

**洛杉矶华人社区 VALLEY 大道
房产位于天普市和 EL MONTE 交界
洛杉矶华人社区万丽花园**



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LA VALLEY GARDEN

洛杉矶万丽家园

项目地址 : 9933 VALLEY BLVD EL MONTE CA 91731 AND 9909 VALLEY BLVD EL MONTE CA 91731 AND 9911 VALLEY BLVD EL MONTE CA 91731



美国房地产建筑工程集团
USA REALTY CONSTRUCTION GROUP INC

www.usafw.com





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BRIEF INTRODUCTION OF LA VALLEY GARDEN

洛杉矶万丽家园——项目简介

项目名称：LA VALLEY GARDEN 洛杉矶万丽家园

项目地址：9933 VALLEY BLVD EL MONTE CA 91731 AND 9909 VALLEY BLVD EL MONTE CA 91731 AND 9911 VALLEY BLVD EL MONTE CA 91731

项目类别：居住功能 CONDO。

项目规划 27 栋 CONDO，每个单位独立产权，独立出入的联排公寓。

一楼约 300 多平方英尺，另有两个室内车库，车库面积约 400 平方英尺。

二楼厨房和客厅约 700 平方英尺，另有约 36 到 75 平方英尺的阳台。

三楼有两个带卫生间的套房，约 600 多平方英尺。

计划 2025 年 6 月开工，2027 年 6 月建成。





NAME OF THE PROJECT: LA VALLEY GARDEN

ADDRESS OF THE PROJECT: 9933 VALLEY BLVD EL MONTE CA 91731 AND 9909 VALLEY BLVD EL MONTE CA 91731 AND 9911 VALLEY BLVD EL MONTE CA 91731

PROJECT CATEGORY: RESIDENTIAL FUNCTION CONDO

The project is planned for 27 CONDOS, each unit has independent property rights and independent access to townhouses.

The first floor is about 300 square feet, and there are two indoor garages with an area of about 400 square feet.

The kitchen and living room on the second floor are approximately 700 square feet, with a balcony ranging from 36 to 75 square feet.

There are two suites with bathrooms on the third floor, covering an area of over 600 square feet.

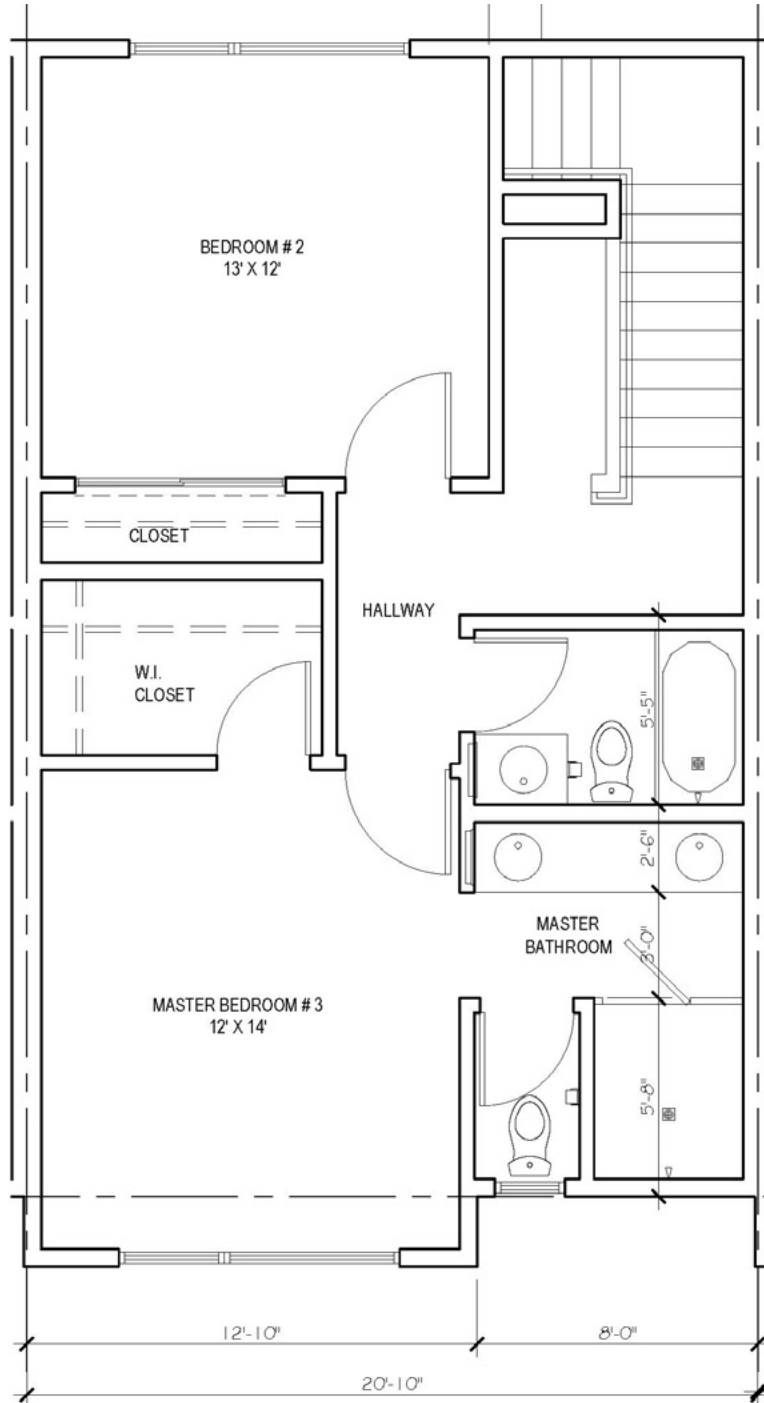
Construction is planned to start in June 2025. Predicted to be completed in June 2027.

