

# *Casta Del Sol*

Established 1973



## **MASTER PLANNED SENIOR COMMUNITY Mission Viejo, California**

Located in Mission Viejo, CASTA DEL SOL, is charming with both its' Spanish Architecture and its' layout; boasting small cul-de-sacs of homes intertwined in a hilly topography of green belts and open spaces. As opposed to a Condominium development, as a Planned Unit Development, ownership in CASTA DEL SOL includes both the building and the land it sits on including 5-7 feet of land surrounding the building owned.

The Community is located convenient to Supermarkets and Daily Eateries and Services. Two Major Shopping Malls; Shops of Mission Viejo and Laguna Hills Mall are fifteen minutes from CASTA DEL SOL and offer Nationally Known Department Stores and Specialty Shops. The Community is just minutes from Lake Mission Viejo where boating and fishing are available without license and Specialty Shops and Eateries are found in the Village on the lake. The Community sits within minutes of the I-5 freeway and 241 Toll Road. The Casta del Sol Golf Course is just outside Gate One.

Two State of the Art Medical Facilities are located at Mission Hospital in Mission Viejo and Saddleback Memorial Medical Center in Laguna Hills. Each facility is approximately fifteen minutes from the Community.

Many Churches and Houses of Worship can be found in Mission Viejo and Nearby Areas.

## **Casta Del Sol.....Amenities**

CASTA DEL SOL maintains two Recreation Centers. Recreation Center One houses the Administrative Offices and Vista Room, Fiesta Room, Garden Room, Craft Room, Fitness Center, Library and Billiards Room. Recreation Center Two offers Swimming Pool, Spa, Tennis Courts, Chipping Green, Shuffle Board, Paddle Tennis and Garden Plots. The Casta Del Sol Public Golf Course sits by the Entrance of Gate One. The Residents have developed 30 plus Clubs of various interests, including, Square Dancing, Travel, Choirs, Bridge and, Politics, to name a few. There's plenty to do and people to meet who will share the same interests.

## Casta Del Sol.....Residences

Clustered within cul-de-sacs in the community's 484.3 acres of land there are 3 areas of development each with their own characteristic.

- **Casta del Sol: PUD** series offers 14 plans featuring 1-3 bedrooms and 1-2 baths ranging from 972-1563 square feet. Each plan offers a fireplace and a 1-2 car garage.
- **Casta del Sol: Carmel** series offers 4 plans featuring 2-3 bedrooms and 2 baths ranging from 1210-1495 square feet. Each plan offers a fireplace and a 2 car garage. Select plans feature dens.
- **Casta del Sol: Fiesta** series offers 6 plans featuring 2-3 bedrooms and 2-3 baths ranging from 1468-1806 square feet. Each plan offers a fireplace and a 2 car garage. Select plans offer a loft.

Approximately 15 percent of the homes are designed in paired, triplex and quad configurations with one and Two Car Garages. The remainder of the 1,927 homes are single family detached homes with Two Car Garages. Some homes have views of the Casta del Sol Golf Course.

## CASTA Del SOL..... Additional Information and Costs

- Home Owner Association Dues are approximately \$330.00
- HOA Dues Include
  - Maintenance of Two Recreational Centers
    - Physical Facilities and Furnishings
    - Tennis Courts (5)
    - Pools & Spas
    - Recreational Facilities: Lawn Bowling & Putting Greens, Shuffle Board Courts
  - Exterior Painting of Homes
  - Minor Repairs for Cosmetic Purposes
  - Insurance on Common Area Buildings Only: Fire, Liability & Earthquake
  - Guarded Gate Service
  - Trash Pick Up
  - Street Maintenance
- Membership to Lake Mission Viejo is paid separately by the homeowner.
  - \$114 (approx.) paid twice a yearly by the homeowner
- Tax Base:
  - Under certain conditions new residents may move their current Property tax base to their new retirement home potentially saving thousands of dollars.



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