

**AUDIE MURPHY RANCH**  
— IN MENIFEE —

ONE *great* PLACE THAT HAS IT ALL



*Surrounded by*

**MILES OF TRAILS, ROLLING HILLSIDES,  
SCENIC VIEWS AND SOARING SKIES**



..... *Discover* .....

## RESORT LIVING IN MENIFEE'S PREMIER MASTER PLANNED COMMUNITY

Set amidst 1,100 rolling acres and surrounded by picturesque open space, Audie Murphy Ranch is a vibrant community filled with resort-style amenities, exciting community events and miles of trails and paseos that connect you with nature. This desirable Menifee address, recognized as one of the top 10 cities for growth in So Cal, puts you moments from everyday conveniences and top schools, including the brand-new onsite Elementary School.



..... *Enjoy* .....

## RESORT AMENITIES IN YOUR OWN BACKYARD

At Audie Murphy Ranch, the great life is just outside your door! Discover sparkling pools for hot summer days, amenity-filled parks for playing, 2.5 miles of scenic trails to explore and a private recreation center for birthday parties and social gatherings!



### The Ranch House

3.8 Acres ★ 3,149 Sq. Ft. Recreation Building ★ Two Swimming Pools ★ Spa ★ Tot Lot  
Grassy Amphitheater ★ Game Area ★ Large Turf Areas ★ Trellis Shade Structures ★ Barbecues



## The Plunge

Jr. Olympic Swimming Pool ★ Children's Wading Pool  
Barbecues ★ Picnic Areas ★ Shade Structures

## Spirit Park

Three Lighted Tennis Courts ★ Two Basketball Courts ★ Two Tot Lots  
Shade Structures ★ Picnic Areas ★ Grass Areas ★ Memorial Garden ★ Walking Trails

## Silver Star Park

3.4 Acres ★ Full Size Basketball Court ★ Tot Lot ★ Turf/Grass Area  
Shade Pavilion with Picnic Tables

## FUN EVENTS & ACTIVITIES

Our homeowners enjoy a year around calendar of private classes, events and activities! There's even an **Onsite Lifestyle Director** that helps connect neighbors with each other through activities and clubs.

Movies & Concerts in the Park ★ Easter Egg Hunt  
Summer Pool Parties ★ Food Truck Events  
Back to School Party ★ National Night Out ★ And More!





..... *Explore* .....

## FABULOUS SHOPPING & DINING OPTIONS

Just minutes from Audie Murphy Ranch, **Menifee Town Center** recently opened the first of many stores planned including Aldi Food Market, Sonic and Buffalo Wild Wings, and excitement continues to build for the planned 12-screen multiplex Krikorian and 22-lane bowling alley. **Menifee Countryside Marketplace** also offers a diverse selection of restaurants and specialty stores open and ready to enjoy!

### Top Schools Offer a Great Education

Students have access to impressive public schools committed to providing a great education, including the new onsite Táawila Elementary School close to many of our new neighborhoods! Plus, charter school options are also available including the K-12 Santa Rosa Academy located right here in Menifee.