PROJECT FLOOR PLAN (UNIT TYPE A)

A 户型项目户型图

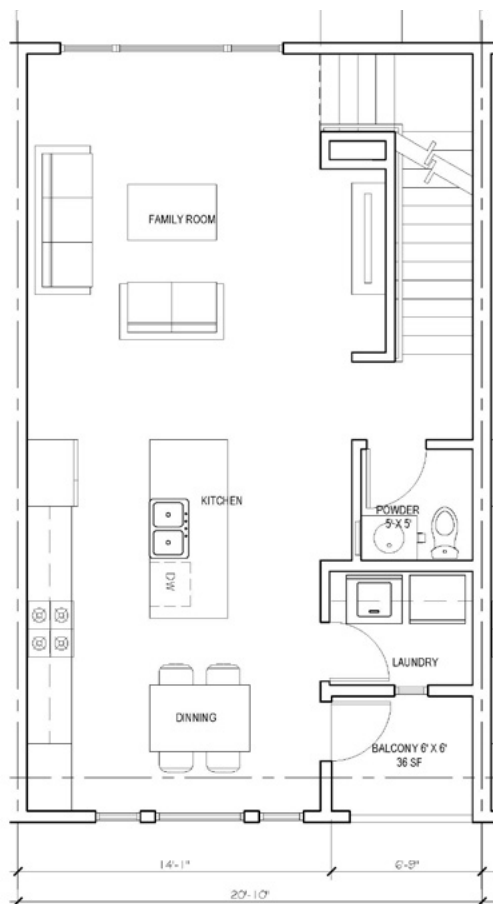
1-3 层规划面积 2,048 平方英尺 (Sq.Ft)

产权面积 1,612 平方英尺 (Sq.Ft)



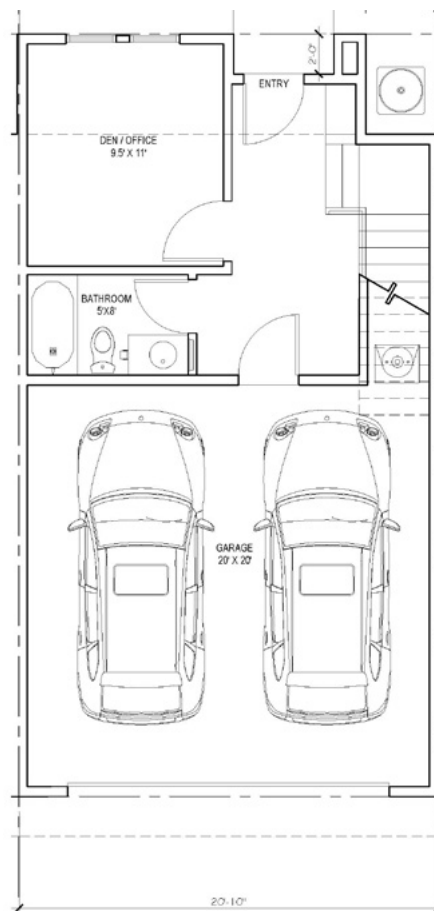
LIVING AREA: 652 SF

3 THIRD FLOOR - LEVEL 3 @ +20.0'
SCALE : 1/4"=1'-0"



LIVING AREA: 726 SF

② SECOND FLOOR - LEVEL 2 @ +10'
SCALE: 1/4"=1'-0"



