

MERIDIAN

HARVEST

Bret Williams
bret.williams@lyonhomes.com
&
Liz Davis
liz.davis@lyonhomes.com

480-664-2815

Open Daily 10-6 • Friday 12-6

Plan 4511

3 Bedrooms, 2 Baths, Great Room,
2 Car Garage

Single Story, 1,512 Square Feet

A	\$ 204,990
B	\$ 213,990
C	\$ 210,990
D	\$ 210,990

Plan 4512

3 Bedrooms, Teen Room, 2 Baths, Great Room,
2 Car Garage

Single Story, 1,713 Square Feet

A	\$ 221,990
B	\$ 228,990
(Model 1) C	\$ 223,990
D	\$ 224,990

Plan 4513

4 Bedrooms, 2 Baths, Great Room,
Opt. Teen Room, 2 Car Garage

Single Story, 1,942 Square Feet

(Model 2) A	\$ 232,990
B	\$ 236,990
C	\$ 234,990
D	\$ 238,990

Plan 4514

4 Bedrooms, Library, 2 Baths, Great Room,
Opt. Teen Room, 2 Car Garage

Single Story, 2,204 Square Feet

(Model 3) A	\$ 240,990
B	\$ 246,990
C	\$ 245,990
D	\$ 247,990

Plan 4515

5 Bedrooms, 3 Baths, Great Room,
Opt. Teen Room, 2 Car Garage

Single Story, 2,309 Square Feet

(Model 4) A	\$ 248,990
B	\$ 252,990
C	\$ 249,990
D	\$ 254,990



William Lyon Homes

Ocotillo Road East of Signal Butte Road
Town of Queen Creek, AZ USA

The base prices listed do not include homesite premiums or optional upgrades. Base prices, premiums, optional upgrades, incentives, terms and conditions are subject to change without notice or obligation. Square footages are approximate. Please consult a Sales Associate for details. 41717



Harvest at Meridian Included Features

PRESTIGIOUS COMMUNITY AMENITIES

- * Over 200 acres of landscaped open space
- * 11 Community theme parks
- * Splash pad water feature
- * Outdoor movie ramada
- * Climbing walls & lots of play structures
- * Miles of walking paths

LASTING FIRST IMPRESSIONS

- * Choice of 4 unique architectural inspired exterior styles
- * Stone or brick exterior accents (per elevation)
- * Flat or "S" concrete roof tile (per plan/elevation)
- * Choice of 12 exterior Designer color palettes – varying (per elevation)
- * Distinctive water saving front yard landscaping
- * Garage door theme (per elevation)
- * Stylish 8' front entry door
- * Expansive covered patio w/stucco columns
- * Stucco exterior finishes (per elevation)
- * Concrete block enclosed rear & side yards
- * Large covered front entry (per plan)
- * Recessed lighting over garage door & entry
- * 3 Hose bibs – for ease & convenience
- * Masonry colored block rear yard fencing

TAKING A LOOK INSIDE

- * Contemporary 9 ft. volume ceilings
- * Open areas & generous window sizes for spacious ambiance
- * Elegant 13" ceramic tile at entry, kitchen, laundry, baths (per plan)
- * Luxury carpet throughout all remaining livable areas
- * Designer raised panel interior doors w/choice of door styles
- * Sculptured rounded interior corners throughout
- * Elegant baseboards & door casings
- * Hand troweled texture interior walls
- * Teen room (per plan)

ABOVE AND BEYOND

- * PEX plumbing system
- * Post-tension slab
- * 8-year limited warranty
- * In-wall pest tubes
- * Garage service door
- * Garage door opener

LUXURIOUS OWNERS SUITE

- * Over-sized walk-in shower (per plan)
- * Private water closet
- * Executive height vanities
- * Full width mirror & medicine cabinet
- * Cultured marble countertops w/dual integrated sinks
- * Easy clean cultured marble shower surround
- * Water conserving elongated commode
- * Roomy walk-in closet/abundant shelving

THE GOURMET'S DELIGHT

- * Easy-clean laminate counter tops and custom recessed panel Birch cabinet in Toffee finish
- * Durable stainless steel kitchen sink
- * Delta chrome kitchen faucet
- * Whirlpool appliances
- * R/O pre-plumb to refrigerator/ pre-plumb for ice-maker line
- * Range hood vented to outside (per plan)

QUALITY CONSTRUCTION

- * Money saving dual energy home
- * Clean, efficient natural gas furnace
- * Efficient 14 SEER ground mounted air conditioner
- * Rheem tankless gas water heater
- * R-19 composite rated exterior wall insulation
- * R-30 ceiling insulation over livable areas
- * High-Performance, Low-E, dual pane, vinyl insulated windows

AVAILABLE CUSTOM OPPORTUNITIES

- * Gas stub for range and dryer
- * Separate tub/shower at Master Bath
- * Designer package: Stainless Steel kitchen appliances, cast iron kitchen sink, upgraded carpet & tile, granite countertops, plus washer/dryer & micro

Please see your William Lyon Homes Sales Associate for a complete list of available options to further personalize your home. In the interest of continuous product development and due to the continual possibility of material shortages, there may be existing or future changes made in the floorplans, exteriors, building products, materials, and designs used in our homes that are not reflected in our models or this handout. These modifications may vary by plan and/or community.

10.24.16



William Lyon Homes

Experience the pride.

www.lyonhomes.com

HARVEST

Meridian

(Ocotillo & Signal Butte)

Maricopa County - City of Queen Creek

*** **SPEC'S AVAILABLE** ***



1,512 sf 1-Story Plan 4511-C Lot 851 \$231,765

North/South Homesite. 3 Bedrooms and Large Great Room for family gatherings. Extra-Large Covered Patio. 9 ft Ceilings. Tankless Gas water heater. Garage Door Opener and Garage Service Door. Dual Sinks in Master Bath. 2-Tone Interior Paint. Upgraded Electric Package 1. Upgraded SS appliances with **Refrigerator, Washer & Dryer Included**. Granite slab kitchen countertops. **Upgraded Cabinets, Granite Kitchen Countertops, Upgraded Carpet and Pad and 18" Tile Flooring throughout**. Beige Interior Package. Front Landscape Included. Estimated Completion: **June**



1,713 sf 1-Story Plan 4512-A Lot 848 \$251,055

Premium North/South Corner Lot. 3 Bedrooms + Teen Room. Large Great Room and Kitchen. Extra-Large Covered Patio. Soft Water Loop. Tankless Gas water heater. **Large Walk-In Shower** at Master Bathroom. Wired for Surround Sound. 2-Tone Interior Paint. Garage Door Opener and Garage Service Door. Upgraded Electric Package 1. Upgraded SS appliances including **Refrigerator, Washer & Dryer**. Upgraded Brushed Nickel Interior Lighting, Hardware & Accessories. Brown Package. **Upgraded Cabinets, Granite Kitchen Countertops and 18" Tile Flooring**. Estimated Completion: **June**



1,942 sf 1-Story Plan 4513-C Lot 793 \$263,075

Premium North/South Homesite near Park. 4 Bedrooms. Large Great Room and Kitchen for family gatherings. Large Covered Patio. 9 ft Ceilings. Tankless Gas water heater. Large Walk-In Shower at Master Bath. **Upgraded Insulation Package**. Garage Door Opener and Garage Service Door. 2-Tone Interior paint. Cabinets in Laundry Room. Upgraded Stainless Steel appliances with **Gas Range, Refrigerator, Washer & Dryer included**. Upgraded Cabinets, Granite Kitchen Countertops and 18"x 18" Tile Flooring. Beige Package. **Window Coverings** included. Estimated Completion: **May**



1,942 sf 1-Story Plan 4513-C Lot 813 \$266,790

Premium North/South Homesite NEXT TO OPEN AREA. 3 Bedrooms + Teen Room. Very open Great Room leading out to the Extra-Large Covered Patio. **Large Walk-In Shower at Master Bath**. 2-Tone Interior Paint. Garage Door Opener and Garage Service Door. Upgraded Electric Package 1. Upgraded SS appliances with Gas Range, **INCLUDING Refrigerator, Washer & Dryer**. Walk-in Kitchen pantry. Upgraded SS Interior Lighting, Hardware & Accessories. Brown Package. **Upgraded Cabinets, Granite Slab Kitchen Countertops and 18" Tile throughout**. Estimated Completion: **May**



2,204 sf 1-Story Plan 4514-A Lot 838 \$273,175

Premium North/South Homesite next to Open Area. 4 Bedrooms + Library. Extra-Large Covered Patio. Garage Door Opener and Garage Service Door. 2-Tone Interior Paint. Wired for Surround Sound in Great Room. Upgraded Electric Package 1. Upgraded SS appliances including **Gas Range with Refrigerator, Washer & Dryer**. Walk-in Kitchen pantry. Stainless Steel Interior Finishes & Accessories. Beige Package. Front Yard Landscape included. **Upgraded Cabinets, Granite Slab Kitchen Countertops and 18" Tile Flooring**. Estimated Completion: **May**



