MEADOW RUN

50 & 60ft Homesites

INCLUDED FEATURES

LUXURY FINISHES

- 8’ 6 panel fiberglass front door with security viewer
- 6’8” 2 Panel, flat-top hollow core interior doors
- Luxury Vinyl Plank flooring in foyer, kitchen, family room and dining room
- Ceramic tile flooring in utility room and all baths
- Kwikset® satin nickel hardware
- 30” structured wiring panel
- Pre-wired for 1 wireless access point
- Pre-wired for 2 Cat6/RG6 tv/data locations
- Smart Home Package with: (1) Brilliant 2-gang panel and (1) Ring Doorbell
- 3 ¼” baseboards throughout home
- Stained Oak handrail with optional balusters
- Pre-wired for ceiling fans at family room, bedrooms, game and/or bonus room (per plan)
- Garage is taped, bedded and painted
- Glacier lighting package
- 10-year Homebuyer Protection Plan
- Third-party home inspection

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
  - Gas range, built-in dishwasher, microwave, and over the range vent hood
- Granite countertops in kitchen with 4” granite backsplash
- Stainless steel under-mount sink
- 42” Beechwood cabinets with hidden hinges
- LED disc lighting
- Luxury vinyl plank flooring

Family Area

- Optional attractive 36” direct vent gas fireplace with tile surround
- LED disc lighting
- Pre-wired for ceiling fan

Master Suite

- Engineered marble countertops with 4” backsplash
- MOEN Chateau 4” chrome plumbing fixtures
- Shower with tile surround and framed glass shower enclosure
- Elongated commode

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Powder and/or Secondary Baths

- Secondary bath with Vikrell white tub with Vikrell white surround
- Elongated commodes in all baths
- Ceramic tile flooring

STRIKING EXTERIORS

- Fully automated sprinkler system
- Fully sodded front, side and backyards
- Full landscape package
- Full guttering
- Steel garage door
- Privacy fence with 1 gate or iron fence (per homesite location)
- Engineered sub-floor system
- 30-year Dimensional shingles
- Brick exteriors and/or stone (per plan)
- Precast address block
- 2 hose bibs

ENERGY EFFICIENCY

Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:

- R-15 or R-19: Batt insulation in all exterior walls
- R-22 to R-49 insulation in attics
- R-38 Batt insulation in HVAC platform area
- Poly-sealed insulation treatment at all door and window openings, plates, and mechanical openings
- 16 SEER A/C system with 80% AFUE furnace
- Digital programmable thermostats (per plan)
- 1 tankless hot water heater (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

MEADOW RUN

COMMUNITY SERVICES

Melissa Chamber of Commerce	972.837.4277
Driver's License	214.733.5350
Vehicle Registration	972.547.5014
Voter Registration	co.collin.tx.us
Melissa Police Department	972.547.5350
Melissa Fire Department	972.837.1268

SCHOOLS-Melissa I.S.D (2021-2022 school year)

Willow Wood Elementary School	5780 Parkdale Drive, McKinney, TX	214.386.2700
Melissa Middle School	3150 Cardinal Drive, Melissa, TX	972.837.4355
Melissa High School	3030 Milrany Lane, Melissa, TX	972.837.4216

UTILITIES

Telephone/TV/Internet/ Cable	AT&T	800.585.7928
Service	Suddenlink Fiber	469.715.2583
Gas Service	Atmos Energy	1.800.460.3030
Electric Service	Grayson - Collin Electric	903.482.7100
Water and Sewer Service	City of Melissa	Cityofmelissa.com | 972.838.2035
Garbage / Recycle Service	City of Melissa	Cityofmelissa.com | 469.452.8000

HOA DUES

Homeowner Association Fees are $1,000 per Year.

PROPERTY MANAGEMENT

Vision Communities	5757 Alpha Road, Suite 680	972.612.2303
Management, Inc.	Dallas, TX 75240	administrator@vcmtexas.com

PROPERTY TAXES (2021)

Collin County	0.168087
City of Melissa	0.568157
Melissa ISD	1.460300
Collin County College	0.081222
Estimate Tax Rate	2.277766

10.20.21

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