LIVING AREA: 322 SF

① GROUND FLOOR - LEVEL 1 @ +0'
SCALE: 1/4"=1'-0"

A 户型 House Type A

产权面积：1,612 平方英尺 (2.5 个房间 / 3.5 个卫生间)

房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,612 square feet (2.5 rooms / 3.5 bathrooms)

Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 36 平方英尺。

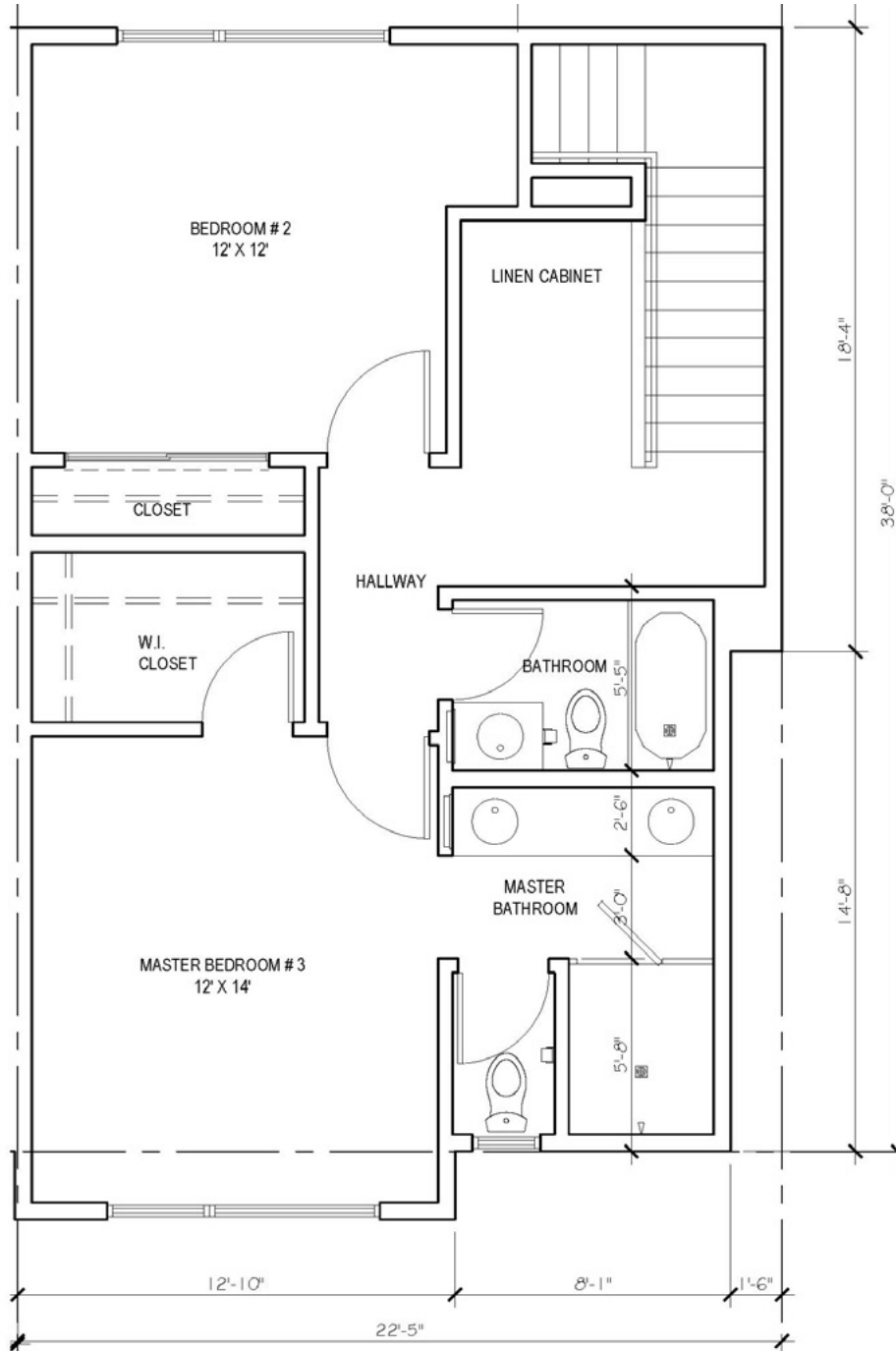
Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 36SF.

