

Latera

Included Features

2341 Bella Court
Carrollton, TX 75010

Exterior Design Features

- Clay brick with gray mortar per plan
- Group 1 stone with buff mortar per plan and elevation
- Cast stone address block with black letters
- Cementitious siding and LP SmartSide trim package per plan
- 30-year shingles; color – Weathered Wood
- 8' fiberglass front entry door, stained, with Kwikset® satin nickel door hardware
- Cedar garage door(s) with opener
- Full gutters with splashblocks
- Full Bermuda sod; front, back and side yards
- Landscape package, per community requirements, per plan
- 6' spruce with wood post with one 3' wood gate

Interior Design Features

- Unique details like arches, ledges and niches
- 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 in master and family room with light kit
- Stained oak handrail with wrought iron balusters per plan, half wall at second floor per plan

Luxurious Master Suites

- Timberlake® cabinets, per plan
- Brantford chrome faucets and door hardware
- White engineered marble vanities with 4" backsplash and drop-in porcelain sinks

Gourmet Kitchens

- Timberlake® cabinets with 42" uppers
- Whirlpool® stainless steel gas appliance package
- Recessed can lighting
- Granite countertops with ceramic tile backsplash
- Stainless steel, dual bowl, undermount sink
- Moen® Integra chrome kitchen faucet
- Garbage disposal
- Ice maker connection at refrigerator

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

- Advanced Thermostat
- 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
- MERV 11 HVAC filtration
- Minimum 15 SEER HVAC
- PEX® plumbing
- Sealed Insulated Ducts
- Spray Foam Insulation
- Tankless Hot Water Heaters
- Water-efficient faucets

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 associate for additional details. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2019 Meritage Homes Corporation. All rights reserved. Revised 8/19/2019