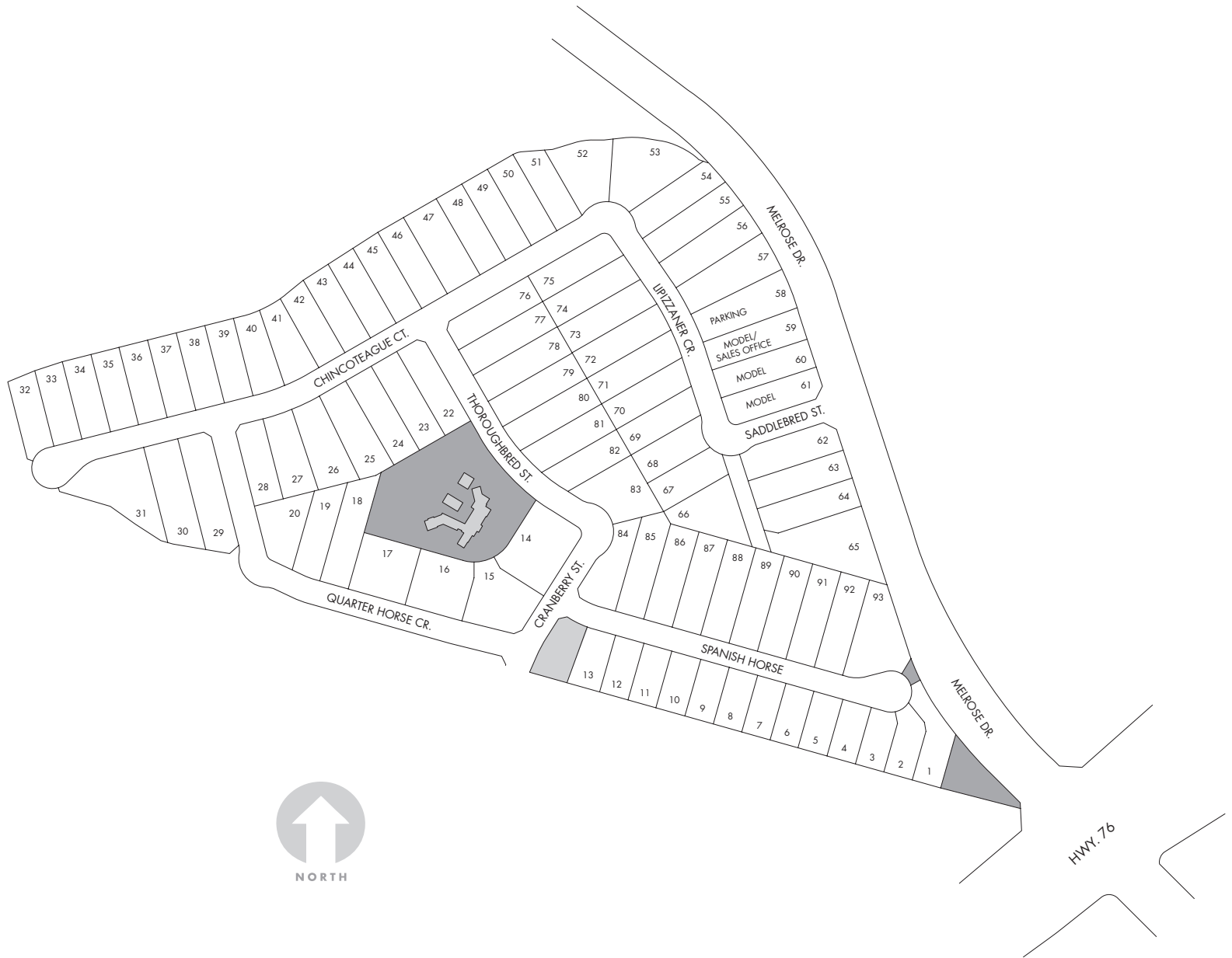


# Marisol at Ocean Ranch



877-Ask-Meritage (275.6374) | [meritagehomes.com](http://meritagehomes.com) | 5526 Lipizzaner Cr. Oceanside, CA 92057



This map depiction is not an official site plan, may not be drawn to scale, and may not reflect all easements and other matters affecting the community. Rather, it is an artist's conceptual rendering intended to give Buyer a general overview of the contemplated community. This map depiction does not constitute a warranty that the community will be built out or developed as shown and Meritage has not made, does not make, and specifically negates and disclaims any representations, warranties, and guarantees with respect to the map depiction, including, but not limited to, any depiction or description of any physical characteristics of the community or any improvements pertaining thereto, and any depiction or description of the real estate comprising or contemplated to comprise the community or of the units or amenities (such as pools, gazebos, hike and bike trails, exercise facilities, etc.) contemplated to be a part of the community. The party developing the community may make changes in the design and plan of the community (including, without limitation, the number of homes and/or the sizes of lots in the Community), and in any currently contemplated timing of the development of the community, and Meritage reserves the right to make any and all such changes.

## Noteworthy Exteriors

- Three distinctive elevations: Spanish Colonial, Craftsman Bungalow and California Ranch
- Wayne Dalton® insulated garage doors
- Concrete tile roofs
- Light lace stucco exterior finishes and Hardie® siding
- Brick or stone exterior accents (varies per plan and elevation)
- Front yard landscaping with Smart System Irrigation
- Therma-tru® 8' raised panel entry door
- Three-bay garages (varies per plan)
- Covered porches styled per elevation

## Interior Beauty

- 13" ceramic tile entry flooring in the entry, kitchen, nook and master bathroom
- Armstrong® vinyl flooring in laundry and secondary bathrooms
- Carpeting throughout all remaining living areas
- Stain grade recessed panel maple cabinetry with concealed hinges and Euro drawer glides and adjustable shelving
- White Decora® light switches and wall plugs
- Kwikset® oil-rubbed bronze door hardware
- Raised panel doors throughout interior and closets
- Sculptured rounded corners throughout
- Paint grade stair rails with balusters and posts
- Large great rooms with entertainment niche (varies per plan)
- Pre-wire TV in the great room, bonus, and all bedrooms
- Telephone outlets in the kitchen and master bedroom
- Ceiling fan pre-wire in the master bedroom and great room
- Textured interior walls with Frazee® paint
- Decorative oversized baseboards and casings throughout
- Interior laundry room with raised panel cabinetry above the washer and dryer

## Luxurious Master Suites

- Ceramic tile bath, shower and countertops
- White self-rimming sink
- Moen® chrome faucets and accessories
- Fibercare® drop in acrylic tub and separate shower with a clear tempered glass enclosure
- Private water closet with water-conserving elongated commode
- 36"-height, full-width mirror
- 24"-height, medicine cabinet
- Spacious walk-in closets with raised panel doors

## Spacious Kitchens

- Timberlake® Maple cabinets with Nutmeg stain
- Granite countertops with 6" backsplash and full backsplash at cook top
- Stainless steel, two-compartment sink
- Moen® chrome faucet
- Insinkerator® garbage disposal
- Convenient kitchen islands
- Stainless steel built-in double oven
- Stainless steel 36" gas cook top
- Stainless steel built-in microwave oven
- Stainless steel range hood
- Stainless steel dishwasher
- Large pantry

