# Welcome to Pacifica at Merida Way

Your comprehensive guide to life in Oceanside's newest coastal community, brought to you by Yolanda Picha, your trusted bilingual real estate partner at Lux Team.

# Discover Your New Home at Pacifica

Located at 4754 Merida Way in beautiful Oceanside, California, Pacifica by Meritage Homes represents the pinnacle of modern coastal living in North County San Diego. This brand-new construction community offers homebuyers an exceptional opportunity to own a piece of paradise just minutes from pristine beaches, world-class dining, and outstanding schools.

Pacifica combines innovative home design with energy-efficient features that lower utility costs while maintaining comfort year-round. Each residence is thoughtfully crafted with open floor plans, contemporary finishes, and smart home technology that makes daily living effortless. The community itself fosters connection with beautifully landscaped common areas and pedestrian-friendly streets perfect for evening strolls.

Whether you're a first-time homebuyer, growing family, or looking to downsize without sacrificing quality, Pacifica offers floor plans to match your lifestyle. The neighborhood's prime location provides easy access to Highway 78 and Interstate 5, making commutes to San Diego, Carlsbad, or anywhere in North County convenient and stress-free.

## Community Highlights

- Brand new construction homes
- Energy-efficient design
- Modern open floor plans
- Smart home technology
- Prime Oceanside location
- Close to beaches and amenities

# Outstanding Schools and Educational Opportunities

## Top-Rated Elementary Schools

Pacifica offers excellent elementary schools like Cesar Chavez and Ocean Knoll. They are known for dedicated teachers, strong parent involvement, and comprehensive programs.

## Comprehensive High Schools

Oceanside High School and El Camino High School provide robust college preparatory curricula. They offer AP courses, technical education, and extensive extracurricular activities.

## Quality Middle Schools

Students attend well-equipped middle schools such as Lincoln and Martin Luther King Jr. These schools emphasize academic excellence and prepare students for high school.

## Higher Education Access

MiraCosta College offers affordable degree programs and university transfer pathways. Cal State San Marcos and other prestigious universities are also easily accessible.

*Please verify current school ratings and boundaries at GreatSchools.org or similar resources.*

# Shopping, Dining, and Entertainment

## Shopping Destinations

Pacifica residents enjoy convenient access to diverse shopping options. The Coast Highway corridor features charming boutiques and specialty stores, while Plaza Camino Real and Oceanside Town Square offer major retailers like Target, Trader Joe's, and Sprouts Farmers Market. For a more upscale shopping experience, the nearby Carlsbad Premium Outlets are just 10 minutes south, offering designer brands at outlet prices.

The neighborhood includes several grocery options within a mile radius, making weekly shopping trips quick and easy. Whole Foods, Vons, and Northgate Market cater to different preferences and budgets, ensuring you'll always find what you need close to home.

## Culinary Scene

Oceanside's dining scene has exploded in recent years, earning recognition from food critics across California. From authentic Mexican taquerías to farm-to-table bistros, oceanfront seafood restaurants to craft breweries, the variety is impressive. Local favorites include Wrench & Rodent Seabasstropub for creative seafood, Hello Betty Fish House, and the iconic 101 Cafe for classic American comfort food.

The craft beer scene thrives with over a dozen breweries, including Bagby Beer Company, Belching Beaver, and Mission Brewery's Oceanside location. Many feature family-friendly beer gardens and regular food truck visits.

# Healthcare and Medical Services

### Tri-City Medical Center

Just minutes from Pacifica, this comprehensive medical center offers emergency services, specialized care, and state-of-the-art facilities. The Level II Trauma Center provides peace of mind for families, while the Birth Center delivers over 2,000 babies annually with exceptional maternal care.

### Scripps Coastal Medical Center

Part of the renowned Scripps Health system, this facility provides primary care, urgent care, and specialty services. The center's convenient location and extended hours make healthcare accessible when you need it most, with same-day appointments often available.

### Specialty Care and Urgent Care

The area boasts numerous urgent care facilities, dental practices, pediatric specialists, and wellness centers. Rady Children's Hospital physicians practice locally, ensuring excellent pediatric care without long drives to San Diego.

Oceanside's healthcare infrastructure continues to grow, with new medical offices and specialty clinics opening regularly. Many providers offer bilingual services in English and Spanish, making communication comfortable for all residents. Telemedicine options have also expanded, allowing convenient virtual consultations for non-emergency concerns.

# Parks, Recreation, and Outdoor Activities

Oceanside offers abundant opportunities for outdoor recreation and family fun. The city maintains over 70 parks, ranging from neighborhood playgrounds to expansive regional parks with sports facilities. Guajome Regional Park, just 10 minutes from Pacifica, features 569 acres of trails, fishing ponds, picnic areas, and historic ranch buildings – perfect for weekend adventures and birthday celebrations.

