



INSPIRED  
LIVING!



**MERIDIAN RANCH**

A GOLF & RECREATIONAL COMMUNITY









# MERIDIAN RANCH

A GOLF & RECREATIONAL COMMUNITY

## MODEL HOME

10186 Boulder Ridge Drive  
Falcon, CO 80331

## HOURS OPEN

Mon-Sat 10-5 and 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*  
COO, Campbell Homes

## INSIDE

Neighborhood Overview - Meridian Ranch

Expert Guidance - Community Sales Manager & The Building Process

The Features - Standard Features in Campbell Homes

Home Plans in Meridian Ranch

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.

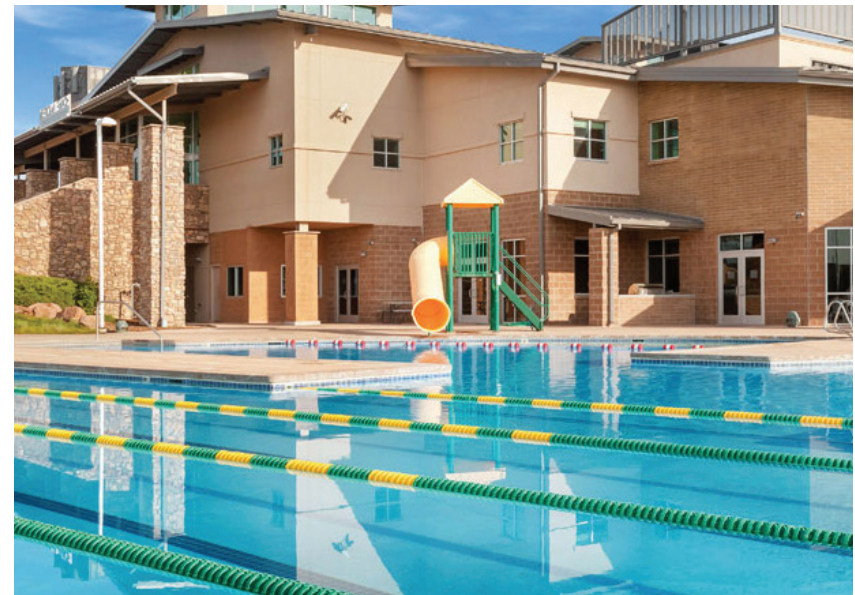
## CAMPBELL HOMES AT MERIDIAN RANCH

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 1,548 SF to 4,543 square feet. Vaulted ceilings, main level study or flex spaces, upper level loft, and multiple bedroom suites are available options to make it your own. Our Signature and Designer series homes at Meridian Ranch *include a finished basement* in addition to features that other builders consider upgrades. We encourage you to compare.

## 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.

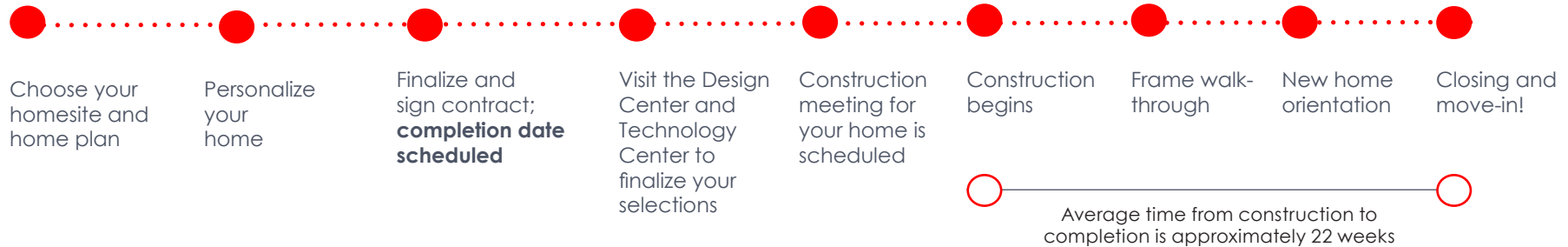




# EXPERT GUIDANCE

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,<sup>®</sup> 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
- Luxury vinyl plank flooring
- Covered front porch (per plan)

## KITCHEN

- Granite slab countertop
- Stainless steel undermount kitchen sink
- Stylish cabinet selections
- Moen® designer washer-less faucet
- Maytag® stainless steel appliances
- Walk-in pantry (per plan)

## PRIMARY SUITE

- Walk-in closets with wood shelving
- Comfort-height raised vanities in all bathrooms
- Oval soaking tub with tile surround
- Snow White quartz countertops in all bathrooms
- Raised shower heads with extended wall tile

## EXTERIOR

- 2x6 Exterior walls (per plan)
- 30-year architectural roof shingles
- Sherwin Williams® exterior paint
- 100 SF concrete patio (per plan)
- Two freeze proof exterior faucets
- Foundation perimeter drain
- Soil tests on ALL sites
- Foam infiltration reduction package on exterior walls
- Radon mitigation rough-in
- Oversized basement windows

