

NOT ALL
NEW HOMES
ARE CREATED
EQUAL.



Setting the standard for energy-efficient homes[®]

Option Program - Sienna Hills

Plan 1610

Designer Flooring Packages

	INSPIRE Package A - DF0001A	Incl.	CHIC Package A - DF0002A	\$ 2,400	BOLD Package A - DF0003A	\$ 4,800
Carpet	Shaw Acadia Valley - Winter Milk		Shaw Bailea's Wish - Bare Mineral		Tuftex Little Victories - Sandcastle	
Tile	Emser Toledo 13x13 Beige		Emser Baja 12x24 Cabo Shore		Emser Toledo 17x17 Noce	
Grout	CC #251 Canvas		CC #61 Executive Gray		CC #31 Buckskin Beige	
Pad	3/8" Sage 5#		1/2" Spring 6#		1/2" Spring 6#	
Wood Laminate	N/A		N/A		Armstrong Premier-Rustic Lodge Oak	
	INSPIRE Package A - FLR9991	\$ 700	CHIC Package A - FLR9992	\$ 1,600	BOLD Package A - FLR9993	\$ 3,250
Flooring Enhancement	Extended Tile Areas		Extended Tile Areas		Extended Tile and Laminate Areas	
	INSPIRE Package B - DF0001B	Incl.	CHIC Package B - DF0002B	\$ 2,400	BOLD Package B - DF0003B	\$ 4,800
Carpet	Shaw Acadia Valley - Basketry		Shaw Bailea's Wish - Tassle		Tuftex Little Victories - Agate	
Tile	Emser Toledo 13x13 Noce		Emser Baja 18x18 Rosarito		Emser Toledo 17x17 Beige	
Grout	CC #31 Buckskin Beige		CC #51 Sand		CC #251 Canvas	
Pad	3/8" Sage 5#		1/2" Spring 6#		1/2" Spring 6#	
Wood Laminate	N/A		N/A		Armstrong Premier-Oakland Taupe	
	INSPIRE Package B - FLR9991	\$ 700	CHIC Package B - FLR9992	\$ 1,600	BOLD Package B - FLR9993	\$ 3,250
Flooring Enhancement	Extended Tile Areas		Extended Tile Areas		Extended Tile and Laminate Areas	

Kitchen Collections

	INSPIRE Package A - KC0001A	Incl.	CHIC Package A - KC0002A	\$ 4,350	BOLD Package A - KC0003A	\$ 5,700
Cabinets (Whole House)	30" Sussex Beech Natural		30" Classic Maple Espresso		36" Shaker Paint White	
Cabinet Crown Molding	Inside Corner Molding		2" Crown Molding		2" Urban Crown Molding	
Countertops (Kitchen)	2cm New Sunset Gold		2cm St. Cecilia White		2cm Steel Gray	
Countertops (Baths)	Cultured Marble		Cultured Marble		Cultured Marble	
Countertops (Laundry)	Tan Soapstone 4887		Crisp Linen 4942-38		Pearl Soapstone 4886-38	
	INSPIRE Package B - KC0001B	Incl.	CHIC Package B - KC0002B	\$ 4,350	BOLD Package B - KC0003B	\$ 5,700
Cabinets (Whole House)	30" Sussex Beech Wheat		30" Classic Maple Chestnut		36" Shaker Maple Espresso	
Cabinet Crown Molding	Inside Corner Molding		2" Crown Molding		2" Urban Crown Molding	
Countertops (Kitchen)	2cm Verde Uba Tuba		2cm New Caledonia		2cm Moon White	
Countertops (Baths)	Cultured Marble		Cultured Marble		Cultured Marble	
Countertops (Laundry)	Calcutta Oro 4981-38		Casual Linen 4944-38		Classic Linen 4943-38	