PROJECT FLOOR PLAN (UNIT TYPE B)

B 户型项目户型图

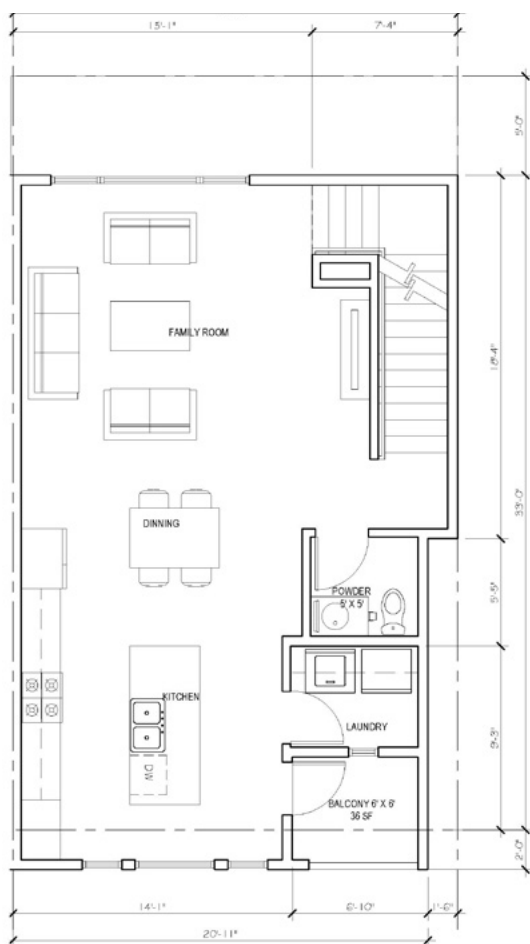
1-3 层规划面积 2,166 平方英尺 (Sq.Ft)

产权面积 1,730 平方英尺 (Sq.Ft)



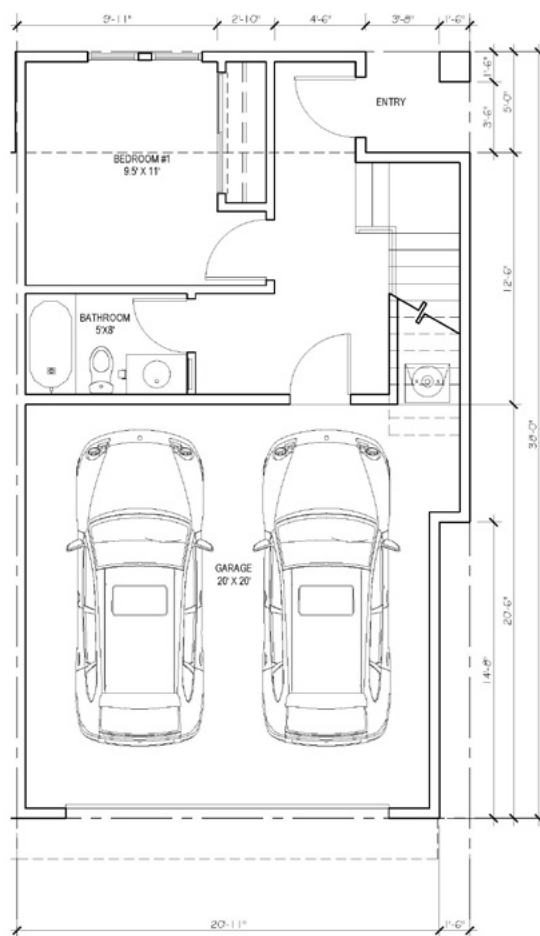
LIVING AREA: 664 SF

③ **THIRD FLOOR - LEVEL 3 @ +20.0'**
SCALE : 1/4"=1'-0"



LIVING AREA: 706 SF

② SECOND FLOOR - LEVEL 2 @ +10'
 SCALE: 1/4"=1'-0"



LIVING AREA: 360 SF

① GROUND FLOOR - LEVEL 1 @ +_0'
 SCALE: 1/4"=1'-0"

B 户型 House Type B

产权面积：1,730 平方英尺 (3 个房间 / 3.5 个卫生间)

房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,730 square feet (three rooms / 3.5 bathrooms)

Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 36 平方英尺。

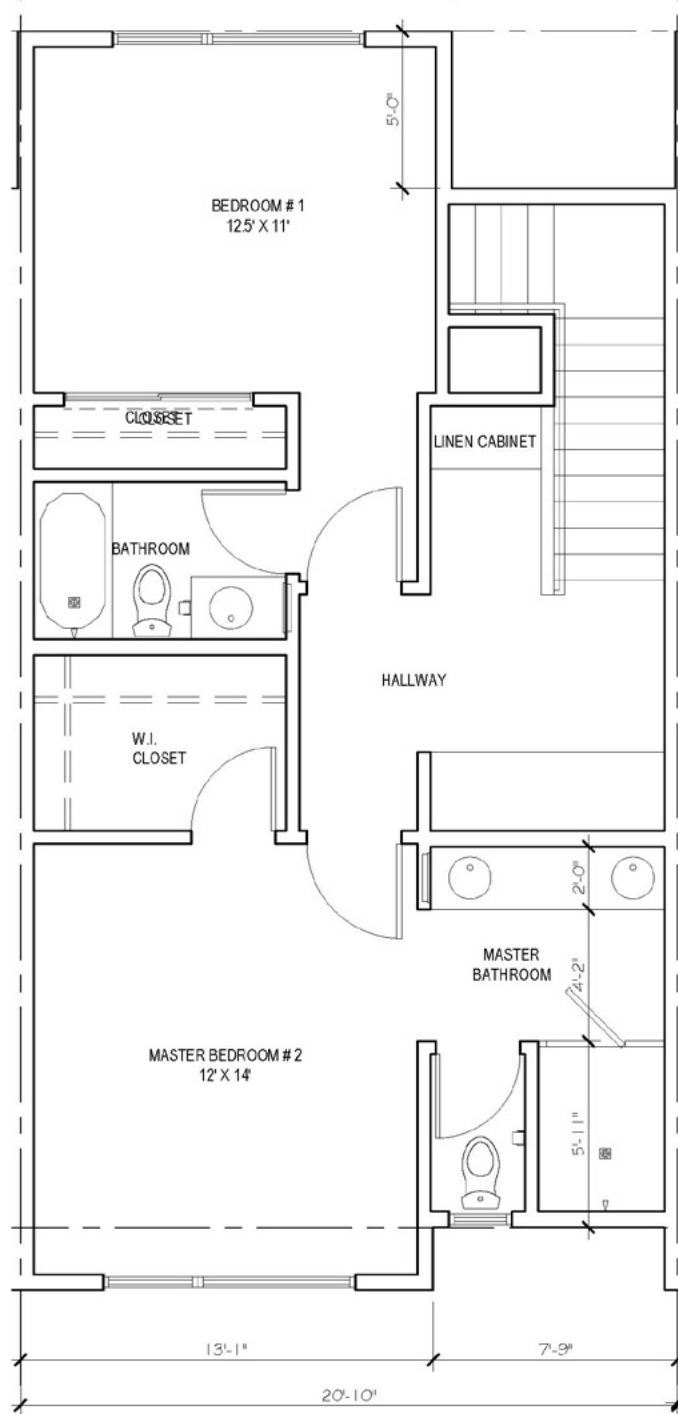
Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 36 SF.

PROJECT FLOOR PLAN (UNIT TYPE C)

C 户型项目户型图

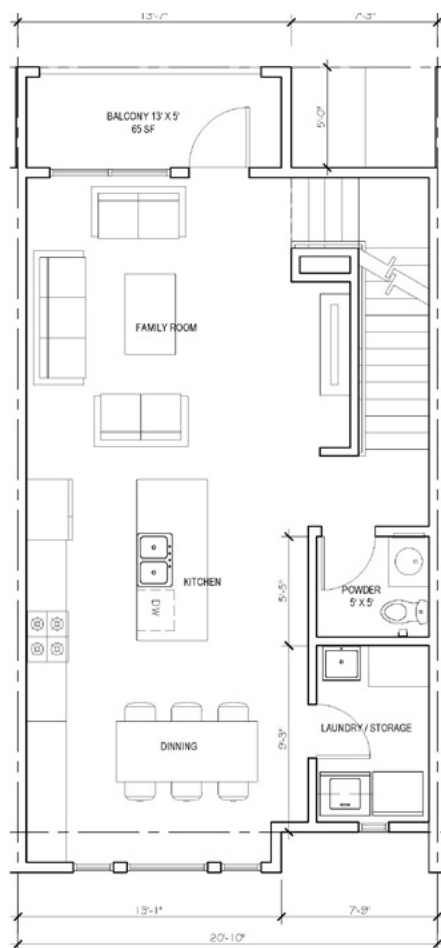
1-3 层规划面积 2,157 平方英尺 (Sq.Ft)

