

MEADOW RUN

50ft & 60ft Homesites

INCLUDED FEATURES

LUXURY FINISHES

- 8 foot 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 metal 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
- LED disc lighting
- New Home Warranty
- Third-party home inspection

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
 - Gas range, built-in dishwasher, microwave, and over the range vent hood
- Solid surface countertops in kitchen with ceramic tile backsplash
- Stainless steel under-mount sink
- 42" Beechwood cabinets with hidden hinges
- LED disc lighting
- Luxury vinyl plank flooring
- Moen faucet
- Island kitchens (per plan)

Family Area

- Optional attractive 36" direct vent gas fireplace with tile surround
- LED disc lighting
- Pre-wired for ceiling fan
- Solid surface flooring

Primary Suite

- Dual sinks with engineered marble countertops with 4" backsplash



- MOEN Chateau 4-inch plumbing fixtures
- Shower with ceramic tile surround and framed glass shower enclosure
- Elongated commode
- Ceramic tile flooring
- Lighting package
- Towel bar package

Powder and/or Secondary Baths

- Secondary bath tub with ceramic tile surround
- Elongated commodes in all baths
- Ceramic tile flooring
- Moen faucets
- Lighting package
- Towel bar package

STRIKING EXTERIORS

- Fully automated sprinkler system
- Fully sodded front, side and backyards
- Full landscape package
- Full guttering
- Steel garage door
- Garage door opener
- 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
- Covered patio(s)

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
- Energy efficient A/C system
- 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 (2023-2024 school year)

Sumeer Elementary School	1910 Greer Way, Melissa, TX	214.386.2800
Melissa Middle School	3150 Cardinal Drive, Melissa, TX	972.837.4355
Melissa High School	3030 Milrany Lane, Melissa, TX	972.837.4216

UTILITIES

Internet	Earthlink	833.368.3136
Internet	Starlink	Starlink.com (online only)
Telephone/TV/Internet/Cable	AT&T	800.585.7928/Direct Agent 469.301.5206
Telephone/TV/Internet/Cable	Optimum *coming soon*	877.694.9474/Direct Agent 361.236.3636
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 Management, Inc.	5757 Alpha Road, Suite 680 Dallas, TX 75240	972.612.2303 administrator@vcmtexas.com
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meadowrun.nabnetwork.com

PROPERTY TAXES (2023)

Collin County	0.149343	
City of Melissa	0.454728	
Melissa ISD	1.2575	
Collin County College	0.08122	
Estimate Tax Rate	1.942791	04.01.24