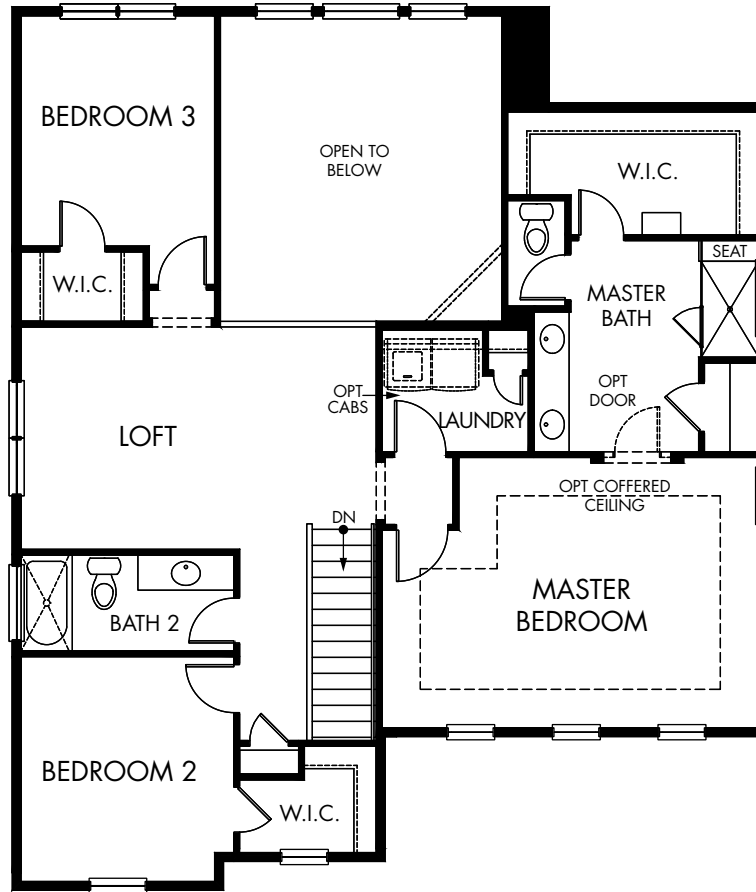


*Drawing Based on J Elevation

Sterling Ranch | The Trail Collection/The Glacier Plan 4220 | 1st Floor
2,386 sq. ft. | 3 Bed | 2.5 Bath | 3 Bay Tandem Garage | 2 Story

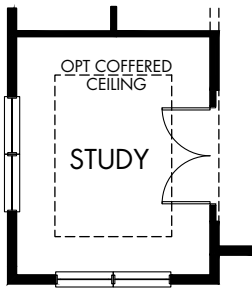
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, 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.



*Drawing Based on J Elevation

Sterling Ranch | The Trail Collection/The Glacier Plan 4220 | 2nd Floor
2,386 sq. ft. | 3 Bed | 2.5 Bath | 3 Bay Tandem Garage | 2 Story

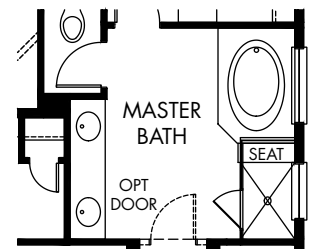
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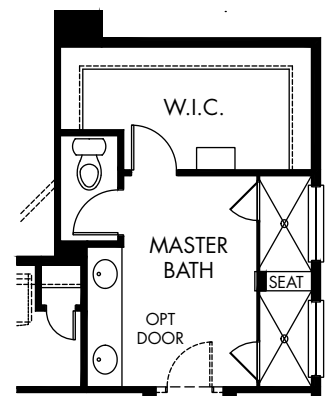
OPTIONAL STUDY
ILO FLEX



