







# Meritage Homes®



## All These Fine Features Are Included At Graystone Hills

### EXTERIOR FEATURES

- Hardie siding, soffit and trim-50 year manufactured warranty (per plan)
- Roof shingles with 30 yr. limited warranty
- Three exterior hose bibs (per plan)
- Cast stone engraved address blocks
- Landscape package including 3 trees
- Fully sodded front and side yards to fence
- Fully fenced back yard with 6 foot cedar fence
- Designer white window frames
- Brick on all four sides of home
- Front gutters and down spouts

### INTERIOR FEATURES

- Custom spray texture wall finish choice of 3 colors
- Rounded sheetrock corners throughout
- Full stair parts (per plan)
- Elegant raised-panel interior doors
- Art, Entertainment Niches, and plant shelves\*
- Two ceiling fans with light kits
- All bedrooms blocked and wired for fans
- Gas and electric dryer connections
- Fireplace with gas log lighter, tile hearth and mantle
- Cabinet selection in kitchen is the same cabinets used throughout home
- Elegant archways and sheetrock sculpturing
- 6 pre-wired outlets for cable television and 6 pre-wired jacks for telephones\*

### ENTRY

- Custom Mahogany front door with leaded glass inserts
- Satin nickel handle set
- Brick front entry porch
- Black coach lamp
- Ceramic tile flooring

### BATHROOM FEATURES

- Moen fixtures in all baths
- Medicine cabinet in master bath
- Private obscure glass window in master bath
- Cultured marble hi/lo vanity with 2 sinks in master bath
- Oversized garden tub in master
- Elongated commodes in master and powder bath
- Roman tub faucet
- Master bath with cultured marble surrounds in tub and shower
- Full Ceramic tile flooring in all bathrooms

### GOURMET KITCHEN FEATURES

- 42" kitchen wall cabinets
- Hidden hinges & crown molding trim on cabinets
- Two tilt out sink trays for sponge storage
- 12x12 Hand laid ceramic tile backsplash
- Recessed can lighting (per plan)

- 8" deep stainless steel sink and Moen faucet with vegetable sprayer
- Built in OTR 30" GE electric oven with self clean feature
- Built in OTR GE gas cook top
- GE touch pad control microwave vented outside with turntable
- Icemaker outlet
- Garbage Disposal
- GE 4-cycle 7-option dishwasher
- Ceramic tile flooring
- Easy care laminate countertops
- Choice of black or white appliances

### SECURITY FEATURES

- Full Security system
- Exterior lighting at front and rear doors
- Deadbolt locks on exterior doors

### ENERGY STAR CERTIFICATION

- 14 SEER Carrier air conditioner with Puron refrigerant
- Techshield
- Energy efficient gas furnace
- R-30 blown attic insulation
- R-13 wall batt insulation
- 1/2" sheathing provides for additional insulation (R-3.6) behind brick
- R-22 batt insulation in sloped ceilings
- R-6 Mylar ductwork with mastic seal
- Vinyl LoE insulated white windows
- Programmable thermostat (s)
- Windows, exterior doors, base plates, and pipes are poly (foam) sealed
- High efficiency natural gas heating
- Gas washer & dryer connections

### CONSTRUCTION PACKAGE

- Dual air conditioning systems (per plan)
- Rapid recovery 40 gallon gas water heater
- Ventilation system with air hawks and soffit vents
- CPVC water supply lines above foundation
- Copper electrical wiring
- Studs on 16" centers on first floor
- Smoke detectors with back-up safety features
- 3/4" Sub floor glued, screwed and nailed
- Perimeter framing anchored
- Engineered post tensioned foundations individually inspected and certified
- Aluminum garage doors pre-wired for openers

### MERITAGE QUALITY PROGRAMS

- Meritage Homes Buyer's Guide
- Home Builder's Limited Warranty
- Ultimate Warranty Program
- Professional decorator services
- Quality Assurance Meetings with your Builder
- Sales Centers open seven days a week

\*Not all features are available in all plans or neighborhoods. Seller reserves the right to make changes without notice. Effective 9/6/07

