

# FAQ's



## What sets Bella Vista at Rio Bravo apart from other communities?

Bella Vista at Rio Bravo is a limited collection of 22 Single Family Homes in the Rio Bravo Community in Bakersfield. The homes include luxurious main bedrooms featuring walk-in closets, well-appointed baths with oversized showers and soaking tubs, dual vanities and private water closets. Select secondary bedrooms include private baths and walk-in closets. The gourmet kitchens feature stainless steel appliances, quartz countertops, large center islands and volume ceilings in our open-concept floorplans.

## How many floor plans are at Bella Vista at Rio Bravo?

There are 2 distinctive floorplans and elevations, a single-story, 2,995sf+/-, 4 Bedroom, 3 ½ Baths, Great Room, Dining Room, Courtyard, Covered Patio, 3-Car tandem garage and the two-story, 3,403sf+/- 4 Bedroom, 4 ½ Baths, Loft, Great Room, Living Room, Dining Room Covered Patio 3-car garage. Lot sizes ranging for our first release of homes from 18,000sf to over ½ acre.

## Will you have a design center and options available to customize my home?

Yes. A professional designer will help you select from "included" flooring, countertops, cabinets and other finishes or customize your home with optional personal finishes for your lifestyle.

## Is there a homeowner's association (HOA)?

Yes. All homeowners will automatically become members of **The Estates at Rio Bravo Heights Homeowners Association**. HOA monthly dues are estimated at only \$307.89 per month at final build out. To preserve the integrity of our Bella Vista at Rio Bravo community, the HOA has executed a declaration of covenants, conditions and restrictions. The Rio Bravo Community Association 2024 dues are \$72.67. Your sales team members will provide additional details upon your request.

## What is the property tax rate?

The annual ad-valorem property tax rate will be 1.1079% of purchase price, plus estimated direct levies of \$771.13 per year. Please see your sales consultant for details and/or to review the Master Property Tax Disclosure Report. There is NO Mello Roos.

## What is the deposit amount to purchase a home?

A \$5,000 earnest money deposit is required the day you reserve your new home and complete your purchase contract documents. The earnest money deposit shall be made payable to Fidelity National Title Company.

## Do you have a preferred lender that can assist me with financing and questions?

Yes we offer Seller preferred lenders and will process pre-approvals for all buyers seeking financing.

## Where will my children attend school?

Bella Vista at Rio Bravo lies within the Bakersfield City School District 661.631.4610 and Kern High School Districts. 661.827.3100 Please call to verify school assignments)

- Dr. Douglas K. Fletcher Elementary School (K-6)
- Paul L Cato Middle School Middel School (6-8)
- Kern High School (9-12)

Email: [bellavista@delsahomes.com](mailto:bellavista@delsahomes.com)

(661-912-1485)

[Delsahomes.com](http://Delsahomes.com).

Broker Participation Welcome

