



HARLAN RANCH
A CLOVIS COMMUNITY

Benefits of Living in a Master-planned Community

AS A HOME BUYER, YOU ASK YOURSELF FIVE BASIC QUESTIONS: Where is the home located? Is the home in a good community? What school district is the home in? Beyond the house and the neighborhood, what about recreation – like a pool, walking trails or parks? What will the community look like in five, ten, fifteen years?

Master-planned communities take all of these factors into consideration – in addition to several others – bringing a higher value, greater diversity and selection, investment appreciation potential and, in some cases, a reduced commute all in one location.

Careful planning of the architectural and landscaping design helps to ensure the quality of the community well into the future. From the style of homes to the selection of street lights, all are chosen to complement one another while still allowing individuality for each neighborhood.

Recognizing that recreation enhances peoples' lives, master-planned communities, like Harlan Ranch, typically include a community clubhouse or recreation center, a pool, walking and biking trails, passive and active parks and open green space to enjoy what nature has to offer. They are transit-friendly, energy-conscious and land-conserving. In an effort to encourage a sense of community, master-planned communities will typically include one or more neighborhoods featuring front porches with garages hidden behind the homes. At Harlan Ranch, this will be a predominant feature of Harlan Ranch Boulevard.

Although no one can guarantee that your home will appreciate given market dynamics, typically master-planned communities hold their value very well. Master-planned communities are desirable places to live. It's not just about owning a home in a nice neighborhood, it's about living in a great place.

A joint venture being developed by the Valley's premier homebuilders, Wathen-Castanos, Inc. and Wilson Homes, Inc., Harlan Ranch will be the first master-planned community to be built in the city of Clovis. Set on 400 acres Harlan Ranch will be an American Classic reborn.

"Harlan Ranch is a community that is designed for a variety of lifestyles but with one common focus," said Richard Wathen, of Wathen-Castanos, Inc., "a passion for bringing people together."

The tree-lined paths and trails connect you to all Harlan Ranch will have to offer, while the more than ten lush parks throughout the community will provide venues for relaxing and reading a book or family picnics or barbeques with friends and neighbors. These are just some of the many amenities that this community will offer. You'll rediscover the true sense of community at Harlan Ranch.

This master-planned, multi-phased community features a variety of charming housing options – bringing together the most popular communities from Wilson Homes, Inc. and Wathen-Castanos, Inc. From homes perfect for first-time homebuyers to larger homes for families who desire the comfort of added space, Harlan Ranch has something that will fit your needs. Ranging from 1,187 square feet to 3,751 square feet, every home is distinct in style. Within each community one can find a home suitable for singles, young couples, families and active adults – all of whom want to live comfortably in a beautiful home in a spectacular neighborhood.

“The great thing about Harlan Ranch is its versatility and location,” said Leo Wilson, president of Wilson Homes, Inc. “The variety of homes provided is bountiful and the view of the Sierras is breathtaking. You could say that from here you will have a million-dollar view ... but at a more affordable price.”

Located in northeast Clovis, Harlan Ranch is just miles away from downtown Clovis and Fresno, the Sierras and Huntington and Shaver lakes. So, whether you are going to watch a Grizzlies baseball game in downtown Fresno, enjoy lunch and shopping with friends in Old Town Clovis, or take a quick trip to the mountains, you can get there within minutes from Harlan Ranch.

Ideal location, beautiful landscape, quality homes and a community focus --- that is what Harlan Ranch embodies. Is this somewhere you could live? If so, visit www.harlan-ranch.com for more information.