



Watermark

Make every day feel like a vacation day in this incredible community. Enjoy fireworks from the clubhouse viewing deck, a few sets of tennis or a summer afternoon at the community's resort-style swimming pool. World-class golf, shopping and Disney attractions are close at hand, too. We also build each home with innovative, energy-efficient features that cut down on utility bills so you can afford to do more living.

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- Awards & Accolades



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 [@ovdreamsrealty](https://www.instagram.com/ovdreamsrealty)

Watermark | Alcott II

2,080 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 1 Story

This home's family room is open to a functional kitchen which features a casual dining area. Flex room makes an excellent office or hobby space. Master suite offers corner soaking tub, separate shower, and dual vanities. The lanai is perfect for outdoor entertaining



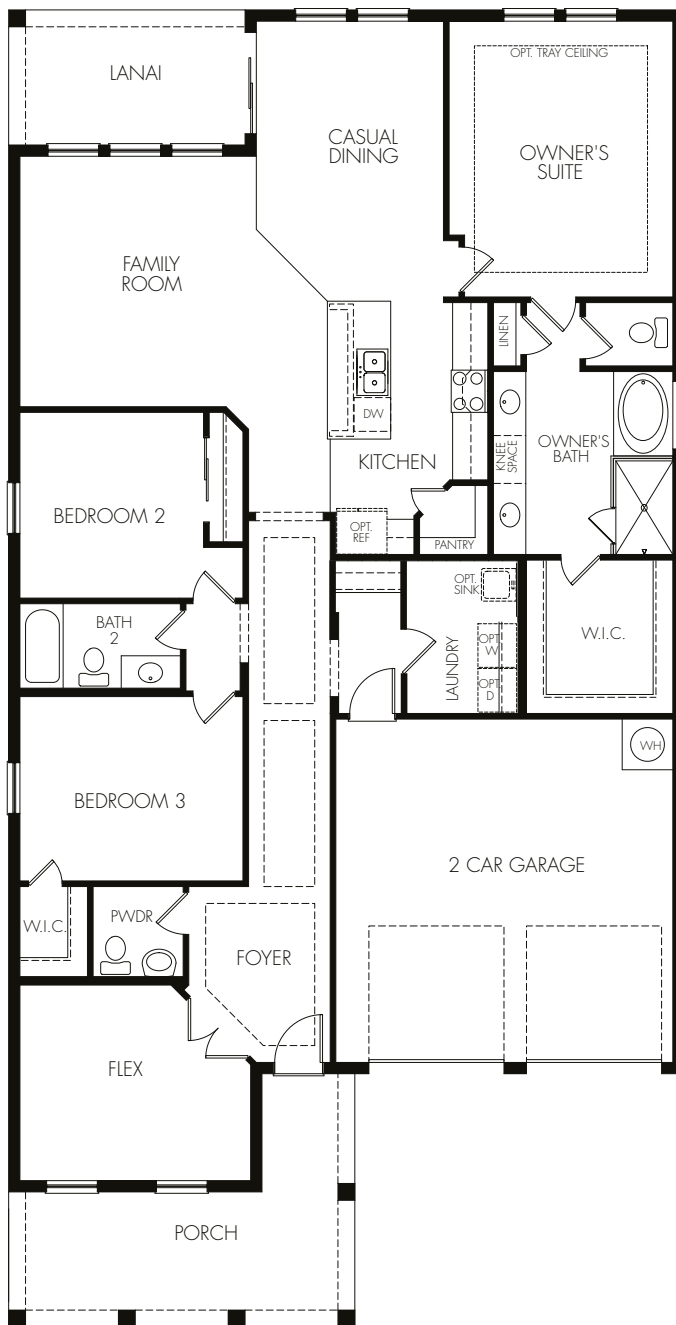
Elevation A



Elevation C



Elevation D



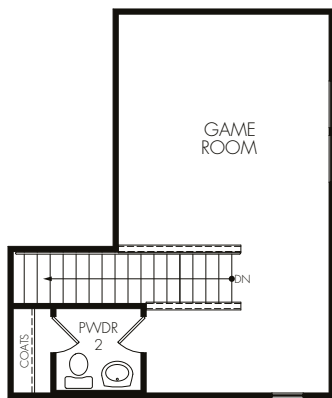
Watermark | Alcott II

