

LIFE. BUILT. BETTER.®

MeritageHomes®
Setting the standard for energy-efficient homes®

Fieldstone - Fifties | The Savannah | Plan 4K85

2,897 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

Take movie nights up a notch in the Savannah's second-story media room or host the next neighborhood trivia night in the adjacent game room. Volume ceilings in the family room and foyer make a striking first impression.



Elevation A | 2,897 sq. ft.



Elevation B | 2,896 sq. ft.



Elevation C | 2,830 sq. ft.

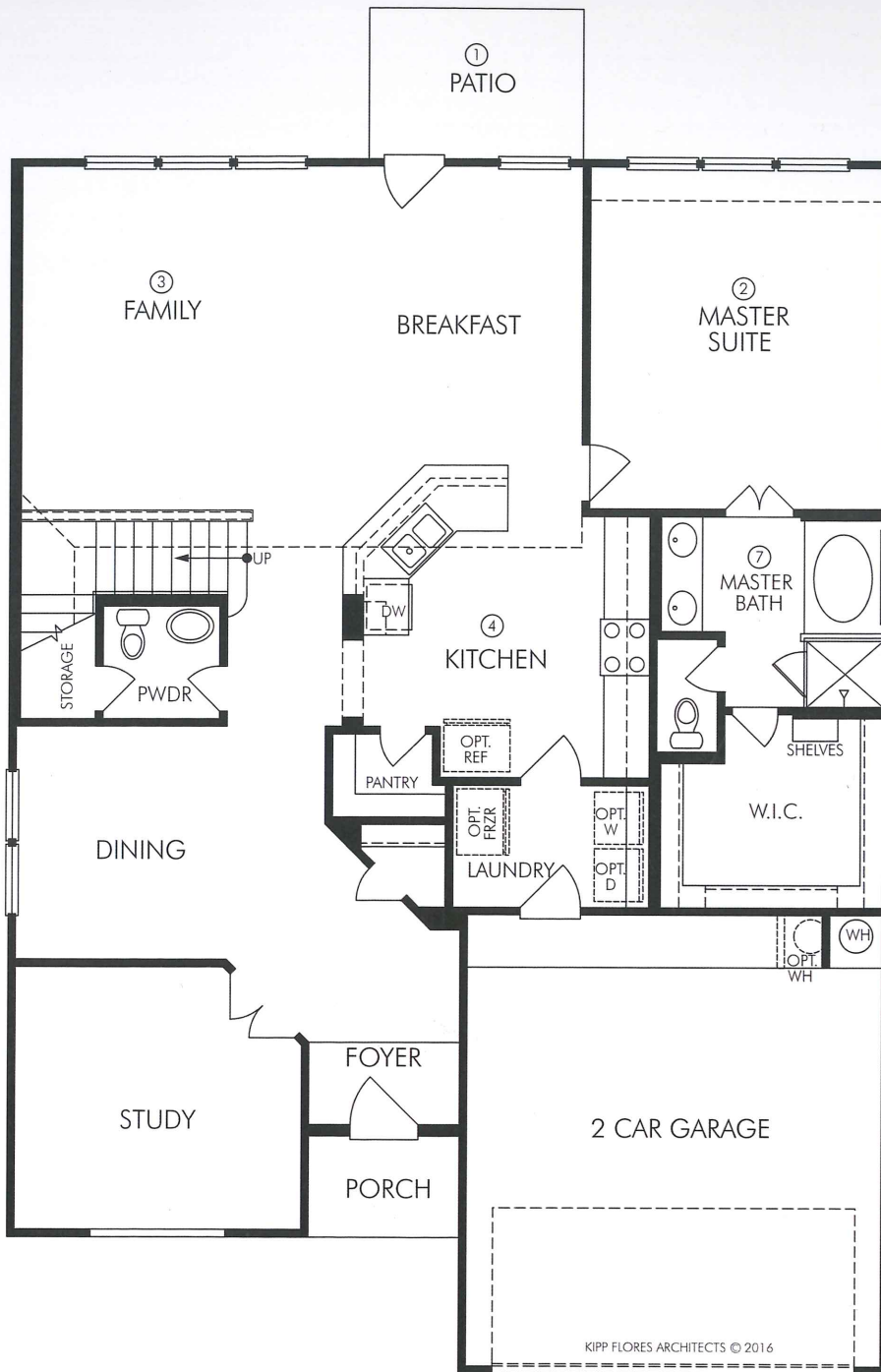


Elevation D | 2,897 sq. ft.