## PLUMBING

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

## ELECTRICAL

- High speed data, phone and satellite TV pre-wire
- Kichler® brushed nickel light fixture package
- Front and rear waterproof exterior electrical outlets

## 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
- Low-E vinyl double pane windows and patio doors
- 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



- Kitchen cabinet lower pull out shelves
- Tile flooring in Master Bath
- Recessed medicine cabinet
- Separate shower with tile surround and glass enclosure (per plan)
- Air-tight recessed sealed can lighting
- Rheem® 50 gallon gas water heater
- Rocker-style light switches
- Rounded bullnose corners (including windows)
- Knockdown texture on all walls and ceilings
- Hand-stained and lacquered oak handrails
- 150 amp electrical service
- Two ceiling fan pre-wires (GR and Primary BR)
- JamesHardie® exterior siding, fascia, and soffits (30 yr)
- Steel embossed garage doors 8' (on most plans)
- **BASEMENT FINISH INCLUDED!**

- Mud-set tile shower pan in primary bathroom
- Full tile backsplash in kitchen
- Cedar border in primary closet
- Wi-fi programmable thermostat
- Accent door levers
- Insulated garage doors
- Two 30" wall cabinets over washer/dryer

## Blue Sky Series: 2-Story Plans

Unfinished Basement Included and 2-3 Car Garage



### Archer (Plan 5501)

- 1548-2422 Total square feet
- 3-5 Bedrooms
- 2.5-3.5 Bathrooms
- 2-story ceiling in great room
- Gas fireplace option
- Walk-in pantry



### Astra (Plan 5502)

- 1635-2833 Total square feet
- 4-6 Bedrooms
- 2.5-3.5 Bathrooms
- Primary suite on main level
- Secondary suite option in basement
- Flex space/loft on upper level



### Orion (Plan 5503)

- 1911-2785 Total square feet
- 3-6 Bedrooms
- 2.5-3.5 Bathrooms
- Flex space/loft on upper level
- Walk-in Pantry
- Gas fireplace option



### Tucana (Plan 5504)

- 1863-2922 Total square feet
- 3-6 Bedrooms
- 2.5-3.5 Bathrooms
- Primary suite on main level
- 2-story ceiling in great room
- Flex space/loft on upper level



*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.*





### Augusta (Plan 1305)

- 2610 Total square feet
- 3-5 Bedrooms
- 2.5-3 Bathrooms
- 2-3 Car garage
- Main level flex space/study
- Main level powder room
- Theater room option in basement
- Optional 2nd bedroom and full bath on main level



### Plum Creek (Plan 1418)

- 2816 Total square feet
- 3-5 Bedrooms
- 3 Bathrooms
- 2-3 Car garage
- Vaulted ceilings on main level
- 2nd Bedroom with full bath on main level
- Formal dining room/flex space or opt. 3rd bedroom
- Gas fireplace in great room



### Kipling (Plan 1588)

- 3176 Total square feet
- 3-5 Bedrooms
- 2.5-4 Bathrooms
- 2-3 Car garage
- Flex space/study on main level
- Powder room on main level
- Optional 2nd bedroom and full bath on main level
- Gas fireplace in great room with 2-sided option



### Pebble Beach (Plan 1693)

- 3311 Total square feet
- 4-6 Bedrooms
- 3 Bathrooms
- 2-3 Car garage
- Vaulted ceilings on main level
- Formal dining room plus breakfast nook
- Flex space/study on main level
- Gas fireplace in great room



### Monarch (Plan 9610)

- 3506 Total square feet
- 4-5 Bedrooms
- 3 Bathrooms
- 2-3 Car garage, RV option
- Formal Dining Room
- 3 Bedrooms on main level
- Optional expanded great room in lieu of bedroom
- Optional theater room in basement



### Raintree (Plan 1990)

- 3956 Total square feet
- 4-6 Bedrooms
- 3.5-4.5 Bathrooms
- 2-3 Car garage, RV option
- Vaulted ceiling on main level
- Second bedroom with private bath on main level
- Optional 5-piece bedroom suite in basement
- Study or sitting area on main level





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

- 3176 Total square feet
- 4-5 Bedrooms
- 3-4 Bathrooms
- 2-4 Car garage
- Second bedroom and full bath on main level
- Gas fireplace in great room with 2-sided option
- Optional bedroom with private bath in basement
- Covered front porch



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

- 3453 Total square feet
- 3-8 Bedrooms
- 2.5-4 Bathrooms
- 3-4 Car garage w/tandem
- Secondary 5-piece bedroom suite option
- Formal dining room and breakfast nook
- Gas fireplace in great room
- Double closet option with island in primary suite