## Quality Construction

- ENERGY STAR® qualified homes
- ENERGY STAR® qualified appliances
- 10 year structural warranty
- 2 year functional major mechanicals warranty (HVAC, plumbing, electrical)
- 1 year builder workmanship materials warranty
- Third party inspections
- High efficiency 14-SEER HVAC system
- Programmable thermostats
- Low Volatile Organic Compound (VOC) carpets, paint, and finishes
- Insulated garage doors
- Smart weather irrigation system
- Water-efficient plumbing
- Merv 8 air filters
- Sealed ducts
- Occupancy sensors in all bathrooms to conserve energy
- 200 amp electrical service

## Extreme Energy-Efficient Features

- Spray foam insulation for health and energy savings
- Feel the difference of Low-E windows
- Save water with dual flush actuator toilets
- High performance low flow faucets
- Use less energy with Energy Star appliances
- CFL light bulbs last longer and save more
- Be smart with weather sensing irrigation system



## Driving Directions to Marisol at Ocean Ranch

### **From Highway 15:**

1. Exit State Route Highway 76 and go West
2. Turn right on Melrose Dr.
3. Turn left on Saddlebird Dr.
4. Turn right on Lipizzaher Cir.
5. Models are on your right hand side

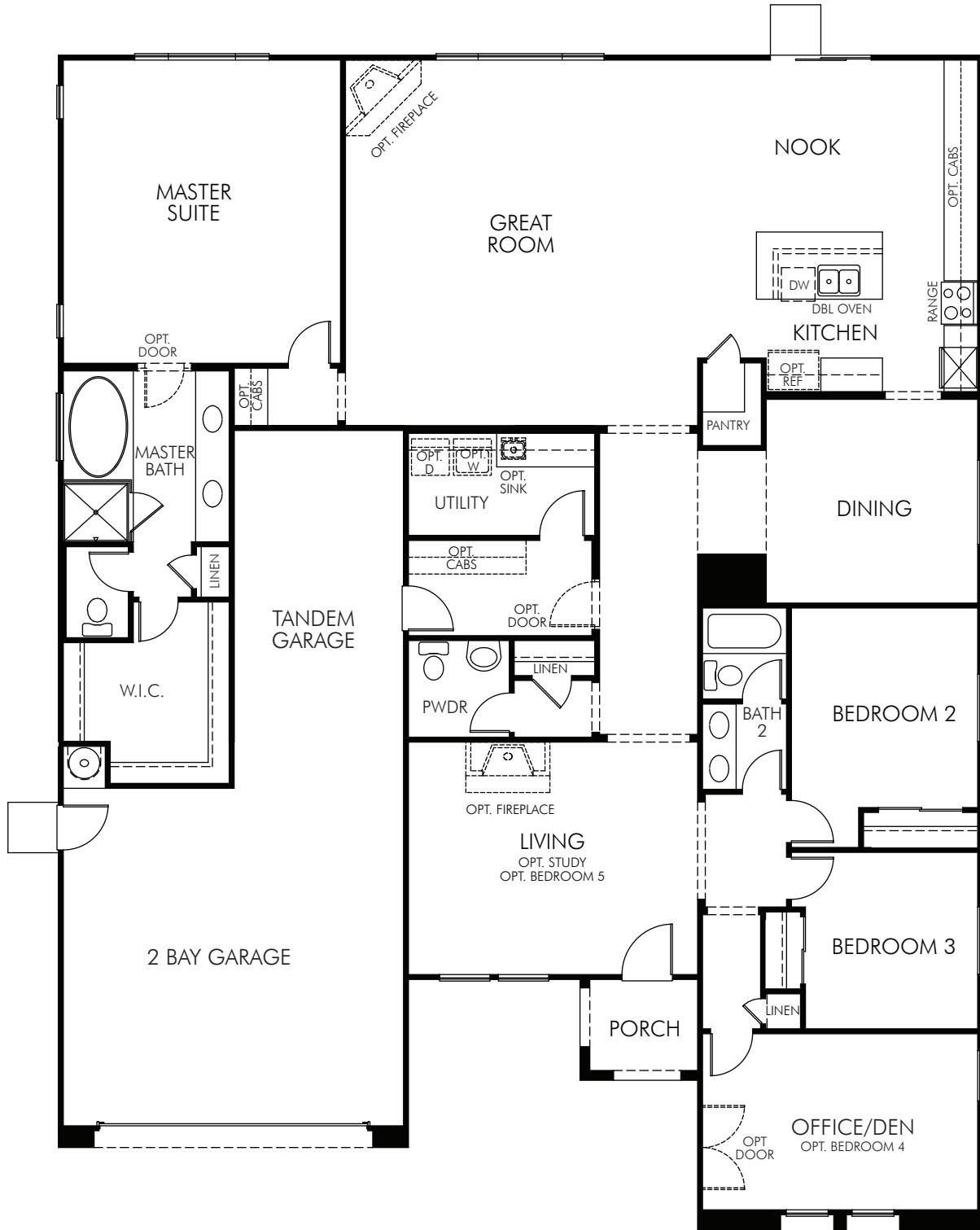
### **From Highway 5:**

1. Exit State Route Highway 76 and go East
2. Turn left on Melrose Dr.
3. Turn left on Saddlebird Dr.
4. Turn right on Lipizzaher Cir.
5. Models are on your right hand side

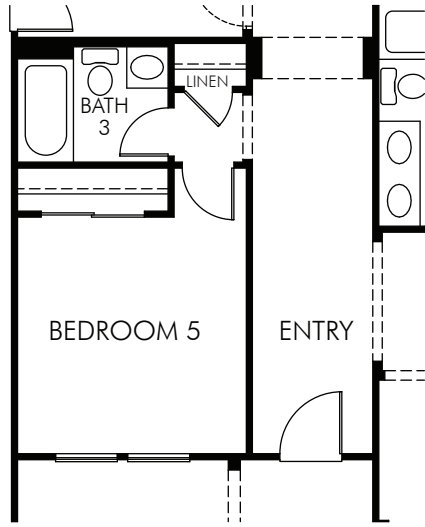
### **Marisol at Ocean Ranch sales office is located at:**

