

life

WITH



# MERIDIAN RANCH

A GOLF & RECREATIONAL COMMUNITY











# MERIDIAN RANCH

A GOLF & RECREATIONAL COMMUNITY

## MODEL HOME

10186 Boulder Ridge Drive  
Falcon, CO 80331

Hours: Mon-Sat 10-5; Sun 12-5

## CONTACT

719.418.3969

[meridianranch@campbellhomes.com](mailto:meridianranch@campbellhomes.com)

[campbellhomes.com](http://campbellhomes.com)





Step inside a Campbell Home and you'll experience a living environment that goes beyond good looks alone. The Campbell Homes style is about functional and classic design combined with smart solutions for contemporary living.

Our attention to energy efficiency, temperature control and above-standard performance features is what sets us apart from other builders.

Add the combination of well-planned space and trend-setting style and you'll understand why our clients become repeat clients. It's the gold standard and it's what makes us Campbell Homes. We hope you'll consider a Campbell Home - it would be our pleasure to make your dream home a reality.



*Manuel Rodrigues*  
Vice President, Campbell Homes

## INSIDE

Neighborhood Overview - Meridian Ranch

Expert Guidance - Community Sales Manager & The Building Process

Home Plans in Meridian Ranch

The Features - Standard Features in Campbell Homes

The Choice is Yours - Upgrades and Options

Campbell Homes Neighborhood Locations





LIFE WITH COMFORT • LIFE WITH STYLE













## THE FRIENDLY COMMUNITY OF MERIDIAN RANCH

Some places just bring out the friendly in people. Meridian Ranch is a community where people know their neighbors far beyond the friendly wave. Where small-town camaraderie takes root in shared experiences. Like games at the golf course. A round of drinks or sit-down dinner at the Community Grill. Kids' soccer tournaments. Lazy days by the pool. And fun community events, from Father-Daughter dances to Fourth of July fireworks. Parents will see even more familiar faces, thanks to neighborhood schools, where children can grow up together from preschool through senior year.

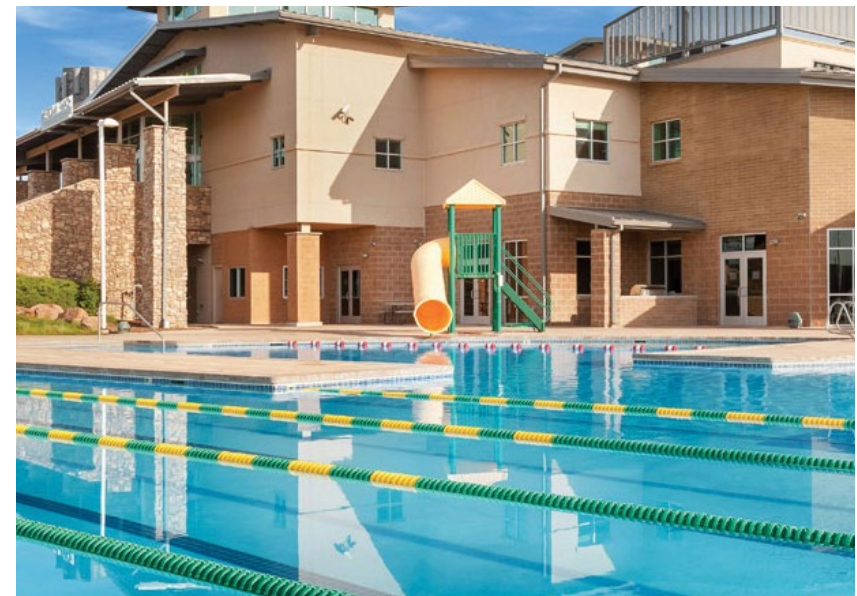
## CAMPBELL HOMES AT MERIDIAN RANCH

Campbell Homes is pleased to be a premier builder at Meridian Ranch, offering a variety of architectural styles designed to fit within this master planned golf and recreation community. With generous lot sizes, along with garden and walk-out options, you'll be sure to find your dream homesite with Campbell Homes.

Our spacious and stylish ranch and two-story home plans in this community range from 2,352 SF to 4,543 square feet. Vaulted ceilings, main level studies or flex spaces, upper level loft, and multiple master suite options are available. All Campbell Homes at Meridian Ranch **include a finished basement** in addition to features that other builders consider upgrades.

