

THE BREAKERS

on South Cleveland

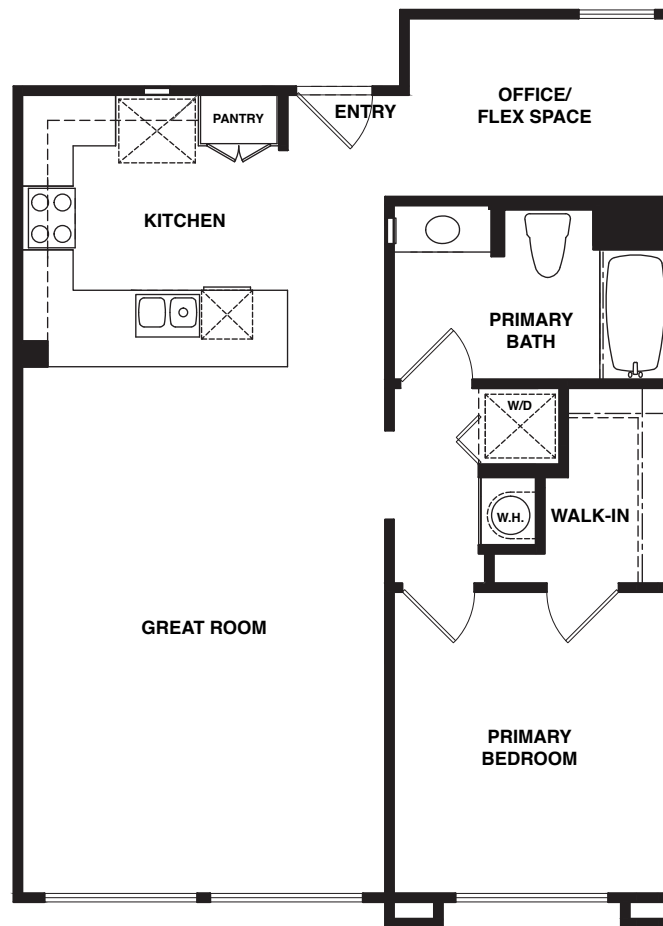
SURFSIDE LIVING IN OCEANSIDE
Elevator Access & Ocean Views



PLAN 1

North Swell Building: Units 207, 208, 313, 314

Single-level flat | Elevator access | 865 sq. ft. | 1 bedroom + office/flex space
1 bath | Reserved on-site parking



North Swell Building: 1021 S. Cleveland Street | **South Swell Building:** 1105 S. Cleveland Street
Oceanside, CA 92054 | (760) 532-6252 | sandy@hallmarkcommunities.com | HallmarkCommunities.com

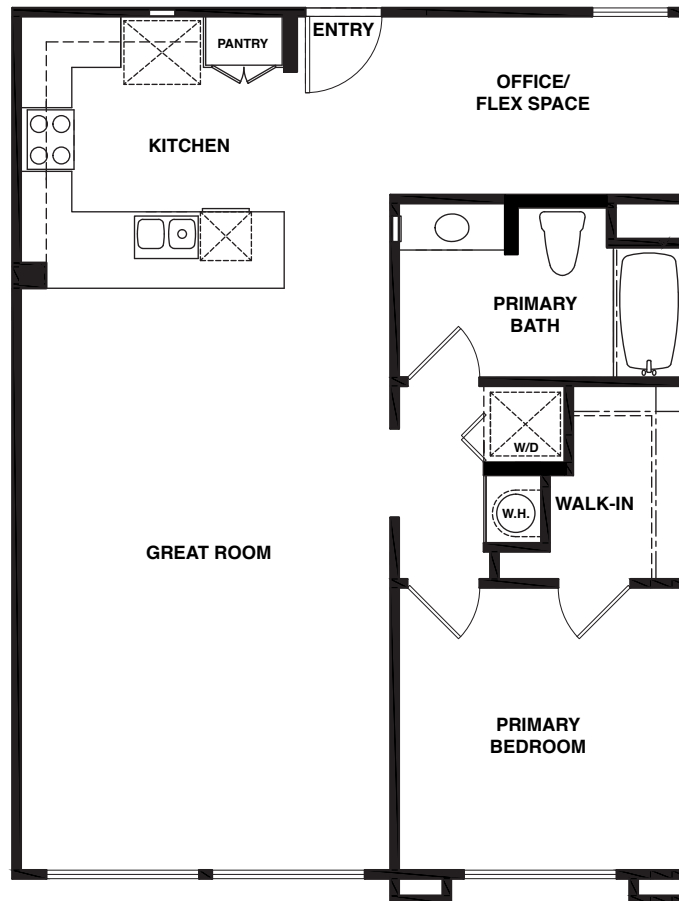
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PLAN 1A

South Swell Building: Units 206, 207, 311, 312

Single-level flat | Elevator access | 908 sq. ft. | 1 bedroom + office/flex space
1 bath | Reserved on-site parking



