

# INTRODUCTION



# MORRISON RANCH ESTATES

## East Meadows

at the MORRISON RANCH

is being offered in the beautiful Las Virgenes-Agoura Region  
by Morrison Associates, its proud owners and developers

**Project:** The Morrison Ranch Estates, an environmentally planned community, provides a single-family residential development in the East Meadow area along the Medea Creek, nestled against beautiful oak-covered foothills with a country community life style uniquely its own, nurtured by careful land planning and concern for the beauty and resources of the natural and surrounding environment.

**Location:** Morrison Ranch Estates is located within the exclusive northerly boundary of the Malibu range of the Santa Monica Mountains. This eagerly awaited project will provide an executive family residential neighborhood conveniently located near major shopping, services and recreational opportunities. Its unique location provides near access to several golf courses, mountain parks, and Pacific Ocean beaches, along with higher educational and other valued conveniences. This much sought after combination of scenic beauty, clean clear air and the highly respected Las Virgenes Unified School system is located away from the concerns of major cities.

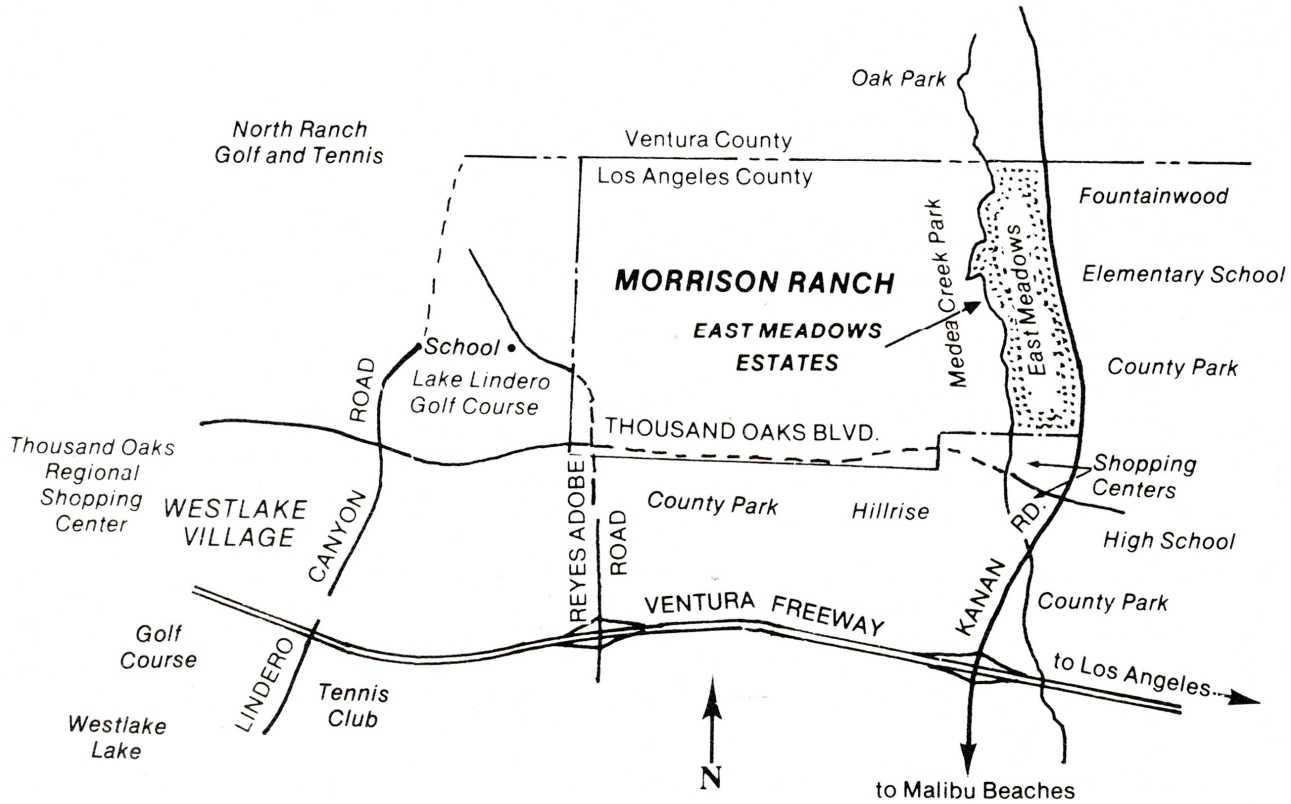
**Environment Setting:** Morrison Ranch Estates is surrounded by an unending vista of oak-covered rolling hills. Its own topography, free from geologic hazards, enjoys an ideal rural country environment in which to invest your family's future. The area enjoys the clean air of the Las Virgenes Valley which is cooled by Pacific Ocean breezes then ideally dried by the warmer valley climate, resulting in one of the best environments for family living in Southern California. This foothill location allows year-round enjoyment of healthy outdoor life, leisure, educational and economic activity.

**Homes:** This prestigious country address is where the good things in your life will come together. We are sure that you will become as excited as we are as you review the custom architectural designs which follow.

**MORRISON RANCH ESTATES**

# VICINITY MAP

## East Meadows



**MORRISON RANCH ESTATES**



# CUSTOM QUALITY FEATURES



# MORRISON RANCH ESTATES

## CUSTOM QUALITY FEATURES FOR TODAY'S CASUAL LIFESTYLE

### LIVING AREAS

Woodburning fireplace (most plans have two)  
Gas Lines for loglighters  
Dramatic vaulted ceilings  
Formal dining room  
Wet bar—most plans  
Step down living area

### SPACIOUS BEDROOMS/BATHS

Extra large master bedroom suite  
Private retreat adjacent to master bedroom—most plans;  
some with wet bar  
Large wardrobe and walk-in closet  
Mirrored wardrobe doors in master bedroom  
Private carpeted dressing area with vanity—most plans  
Luxurious onyx or ceramic tile vanity tops at developer's  
option—oval basins and wide set crystal handles  
Separate shower in master bedroom bath  
Vaulted ceiling in master bedroom  
Luxurious raised bathtub in master bedroom bath and second  
bath  
Water saving water closet and shower head flow regulator