## SCHOOLS YOU CAN WALK (OR BIKE) TO

Exercise, build friendships, and enjoy an innovative educational experience at Falcon School District 49's Falcon High School – home to Colorado's largest JR AFROTC program and the highly acclaimed Health Sciences Academy. Meridian Ranch and Woodmen Hills Elementary Schools, Falcon Middle School, and The Pikes Peak School of Expeditionary Learning also serve Meridian Ranch.

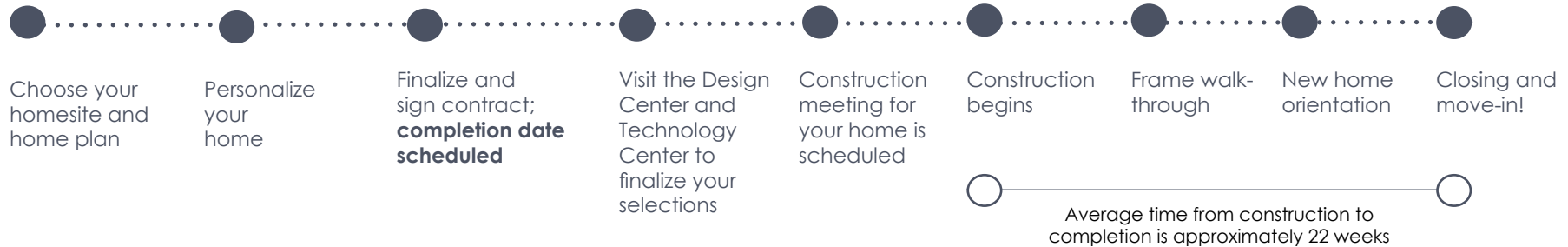




# expert guidance

When you choose Campbell Homes to build your dream home, you'll be working closely with our Community Sales Managers and their assistants. From selecting your plan and homesite through the closing, you'll be guided with expertise by some of the most experienced and qualified new home professionals in Colorado Springs.

We like to call them our "wow" team because that's what we hear from our customers. Here's a quick overview of the process our Community Sales teams will lead you through:



## ROXANNE NICE

A long-time Campbell Homes employee, Roxanne is well known in the community, with realtors, and home buyers as a knowledgeable and capable professional with a warm and friendly demeanor. Roxanne consistently receives rave reviews; she treats each client as if they are family. Going above and beyond is her motto and you won't be disappointed!

Roxanne can be reached at 719.418.3969 or via email at [meridianranch@campbellhomes.com](mailto:meridianranch@campbellhomes.com).





# the FEATURES

## ENTRY

- Insulated Therma-Tru® fiberglass entry door
- Schlage® brushed nickel door hardware
- Red oak flooring
- Covered front porches (per plan)

## KITCHEN

- Granite slab countertop with 4" backsplash
- Stainless steel undermount kitchen sink
- Stylish cabinets with lower pull out shelves
- Moen® designer washer-less faucet
- Moen® 1/3 horse power disposal
- Maytag® stainless steel self-cleaning smooth top range
- Maytag® stainless steel microwave, 2.0 cubic feet
- Maytag® stainless steel dishwasher, Quiet Series 100
- Water line hook-up for ice maker
- Breakfast nook (per plan)
- Walk-in pantry (per plan)

## MASTER SUITE

- Oversized walk-in closet with wood shelving
- Raised vanities in all bathrooms
- Tile flooring in Master Bath
- Recessed mirrored medicine cabinet
- Oval soaking tub with tile surround
- Separate shower with tile surround and glass enclosure (per plan)
- Snow White quartz countertops - all bathrooms
- Moen® bathroom plumbing fixtures
- Raised shower heads with extended wall tile

“

The attention to detail that Campbell puts into each home is really unique in comparison to the other home builders we visited. We were especially impressed with the workmanship and the high quality materials that were being used in all the new homes being built by Campbell.

- Bill & Page R.



