

# Townes at MAGNOLIA



## Welcome to Townes at Magnolia

Townes at Magnolia has been designed and created just for you with distinct architecture and open-concept floorplans. Experience the perfect So. Cal. lifestyle in Anaheim – home to the Disneyland Resort, the Honda Center, and Angel Stadium. Residents will have access to plenty of dining options and markets, major employment corridors, educational opportunities, and nature reserves.



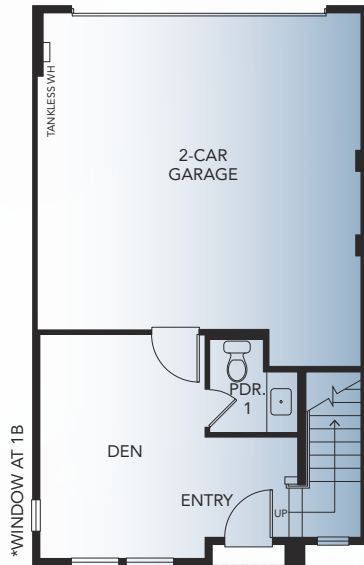
MELIA HOMES



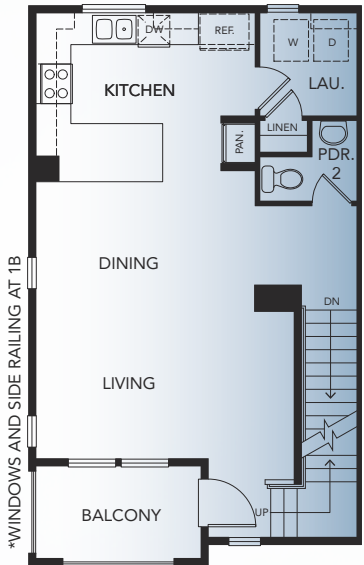
FLOOR PLANS

PLAN 1  
2 Bedroom + Den  
2 Bath, 2 Powder  
Approx. 1,606 sq. ft.