产权面积 1,692 平方英尺 (Sq.Ft)



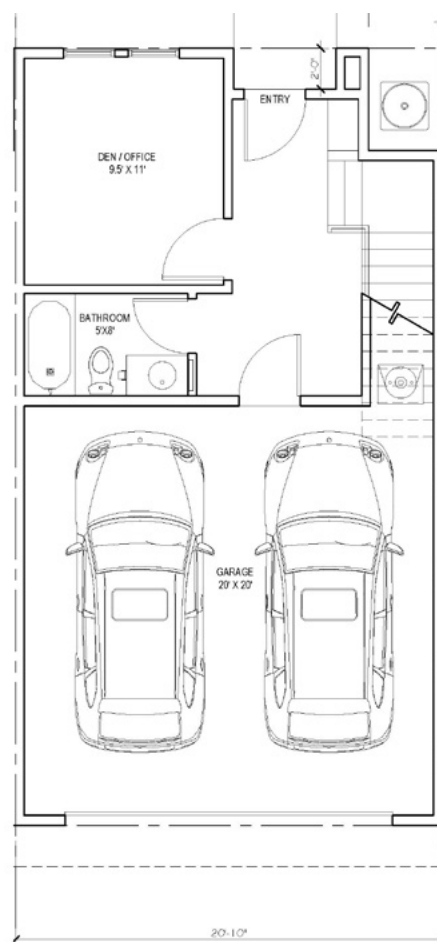
LIVING AREA: 690 SF

③ **THIRD FLOOR - LEVEL 3 @ +20.0'**
SCALE : 1/4"=1'-0"



LIVING AREA: 682 SF

② SECOND FLOOR - LEVEL 2 @ +10'
SCALE: 1/4" = 1'-0"



LIVING AREA: 320 SF

① GROUND FLOOR - LEVEL 1 @ +_0'
SCALE: 1/4" = 1'-0"

C 户型 House Type C

产权面积：1,692 平方英尺 (3 个房间 / 3.5 个卫生间)

房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,692 square feet (three rooms / 3.5 bathrooms)

Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 65 平方英尺。

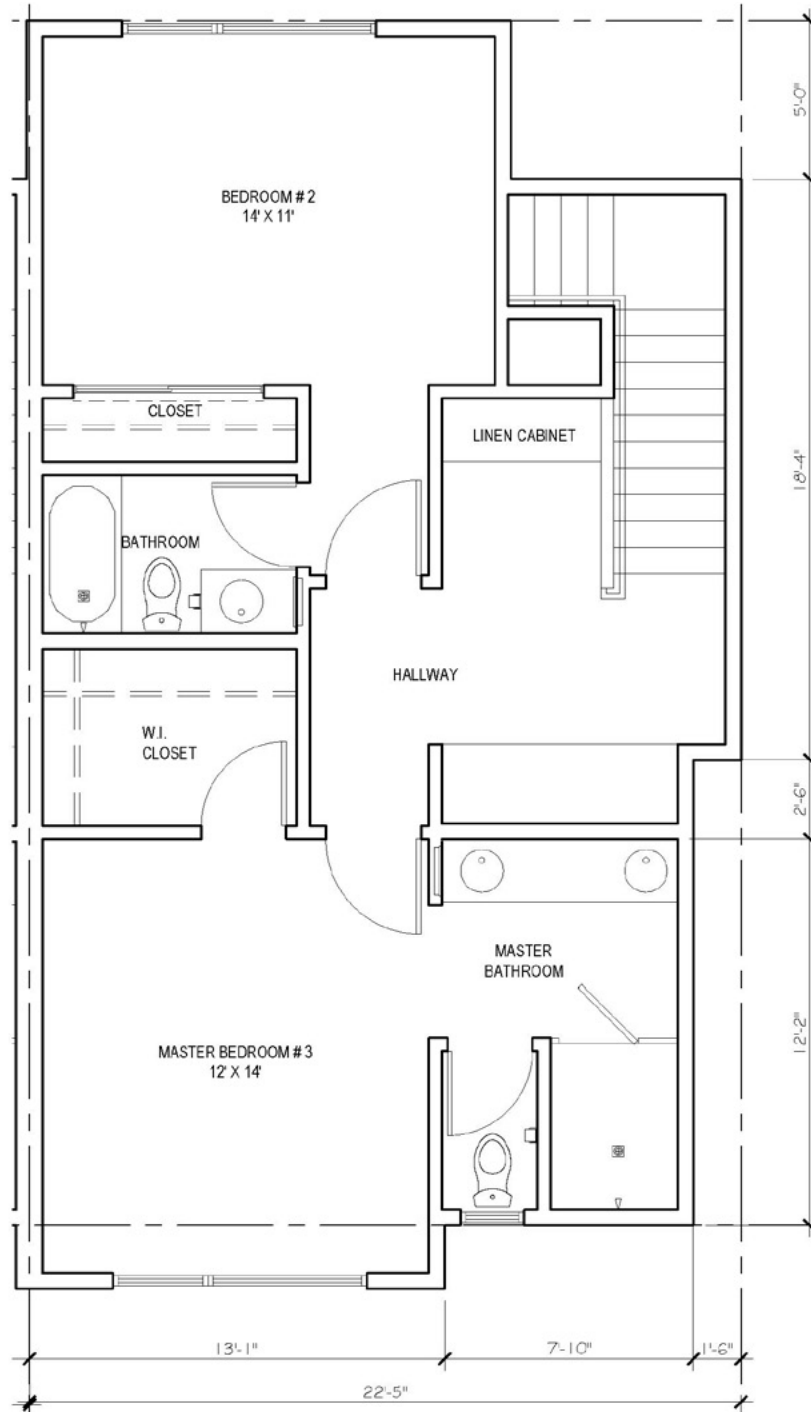
Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 65 SF.

