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
- (3) RG6/Cat-5e combination locations
- Kwikset® satin nickel hardware
- 30” structured wiring panel
- Prewire for 1 wireless access point
- Smart Home Package with: (1) Brilliant 2-gang panel and (1) Ring Doorbell
- 3 1/4” 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
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
- ACME King Size clay brick
- Natural Stone (per elevation)
- Mortar colors: brick – gray, stone – buff
- 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)
- Radiant Barrier roof decking
- 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

09.30.20
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

McKillop Elementary School 3509 Liberty Way, Melissa, TX 972.837.2632
Melissa Middle School 3150 Cardinal Drive, Melissa, TX 972.837.4355
Melissa High School 3030 Milrany Lane, Melissa, TX 972.837.4216

UTILITIES

Telephone Service AT&T U-verse 800.585.7928
TV/Internet Service AT&T U-verse 800.585.7928
Gas Service Atmos Energy 1.800.460.3030
Electric Service Power to Choose Powertochoose.org
Water and Sewer Service City of Melissa Cityofmelissa.com | 972.838.2035
Garbage / Recycle Service City of Melissa Cityofmelissa.com | 469.452.8000
Cable TV Service AT&T U-verse 866.861.6075

HOA DUES
Homeowner Association Fees are $1,000 per Year.

PROPERTY MANAGEMENT

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

PROPERTY TAXES (2020)

Collin County 0.178075
City of Melissa 0.609238
Melissa ISD 1.463000
Collin County College 0.081222
Estimate Tax Rate 2.331535

11.19.20