5526 Lipizzaher Cir.  
Oceanside, CA 92057

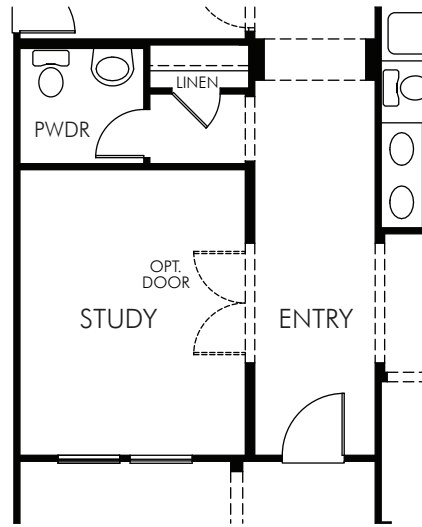
# SLATER



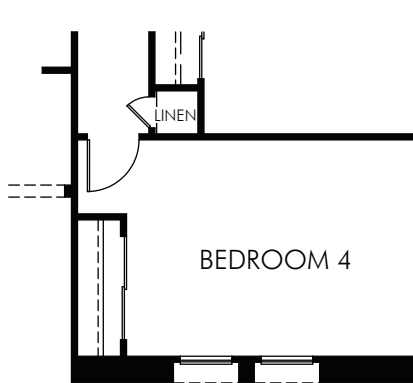
FLOOR PLAN



OPT. BEDROOM 5



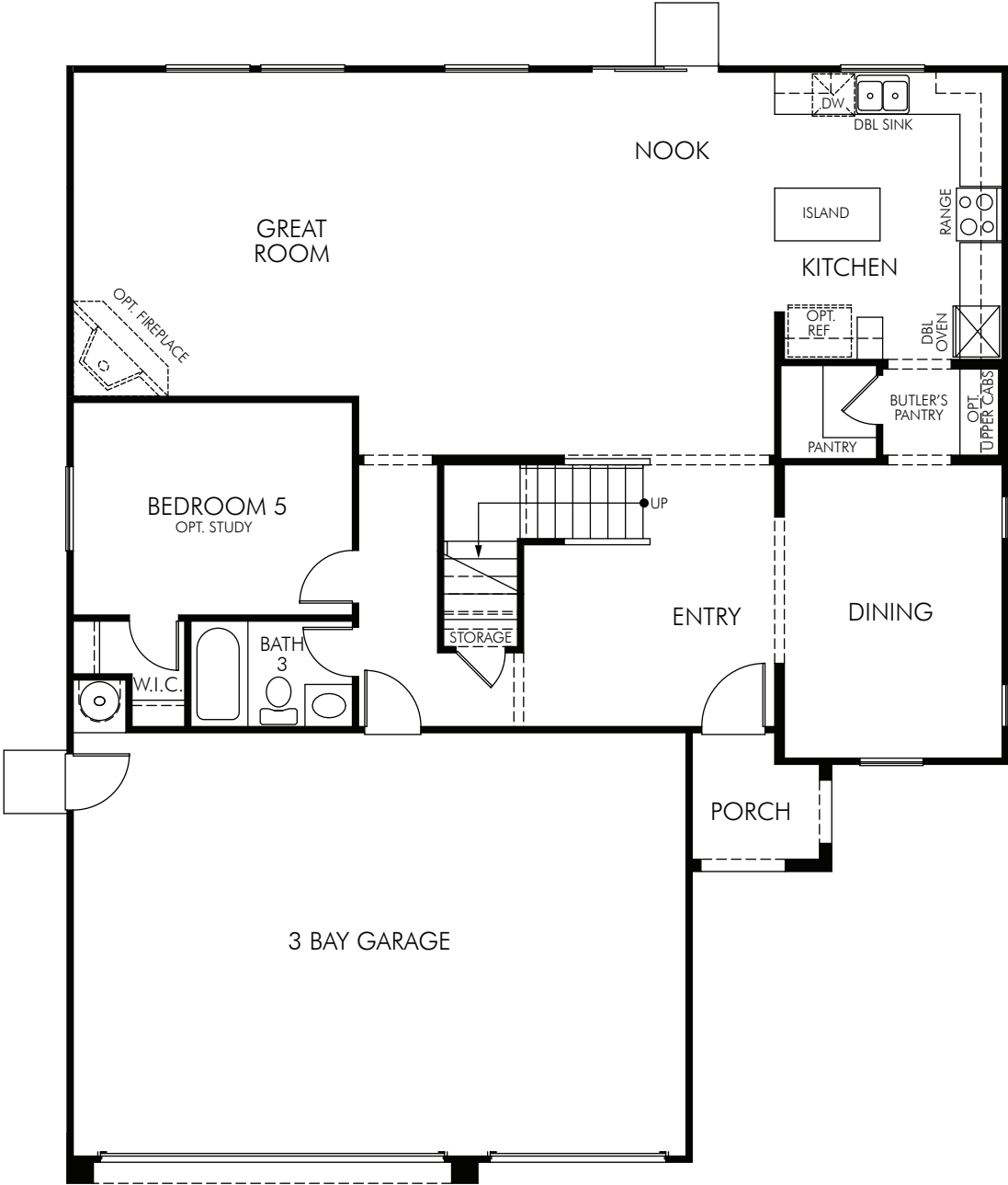
OPT. STUDY



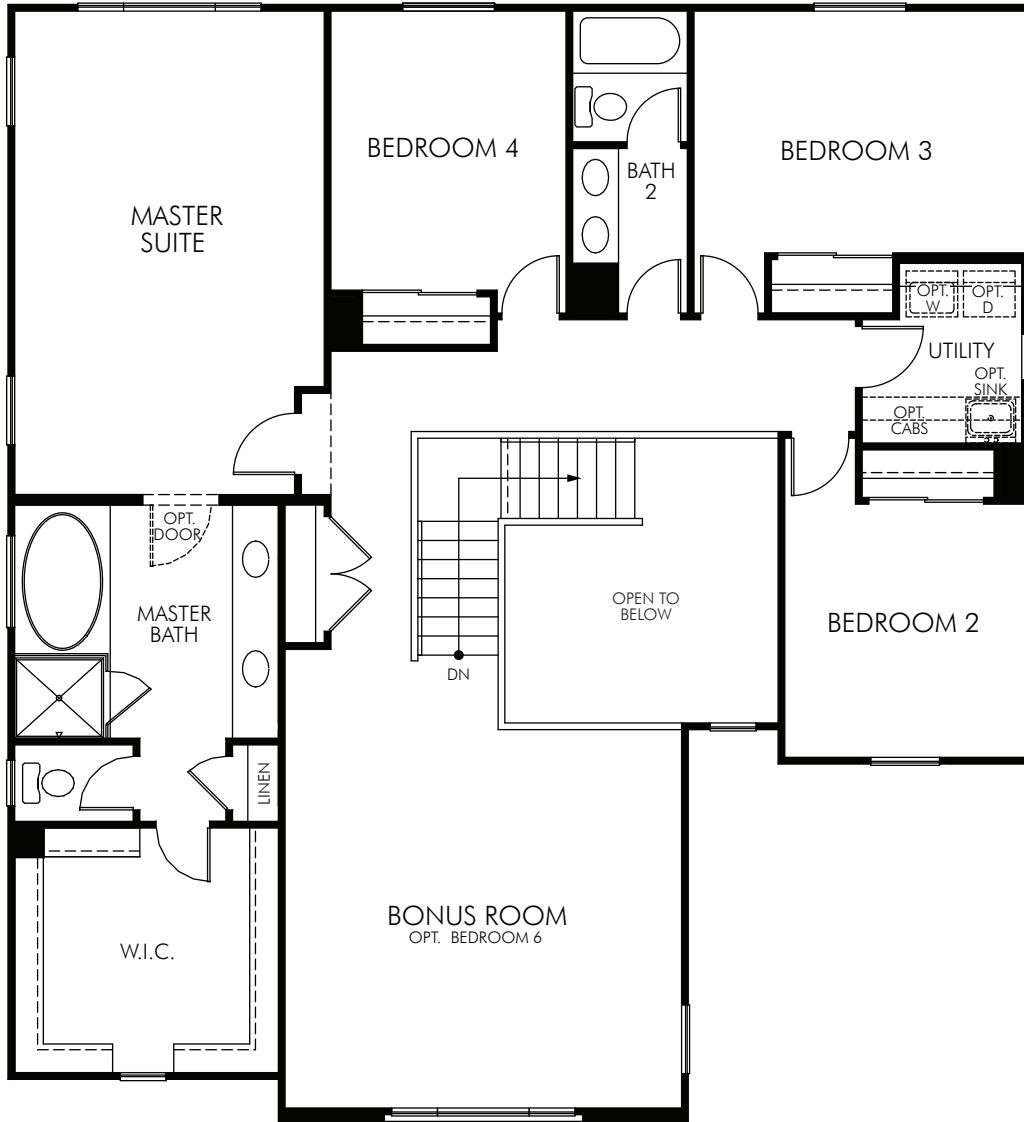
BEDROOM 4



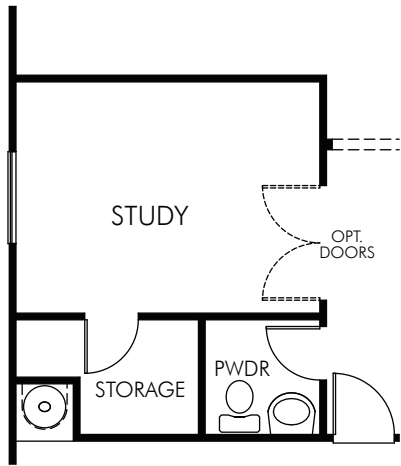
# REYNOLDS



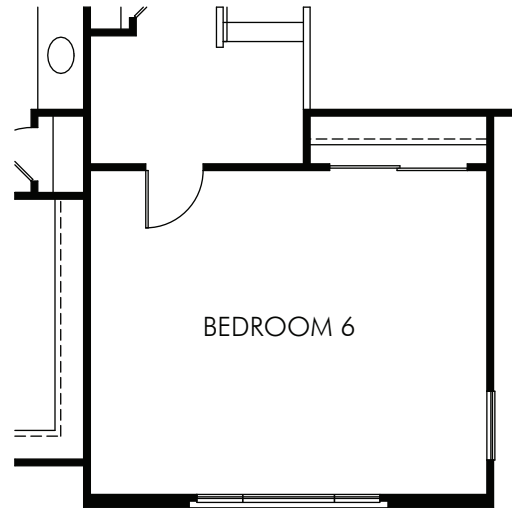
FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPT. STUDY