### OPEN GARDEN KITCHENS

Deluxe appliances include continuous cleaning oven with  
program cooking and rotisserie features  
Microwave oven  
Pilotless gas range  
Provision for refrigerator ice-maker  
Deluxe food waste disposal  
Deluxe dishwasher  
Genuine carefree ceramic tile countertops  
Efficient double compartment cast iron sink  
Luminous kitchen ceiling

Custom designed hardwood cabinets with fine furniture  
finish  
Island kitchen—some plans

### CUSTOM QUALITY CONSTRUCTION

Central air conditioning—gas forced air heating  
with thermostatic control  
Two separate forced air heating/cooling units in two-story plans  
provide energy savings and uniform temperature control  
Concrete tile roofs; simulated mission tile & shake finish  
Family sized glass-lined gas pilotless water heater  
Fully insulated ceilings and exterior walls  
Latest design in security locking devices on all exterior  
house doors  
Complete weatherstripping on all exterior house doors  
Concrete walk and driveway

### LUXURIOUS APPOINTMENTS

Luxurious plush carpeting throughout, including baths—  
Custom sheet vinyl flooring in kitchens and resilient floor tile  
in service area  
Imported ceramic tile entry floor  
Designer series ceramic tile at bath tubs, showers and kitchen  
counter tops  
Smoke detector/alarm  
Gas stub-out at patio area for barbeque  
Outside electrical outlet at patio area  
Oversized double attached garage with abundant storage  
space. Hobby room area — some plans  
Wired for cable television outlets  
Electrical outlet for garage door opener

Ask sales representative for current information regarding these homes.

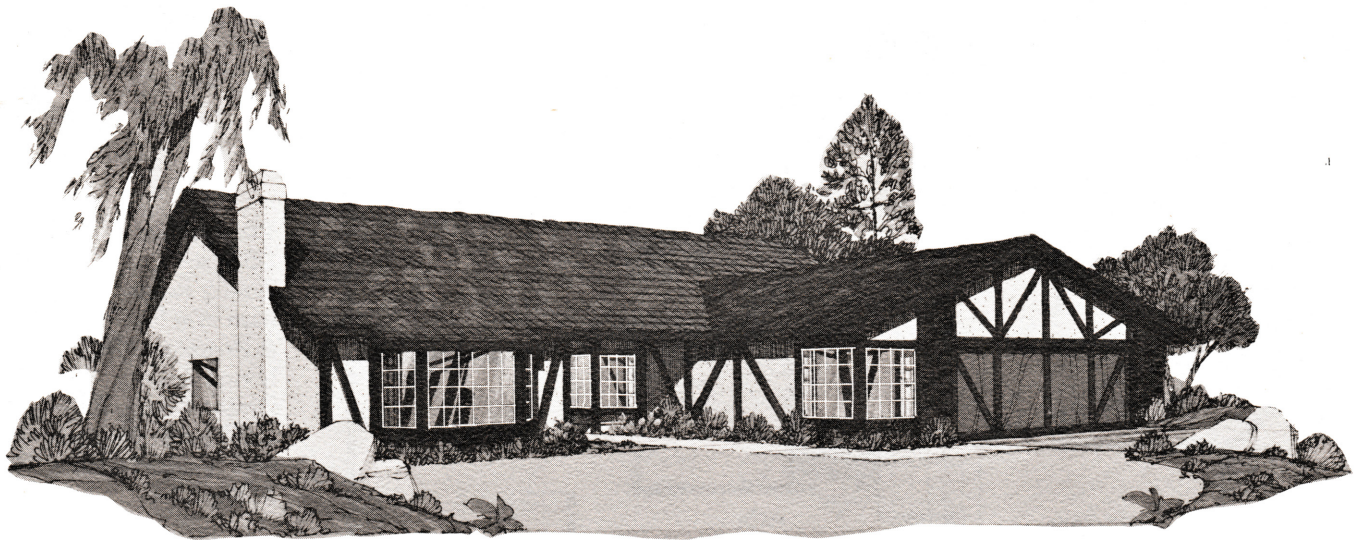
We reserve the right to revise designs, specifications and materials, prices and  
financing, lot sizes and dimensions, easements and drainage patterns without  
prior notice.