Kitchen Backsplashes

	INSPIRE Package A - KB0001A	\$ 500	CHIC Package A - KB0002A	\$ 600	BOLD Package A - KB0003A	\$ 1,100
Tile	Emser Semplice 3x6 White		Emser Vogue 4x16 Biscuit		Emser Vogue Lantern White	
Grout	CC # 259 Winter Frost		CC # 53 Bone		CC # 259 Winter Frost	
	INSPIRE Package B - KB0001B	\$ 500	CHIC Package B - KB0002B	\$ 600	BOLD Package B - KB0003B	\$ 1,100
Tile	Emser Semplice 3x6 Biscuit		Emser Vogue 4x16 Taupe		Emser Confetti Oval Mosaics Silver	
Grout	CC # 53 Bone		CC # 115 Silver Gray		CC # 142 Pearl Gray	

Hardware and Plumbing Fixture Finishes

	INSPIRE Package - HF00001	Incl.	CHIC Package - HF00002	\$ 2,100	BOLD Package - HF00003	\$ 2,100
Hardware	Kwikset Tustin Chrome		Kwikset Halifax Nickel		Kwikset Ashfield Bronze	
Bath Accessories	Moen Chateau Chrome		Moen Eva Brushed Nickel		Moen Brantford ORB	
Bath Fixtures	Moen Chateau Chrome		Moen Eva Brushed Nickel		Moen Brantford ORB	
Kitchen Fixtures	Moen Integra Chrome		Moen Integra Stainless		Moen Camerist ORB	

Enhanced Floorplan Features

Laundry Room	INSPIRE Package	Incl.	CHIC Package - CBT9800	\$ 800		
Features	Shelf and Laundry Sink Preplumb		Upper Cabinets to Match Kitchen (Per Layout)			
Optional Master Bath with Garden Tub/Shower Combo - BTH9010		\$ 600				
Shower Enclosure	Shower Rod					
Shower Pan	N/A					
Shower Surrounds	Fiberglass					
Tub	Fiberglass					
Tub Faucet	Wall Mount					
Optional 8' Exterior Gate	GAT9080	Incl.				
8' Exterior Gate- <u>LOT SPECIFIC</u>	Replaces Standard 4' Exterior Gate See Sales Associate for Details					

Landscaping-Front Yard

	INSPIRE Package - LNS9001	Incl.	CHIC Package - LNS9002	\$ 700		
Front Yard	Trees & Plantings		Trees, Plantings, & River Run			

Exterior Color Scheme

EXT9000	INSPIRE Package	Incl.	CHIC Package	Incl.	BOLD Package	Incl.
	Scheme 1		Scheme 2		Scheme 3	

Options Available After Home Start

Appliances - Whirlpool	INSPIRE Package - APL912GS	Incl.				
Kitchen	S/S Range, Microwave Hood, Dishwasher					
	Refrigerator - APL212S	\$ 1,300	Washer/Dryer-Electric - APL91EW	\$ 1,050		
Refrigerator / Laundry	S/S 36" Wide Side-by-Side, 26 cu.ft.		Top Load In White			

Lighting Collections-Accents

	INSPIRE Package	Incl.	CHIC Accent Package - LC0002A	\$ 1,000	BOLD Accent Package - LC0003A	\$ 1,000
Dining/Nook Light	Prewire Only		Parsons 5-Light Chandelier		Old World Candle Pendant	
Island Pendant Lights	Prewire Only		(2) Seeded Glass Pendants		(2) Box Drop 3-Light Pendants	

Ceiling Fan Collections

	INSPIRE Package - FC00001	\$ 350	CHIC Package - FC00002	\$ 375	BOLD Package - FC00003	\$ 300
Individual Fan	Indoor - 52" 5 Blade with Light Kit in Brushed Nickel		Indoor - 52" (5) Blade with Light Kit in Oil Rubbed Bronze		Outdoor - 52" (5) Blade with Light Kit in Oil Rubbed Bronze	

Window Treatments

	INSPIRE Package - WIN9901	Incl.	CHIC Package - WIN9900	\$ 650		
	Front Locations Only		Whole House (Sliding Glass Doors Excluded)			

Landscaping-Back Yard

	INSPIRE Package - LNS9011	\$ 3,500</
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Setting the standard for energy-efficient homes®

LIVE.NOW.TM

MOVE SOONER. LIVE BETTER. WHY WAIT?