2,204 sf 1-Story Plan 4514-B Lot 814 \$287,270

HIGHLY UPGRADED. 4 Bedrooms + Library. Huge Great Room leading onto Extra-Large Covered Patio. Garage Door Opener and Garage Service Door. Tankless Gas Water Heater. Soft Water Loop. Upgraded Electric Package 1. **Large Walk-in Shower at Master Bath**. 2-Tone Interior Paint. Luxury Stainless Steel KitchenAid appliances with Cooktop and Built-In Wall Oven. **Refrigerator, Washer & Dryer included**. Beige Package. **Upgraded Cabinets, Granite Slab Kitchen Countertops and 12" x 24" Tile Flooring throughout**. Front Yard Landscape included. Estimated Completion: **May**



2,309 sf 1-Story Plan 4515-C Lot 835 \$283,915

Premium North/South Corner Lot. 4 Bedrooms + Teen Room + 3 Baths. Huge Great Room leading onto Extra-Large Covered Patio. Garage Door Opener and Garage Service Door. Tankless Gas Water Heater. Soft Water Loop. Upgraded Electric Package 1. **Large Walk-In Shower at Master Bath**. 2-Tone Interior Paint. Upgraded Stainless Steel appliances with **Gas Range**. **Refrigerator, Washer & Dryer included**. Brown Package. Front Yard Landscape included. **Upgraded Cabinets, Granite Slab Kitchen Countertops and 18" Tile Flooring throughout**. Estimated Completion: **June**

Liz Davis
Bret Williams
(480) 664-2815

* William Lyon Homes offers additional incentives towards closing costs if William Lyon Mortgage is used for financing. Pricing, options and estimated Move-in dates are subject to change without notice. Square footages are approximate. Realtors must accompany the buyer(s) on the buyers first visit to our community.

