



Mimi Gitchev, community sales manager for Seville Homes, left, and new home buyer Adriana Pacheco of Greenfield are pictured Friday outside model homes in Greenfield.

SCOTT MACDONALD/THE SALINAS CALIFORNIAN

Seville close to sold-out

Standard Pacific development has 13 homes available

By ZACHARY STAHL
The Salinas Californian

Seville, a new housing development in Greenfield, is expected to be sold-out by year's end.

In the 167-unit development at Thorp and Walnut avenues, 13 homes are now available, and another phase of construction remains, said Bonnie Sharkey, vice president of sales and marketing for the South Bay division of Standard Pacific Homes.

The homes aren't selling as fast as they did in the spring because the buying market is slowing down, said Mimi Gitchev, sales manager.

"Inventory on the resale market is really high right now," Gitchev said.

Standard Pacific started construction on the first phase of the 12-phase project in January 2005, Sharkey said.

STANDARD PACIFIC HOMES

Seville

n **LOCATION:** Corner of Walnut and Thorp avenues in Greenfield.

n **UNITS:** 167 single-family homes with four or five bedrooms.

n **COMPLETION:** Will be sold by end of year.

n **PRICE:** \$460,000 to \$551,000.

n **HOMEOWNERS' ASSOCIATION:** No.

n **CONTACT:** Sales office, 674-1021.

Homes for the first phase went on sale in April of that year, she said.

In all, about 25 Seville homes are still unspoken for, sales officials said, including the 13 available now and 12 that either will be built in the last phase or are now being used as models.

Many "move-up" buyers are selling their homes in Salinas to purchase a house in Seville, Gitchev said.

The Orange County-based

Casa del Sol

n **LOCATION:** Corner of Walnut and Thorp avenues in Greenfield.

n **UNITS:** 38 single-family homes, from 1,832 to 2,137 square feet.

n **COMPLETION:** Fall 2005

n **PRICE:** \$453,000 to \$530,000.

n **HOMEOWNERS' ASSOCIATION:** Yes.

n **CONTACT:** Corporate office, (408) 626-6900.

developer also built nearby Casa Del Sol, a 38-unit neighborhood that sold out late last year, Sharkey said.

Moreover, a 19-unit development similar to Seville called Las Manzanitas has two homes left to be sold, Gitchev said.

Prices of the Seville homes range from \$460,000 for a four-bedroom, two-bath house to \$551,000 for a five-bedroom, three-bath version.

Seville features four floor

plans and architectural styles, ranging from a craftsman look with touches of stone to a Spanish-style design. Lot sizes average 5,500 square feet with about 5 feet between the homes, Gitchev said.

Backyards are up to 50 feet long, she said.

Lots in Las Manzanitas are about 7,000 square feet but have the same floor plan as Seville homes, Gitchev said.

She said Seville is mainly occupied by first-time homebuyers with families in their single-story options, as well as "empty nesters" looking to downsize their living space after their children moved out.

Gitchev said many families from Salinas moved to Greenfield because the home prices are more affordable.

She said all shopping in the city is within a two-mile drive, and an elementary school will eventually be built near Seville. "It's a small, field town," Gitchev said of Greenfield. "Many people know each other. It's very friendly."

Contact Zachary Stahl
at zstahl@thecalifornian.com.