Rev 03/17
REG 4K85

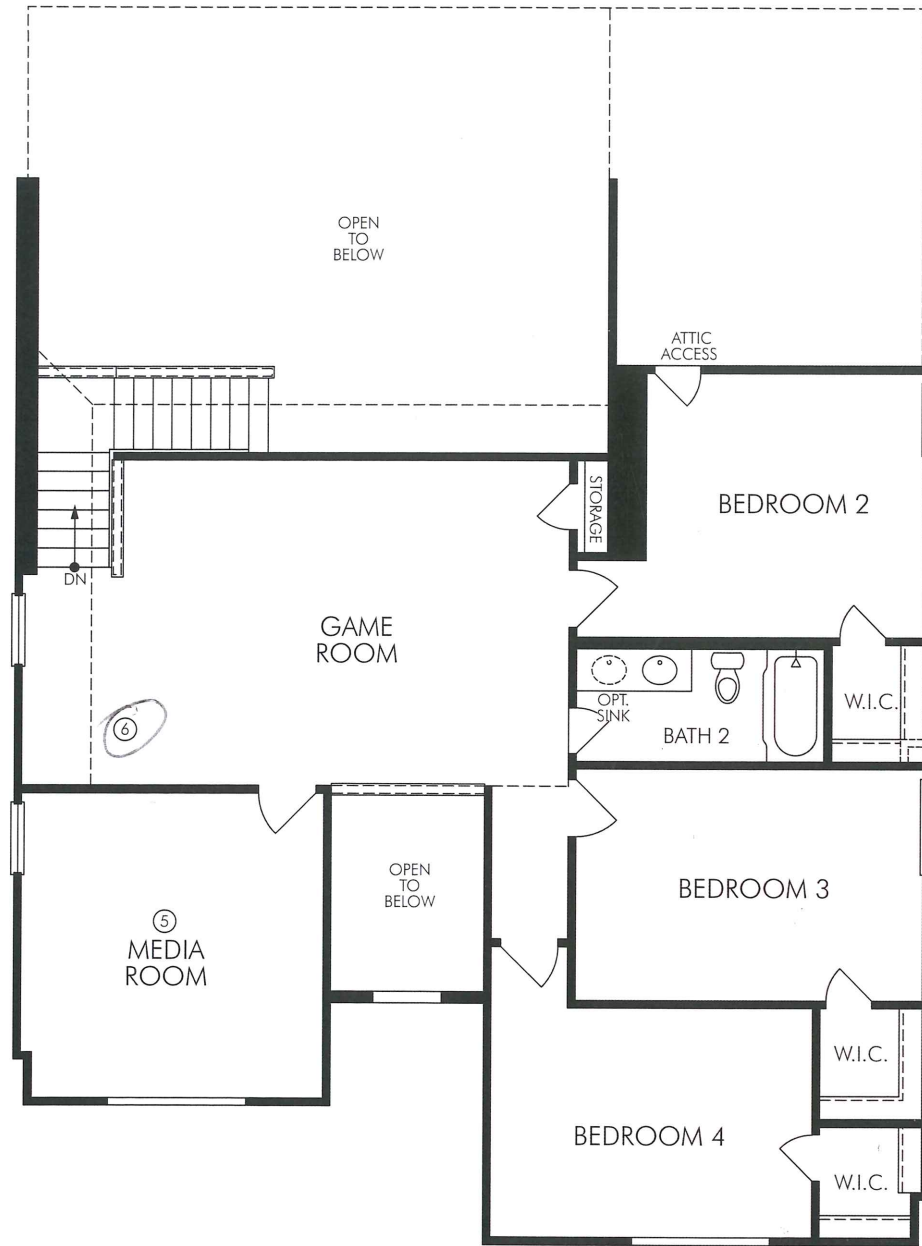


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The Savannah | Plan 4K85 | First Floor
2,897 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

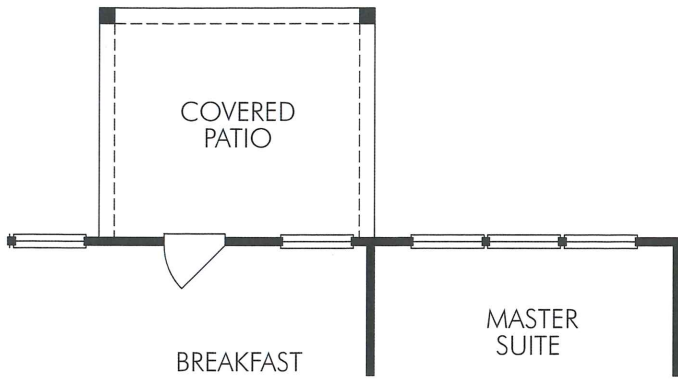
FLEX LIVING OPTIONS: Bay at Master Suite. Covered Patio. Fireplace. Built-in Kitchen. Master Bath.