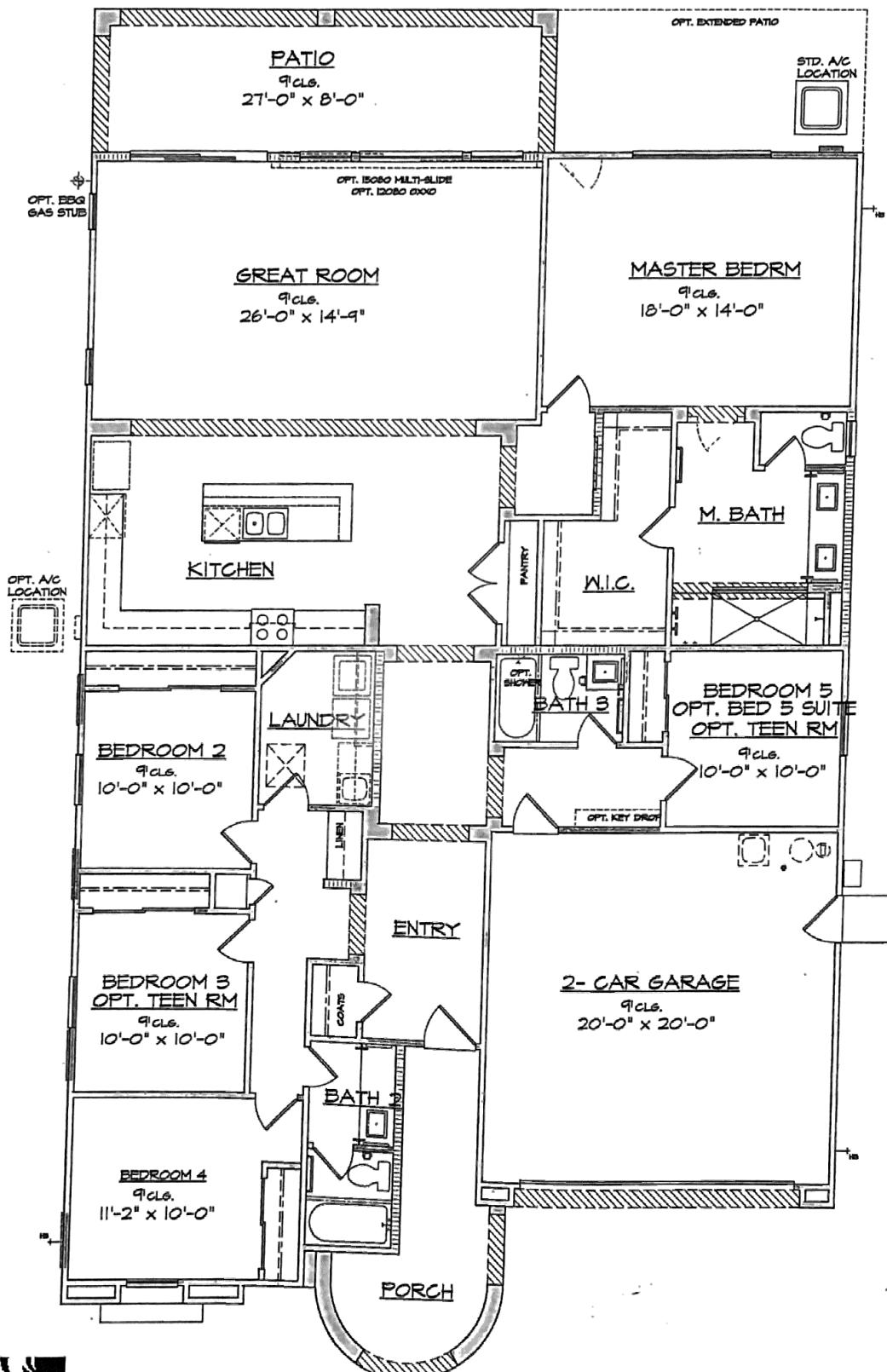
4/14/17

William Lyon Homes, Inc.
License # ROC 080777-B



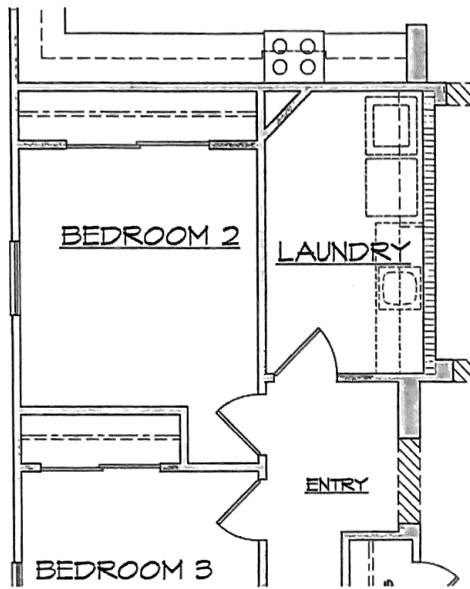
Plan 4515 2,309 s.f.

PRELIMINARY

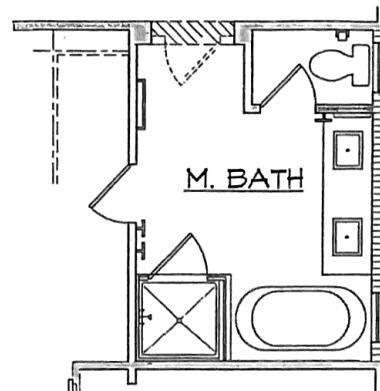


Plan 4515 2,309 s.f.

