

VOLARA

— LA HABRA —

PRICE LIST

Residence AStarting from \$ 689,900

1,411 square feet
Dual Primary Bedrooms + Entry Level Bonus Room
Private Second Floor Deck
2.5 Bathrooms
Great Room
Direct Access 2-Bay Garage

Residence BStarting from \$ 695,900

1,432-1,444 square feet
Dual Primary Bedrooms + Entry Level Bonus Room
Private Second Floor Deck
2.5 Bathrooms
Great Room
Direct Access 2-Bay Garage

Residence CStarting from \$ 769,900

1,553-1,578 square feet
3 Bedrooms + Entry Level Bonus Room
2.5 Bathrooms
Great Room
Direct Access 2-Bay Garage

Natalia Greathouse | DRE# 01324409

Community Sales Manager

natalia@bonannidevelopment.com

104 E Electric Avenue, La Habra, CA 90631 | 714.715.2955 | www.volarahomes.com

In a continuous effort to improve its products, the seller reserves the right at its sole discretion to make changes or modifications to maps, plans, specifications, materials, features, options, amenities and colors without notice. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. Bonanni Development offers attached homes with an association supported by its residents that maintains the common area and facilities for a monthly fee. Membership is automatic. Square footage listed is an estimate. Prices and availability subject to change without notice. Sales and Marketing by Strategic Sales and Marketing Group DRE# 01862116



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COMMUNITY FACT SHEET

Volara is a boutique community of three-story townhomes featuring two to three bedrooms and two and one-half bathrooms. Thoughtfully designed interiors with contemporary finishes, gourmet kitchens, luxurious owner suites, and open living floorplans make Volara the perfect place to call home. Volara has a central Orange County location, accessible to all major work hubs, within close proximity to a multitude of dining and entertainment options.

Total Homes: 58

Good Faith Deposit: \$15,000 payable to Mor Escrow

Preferred Lender: Email for flyers

Community HOA Dues: \$215/month (at buildout)

HOA Includes: Community Park, barbecue area with picnic benches, bike rack, dog waste stations, common area landscaping, community private streets, and street lighting

**Utilities and trash are all payable by the individual homeowners

Tax Rate: Total tax rate estimated at 1.15% including all local county fees and special assessments.

Volara has no additional Mello Roos or Community Facilities District (CFD) taxes.

Volara is in the La Habra City Elementary School District and the Fullerton Joint Union High School District. The assigned public schools are:

Sierra Vista Elementary School (K-6th)
1800 E Whittier Blvd, La Habra, CA 90631
www.lahabraschools.org/sierravista
(562) 690-2359

Washington Middle School (7th-8th)
716 E La Habra Blvd, La Habra, CA 90631
www.lahabraschools.org/washington
(562) 690-2374

Sonora High School (9th-12th)
401 S Palm St, La Habra, CA 90631
www.fjuhsd.org/Sonora
(562) 266-2000

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FIRST REPUBLIC BANK
It's a privilege to serve you®



Considering a home loan? Let us help.

3.79%
APR

WITH DISCOUNTS
RATE IS SUBJECT TO CHANGE.

30-year fixed rate⁴

Loans up to \$1,000,000²

Our Eagle Community Loan Program is designed to help more individuals in our communities become and stay homeowners. This program offers attractive terms for buying or refinancing a primary residence in our designated areas.² Our Eagle Community Home Loan features include:

- Closing costs credit of \$4,000 provided³
- No prepayment penalties
- Personalized service and quick responses for the life of the loan

To find out more about our Eagle Community Loan Program or to learn if a property qualifies for our special rate, please contact your banker.

Kerry Berchtold Managing Director kberchtold@firstrepublic.com (310) 772-1986 NMLS ID #484228

¹ Annual Percentage Rate (APR). Rates effective as of 08/03/2022, and are subject to change. To be eligible for this special rate, applicant must maintain a First Republic ATM Rebate Checking or Basic Checking account (minimum opening balance and monthly fees may apply) with automatic loan payment, direct deposit and Banking Online. Otherwise, the rate will be 0.30% higher than listed. Your APR could vary based on your final loan amount and finance charges.

² Not all properties are eligible. Property must be located within a designated First Republic Bank census tract and secured by a 1-4 unit residential property that is owner occupied. Available for loan amounts up to \$1,000,000, first lien only. Contact a Relationship Manager for details and to determine if your property is eligible for the Eagle Community Loan Program. This is not a loan approval or commitment to lend. Loans are subject to the Bank's underwriting standards and verification of the documents provided. Applicant must submit a complete loan application to a First Republic Relationship Manager. This can be done in person at any First Republic Preferred Banking Office, by mail or submitted online using our Lending Hub digital platform. Please reach out to a First Republic Relationship Manager to request an appointment to review.

³ You will be responsible for any closing costs over the \$4,000 credit provided by First Republic Bank. Clients who have had closing costs waived within the last 12 months for the same property address through an Eagle Community Home Loan Program are not eligible. Please contact your First Republic Relationship Manager for details.

⁴ Payment Example: Based on a loan amount of \$1,000,000 and a down payment of 25%, and at a simple interest rate of 3.75%, with a corresponding APR of 3.79%, the borrower would be responsible for 360 payments of \$4,631 over the course of the 30-year term. The payments shown here are calculated on the basis of principal and interest only and do not include private mortgage insurance (PMI), taxes, insurance or other applicable escrows.

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As of: 08/03/2022