## ENERGY AND MONEY SAVING FEATURES

- Lennox® 93% high efficiency sealed combustion gas furnace
- Blown in fiberglass wall insulation
- R-50 Attic, R-23 to R-15 side walls
- 7/16" OSB sheathing on all exterior walls
- Programmable day/night thermostat
- Air-tight recessed sealed can lighting
- Low-E vinyl double pane windows and patio doors (0.30 U-value)
- Sealed HVAC ducts
- Precision mechanical sizing of the homes furnace
- Energy Star® labeled appliances

## ENGINEERED BUILDING SYSTEMS

- Engineered pre-manufactured wall panels and roof trusses
- Engineered foundation drain system
- Engineered steel reinforced concrete foundations
- BOISE BCI® Engineered floor system

## PLUMBING

- Water-saving Moen® faucets throughout
- Moen Posi-Temp® scald protection valves for showers
- Sprinkler system stub and pre-wire
- Rheem® 50 gallon gas water heater
- Viega Manabloc® silent water plumbing system

## ELECTRICAL

- Garage door opener pre-wire
- Rocker-style light switches
- Ceiling lights in all secondary bedrooms
- High speed data, phone and satellite TV pre-wire
- 150 amp electrical service
- Two ceiling fan pre-wires (Great Room and Master Bedroom)
- Kichler® brushed nickel light fixture package
- Front and rear waterproof exterior electrical outlets

## EXTERIOR

- 2x6 Exterior walls (per plan)
- James Hardie® exterior siding, fascia and soffits
- 30-year architectural roof shingles
- Sherwin Williams® exterior paint
- 100 SF concrete patio (per plan)
- Two freeze proof exterior faucets
- Insulated Therma-Tru® fiberglass front door
- Foundation perimeter drain
- Soil tests on ALL sites
- Steel embossed garage doors 8' (on most plans)
- Foam infiltration reduction package on exterior walls
- Radon mitigation rough-in

**Basement Finish included!**

## DESIGNER FEATURES

- Rounded bullnose corners (including windows)
- Heat & Glo® direct vent gas fireplace
- Masonite® Carrara painted interior doors
- Painted base trim and door casings
- Schlage® brushed nickel door hardware
- Knockdown texture on all walls and ceilings
- Hand stained and lacquered oak handrails

- Oversized basement windows
- Stain resistant carpet with 1/2" 6 lb pad
- Sherwin Williams® 2 tone paint with choice of 9 interior color schemes
- Sherwin Williams® drywall primer and velvet sheen interior paint
- Plant ledges and arched doorways (per plan)
- Elevated or vaulted ceilings (per plan)
- Built-in entertainment centers (per plan)





### Augusta (Plan 1305)

- 2610 Total Square Feet
- 3-5 Bedrooms
- 2.5-3 Bathrooms
- Finished Basement

- Main Level Study and Powder Room
- Optional 2nd Bedroom and Full Bath on Main Level
- Open-Concept Main Level
- Spacious Master with Flexible Bath Design



### Plum Creek (Plan 1418)

- 2816 Total Square Feet
- 3-5 Bedrooms
- 3 Bathrooms
- Finished Basement

- Vaulted Ceilings on Main Level
- Formal Dining Room/Flex Space
- Gas Fireplace in Great Room
- Open Kitchen with Center Island



### Monarch (Plan 9610)

- 3506 Total Square Feet
- 5 Bedrooms
- 3 Bathrooms
- Finished Basement

- Open Kitchen with Oversized Center Island
- Formal Dining Room
- 3 Bedrooms on Main Level
- Walk-in Pantry
- Available 34-48' RV Garage - Lot Dependent



### Pebble Beach (Plan 1693)

- 3372 Total Square Feet
- 4-5 Bedrooms
- 3 Bathrooms
- Finished Basement

- Formal Dining Room plus Nook
- Vaulted Ceilings
- Main Level Study/Flex Space
- Gas Fireplace in Great Room



### Raintree (Plan 1990)

- 3956 Total Square Feet
- 4-6 Bedrooms
- 3.5-4.5 Bathrooms
- Finished Basement

- Large Walk-In Master Shower
- Vaulted Ceiling on Main Level
- Available Junior Master Suite in Basement
- Main Level Study/Flex Space
- Available 34-46' RV Garage - Lot Dependent



### Kipling (Plan 1588)

- 3176 Total Square Feet
- 3-5 Bedrooms
- 2.5-4 Bathrooms
- Finished Basement

- Main Level Study and Powder Room
- Available Indoor/Outdoor Fireplace
- Available Covered Rear Patio/Deck
- Available Roll-in Master Shower





