

# MERIDIAN AT SOUTHGATE

## COMMUNITY SERVICES

McKinney Chamber of Commerce	972.542.0163
Driver's License	214.733.5350
Vehicle Registration	972.547.5014
Voter Registration	co.collin.tx.us
McKinney Police Department	972.547.2700
McKinney Fire Department	972.547.2850

## SCHOOLS-McKinney I.S.D

Malvern Elementary School (K-5)	1100 Eldorado Parkway, McKinney, TX	469.302.5300
Faubion Middle School (6-8)	2000 Rollins Street, McKinney, TX	469.302.6900
McKinney High School (9-12)	1400 Wilson Creek Parkway, McKinney, TX	469.302.5700

## UTILITIES

Telephone Service	AT&T U-verse	866.861.6075
TV/Internet Service	Spectrum	1.844.425.2180
Gas Service	Oncor	888.313.6862
Electric Service	Oncor	888.313.6862
Water and Sewer Service	City of McKinney	mckinneytexas.org   972.547.7550
Garbage / Recycle Service	City of McKinney	mckinneytexas.org   972.547.7550
Cable TV Service	AT&T U-verse	866.861.6075

## HOA DUES

The HOA Fees are \$1,832 per year for front yard and common area maintenance, community amenities and neighborhood events.

## PROPERTY TAXES (2019)

Collin County	0.174951
City of McKinney	0.515600
McKinney ISD	1.488350
Collin County College	0.081222
<b>Total Tax Rate*</b>	<b>2.260123</b>

\*NOTE: Tax Rates are approximate.

10.08.20



# MERIDIAN AT SOUTHGATE

40' Homesites

## INCLUDED FEATURES

### LUXURY FINISHES

- (1) six-hour appointment with an interior designer at the Design Studio
- Stained oak handrail and metal balusters (per plan)
- 3-1/4" baseboards throughout home
- 6'8" 2-Panel hollow-core, square-top interior doors
- Pre-wired for 2 Cat6/RG6 tv/data locations
- Garage is taped, bedded and painted
- Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring doorbell
- Ceiling fan in family room, game room, and master bedroom (per plan)
- Kwikset® satin nickel hardware
- Ceramic tile flooring in foyer, kitchen, dining, mud, utility room and all baths (per plan)
- 10-Year Homebuyer Protection Plan
- Third-party home inspection
- HomeTeam Pest Defense

### DRAMATIC INTERIORS

#### Kitchen

- Whirlpool stainless steel appliance package:
  - Built-in oven, 30" gas cook-top, 30" vent hood, dishwasher, and built-in microwave oven
- Granite countertops with tile backsplash
- Stainless steel under-mount sink
- 42" Pre-finished Beechwood upper cabinetry with hidden hinges
- MOEN Camerist chrome faucet
- LED disc lighting (per plan)

#### Family Room

- LED disc lighting
- Ceiling fan with light kit
- 36" Direct vent gas fireplace with electronic ignition, ceramic logs and fixed glass with tile surround (per plan)

#### Primary Suite

- Ceiling fan with light kit
- Engineered marble countertops with 4" backsplash (per plan)
- MOEN Brantford 8" chrome plumbing fixtures
- Shower with tile surround and framed glass shower enclosure
- Ceramic tile flooring in primary suite bath
- Elongated commode
- Acrylic primary suite shower pan (per plan)



## **Dramatic Interiors - Continued**

### **Powder and Secondary Baths**

- Shower or tub with tile surround (per plan)
- MOEN Brantford 8" chrome plumbing fixtures in powder room
- MOEN Brantford 4" chrome plumbing fixtures in secondary baths
- Ceramic tile flooring
- Engineered marble countertops with 4" backsplash in secondary baths (per plan)
- Elongated commodes in all baths
- Pedestal sink in powder room

### **STRIKING EXTERIORS**

- Fully automated sprinkler system
- Fully sodded front, side and backyards (per plan)
- Full landscape package
- 2 Hose bibs
- Full guttering
- 6' Cedar privacy fence with metal posts (per homesite location)
- Engineered sub-floor system
- 30-Year Dimensional shingles
- Brick exteriors and/or stone (per plan)
- Metal garage doors with opener
- 2 Wall-mounted coach lights

### **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
- 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 thermostat
- 1 to 2 - 50 Gallon gas water heater (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance