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## **Town Square Realty Group**

A Division of Allison James Estates and Homes

Office: 760-295-7999

[www.OceansideHomeSource.com](http://www.OceansideHomeSource.com)

This Brochure is designed and provided by:



**"Your Ocean Hills Country Club Specialists"**



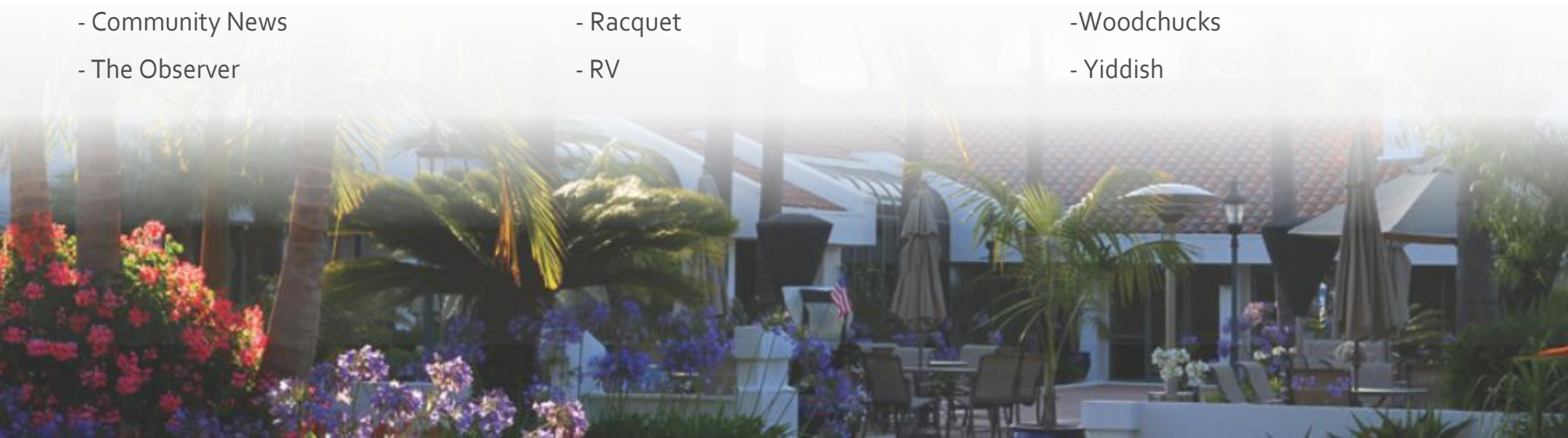
# Leisure, Amenities, & Activities Included with HOA Fee

- 18 Hole Executive Par 55 Golf Course (no green fees)
- Lighted Tennis Court
- Paddle Tennis/Pickle-ball Courts
- Bocce Ball and Croquet Lawns
- Private, fenced, off-leash dog park
- 2.5 mile walking circuit/path
- 24 hours manned entry gate
- Around the clock community Patrol
- Electronic Monitoring systems in each villa for safety, fire, and health emergencies
- Crafts Room
- 27,000 sq. ft. Clubhouse
- Fitness center with cardio and strength rooms
- Locker rooms and showers
- Computer room with both PC and Mac computers
- Larger Performance Hall holds 500 for a show or 250 for dance party
- Library
- Media Room
- Billiards room
- Sewing Room
- Several Meeting/Club rooms
- Well equipped wood working shop
- Variety of Entertainment events
- Wide range of social clubs, classes, & activities
- Private, Secure, free on-site RV parking lot
- Nearly Olympic-sized pool and spa (solar heated)
- Basic Cable TV
- Front Yard Maintenance
- Common Area Maintenance
- Exterior House Painting
- Roof Maintenance
- Limited Shuttle Bus



# Ocean Hills Country Club - Clubs

- Aerobics
- Anglers
- Art Lovers Club
- Ballroom Dance
- Billiards
- Birdwatchers
- Bocce
- Bowling
- Bridge Dup Friday
- Bridge Founders
- Bridge Party Thursday
- Bridge Party Friday
- Can Do Club
- Choral Society
- Community News
- The Observer
- Computer
- Doo-wop & Disco
- Friday Pan
- Garden
- Hand & Foot Canasta Card
- Health & Fitness
- Helping Hands
- Journalism The Voice
- Kennel Club
- Library
- Nubees
- Photography
- Sewing
- Silversmith
- Racquet
- RV
- Sailing
- Ski
- Solos
- Swim
- Swing Band
- Theater Arts
- Travel
- Village Line Dancers
- Village Dancers
- Village Squares
- Village Tappers
- Village Vets
- Walkers/Hikers
- Wine Tasting
- Woodchucks
- Yiddish