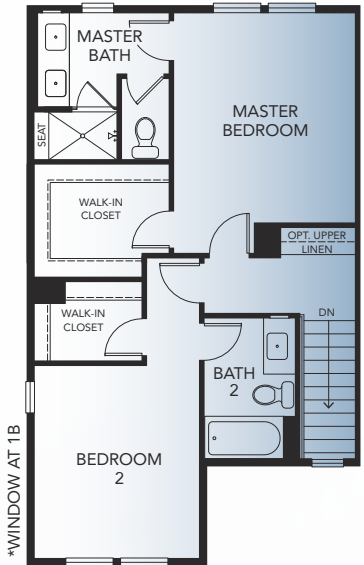
Scan for  
Virtual  
Tour



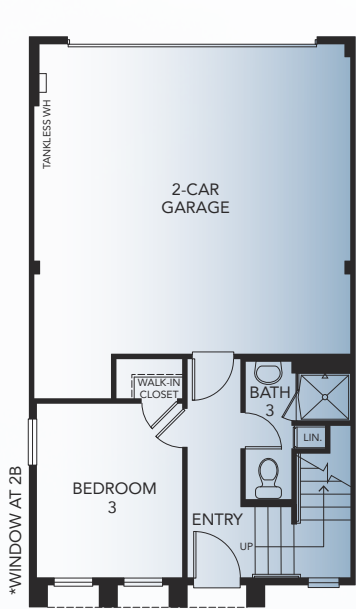
First Floor



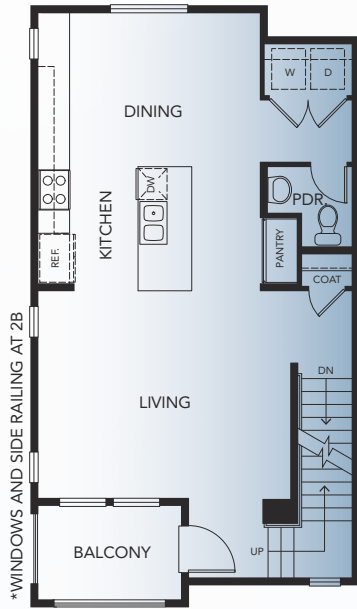
Second Floor



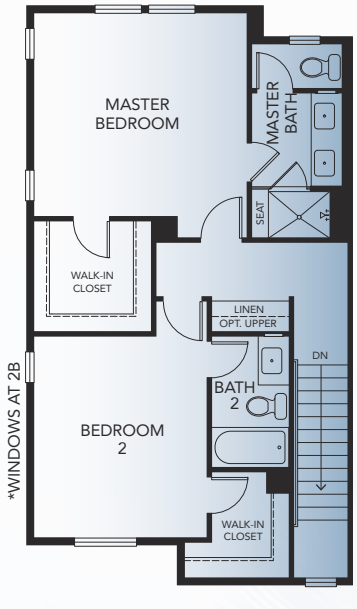
Third Floor



First Floor



Second Floor



Third Floor

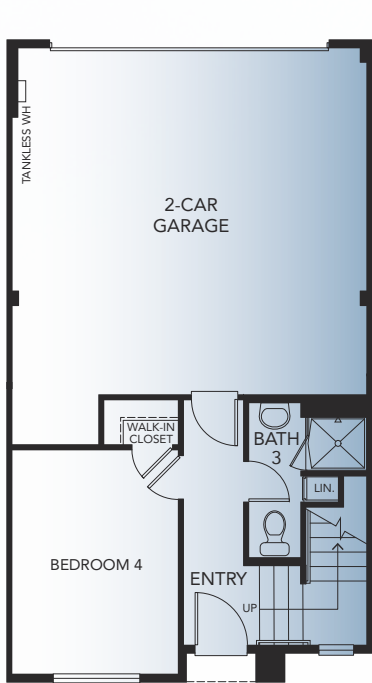
PLAN 2  
3 Bedroom, 3.5 Bath  
Approx. 1,734 sq. ft.

Scan for  
Virtual  
Tour

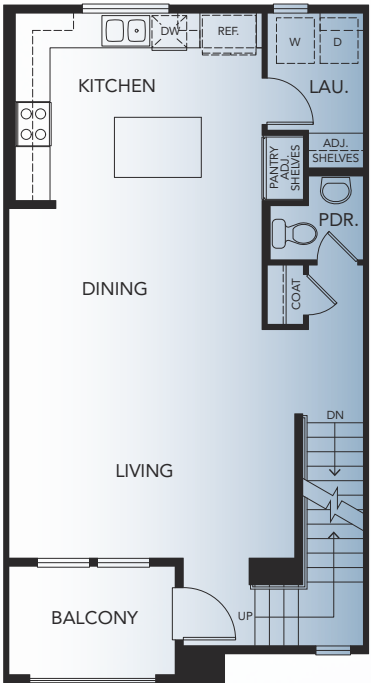


PLAN 3  
4 Bedroom, 3.5 Bath  
Approx. 1,797 sq. ft.

