

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
Total Tax Rate*	2.260123

*NOTE: Tax Rates are approximate.

10.08.20



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50' Homesites

INCLUDED FEATURES

LUXURY FINISHES

- (1) six-hour appointment with an interior designer at the Design Studio
- 8' 6-panel fiberglass front door with security viewer (per plan)
- 6'8" 2-panel, hollow-core interior doors (per plan)
- Kwikset® satin nickel handle set and levers
- Pre-wired for 2 Cat6/RG6 tv/data locations
- Garage walls and ceiling to be taped, bedded and paint finish
- Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring doorbell
- Ceiling fan with light kit in family room, game room, and primary suite (per plan)
- Stained oak hand rail and metal balusters
- 3 ¼" baseboards throughout first and second floors
- Ceramic tile flooring in foyer, kitchen, dining, mud, utility room and all baths
- Glacier lighting package
- 10-year Homebuyer Protection Plan
- Third-party home inspection
- HomeTeam Pest Defense

DRAMATIC INTERIORS

Kitchen

- Granite countertops with tile backsplash and stainless-steel under-mount sink
- Whirlpool stainless steel appliance package:
 - Built-in oven, 30" gas cook top with 30" vent hood, dishwasher, and built-in microwave oven
- LED disc lighting
- Ceramic tile flooring and backsplash
- 42" Pre-finished Beechwood upper cabinetry with hidden hinges

Primary Suite(s) (Per Plan)

- Ceiling fan with light kit
- Pre-finished Beechwood cabinet vanities
- Engineered marble countertops with 4" backsplash and rectangle ceramic drop-in bowl (per plan)
- MOEN Brantford 8" chrome plumbing fixtures
- Separate shower with framed glass enclosure and tile surround
- Elongated commodes
- Acrylic shower pan on master shower

Family Area

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



Dramatic Interiors - Continued

Powder and Guest Baths

- Engineered marble countertops in secondary baths (per plan)
- Tile shower surrounds in secondary bath(s) (per plan)
- Elongated commodes in all baths
- Moen Brantford chrome fixtures (8" powder and 4" secondary baths)

STRIKING EXTERIORS

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

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 thermostats (per plan)
- 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