

tri pointe[®] HOMES

COMMUNITY ▶

SITEPLAN ▶

FLOORPLANS ▶

INCLUDED FEATURES ▶



Miravar

Life-changing by Design™

Miravar

At Miravar, modern smart homes meet the best of North County living. This new neighborhood offers comfort, style, and connection with easy access to Carlsbad beaches, San Diego hotspots, and the comfort of refined, contemporary living.

Sunshine and Nightlife in North County.

Miravar's location puts more within reach. When it's time to soak up fun in North County's scenic playground, Miravar is close to the things you enjoy most. Head West on 78 toward Carlsbad and the coastline, including...

- ▶ Long, sandy beaches with famed surf breaks
- ▶ Major employers and military bases
- ▶ Welcoming boutique shops
- ▶ Delicious, diverse dining
- ▶ Exciting entertainment

Community and Homesite Sizes

- ▶ Miravar is a single-family detached community consisting of 34 homes
- ▶ 2321 – 2435 sq ft
- ▶ 4-5 beds
- ▶ 3 bathrooms
- ▶ 2 story homes with 2-bay garages

For more information visit
TriPointeHomes.com/Miravar



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INCLUDED FEATURES WITH YOUR HOME

PREMIUM CONSTRUCTION

- ▶ Architecturally specified exterior color palettes complement the street scene
- ▶ Satin nickel finish Schlage® front door hardware with Smart Lock
- ▶ Metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior), with Wi-Fi enabled LiftMaster opener
- ▶ Weather-resistant exterior electrical outlets at select locations
- ▶ Exterior light fixtures in complementary styles and finishes
- ▶ Vinyl windows with dual-paned glass at select locations

IMPRESSIVE INTERIORS

- ▶ Carpeting over pad in a choice of designer-selected colors (varies per plan; see New Home Advisor for specific locations)
- ▶ Thermofoil slab cabinets in white with satin nickel pulls
- ▶ Disc LED lighting at select locations
- ▶ White rocker light dimmer switches at various locations
- ▶ Smoke and carbon monoxide detectors with warning buzzer and battery backup
- ▶ Fire sprinkler system
- ▶ Convenient secondary bathrooms with fans, Delta® plumbing fixtures and white undermount sinks, low-flush toilet, fiberglass shower/tub combination, and quartz countertop

PRE-WIRED FOR COMFORT

Each home comes complete with numerous types of pre-configured outlets, such as high-speed Category 6 wire and coaxial cable configured for video, telephone, data and networking capabilities (see a New Home Advisor or Design Consultant for more specific information about the structured wiring within each home).

