Breathtaking views. Cool coastal breezes. And a completely fresh take on Ranch living. If you’re looking for a more organic, balanced South Orange County lifestyle, Veranda at Esencia could be your perfect fit.

Perched on a ridgeline high above The Ranch overlooking a vast landscape of foothills, the beautifully crafted Veranda homes are designed to bring ocean breezes and the scenic grace of the outdoors in. Stylish 2-story floor plans are open and conducive to entertaining. Some plans offer 3rd-story roof decks and private yards, further enhancing the indoor-outdoor lifestyle experience. And the architectural styling reflects the inviting charm of classic farmhouse, with a simple yet elegant feel and unexpected originality.

Located within the Hilltop Neighborhood of Esencia, Veranda is also conveniently located within walking distance of the Hilltop Club*, a huge community playground with spa-like indoor-outdoor fitness center, a swimming pool and spa with poolside cabanas, bar with lounge seating, BBQ pavilion, bocce ball courts, fire pits, game arcade and large event lawn. And to add to your outdoor opportunities, all of Rancho Mission Viejo’s famed trail systems, pools, cabanas, recreational centers, fire pits, community farms, BBQ areas and more are right in your own backyard.

Welcome home, to a place that draws you closer to nature. And celebrates a simpler way of community living that renews the spirit and energizes daily life.
'modern farmhouse'
Residence 1

3 Bedrooms, 2.5 Baths, 2-Car Garage, 1,681 Square Feet

First Floor
- 2-CAR GARAGE
- GREAT ROOM
- DINING
- KITCHEN

Second Floor
- BEDROOM 3
- BEDROOM 2
- BATH 2
- MASTER BATH
- MASTER BEDROOM
- WALK-IN CLOSET

Laundry
Residence 1

3 Bedrooms, 2.5 Baths, Roof Deck, 2-Car Garage, 1,721 Square Feet

As Modeled WITH 3RD FLOOR ROOF DECK
Residence 1

3 Bedrooms, 2.5 Baths, Deck, Bonus Room, 2-Car Garage, 2,089 Square Feet

WITH
2ND FLOOR DECK
+ 3RD FLOOR
BONUS ROOM
Residence 2

4 Bedrooms, 3.5 Baths, 2-Car Garage, 1,912 Square Feet

First Floor

Second Floor
4 - 5 Bedrooms, 3.5 - 4.5 Baths, Bonus Room or Optional Bed + Bath, 2-Car Garage, 2,320 - 2,424 Square Feet

WITH 3RD FLOOR
ROOF DECK

Residence 2
Residence 2

4 - 5 Bedrooms, 3.5 - 4.5 Baths, Bonus Room or Optional Bed + Bath
2-Car Garage, 2,320 - 2,424 Square Feet

WITH 3RD FLOOR BONUS ROOM OR OPTIONAL BED + BATH
Residence 3
3 Bedrooms, 2.5 Baths, 2-Car Garage, 1,719 Square Feet

First Floor
- 2-CAR GARAGE
- DINING
- WORKSHOP
- GREAT ROOM

Second Floor
- BEDROOM 3
- LAUNDRY
- WALK-IN CLOSET
- MASTER BATH
- MASTER BEDROOM
- BEDROOM 2
- BATH 2

Second Floor Bath Option
- WALK-IN CLOSET
- MASTER BATH
- MASTER BEDROOM

Image of family and interior view of residence.
Residence 3

4 Bedrooms, 3.5 Baths, 2-Car Garage, 1,950 Square Feet

As Modeled
WITH 1ST FLOOR
BED + BATH
Residence 4

3 Bedrooms, 2.5 Baths, 2nd Floor Deck, 2-Car Garage, 1,902 Square Feet
Residence 4

3 – 4 Bedrooms, 2.5 – 3.5 Baths, 2nd Floor Deck, 3rd Floor Deck + Bonus Room or Optional Bed + Bath, 2-Car Garage, 2,254 Square Feet

As Modeled WITH 3RD FLOOR DECK + BONUS ROOM OR OPTIONAL BED + BATH

First Floor

Second Floor

Third Floor

Third Floor Optional Bed/Bath
**Exceptional Exteriors**
- Farmhouse Interpretive architectural style
- Private yard space *(per plan)*
- Spacious covered balconies *(per plan)*
- Inviting covered loggias *(per plan)*
- Covered open air rooftop decks *(per plan)*
- Designer selected exterior colors and accents
- Barn-style gooseneck decorative lighting
- Durable three-coat, sand-finish stucco
- 2-Car attached garages with Amarr® Carriage House wood-look rollup door
- Landscape trellis surround at garage door
- Fully drywalled garage interior
- Rain gutter system with downspouts
- Common area landscaping and concrete walkways
- Downslope view fencing at select locations