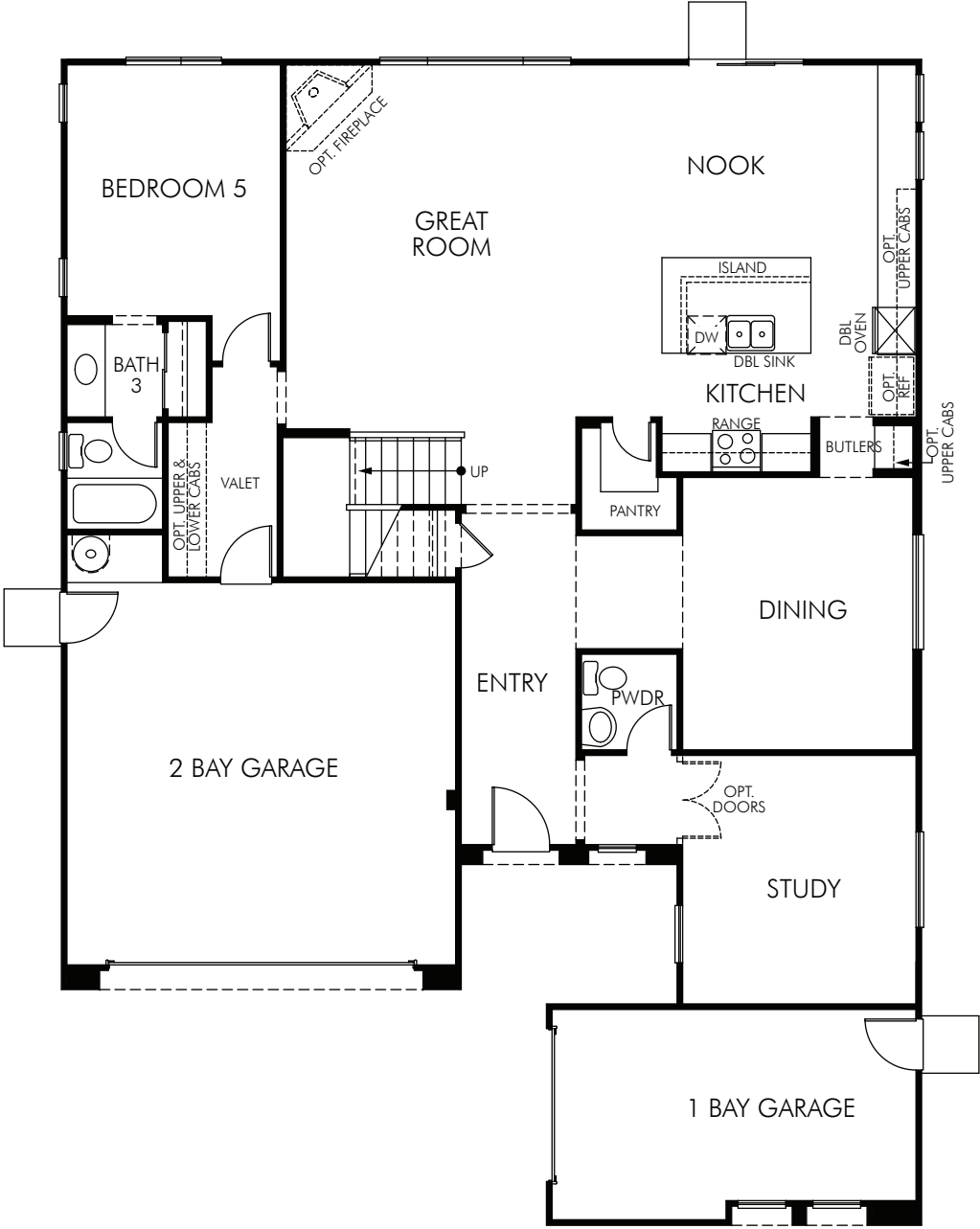


OPT. BEDROOM 6

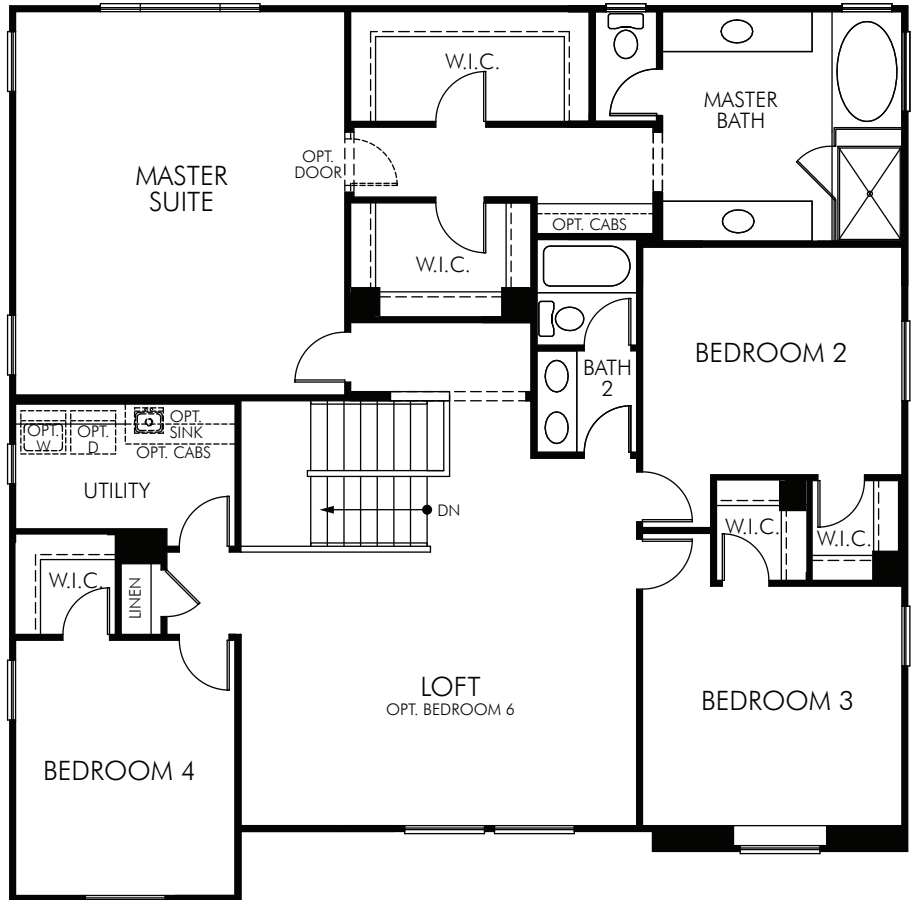




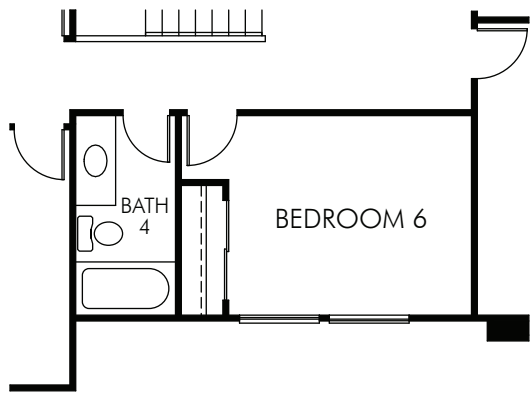