# MORRISON RANCH ESTATES



# PLAN 102



Elevation A

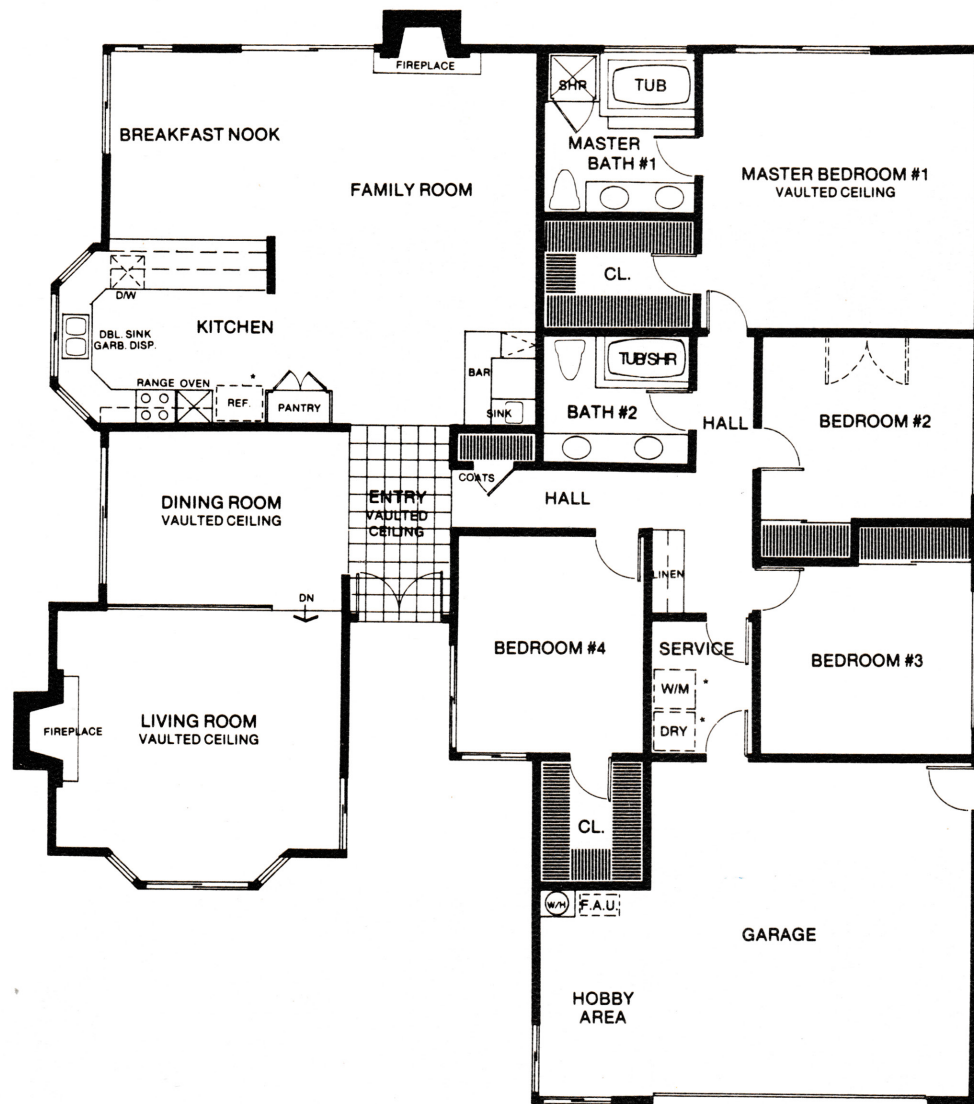


Elevation B

*Artist concept*

## MORRISON RANCH ESTATES

# PLAN 102



4 Bedrooms;  
2 Baths;  
Family Room  
with Wet Bar  
& Breakfast Nook;  
Living Room,  
Dining Room, Entry  
and Master Bedroom  
with Vaulted Ceiling;  
2 Fireplaces.

Approximately  
2,375 Sq. Ft.

\*Space only provided for  
refrigerator, washer & dryer.

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Designer's concept only, not to scale

## MORRISON RANCH ESTATES



# PLAN 202



Elevation A



Elevation B

*Artist concept*

**MORRISON RANCH ESTATES**



# PLAN 202



3 Bedrooms;  
 2½ Baths;  
 Family Room  
 with Wet Bar;  
 Breakfast Nook;  
 Living Room  
 and Master Bedroom  
 with Vaulted Ceiling;  
 2 Fireplaces;  
 Open Atrium and  
 Covered Patio.

Approximately  
 2,417 Sq. Ft.

\* Space only provided for  
 refrigerator, washer & dryer.

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 prices and financing, lot sizes and  
 dimensions, easements and drainage  
 patterns without prior notice.

