A NEW HOME. ROOM AROUND YOU. INDEPENDENT POWER.

Your new Fallbrook home. On approximately 4.6 acres.

Proposed single-story living with a screened rear porch.



PROPOSED EXTERIOR | Conceptual rendering; placement and landscaping are illustrative.

LAND + NEW HOME BUILDER SPECIAL

$978,000

The land, a new home and the essential site improvements - with solar, battery storage and a propane generator included in the proposed package.

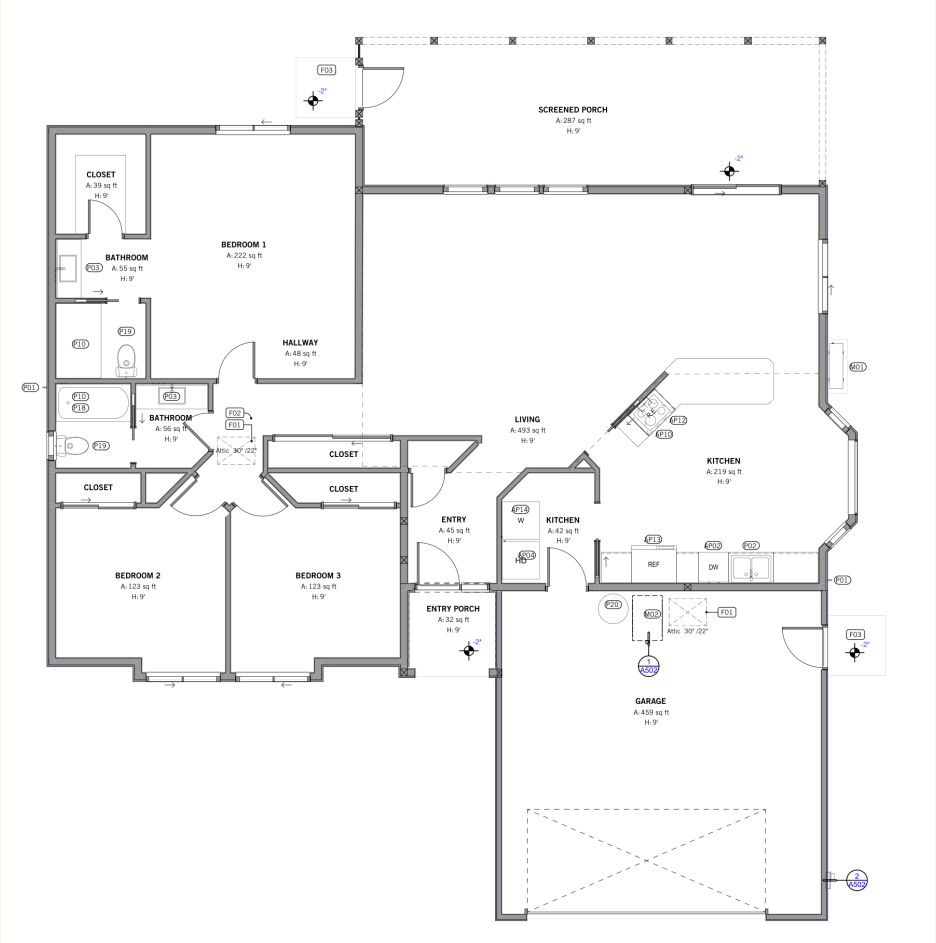
3	2	1,637	2-CAR
BEDROOMS	BATHROOMS	APPROX. LIVING SQ FT	GARAGE

County grading entitlement in final stages. Issuance guaranteed before closing.

The seller guarantees County grading entitlement issuance before closing. Proposed construction. Final scope, selections and terms by written agreement. Seller-side agent and escrow costs included; buyer closing costs excluded.

Your space, thoughtfully planned.

An open living-and-kitchen space, a separate bedroom wing and a screened porch make room for everyday connection and quieter moments.



Excerpt from the supplied architectural drawings. Not to scale.

THE HOME AT A GLANCE

One level

Everyday living on a single floor.

Three bedrooms

A primary suite and two additional bedrooms.

Two bathrooms

A private suite bath and a shared second bath.

A screened retreat

A rear porch connected to the living space.

Attached garage

Two-car parking with access to the home.

COUNTY GRADING ENTITLEMENT

In its final stages. The seller guarantees issuance before closing.

INCLUDED IN YOUR $978,000 PACKAGE

- ✓ Land + proposed new home
- ✓ Civil / structural engineering + permits
- ✓ Grading, BMPs + landscaping
- ✓ Septic system + fire hydrant
- ✓ Driveway + flatwork
- ✓ Solar, batteries + propane generator
- ✓ Kitchen, baths + interior finishes
- ✓ Seller-side agent + escrow costs

CONSTRUCTION SERVICES PROVIDED BY

Gary Higgins Construction

CSLB #394225 | Class B - General Building Contractor

Bank- and lender-approved contractor

Comfort, with independence.

An open kitchen and a power package built for life here.



INTERIOR FINISH CONCEPT | Illustrative finishes and furnishings; final layout and selections per agreement.

INDEPENDENT POWER COMES INCLUDED

100% off-grid electric power. No SDG&E electrical connection.

SOLAR

20 panels at 400 W each.
8 kW solar-array capacity.

STORAGE

Three batteries totaling
19.95 kWh of storage.

SUPPORT

Hybrid inverter and an appropriately sized propane generator.

Copper plumbing. On-demand hot water.

Copper water-supply plumbing and a propane tankless water heater. A stucco exterior, concrete-tile roof, heating and air conditioning complete the proposed home.

Proposed systems and materials are included in the seller-confirmed scope. Final equipment and installation follow the construction agreement. Propane fuel, maintenance and replacement costs apply.

Come walk your future homesite.



ACTUAL SITE PHOTOGRAPH | Valley setting before the proposed construction.

Schedule a private site tour and review your complete build package.

YOUR PATH TO A NEW HOME

1. WALK THE SITE

Explore the setting and review the proposed floor plan with Adam.

2. REVIEW THE PACKAGE

Civil and structural engineering are complete. Review the scope, finish allowances and purchase terms.

3. PLAN THE START

Start four months from closing, subject to design, building permits, financing and required site work.

Land + proposed home: $978,000

LISTING AGENT

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jmprojectdevelopment.com

VIEW THE PACKAGE

3956 Aspen Road, Fallbrook, CA 92028 | APN 102-382-09-00. Approximate areas per plans. Proposed construction; renderings are illustrative. Seller-side agent and escrow costs included; buyer closing costs excluded. Final terms by written agreement. Equal Housing Opportunity.