

# 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 1/4" 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
- 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
- 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 (2022-2023 school year)

Willow Wood Elementary School	5780 Parkdale Drive, McKinney, TX	214.386.2700
Melissa Middle School	3150 Cardinal Drive, Melissa, TX	972.837.4355
Melissa High School	3030 Milrany Lane, Melissa, TX	972.837.4216

## UTILITIES

Telephone/Cable TV/ Fiber Internet	Optimum	877.694.9474 / Direct Agent 361.236.3636 www.optimum.com
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 <a href="mailto:administrator@vcmtexas.com">administrator@vcmtexas.com</a>
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[meadowrun.nabrnetwork.com](http://meadowrun.nabrnetwork.com)

## PROPERTY TAXES (2022)

Collin County	0.152443
City of Melissa	0.456168
Melissa ISD	1.442900
<u>Collin County College</u>	<u>0.081222</u>
Estimate Tax Rate	2.132731