Designer's concept only, not to scale

Plan shown is Elevation B

## MORRISON RANCH ESTATES



# PLAN 302



Elevation A



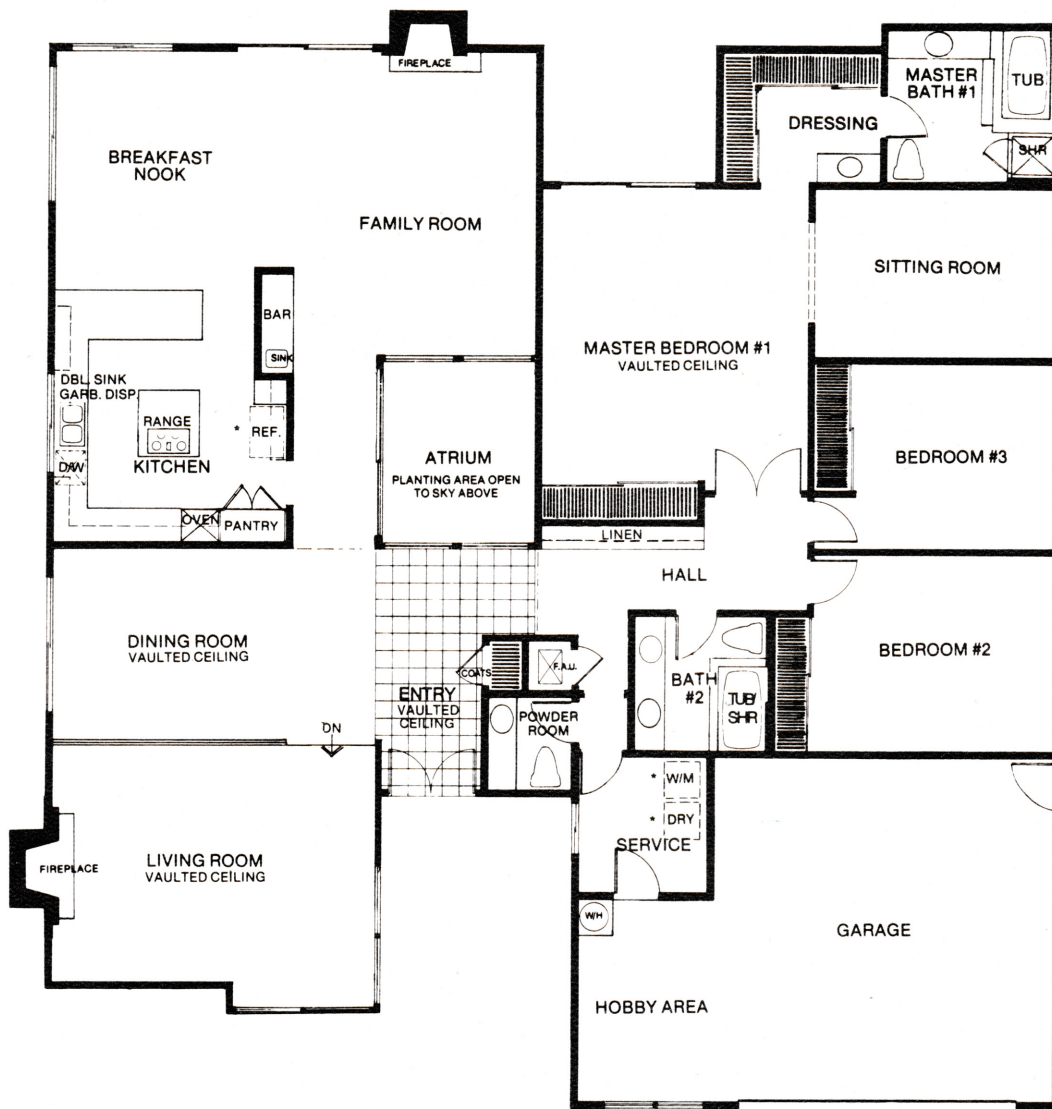
Elevation B

*Artist concept*

**MORRISON RANCH ESTATES**



# PLAN 302



3 Bedrooms;  
Dressing Area,  
Sitting Room off  
Master Bedroom;  
2½ Baths;  
Family Room  
with Wet Bar;  
Breakfast Area;  
Living Room,  
Dining Room, Entry  
and Master Bedroom  
with Vaulted Ceiling;  
2 Fireplaces;  
Open Atrium.

*Approximately  
2,715 Sq. Ft.*

\* Space only provided for  
refrigerator, washer & dryer.

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patterns without prior notice.*