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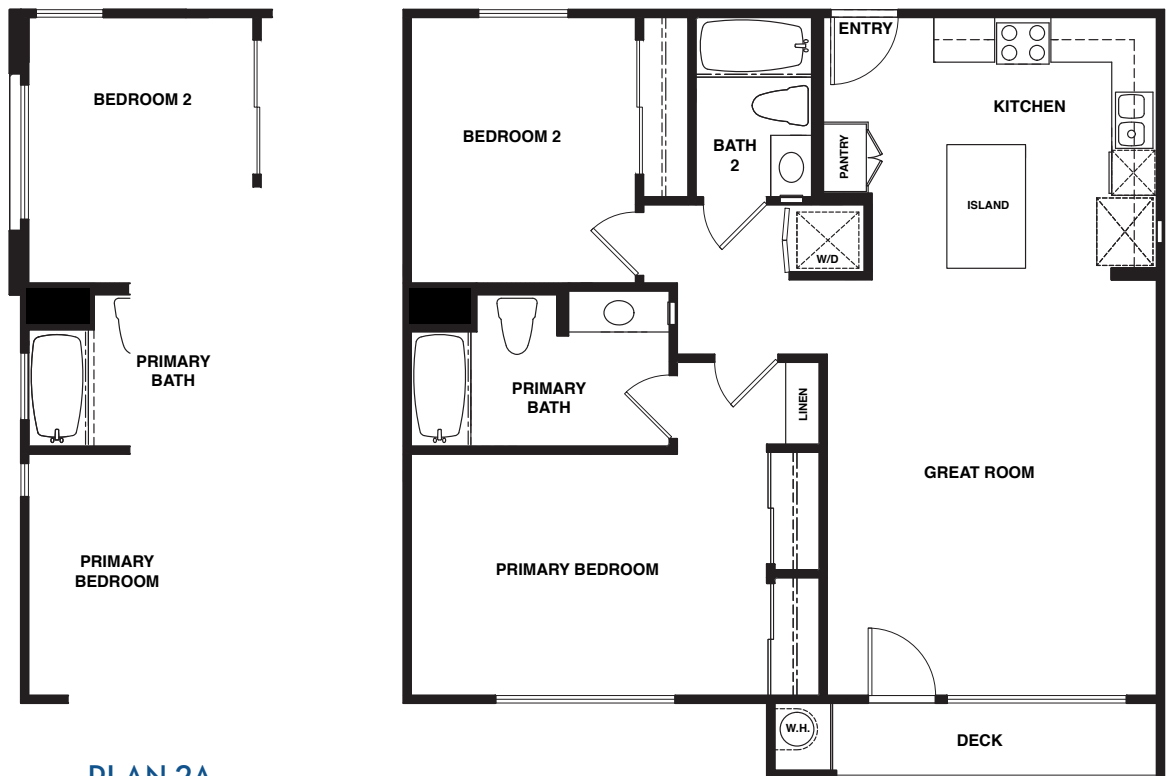
PLAN 2

North Swell Building: Units 206, 209, 210, 312, 315, 316

South Swell Building: Units 208, 209, 313, 314

Single-level flat | Elevator access | 1,043 sq. ft. | 2 bedrooms | 2 baths

Private deck | Reserved on-site parking



PLAN 2A
Units: 210 & 316

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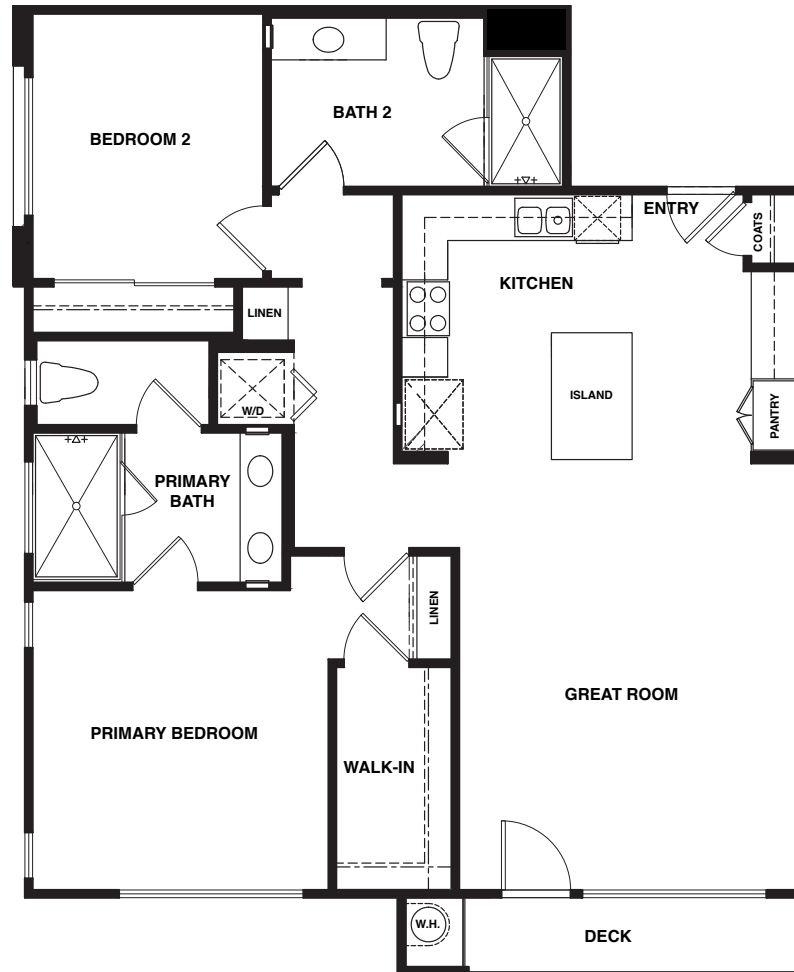
PLAN 3

