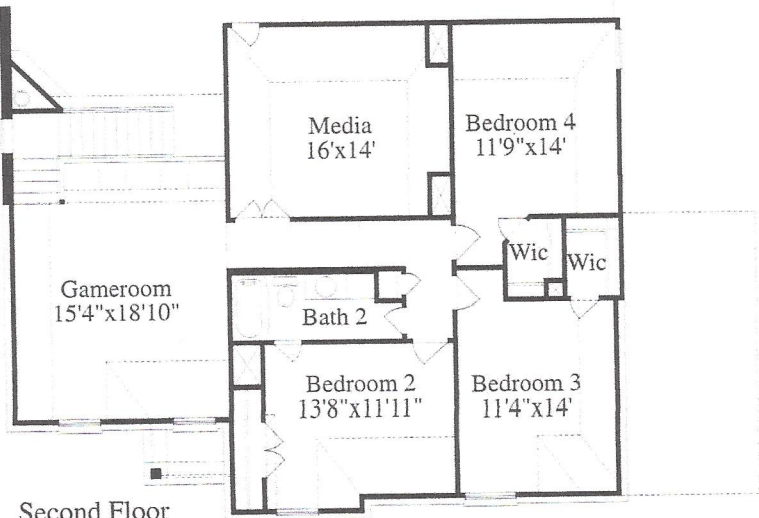
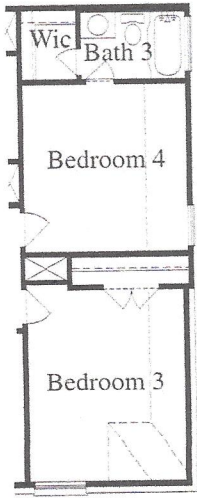
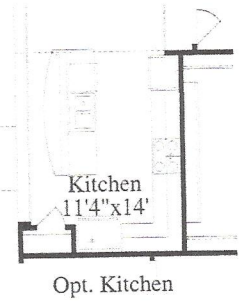
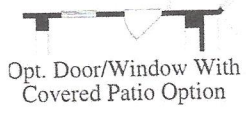
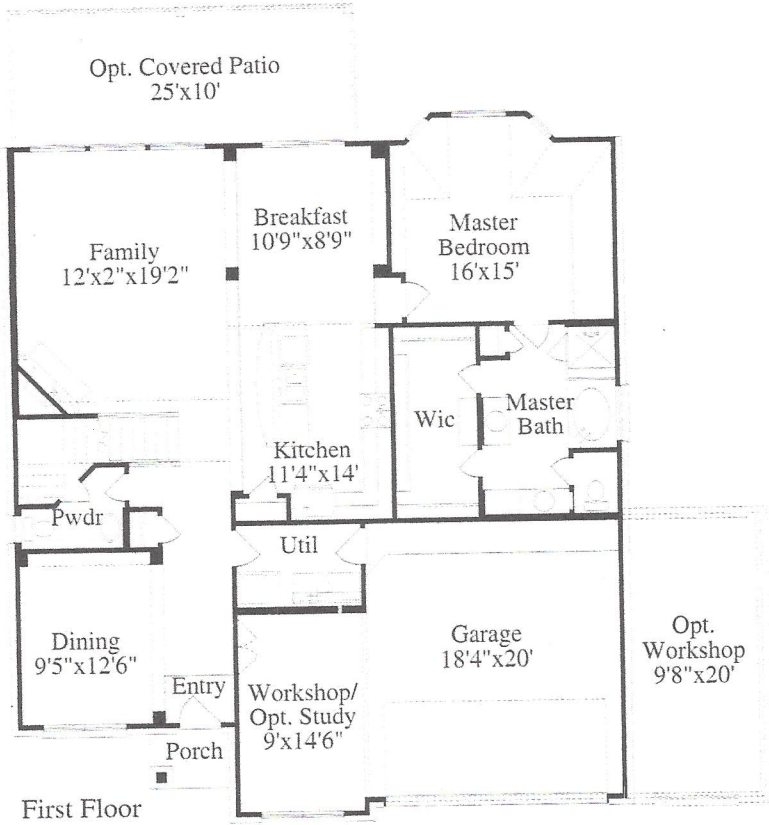




Meritage Homes

The Windrose 5570



Room dimensions are approximate and may vary. Plans, prices, products and specifications may vary or change without notice. Meritage designs are copyrighted and copyright laws will be enforced to the fullest extent. Photos are representative of Meritage designs and are not necessarily the same as floor plans shown.

