

A stylized line drawing of a house with a gabled roof and a central arched doorway, positioned above the main title.

# ARROYO RIDGE


*by Monte Vista Homes*



MONTEVISTA  
HOMES

# FEATURES

Magnificent location in trendy Highland Park. This new under-construction collection of modern single-family homes is located in a secluded, and very private cul-de-sac. A stone's throw away from South Pasadena, Pasadena, Glendale and only minutes away from downtown LA's business district.

- 9 spacious floor plans designed for open living
  - Gorgeous views
  - Private yards
  - Low tax rate, NO Mello Roos
  - No Additional City Assessments
  - High quality finishings
  - Close proximity to schools, freeways, shopping, restaurants and other amenities
- 
- Four decorative, wavy, light orange lines that sweep across the bottom of the page, creating a sense of movement and design.

# SELECT INTERIOR

“inspiration” renderings



# NEIGHBORHOOD DETAILS

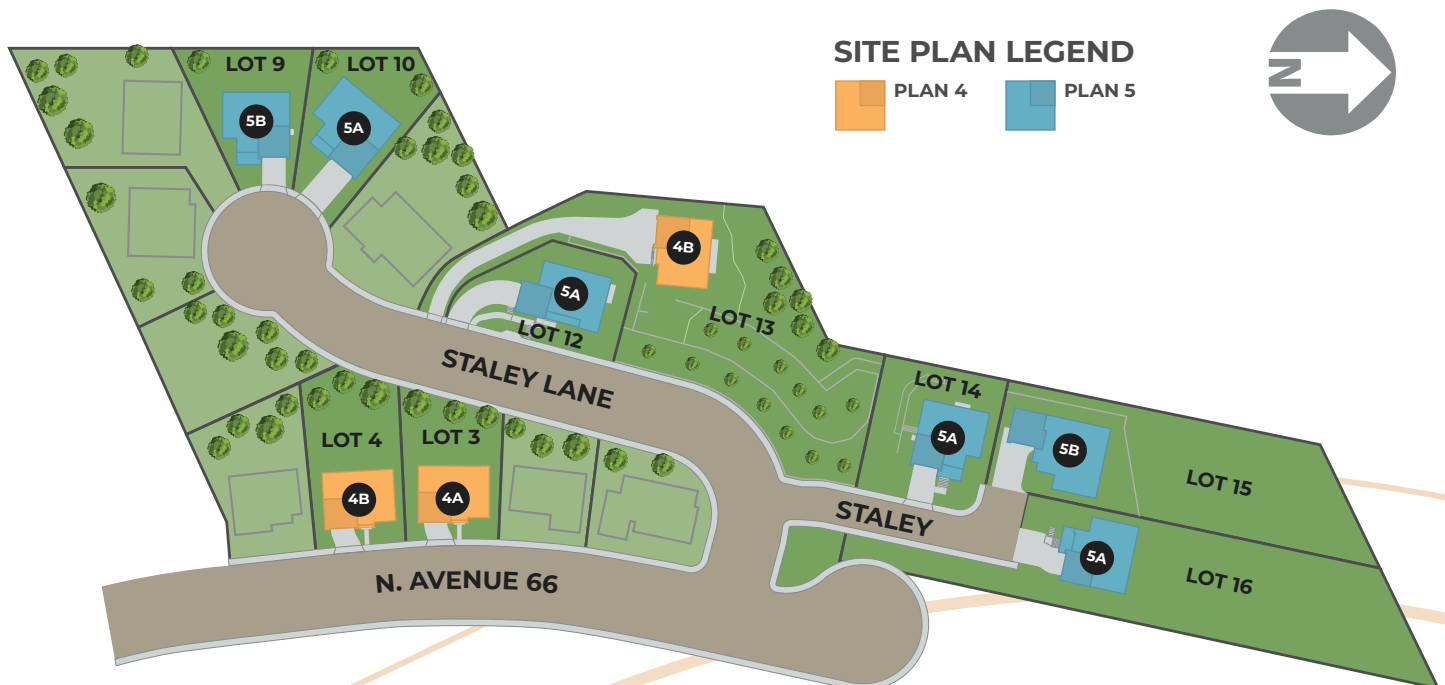
## Utilities

- Water - LA DPW
- Trash - LA DPW
- Power - LA DPW

## Schools

- San Pascual STEAM Magnet Elementary School  
815 San Pascual Ave  
Los Angeles, CA 90042
- Benjamin Franklin Senior High School  
820 North Avenue 54  
Los Angeles, CA 90042