North Swell Building: Units 205, 311

South Swell Building: Units 205, 310

Single-level flat | Elevator access | 1,228 sq. ft. | 2 bedrooms | 2 baths

Private deck | Reserved on-site parking



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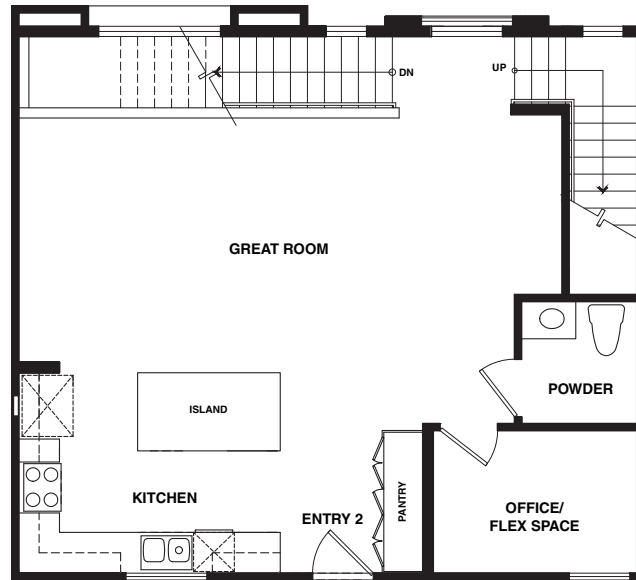
PLAN 4

North Swell Building: Unit 103, 104

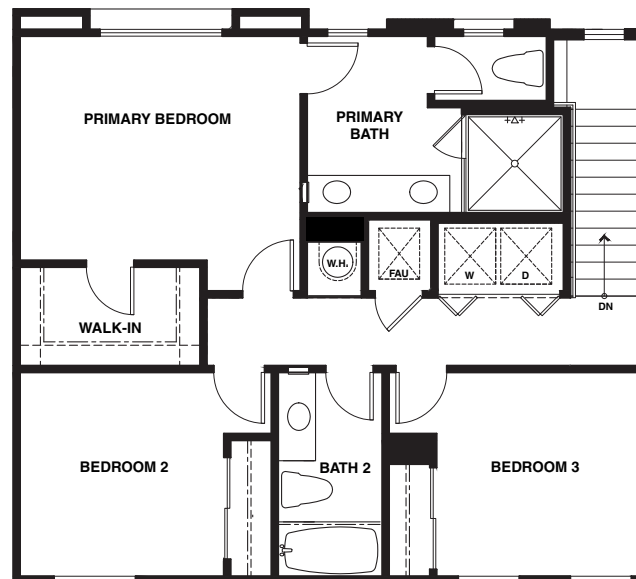
South Swell Building: Unit 103, 104

Two-story townhome | Elevator access | 1,633 sq. ft. | 3 bedrooms + office/flex space

2.5 baths | Reserved on-site parking



FIRST FLOOR



SECOND FLOOR

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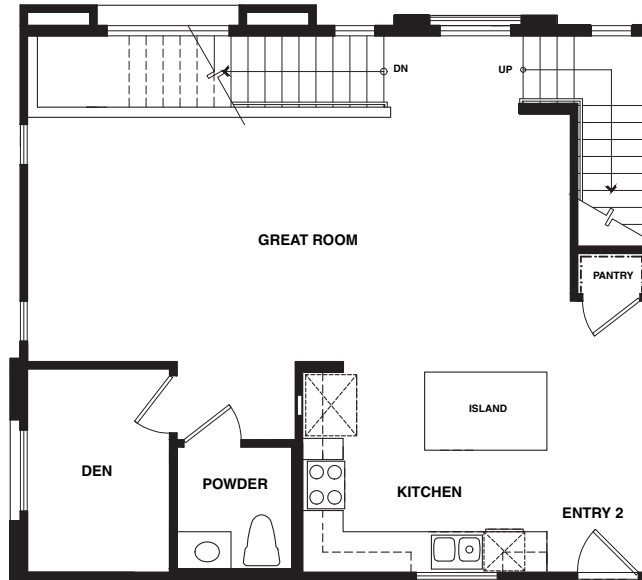
PLAN 4A