GOURMET KITCHENS

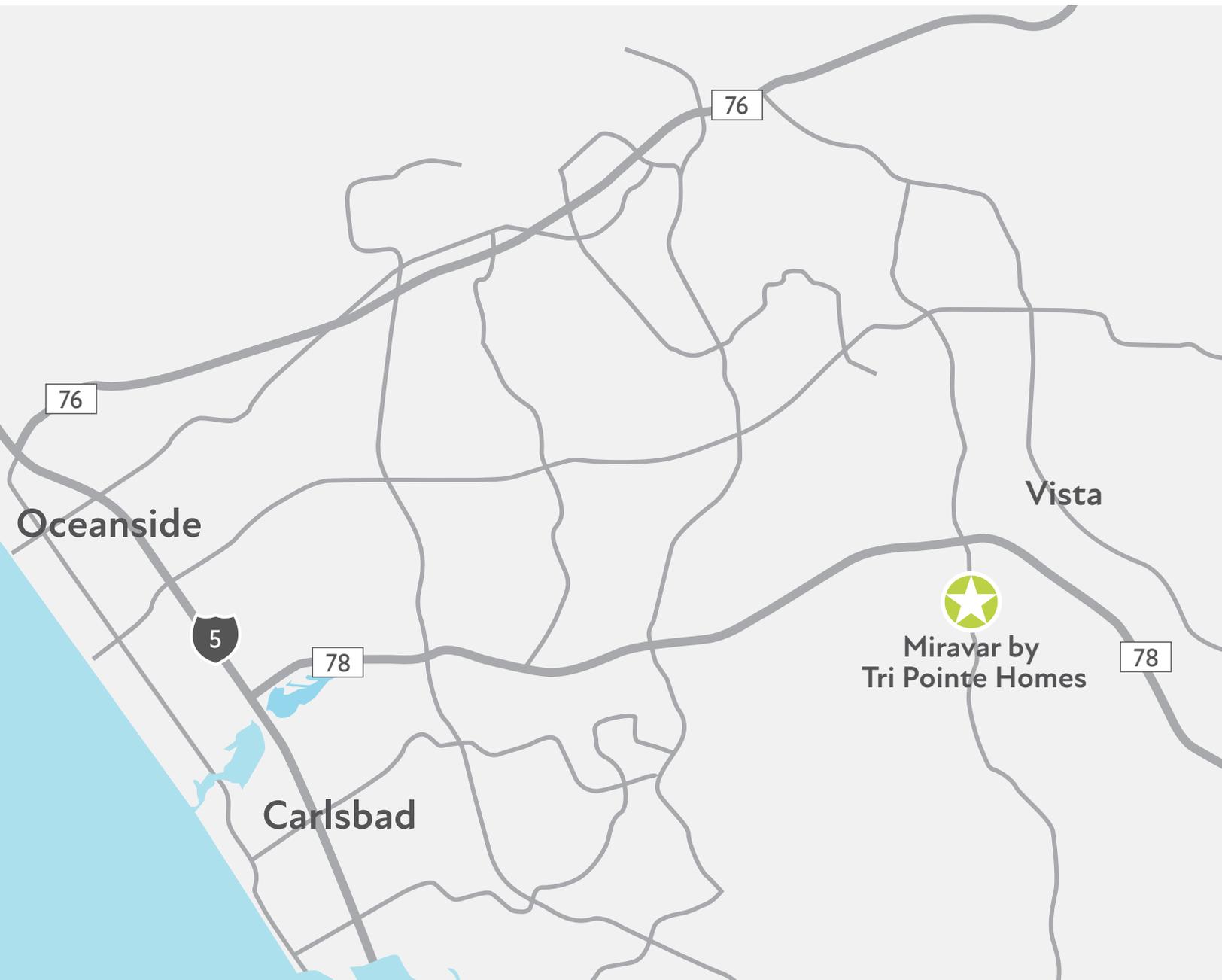
- ▶ Convenient food-preparation and dining islands
- ▶ Refrigerator space plumbed for automatic ice maker
- ▶ Quartz slab countertop with 6" backsplash
- ▶ Thermofoil slab cabinets in white with satin nickel pulls
- ▶ Convenient recycling center
- ▶ Stainless steel undermount sink with Delta® Touch faucet
- ▶ Stainless steel appliance package, including:
 - Built-In 36" cooktop with pot drawers below
 - Microwave installed in cabinet above Oven
 - Single oven installed in cabinet below microwave
 - ENERGY STAR® dishwasher with 1-hour wash cycle

THE PRIMARY SUITE

- ▶ Spacious primary suite with luxurious bathroom and walk-in closets with flush closet doors
- ▶ Compartmentalized water closet and decorative Delta® chrome plumbing fixtures
- ▶ Quartz slab countertops with 4" backsplash in primary bathroom