2,080 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 1 Story

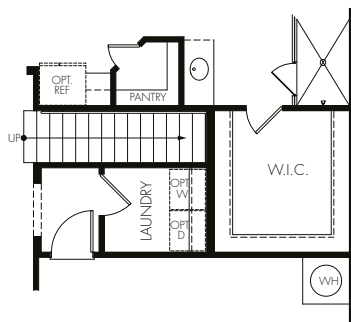
REV 10/18

FLEX LIVING OPTIONS: Opt. Bedroom 4 ILO Flex, Opt. Second Floor Game Room with Powder Bath, Opt. Tray Ceiling in Owner's Suite, Opt. Washer & Dryer, Opt. Sink in Laundry

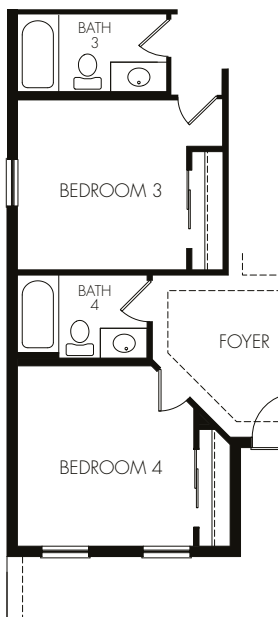
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SECOND FLOOR BONUS ROOM



STAIRS TO SECOND FLOOR
OPT BONUS ROOM



OPT. BEDROOM 4

Watermark | Alcott II | Options

2,080 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 1 Story

REV 10/18

FLEX LIVING OPTIONS: Opt. Bedroom 4 ILO Flex, Opt. Second Floor Game Room with Powder Bath, Opt. Tray Ceiling in Owner's Suite, Opt. Washer & Dryer, Opt. Sink in Laundry

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Watermark | Ashbery

2,485 sq. ft. | 3 Bed | 2.5 Bath | 3 Car Tandem Garage | 2 Story

Have your morning coffee on the charming front porch or covered lanai of this home. Those who work from home will appreciate the first-floor private study. The whole family will enjoy gathering in the spacious, light-filled two-story great room.