*Designer's concept only, not to scale*

Plan shown is Elevation A

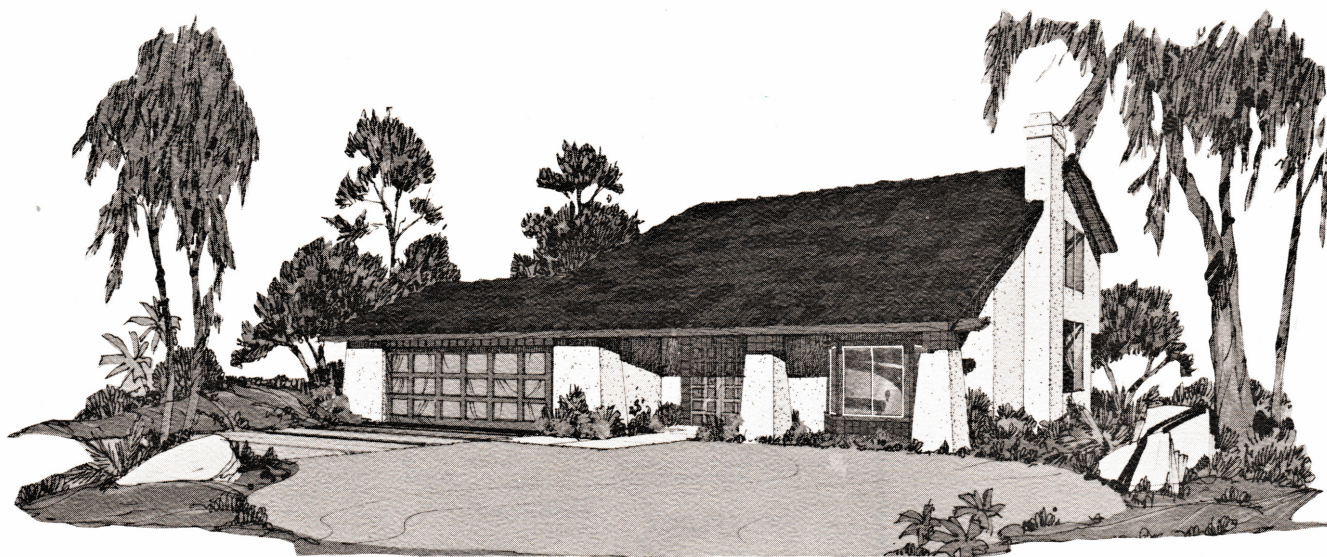
## MORRISON RANCH ESTATES



# PLAN 402



Elevation A



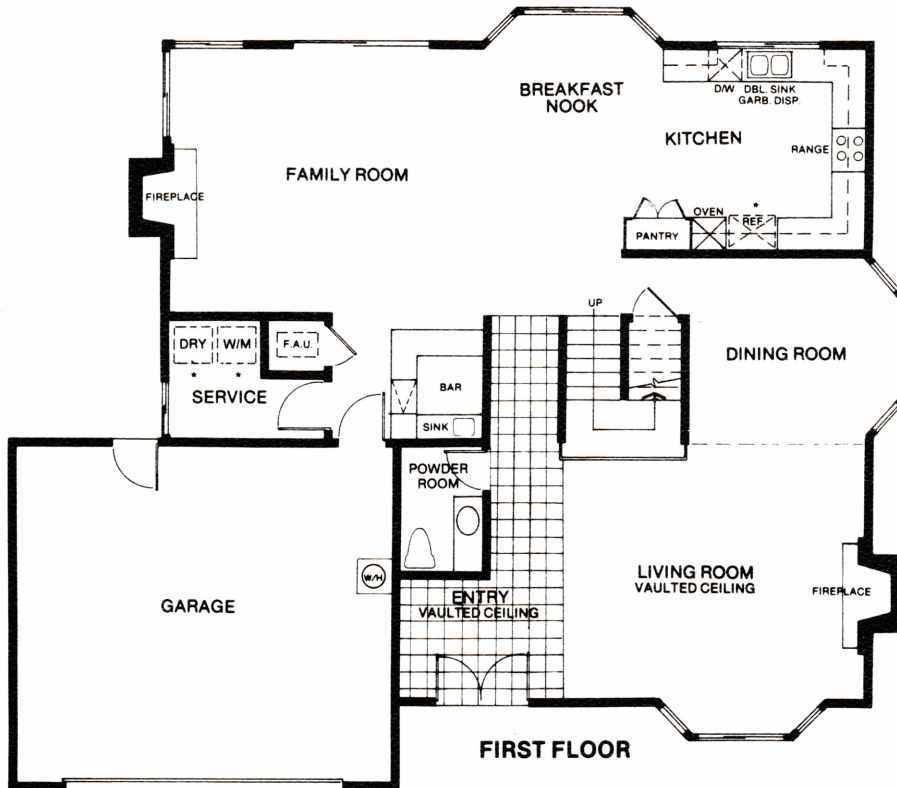
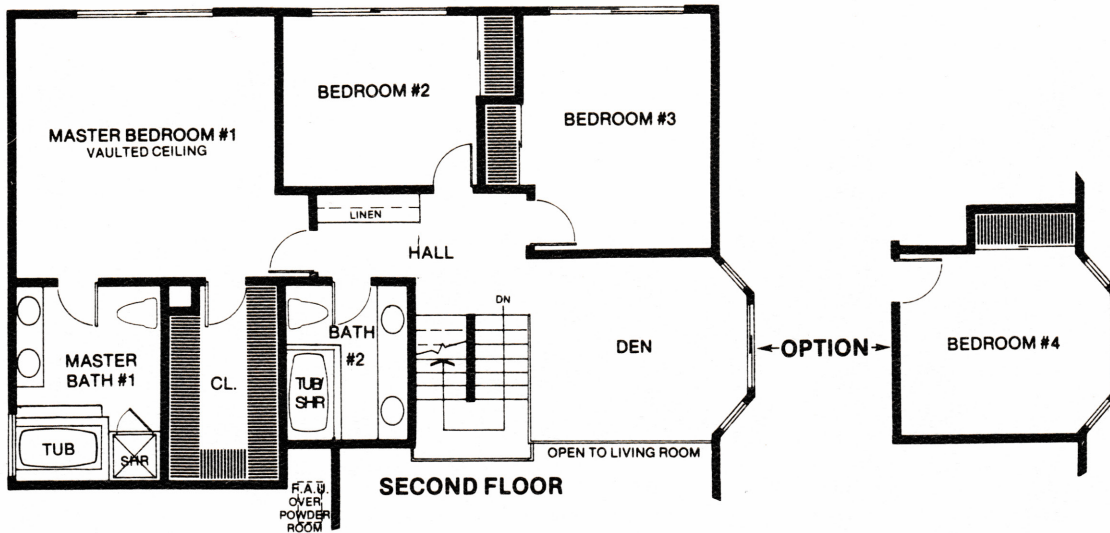
Elevation B

**MORRISON RANCH ESTATES**

*Artist concept*



# PLAN 402



3 Bedrooms & Den  
or 4th Bedroom Option;  
2½ Baths; Family  
Room with Wet Bar;  
Breakfast Nook;  
Dining Room;  
Living Room, Entry  
and Master Bedroom  
with Vaulted Ceiling;  
2 Fireplaces.

*Approximately  
2,605 Sq. Ft.*

\*Space only provided for  
refrigerator, washer & dryer.

*We reserve the right to revise  
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prices and financing, lot sizes and  
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patterns without prior notice.*