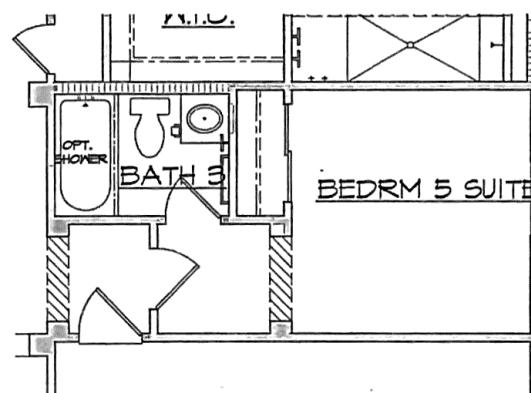
PRELIMINARY



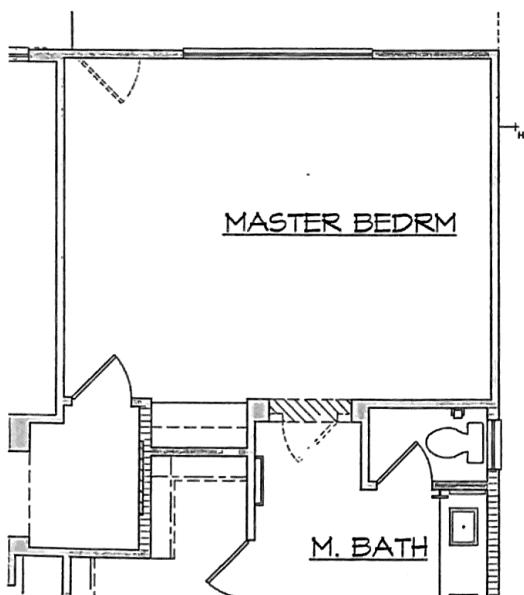
Optional Enlarged Laundry



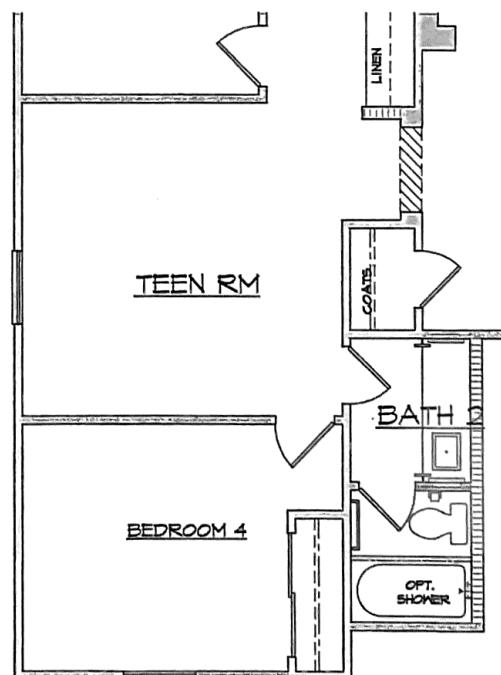
Optional M. Bath w/ Tub



Optional Bedroom 5 Suite



Optional Coffee Bar
in Master

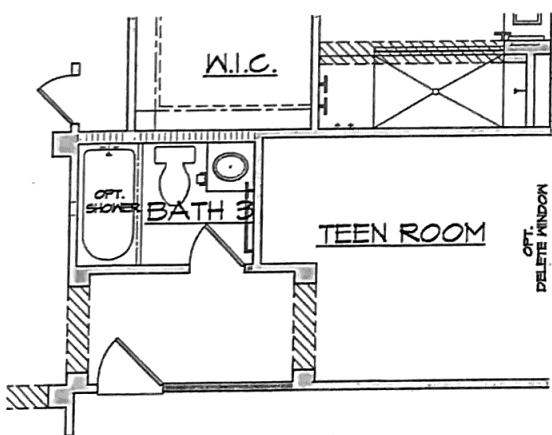
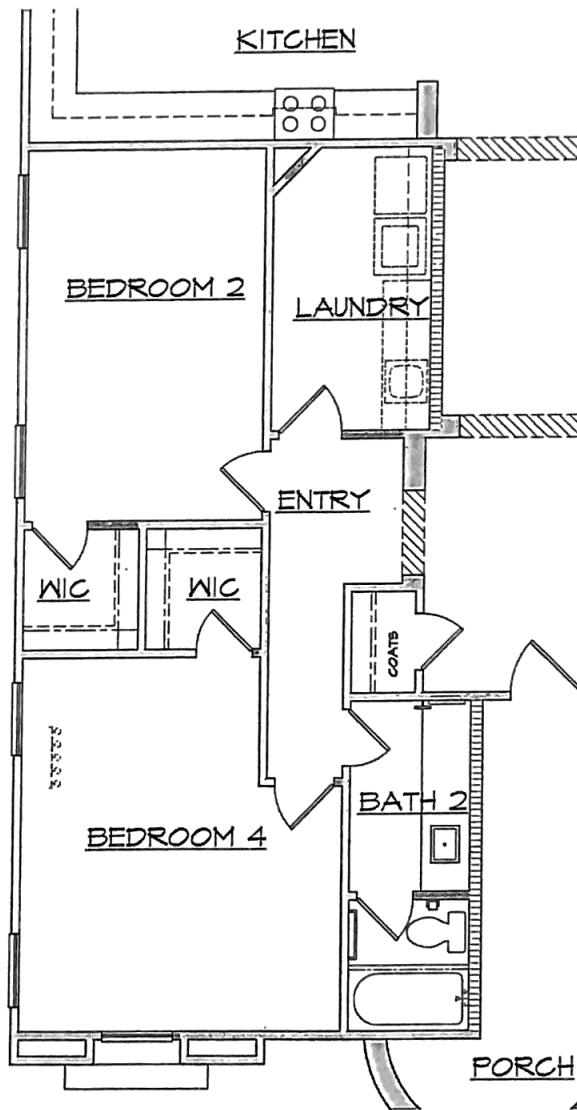


Optional Teen ILO Bedrm 3



Plan 4515 2,309 s.f.