North Swell Building: Unit 101

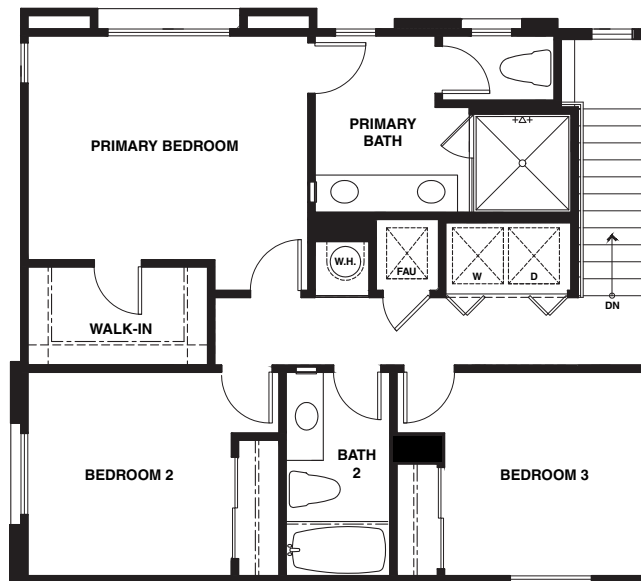
South Swell Building: Unit 101

Two-story townhome | Elevator access | 1,633 sq. ft. | 3 bedrooms + office/flex space

2.5 baths | Reserved on-site parking



FIRST FLOOR



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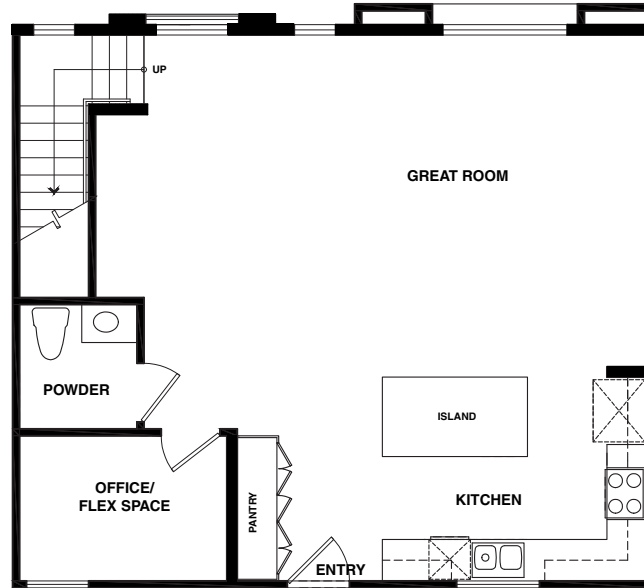
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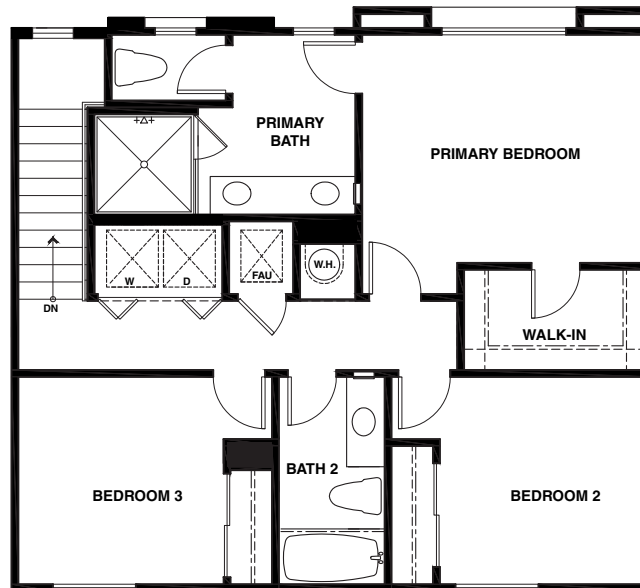
PLAN 4BR

South Swell Building: Unit 102

Two-story townhome | Elevator Access | 1,633 sq. ft. | 3 bedrooms + office/flex space
2.5 baths | Reserved on-site parking