# SITE MAP



# LOT 3 & 4



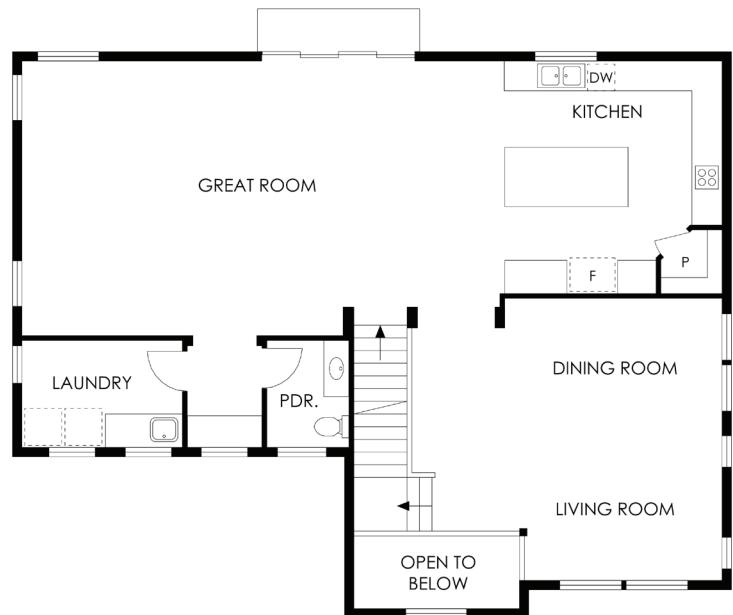
2,899 Sq Ft  
4 Bed, 3 Bath

Lot 3  
951 N. Avenue 66

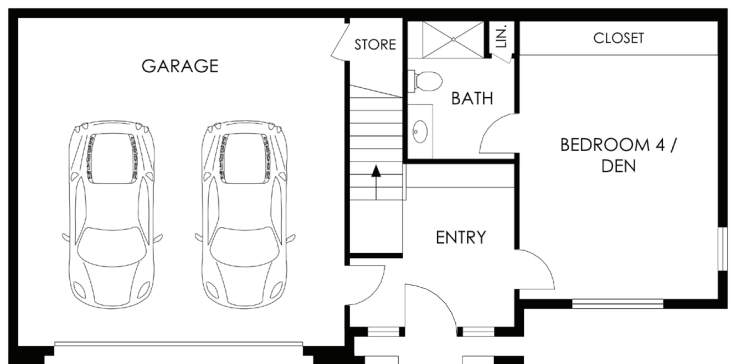
Lot 4  
943 N. Avenue 66



SECOND FLOOR



FIRST FLOOR



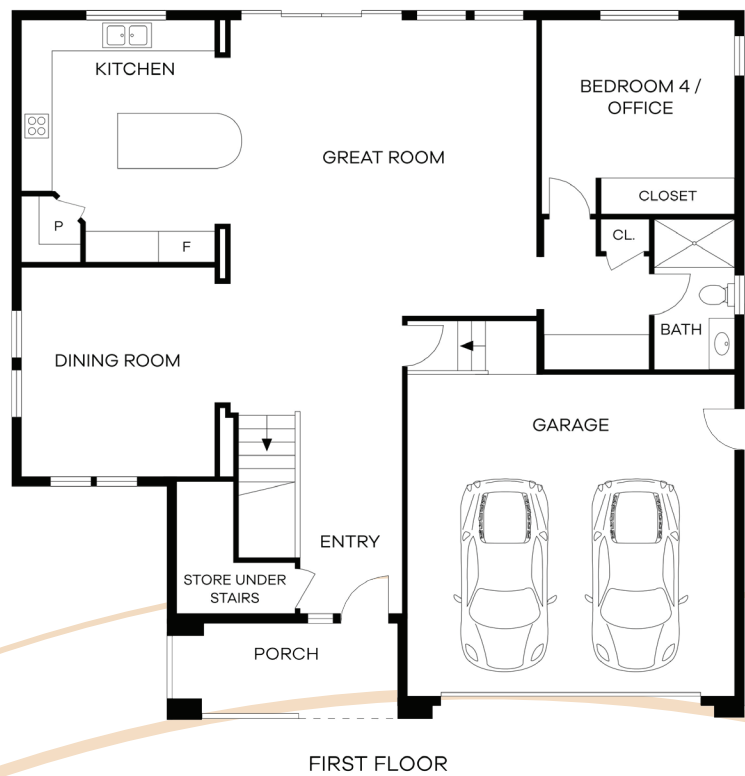
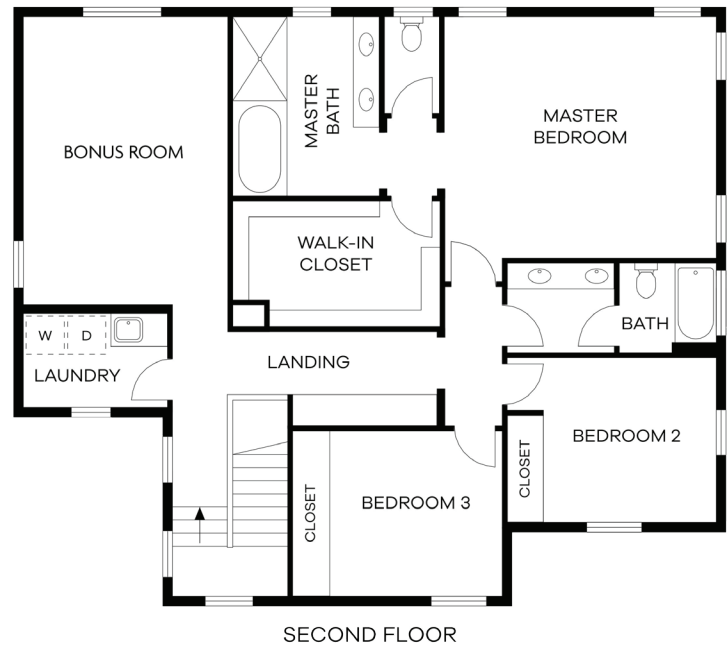
LOWER FLOOR

# LOT 9



2,696 Sq Ft  
4 Bed, 3 Bath

935 N. Staley Lane

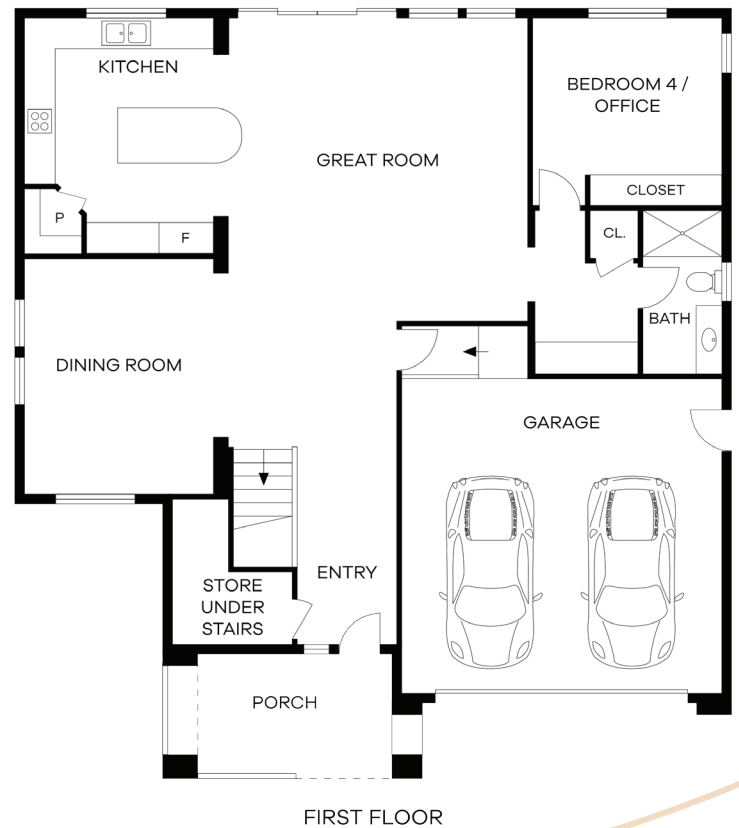
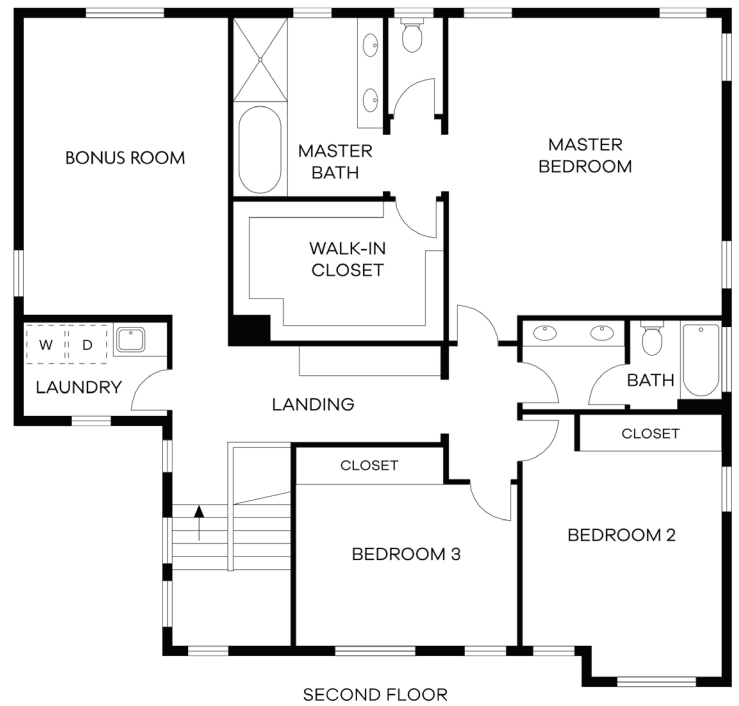