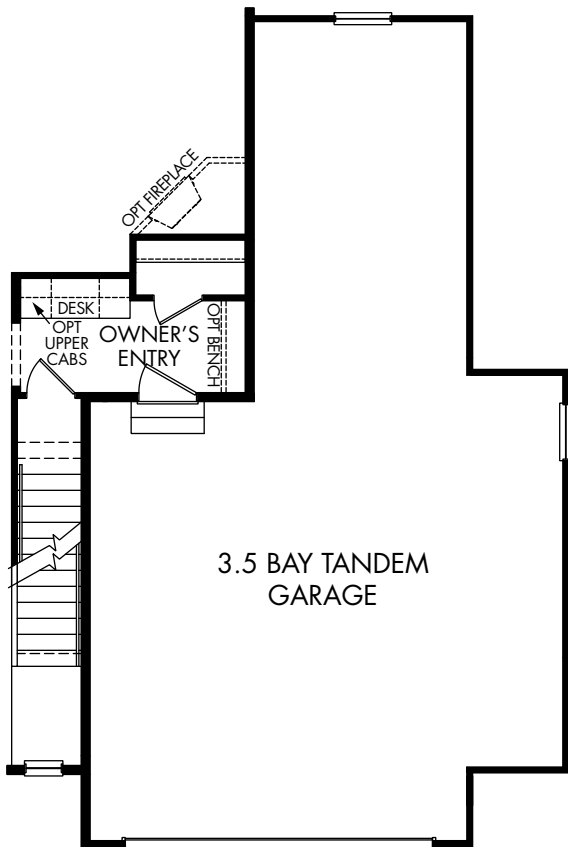
OPTIONAL BEDROOM 4 WITH BATH 3
ILO OPEN TO BELOW



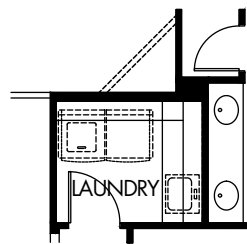
OPTIONAL FIVE-PIECE
MASTER BATH LAYOUT



OPTIONAL DUAL
SHOWER MASTER
BATH LAYOUT



OPTIONAL 3.5 BAY TANDEM GARAGE

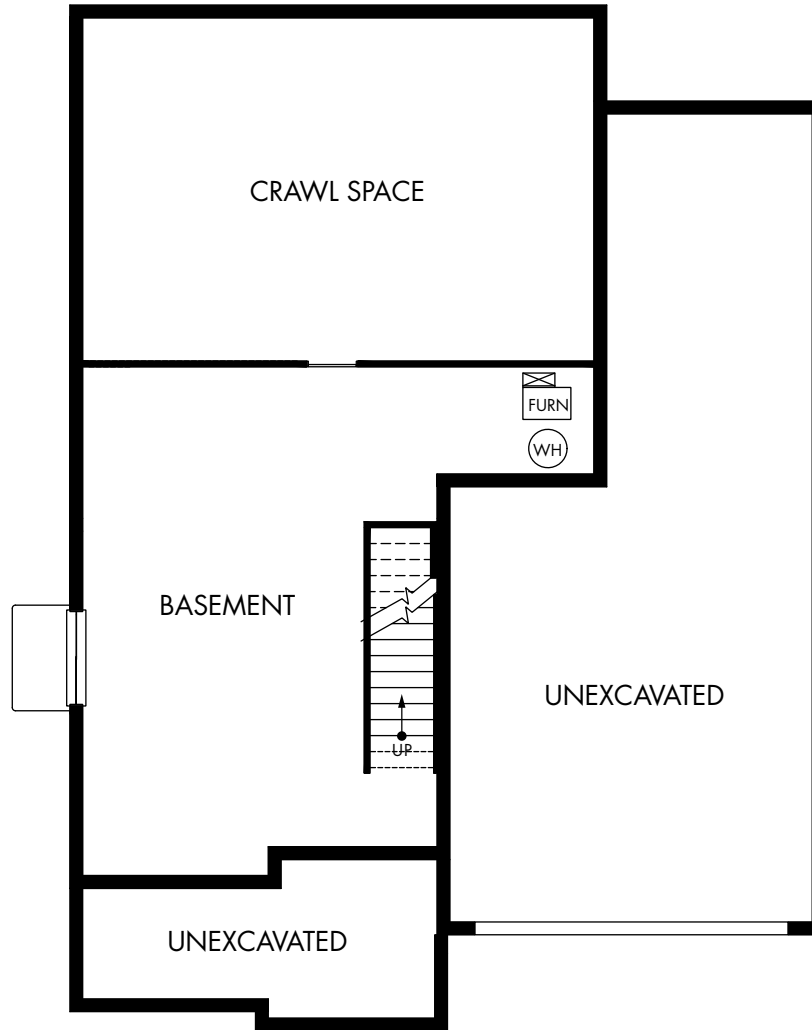


OPTIONAL LAUNDRY
CONFIGURATION