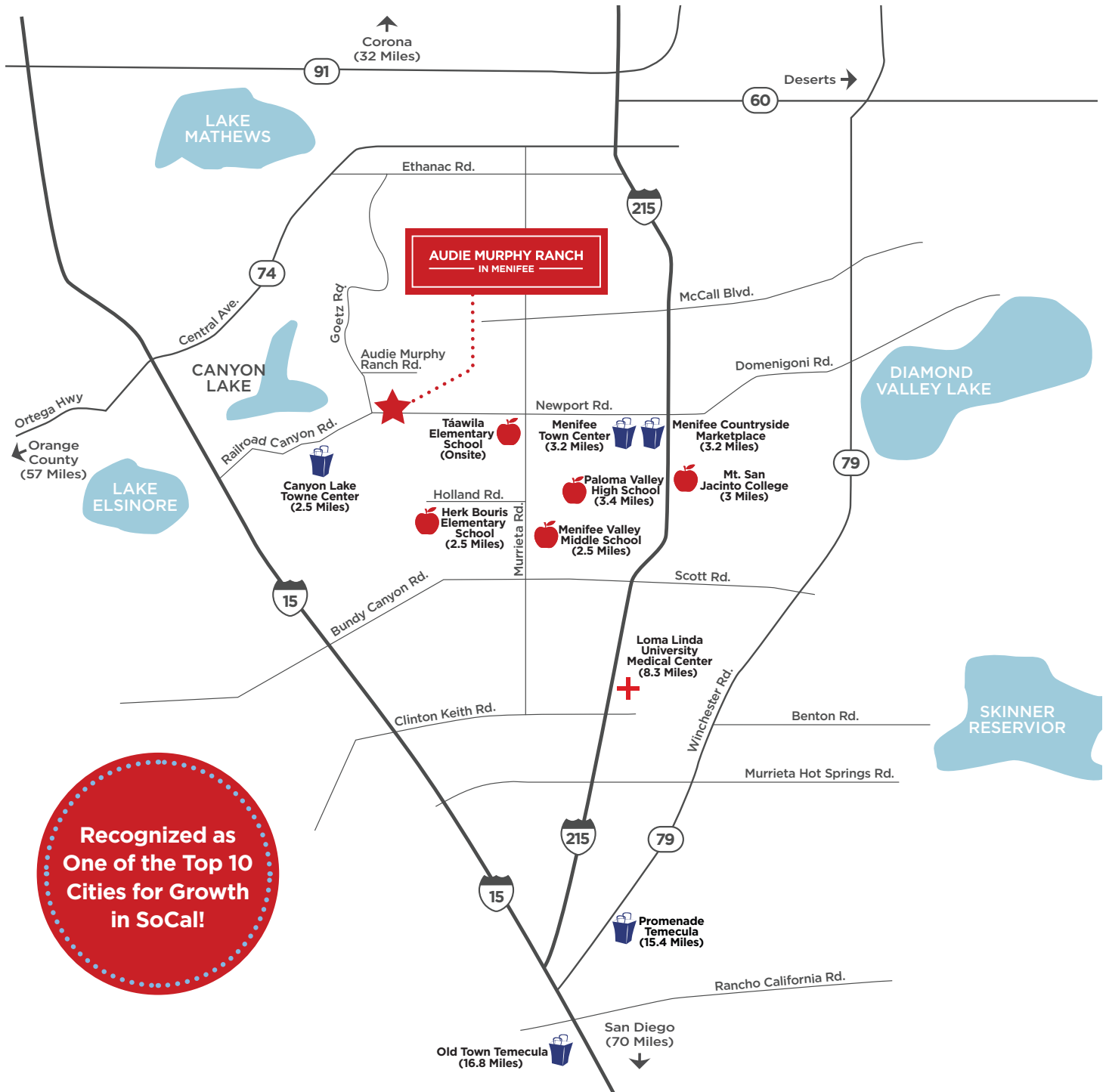


Onsite Táawila Elementary School ★ Herk Bouris Elementary School  
Menifee Valley Middle School ★ Paloma Valley High School

..... *Menifee's* .....

