

WATKINS GLEN**INCLUDED FEATURES****Exterior Design**

- Distinctive exteriors with designer color packages
- 2-car garage
- Bermuda sod: full yard (per homesite) with exception of natural areas
- Hardie® Color Plus exterior siding
- Steel garage doors with decorative hardware
- Front porch and covered back patio (per plan and homesite)
- CertainTeed® 25-year shingles
- 3/4 Lite front doors

Interior Design

- Two-panel interior doors
- Mohawk® carpet flooring with 8-lb pad
- Sherwin Williams® interior wall and ceiling paint
- 9' ceilings on first floor, 8' ceilings on second floor
- Brushed nickel or matte black Kwikset® interior door hardware (per package)
- Walk-in closets with ventilated shelving (per plan)
- Ceiling fan prewire in great room
- Decorative light fixtures in dining and kitchen areas
- LED disc lighting
- Elongated toilet in all baths
- High performance, water-efficient Moen® fixtures in brushed nickel or matte black (per package)
- Quartz countertops in full baths
- Built-in drop zones (per plan)
- Mohawk® engineered vinyl plank in foyer, kitchen, dining, powder, laundry and bathrooms (per package)
- Stained hardwood stair treads
- First-floor open railings (per plan)
- TV chase with in-wall conduit in great room
- Whirlpool® washer and dryer
- Window blinds

Exquisite Primary Suites

- Walk-in shower with brushed nickel or matte black, semi-frameless glass doors (per package)
- Spa-like garden tub
- Comfort-height dual-bowl vanities
- Spacious walk-in closets
- Ceiling fan prewire
- TV chase with in-wall conduit

Gourmet Kitchens

- Single-bowl undermount stainless steel kitchen sink
- Designer island with accent cabinet color (per package)
- Moen® faucet with sprayer
- Ventilated wire shelving in pantry
- Whirlpool® stainless steel gas cooktop
- Whirlpool® stainless steel dishwasher
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel refrigerator
- Whirlpool® stainless steel wall oven
- Quartz countertops (per package)
- Soft-close cabinets with upgraded functional accessories
- 42" cabinets with crown molding and hardware

Superior Construction

- ENERGY STAR® certified
- Professionally engineered architectural plans
- 1-year workmanship/2-year systems/10-year limited structural warranty
- Monolithic concrete slab foundation
- Sheetrocked garage
- Tankless gas water heater vented to the outside

Health, Comfort and Energy Savings

- Advanced Framing
- ASHRAE 62.2 Mechanical Fresh-Air Management System
- ENERGY STAR® Dishwasher and Appliance Options
- Indoor airPLUS Qualification
- LED Lighting
- Low-E Windows
- M.Connected Home™ Automation Suite
- MERV 13
- Multispeed HVAC
- Sealed Insulated Ducts
- Spray Foam Insulation

M.Connected Home™ Automation Suite*

- Advanced Thermostat
- Smart Door Lock
- Smart Garage Door
- Video Doorbell
- Smart Home App
- Smart Smoke and Carbon Monoxide Detectors

Home, features, and community information subject to change, and homes to prior sale, at any time without notice or obligation. Inclusion of certain features may be dependent upon date building permit for the home is obtained and/or the date home construction commences. Further, 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 <https://www.meritagehomes.com/mconnectedhome> or <https://www.meritagehomes.com/mconnected> for important details and information. Some features started 4/1/2021 and may not be applicable to all homes. See sales counselor for additional details. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2025 Meritage Homes Corporation. All rights reserved. REVISED 8/12/2025.