# Ocean Hills Country Club Floor Plans

## Attached Models

Models	Sq. ft.	BR	BA	Extra Rooms	Stories	Parking
Delphi	921-971	2	1.5		Single Story	1 car
Palma	1006-1156	2	2		Single Story	1 car+carport
Athena	1426-1448	2	2		Single Story	1 car+carport
St. Tropez	1649-1800	2	2	atrium	Single Story	2 car garage
Costa Smeralda	1790-1807	2	2	loft	Two Story	2 car garage
Bellagio	1899-2050	2	2.5	loft	Two Story	2 car garage

## Detached Models

Models	Sq. ft.	BR	BA	Extra Rooms	Stories	Parking
Acadia	1594-1600	2	2		Single Story	2 car garage
Corinth	1850	3	3		Single Story	2 car garage
Mystra	2250-2314	3	3	1	Two Story	2 car garage
Antibes	2317-2340	2	2.5	2	Two Story	2 car garage
San Remo	2630-2808	3	3.5	1	Two Story	2 car garage

## Detached Models

Models	Sq. ft.	BR	BA	Extra Rooms	Stories	Parking
Andros	1482	2	2	1	Single Story	2 car garage
Milos	1613	2	2	1	Single Story	2 car garage
Syros	1646	2	2	1	Single Story	2 car garage
Delphi	1754	3	2	1	Single Story	2 car garage
Paros	1982-2022	2	2.5	2	Two Story	2 car garage
Athos	2149-2368	2	2.5	3	Two Story	2 car garage



# Testimonials

She wanted to do all that was best for us. She was always very prompt with returning or making phone calls, making things move quickly. She was very good at following up on any questions or concerns we had and was able to make everything clear and understandable.

**- Jason & Andrea Dobbins**

Deanna listened to our wants and desires, told us what were realistic goals for what we wanted to spend and allowed us to continually explore other avenues. She gave us time we needed to settle on the home we wanted.

**- Tom and Lynn Malia**

When I first met Deanna, I immediately knew that she had both the expertise and my best interest at heart. I have never owned a home of my own and didn't think I could. She walked me through the pro's and con's for buying versus renting. I felt at ease with her and trusted her knowledge and instincts.

I would recommend Deanna to anyone who is looking for an honest realtor. I never got the feeling that she was just looking for a commission. I don't think it could have been that much for her on this transaction but I am sure that was not her motivation!

**- Lynn Lambou**

I loved her enthusiasm to sell my home. She kept in constant contact with me about the process. She kept me informed and was very honest about the possibilities of the sale through the holiday.

**- Melody Chastain**

Deanna was always available to answer my questions and solve any problems I had. She did everything in a timely manner and I am absolutely satisfied with the way she explained and walked me through the entire buying process. Deanna went above and beyond the call of duty.

**- Vicki Lynch**

Deanna was in touch with me everyday, keeping me informed of what was going on. She was very competent in explaining all of the details to me. I am highly satisfied with the excellent service she provided!

**- Lucille Ferris**

Deanna was personable, honest, and professional. If something wasn't done or ready when she thought it should be, she followed up immediately to accomplish our 30 day escrow. She was very thorough and followed through with everything!

**Nancy Arvanitis**



# Village HOA/Assessments 2017/2018

\*Village of Zante has a special assessment for front yard landscape of \$125 per month.

OHCC Villages	Effective 2018	Master	Total
Mykonos	\$105	\$393	\$498
Majorca	\$95	\$398	\$493
Corfu	\$104	\$393	\$497
Santorini	\$90	\$411	\$501
Zante	\$125*	\$506*	\$631*
Hydra	\$133	\$399	\$532
Cyrus	\$126	\$398	\$524
Portofino	\$82	\$399	\$481

# Ocean Hills Country Club Map

"Villages highlighted in **BLUE**"

