

# STRAND

MELROSE HEIGHTS



## PRODUCT TYPE

- PLAN 1
- PLAN 2
- PLAN 2B
- PLAN 3

## ELEVATION

- ADOBE RANCH
- SPANISH

## PHASES

- MODELS
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8
- BUILD-OUT

SALES GALLERY | 1714 Crabapple Way | Oceanside, CA 92056 | [DiscoverMelroseHeights.com](https://www.discovermelroseheights.com)

TRUMARKHOMES

MelroseSales@TrumarkHomes.com | (760) 350-3644

This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications to materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. Site map is for illustrative purposes only and not to scale. CA DRE license #01877720.

# NEPTUNE

MELROSE HEIGHTS

# STRAND

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# HARBOR

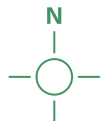
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# SUNSET

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MAP NOT  
TO SCALE



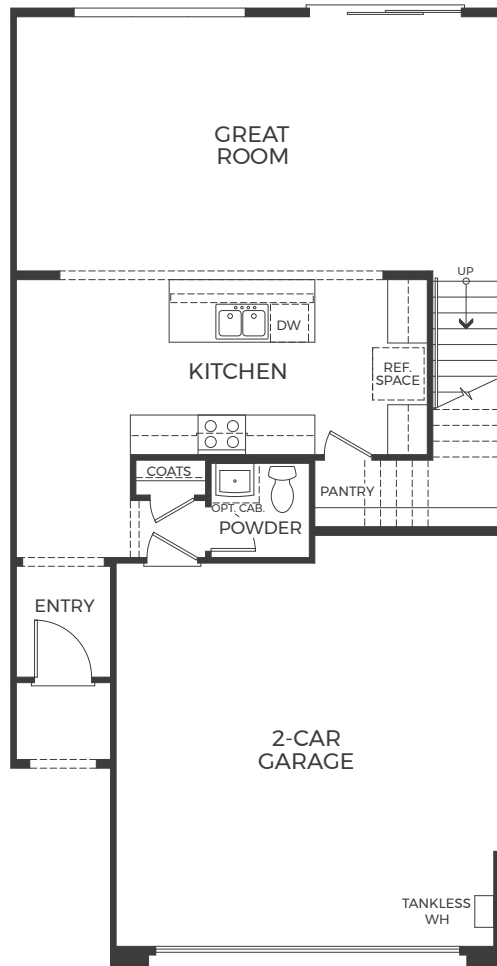
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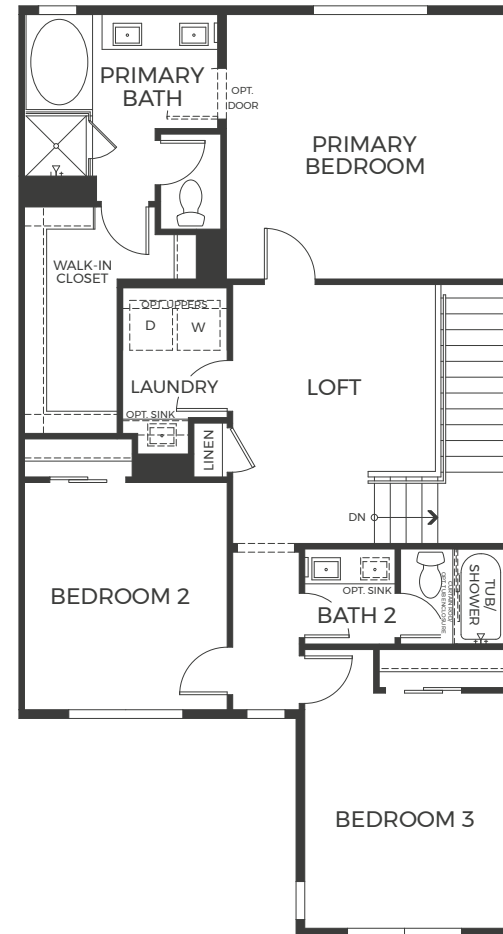
## RESIDENCE 1

2-Story Townhome | Approx. 1,745 Sq. Ft.