### **Kirkland** (Plan 2652)

- 3176 Total Square Feet
- 4-5 Bedrooms
- 3-4 Bathrooms
- Finished Basement
- Standard Acrylic Stucco Exterior
- Available Indoor/Outdoor Gas Fireplace
- Covered Front Porch
- Optional Bedroom Suite with Private Bath in Basement
- Available 28' Deep 3-Car or 4-Car Garage



### **Edinburgh** (Plan 2631)

- 3724 Total Square Feet
- 4 Bedrooms
- 3 Bathrooms
- Finished Basement
- Gas Fireplace in Great Room
- 10' Ceilings on Main Level
- Formal Dining Room
- Main Level Study/Flex Space



### **Hawthorne** (Plan 2637)

- 3191 Total Square Feet
- 3-5 Bedrooms
- 3-4 Bathrooms
- Finished Basement
- 10' Ceilings on Main Level
- Formal Dining Room plus Nook
- Walk-in Kitchen Pantry
- Optional Den/Study



### **Emerson** (Plan 2650)

- 3453 Total Square Feet
- 3-8 Bedrooms
- 2.5-3 Bathrooms
- Finished Basement
- Optional 2nd Closet with Island in Master
- Formal Dining Room plus Nook
- Main Level Study Option
- Junior Master Suite Option in Basement
- Standard 2-Car Garage (opt. 3 car)



### **Carnegie** (Plan 2654)

- 3890 Total Square Feet
- 4-5 Bedrooms
- 3-3.5 Bathrooms
- Finished Basement
- Standard 3-Car Garage (opt. 4 car)
- 12' Ceilings in Great Room
- Formal Dining Room plus Nook
- Great Room Stone-Surround Gas Fireplace



### **Newton** (Plan 2638)

- 4102 Total Square Feet
- 3-6 Bedrooms
- 3.5-4.5 Bathrooms
- Finished Basement
- 12' Sliding Door Option in Great Room
- 10' Ceilings on Main Level
- Add'l Bedroom Suite with Private Bath on Main Level
- Junior Master Suite Option in Basement





### Ridgewood (Plan 1310)

- 2374 Total Square Feet
- 4 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Vaulted Ceilings in Great Room
- Vaulted Ceilings in Master Bedroom
- Upper Level Laundry Room
- Covered Front Porch



### Ouray (Plan 9952)

- 2662 Total Square Feet
- 4 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Vaulted Ceiling in Master Bedroom
- Upper Level Laundry Room
- 18' Ceilings in Great Room
- Oversized Island in Kitchen



### Summit (Plan 2607)

- 3049 Total Square Feet
- 4-5 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Upper Level Loft
- Main Level Study and Powder Room
- Open-Concept
- Standard 2-Car Garage (opt. 3 or 5 car)



### Laramie (Plan 4200)

- 3605 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Expansive Master Suite with Vaulted Ceilings
- 18' Ceilings in Living Room and Family Room
- Formal Dining Room plus Nook
- Available His-and-Hers Master Closets



### Montarbor (Plan 9828)

- 3754 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Main Level Study and Upper Level Loft
- Vaulted Ceilings in Formal Dining and Living
- Gas Fireplace in Family Room
- Available Master Retreat with Gas Fireplace





### **Whitman** (Plan 2655)

- 3399 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Vaulted Ceilings in Great Room and Master Bedroom
- Main Level Study/Flex Space
- Upper Level Loft
- Mudroom from Garage



### **Hemingway** (Plan 2656)

- 3401 Total Square Feet
- 4-6 Bedrooms
- 3.5-4 Bathrooms
- Finished Basement
- Formal Dining Room
- Main Level Flex Space/Study
- Vaulted Ceilings in Master Bedroom
- Mudroom from Garage
- Standard 2-car garage (opt. 3 or 4 car)



### **Wilshire** (Plan 2636)

- 3853 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Main Level Study
- Upper Level Loft
- Available Master Retreat
- Formal Living Room and Dining Room



### **Thoreau** (Plan 2651)

- 3726 Total Square Feet
- 3-5 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Standard 3-Car Garage (opt. 4-car)
- Formal Dining Room
- Master Retreat with Access to Balcony
- Main Level Study



### **Steinbeck** (Plan 2653)

- 4534 Total Square Feet
- 5-7 Bedrooms
- 3.5-4.5 Bathrooms
- Finished Basement
- Standard 3-Car Split Garage (opt. 4-car)
- Optional Upper Level 2nd Master Suite
- 18' Ceilings in Great Room
- Formal Dining Room and Study on Main Level