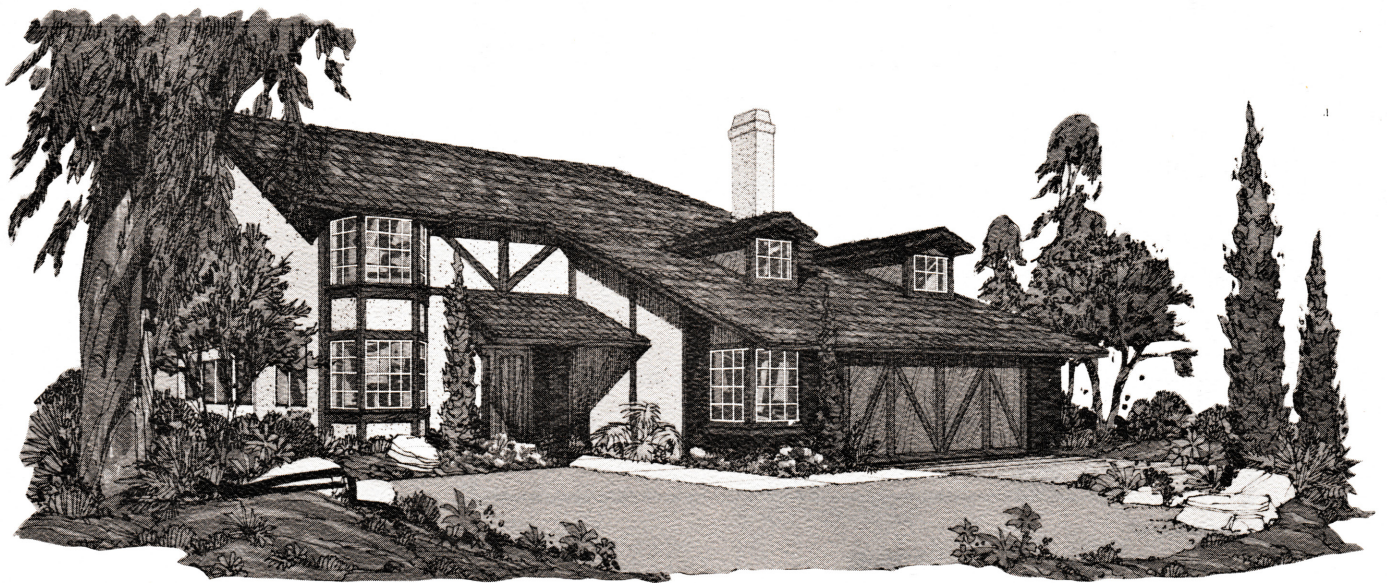
*Designer's concept only, not to scale*

Plan shown is Elevation A

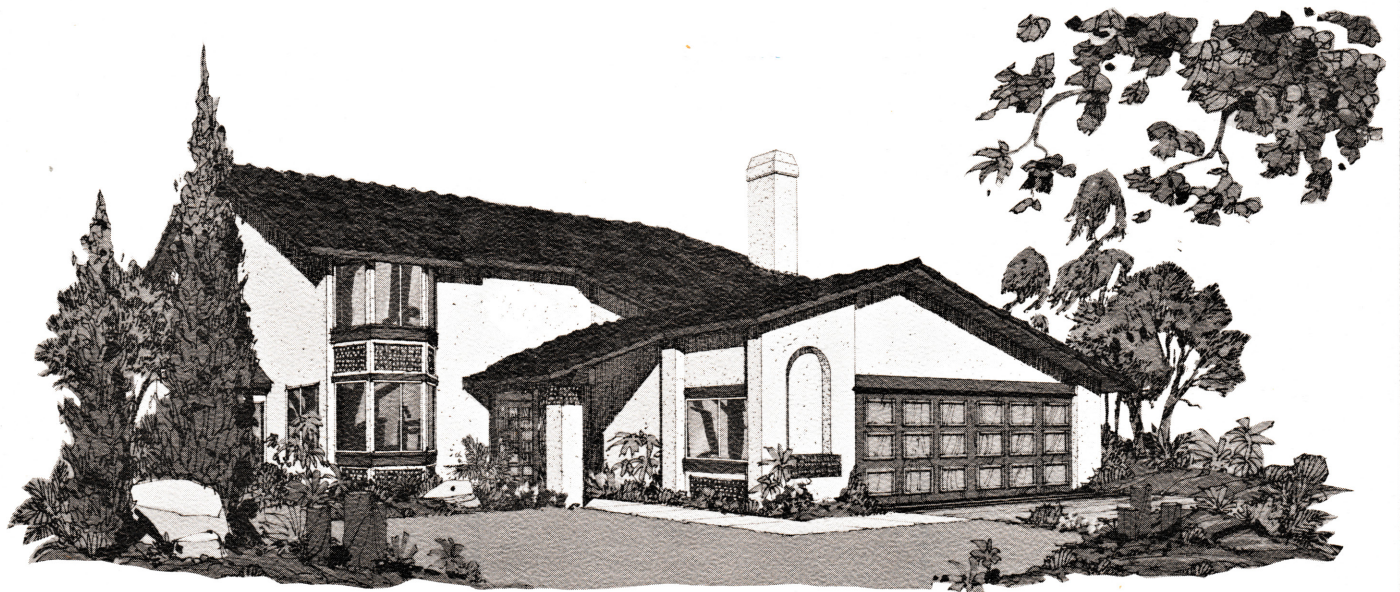
## MORRISON RANCH ESTATES



# PLAN 502



Elevation A



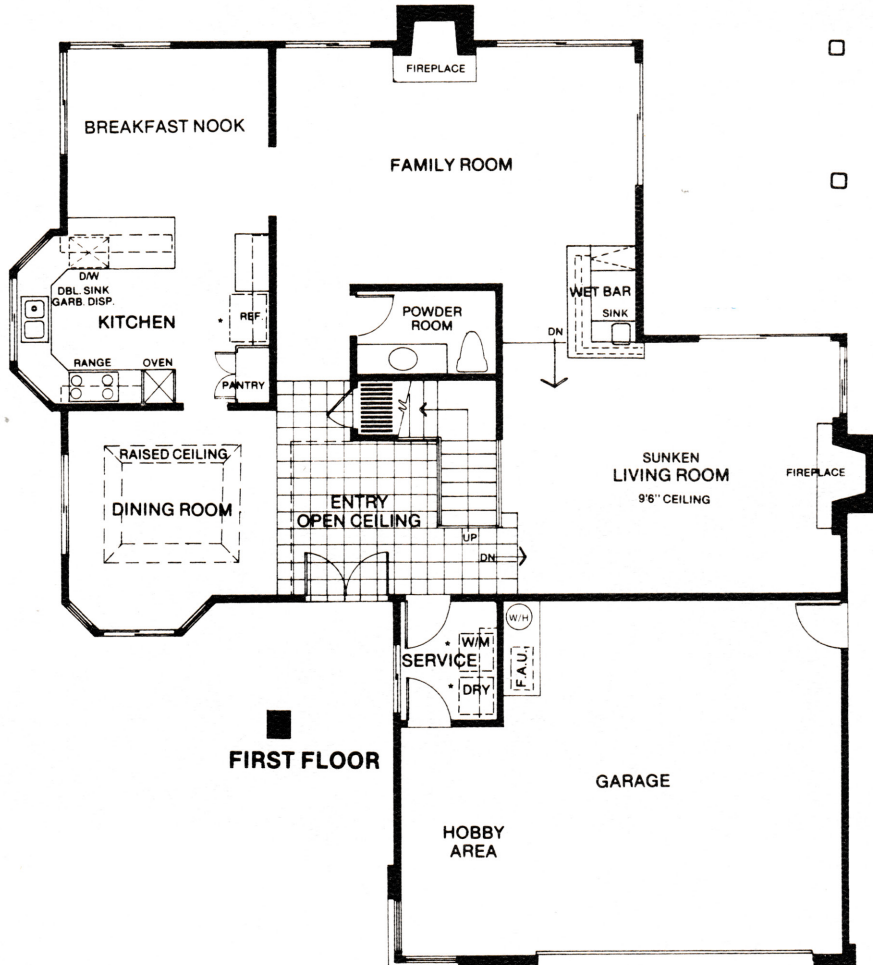
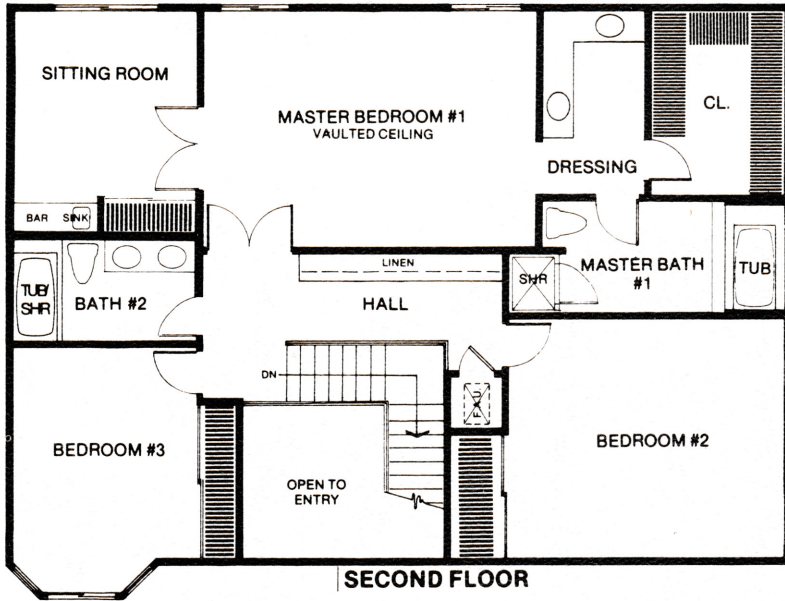
Elevation B

