MeritageHomes®
Setting the standard for energy-efficient homes®

LIFE. BUILT. BETTER.™

Riverstone Ranch - The Manor - Classic | Estate Features

2304 Riverstone Landing Drive
Houston, TX 77089

Included Features

Exterior Design
- Fiber cement siding
- 3 sides brick and 15' return on second 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 and 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
- 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
- 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
- 3 ceiling fans with brushed nickel finish (buyer chooses location)
- Granite vanities at secondary baths with undermount oval china bowl (Group 1)

Exquisite Master Suites
- Timberlake™ flat panel 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 w/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 cabinets
- Ceramic tile backsplash laid straight
- DuPure™ water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast (Group 1)
- Granite countertops with undermount sink Moen® "Camerist" chrome faucet (Group 1)
- 1/3 HP garbage disposal
- Recessed can lighting (per plan)
- Stainless steel WhirlpoolTM appliances: o 30" electric oven with self-clean feature o Multi-cycle dishwasher o Over the range microwave with turntable, vented to outside o 30" 4-burner gas cooktop

Superior Construction
- Code certified windstorm bracing
- Composite shingles w/ 30 year limited warranty
- Trane® up to 16 SEER HVAC system w/ heat pump and 410A 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

Health, Comfort and Energy Savings
- CFL/LED Lighting
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 15 SEER HVAC
- Minimum MERV 8 HVAC filtration
- PEX® plumbing
- Spray Foam Insulation
- Water-efficient faucets

ENERGY STAR PARTNER

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