(SINK OFFERED SEPARATELY)

*Drawing Based on J Elevation

Sterling Ranch | The Trail Collection/The Glacier Plan 4220 | Options
2,386 sq. ft. | 3 Bed | 2.5 Bath | 3 Bay Tandem Garage | 2 Story

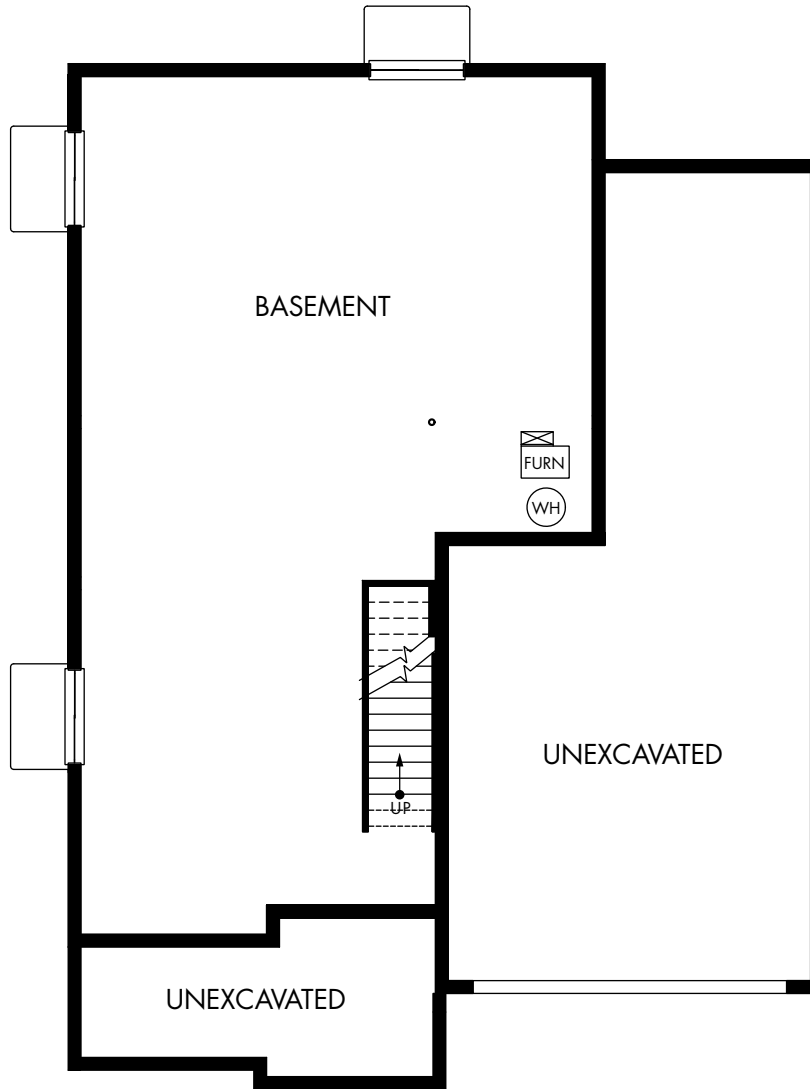
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*Drawing Based on J Elevation