**MORRISON RANCH ESTATES**

*Artist concept*



# PLAN 502



3 Bedrooms;  
Dressing Area &  
Sitting Room off  
Master Bedroom;  
2½ Baths;  
Family Room  
with Wet Bar;  
Breakfast Nook;  
Sunken Living Room;  
Dining Room;  
Vaulted Ceiling in  
Master Bedroom;  
Two Story Entry;  
2 Fireplaces.

Approximately  
2,850 Sq. Ft.

\* Space only provided for  
refrigerator, washer & dryer.

We reserve the right to revise  
designs, specifications and materials,  
prices and financing, lot sizes and  
dimensions, easements and drainage  
patterns without prior notice.

Designer's concept only, not to scale

Plan shown is Elevation A

## MORRISON RANCH ESTATES



# PLAN 602



Elevation A



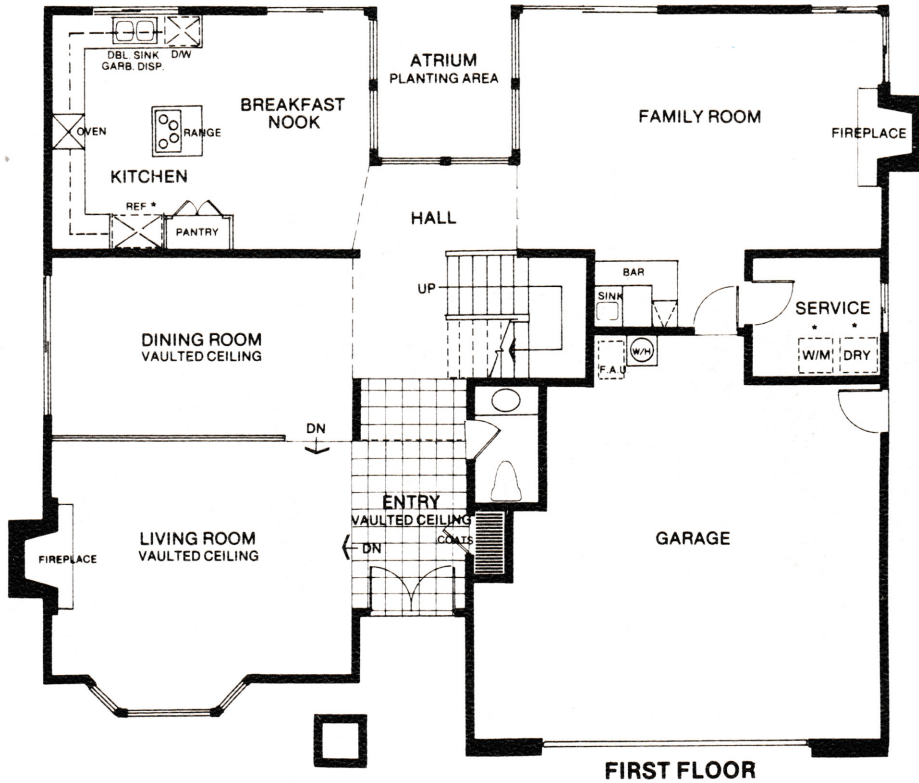
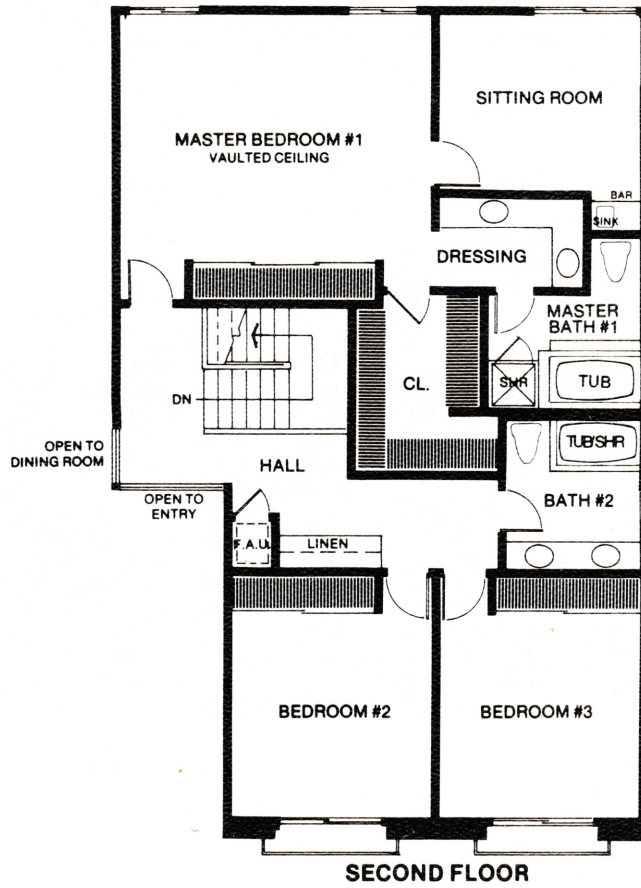
Elevation B

**MORRISON RANCH ESTATES**

*Artist concept*



# PLAN 602



3 Bedrooms;  
 Dressing Area &  
 Sitting Room  
 with Wet Bar off  
 Master Bedroom;  
 2½ Baths;  
 Family Room  
 with Wet Bar;  
 Breakfast Nook;  
 Living Room,  
 Dining Room, Entry  
 and Master Bedroom  
 with Vaulted Ceiling;  
 2 Fireplaces.

