

Arcadia West

Included Features

1553 Tinos Overlook Way
Apex, NC 27502

Exterior Design

- Distinctive architectural designs with designer exterior color packages
- Certainteed® 30 year architectural shingles
- James Hardie® Color Plus exterior siding with 15 year warranty
- Bermuda sod: front to curb, side yards to property line or to side tree line, and backyard
- Front porch and rear deck (per plan)
- Crawl foundation with masonry per elevation and parged sides/rear
- 2-car front-load garage
- Wayne Dalton® insulated steel garage door with decorative hardware, glass inserts and coach lights (per plan)
- Wifi garage door opener

Interior Design

- 9' ceilings on 1st floor and 8' or 9' ceilings on 2nd floor (per plan)
- Sherwin Williams® Shell White interior paint
- 4¼" elegant baseboards 1st and 2nd floors
- Crown molding in foyer and 1 other first floor room (per plan)
- 8' or 6'8" designer fiberglass Masonite® front door (per plan)
- Classique® two-panel wood grain interior doors
- Kwikset® Polo satin nickel interior door hardware
- Shaw® carpet with 5.5 lb. pad
- Shaw® 3¼" wide hardwood floors in foyer, owner's entry, kitchen, casual dining room and powder room
- High-performance, water-efficient Moen® Eva Chrome fixtures and hardware in all baths
- WiFi/Hub Ready
- Ceiling fan prewire in family room
- Wood open rail at first floor
- LED disc lighting
- MDF cased windows

Exquisite Owner's Suites

- Executive-height dual bowl vanities with granite countertops in bath (per plan)
- Ceramic Emser floor tile in owner's retreat
- Elongated dual flush WaterSense® toilet
- Ceiling fan prewire in bedroom

Spacious Kitchens

- 42" Aristokraft® Birch cabinets with crown molding
- Granite kitchen countertops
- Undermount stainless steel sink
- Oversized kitchen island (per plan)
- Moen® Camerist chrome faucet with sprayer
- Whirlpool® stainless steel free-standing gas range
- Whirlpool® stainless steel dishwasher
- Whirlpool® stainless steel microwave in stainless steel – vented to exterior

Superior Construction

- Professionally engineered architectural plans
- 50 gallon gas water heater
- Garage finished with sheetrock and taped paint ready
- Self-sealing quickflash membrane used on all exterior wall penetrations
- Tyvek® house wrap and tape
- Grace® synthetic roof underlayment
- Third Party Certification (ENERGY STAR® and WaterSense®)
- 1-year workmanship/2-year systems/10-year limited structural warranty

Health, Comfort and Energy Savings

- Advanced Thermostat
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Sealed Insulated Ducts
- Spray Foam Insulation
- Spray Foam Insulation in the attic
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell

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. *See www.meritagehomes.com/mconnectedhome for important details and information. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2017 Meritage Homes Corporation. All rights reserved. REVISED 5.23.2018