# LOT 10



2,969 Sq Ft  
4 Bed, 3 Bath

939 N. Staley Lane



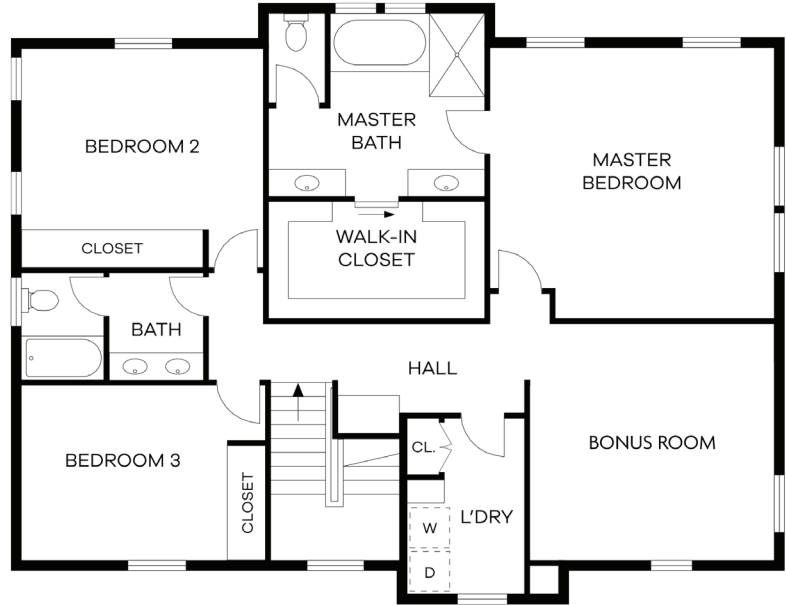


# LOT 12

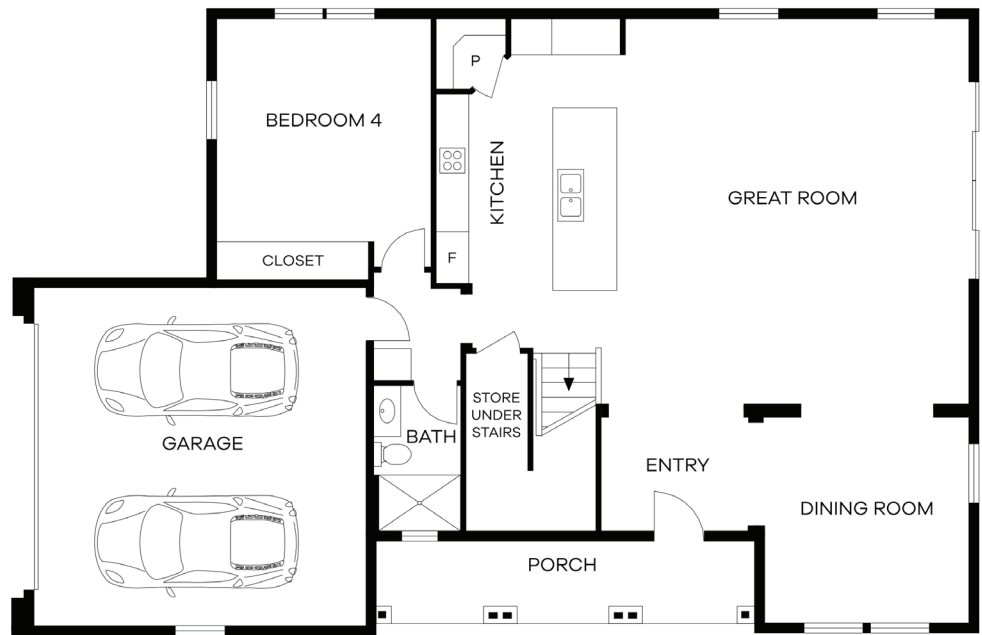


2,869 Sq Ft  
5 Bed, 3 Bath

965 N. Staley Lane



SECOND FLOOR



FIRST FLOOR

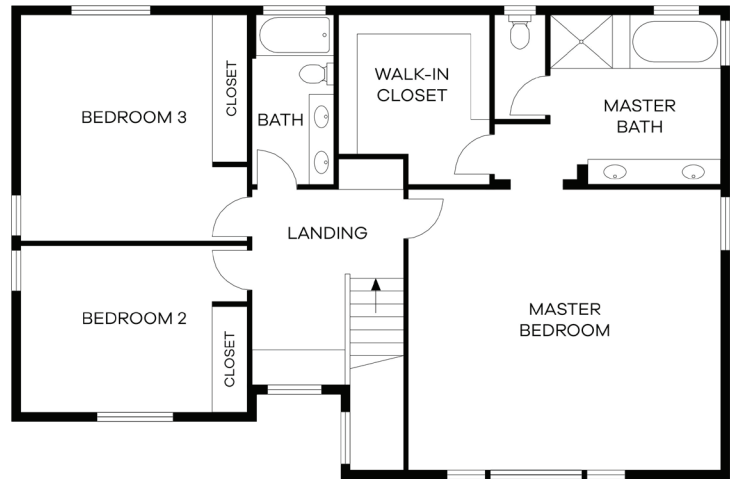


