

To learn more, visit
homewithsrp.com

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



Setting the standard for energy-efficient homes™

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

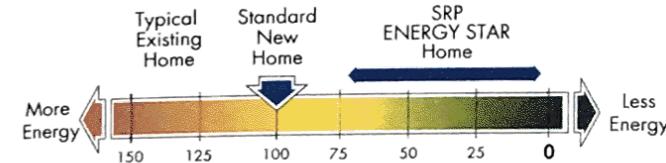
The SRP ENERGY STAR Homes program uses the Home Energy Rating System (HERS) Index to measure the efficiency of every new home in the program. Developed by the Residential Energy Services Network (RESNET), the HERS Index is the industry standard by which a home's energy efficiency is measured and is the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

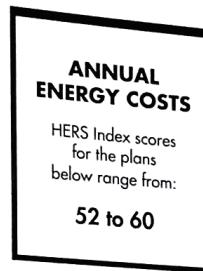
- A whole-house mechanical ventilation system is provided to draw in filtered outside air and flush out indoor air pollutants



® ENERGY STAR®
HOMES



Meritage Homes Innovation Park at Eastmark



	HEATING	COOLING	WATER HEATING	LIGHTING AND APPLIANCES	SERVICE CHARGE	ANNUAL TOTAL*	Monthly Average	Monthly Summer Average**	Monthly Winter Average
Bacall 1,802 sq. ft.	\$ 114	\$ 341	\$ 174	\$ 546	\$ 368	\$ 1,544	\$ 129	\$ 141	\$ 112
Astaire 1,861 sq. ft.	\$ 100	\$ 337	\$ 174	\$ 554	\$ 368	\$ 1,534	\$ 128	\$ 142	\$ 110
Brando 2,243 sq. ft.	\$ 106	\$ 384	\$ 199	\$ 636	\$ 368	\$ 1,692	\$ 141	\$ 157	\$ 120
Hayworth 2,474 sq. ft.	\$ 108	\$ 431	\$ 223	\$ 698	\$ 368	\$ 1,829	\$ 152	\$ 171	\$ 127
Hitchcock 2,764 sq. ft.	\$ 124	\$ 448	\$ 223	\$ 735	\$ 368	\$ 1,898	\$ 158	\$ 177	\$ 133
Arapaho 2,294 sq. ft.	\$ 118	\$ 376	\$ 174	\$ 625	\$ 368	\$ 1,661	\$ 138	\$ 153	\$ 119
Gila 2,376 sq. ft.	\$ 116	\$ 419	\$ 199	\$ 668	\$ 368	\$ 1,770	\$ 148	\$ 165	\$ 124
Kaibab 2,387 sq. ft.	\$ 138	\$ 400	\$ 199	\$ 669	\$ 368	\$ 1,774	\$ 148	\$ 162	\$ 128
Sierra 2,405 sq. ft.	\$ 162	\$ 492	\$ 199	\$ 657	\$ 368	\$ 1,878	\$ 157	\$ 175	\$ 132
Carson 3,582 sq. ft.	\$ 176	\$ 608	\$ 223	\$ 859	\$ 368	\$ 2,234	\$ 186	\$ 211	\$ 153
Black Hills 3,739 sq. ft.	\$ 147	\$ 523	\$ 223	\$ 878	\$ 368	\$ 2,139	\$ 178	\$ 200	\$ 149
Thunder Basin 4,131 sq. ft.	\$ 203	\$ 689	\$ 223	\$ 932	\$ 368	\$ 2,416	\$ 201	\$ 229	\$ 164

*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
- ◆ High performance 2" x 6" wall system
- ◆ Spray-foam insulation
- ◆ Low-E2 vinyl windows
- ◆ Programmable thermostats
- ◆ CFL lighting and fixtures
- ◆ Energy-efficient water heater
- ◆ Water-efficient fixtures

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



NORTH



This map depiction is not an official site plan, may not be drawn to scale, and may not reflect all easements and other matters affecting the community. Rather, it is an artist's conceptual rendering intended to give buyer a general overview of the contemplated community. This map depiction does not constitute a warranty that the community will be built out or developed as shown and Meritage has not made, does not make, and specifically negates and disclaims any representations, warranties, and guarantees with respect to the map depiction, including, but not limited to, any depiction or description of any physical characteristics of the community or any improvements pertaining thereto, and any depiction or description of the real estate comprising or contemplated to comprise the community or of the units or amenities (such as pools, gazebos, hike and bike trails, exercise facilities, etc.) contemplated to be a part of the community. The party developing the community may make changes in the design and plan of the community (including, without limitation, the number of homes and/or the sizes of lots in the Community), and in any currently contemplated timing of the development of the community, and Meritage reserves the right to make any and all such changes. AZ ROC Lic #B-166223



