

Riverstone Ranch - Classic

Meritage Estate Features

2304 Riverstone Landing Drive
Houston, TX 77089
877-275-6374

Exterior Design Features

- Fiber cement siding
- 3 sides brick & 15' return on 2nd floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 8' Therma-Tru® 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' Therma-Tru® 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
- 3 ceiling fans with Brushed Nickel finish (buyer chooses location)
- 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
- Direct vent fireplace, tile hearth and wood mantle
- Rounded Sheetrock Corners in Accent Areas
- Light fixtures in Brushed Nickel finish or recessed can (per plan)
- 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
- Taex™ 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
- Minimum Merv 11 filtration helps minimize indoor particulates

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