

# LYON ESTATES | POWAY

## NEW SINGLE LEVEL HOMES



LOT 1 | PLAN 2B | \$2,595,000

New Pointe Communities, Inc.



LOT 2 | PLAN 1A | \$2,595,000



LOT 3 | PLAN 1B | \$2,595,000



LOT 9 | PLAN 2A | \$2,895,000



LOT 10 | PLAN 3B | \$2,995,000

### FEATURES

- LUXURY POWAY RESIDENCES
- GATED COMMUNITY
- 4 & 5 BEDROOM FLOOR PLANS
- 3 CAR GARAGES
- SOLAR SYSTEM INCLUDED
- LARGE LOT SIZES
- PRICING STARTING AT \$2,595,000
- COMPLETION SUMMER 2024
- NO MELLO ROOS
- 15101 LARCHMONT STREET, POWAY CA



LYONESTATESPOWAY.COM





## NEW CONSTRUCTION | NOW SELLING | SCHEDULE A TOUR

### PHASE 1 | DELIVERY SPRING 2024

**LOT 1: 15101 LARCHMONT ST: \$2,595,000**  
4 BD | 4.5 BA | 3,761 SQFT | 3 CAR GARAGE  
**PENDING**

**LOT 2: 15117 LARCHMONT ST: \$2,595,000**  
4 BD | 3.5 BA | 3,501 SQFT | 3 CAR GARAGE  
**PENDING**

**LOT 3: 15110 LARCHMONT ST: \$2,595,000**  
4 BD | 3.5 BA | 3,501 SQFT | 3 CAR GARAGE

**LOT 9: 15111 SUMMIT TRAIL RD: \$2,895,000**  
4 BD | 4.5 BA | 3,761 SQFT | 3 CAR GARAGE

**LOT 10: 15105 SUMMIT TRAIL RD: \$2,995,000**  
5 BD | 4.5 BA | 3,967 SQFT | 3 CAR GARAGE  
**PENDING**

### PHASE 2 | SUMMER 2024

**LOT 4: 15120 LARCHMONT ST**  
4 BED | 3.5 BA | 3,501 SQFT

**LOT 5: 15130 LARCHMONT ST**  
5 BED | 4.5 BA | 3,967 SQFT

**LOT 6: 15148 LARCHMONT ST**  
5 BED | 4.5 BA | 3,967 SQFT

**LOT 7: 15139 LARCHMONT ST**  
4 BED | 4.5 BA | 3,761 SQFT

**LOT 8: 15123 LARCHMONT ST**  
5 BED | 4.5 BA | 3,967 SQFT



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*\*SPECIAL FINANCING AVAILABLE*