# LOT 13

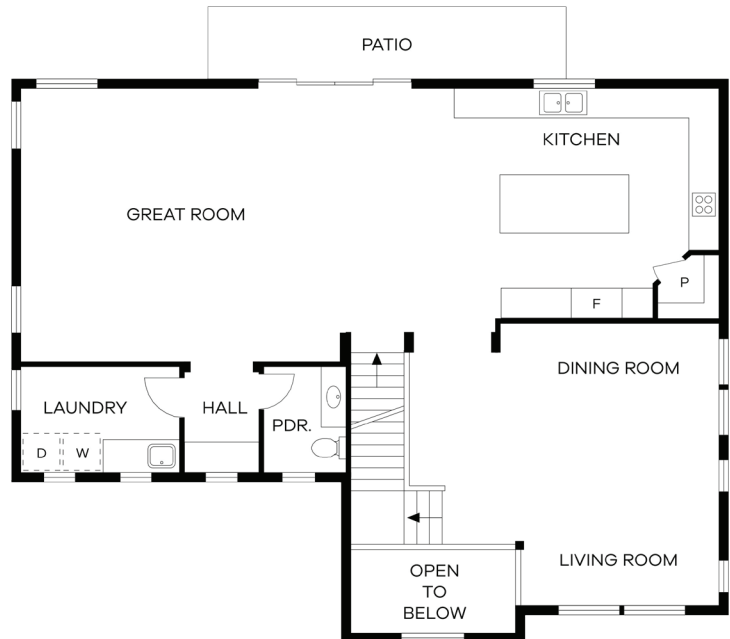


3,150 Sq Ft  
4 Bed, 3 Bath

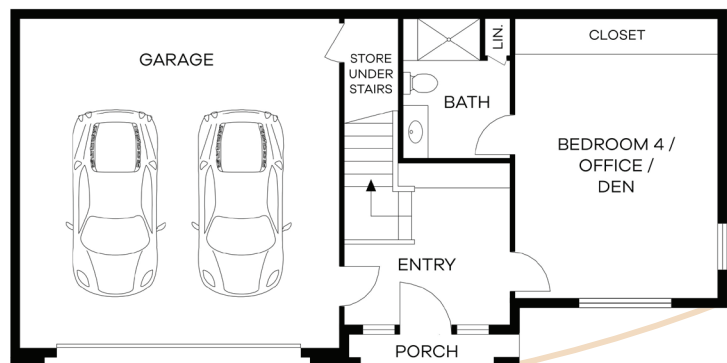
969 N. Staley Lane



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

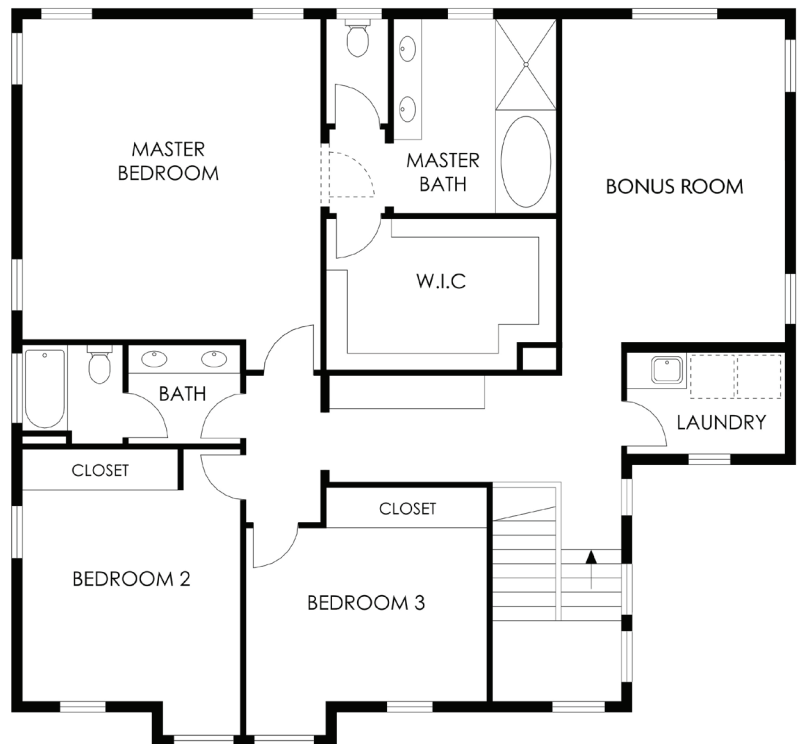
# LOT 14 & 16



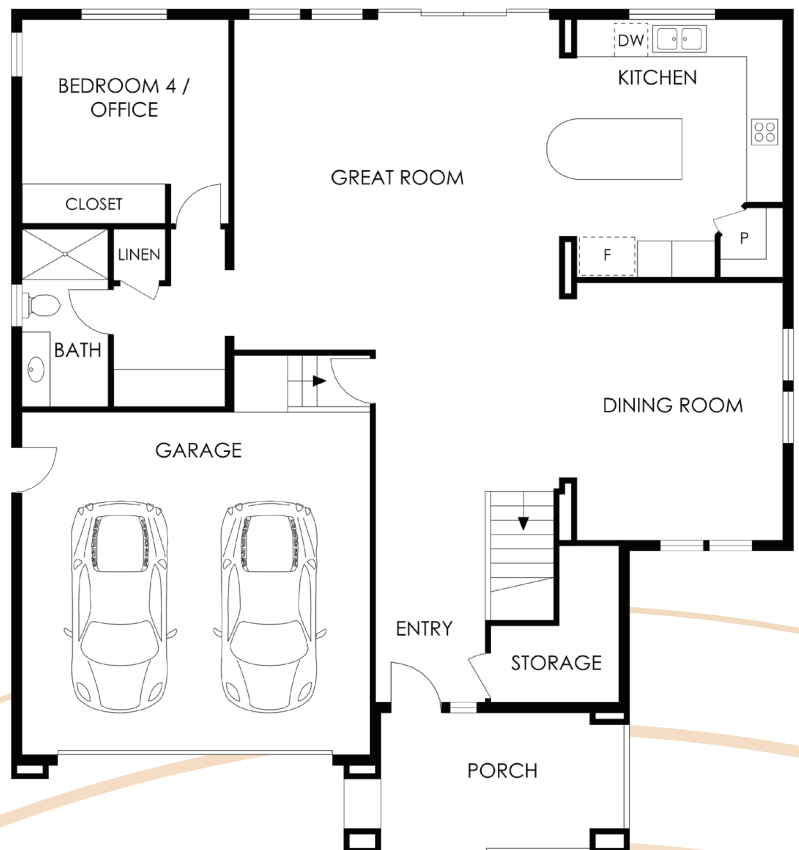
