

ONE • SEVEN • EIGHT

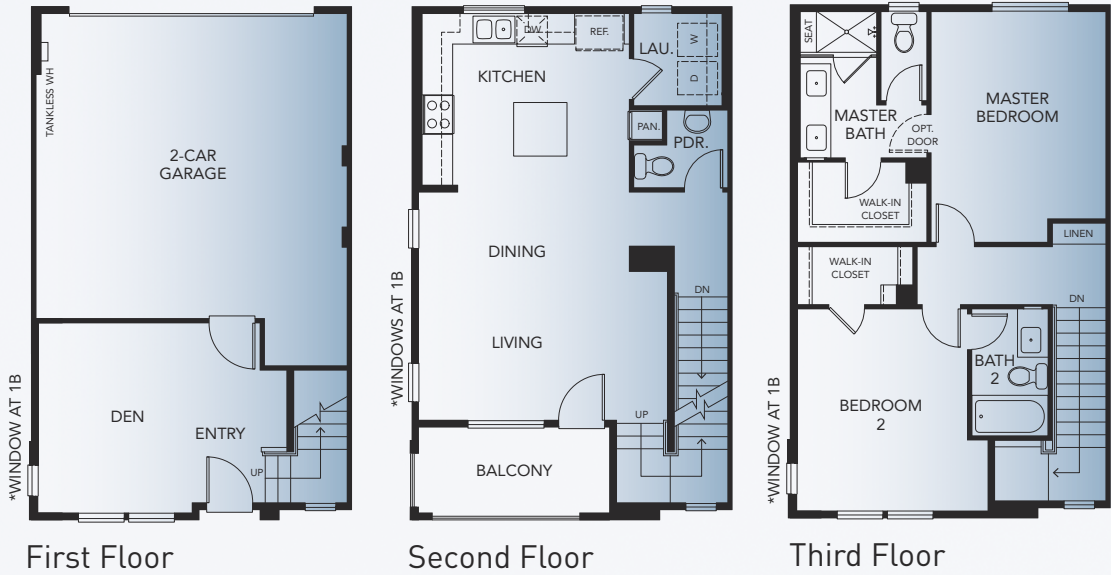


Welcome to One Seven Eight

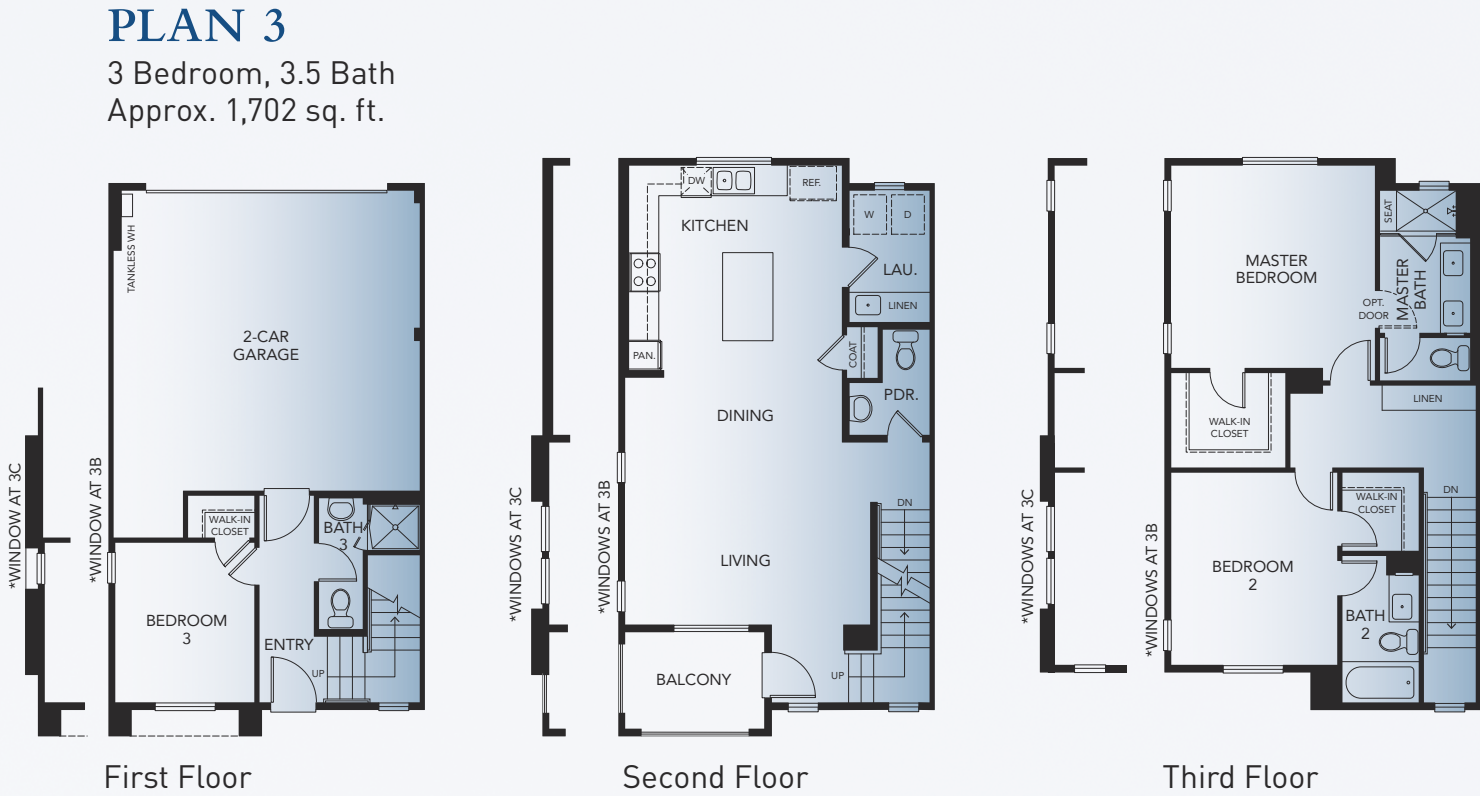
A gated enclave offering new homes with attention to every detail, designer finishes and private amenities all within close proximity to the urban center of LA. It's easy to relax and connect to what matters most to you when you live here.