PRELIMINARY



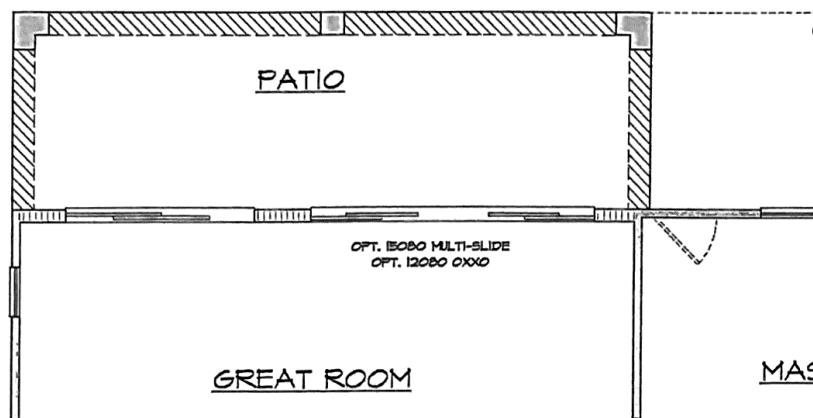
Optional Teen ILO
Bedrm 5

Optional Enlarged Bath 2
Laundry & Bedrm 2 & 4 ILO Bedrm 3

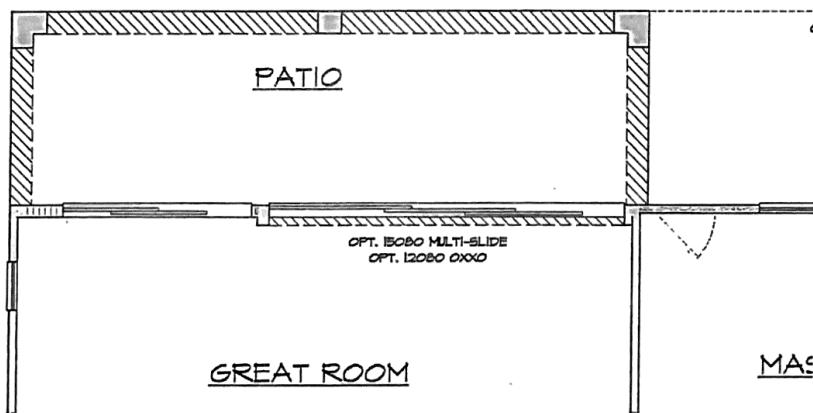


Plan 4515 2,309 s.f.

