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*Important information for Seniors*

**Save thousands of dollars in property taxes when you replace your San Diego County home**

If you are age 55 or over, you may be eligible to transfer the base year value from your existing residence to a replacement residence. But this doesn't happen automatically – you must apply for it. To assist homesellers, an industry report is available that outlines the constitutional initiatives passed by California voters and commonly known as the "Senior Citizen's Replacement Dwelling Benefit" or "Empty Nest Act." This report tackles the important issues you need to know to qualify and claim your tax savings.

**Order your FREE report today by calling my Toll FREE hotline at 1-877-667-1641 and enter ID#2235.**

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**STICKS & STONES**

*El Norte Park*

offers luxury, location & lifestyle



Photos courtesy of Michael Crews Development

**J**ust off El Norte Parkway's eastern foothills in Escondido lies Michael Crews Development's friendly El Norte Park neighborhood.

This quaint, little, hidden cul-de-sac sports 11 brand new single and two-story homes just minutes away from downtown Escondido and I-15.

Perhaps more important than its cozy and convenient location—this beautiful collection of homes also features some of the finest real estate in Escondido.

"We're a luxury homebuilder," explains Mark Connal, director of sales for Michael Crews Development. "We're known for our high quality construction and our upscale homes."

El Norte Park offers warm, inviting homes that range from 2,885 to 2,950 square feet with four to five bedrooms, 2.5 to 3 baths and three-car garages. With spacious rooms and open, attractive floor plans, El Norte Park appeals to singles and families alike.

"These homes are perfect for any homebuyer," Connal says. "They are very accommodating. Whether you're single, married, retired or have kids—these are great homes in an ideal neighborhood."

Connal said rather than offering a basic standard features package and charging buyers to upgrade, Michael Crews Development chooses to include upgraded options from the start.

Each home has top-of-the-line amenities such as stainless steel GE Profile appliances, 18"x18" porcelain tile floors, slab-granite

kitchen countertops, fireplaces, two-toned paint, mirrored closet doors, porcelain-over-steel tubs in secondary bathrooms, structured multimedia wiring, slab-travertine countertops in the bathrooms, designer lighting and more.

"Everything is included," Connal says. "It's all part of our higher standard features package. The buyer saves because there is no need for upgrades."

Buyers also save in other ways at El Norte Park. "Each home at El Norte is fully landscaped,"

Connal says. "Buyers save thousands of dollars worth on landscaping right away."

Another bonus at El Norte Park is the fact there are no Mello-Roos or homeowner association dues—a monthly savings that adds up huge over years of home ownership.

What's the cost for one of these value-packed, luxury-filled, fully-landscaped, well-located homes?

How about just \$539,900!

"That's less than \$200 a square foot," exclaims Connal. "This price is essentially unheard of for a brand new home in San Diego County with these amenities and this kind of detail."

Maybe that's why there are only four left.

Michael Crews Development's Corporate Sales Office is open daily at El Norte Park from 9 a.m. –6 p.m. and can be reached at 760-751-1212.

Interested buyers are encouraged to stop in and tour the model home, or visit [www.michaelcrews.com](http://www.michaelcrews.com) for more information.