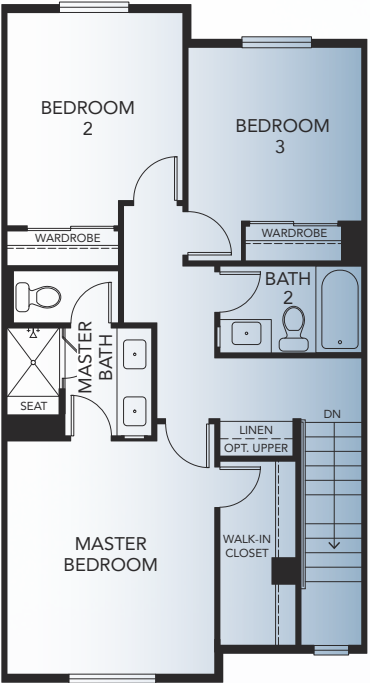
Scan for  
Virtual  
Tour



First Floor

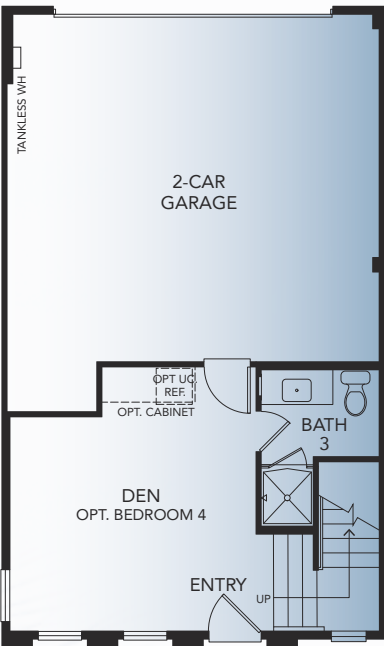


Second Floor

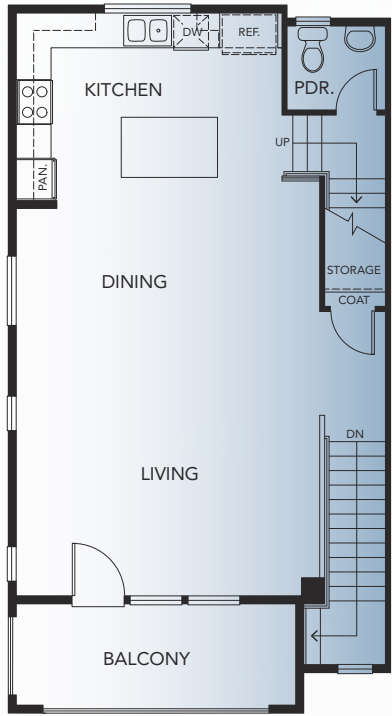


Third Floor

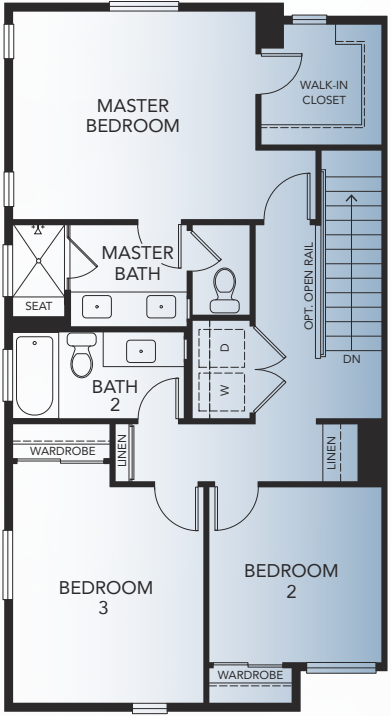
PLAN 4  
3 Bedroom + Den  
3.5 Bath  
Approx. 1,979 sq. ft.



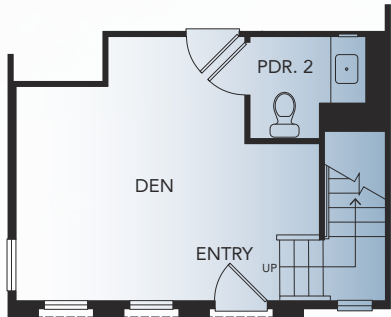
First Floor



Second Floor



Third Floor



PLAN 4AX- ADAPTABLE



# 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...

## THE COMMUNITY

Welcome to hometown living that you'll love at Townes at Magnolia in Anaheim. Here you can experience the best of new home designs and attention to every detail from family homebuilder Melia Homes.

## EDUCATION

Townes at Magnolia is located within the boundaries of the Anaheim School District. Although school assignments are subject to change, the anticipated schools for residents of Townes at Magnolia are:

**Dr. Peter Marshall Elementary School**  
2627 Crescent Avenue, Anaheim, CA 92801

**Dale Junior High School**  
900 S. Dale Avenue, Anaheim, CA 92804

**Savannah High School**  
301 N. Gilbert Street, Anaheim, CA 92801

## HOA & TAXES

The Townes at Magnolia Home Owners Association maintains the exterior paint on the homes, roofing repair and replacement, plus common locations such as landscaping. This community also includes recreation amenities with seating, a fire pit, and BBQs.

Estimated monthly HOA at completion – \$276.00

The base tax rate is approximately 1.15%.

Please see sales representative for details.

## INCLUDED FEATURES LIST:



Townes at  
**MAGNOLIA**

**TownesAtMagnolia.com 949-524-0536**  
227 North Magnolia Ave., Anaheim, CA 92801



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.