# BRINGING YOUR IDEAS TO LIFE

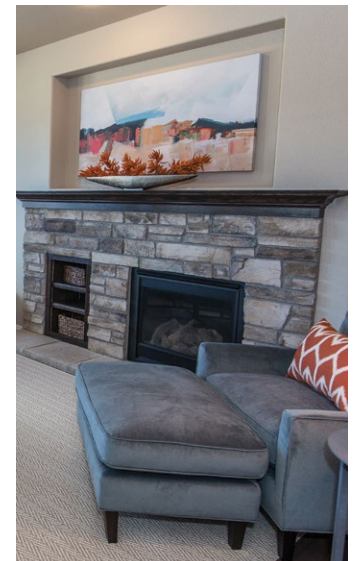


## UPGRADES AT A GLANCE

Part of what makes Campbell Homes unique is that our standard features include what many other builders consider upgrades. So, choosing Campbell Homes means you're ahead of the game! Our buyers typically use that cost savings to make their Campbell Home "their own" - whether that means a gourmet Kitchen or a relaxing Theater Room - we offer upgrade options to make your dreams a reality.

Your Community Sales Manager, Design Center Specialist and Smart Home Technology professionals will help guide you through the selection process - it's usually the highlight of the building process!

So go ahead and dream. The choice is always yours.





## DESIGN INSPIRATION: The Montarbor



The "Montarbor"  
Kitchen



### Sherwin Williams Paint Colors:

Gulfstream SW 6768

Down Pour 6516

Magnetic Gray SW 7058



### Granite:

Leathered St. Cecilia White Satin

Far from the humble work spaces of the past, today's kitchens are both a gathering spot and a showplace, even if owners are not diehard cooks. Kitchen islands are larger and serve multiple purposes, trendy glass backslashes make a statement and bold decor accents add energy. No wonder today's buyers spend more time designing these great spaces - what's not to love?

### HOME STYLE

Two-Story - The Montarbor



# CHOICES ARE A GOOD THING

At Campbell Homes, we understand that building a home can be somewhat overwhelming. That's why we provide our home buyers with mix and match options for necessities such as exterior paint and stone selections, lighting fixtures, plumbing fixtures and appliance packages.

Your Community Sales Manager will walk you through the entire selection process and our experts at our Design Center and Smart Home Technology Centers will give you additional guidance.

So don't worry. Be happy - you're with Campbell Homes.

## FUSS-FREE MOEN FAUCETS

Choose from cutting edge or traditionally styled faucets.



LIFE WITH COMFORT • LIFE WITH STYLE

## EFFORTLESS LIGHTING

We make it easy to choose lighting that hangs together perfectly.



## EXPERT EXTERIORS

Our designers have created both traditional and trend-setting options for exterior finishes.









life **WITH**

# Our Neighborhoods

Campbell Homes sits at the intersection of comfort and style, and our distinctive neighborhoods mark the spot. Come get a feel for what they're like, what's available, and most importantly, what's possible.



## 1 The Beach at Woodmoor

Model Home Plan: *The Carnegie*  
1598 Coronado Beach Drive, Monument, CO 80132  
[monument@campbellhomes.com](mailto:monument@campbellhomes.com)  
719.344.5758



## 2 Cordera

Model Home Plan: *The Emerson*  
10308 Webster Pass Court, Colo Springs, CO 80924  
[cordera@campbellhomes.com](mailto:cordera@campbellhomes.com)  
719.434.7251



## 3 Meridian Ranch

Model Home Plan: *The Kipling*  
10186 Boulder Ridge Drive, Falcon, CO 80831  
[meridianranch@campbellhomes.com](mailto:meridianranch@campbellhomes.com)  
719.418.3969



## 4 Paint Brush Hills

Model Home Plan: *The Kipling (at Meridian Ranch)*  
10186 Boulder Ridge Drive, Falcon, CO 80831  
[meridianranch@campbellhomes.com](mailto:meridianranch@campbellhomes.com)  
719.418.3969



## 5 Sterling Ranch

**Available in Fall 2021**

[info@campbellhomes.com](mailto:info@campbellhomes.com)  
719.266.9780



Office: 719.266.9780  
[www.campbellhomes.com](http://www.campbellhomes.com)