Aquatic enthusiasts will love the Oceanside Aquatic Complex with its Olympic-sized pool, while the city's 11 community centers offer classes in everything from yoga to pottery. Numerous youth sports leagues provide opportunities for children to participate in soccer, baseball, basketball, and more. The mild climate means outdoor activities are enjoyable year-round, whether you're practicing at the driving range, playing tennis at Buddy Todd Memorial Park, or hiking the scenic trails at Buena Vista Lagoon Ecological Reserve.

Golf enthusiasts appreciate Oceanside's proximity to several championship courses. The Center City Golf Course offers affordable rounds with ocean views, while nearby resorts like Omni La Costa provide world-class golfing experiences. Water sports dominate the recreational scene, with options for surfing lessons, stand-up paddleboarding, kayaking in the harbor, and sport fishing charters. The Oceanside Harbor hosts sailing lessons and yacht clubs, while the beach volleyball courts along the strand are free and always welcoming new players.

🚲 **Bike-Friendly Community**

Extensive bike lanes and the Coastal Rail Trail make cycling safe and enjoyable for commuting or leisure rides.

🌊 **Water Sports Paradise**

From surfing to kayaking, Oceanside's coastline offers endless aquatic adventures for all skill levels.

🥾 **Hiking Trails Nearby**

Explore scenic trails at Guajome Park and nearby nature reserves with varying difficulty levels for all ages.

# Transportation and Commuting

## Highway Access

Pacifica at Merida Way offers excellent freeway connectivity. Highway 78 is less than two miles away, providing quick east-west access across North County. Interstate 5 runs through Oceanside, making north-south travel to San Diego, Orange County, or Los Angeles straightforward. The typical commute to downtown San Diego takes 35-45 minutes, while Carlsbad and Vista are just 15-20 minutes away.
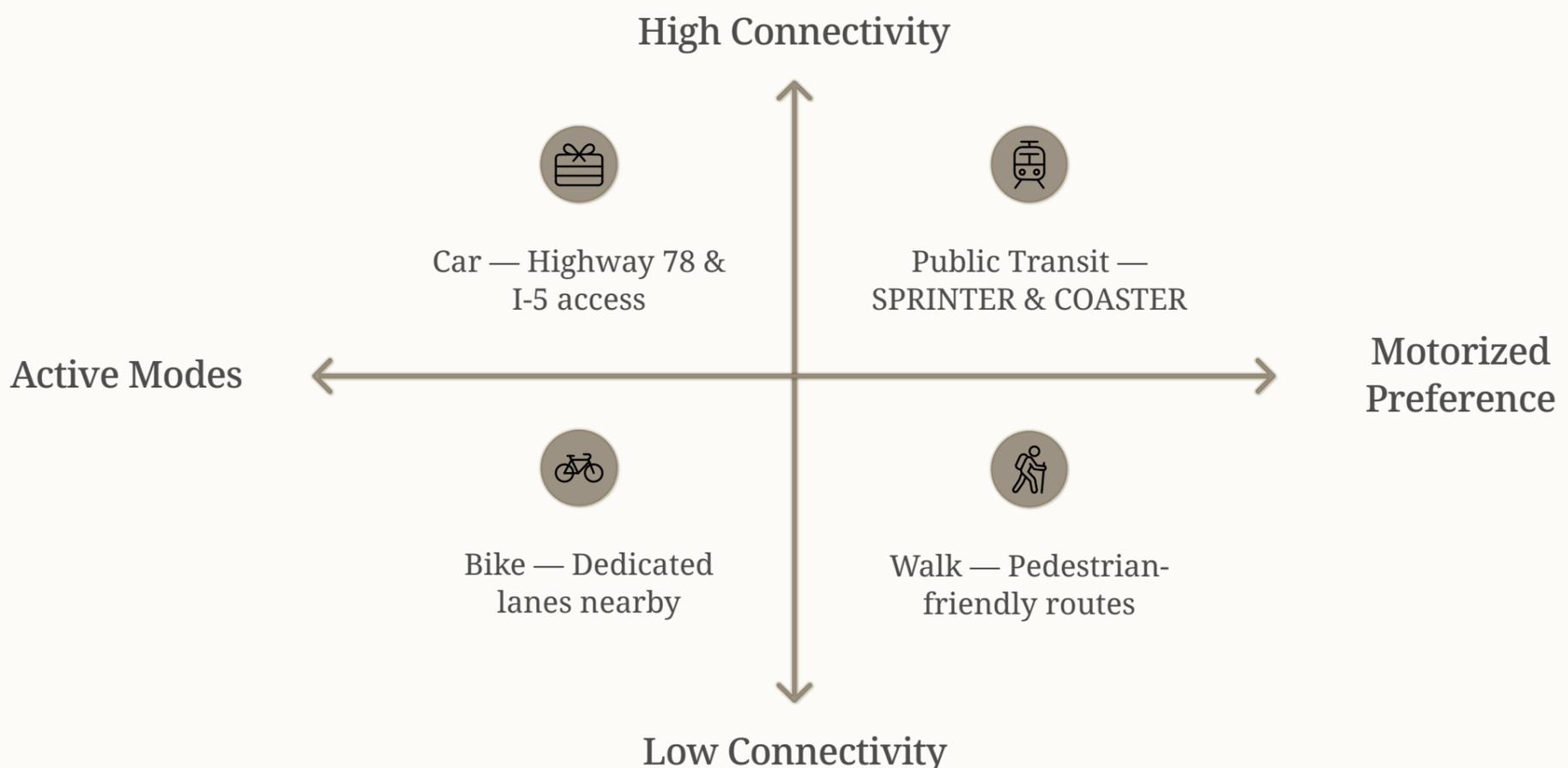
## Public Transportation