Sienna Hills | LiVE.NOWTM

Included Features

Exterior Design

- Choice of three architecturally designed exterior styles
- Boral[®] concrete roof tile
- Choice of three exterior designer color palettes, varies per elevation
- Garage door theme per elevation with optional automatic opener (varies per plan)
- Front yard landscaping package, includes Toro Evolution Control with wireless weather sensor
- Architecturally integrate covered patios and porches
- Masonry enclosed rear yard
- 8' front entry door
- Coach light on garage
- Hose bibs in front yard

Interior Design

- Durable ceramic tile at entry, kitchen, powder, laundry, and baths
- Carpeting throughout all remaining living areas
- 2" White Faux Wood Blinds included at all front windows
- 6'8" interior doors throughout
- Durable chrome lever interior door hardware
- Interior can lighting package
- Powder room with pedestal sink and mirror (varies per plan)
- Contemporary square corners throughout
- Contemporary 3 1/4" tall baseboards with 2 1/4" door casings
- 9' ceiling on first floor
- Textured interior walls
- Pre-wired for telephone outlets at Great Room and Master Bedroom
- Pre-wired for cable outlets at Great Room and Master Bedroom
- Ceiling fan pre-wire standard in all rooms

Exquisite Master Suites

- Moen[®] chrome faucets and accessories
- Medicine cabinet and full-width mirror
- Cultured marble countertops with integral sinks
- Executive height vanities at Master Bathroom
- Private water closet with water-conserving elongated commode
- Optional separate tub and shower (per plan)
- Spacious walk-in closets

Spacious Kitchens

- Standard granite countertops
- Quality recessed panel cabinetry
- Whirlpool[®] stainless steel gas range and microwave oven
- Whirlpool[®] stainless steel dishwasher
- Sterling[®] double basin stainless steel sink
- Moen[®] chrome single handle faucet
- Badger[®] garbage disposal
- Oversized pantry in kitchen
- Pre-plumbed for ice maker

Superior Construction

- ENERGY STAR[®] certified homes
- 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
- 2"x4" high performance wall system
- 200 amp electrical service

Health, Comfort and Energy Savings

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

Sienna Hills Pkwy.
Buckeye, AZ 85326



**Setting the standard
for energy-efficient homes™**

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**More savings,
comfort
and healthy
features.**

**Everywhere
you look.**

**ENERGY
SAVINGS**

**QUIET +
COMFORT**

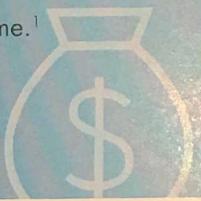
**HEALTHY +
CLEAN LIVING**



Setting the standard for energy-efficient homes™

\$70,000

The average Meritage home is **EPA-certified** and can save you an average of \$70,000 in energy costs over a 30-year mortgage, compared to a typical resale home.¹



Energy-efficient windows and spray-foam insulation reduce energy costs by 30% or more.²

30%

ENERGY SAVINGS

15%



Advanced technologies like **UV-resistant glass** and **high-grade weather stripping** help reduce energy costs up to 15%.³

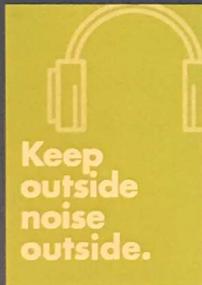
We include **ENERGY STAR®** appliances that use up to 50% less energy and water.⁴

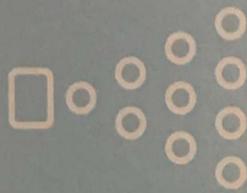


50%

For more savings, comfort and healthy features, all signs point to Meritage. Literally.

Just look for the colorful displays located throughout our model home. Each display highlights an innovative Meritage Homes feature that will help make your home quieter, cleaner and more comfortable year round. Not to mention save you thousands in energy costs.





Spray-foam insulation seals the home 25x better than standard insulation, reducing leaks, drafts and wasted energy. It also makes your home quieter, cleaner and more comfortable.⁵

25x

Spray-foam insulation also helps keep outside noises outside, reducing them by about 4,000x.⁶

4,000x

QUIET + COMFORT



70%

Dual-pane, UV-resistant windows

block more than 70% of the sun's heat in summer and keep interior heat from escaping in the winter.⁷



Balanced air circulation keeps every room nice and comfy. Even the upstairs rooms.