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meritagehomes.com

Meritage Homes at Innovation Park at Eastmark
 9735 E. Telemetry Drive, Mesa, AZ 85212

Innovation Park at Eastmark | Sierra**2,405 sq. ft. | 4 Bed | 3 Bath | 3 Car Tandem Garage | 1 Story**

Follow the impressive entryway of the Sierra to a striking dining room where the curved wall of windows will make every day dining or formal entertaining warm and inviting.



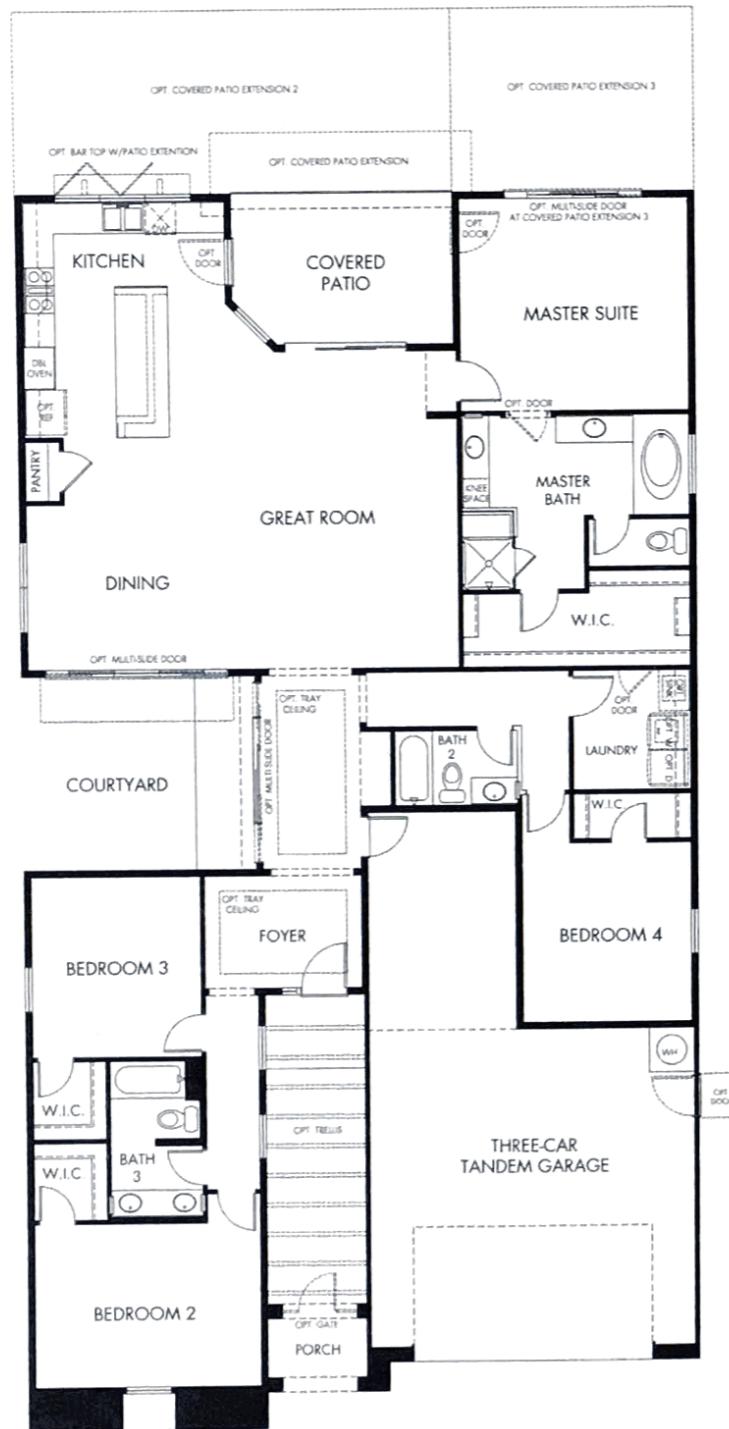
Elevation G



Elevation E



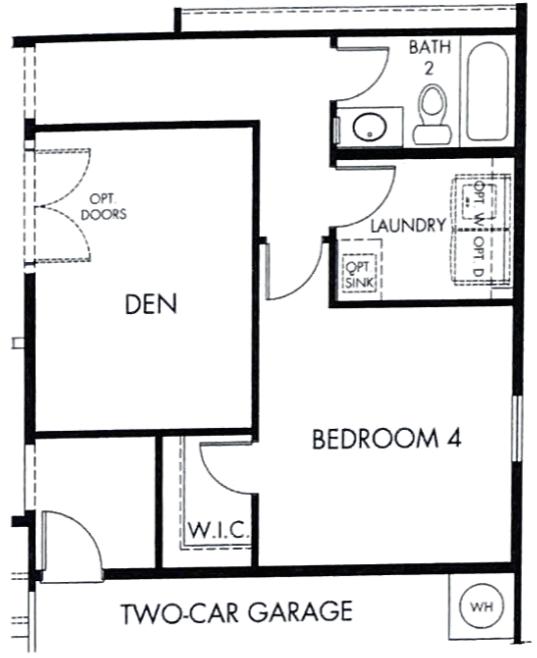
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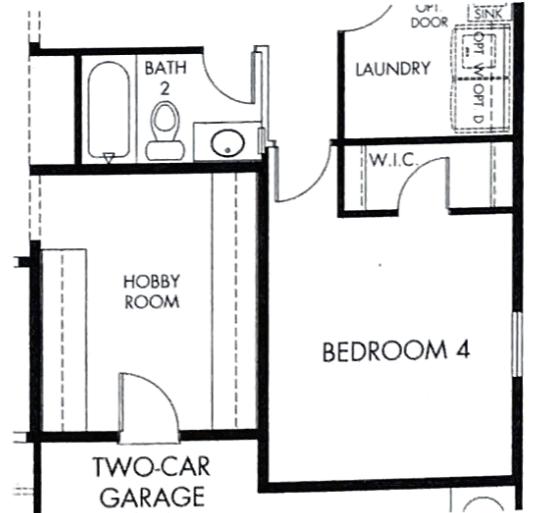
Innovation Park at Eastmark | Sierra | First Floor

2,405 sq. ft. | 4 Bed | 3 Bath | 3 Car Tandem Garage | 1 Story

FLEX LIVING OPTIONS: Opt. Den, Opt. Hobby Room, Opt. Super Laundry & Extended W.I.C., Opt. Covered Patio Extension 1, 2 or 3, Opt. Fireplace or Kitchen at Outdoor Living or Covered Patio Extension 2 or 3, Opt. 2-Sided Fireplace



OPT. DEN ILO TANDEM GARAGE



OPT. HOBBY ROOM ILO TANDEM GARAGE