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AREA CONVENIENCES MAP



Life-changing by Design™

Plan 1

2,321 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



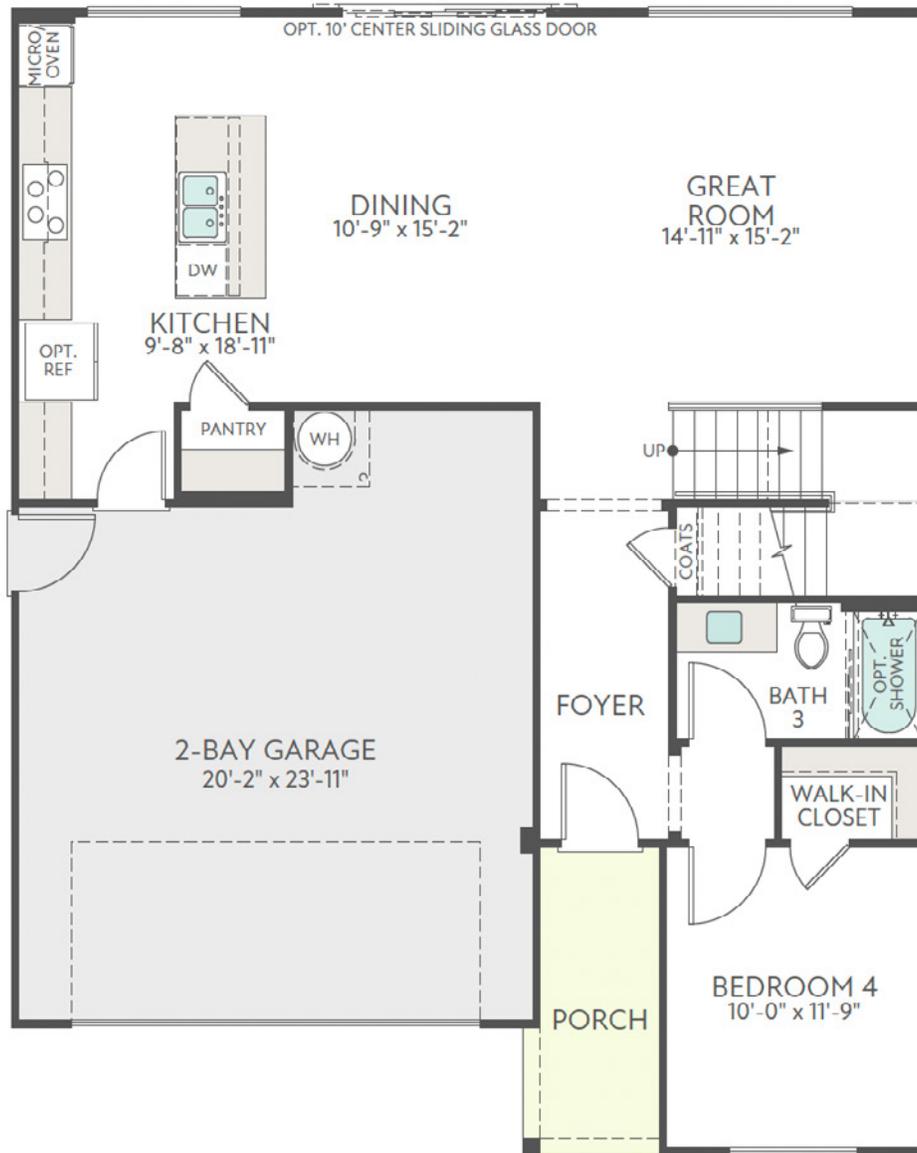
MIRAVAR
PLAN 1
A: FARMHOUSE



MIRAVAR
PLAN 1
B: CONTEMPORARY

Plan 1

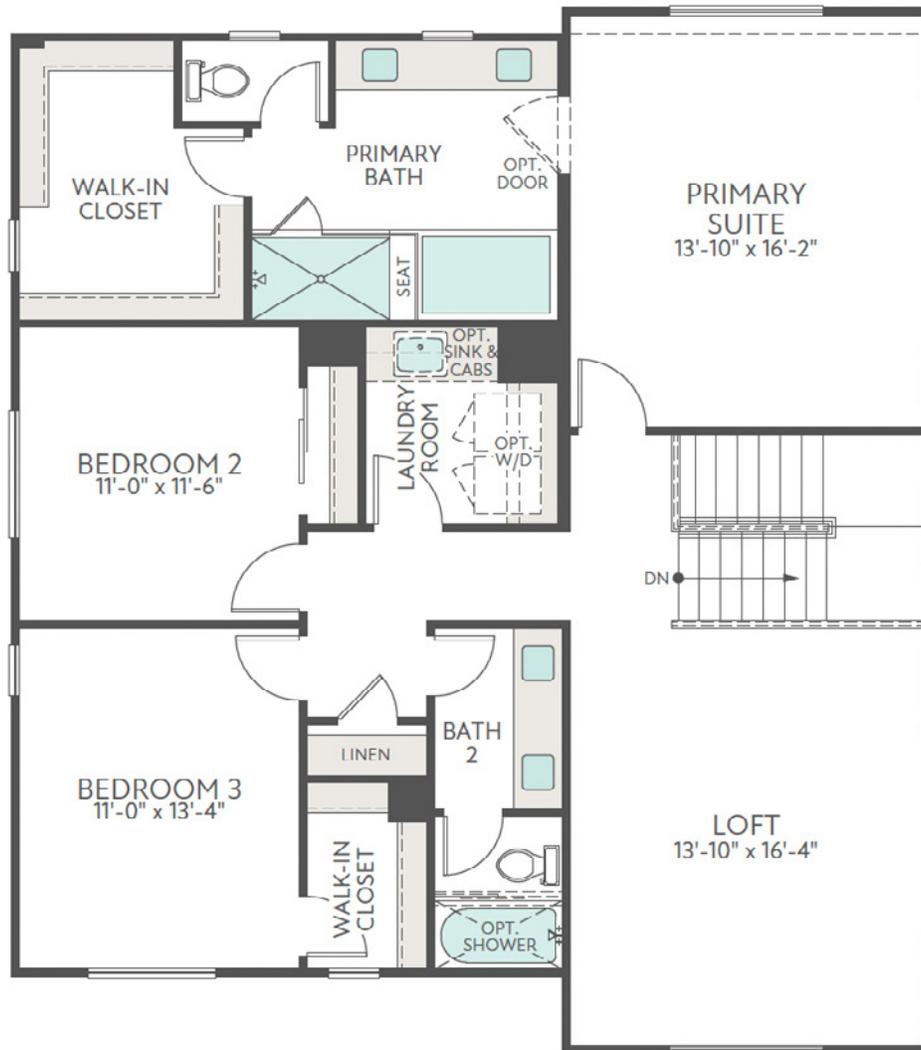
2,321 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