# BALLARD



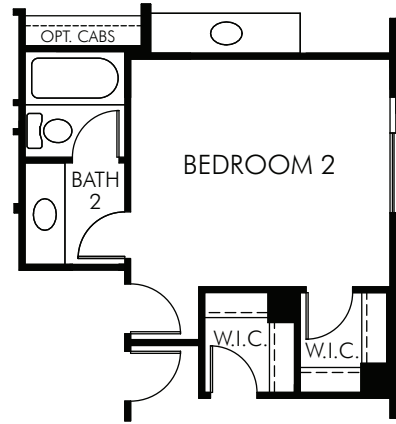
FIRST FLOOR PLAN



SECOND FLOOR PLAN



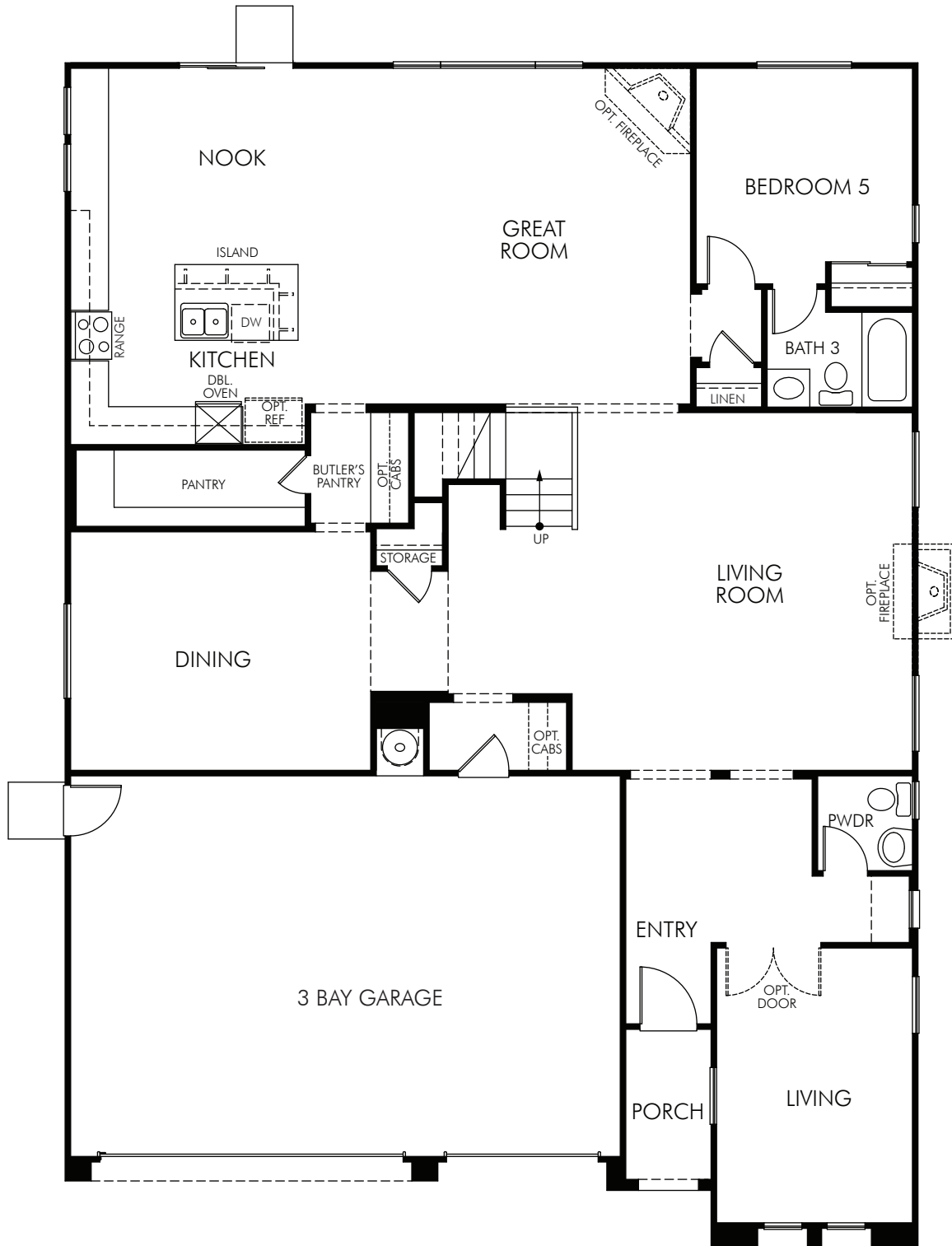
OPT. BEDROOM 6 AND BATH 4