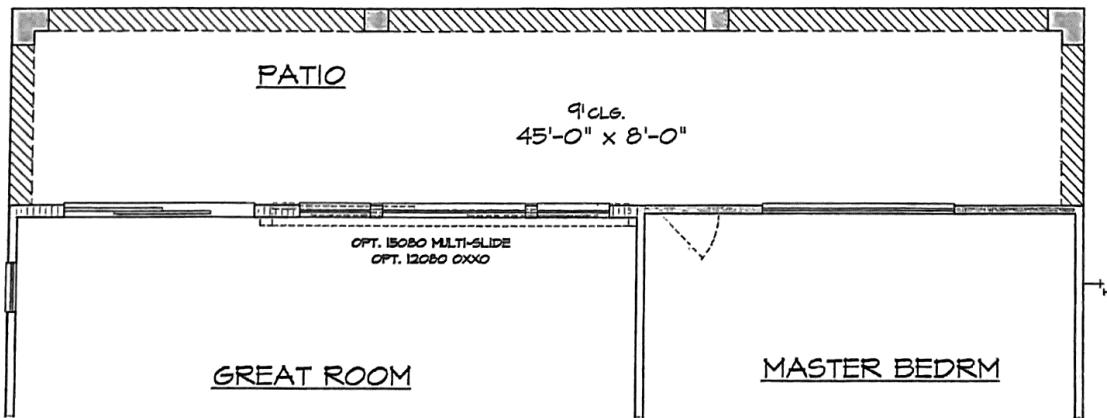
PRELIMINARY



Optional 12080 OXXO



Optional 15' Multi-Slide Door



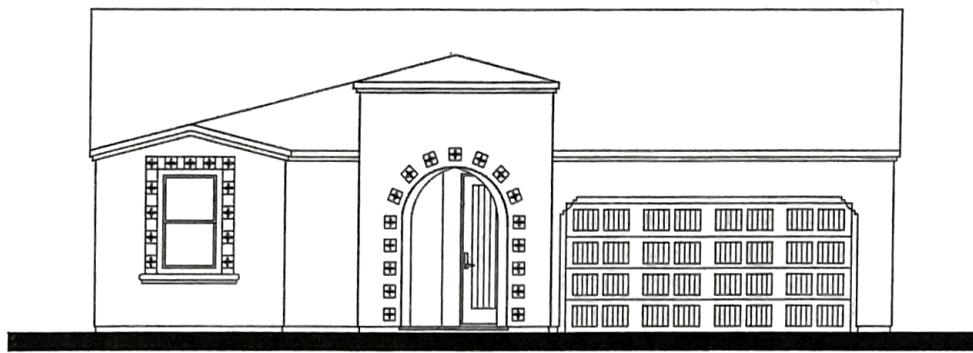
Optional Extended Patio



Plan 4515

Elevations

PRELIMINARY



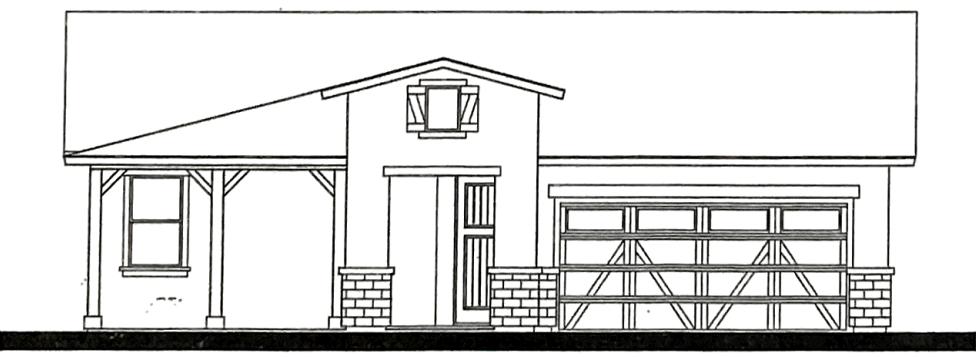
Santa Barbara - 'A'



Prairie- 'B'



Cottage - 'C'



Western Regional - 'D'



To learn more, visit
homewithsrp.com

Designed to build memories and savings with SRP ENERGY STAR® Homes and William Lyon Homes

 **William Lyon Homes**
Experience the pride.
www.lyonhomes.com

 **SRP ENERGY STAR® HOMES**



SRP ENERGY STAR HOMES

Purchasing a new home is a big investment, so you want to be sure that it's built to last. With an SRP ENERGY STAR Home, that means starting with a fully integrated approach to building. This comprehensive method delivers efficient systems that work together to provide better performance and an overall superior level of quality.

WHY WE PARTNER WITH ENERGY STAR

ENERGY STAR is a nationally recognized symbol for energy efficiency, backed by the U.S. Environmental Protection Agency (EPA). The ENERGY STAR label means that your new home has been designed, built and inspected to standards well above most other homes on the market today — giving you comfort and savings under one roof.

HOW WE MEASURE HOME ENERGY EFFICIENCY

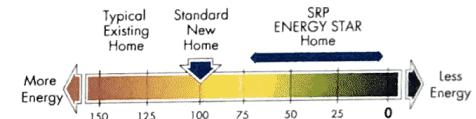
The SRP ENERGY STAR Homes program uses the Home Energy Rating System (HERS) Index to measure the efficiency of every new home in the program. Developed by the Residential Energy Services Network (RESNET), the HERS Index is the industry standard by which a home's energy efficiency is measured and is the nationally recognized system for inspecting and calculating a home's energy performance.

A certified RESNET Home Energy Rater enters each home's specific characteristics into a computer program that simulates the home's energy use. The home receives a score between 100 and 0 based on its performance. A lower number represents a more energy-efficient home.



The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index, while a standard new home is awarded a rating of 100. Therefore, a home that scores 70 on the HERS Index is 30% MORE energy efficient than a standard new home. Most homes in the SRP ENERGY STAR Homes program score 70 or less on the HERS Index.

HOME ENERGY RATING



HOMEOWNER BENEFITS

Savings: Homes that earn the SRP ENERGY STAR label use 25% to 50% less energy and 20% less water than typical new homes built to meet today's codes. They save even more when compared with most resale homes on the market.

Comfort: Well-insulated homes with properly sized and tested heating, ventilation and air-conditioning (HVAC) systems have an easier time maintaining desired indoor temperatures, providing you with greater year-round comfort.

Health: Tightly sealed homes minimize unfiltered outdoor-air infiltration through windows, walls and air-conditioning ductwork, greatly reducing allergens and dust particulates in your new home.

Peace of mind: Third-party testing and inspections in accordance with ENERGY STAR's rigorous Version 3 guidelines ensure your home will be energy efficient, comfortable, healthy and durable.

Quality construction: SRP ENERGY STAR Homes combine a well-designed thermal enclosure, a properly sized HVAC system, and high-performance lighting, appliances and plumbing fixtures into a complete package that results in a home that is simply better.

Environment: These homes use less energy and water, which helps you play an important part in conserving valuable resources.