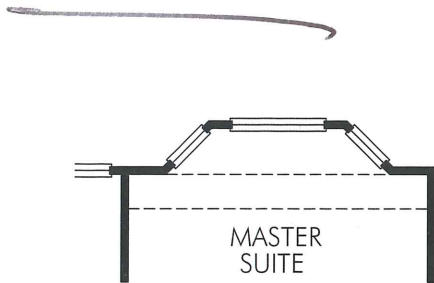
The Savannah | Plan 4K85 | Second Floor
2,897 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

FLEX LIVING OPTIONS: Bedroom 5. Bath 3

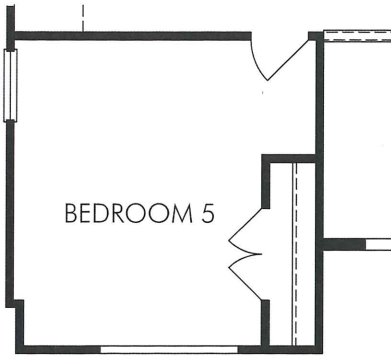
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, 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.



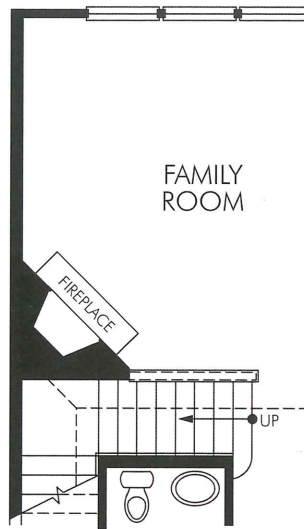
① OPT. COVERED PATIO
(OUT1210)



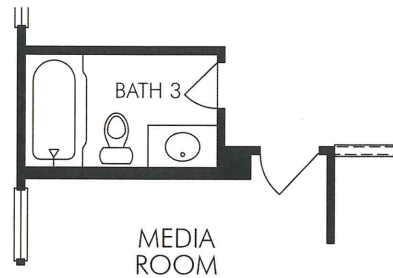
② OPT. BAY WINDOW AT
MASTER BEDROOM
(BAY0005)



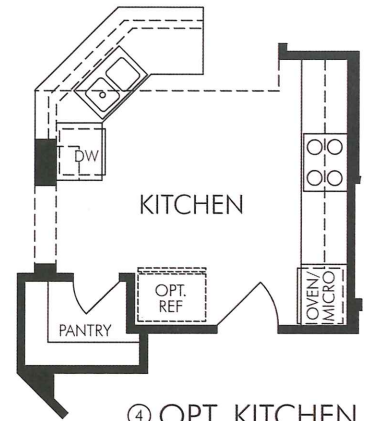
⑤ OPT. BEDROOM 5
(BED0500)



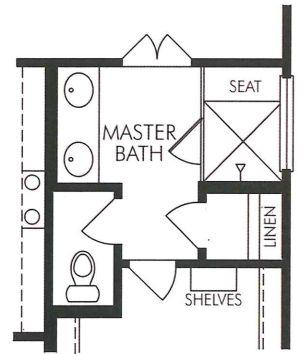
③ OPT. FIREPLACE
(FPO108)



⑥ OPT. BATH 3
(BTH0130)



④ OPT. KITCHEN



⑦ OPT. MASTER BATH

The Savannah | Plan 4K85 | First and Second Floor Options
2,897 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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Fieldstone - Fifties | Estate VE

20302 Rosalina River Court
Richmond, TX 77407

Included Features

Exterior Design

- Fiber cement siding
- 3 sides brick - first floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 6'8" Therma-Tru[®] fiberglass front door with satin nickel "Dakota" handleset (per plan)
- Kwikset[®] "satin nickel" deadbolt locks - exterior doors
- Fully fenced back yard with 6' privacy fence
- Fully sodded front and side yards to fence with front landscape package
- Cast stone engraved address block
- Insulated garage door
- 2 exterior hose bibs
- Front gutters
- Dimensional roof shingles
- 10'x10' patio (per plan)
- 6'8" Therma-Tru[®] full lite exterior back door (per plan)