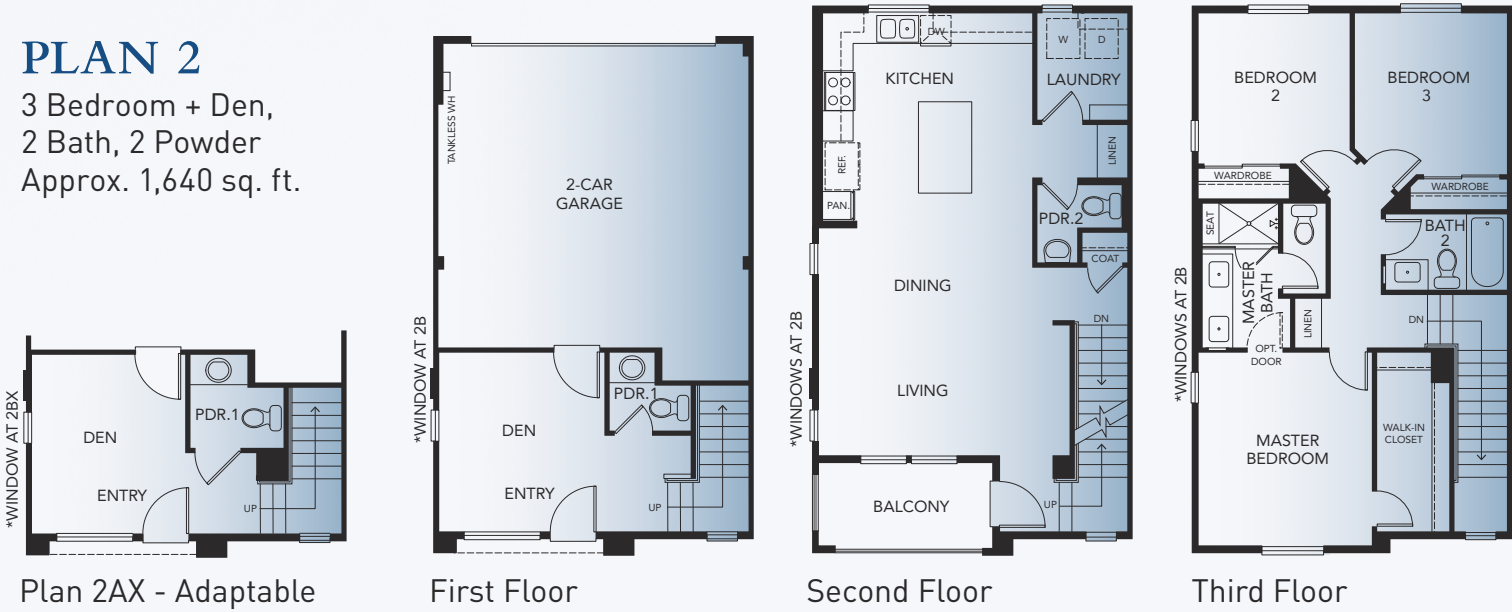
FLOOR PLANS



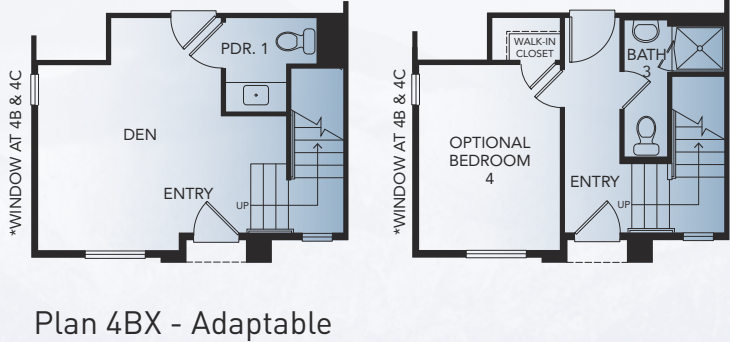
PLAN 1
2 Bedroom + Den, 2.5 Bath
Approx. 1,528 sq. ft.



PLAN 2
3 Bedroom + Den,
2 Bath, 2 Powder
Approx. 1,640 sq. ft.



PLAN 4
3 Bedroom + Den, 3.5 Bath
Approx. 1,795 sq. ft.



OUR STORY

You may have noticed that we're partial to the color blue around here. Honestly, we're borderline fanatical about getting just the right shade. You see, to us, that Melia blue is so much more than a color – it's our past, our present and future. Calming like the ocean. Symbolic of loyalty, strength, wisdom and trust. It's where we feel right at home.

When forming his vision for Melia Homes in 2009, BJ Delzer drew inspiration from his parents, Melvin and Gloria. The "Mel" and the "ia" in Melia, Melvin and Gloria filled their home with a whole lot of heart, a whole lot of kids and a penchant for Christmases spent in Hawaii surrounded by the deep, blue Pacific. Melvin and Gloria are passed now, but their dedication, compassion and fun-loving spirit lives on as the heart and soul of Melia Homes, and in every reflection of Melia blue.

We at Melia are passionate about providing shelter for families and creating places where some of life's most cherished memories will form, we are honored by the privilege of homebuilding. Our hands-on approach to quality, craftsmanship and research-driven design means that we don't just build homes – we build homes that we're proud of. Homes that we'd be proud to share with Melvin and Gloria.