FIRST FLOOR



SECOND FLOOR

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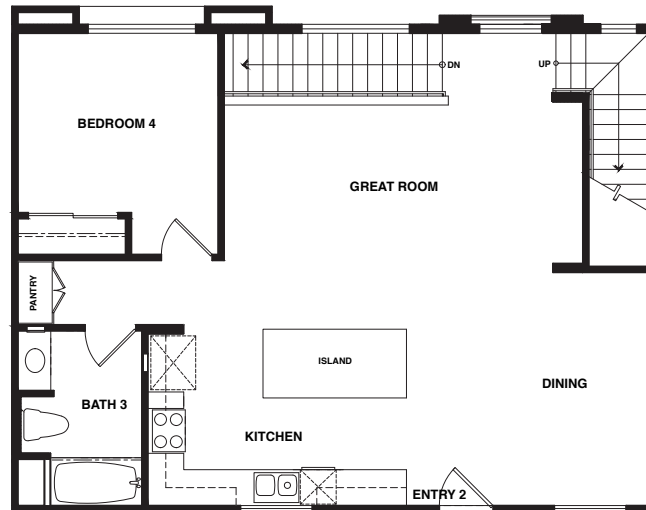
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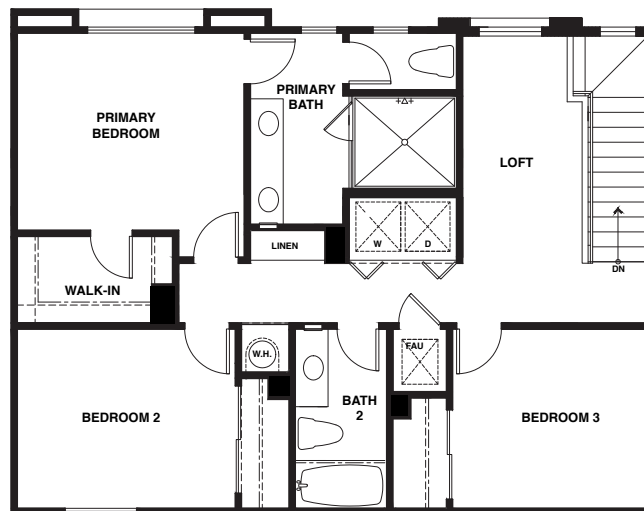
PLAN 5

North Swell Building: Unit 102

Two-story townhome | Elevator access | 1,945 sq. ft. | 4 bedrooms + loft
3 baths | Reserved on-site parking



FIRST FLOOR



SECOND FLOOR

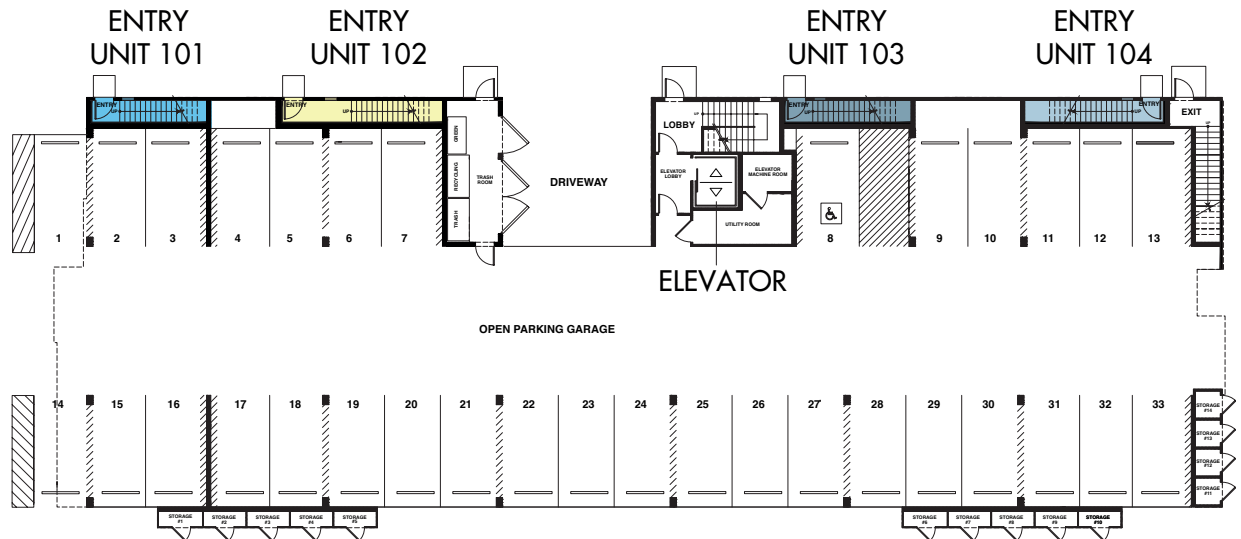
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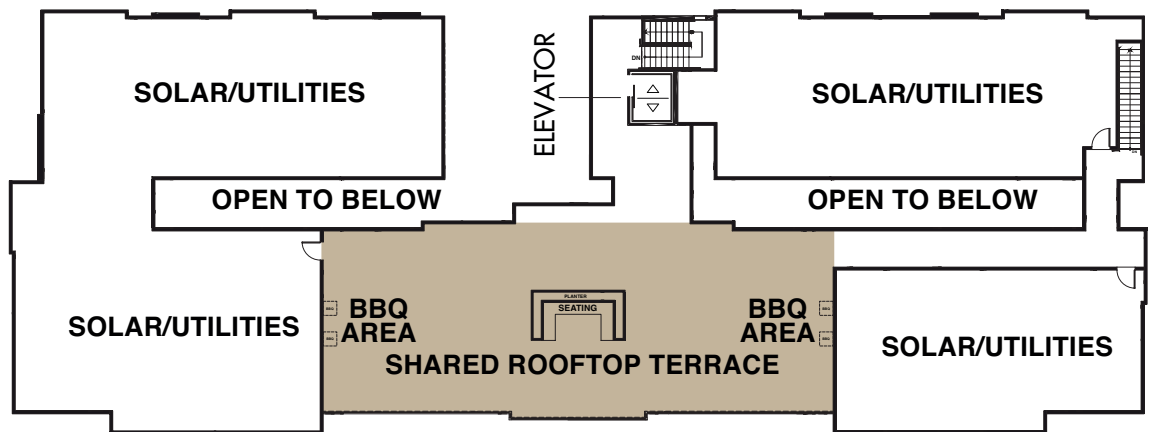