Approximately  
 2,890 Sq. Ft.

\* Space only provided for  
 refrigerator, washer & dryer.

We reserve the right to revise  
 designs, specifications and materials,  
 prices and financing, lot sizes and  
 dimensions, easements and drainage  
 patterns without prior notice.

Designer's concept only, not to scale

Plan shown is Elevation B

## MORRISON RANCH ESTATES





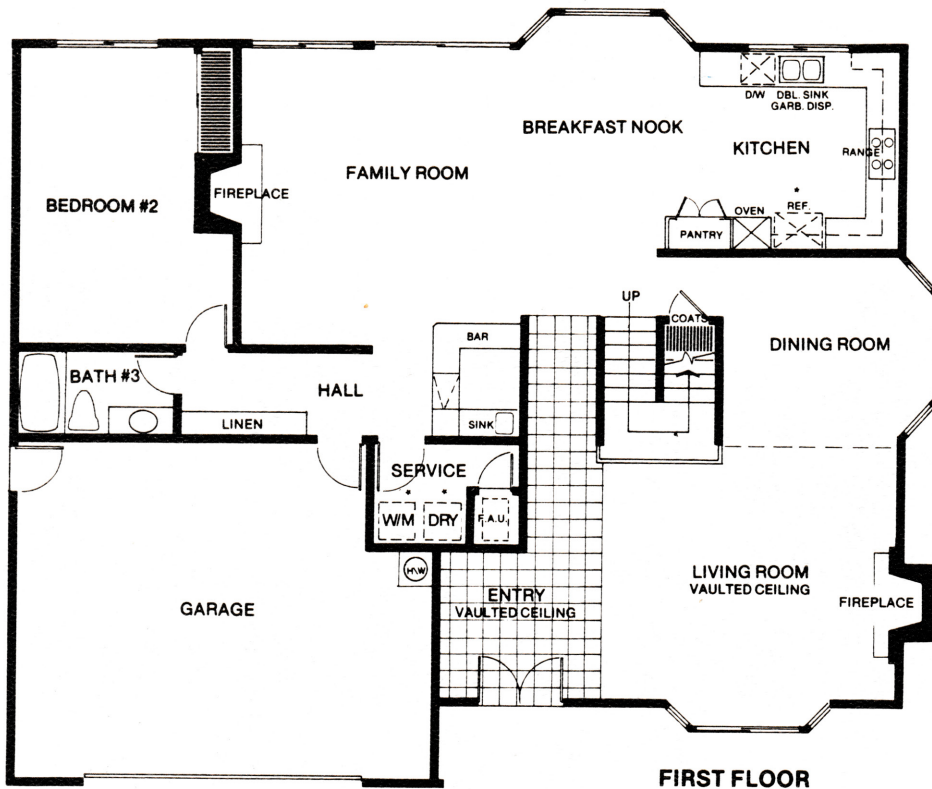
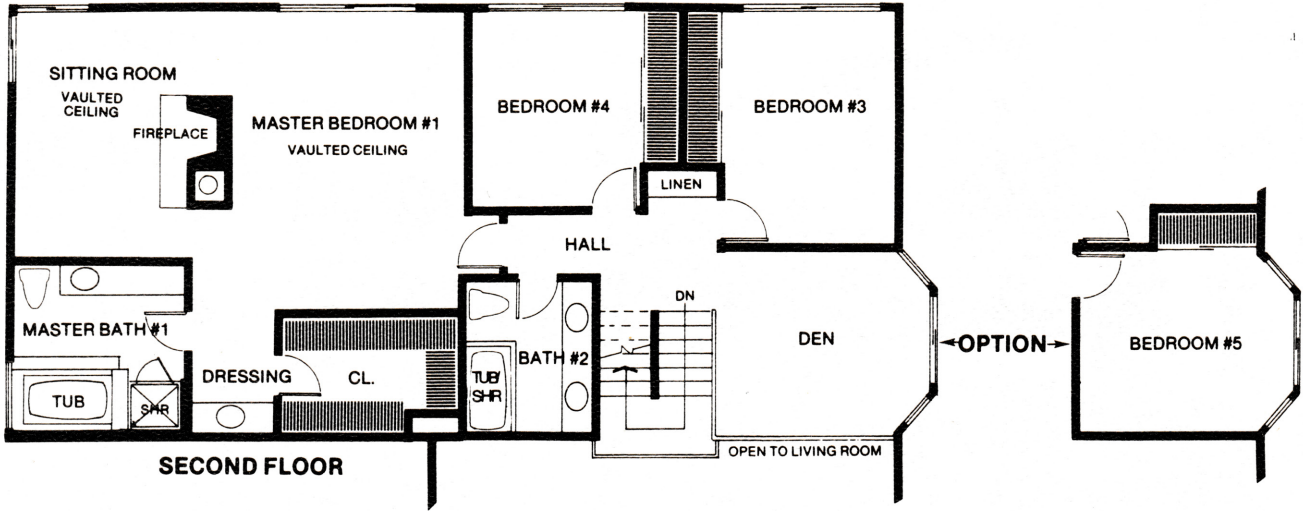
**Elevation A**



**Elevation B**



# PLAN 702



4 Bedrooms & Den  
or 5th Bedroom  
Option;  
Dressing Area &  
Sitting Room off  
Master Bedroom;  
3 Baths;  
Family Room &  
Breakfast Nook;  
Dining Room;  
Living Room, Entry,  
Master Bedroom  
and Sitting Room  
with Vaulted Ceiling;  
3 Fireplaces.

Approximately  
3,130 Sq. Ft.

\* Space only provided for  
refrigerator, washer & dryer.

We reserve the right to revise  
designs, specifications and materials,  
prices and financing, lot sizes and  
dimensions, easements and drainage  
patterns without prior notice.

Designer's concept only, not to scale

Plan shown is Elevation A

## MORRISON RANCH ESTATES