The North County Transit District (NCTD) operates comprehensive bus routes throughout Oceanside, with several stops near Pacifica. The SPRINTER light rail connects Oceanside to Escondido with stops at key destinations including Cal State San Marcos, Palomar College, and major shopping centers. The COASTER commuter train runs from Oceanside to downtown San Diego multiple times daily, offering a stress-free commuting alternative.

## Airport Convenience

McClellan-Palomar Airport in Carlsbad serves private aviation and charter flights just 15 minutes south. San Diego International Airport, the region's major commercial hub, is approximately 40 minutes away via I-5, offering direct flights to destinations nationwide and internationally.

## Walkability and Biking

Oceanside continues improving pedestrian and cycling infrastructure. Many errands can be completed on foot or by bike, and the city's relatively flat terrain makes cycling accessible for most fitness levels. Dedicated bike lanes connect residential areas to shopping districts and the beach, promoting healthy, eco-friendly transportation alternatives.

High Connectivity

Car — Highway 78 & I-5 access

Public Transit — SPRINTER & COASTER

Active Modes

Motorized Preference

Bike — Dedicated lanes nearby

Walk — Pedestrian-friendly routes

Low Connectivity

This multi-modal transportation network ensures residents can choose the most convenient option for any journey, whether commuting to work, visiting family in San Diego, or exploring Southern California's many attractions.

# Community Events and Local Culture

Oceanside's vibrant community calendar ensures there's always something exciting happening. The city hosts over 30 annual events that bring neighbors together and celebrate the unique coastal culture. The Oceanside Harbor Days in September features boat parades, live music, and seafood festivals. The International Film Festival in August showcases independent cinema from around the world, while the Museum of Art hosts rotating exhibitions and cultural programs year-round.

### Thursday Sunset Market

Every Thursday from April through September, downtown transforms into a bustling marketplace with local vendors, live music, and food trucks from 5-9 PM.

### First Friday Art Walk

Experience the thriving arts scene with gallery openings, street performers, and special exhibitions throughout the downtown arts district.

### Oceanside Beach Fest

A summer celebration featuring sandcastle competitions, volleyball tournaments, live entertainment, and family activities right on the beach.

The diverse community includes strong Latino cultural influences, reflected in authentic restaurants, bilingual services, and celebrations like Día de los Muertos and Cinco de Mayo festivals. Military families from nearby Camp Pendleton add another dimension to the community fabric, creating a welcoming environment for people from all backgrounds. This diversity enriches daily life and creates opportunities for cultural exchange and understanding.

Community involvement is strong, with active neighborhood associations, volunteer opportunities, and civic engagement. Whether you want to join a beach cleanup, participate in local government, or simply attend community gatherings, you'll find numerous ways to connect with your neighbors and contribute to making Oceanside an even better place to call home.

# Your Trusted Real Estate Partner

## Yolanda Picha
### Bilingual Real Estate Specialist

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*Serving North County San Diego in English and Spanish*

As your dedicated real estate professional partnering with Meritage Homes at Pacifica, I bring extensive knowledge of Oceanside's neighborhoods, market trends, and the home buying process. My bilingual capabilities in English and Spanish ensure clear communication every step of the way, making your journey to homeownership smooth and stress-free.

Whether you're a first-time homebuyer navigating financing options, a growing family seeking the perfect floor plan, or an experienced buyer looking for investment opportunities, I'm here to guide you through every detail. My partnership with Meritage Homes at Pacifica gives you insider access to available homes, upcoming releases, and exclusive information about this exceptional community.

I understand that buying a home is one of life's biggest decisions, and I'm committed to providing personalized service that addresses your unique needs and goals. From scheduling private tours and explaining construction features to connecting you with trusted lenders and coordinating closing details, I'll be with you every step of the way.

Let's start your journey to life at Pacifica today. Contact me to schedule a personal tour, discuss available floor plans, or simply learn more about what makes Oceanside such a special place to call home. I look forward to helping you find your perfect coastal retreat at Merida Way.

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