OPT. BEDROOM 2 SUITE



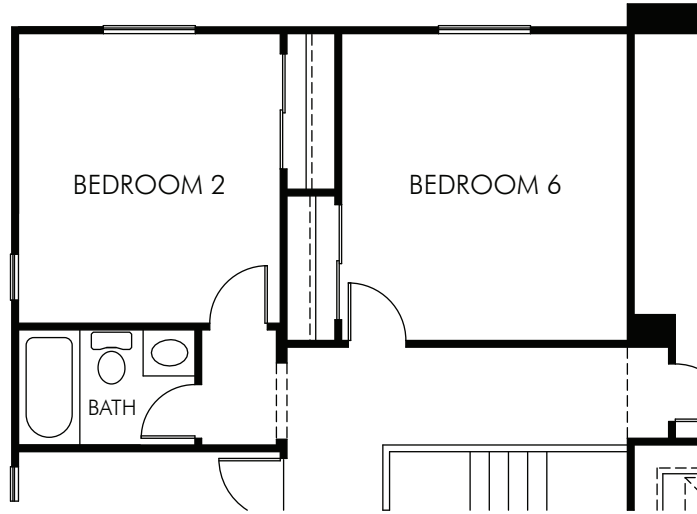
# CURREN



FIRST FLOOR PLAN



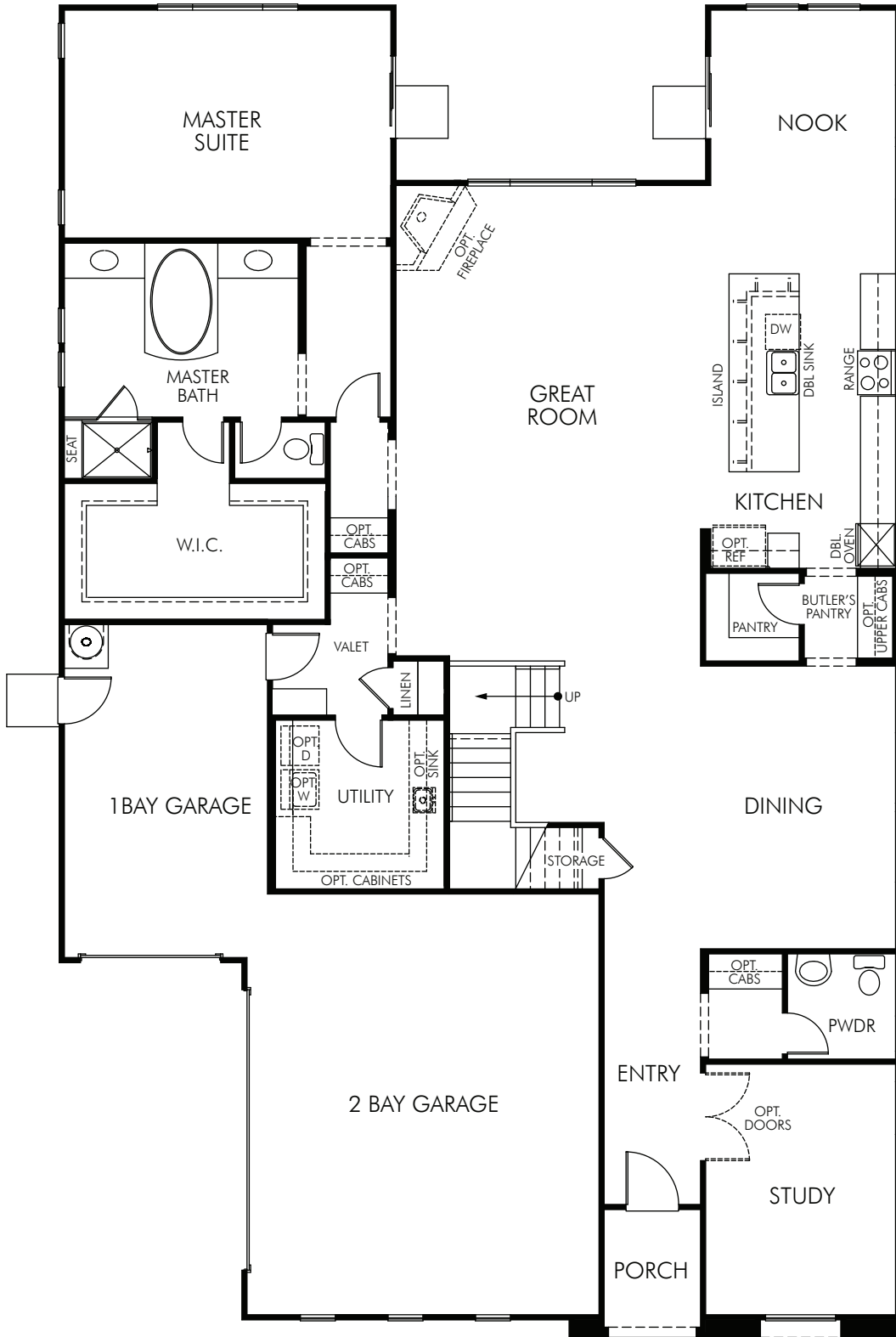
SECOND FLOOR PLAN



