MERIDIAN AT SOUTHGATE
40’ Homesites

INCLUDED FEATURES

LUXURY FINISHES

- (2) four-hour appointments 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
- Security system pre-wire for control panel, keypad, internal siren, and motion sensor
- Pre-wired CAT 5 for telephones in 3 locations
- Pre-wired RG6 for cable in 3 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)

Master 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 master bath
- Elongated commode
- Acrylic master 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
- ACME King Size clay brick with gray mortar, Buff mortar at stone applications (per elevation)
- 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
- Radiant Barrier roof decking
- 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

05.18.20
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 1844.425.2180
- 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
- Total Tax Rate*: 2.260123

*NOTE: Tax Rates are approximate.

10.08.20