



## Riverstone Ranch - The Meadows - Classic

The Holly 4004 First Floor

sq. ft. | 3 Bed | 2 Bath | 2 Garage | 1 Story

**FLEX LIVING OPTIONS:** Master Bay. Study. Sliding Door. Built-in Kitchen. Bath 3. Powder. Bedroom 4. Outdoor Living 1. Outdoor Living 2.



**Riverstone Ranch - Classic**  
Meritage Estate Features

1907 Gianna Bella Court  
Houston, TX 77089  
877-275-6374

**Exterior Design Features**

- James Hardie™ fiber cement siding, soffit & trim
- 3 sides brick & 15' return on 2<sup>nd</sup> floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with black coach lamp at garage (per plan)
- 8' Thermatru fiberglass front door w/ Satin Nickel "Dakota" handleset (per plan)
- Kwikset™ Satin Nickel deadbolt locks - exterior doors
- Fully fenced back yard with 6ft. privacy fence
- Fully sodded front & side yards to fence with front landscape package
- Cast stone engraved address block
- Steel garage door with opener
- 3 exterior hose bibs
- Dimensional shingles
- 10'x10' patio (per plan)
- 8' Thermatru full lite exterior back door (per plan)

**Interior Design Features**

- Low VOC Sherwin Williams™ paint in choice of 3 Colors with Pure White ceilings and trim
- Stained oak stair handrails and newel posts with iron spindles up to the second floor (per plan)
- 8' Rockport Interior Doors with Kwikset™ Satin Nickel "Cove" doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room (Group 1)
- 25 oz. Shaw™ carpet with 3/8" carpet pad
- Heatilator Novus direct vent fireplace, tile hearth and Kenwood Wall Cabinet painted wood mantle
- Rounded Sheetrock Corners in Accent Areas
- Light fixtures in Brushed Nickel finish
- Decora light switches throughout the home
- Granite all secondary baths with undermount oval china bowl (Group 1)

**Luxurious Master Suites**

- Timberlake™ flat panel maple cabinets
- Moen® "Brantford" chrome fixtures
- Separate garden tub w/ceramic tile skirt and shower with ceramic tile surround to ceiling (per plan)
- Granite master bath vanity with undermount oval china bowl (Group 1)
- Ceramic Tile flooring in entire master bath (Group 1)
- Light fixtures in Brushed Nickel finish
- Hi/Hi vanity cabinets

**Spacious Kitchens**

- 42" Timberlake™ flat panel maple cabinets
- Ceramic tile backsplash laid straight
- DuPure™ water filtration system at kitchen sink

**Spacious Kitchens (Cont'd)**

- Ceramic tile flooring in kitchen and breakfast (Group 1)
- Granite countertops undermount sink w/ Moen® "Camerist" chrome faucet (Group 1)
- 1/3 HP garbage disposal
- Recessed can lighting (per plan)
- Stainless Steel Whirlpool™ Appliances:
  - 30" Electric Oven with Self Clean Feature
  - Multi-cycle Dishwasher
  - Over the range microwave with turntable, vented to outside
  - 30" 4-burner gas cooktop

**Quality Construction**

- Code certified windstorm bracing
- Composite shingles w/ 30 year limited warranty
- Carrier® 15 SEER HVAC system w/ heat pump and Puron® refrigerant
- R-21 roof deck open cell foam insulation
- R-13 foam walls
- R-6 ductwork with mastic seal
- Single 40 gal. electric water heater up to 2.5 baths, two 40 gal. electric water heater with 3+ baths
- Tyvek® house wrap
- Engineered post tension designed foundation
- Electric dryer connections
- Block and wire all bedrooms, family room, and gameroom for ceiling fans (per plan)
- Sill seal barrier at exterior perimeter
- 10 year limited structural warranty
- 1-2 year builder warranty
- Borate termite preventative treatment by HomeTeam® pest defense
- Taexx™ built in pest control system by HomeTeam® pest defense

**Energy-Efficient and Safety Features**

- Spray-foam insulation for energy savings and better health
- Low-E3 windows for up to 20% less heating/cooling costs
- ENERGY STAR® appliances for lower energy costs
- CFL lighting for about 75% less energy costs
- Fresh-air management system for clean, fresh air circulation
- Minimum SEER 15 HVAC helps save energy and money
- Conditioned attic helps seal out particulates, bugs and noise
- Water-efficient fixtures save water and maintain water pressure
- Dual-flush toilets save water and lower costs
- PEX® plumbing is more resistant to freeze breakage
- Weather-sensing irrigation saves water and money
- Minimum Merv 8 filtration helps minimize indoor particulates

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