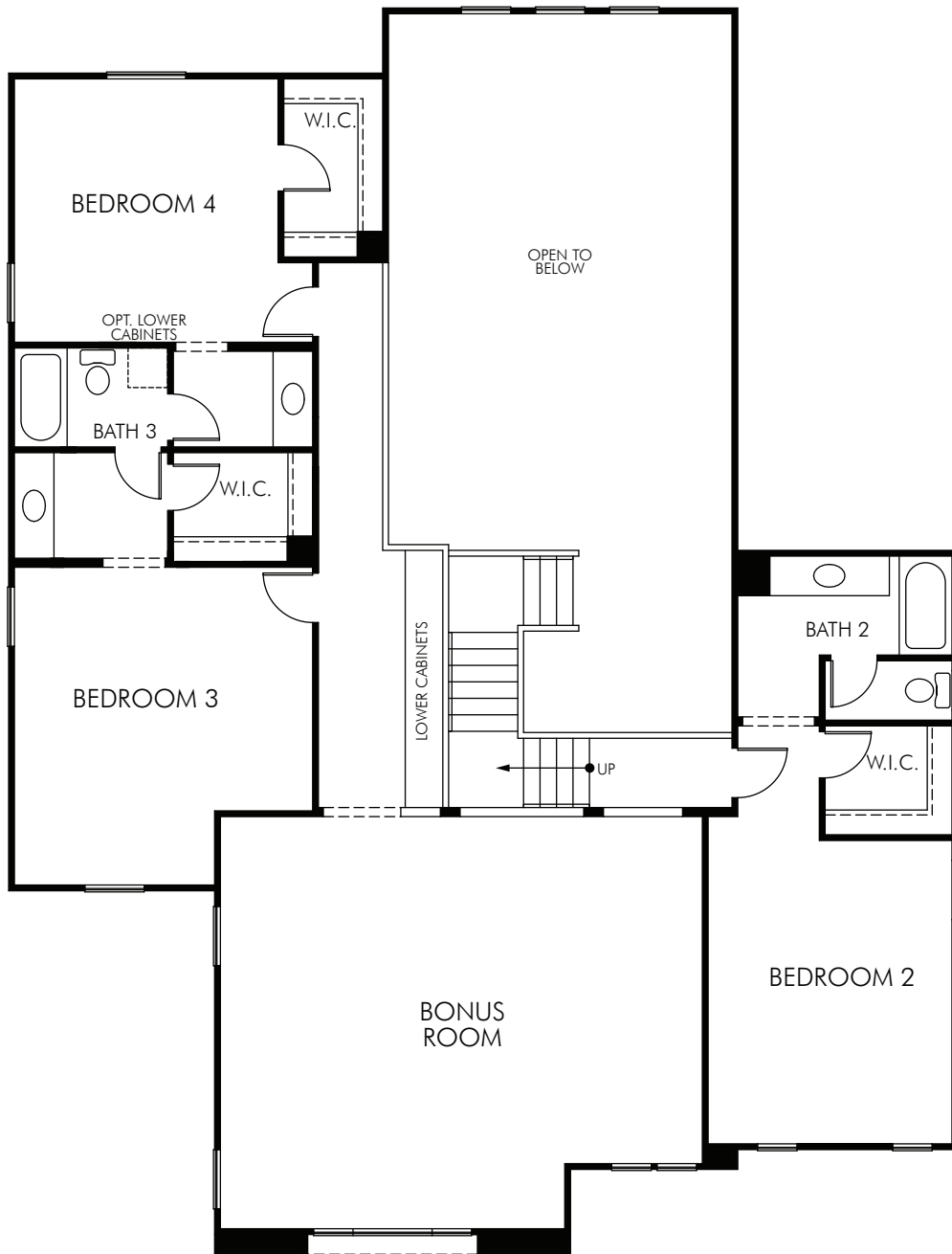
OPT. BEDROOM 6



# MOORE



FIRST FLOOR PLAN

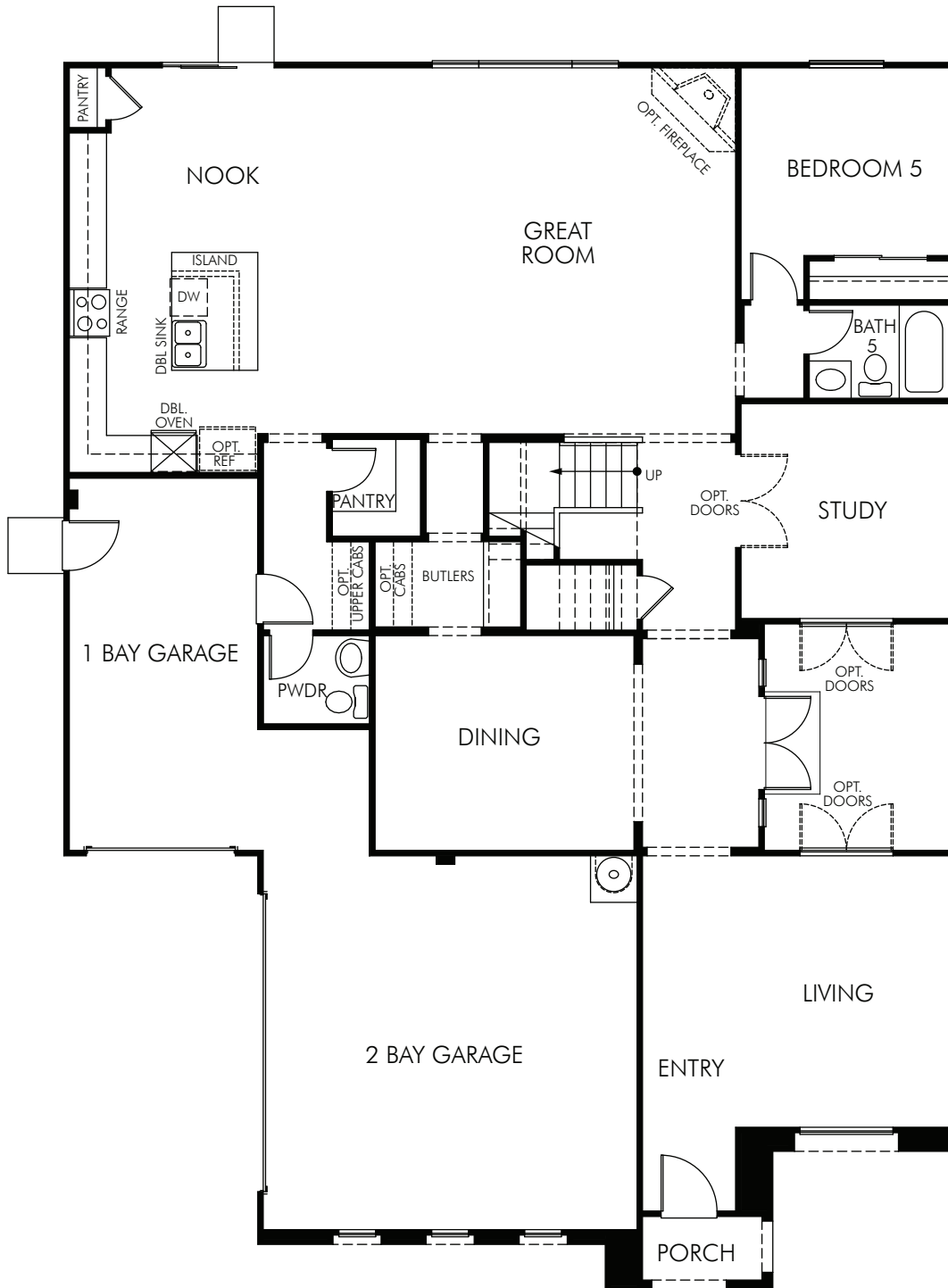


SECOND FLOOR PLAN

