

Waters Edge on Lake Houston - The Harbor | Platinum

13403 Lake Willoughby Lane
Houston, TX 77044

Included Features

Exterior Design

- Fiber cement siding
- 4 sides brick – first floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 8' mahogany front door with satin nickel "Dakota" handleset (per plan)
- Kwikset® "satin nickel" deadbolt locks - exterior doors
- Fully fenced back yard with 6ft. privacy fence
- Fully sodded front, back and side yards to fence with front landscape package
- Cast stone engraved address block
- Insulated garage door with opener
- 3 exterior hose bibs
- Dimensional roof shingles
- 10'x10' patio (per plan)
- 8' Therma-Tru® full lite exterior back door (per plan)
- Front gutters with down spouts and splash blocks
- Brick front porch
- Full irrigation

Interior Design

- Low VOC Sherwin-Williams® paint in choice of 3 colors with Pure White ceilings and trim
- Stained stair handrails with iron spindles along stairs and balcony areas open to below (per plan)
- 8' Rockport interior doors with Kwikset® satin nickel "Cove" doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room
- 25 oz. Shaw® carpet with 3/8" carpet pad
- Direct vent fireplace, tile hearth and wood mantle
- Rounded sheetrock corners
- Light fixtures in brushed nickel finish or LED disc (per plan)
- Engineered marble vanities at secondary baths with undermount oval china bowl
- 4 ceiling fans with brushed nickel finish with light kit
- 4 1/4" baseboards on first floor

Exquisite Master Suites

- Timberlake® hardwood flat panel cabinets
- Moen® "Brantford" chrome fixtures
- Separate garden tub with ceramic tile skirt and shower with ceramic tile surround (per plan)
- Engineered marble master bath vanity with undermount oval china bowl
- Elongated commodes in master and powder baths
- Ceramic tile flooring in entire master bath
- Light fixtures in brushed nickel finish (per plan)
- Mud set showers on first floor

Spacious Kitchens

- Timberlake® hardwood 42" flat panel cabinets
- Ceramic tile backsplash laid straight

Spacious Kitchens Cont.

- DuPure water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast
- Granite countertops with undermount sink Moen® Camerist chrome faucet
- 1/3 HP garbage disposal
- LED disc lighting (per plan)
- Stainless steel Whirlpool® built-in appliances: 30" electric oven with self-clean feature; multi-cycle dishwasher; built-in microwave with turntable, vented to outside; 30" 4-burner gas cooktop

Superior Construction

- Code certified windstorm bracing
- Dimensional roof shingles with 30 year limited warranty
- Trane® up to 16 SEER HVAC system with heat pump and 410A refrigerant
- R-21 roof deck open cell foam insulation
- R-13 foam walls
- R-6 ductwork with mastic seal
- High-efficiency Rinnai® gas tankless water heater
- DuPont™ Tyvek® HomeWrap® for protection against water and moisture intrusion
- Engineered post tension designed foundation
- Electric dryer connections
- Block and wire all bedrooms, family room, and game room for ceiling fans (per plan)
- Sill seal barrier at exterior perimeter
- 10 year limited structural warranty
- 1-2 year builder warranty
- Borate termite preventative treatment by HomeTeam Pest Defense®
- HomeTeam Pest Defense® with Taexx® built-in pest control system

Health, Comfort and Energy Savings

- CFL/LED Lighting
- Conditioned attics
- High performance toilets
- ENERGY STAR® appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 16 SEER HVAC
- MERV 11 HVAC filtration
- PEX® plumbing
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Ring video doorbell
- Weather-sensing irrigation

Home, features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Additionally, deviations and variations may exist in any constructed home, including, without limitation: (i) substitution of materials and equipment of substantially equal or better quality; (ii) minor style, lot orientation, and color changes; (iii) minor variances in square footage and in room and space dimensions, and in window, door, utility outlet, and other improvement locations; (iv) changes as may be required by any state, federal, county, or local governmental authority in order to accommodate requested selections and/or options; and (v) value engineering and field changes. Actual features included in any home are limited in all events to the specific terms set forth in the contract for such home. Any square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. All promotional, marketing, and advertising estimates and claims related to energy savings or performance are created exclusively by third party suppliers, rating services, utility companies, and/or certified auditors, based on U.S. Department of Energy methodology and average energy use and scores. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs. See sales associate for additional details. *See www.meritagehomes.com/mconnectedhome for important details and information. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2018 Meritage Homes Corporation. All rights reserved. Effective 1/1/2019