**Setting the standard
for energy-efficient homes™**



Advanced air filtration reduces pollen, dust, pet dander, so you can breathe healthier and dust less often.⁸

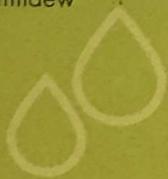
**Our fresh-air
management system**

protects against outside pollutants and allergens for cleaner, fresher air inside.⁹



HEALTHY + CLEAN LIVING

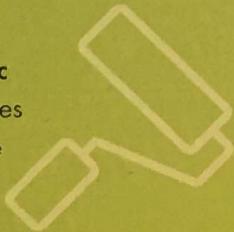
Our innovative polyurethane spray-foam insulation creates a thermal envelope that helps control moisture and stop the sources of mold and mildew growth.¹⁰



Every Meritage home can be certified to **all three EPA green building programs** – ENERGY STAR, Indoor airPLUS and WaterSense.



Low-VOC (volatile organic compounds) paints, finishes and carpets help improve indoor air quality.¹¹





Setting the standard for energy-efficient homes®

LIFE. BUILT. BETTER.®

NOT ALL NEW HOMES ARE CREATED EQUAL.

We work every day to make sure our homes are built better, smarter and healthier from start to finish. And these folks have taken notice.

NATIONAL AWARDS:

- 2017, 2016, 2015, 2014 & 2013 ENERGY STAR® Partner of the Year for Sustained Excellence, EPA
- 2017, 2016, 2015, 2014 & 2013 ENERGY STAR® Leadership in Housing
- 2014 No. 2 Most Trusted Builder in America, Lifestory Research Most Trusted Builders in America StudySM
- 2012 National Green Building Awards, Project of the Year – Single Family Production, NAHB
- 2011 Energy Value Housing Award (EVHA), NAHB
- 2011 Peoples' Choice Award, NAHB
- 2011 Builder of the Year, Builder and Developer Magazine

REGIONAL AWARDS:

- 2016 Builder of the Year Over 200 Units, BIA Bay Area
- 2014 & 2013 MAME Green Builder of the Year, HBA Charlotte
- 2013 AREA Homebuilder of the Year, AZ Business Magazine
- 2012 MAME Green Builder of the Year, BIA Bay Area
- 2011 Best Green Building Program, McSAM
- 2011 MAME Best Energy Efficiency, North State BIA
- 2011 Green Pioneer, Phoenix Business Journal

SETTING THE STANDARD FOR ENERGY-EFFICIENT HOMES:

- First NET ZERO National Builder
- First Full Environmental Protection Agency Triple Certified Home: ENERGY STAR®, Indoor airPLUS, and WaterSense
- First 100% ENERGY STAR® National Builder



Meritage Homes has been named among the most trusted builders in America in the proprietary Lifestory Research 2014 Most Trusted Builder in America StudySM. Study based on 43,200 new home shoppers in 27 markets. Proprietary study results are based on experiences and perceptions of consumers surveyed between January and December 2013. Detailed information about the study can be found at <http://www.lifestoryresearch.com/2014MostTrustedBuilder>. © 2017 Meritage Homes Corporation. All rights reserved.



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Setting the standard for energy-efficient homes®

LiVE.NOW.[™]

MOVE SOONER. LIVE BETTER. WHY WAIT?



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 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®, Meritage Active Adult®, Monterey Homes®, and Life. Built. Better.® are trademarks of Meritage Homes Corporation. ©2017 Meritage Homes Corporation. All rights reserved.

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ENERGY PERFORMANCE RATING

Aden (Plan 1610)

HOW THIS SCORE IS DETERMINED.

Home Energy Rating System, or simply HERS, is a scoring system set by the Residential Energy Services Network (RESNET) to measure a home's energy efficiency and determine if it meets ENERGY STAR guidelines. The lower the HERS Index, the more energy efficient the home.*

This home exceeds
ENERGY STAR® Guidelines.

60*

Plan Aden (Plan 1610)

Living Area 1,623 sq. ft.

HERS Score
(Home Energy Rating) 60*

Estimated Reduction
in Energy Use Compared
to the Average U.S. Home 54%*

Estimated Monthly
Savings \$78/mo.*

Estimated
Annual Savings \$931 /yr.*