**Luxurious Living Spaces**
- Stylish ceramic tile flooring at entry, kitchen, laundry & baths
- Shaker-style cabinetry in white with concealed hinges and 6” satin nickel pulls
- Interior laundry with convenient shelving and gas stub for dryer
- Raised-panel interior doors and bedroom wardrobe doors
- Rounded bullnose drywall corners throughout
- Recessed ceiling lights at select locations
- Designer selected modern light gray interior paint with white trim

**Contemporary Kitchens**
- Granite countertops in 4 designer selected color choices
- Large center-island
- GE® Stainless Steel gourmet appliance package, including:
  - 30” freestanding gas range
  - 24” built-in microwave featuring one-touch cooking controls
  - 30” Modern-Aire® professional vent hood with 600 CFM
  - Energy Star 5-Cycle Dishwasher
- Sonetto® 18-gauge stainless steel single basin sink
- Delta Mateo® chrome pull-down faucet
- Water line at refrigerator location for convenient ice maker hookup

**Master Suites**
- Convenient dual vanities with undermount rectangular sinks
- Easy-care Engineered Stone countertops *(all bathrooms)* with 6” backsplash
- Contemporary light fixtures with chrome finish and opaque glass
• Rectangular soaking tubs or oversized shower (per plan)
• Modern 3” x 6” subway tile surrounds at shower
• Compartmentalized private water closet
• Walk-in closet with pole and shelf

Today’s Technology
• Recessed flat panel TV/data connection in great room
• Multi-media outlets with CAT-6, RG-6, and CAT-5e cables for high speed data, telephone, and cable TV connections throughout the home
• CAT-5 prewire to front doorbell for future upgrade
• Electronic smoke detectors and carbon monoxide monitors
• Forced-air heating and climate-controlled air conditioning with digital thermostat
• USB charging station in kitchen
• Automatic LiftMaster® “smart” WiFi garage door opener
• Fire sprinkler system

Personal Touch Options
A wide array of design selections are available, subject to construction scheduling. Please see your Veranda New Home Consultant to discover how to personalize your home to fit your lifestyle.

At MBK Homes, we understand that customizing your new dream home is an important and exciting part of your purchasing experience.

Our designer selected P3 flooring packages provide you with an exceptional cost savings while achieving a designer look and feel.

While viewing the models, you will see each flooring package displayed:
Residence One - Premium
Residence Three - Premier
Residence Four - Premier

Each flooring package can be applied to each residence type and is available in a variety of color choices. For more details on this innovative new program please see your Veranda New Home Consultant.

Environmental Engineering
• Dual-glazed vinyl windows with efficient, low-E, energy-saving glass
• Rheem® energy efficient tankless water heater
• Water-conserving toilets
**MBK Builder Story**

At MBK Homes, we believe in building more than just fine homes. Our mission is to build happiness.

How? By working hard to find just the right family-friendly neighborhood locations. Continually striving to raise the bar in craftsmanship, design and finishes. By making sure our customer service goes beyond the expected. And by standing behind the quality of our homes, long after we’ve handed over the keys.

We’re proud that our parent company, Mitsui & Co. Ltd., is one of the world’s largest. And that it provides the kind of financial stability you want backing up your most important purchase. Our corporate culture blends the honor and pride of Japanese tradition with the passion and ingenuity of American know-how, bringing the best of both to our building standards.

Behind every MBK home, you can feel this rare brand of integrity and commitment. Creating this kind of unmistakable value is the key to Building Happiness.
Building Happiness
Veranda Sales Gallery
110 Sencillo Place
Rancho Mission Viejo
CA 92694
949-269-7840
veranda@mbk.com
www.mbkhomes.com

MBK Homes reserves the right to modify prices, plans, features, square footage, window locations and specifications without prior notice or obligation. Square footages are approximate. See your Veranda New Home Consultant for sales procedure process. Models do not reflect racial preference BRE License #01304983, #01807088 Contractor’s Lic #844533.