FIRST FLOOR PLAN EXTERIOR STYLE A

Plan 1

2,321 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



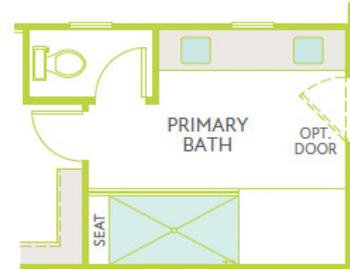
SECOND FLOOR PLAN EXTERIOR STYLE A

Plan 1

2,321 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



OPT. 10' CENTER SLIDING GLASS DOOR AT DINING



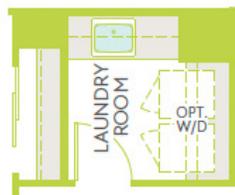
OPT. SPA SHOWER PRIMARY BATH



OPT. TILED SHOWER W/
FIBERGLASS PAN AT BATH 2



OPT. TILED SHOWER W/
FIBERGLASS PAN AT BATH 3



OPT. SINK AT LAUNDRY WITH BASE CABINETS

Plan 2

2,435 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



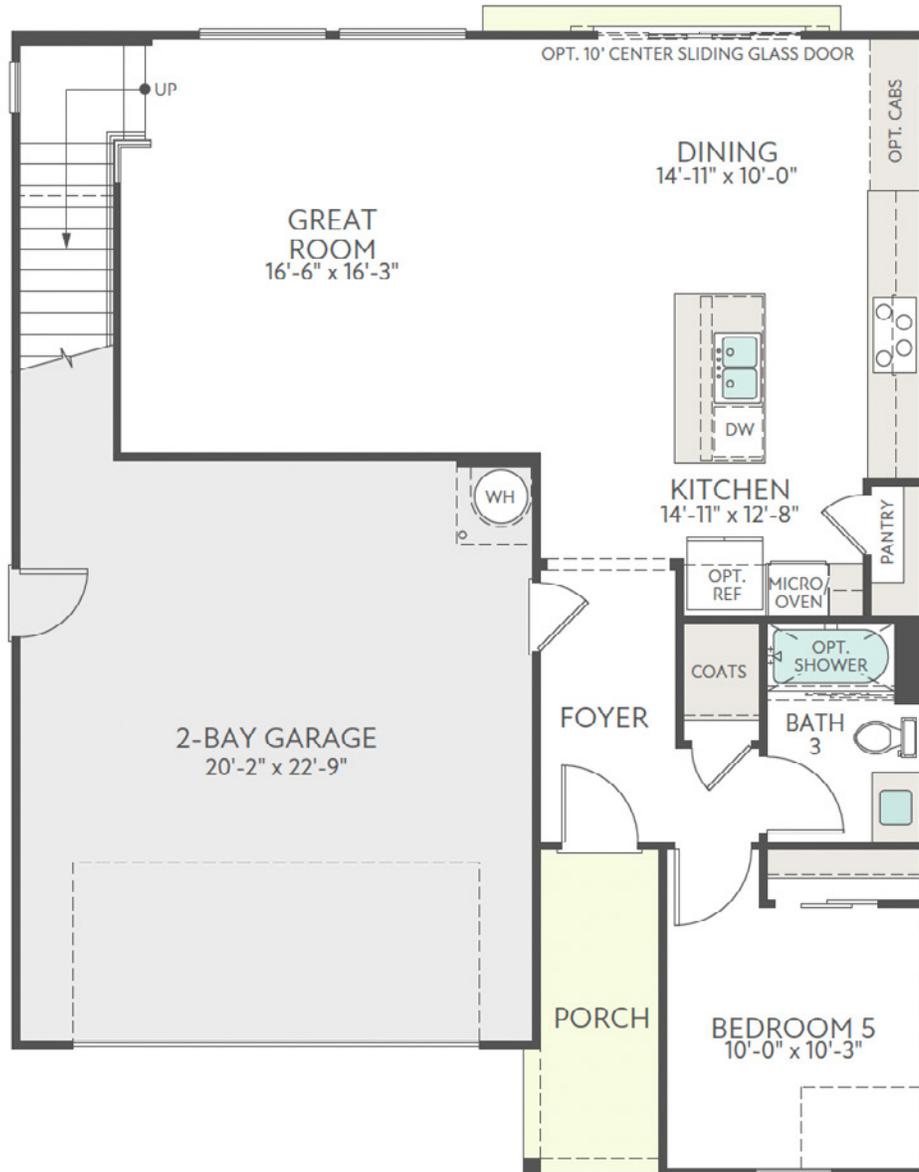
MIRAVAR
PLAN 2
A: FARMHOUSE



MIRAVAR
PLAN 2
B: RANCH

Plan 2

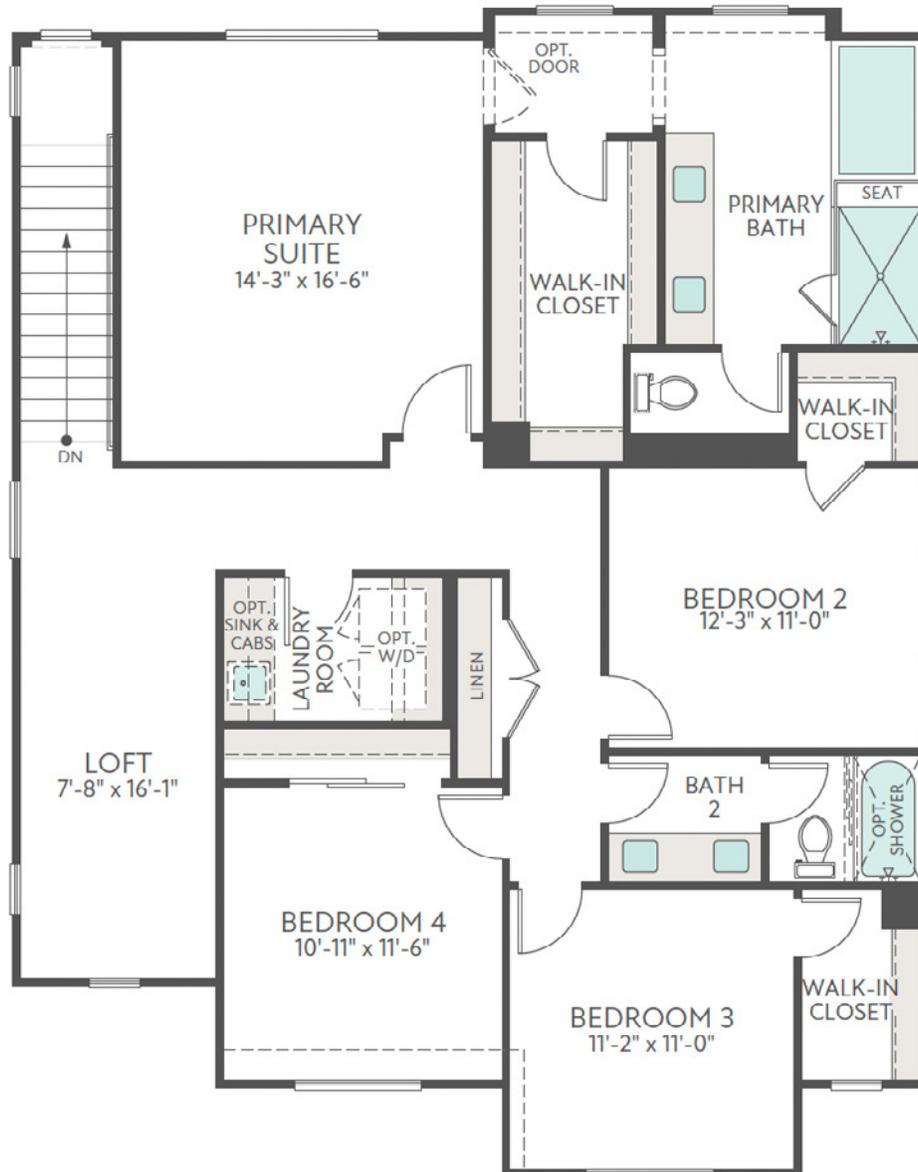
2,435 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



FIRST FLOOR PLAN EXTERIOR STYLE A

Plan 2

2,435 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



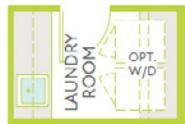
SECOND FLOOR PLAN EXTERIOR STYLE A

Plan 2

2,435 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



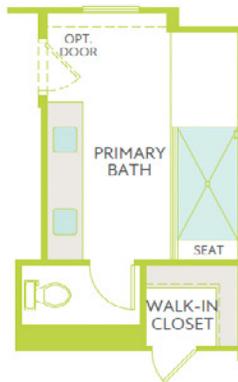
OPT. 10' CENTER SLIDING GLASS DOOR AT DINING



OPT. SINK AT LAUNDRY WITH BASE CABINETS



OPT. TILED SHOWER W/ FIBERGLASS PAN AT BATH 2



OPT. SPA SHOWER PRIMARY BATH



OPT. TILED SHOWER W/ FIBERGLASS PAN AT BATH 3

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SITEPLAN





LIVING SMART®

We've been a leader in green building since 1998, and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our homeowners and the legacy we'll all leave on this amazing planet.

New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement: HealthSmart®, EnergySmart™, EarthSmart®, WaterSmart® and HomeSmart™.

LivingSmart® in its entirety is all about health and well-being for you and your family, as well as the planet. It's the ultimate win-win that improves everyday life for years to come, constantly evolving as we all become smarter together.