All These Exquisite Features Are Included At Windrose-55'

EXTERIOR FEATURES

- Exterior paint:
 - Exterior latex: 1 color
 - Hardiplank lap siding, fascia and trim, masonite soffit
- Deluxe landscaping package including fully sodded front and side yards to fence
- Backyard 6 ft. Cedar fence with 3 ft. wide gate
- Brick paved front porch
- Designer white frame windows
- Roof shingles with 30 yr. limited warranty
- Cast stone address block
- Hose bibs (per plan)
- Concrete patio, lead walk, and driveway
- Brushed finish patio
- Exterior lighting at front and rear door

INTERIOR FEATURES

- Lighted Doorbell
- Ceramic tile flooring in entry
- Mahogany front door with leaded glass insert
- Deadbolt
- Choice of wall colors: Summertime, Linen and Crisp Khaki
- Satin nickel finish handle set
- Rounded sheetrock corners in entry area*
- Interior paint:
 - Interior latex: 3 color walls/white ceilings
 - Trim-White enamel
- Prairie rock light fixtures and brushed nickel knobs*
- Hanger rod and shelves in utility room*
- Prairie rock ceiling fan with light kit in family room and master bedroom
- 36" fireplace with ceramic tile below mantle*
- Wood mantel with paint finish*
- Colonist raised panel interior doors
- All secondary bedrooms pre-wired for ceiling fan with overhead light
- Outlets for water heater, furnace, fireplace starter, and range

KITCHEN FEATURES

- Single chrome lever faucet
- 8" stainless steel kitchen sink
- Moen Castleby fixtures with vegetable sprayer
- Garbage disposal - 1/3 HP
- Icemaker outlet
- 42" wall cabinets in 3 stain options with hidden hinges and crown molding
- Laminate countertops with hand laid 4x4 tile backsplash with choice of accent color & design
- Vinyl flooring
- GE appliances choice of white or black:
 - Gas range with 30" standard clean oven and hood vented to outside
 - Dishwasher-GE 4 cycle
 - Microwave-GE touch pad with vent hood & turntable

BATHROOM FEATURES

- Oversized garden tub in master bath
- Standard size steel tub in secondary baths with white porcelain finish and ceramic tile surround with your choice of accent color & design
- Cultured marble lavatory tops with split height vanities in master bath
- Cultured marble lavatory tops in secondary baths
- Moen Castleby chrome fixtures
- Vinyl flooring in wet areas
- Hardware-chrome towel rack and toilet tissue holder*
- Hollywood lighting with a chrome finish
- Medicine cabinet in master bath
- Privacy door on commode room in master bath
- Cultured marble shower walls in master bath
- Elongated toilet in master bath and powder room
- Single knob chrome shower fixture in secondary bath
- Cabinet selection same as kitchen in all baths

ENERGY STAR CERTIFICATION

- Insulation-living area*
- Exterior walls--R-13, R-3.6 insulated sheathing in brick areas; Flat ceilings-R-30; sloped ceilings and knee walls-R-19
- High efficiency 13-SEER A/C by Trane
- Programmable thermostat
- Gas central heat
- Energy saving gas water heater
- Gas and electric dryer connections
- Poly sealant around windows, doors and base plates
- 3 category 5 phone locations
- Pre-wired for security system
- Pre-wire for garage door opener
- Walls sheet-rocked, taped, bedded, painted & untextured in the garage

ENERGY EFFICIENCY PACKAGE

- Features:
 - Improved insulation
 - Double paned windows (thermal Low e)
 - Sealed A/C Ducts
 - High efficiency A/C
 - Tight construction
- Pull-down attic stairs*
- White electrical outlets
- Wiring package to including
 - 3 RG-6 T.V. pre-wires

QUALITY CONSTRUCTION FEATURES

- Nationally recognized transferable 10 year limited warranty
- Perimeter framing anchored to slab
- ¾" tongue and groove sub flooring, glued, screwed and nailed
- Copper water pipes insulated on outer walls and attic
- Smoke detectors with battery back-up