Innovation Park at Eastmark | Sierra | Options

2,405 sq. ft. | 4 Bed | 3 Bath | 3 Car Tandem Garage | 1 Story

FLEX LIVING OPTIONS: Opt. Den, Opt. Hobby Room, Opt. Super Laundry & Extended W.I.C., Opt. Covered Patio Extension 1, 2 or 3, Opt. Fireplace or Kitchen at Outdoor Living or Covered Patio Extension 2 or 3, Opt. 2-Sided Fireplace

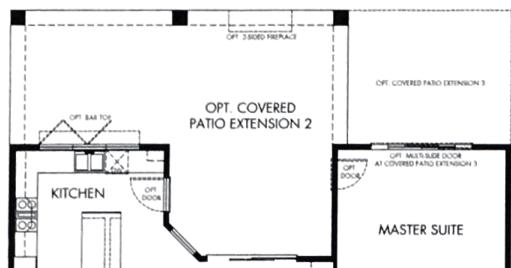
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a blueprint that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change and homes to prior sale at any time without notice or obligation. Additionally, renovations and variations may be made to any home or lot without notice or obligation. All minor style, lot location, and color changes, no minor variations in square footage and/or room and space dimensions, and/or window, door, utility outlet, and other improvement locations, may be required by any state, federal, county, or local governmental authority in order to accommodate requested modifications, colors, and/or exterior design and field changes.



