



# CATHEDRAL CITY | 25 NEW HOMES

## FREQUENTLY ASKED QUESTIONS

### **WHAT IS THE INSPIRATION BEHIND THE 25 NEW HOMES IN CATHEDRAL CITY?**

After more than 35 years, building thousands of homes, in dozens of new home communities, for families in the Coachella Valley, GHA Companies has gone back to its roots in Cathedral City where it all started. Realizing a shortage of affordable homes GHA plans to create a neighborhood where move-up families, couples, and individuals of all generations, can buy a quality-built home at an affordable price. GHA Companies has earned an outstanding reputation in the local community, we are committed to providing the Coachella Valley with stellar home communities. Our commitment to quality, service and reliability assures a home that is unparalleled.

### **HOW MANY FLOOR PLANS AND ELEVATIONS WILL BE AVAILABLE?**

GHA Cathedral City will offer three separate single-story floor plans, each with two elevation types. Open great room floor plans, boasting covered patios for indoor/outdoor living, offer flexibility for diverse families to fit the desert life-style.

### **WHAT ARE THE SIZES OF THE HOMES?**

The three floor plans will range from 1,710 - 2,173 square feet of living space with three and four bedrooms, and two to three bathrooms. All plans offer large rear covered patios, covered front entry porch or gated court-yard entries, 9' ceilings, 8' doors, with finished two car garages on private block walled, pool sized lots.

### **WITHIN WHICH SCHOOL DISTRICT ARE THE 25 HOMES LOCATED?**

The public-school jurisdiction is Palm Springs Unified School District. Elementary, middle and high school are all within walking distance. There are also several private school options

### **IS LANDSCAPING INCLUDED?**

Front yard landscape and hardscape (driveways and walks) are included in the purchase of your new home.

### **WHAT IS THE PROPERTY TAX RATE FOR THE NEW HOMES IN CATHEDRAL CITY?**

There are no Mellow Roos or increased taxes, the current property tax rate is approximately 1.31% (as of 04/09/2019).

### **DO THE NEW HOMES HAVE A HOMEOWNERS ASSOCIATION?**

No, these new homes will not have a Homeowners Association. Homeowners have the flexibility to make upgrades and changes to their homes at will, restricted only by the codes and rules of the City of Cathedral City.

### **DO HOMEOWNERS OWN THE LAND?**

Yes, the land is "fee" or "fee simple" which means you own the land.

### **WILL GHA CATHEDRAL CITY CO-OPERATE WITH OUTSIDE BROKERS?**

GHA prides itself on working with the brokerage community for the past 30 years, and only require that Brokers register their clients at the initial showing or inquiry.