SITE PLAN – NORTH SWELL

NORTH SWELL | FIRST FLOOR



NORTH SWELL | ROOF



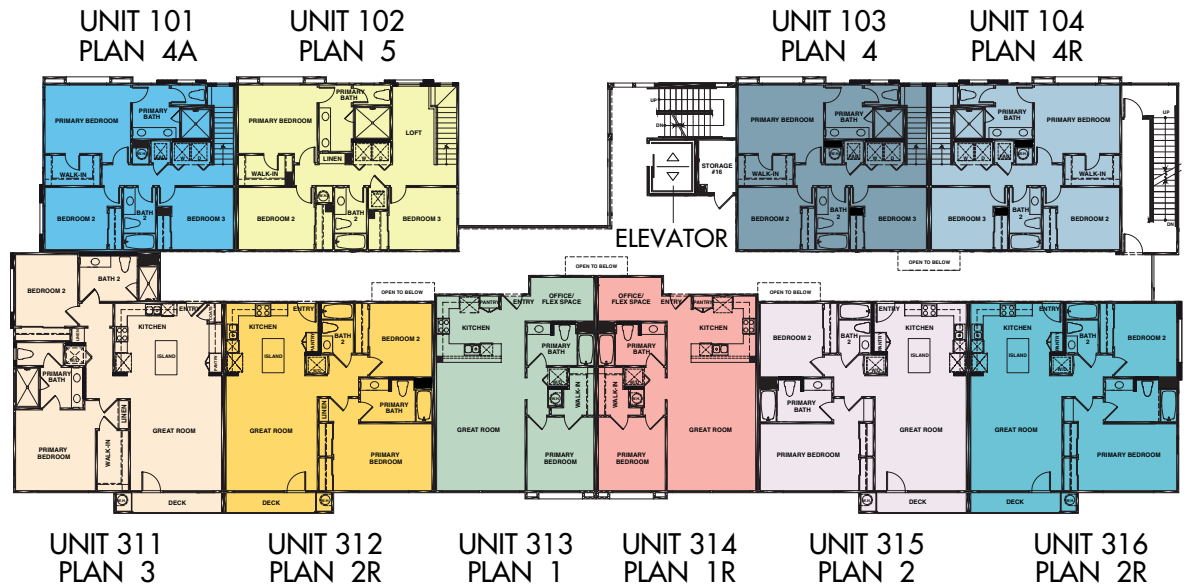
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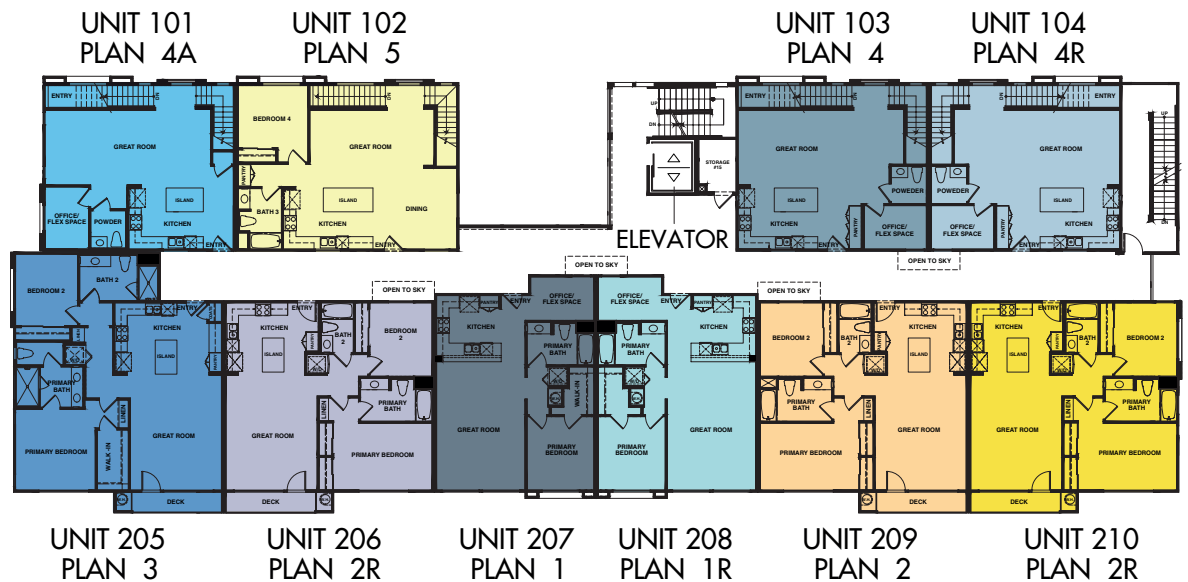


