

Bayshore Heights

Included Features

Exterior Design Features

- Florida grown St. Augustine sod complete with irrigation system
- Textured stucco exterior walls with choice paint schemes
- Professionally applied Sherwin Williams® exterior paint
- Top quality insulated steel garage doors complete with door opener including 2 remote controls
- Quality made 8' six-panel entry door
- Certainteed® 30 Year Architectural roof shingles complete with synthetic underlayment system over engineered Truss system
- Creative landscape package
- Beautiful stone exterior accents (varies per plan and elevation)
- Acrylic decking on concrete patios
- Dakota style H-handle-set at front entry door complete with dead-bolt in satin nickel finish
- Brick Pavers

Interior Design Features

- Popular flooring selections including Emser® 13" x 13" ceramic tile in foyer, kitchen, nook, laundry room and bathrooms. (per plan)
- Emser® 9" x 12" wall tile to all full baths
- Attractive knockdown textured ceilings and orange peel textured interior walls
- Raised panel 6'8" six panel interior doors with elegant 3 1/4" baseboards and 2 1/4" trim casing
- 1 CAT5e phone jack and 3 RG6 cable outlets (varies per plan)
- Dorian style lever interior door hardware throughout in satin nickel finish
- Pre-wire for fan in master bedrooms and great rooms
- Cabinets in secondary baths complete with 3cm granite counter tops
- Professionally applied Sherwin Williams® interior paint

Luxurious Master Suites

- Charming Emser® 13" x 13" floor tile in master bath
- Chic Emser® 9" x 12" tiled shower walls and tub
- Luxurious white soaker tub complete with Roman style faucet and separate shower (varies per plan)
- Spacious walk-in closets with free-slide style shelving (varies per plan)
- Chrome faucets and accessories
- Durable cabinetry vanities
- Gorgeous 3cm granite vanity tops

Spacious Kitchens

- Gorgeous 3cm granite countertops
- Cabinetry, flat panel, square, Maple cabinets throughout, complete with 42" uppers
- Badger 1/2 horse power garbage disposal
- Whirlpool® stainless steel appliances. Range/oven, dishwasher and microwave (microwave vented to the exterior)
- Undermount stainless steel double bowl sink complete with chrome faucet
- Professionally placed recessed lighting fixtures (varies per plan)
- Spacious, functional pantry complete with "Tight-mesh" style ventilated shelving (per plan)

Quality Construction

- Fiber mesh reinforced monolithic slab with vapor barrier
- EDGE GOLD Sub. flooring (per plan) and Low Volatile Organic Compound (VOC) carpets, paint, and finishes
- Simpson Strong-Tie® framing connector systems
- 24 gauge galvanized steel storm panels for all windows and doors
- Electric panel with minimum 200 AMP service (size varies per plan)
- CO2 and smoke detectors hardwired with battery back-up
- Sealed fiberglass flex duct system
- Ventilator system
- Insulation to all masonry block walls
- 10 year structural warranty / 2 year functional major mechanicals warranty / 1 year builder workmanship, materials warranty

Energy-Efficient and Safety Features

- 15 SEER HVAC
- MERV 8 HVAC Filters
- Spray foam insulation
- Dual-Actuator toilets
- Water-Efficient faucets
- Low-E windows
- Weather sensing irrigation
- LED lighting
- Advanced thermostat
- Energy Star® certified appliances
- Low-to-Zero VOC materials, paints and adhesives

M.Connected Home™ Automation Suite*

- Video Doorbell
- Smart Door Lock
- Lighting controls
- Advanced thermostat
- Smart garage door
- 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. *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 6/30/17