



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

## About 2822 Winthrop & Calavera Hills

The Villas is an established, well-maintained development with mature landscaping, swimming pool and spa.

**Upgrades (2020)**, remodeled kitchen including new cabinets, counters and appliances. Plank-style flooring throughout. **Upgrades (2022)**, fully-remodeled primary and second bathrooms.

One-car garage with 5'x10' storage, plus a **dedicated, reserved parking space** and ample guest parking in the community.

HOA fees cover common area maintenance, exterior landscaping, limited insurance, roof maintenance, trash pickup, sewer, water and pest control.



*\*VA buyers may be able to qualify for a VA assumption loan.*

**Drive to the beach** and Carlsbad Village is approx. 3-miles and/or 10-minutes.

**Walking distance** to Hope Elementary (one-half mile, 2-minute drive) and a short drive to Calavera Middle School (1.5 miles, 5-minute drive) in the Carlsbad Unified School District.

**OPEN SPACE:** Nearly 80% of the existing preserved open space in Carlsbad is “natural open space,” large undeveloped areas with nature trails and areas for sensitive plants and animals. Carlsbad is the only North County city with an approved Habitat Management Plan, which is a 50-year, comprehensive biological approach to preserving natural land for plant and animal species.



**Calavera Hills Community Park** is on the site of the former Calavera School, one of Carlsbad’s earliest schools, built in 1897. The area is tied to the historic Calavera Schoolhouse, with a community garden established in 2014 honoring the site’s legacy, while modern improvements continue to enhance its accessibility. The park is a 21-acre site, serves as a hub for recreation, featuring a community center, ball fields, and playgrounds.