3 Bedrooms + Loft | 2.5 Bathrooms | 2-Car Garage



FIRST FLOOR




SECOND FLOOR

PRELIMINARY

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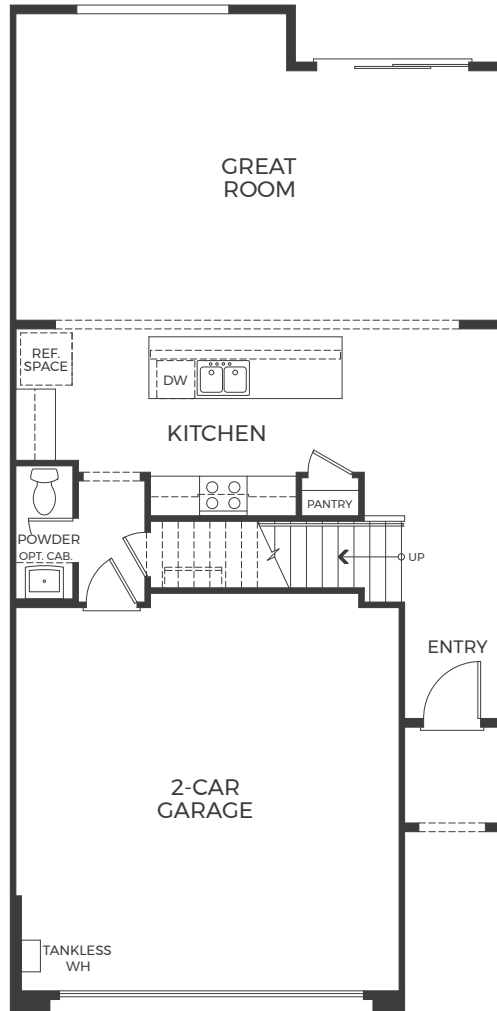
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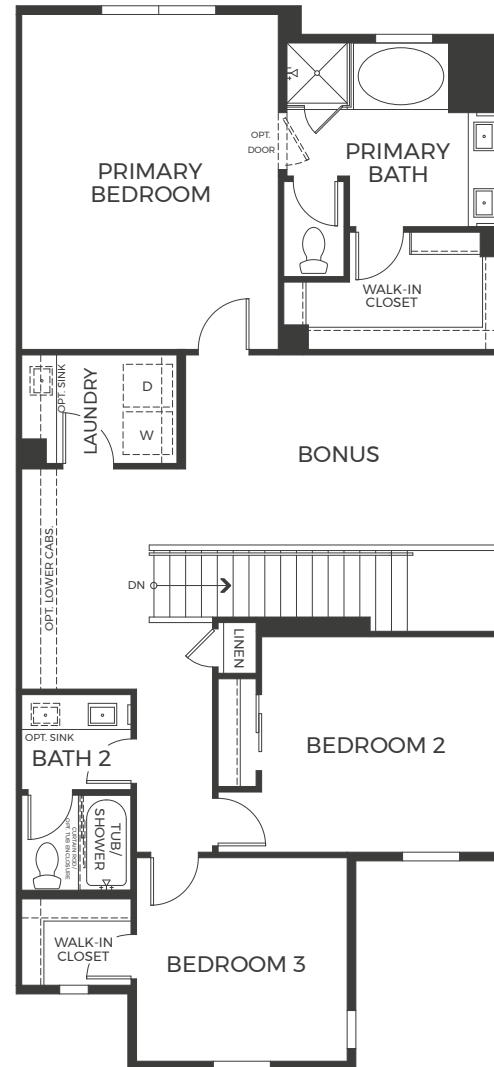
## RESIDENCE 2A

2-Story Townhome | Approx. 1,996 Sq. Ft.