PROJECT FLOOR PLAN (UNIT TYPE D)

D 户型项目户型图

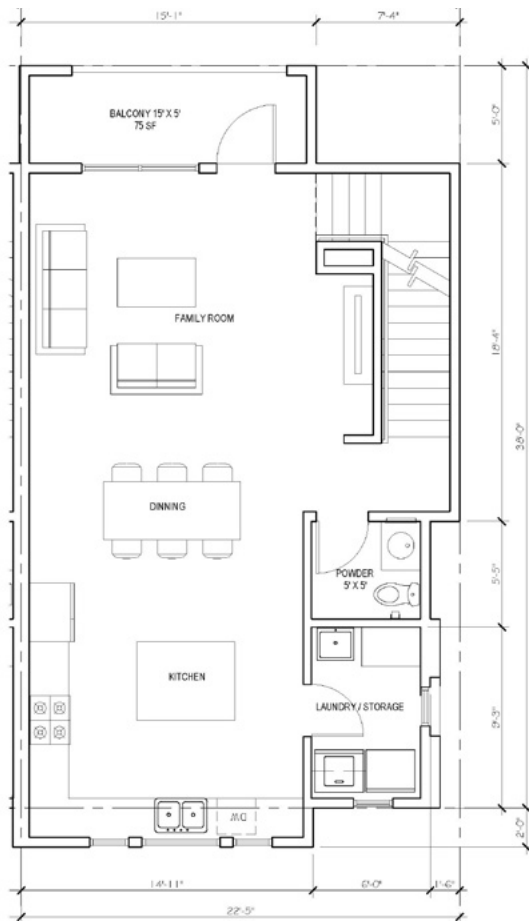
1-3 层规划面积 2,297 平方英尺 (Sq.Ft)

产权面积 1,822 平方英尺 (Sq.Ft)