2,977 Sq Ft  
4-5 Bed, 3 Bath

Lot 14  
1013 N. Staley Lane

Lot 16  
1029 N. Staley Lane



SECOND FLOOR



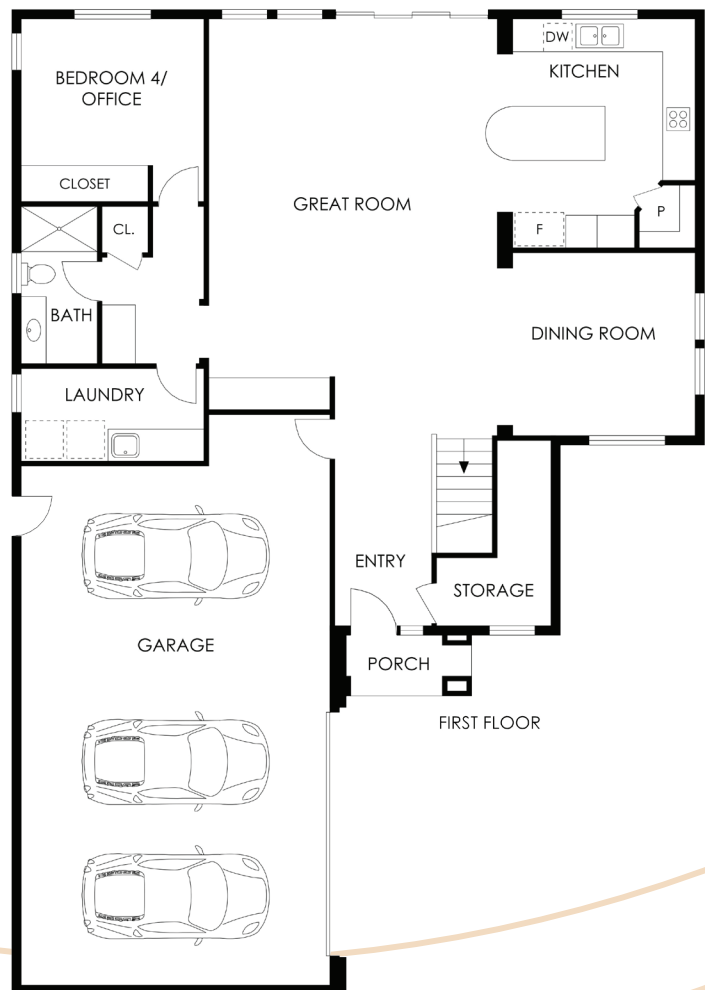
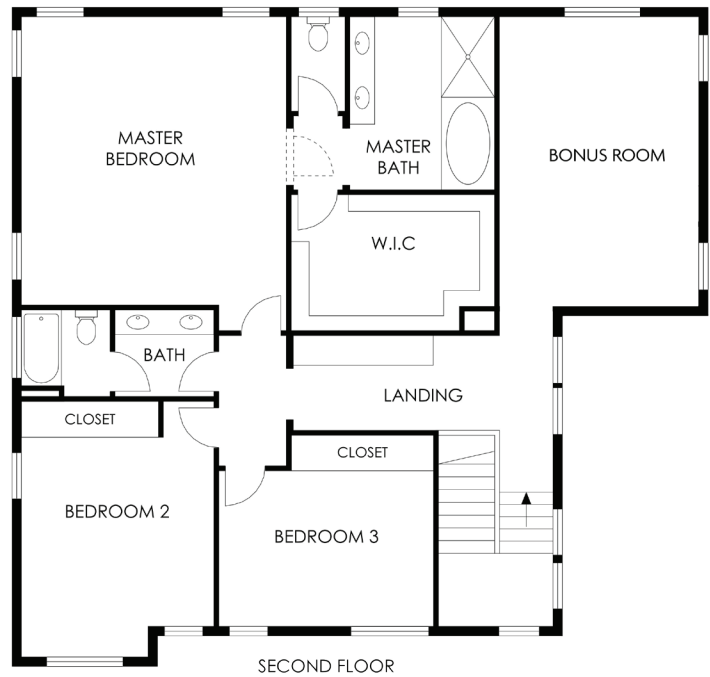
FIRST FLOOR

# LOT 15



3,042 Sq Ft  
4 Bed, 3 Bath

1019 N. Staley Lane





# ARROYO RIDGE



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[www.montevistahomes.us](http://www.montevistahomes.us)

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MONTEVISTA  
HOMES



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