

**Watson Estates | LIVE.NOW™****Included Features**2414 W. Hammond Lane  
Buckeye, AZ 85326**Exterior Design**

- Choice of three architecturally designed exterior styles
- Attractive exterior stone accents (per plan & elevation)
- Durable concrete roof tiles styled per elevation
- Choice of designer exterior color palettes (varies per plan)
- Elegant insulated front entry door
- Decorative garage door themed with elevation
- Professional landscaped front yards
- Conveniently located hose bibs in front yards
- 4' side yard gate
- Architecturally integrated covered patios and porches, styled per elevation and plan
- Artfully textured Monterey stucco
- Fenced private yard

**Interior Design**

- Stylish ceramic tile at entry, kitchen, laundry and bathrooms (per plan)
- Carpeting in distinctive colors throughout all remaining living areas
- Designer raised panel interior doors throughout
- Contemporary square corners throughout
- Recessed lighting throughout
- Pre-wired for telephone and TV cable at Great Room and Master Bedroom
- Pre-wired for modem at designated location
- Stylish contemporary baseboards and door casings
- Ceiling fan pre-wires in all rooms
- 2" white faux blinds in all front windows

**Exquisite Master Suites**

- Elegant plumbing fixtures and bath accessories
- Executive height vanities at with dual sinks
- Framed shower enclosure with 1/4" glass
- Spacious walk-in closets

**Spacious Kitchens**

- Granite countertops in choice of colors
- Dual bowl stainless steel sink
- Handcrafted cabinetry and crown molding with choice of finish
- Stainless electric glass top range with microwave hood and dishwasher
- Garage disposal
- Expansive kitchen island (per plan)
- Pre-plumbed for ice maker

**Superior Construction**

- ENERGY STAR® certified home
- 10 year structural warranty
- 2 year functional major mechanical warranty (HVAC, plumbing, electrical, etc.)
- 1 year builder workmanship materials warranty
- Third party inspections
- Certified engineered post-tension foundation
- Smoke/carbon monoxide detectors with battery backup
- 2"x 4" high performance wall systems
- 50 gallon water heater
- 200 amp electrical service

**Health, Comfort and Energy Savings**

- Advanced framing
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- Dual-actuated toilets
- ENERGY STAR® appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum 14 SEER HVAC
- Minimum MERV 8 HVAC filtration
- Sealed Insulated Ducts
- Spray Foam Insulation
- Spray Foam Insulation in the attic
- Water-efficient faucets

**M.Connected Home™ Automation Suite\***

- Advanced thermostat
- Lighting controls
- Smart door lock
- Video doorbell
- Weather-sensing irrigation

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](http://www.meritagehomes.com/mconnectedhome) for important details and information. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2017 Meritage Homes Corporation. All rights reserved. REVISED 6/27/17

# NOW, SMARTER HOMES COME STANDARD.



## The M Connected Home™ Automation Suite now comes standard.

No strings attached. (And no wires, for that matter.) Just add WiFi and say goodbye to worrying about whether or not you remembered to lock the door.

### YOUR M.CONNECTED HOME™ COMES STANDARD WITH FEATURES LIKE:

- Video Doorbell
- Smart Door Lock
- Lighting Controls
- Advanced Thermostat
- Smart Garage Door
- Weather-Sensing Irrigation

Connect with a sales associate for details about the homes in this community.



Setting the standard for energy-efficient homes\*

## LIFE. BUILT. BETTER.®

Visit [www.meritagehomes.com/mconnectedhome](http://www.meritagehomes.com/mconnectedhome) for important details and information. Meritage Homes®, Life. Built. Better.®, M. Connected Home and Setting the standard for energy-efficient homes are trademarks of Meritage Homes Corporation. ©2017 Meritage Homes Corporation. All rights reserved.



## GET EVEN MORE OUT OF YOUR NEW HOME.

Every Meritage home comes standard with innovative features that work together to make your whole home live better and help you rest easier. But we don't stop there. The following additional features available in this community will help you get even more out of your brand new home:



### Weather-Sensing Irrigation

*INCLUDED FEATURE*

Reduce overwatering by using weather data, such as temperature and rain gauges, to adjust irrigation and help keep plants healthy.



### Humidistat

*INCLUDED FEATURE*

A humidistat works with your thermostat to reduce humidity levels in your home. This limits the potential for excess moisture, mold, or dampness.



### PEX Plumbing

*INCLUDED FEATURE*

A superior alternative to metal pipes, PEX maintains better water pressure, resists scale buildup, is more resistant to temperature and pressure changes and doesn't transfer heat as readily as copper.



### Energy-Efficient Lighting

*INCLUDED FEATURE*

Typically use about 25% – 80% less energy than traditional incandescents and can last up to 25 times longer.



### Spray Foam Insulated Attics

*INCLUDED FEATURE*

Reduce sources of deterioration from moisture, dust & extreme temperatures.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### WANT TO KNOW MORE? CALL OR VISIT US ONLINE.

Not all features are standard or available in all homes and communities. Pictures and other images are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, furnishings, appliances, and designer/decorator features and amenities that are not included and/or may not be available in all homes and/or communities. All promotional, marketing, and advertising estimates and claims related to features performance (including, without limitation, energy performance and health promotion) are created exclusively by third party suppliers, rating services, utility companies, and/or certified auditors, and are based on DOE methodology and average energy use and scores where applicable. Actual performance of any home or any of its features may vary widely, and energy savings may be more or less than indicated, depending on the personal energy consumption and other choices of the occupants, as well as changes in energy provider rates and programs. Home, features, and community information is subject to change, and homes to prior sale, at any time without notice or obligation. Visit [meritagehomes.com/featuredescriptions](http://meritagehomes.com/featuredescriptions) for additional information and disclaimers. This is not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. Our obligations with respect to any specific home are limited to the terms of the contract for such home. See sales associate for details. Meritage Homes<sup>®</sup>, Meritage Active Adult<sup>®</sup>, Monterey Homes<sup>®</sup>, and Live. Built. Better.<sup>®</sup> are trademarks of Meritage Homes Corporation. ©2017 Meritage Homes Corporation. All rights reserved. PHX – LIVE.NOW. 04.2017