SITE PLAN – NORTH SWELL

NORTH SWELL | THIRD FLOOR



NORTH SWELL | SECOND FLOOR



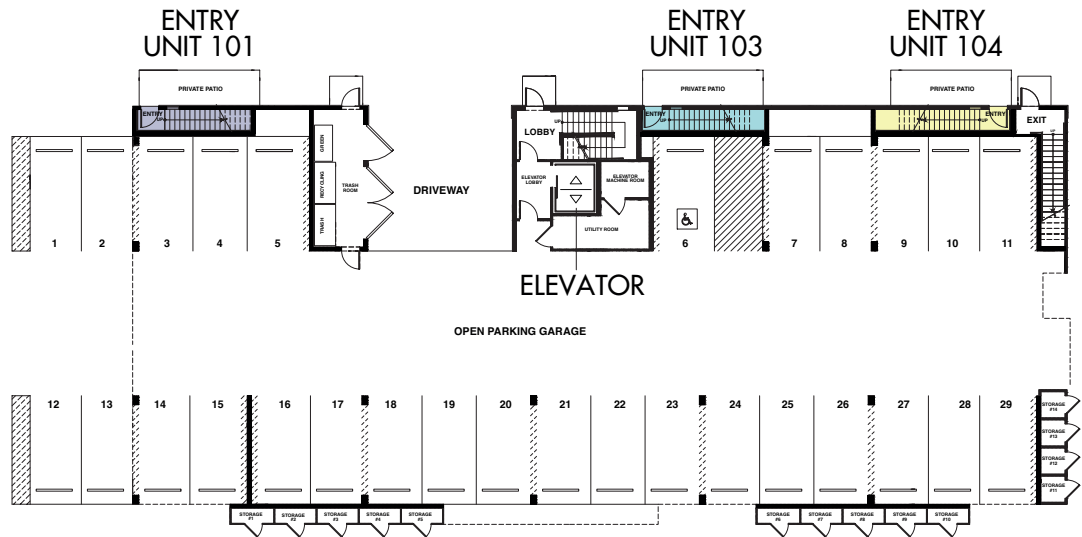
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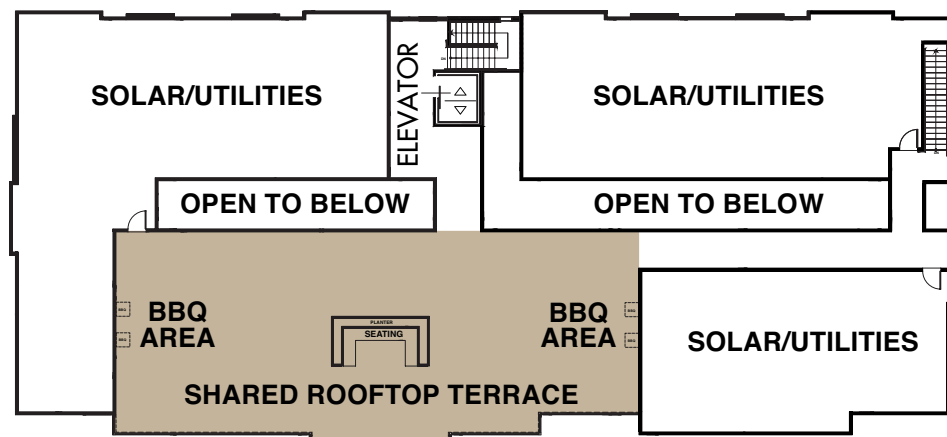


