

MERIDIAN AT SOUTHGATE

Interior Features

- Raised-panel Carrera style interior doors
- Wrought iron railing and box newel posts (per plan)
- Satin nickel finish lighting fixtures
- Schlage® satin nickel door knobs
- Deluxe trim package includes 5" baseboards in downstairs rooms
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Full extension cabinetry drawer guides

Deluxe Kitchens

- Stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" cabinets with staggered projections, hidden hinges, crown molding, and shaker door fronts
- Cabinet package includes pot and pan drawers, trash roll-out compartment, cookie tray dividers, and flip trays at sink
- Designer coordinated cabinet hardware installed on door and drawer fronts
- Stainless steel appliances
- Five burner gas range with sealed burners
- Microwave oven vented to exterior
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Under cabinet lighting and disk lighting (per plan)

Designer Packages

- Designer flooring and countertop packages are included
- Granite or quartz countertops are included in the kitchen, owner's bath, and full bath
- Packages for each home include luxury vinyl plank flooring downstairs with upgraded large format tile and upgraded frieze carpet in other areas

Smart Home Automation and Electrical

- Video doorbell
- Wireless security system with keypad and motion detector
- HDMI bundle to make mounting a TV in your family room simple
- Enhanced WiFi network to minimize dead spots in the home and keep your devices connected
- Structured wiring package includes five TV outlets and two phone outlets
- Ceiling fans in owner's bedroom and family room
- Ceiling fan speed control in family room
- Secondary bedrooms and game room are blocked and wired for ceiling fans
- Two outside waterproof electrical outlets
- Disk lighting in kitchen, pantry, utility, owner's closets, loft, and game room (per plan)
- Rocker light switches

Please see your Community Sales Manager for additional information.

Meridian at Southgate | (214) 846-9022 | 3412 Zellwood Lane | McKinney, TX 75069



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Luxurious Bathrooms

- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with shaker style doors
- Designer coordinated cabinet hardware installed on door and drawer fronts
- Rectangular undermount sinks in owner's and secondary baths
- Pedestal sink in the powder bath
- Framed mirror in powder bath
- Owner's shower includes semi-frameless glass enclosure, ceramic tile walls, and a back-to-back pull-handle
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Delta® Woodhurst chrome faucets in all baths

Exterior Features

- American-made clay-fired brick
- Buff mortar at stone areas
- 8' tall fiberglass entry door
- Cast stone address blocks
- Schlage® Barcelona oil rubbed handle set on front entry door
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Yards fully landscaped
- Sprinkler system (per plan) maintained by the HOA
- Two frost-proof hose bibs
- Architectural roof shingles with limited lifetime warranty
- HardiePlank® siding trim and vented soffit panels with 30 year manufacturer warranty
- Standing seam metal roof (per plan)
- Painted garages
- Double floodlights at rear garage

Quality Construction Features

- Quality kiln dried lumber throughout
- On-site construction, studs 16" on center
- Borate termite treatment at baseplates
- Engineered post-tension slab foundation
- AdvanTech® engineered subfloor
- State-of-the-art PEX plumbing system
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system
- Ten-year transferable new home warranty administered by a Third Party Home Warranty for your peace of mind

Energy Saving Features

- R-38 blown in ceiling insulation
- R-13 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in shared party walls (double insulation)
- Party wall to include a 2 hour fire rated assembly
- 16 SEER Performance Lennox® HVAC System with 10 year parts warranty
- Tankless water heater
- Radiant barrier roof decking (per specs)
- Polyseal on all base plates and rough openings
- Low-E double-pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- Insulated carriage style garage door
- Zoned heating and air
- Programmable Wi-Fi thermostat with smart phone access
- Cost effective natural gas heating

R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.

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