## DESIRABLE LOCATION

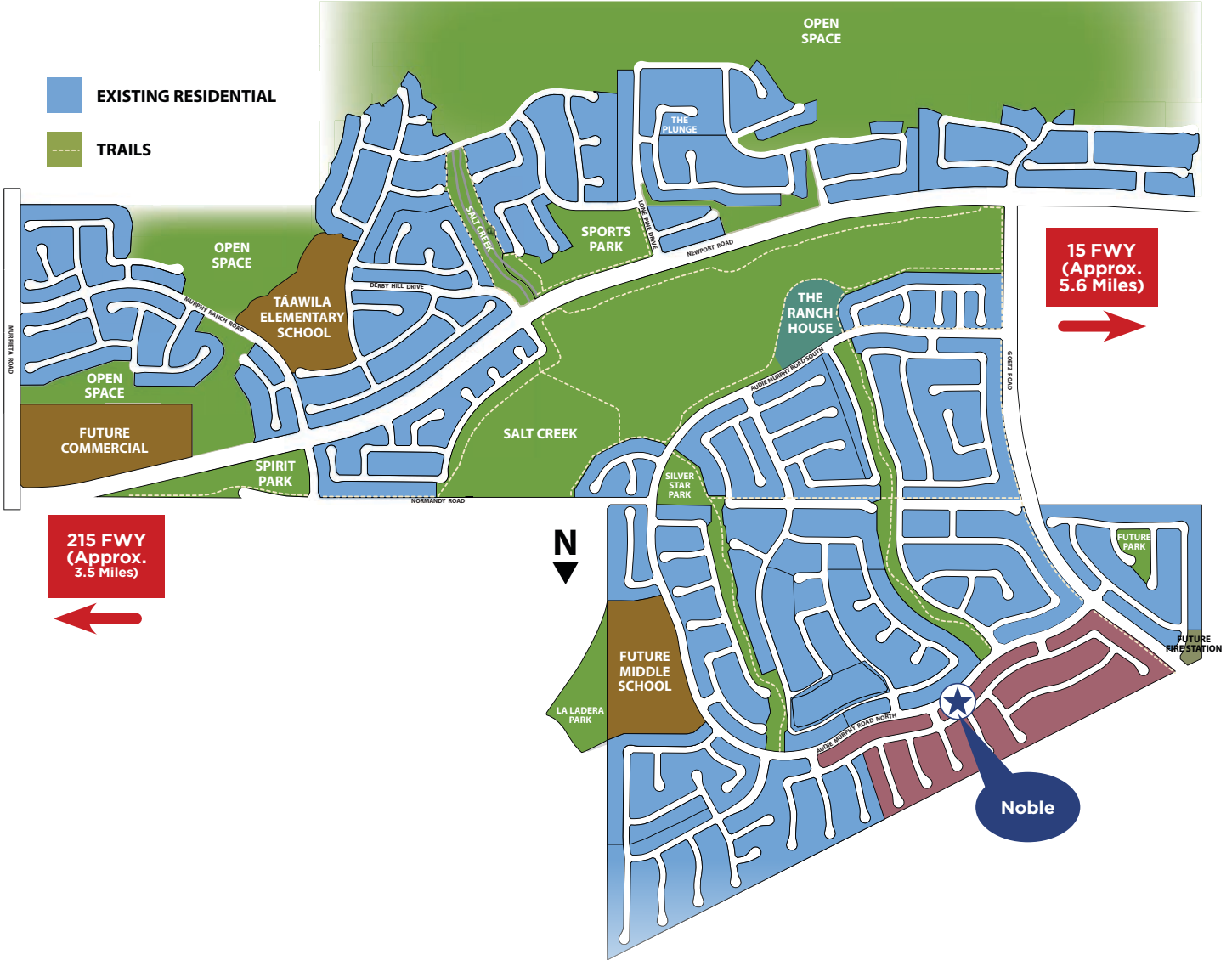
From the rural beauty of home, your connection to business and leisure is never far. The I-15 and I-215 freeways put you conveniently close to major employment hubs, weekend escapes to the mountains and deserts, shopping, dining and so much more!



**Recognized as  
One of the Top 10  
Cities for Growth  
in SoCal!**

..... Tour .....

# NEW HOME COLLECTIONS IN MENIFEE



## Noble

### RICHMOND AMERICAN HOMES

One-Story Single-Family Homes

Approx. 2,272 to 3,135 Sq. Ft.

3 to 4 Bedrooms, 2 to 3 Baths

2 to 3-Car Garages

951.226.3993