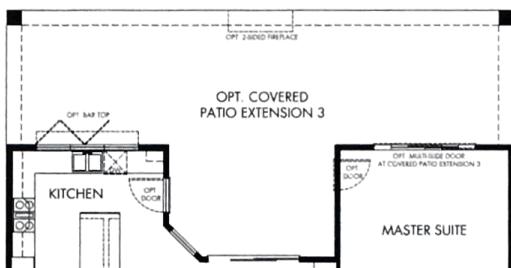
OPT. FIREPLACE AT OUTDOOR LIVING
OR AT COVERED PATIO EXTENSION 2 AND 3



OPT. KITCHEN AT OUTDOOR LIVING
OR AT COVERED PATIO EXTENSION 2 AND 3



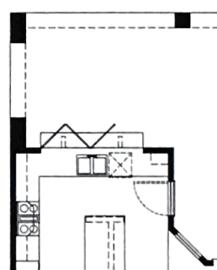
OPT. COVERED PATIO EXTENSION 2



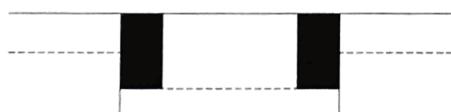
OPT. COVERED PATIO EXTENSION 3



OPT. MULTI-SLIDE DOOR
AT COURTYARD



OPT. BAR TOP



OPT. 2-SIDED FIREPLACE



OPT. MULTI-SLIDE DOOR
TO WINDOWS AT MASTER SUITE

Innovation Park at Eastmark | Sierra | Options

2,405 sq. ft. | 4 Bed | 3 Bath | 3 Car Tandem Garage | 1 Story

FLEX LIVING OPTIONS: Opt. Den, Opt. Hobby Room, Opt. Super Laundry & Extended W.I.C., Opt. Covered Patio Extension 1, 2 or 3, Opt. Fireplace or Kitchen at Outdoor Living or Covered Patio Extension 2 or 3, Opt. 2-Sided Fireplace

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ENERGY STAR
AWARD 2017
PARTNER OF THE YEAR
Sustained Excellence

HEALTHIER. CLEANER. MORE EFFICIENT.

Year after year we build homes that exceed the ENERGY STAR® requirements for energy efficiency, which helps deliver long and short-term savings to our homeowners. As a result for the fifth consecutive year, we have earned the EPA's highest ENERGY STAR award, Partner of the Year—Sustained Excellence.

SUSTAINED EXCELLENCE AWARD WINNER – 5TH CONSECUTIVE YEAR

In 2016, throughout the Phoenix area:



homebuyers have chosen Meritage Homes, helping to save themselves money and energy.

Equivalent to eliminating the emissions from:

856 vehicles.



According to ENERGY STAR,
that's the equivalent of:



total savings on energy costs.

Equivalent to saving an incredible:

4,713,988
lbs. of coal.



And equivalent to planting:

1,312 acres of trees.

Want to learn more? Call or visit us online **877.906.8150** | meritagehomes.com/phoenix



Setting the standard for energy-efficient homes®

All equivalencies provided by Energy Star® and are based on actual home closings. 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. Energy Star® is not affiliated with Meritage Homes. 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. See sales associate for details. Meritage Homes® is a registered trademark of Meritage Homes Corporation ©2017 Meritage Homes Corporation. All rights reserved.



Setting the standard for energy-efficient homes™

LIFE. BUILT. BETTER.™

Innovation Park at Eastmark | Estates Series

Stunning gated community, featuring seven brand new floor plans complete with outdoor living spaces.

Arapaho

From \$1,792/mo

The foyer opens up into the gourmet kitchen, breakfast nook and great room where you'll love spending time with family and friends. The secluded master suite is the perfect retreat, with a relaxing master bath.

Beds 3 Baths 2.0 Floors 1.0 Garage 2 Sq. Ft. 2,294

Base Price

E - \$291,990 F - \$297,990 G - \$299,990

Kaibab

From \$1,896/mo

We all have our own ideas about what makes a dream home. That's why the Kaibab offers more than just an open floor plan - it offers flexibility. The potential of this home is endless.

Beds 3 Baths 2.0 Floors 1.0 Garage 3 Sq. Ft. 2,387

Base Price

E - \$309,990 F - \$317,990 G - \$319,990

Sierra

From \$1,959/mo

Follow the impressive entryway of the Sierra to a striking dining room where the curved wall of windows will make every day dining or formal entertaining warm and inviting.

Beds 4 Baths 3.0 Floors 1.0 Garage 3 Sq. Ft. 2,405

Base Price

E - \$320,990 F - \$326,990 G - \$328,990

Carson

From \$2,213/mo

The foyer leads past a private den - where you'll find any excuse to work from home - & right into the open great room, spacious kitchen and nook. The four upstairs secondary bedrooms each have a walk-in closet.

Beds 4 Baths 3.0 Floors 2.0 Garage 3 Sq. Ft. 3,582

Base Price

E - \$364,990 F - \$373,990 G - \$373,990

Thunder Basin

From \$2,299/mo

This stunning two-story home, with its four bedrooms, three-and-a-half bathrooms and upstairs game room, is sure to be the envy of the neighborhood. Downstairs, the private den invites quiet relaxation.