Interior Design

- Low VOC Sherwin-Williams[®] paint with Pure White ceilings and trim
- 6' 8" Rockport interior doors with Kwikset[®] satin nickel "Cove" doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room
- 25 oz. Shaw[®] carpet with 3/8" carpet pad
- Rounded sheetrock corners
- Light fixtures in brushed nickel finish or LED disc (per plan)
- Decora light switches throughout the home
- Engineered marble vanities at secondary baths with drop-in oval china bowl
- 2 Ceiling fans with brushed nickel finish and light kit

Exquisite Master Suites

- Timberlake[®] hardwood flat panel cabinets
- Moen[®] "Brantford" chrome fixtures
- Separate garden tub with ceramic tile skirt and shower with ceramic tile surround (per plan)
- Engineered marble master bath vanity with drop-in oval china bowl
- Ceramic tile flooring in entire master bath
- Light fixtures in brushed nickel finish (per plan)
- Hi/Hi vanity cabinets
- Elongated toilets in master and powder baths

Spacious Kitchens

- Timberlake[®] hardwood 42" flat panel cabinets
- DuPure water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast nook
- Ceramic tile backsplash

Spacious Kitchens Cont.

- Granite countertops with undermount sink Moen[®] "Camerist" chrome faucet
- 1/3 HP garbage disposal
- LED disc lighting (per plan)
- Black on stainless steel Whirlpool[®] appliances: 30" free-standing 4 burner gas range; feature; multi-cycle dishwasher; over the range microwave with turntable, vented to outside

Superior Construction

- Code certified windstorm bracing
- Dimensional roof shingles with 30 year limited warranty
- Trane[®] 16 SEER HVAC system with heat pump and 410A refrigerant
- R-21 roof deck open cell foam insulation
- R-13 foam walls
- R-6 ductwork with mastic seal
- High-efficiency Rinnai[®] gas tankless water heater
- DuPont[™] Tyvek[®] HomeWrap[®] for protection against water and moisture intrusion
- Engineered post tension designed foundation
- Electric dryer connections
- Block and wire all bedrooms, family room and game room for ceiling fans (per plan)
- Sill seal barrier at exterior perimeter
- 10 year limited structural warranty
- 1-2 year builder warranty
- HomeTeam Pest Defense[®] with Taexx[®] built-in pest control system

Health, Comfort and Energy Savings

- LED Lighting
- Conditioned attics
- Duel flush/ low flow toilets
- ENERGY STAR[®] appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum 16 SEER HVAC with fresh air ventilation
- PEX[®] plumbing
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home[™] Automation Suite[®]

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Ring video doorbell

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. ©2018 Meritage Homes Corporation. All rights reserved. Effective 2/7/2019

Fieldstone Richmond, TX

PUBLIC SCHOOLS:

- Oakland Elementary – (281) 634-3730
- Bowie Middle School – (281) 327-6200
- Travis High School – (281) 634-7000

COLLEGES/UNIVERSITIES:

- U of H - Cinco Ranch – (832) 842-2800
- WCJC - Richmond – (281) 239-1500

FIELDSTONE COMMUNITY:

- Bank of America – (281) 693-0077
- Brite Touch Cleaners #3 – (281) 232-5556
- Dunn Bros Coffee – (281) 693-2228
- Da Vinci Ristorante Italiano – (281) 392-2115
- Crest Management – (281) 579-0761

Annual Dues: \$687

IMPORTANT NUMBERS:

- Voter Registration – (281) 341-8670
- Driver's License – (281) 633-5400
- Vehicle Registration – (281) 341-3709
- Fort Bend County Tax Office – (281) 341-3710
- U.S. Post Office/77469 – (281) 633-0386

ESTIMATED TAXES:

- Fort Bend ISD – 1.32
 - Fort Bend County – 0.469
 - Fort Bend MUD #165 – 1.25
 - Fort Bend L.I.D. #12 – 0.09
- Total: 3.129

LOCAL UTILITIES:

- Reliant – (888) 890-1536
Promotion Code: MD2747
- Centerpoint Energy (Gas) – (713) 659-2111
- Best Trash (Trash) – (281) 313-2378
- Municipal District Svcs. (Water) – (281) 290-6500
- AT&T (Telephone) – (877) 910-0501

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MEDICAL FACILITIES:

- Memorial Hermann Sugar Land – (281) 725-5000
- Methodist Sugar Land Hospital – (281) 274-7000
- St. Luke's Sugar Land Hospital – (281) 637-7000

EMERGENCY SERVICES:

- Emergency – 911
- Fort Bend County Sheriff – (281) 341-4704
- Pecan Grove Volunteer Fire – (281) 341-6677
- Fort Bend Animal Control – (281) 342-1512
- Poison Control Center – (800) 222-1222