Like the Melia blue ocean from our CEO's favorite childhood memories, we will never stop moving. With an unwavering commitment to being at the forefront of design and innovation, a Melia home will always be as unique as those who make it their own...

HOA & TAXES

The One Seven Eight Home Owners Association maintains the exterior paint on the homes, roofing repair and replacement, gate, plus common areas such as landscaping, pool and tot lot.

Estimated monthly HOA at completion \$235.60

The base tax rate is approximately 1.36%.

Please see sales representative for details.

FEATURES LIST

We invite you to view the One Seven Eight included features by scanning the QR code.



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Thank you for reading the fine print. Floor plans shown are subject to further enhancements and modifications upon finalizing. In an effort to continuously improve our homes and our presentation, Melia Homes reserves the right, without prior notice or obligation, to change or alter dates, maps, floor plans, exterior design, features and specifications including options, materials, plotting, pricing and procedures. Floor plans and renderings are artists' conceptions are not intended to be an exact replica of homes or landscaping. All square footages and dimensions (listed) are approximate. Not all vehicles will fit in all garage spaces. Windows and porches vary by elevation. Options/upgrades are additional costs, and construction timing may dictate that some options/upgrades either may not be available or may be pre-plotted in select homes. If in doubt about anything, please ask Community Sales Manager for clarification prior to purchase. DRE #01881347.