Sterling Ranch | The Trail Collection/The Glacier Plan 4220 | Standard Basement
2,386 sq. ft. | 3 Bed | 2.5 Bath | 3 Bay Tandem Garage | 2 Story

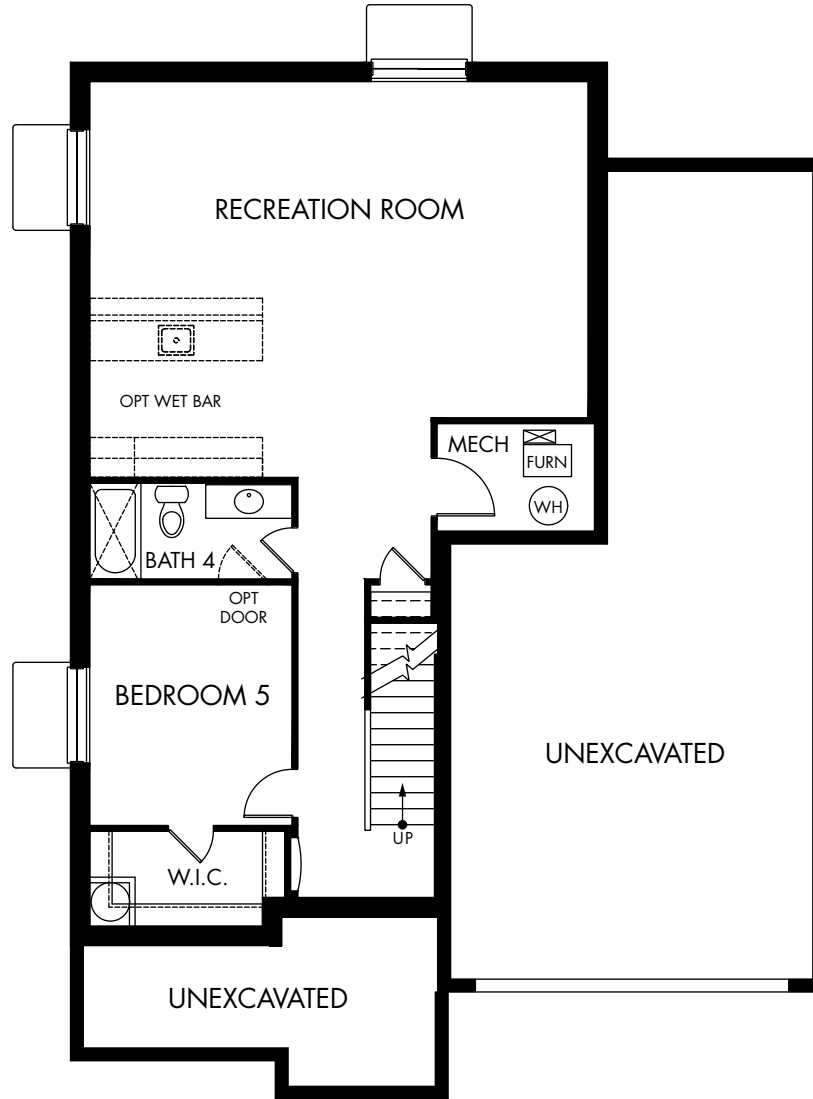
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*Drawing Based on J Elevation

Sterling Ranch | The Trail Collection/The Glacier Plan 4220 | Optional Full Basement
2,386 sq. ft. | 3 Bed | 2.5 Bath | 3 Bay Tandem Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, 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.



*Drawing Based on J Elevation

Sterling Ranch | The Trail Collection/The Glacier Plan 4220 | Optional Finished Basement
2,386 sq. ft. | 3 Bed | 2.5 Bath | 3 Bay Tandem Garage | 2 Story

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