SRP ENERGY STAR HOME FEATURES

Thermal enclosure: Comprehensive air sealing, properly installed insulation and high-performance windows work together in an SRP ENERGY STAR Home to deliver better comfort, better durability and lower monthly bills. Our builder partners must meet a long list of rigorous requirements to ensure that:

- ◆ Your new home is tightly sealed to reduce leaks and drafts
- ◆ Wall and roof framing members are insulated from the elements to minimize thermal bridging
- ◆ Correct insulation levels are selected to provide whole-house comfort
- ◆ Insulation is installed properly to deliver the best performance
- ◆ High-performance windows are selected to keep heat gain under control



Heating and cooling: SRP ENERGY STAR Homes come equipped with HVAC systems that are designed, installed and tested to optimize performance, lower utility bills, keep you more comfortable, provide better moisture control and ensure that:

- ◆ Heating and cooling equipment and associated ductwork are sized and installed correctly
- ◆ Air conditioners and heat pumps exceed the national standard, with a minimum 14 SEER (Seasonal Energy Efficiency Ratio)
- ◆ Ducts are properly sealed to reduce air leakage, comfort problems and expenses
- ◆ A whole-house mechanical ventilation system is provided to draw in filtered outside air and flush out indoor air pollutants



William Lyon Homes Harvest at Meridian

ANNUAL ENERGY COSTS	
HERS Index scores for the plans below range from:	
62 to 66	

	HEATING	COOLING	WATER HEATING	LIGHTING AND APPLIANCES	SERVICE CHARGE	ANNUAL TOTAL*	Monthly Average	Monthly Summer Average**	Monthly Winter Average
Plan 4511 1,512 sq. ft.	\$ 134	\$ 373	\$ 136	\$ 458	\$ 368	\$ 1,470	\$ 122	\$ 136	\$ 105
Plan 4512 1,713 sq. ft.	\$ 157	\$ 400	\$ 133	\$ 500	\$ 368	\$ 1,558	\$ 130	\$ 143	\$ 112
Plan 4513 1,942 sq. ft.	\$ 131	\$ 398	\$ 156	\$ 532	\$ 368	\$ 1,587	\$ 132	\$ 147	\$ 112
Plan 4514 2,204 sq. ft.	\$ 183	\$ 437	\$ 156	\$ 589	\$ 368	\$ 1,733	\$ 144	\$ 158	\$ 127
Plan 4515 2,309 sq. ft.	\$ 146	\$ 456	\$ 184	\$ 629	\$ 368	\$ 1,783	\$ 149	\$ 166	\$ 125

*Your actual energy costs may be higher or lower than those illustrated, depending on your individual lifestyle, the number of people living in the house and SRP's fuel cost adjustment factor. SRP reviews this adjustment factor every six months, with any changes made effective May 1 and/or Nov. 1.

**Summer averages are based on six months of usage, May through October. July and August bills are at the highest summer rates and may be double the average stated above. Please refer to [srpnet.com](#) for more information about residential rates and plans.

Energy-saving features

- ◆ High-efficiency 14 SEER air conditioner
- ◆ On-demand tankless water heater
- ◆ R-30 ceiling insulation
- ◆ R-19 composite wall insulation
- ◆ Low-E dual-pane windows
- ◆ Programmable thermostats
- ◆ Energy-efficient CFL lighting

Assumptions

Temperature settings: 78° summer, 70° winter

Lighting and appliances: During construction, our builder partners select efficient lighting and appliances to create a complete energy-efficient package that delivers better performance, provides better quality, helps you save on your energy bill and ensures that:



- ◆ ENERGY STAR-labeled bulbs and fixtures are tested to meet strict energy-efficiency and quality guidelines and come with at least a two-year warranty

- ◆ ENERGY STAR-labeled appliances use advanced technologies to minimize energy and water use

Plumbing and water efficiency: In the desert, water is one of our most precious resources, which is why SRP ENERGY STAR Homes are required to meet water-efficiency standards to help ensure that:

- ◆ Bathroom fixtures have the WaterSense® label or equivalent water-use ratings
- ◆ Household water consumption is reduced by roughly 4,000 gallons or more per year

Moisture control: The ENERGY STAR Homes program offers a comprehensive package of water management practices and materials that help protect your home from water damage and reduce the risk of indoor air-quality problems. This helps ensure that:

- ◆ Water is directed off the roof, down the walls and away from the foundation
- ◆ Your home is built with moisture-resistant barriers to prevent water damage
- ◆ Building materials are protected during construction to minimize the possibility of mold and rotting

Testing and inspection: SRP ENERGY STAR Homes are independently inspected, tested and certified by RESNET. Inspectors work with our builder partners throughout the construction process to ensure that:

- ◆ Your new home has the appropriate energy-efficient features for this climate
- ◆ Critical construction details are verified at different building stages