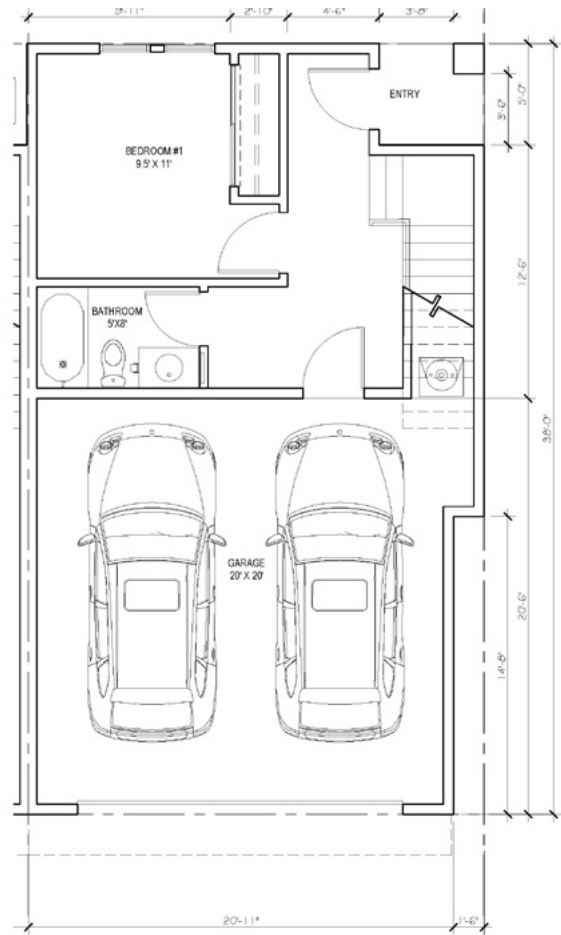
LIVING AREA: 730 SF

③ THIRD FLOOR - LEVEL 3 @ +20.0'
SCALE : 1/4" = 1'-0"



LIVING AREA: 732 SF

② SECOND FLOOR - LEVEL 2 @ +10'
SCALE: 1/4" = 1'-0"



LIVING AREA: 360 SF

① GROUND FLOOR - LEVEL 1 @ +_0'
SCALE: 1/4" = 1'-0"

D 户型 House Type D

产权面积：1,822 平方英尺 (3 个房间 / 3.5 个卫生间)

房屋配套功能：每个房屋有自己的洗衣房，配套两个免费停车位，同时配套有独立的中央空调、煤气或者电炉灶、洗碗机。

Area: 1,822 square feet (three rooms / 3.5 bathrooms)

Supporting facilities: Each house has a laundry room and is equipped with two free parking lots, meanwhile there is independent central air-conditioning, gas or electric stove, and dish washer.

提示：具体面积将以规划图为准，产权面积不包括一楼车库面积和阳台面积。车库面积约 400 平方英尺，阳台面积约 75 平方英尺。

Tips: The specific area will be subject to the planning drawing. The property right area does not include the first floor garage area and balcony area. The garage area is about 400 SF, and the balcony area is about 75 SF.



FLOOR PLAN AND PRICE OF THE PROJECT

项目平面图及价格

房号 Unit No.	户型 Unit Type	房间 Bedroom(s)	卫生间 Bathroom (s)	停车位 Parking Place	规划面积约 Planned area	产权面积约 Property Area	总价 Price	备注 Notes
1#	B	3	3.5	2	2,166 SF	1,730 SF	\$1,100,000	
2#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
3#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
4#	B	3	3.5	2	2,166 SF	1,730 SF	\$1,100,000	
5#	D	3	3.5	2	2,297 SF	1,822 SF	\$1,200,000	
6#	B	3	3.5	2	2,166 SF	1,730 SF	\$1,100,000	
7#	C	3	3.5	2	2,157 SF	1,692 SF	\$1,000,000	
8#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
9#	C	3	3.5	2	2,157 SF	1,692 SF	\$1,000,000	
10#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
11#	D	3	3.5	2	2,297 SF	1,822 SF	\$1,200,000	
12#	B	3	3.5	2	2,166 SF	1,730 SF	\$1,100,000	
13#	D	3	3.5	2	2,297 SF	1,822 SF	\$1,200,000	
14#	B	3	3.5	2	2,166 SF	1,730 SF	\$1,100,000	
15#	C	3	3.5	2	2,157 SF	1,692 SF	\$1,000,000	
16#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
17#	C	3	3.5	2	2,157 SF	1,692 SF	\$1,000,000	
18#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
19#	D	3	3.5	2	2,297 SF	1,822 SF	\$1,200,000	
20#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
21#	B	3	3.5	2	2,166 SF	1,730 SF	\$1,100,000	
22#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
23#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
24#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
25#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
26#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	
27#	A	2.5	3.5	2	2,048 SF	1,612 SF	\$1,000,000	

如果你有意向购买以上房屋，请前往网站 www.usafw.com 查询房屋位置及销售情况或者联系我们。

户型具体面积将以规划图为准，产权面积不包括一楼车库面积。本价格开发商有随时上调的权利！

Tips: The specific area will be subject to the planning drawing. The property right area does not include the garage area on the first floor. The developer has the right to increase prices at any time.