3 Bedrooms + Bonus | 2.5 Bathrooms | 2-Car Garage



FIRST FLOOR




SECOND FLOOR

PRELIMINARY

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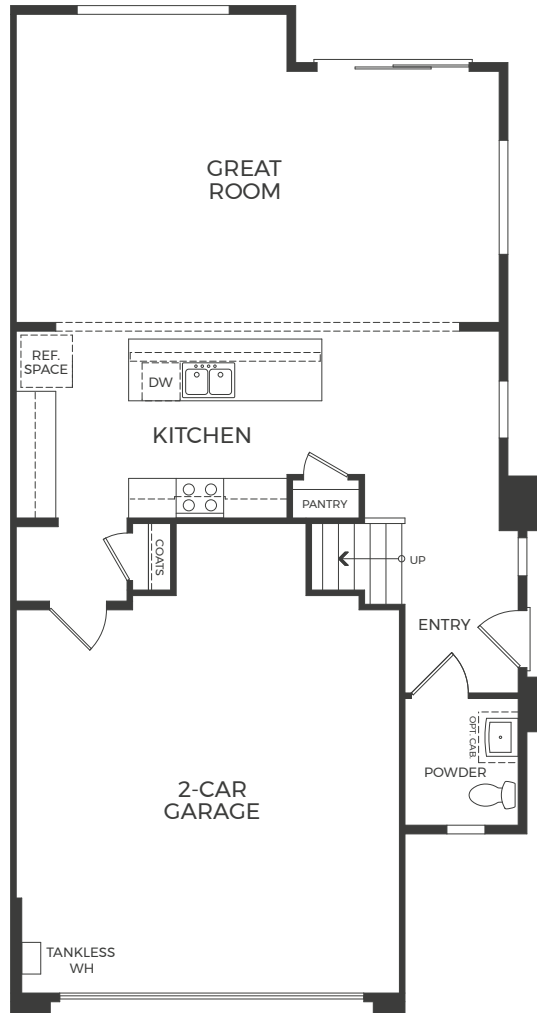
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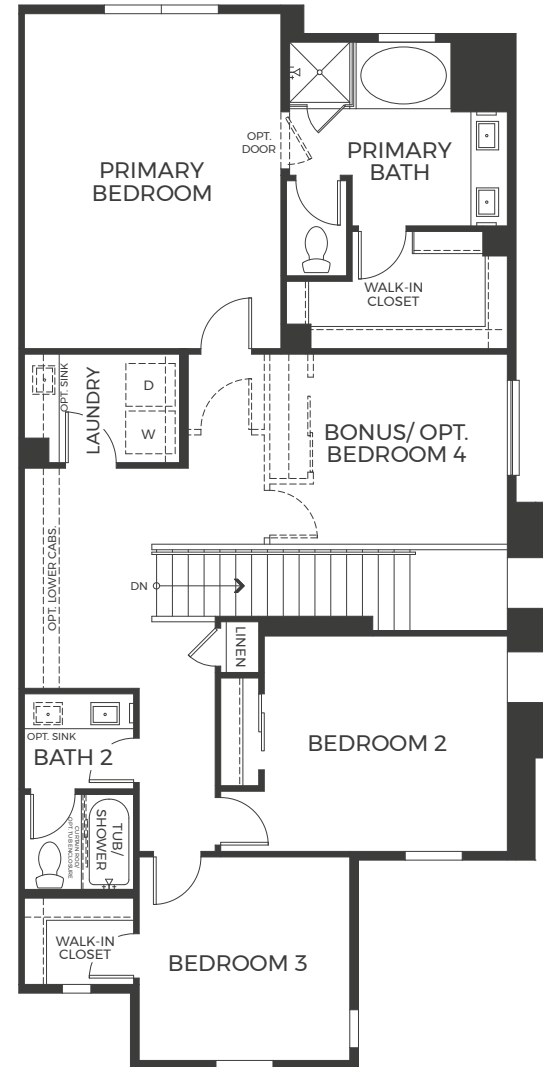
## RESIDENCE 2B

2-Story Townhome | Approx. 2,040 Sq. Ft.

