

Almeria at Sedella

Included Features

4315 N. 183rd Drive
Goodyear, AZ 85395

Exterior Design

- Choice of three architecturally designed exterior styles
- Stone exterior accents (per plan & elevation)
- Concrete tile roofs
- Insulated 8' front door
- Decorative steel garage doors with ½ HP opener
- Front yard landscaping package, includes Hunter X-Core with Solar Sync weather sensors
- Hose bibs in front and rear yards
- 9'-10' RV gate
- Covered patio styled per elevation
- Coach lights on garage
- Up to 3 car garage (per plan)
- Attached RV garage available

Interior Design

- 18"x18" ceramic tile at entry, kitchen, laundry, bathrooms & nook
- Kwikset® lever interior door hardware
- Designer 8' raised panel interior doors with choice of styles
- Recessed lighting
- Pre-wired for cable at Great Room and Master Bedroom
- Pre-wired for modem at designated location
- Elegant 3¼" tall baseboards
- Ceiling fan pre-wire at Great Room and Master Bedroom
- 10' ceiling

Exquisite Master Suites

- Chrome plumbing fixtures
- Cultured marble countertops with bullnose edge
- Executive height vanities with dual sinks
- Separate cultured marble tub and shower
- Framed shower enclosure
- Spacious walk-in closets

Spacious Kitchens

- Standard granite countertops with under-mount stainless steel sink
- Quality recessed panel cabinetry with ¾" crown molding and 42" upper cabinets
- Whirlpool® stainless steel electric built-in double wall oven, 30" cooktop, hood and microwave
- Whirlpool® stainless steel dishwasher
- Moen® chrome faucet with single handle
- Recessed can lighting

Superior Construction

- ENERGY STAR® certified homes
- 10 year structural warranty
- 2 year functional major mechanical warranty (HVAC, plumbing, electrical, etc.)
- 1 year builder workmanship materials warranty
- Third party inspections
- Certified engineered post-tension foundation
- Smoke/carbon monoxide detectors with battery back-up
- 2"x6" High Performance Wall Systems
- 400 amp electrical service
- Gas pre-plumb at dryer with optional hook ups at range and BBQ
- Fire sprinkler system (per plan)

Health, Comfort and Energy Savings

- Advanced framing
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- ENERGY STAR® appliances
- Flow-Smart Showerheads
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum 14 SEER HVAC
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation
- Amazon Echo Devices

Amazon, Echo and all related logos are trademarks of Amazon.com, Inc. or its affiliates. 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 counselor for additional details. *See www.meritagehomes.com/mconnectedhome for important details and information. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2019 Meritage Homes Corporation. All rights reserved. AZ ROC Lic # B-166223. Revised 3/1