SITE PLAN – SOUTH SWELL

SOUTH SWELL | FIRST FLOOR



SOUTH SWELL | ROOF



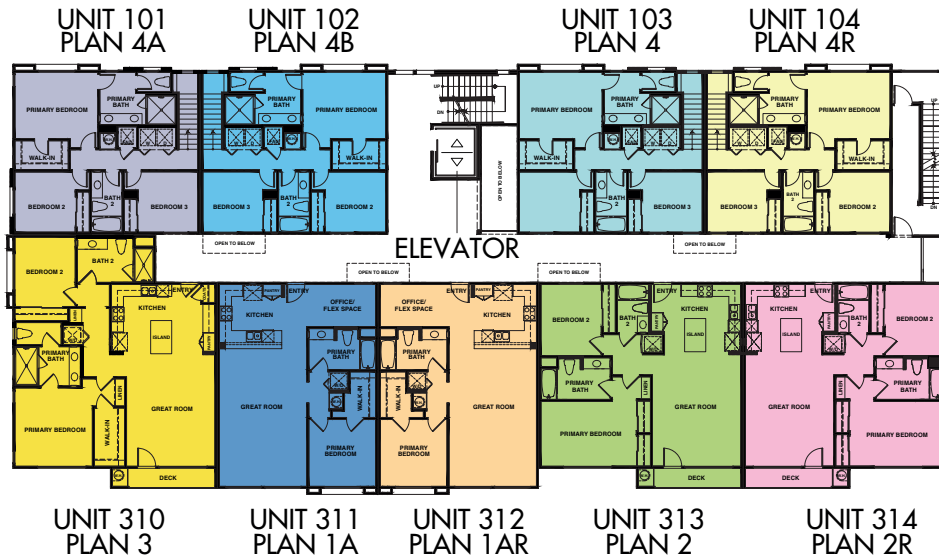
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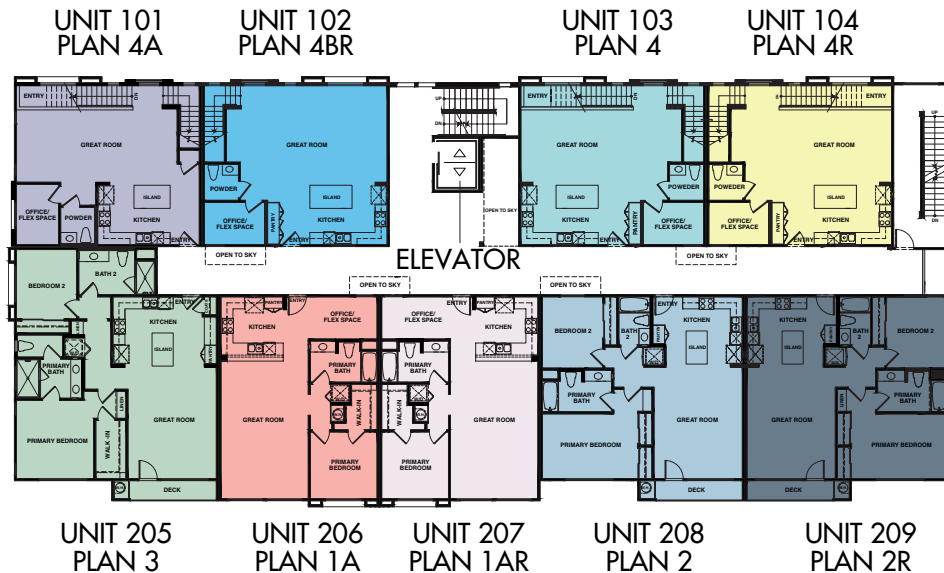


SITE PLAN – SOUTH SWELL

SOUTH SWELL | THIRD FLOOR



SOUTH SWELL | SECOND FLOOR



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INCLUDED FEATURES

DISTINCTIVE EXTERIORS

- Contemporary architecture design
- Fresh-air balconies on select units
- Obscure glass entry door
- Decorative, programmable entry door hardware in oiled rubbed bronze finish
- Private street level covered parking garage w/private storage lockers & elevator access to all levels

LUXURY AMENITIES

- Elevator access to all floors
- Panoramic ocean view rooftop terrace and barbeque area

IMPRESSIVE INTERIORS

- Open floor plans
- Luxury vinyl plank at entry, great room, kitchen, baths, and laundry
- Flats feature luxury vinyl plank in the bedrooms
- Townhomes feature plush carpeting over pad at stairs, bedrooms, and closets
- Modern white wood cabinetry with concealed hinges, plus soft close drawers and doors
- LED lighting and stylish light fixtures in selected areas
- Ceiling fan pre-wire in family room and all bedrooms
- Square interior wall corners for contemporary look
- 4-1/4" Baseboard and complimentary door casings
- 6'8" Interior doors with fashionable hardware
- Two-tone interior wall paint

GOURMET KITCHENS

- Quartz solid surface countertop with full-height backsplashes
- Quartz waterfall islands

- Convenient under-cabinet lighting
- Stainless steel undermount single basin sink
- Delta® "Emmeline" stainless-steel pull-down faucet

QUALITY APPLIANCES INCLUDED

- Stainless steel GE® "Cafe Series" appliance package includes:
 - 30" Electric range w/ double oven
 - 30" Built-in microwave
 - Multi-cycle dishwasher
 - French door refrigerator
- LG® washers and dryers: washtowers - flats only; LG side by side - townhomes
 - Flats feature WashTower™ design
 - Townhomes offer side-by-side configuration

PRIMARY BEDROOMS

- Comfort-height, white wood cabinetry with quartz solid surface countertop and 6" splash
- Undermount, white, rectangle China sinks with modern brushed nickel fixtures
- Walk-in shower with stylish 12"X24" vertical tile surround with frameless glass shower enclosure (Plans 3, 4, and 5 only)

ENERGY-SAVING AND SAFETY FEATURES

- Solar power energy
- Low-E dual-glazed vinyl frame windows and sliding glass doors with upgraded glass for sound transmission reduction
- Insulation at ceilings, walls & floors per energy calculations
- Energy-efficient LED lighting
- Electric water heater with on demand recirculation pump
- Electric-forced heating and central air conditioning with programmable thermostat
- Interior fire sprinkler system
- Smoke and carbon monoxide detectors
- Water-saving plumbing fixtures throughout

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