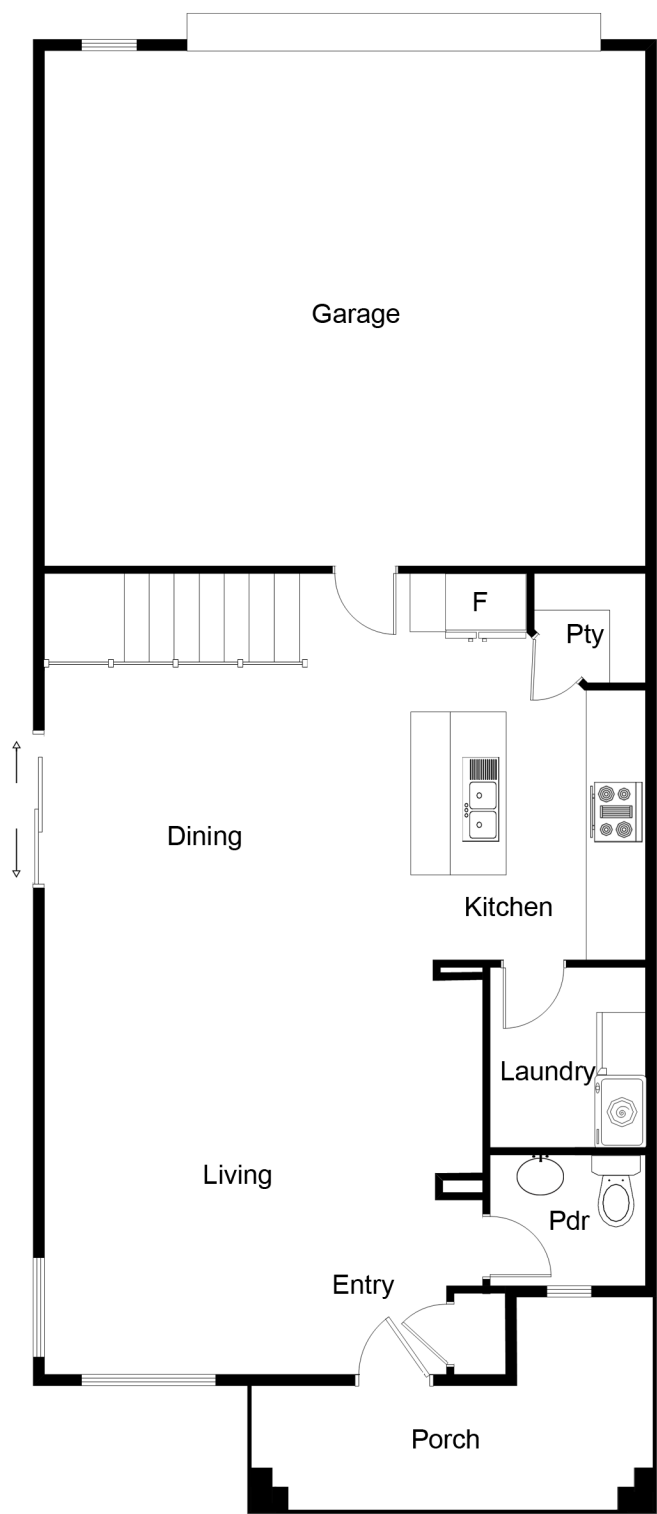
ELEVATION 2A



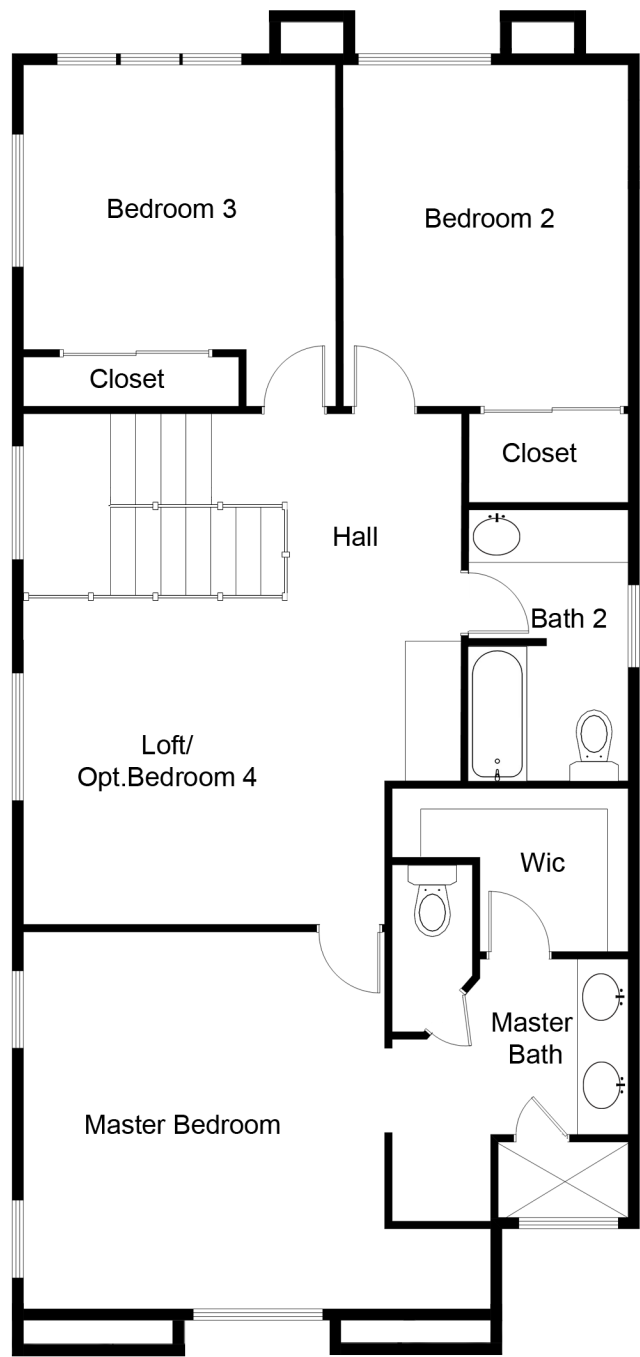
ELEVATION 2B



RESIDENCE 2 – FLOOR PLANS



FIRST FLOOR



SECOND FLOOR





You've found your next home!



909-572-1960



www.montevistahomes.us