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

- 3724 Total square feet
- 4 Bedrooms
- 3 Bathrooms
- 2-3 Car garage
- 10' Ceilings on Main Level
- Formal dining room and breakfast nook
- Main level study/flex space
- Gas fireplace in great room



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

- 3890 Total square feet
- 3-5 Bedrooms
- 3-3.5 Bathrooms
- 3-4 Car garage
- 12' Ceiling in great room
- Second bedroom on main level or optional study
- Large pantry and formal dining room
- Optional 3-sided fireplace in primary suite



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

- 4102 Total square feet
- 3-6 Bedrooms
- 3.5-4.5 Bathrooms
- 2-3 Car garage
- Second bedroom with private bath on main level
- Study/flex space on main level near entry
- Double closet option with island in primary suite
- Secondary 5-piece bedroom suite option



### **Edison** (Plan 2659)

- 4119 Total square feet
- 4-5 Bedrooms
- 3.5-4.5 Bathrooms
- 2-4 Car garage
- Private living suite with separate entrance
- Formal dining room and kitchen nook
- 12' Ceiling in great room
- Optional bedroom suite in basement





### Ridgewood (Plan 1310)

- 2374 Total square feet
- 4 Bedrooms
- 3.5 Bathrooms
- 2-3 Car garage
- Vaulted ceiling in great room and primary bedroom
- Upper level laundry with primary plus 2 bedrooms
- Powder room on main level
- Covered front porch



### Ouray (Plan 9952)

- 2586 Total square feet
- 4 Bedrooms
- 3.5 Bathrooms
- 2-3 Car garage
- 18' Ceiling in great room with gas fireplace
- Vaulted ceiling in primary bedroom
- Powder room on main level
- Workstation nook on upper level



### Summit (Plan 2607)

- 3049 Total square feet
- 4-5 Bedrooms
- 3.5 Bathrooms
- 2-5 Car garage spaces w/tandems
- Main level flex space/study
- Gas fireplace in great room
- Powder room on main level
- Upper level loft or optional 4th bedroom



### Laramie (Plan 4200)

- 3605 Total square feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- 2-3 Car garage
- 18' Ceiling in living room and great room
- Formal dining room and breakfast nook
- Main level flex space/study
- Expansive primary suite with opt. double closets



### Montarbor (Plan 9828)

- 3754 Total square feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- 2-3 Car garage
- Vaulted ceiling in living room and dining room
- Study on main level and loft on upper level
- Vaulted ceiling in primary bedroom
- Primary retreat option with fireplace and wine bar





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

- 3396 Total square feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- 2-3 Car garage
- 18' Ceiling in great room
- Primary suite with vaulted ceiling on upper level
- Main level flex space/study off entry
- Spacious upper level loft



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

- 3401 Total square feet
- 4-6 Bedrooms
- 3.5-4 Bathrooms
- 2-4 Car garage, opt. tandem
- Main level flex space/study off entry
- Gas fireplace in great room
- Primary suite with vaulted ceiling on upper level
- Upper level loft



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

- 3726 Total square feet
- 3-5 Bedrooms
- 3.5 Bathrooms
- 3-4 Car garage, with tandem
- Primary suite with sitting area and balcony
- Main level study and upper level loft
- Formal dining area plus breakfast nook
- Powder room on main level



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

- 3853 Total square feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- 2-3 Car garage
- Formal dining and living room
- Vaulted ceilings in primary suite, dining and living
- Main level study and upper level loft
- Optional primary retreat with 3-sided fireplace



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

- 4534 Total square feet
- 5-7 Bedrooms
- 3.5-4.5 Bathrooms
- 3-4 Car garage
- 18' Ceiling in great room
- Flex space/study on main level, loft on upper level
- Formal dining area plus breakfast nook
- Secondary 5-piece bedroom suite option



# 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, a theater room with surround sound, a craft and work station, or a primary suite retreat with a three-sided fireplace and a coffee or wine bar -- 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 die-hard cooks. Kitchen islands are larger and serve multiple purposes, trendy glass backsplashes 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

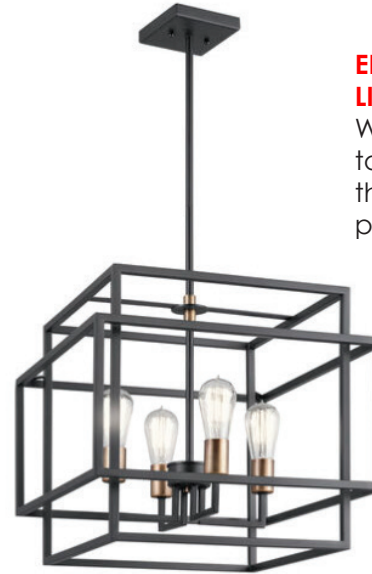
Choose from cutting edge or traditionally styled faucets.



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 Cordera

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



## 2 Meridian Ranch

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



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SINCE 1965  
**Campbell**  
HOMES