

San Tan Ridge | A LiVE.NOW.® Community
Estates Series Included Features

33917 N. Desert Star Dr.
San Tan Valley, AZ 85142

Exterior Design

- Choice of three architecturally designed exterior styles
- Attractive exterior stone accents (per plan & elevation)
- Durable concrete roof tiles styled per elevation
- Choice of designer exterior color palettes
- (varies per plan)
- Elegant insulated front entry door
- Decorative 8' garage door themed with elevation
- Professionally landscaped front yards
- Conveniently located hose bibs in front and back yards
- 4' side yard gate
- Architecturally integrated covered patios and porches, styled per elevation and plan
- Artfully textured Monterey stucco
- Fenced private yard

Interior Design

- Stylish hard surface flooring in all living areas paired with distinctive carpet colors throughout bedrooms
- Designer raised panel interior doors throughout
- Contemporary square corners throughout
- Recessed lighting throughout
- Pre-wired for one TV cable at Great Room and Master
- Stylish contemporary baseboards and door casings
- Ceiling fan pre-wires in all rooms
- 2" white faux blinds in all front windows

Plush Master Suites

- Elegant plumbing fixtures and bath accessories
- Executive height vanities with dual sinks
- Framed shower enclosure with 1/4" glass
- Spacious walk-in closets
- Marble Surrounds at Master Shower

Gourmet Kitchens

- Granite countertops in choice of colors
- Dual bowl stainless steel sink
- Handcrafted cabinetry and crown molding with choice of finish
- Stainless gas range with microwave hood and dishwasher
- Garbage disposal
- Expansive kitchen island (per plan)
- Pre-plumbed for ice maker

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 backup
- 2"x 4" high performance wall systems
- 50 gallon gas water heater
- 200 amp electrical service

Health, Comfort and Energy Savings

- Advanced framing
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum MERV 8 HVAC filtration
- 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 Device

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. REVISED 8/2