3 - 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage



FIRST FLOOR




SECOND FLOOR

PRELIMINARY

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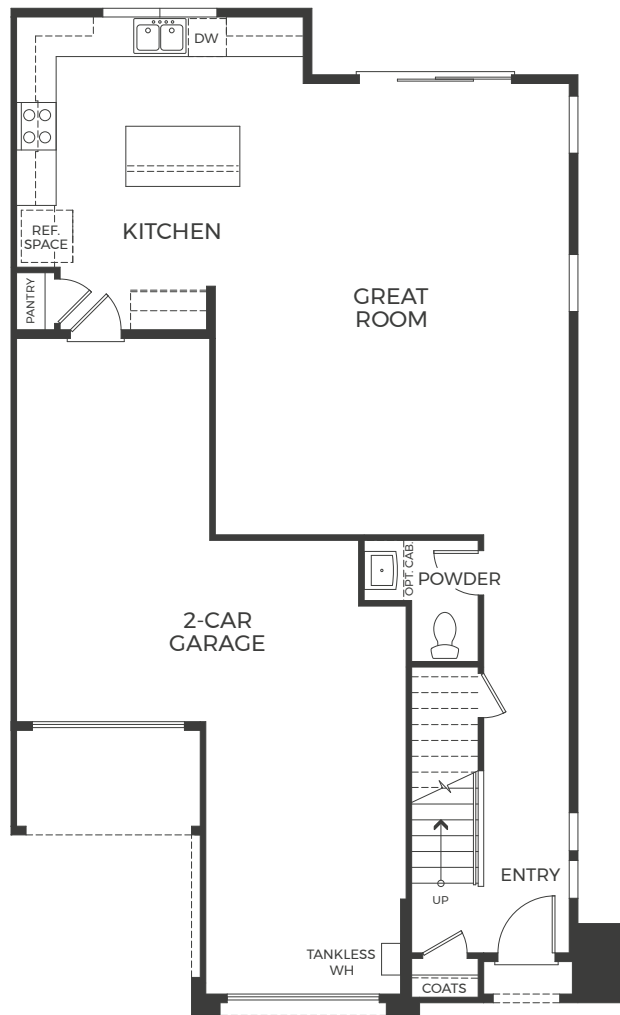
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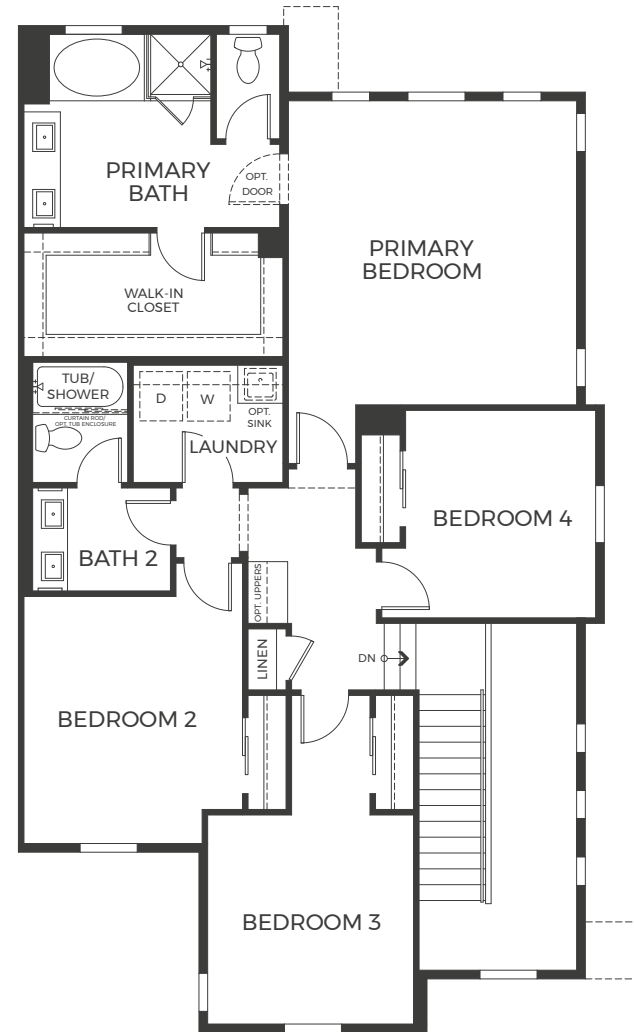
## RESIDENCE 3

2-Story Townhome | Approx. 2,143 Sq. Ft.

4 Bedrooms | 2.5 Bathrooms | 2-Car Garage



FIRST FLOOR




SECOND FLOOR

PRELIMINARY

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## FEATURES + AMENITIES

### Impressive Interiors

- Full overlay, raised panel cabinetry in white Thermofoil with satin nickel classic knobs or t-bar handles
- Welcoming 12" x 12" Daltile® ceramic tile at entry
- Mohawk® vinyl flooring at kitchen, bathrooms and laundry in multiple color choices
- Quality Mohawk® carpet in multiple color choices in living room, bedrooms, halls, closets and stairs
- Contemporary flush mount LED lighting in select locations
- High profile 3-1/2" baseboards and door casings

### Culinary Retreat

- Premium kitchen appliances:
  - Samsung stainless steel 30" four-burner gas freestanding range/oven
  - Samsung stainless steel microwave/hood combination
  - Samsung stainless steel dishwasher
- Full overlay, raised panel cabinetry in white Thermofoil with satin nickel classic knobs or t-bar handles
- Granite or Quartz countertops with full-height backsplash at cooktop (6" backsplash everywhere else)
- Contemporary flush mount LED lighting
- Deep stainless steel, single-bowl, undermount sink with Moen® high-arc single-handle pulldown chrome faucet

