

## Bayside

### Included Features

7645 Sunset Boulevard  
Rowlett, TX 75088

#### Exterior Design

- Clay brick with gray mortar per plan
- Group 1 stone with buff mortar per plan and elevation
- Cast stone address block with black letters
- ZIP System® sheathing
- 3 dimensional 3 tab 30-year shingles; color – Weathered Wood
- 8' fiberglass front entry door, stained, with Kwikset® KEVO 2, satin nickel hardware
- Metal garage door with opener
- Full gutters terminated below grade
- Full Bermuda sod; front and side yards, with crushed granite in between homes
- 6' black wrought iron fence
- Landscape package, per community requirements, per plan

#### Interior Design

- Designer-selected Sherwin-Williams® interior paint
- Ceramic tile flooring in entry, kitchen, nook, laundry, and all baths per plan
- Two-panel, HC square-top interior doors per plan
- Kwikset® satin nickel door hardware per plan
- Ceiling fan pre-wires in family room, game room, or loft and all bedrooms
- Carpeted stair treads w/ halfwall

#### Exquisite Master Suites

- Timberlake® cabinets, per plan
- Gibson chrome faucets
- White engineered marble vanities with 4" backsplash and drop-in porcelain sinks
- Royal acrylic tub with deck mount faucet
- Private water closet with elongated front, water saving commode
- Clear safety glass shower enclosure with chrome trim and ceramic tile surrounds

#### Spacious Kitchens

- Timberlake® cabinets with 42" uppers
- Whirlpool® appliance package
- Granite with square edge with 4" granite backsplash
- LED disc lighting
- Stainless steel, dual bowl, undermount sink
- Moen® Sleek chrome kitchen faucet
- Garbage disposal

#### Superior Construction

- Smoke detectors with battery backup per code and city requirements
- 10-year limited structural warranty
- Splatter-drag walls and ceiling finishes
- Rounded sheetrock corners per plan
- Post tension engineered foundation
- Quality assurance inspections

#### Health, Comfort and Energy Savings

- Tankless gas water heater
- Advanced Thermostat
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- 16 SEER HVAC
- PEX® plumbing
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets
- Weather-sensing irrigation

#### M.Connected Home™ Automation Suite\*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- 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 counselor for additional details. \*See [www.meritagehomes.com/mconnectedhome](http://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. REVISED 08/18