 HEALTH SMART	 ENERGY SMART	 EARTH SMART	 WATER SMART	 HOME SMART
INCLUDED FEATURES	INCLUDED FEATURES	INCLUDED FEATURES	INCLUDED FEATURES	INCLUDED FEATURES
<ul style="list-style-type: none"> • Low-formaldehyde insulation • Low VOC interior paint • MERV 13 air filters 	<ul style="list-style-type: none"> • LED lights • Dimmer switches • Carrier/Bryant air conditioner • Low-E spectrally selective glass windows • Electric Car Charger Outlet • Solar lease 	<ul style="list-style-type: none"> • Stain-resistant carpeting made from recycled material • Architect-specified entry doors • Convenient recycling center in kitchen (per plan) 	<ul style="list-style-type: none"> • Delta® Touch faucets • Water-efficient dishwasher • Water-efficient toilets • Energy-Star tanked, electric water heater • Water-Friendly Front Yard Landscape • Smart Irrigation Controller 	<ul style="list-style-type: none"> • Structured wiring package • Wi-Fi enabled garage door opener • Wi-Fi thermostat • Smart entry door lock
AVAILABLE FEATURES*	AVAILABLE FEATURES*	AVAILABLE FEATURES*	AVAILABLE FEATURES*	AVAILABLE FEATURES*
<ul style="list-style-type: none"> • Low VOC interior paint (additional colors) 	<ul style="list-style-type: none"> • Optional washing machines, dryers, refrigerators • Additional LED lighting options • Solar purchase • Whole House Fan 	<ul style="list-style-type: none"> • Low-fiber flooring 	<ul style="list-style-type: none"> • Dual-Flush Toilets 	<ul style="list-style-type: none"> • Smart switches

*Available at additional cost and subject to construction cutoff dates.

Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included With Your Home," "Included LivingSmart Features" or as shown on the floorplans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floorplans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee Homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

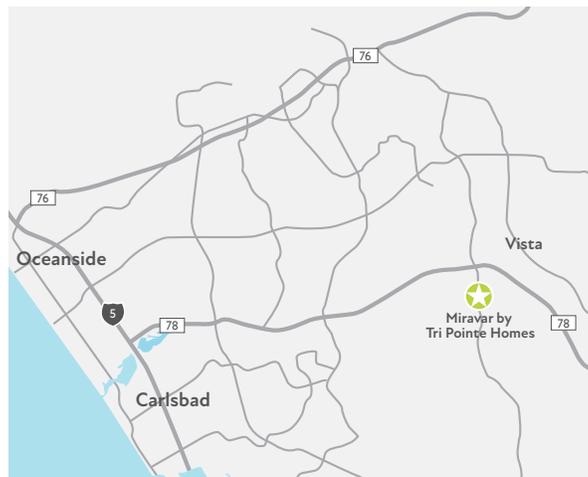
All terms, labels or designations (for example, primary bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior.

Homes that are not modeled may contain different standard features than homes that are modeled.

ABOUT TRI POINTE HOMES®

One of the largest homebuilders in the U.S., Tri Pointe Homes, Inc. (NYSE: TPH) is a publicly traded company operating in 12 states and the District of Columbia, and is a recognized leader in customer experience, innovative design, and environmentally responsible business practices. The company builds premium homes and communities with deep ties to the communities it serves— some for as long as a century. Tri Pointe Homes combines the financial resources, technology platforms and proven leadership of a national organization with the regional insights, longstanding community connections and agility of empowered local teams. Tri Pointe has won multiple Builder of the Year awards and was named 2024 Developer of the Year. The company was also named to the 2024 Fortune World’s Most Admired Companies™ list, is one of the 2023 and 2025 Fortune 100 Best Companies to Work For® and was designated as one of the PEOPLE Companies That Care® in 2023 and 2024. The company was also named as a Great Place To Work-Certified™ company for four consecutive years, and was named on several Great Place To Work® Best Workplaces list (2022 through 2024). Building upon the legacy that was established 100 years ago under the name Pardee Homes®, Tri Pointe Homes is an award-winning leader in the San Diego real estate sector. For more information, please visit TriPointeHomes.com.



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