Beds 4 Baths 3.0 Floors 2.0 Garage 4 Sq. Ft. 4,131

Base Price

E - \$379,990 F - \$385,990 G - \$387,990

The estimated monthly payment is provided for purposes of illustration only and is not a commitment to lend, nor a representation or guaranty that such payment amount will be applicable to any buyer and/or transaction. Estimated monthly payment assumes conventional financing and a purchase price as provided above with a 10% down, 4.375% interest rate and PMI rate of 0.67% on a 30 year loan. Costs include the HOA at \$108, insurance rate of 0.02%, and taxes of 0.9%. Assumed terms may not be available for all or any buyers, property taxes and HOA fees are subject to change from time to time, and loan products, financing programs, purchase prices, interest rates, fees, payments, and offers may vary, are subject to change or cancellation at any time without notice, and are subject to the specific underwriting guidelines of the lender from which you elect to obtain financing, credit approval, property appraisal, seller contribution limits, and other conditions, as applicable. You should contact a lender of your choosing for information, terms, and conditions specific to your current situation. See Sales center for complete details. AZ ROC Lic.#B-166223. Revised: 4/3/17



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Setting the standard for energy-efficient homes®

LIFE. BUILT. BETTER.™

Innovation Park at Eastmark | Classics Series

Connect with your new neighbors at one of the many parks, biking pathways, and civic areas

Bacall [Model]

From \$1,601/mo

The Bacall steals the show with an open concept living area. Spilling natural light throughout the kitchen and great room, this 1,802 sq. ft. single-story is a perfect starter home with a covered patio outside.

Bacall Plus

From \$1,723/mo

Added features to our Bacall plan include a 'zero-transition' concrete patio that's flush with interior flooring. Also includes sliding glass door at master bedroom & great room.

Astaire

From \$1,630/mo

This charming single-story will immediately have you dancing for joy. The porch-to-foyer entry starts with the private study for conducting your business at home, than opens up into the gourmet kitchen.

Astaire Plus

From \$1,694/mo

Bonus features to the Astaire plan include a 'zero-transition' concrete patio that's flush with interior flooring. Also includes sliding glass door at master bedroom.

Hayworth

From \$1,764/mo

Purchase the Hayworth and you'll be asking to work from home more often. This classy two-story has amenities ranging from formal to fun-filled. You can enjoy a beautiful dinner party in the dining room.

Hayworth Plus

From \$1,840/mo

Extra features to the Hayworth plan include a 'zero-transition' concrete patio that's flush with interior flooring. Also includes multi-slide glass doors at great room.

Hitchcock

From \$1,857/mo

The Hitchcock lives large at 2,764 sq. ft. including a great room, den, and a game room upstairs. This home is ideal for quality family time while allowing for personal space.

Hitchcock Plus [Model]

From \$1,951/mo

Add-on features to our Hitchcock plan include a 'zero-transition' concrete patio that's flush with interior flooring. Also includes multi-slide glass doors at great room.

Beds 3 Baths 2.0 Floors 1.0 Garage 2 Sq. Ft. 1,802

Base Price

E - \$255,990 F - \$259,990 G - \$260,990

Beds 3 Baths 2.0 Floors 1.0 Garage 2 Sq. Ft. 1,802

Base Price

E - \$276,990 F - \$281,990 G - \$282,990

Beds 3 Baths 2.0 Floors 1.0 Garage 2 Sq. Ft. 1,861

Base Price

E - \$260,990 F - \$266,990 G - \$266,990

Beds 3 Baths 2.0 Floors 1.0 Garage 2 Sq. Ft. 1,861

Base Price

E - \$271,990 F - \$279,990 G - \$281,990

Beds 3 Baths 2.5 Floors 2.0 Garage 2 Sq. Ft. 2,474

Base Price

E - \$283,990 F - \$290,990 G - \$292,990

Beds 3 Baths 2.5 Floors 2.0 Garage 2 Sq. Ft. 2,474

Base Price

E - \$296,990 F - \$303,990 G - \$305,990

Beds 4 Baths 2.5 Floors 2.0 Garage 3 Sq. Ft. 2,764

Base Price

E - \$299,990 F - \$305,990 G - \$306,990

Beds 4 Baths 2.5 Floors 2.0 Garage 3 Sq. Ft. 2,764

Base Price

E - \$315,990 F - \$322,990 G - \$323,990

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