### Luxurious Primary Suite

- Full overlay, raised panel cabinetry in white Thermofoil with satin nickel classic knobs or t-bar handles
- Matte-finish cultured marble countertops with 4" backsplash and undermount rectangular sinks
- Enhancing 42" mirror with beveled edges
- Moen® faucets and showerhead in attractive chrome finish and tempered glass, chrome-framed shower enclosure

### Welcoming Bathrooms

- Full overlay, raised panel cabinetry in white Thermofoil with satin nickel classic knobs or t-bar handles
- Fiberglass tub and shower surrounds in all secondary baths
- Matte-finish cultured marble countertops with 4" backsplash and undermount rectangular sinks
- Enhancing 42" mirror with beveled edges in secondary baths and powder
- Moen® faucets and showerhead in attractive chrome finish and tempered glass, chrome-framed shower enclosure

### Additional Included Features

- Ample pre-wiring throughout:
  - Ceiling fan pre-wiring in great room and primary bedroom
  - Cat6 Data Outlet at kitchen, great room & primary bedroom.
  - RG6 Cable Outlet at great room, primary bedroom, secondary bedrooms, loft & bonus room
  - Robust Wi-Fi homes with EERO Wi-Fi booster, quantity per plan
- Honeywell® Wi-Fi programmable thermostat
- Low-E glass, vinyl, dual-glazed windows throughout
- Therma-Tru® fiberglass, factory stained and finished, entry door with Schlage® matte black exterior door hardware with Wi-Fi keypad
- Wayne Dalton® fiberglass, factory stained and finished, raised panel garage door and Genie® garage door opener
- Rinnai® tankless water heater
- Cat6 prewire for future front door video doorbell
- Conduit in Garage for future Electric Vehicle charger

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# Melrose Heights

## FAQs

### IS THERE A HOMEOWNERS ASSOCIATION AT MELROSE HEIGHTS?

Yes. All Melrose Heights homeowners will be members of the homeowners association (HOA). General HOA dues are currently estimated to be \$189.50 per month at buildout. The budget is under review by the Department of Real Estate and is subject to change. Attached units will pay additional fees based on square footage of the residence, as follows (still under review by the DRE):

- Harbor: \$169 - \$207 | Strand: \$177 - \$203 | Sunset: \$141 - \$179

Melrose Heights HOA dues include landscape maintenance, exterior maintenance (roof, paint, exterior building maintenance), management expenses, pool & recreation facility and building insurance coverage. Exterior building maintenance and insurance is only included on the attached homes. All Melrose Heights homeowners will be individually responsible for all services to their residence, including, but not limited to trash, recycling, water/sewer, gas, electric, cable/satellite TV, Internet, telephone, etc.

### DOES MELROSE HEIGHTS HAVE A PREFERRED LENDER?

Yes. All interested homebuyers are required to obtain pre-qualification approval through Melrose Heights preferred lender(s) – Charlie Chu with Wells Fargo, Nancy Sexton with HomeBridge Financial Services or Ryan Zoss of Loan Depot. Buyers who utilize Melrose Heights preferred lender(s) for their loan will receive a credit at closing that can be used toward closing costs and/or optional upgrades.

### HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME?

A deposit equal to 3% of the purchase price, made payable to First American Title Company, is required at the time of purchase. Initial reservation requires pre-qualification only; wire, personal checks or cashier's checks are acceptable forms of deposit.

### ARE THERE ANY ADDITIONAL DEPOSITS?

Yes. Most optional upgrades require an additional deposit. Optional electrical upgrades require a 75% deposit. Flooring, cabinets, countertops, appliances, and other optional design center upgrades require a 50% deposit at the time of ordering.

### WHAT IS THE TAX RATE?

Melrose Heights/Oceanside's tax rate is approximately 1.09728% + approximately \$50 a year for special assessments for the 2021/2022 tax year (homebuyer to verify).

### WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?

Melrose Heights schools are located within the Vista Unified School District and are subject to change. Please contact the district office at (760) 726-2170 for specific information regarding school boundaries. School assignments, boundaries, capacities and facilities are subject to change. Please confirm all school information directly with the school district.

- Vista High School
- Roosevelt Middle School
- Elementary Schools:
  - o Sunset: Temple Heights Elementary School
  - o Neptune, Harbor & Strand: Empresa Elementary School OR Bobier Elementary School

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