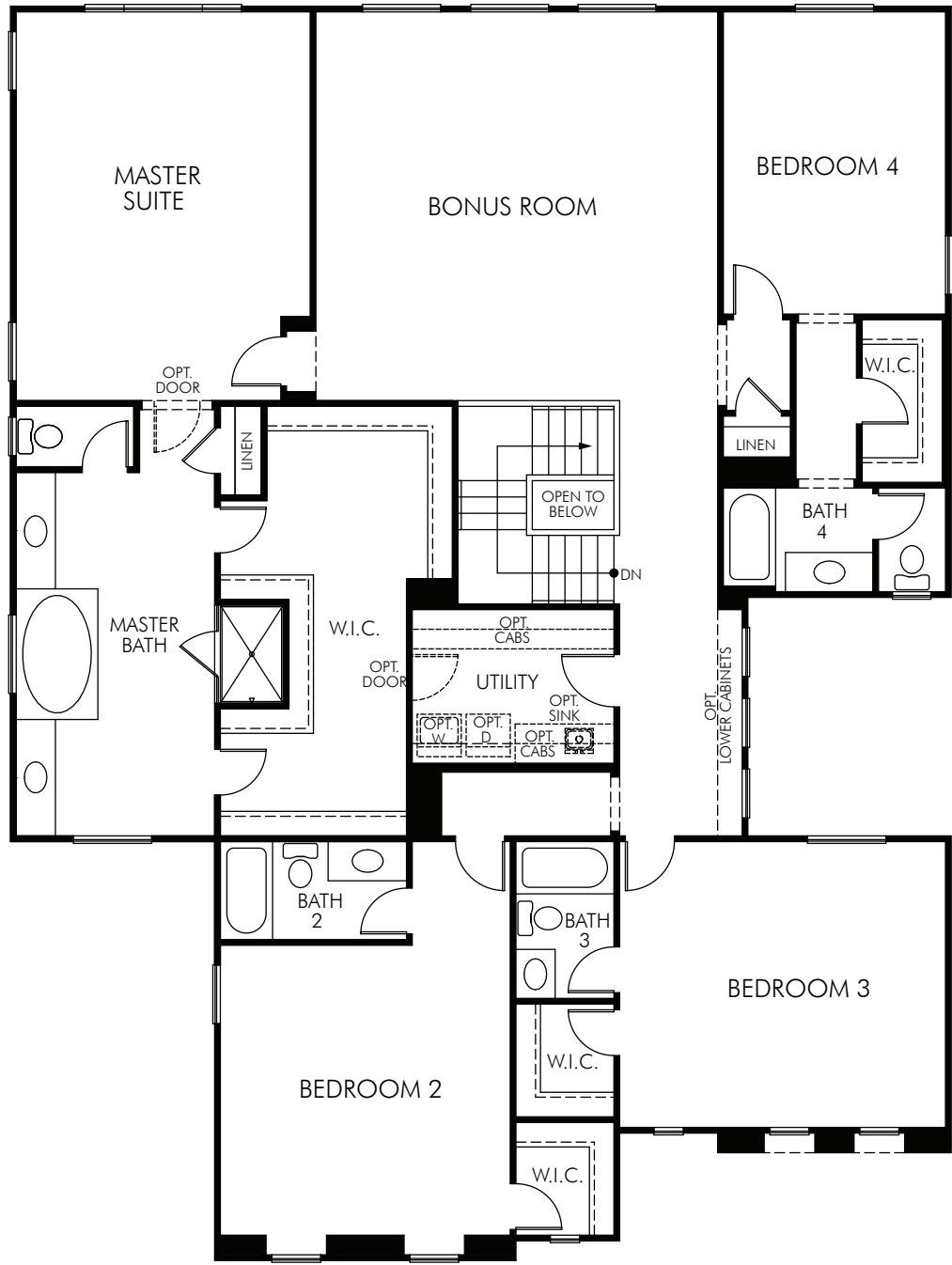




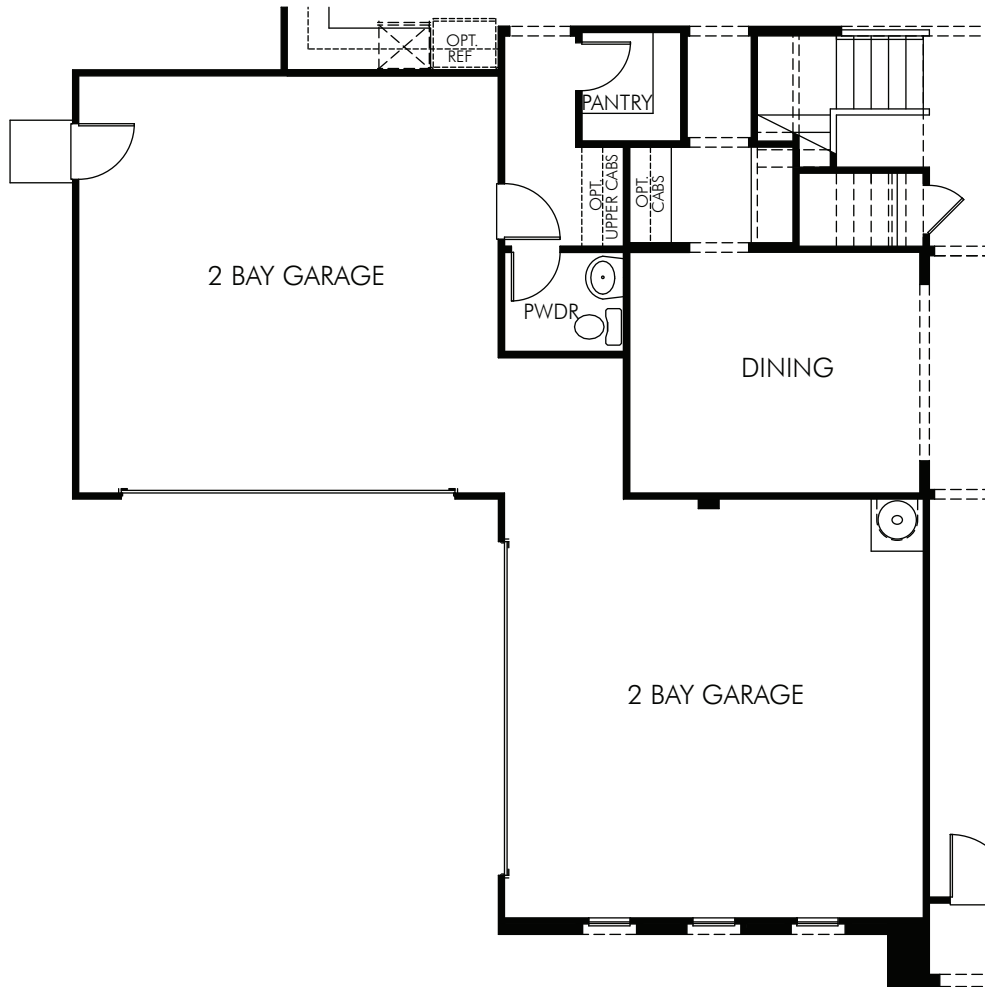
# PARSONS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPT. 4 BAY GARAGE