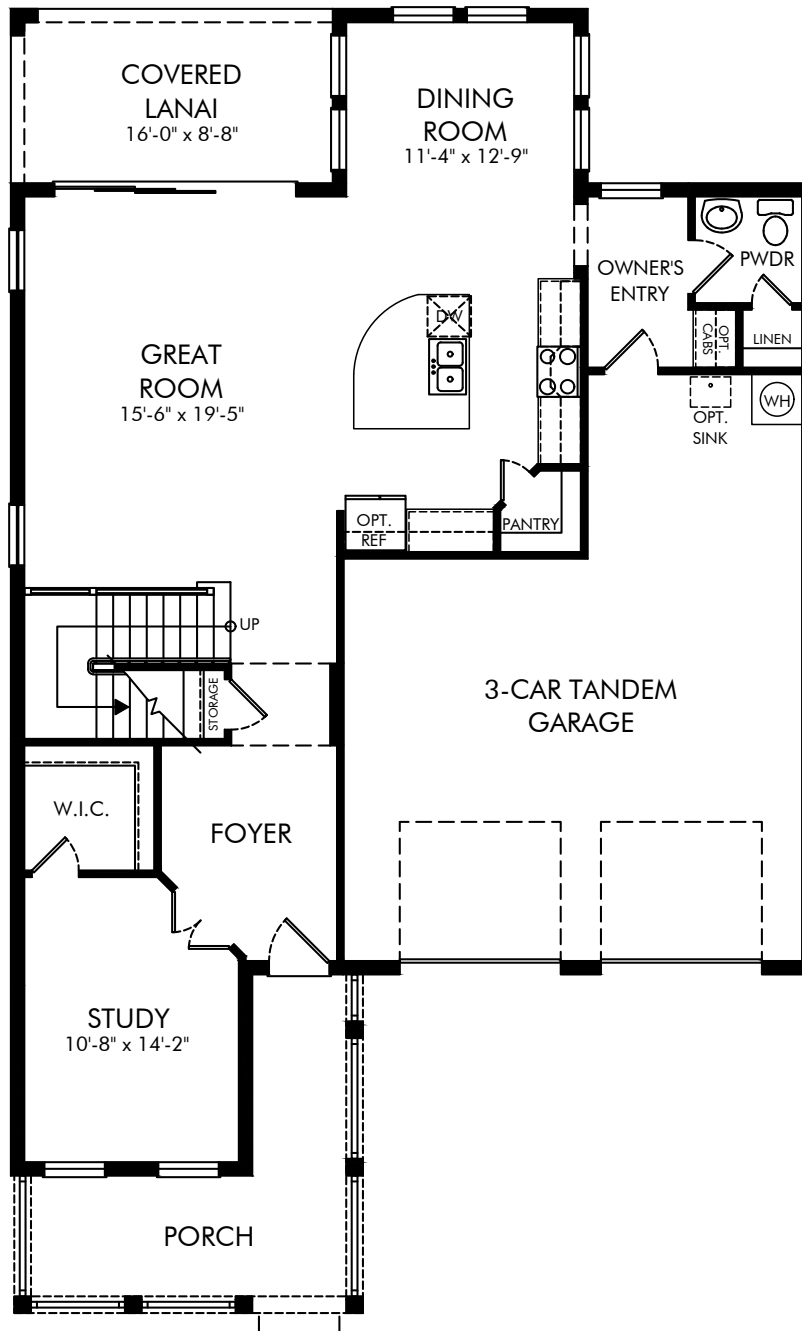
Elevation A



Elevation B



Elevation D



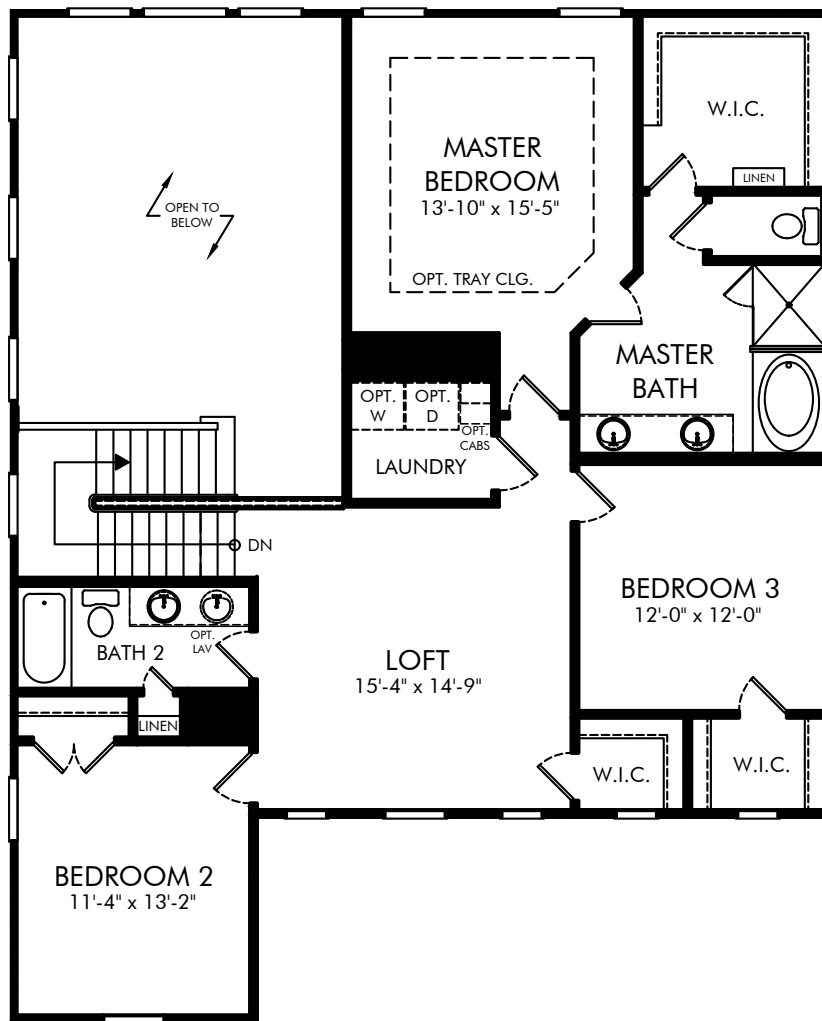
Watermark | Ashbery | First Floor

2,485 sq. ft. | 3 Bed | 2.5 Bath | 3 Car Tandem Garage | 2 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Bedroom 4, Opt. Cabinets at Owner's Entry, Opt. Refrigerator, Opt. Tray Ceiling at Master Bedroom, Opt. Sink in Bath 2, Opt. Washer & Dryer, Opt. Cabinets in Laundry, Opt. Lanai 2 with Pool Bath & Shower

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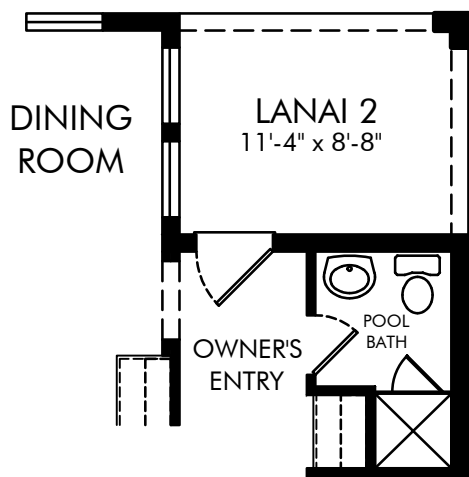
Watermark | Ashbery | Second Floor

2,485 sq. ft. | 3 Bed | 2.5 Bath | 3 Car Tandem Garage | 2 Story

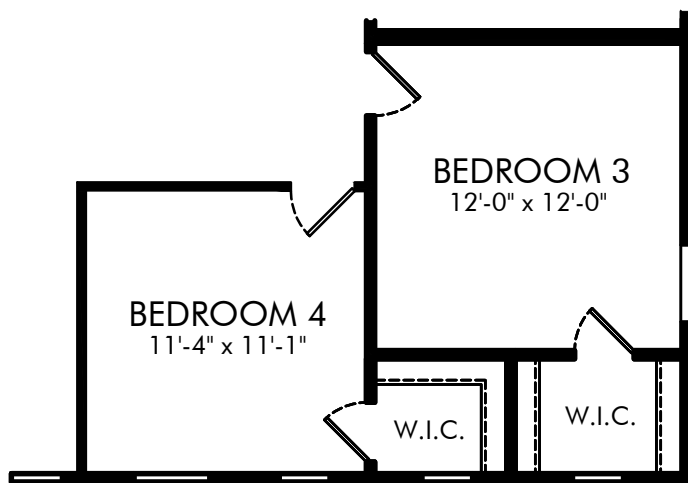
REV 12/18

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OPT. LANAI 2 WITH
POOL BATH & SHOWER



OPT. BEDROOM 4

Watermark | Ashbery | Options

2,485 sq. ft. | 3 Bed | 2.5 Bath | 3 Car Tandem Garage | 2 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Bedroom 4, Opt. Cabinets at Owner's Entry, Opt. Refrigerator, Opt. Tray Ceiling at Master Bedroom, Opt. Sink in Bath 2, Opt. Washer & Dryer, Opt. Cabinets in Laundry, Opt. Lanai 2 with Pool Bath & Shower

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Watermark | Barrett**2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story**

The main floor features an open kitchen island work area overlooking the dining room and spacious family room. Enjoy outdoor living on the covered porch or back lanai. First floor den and hobby room offer great work spaces and the guest suite is ideal for visitors. Options include deck off master retreat and upstairs bonus room.



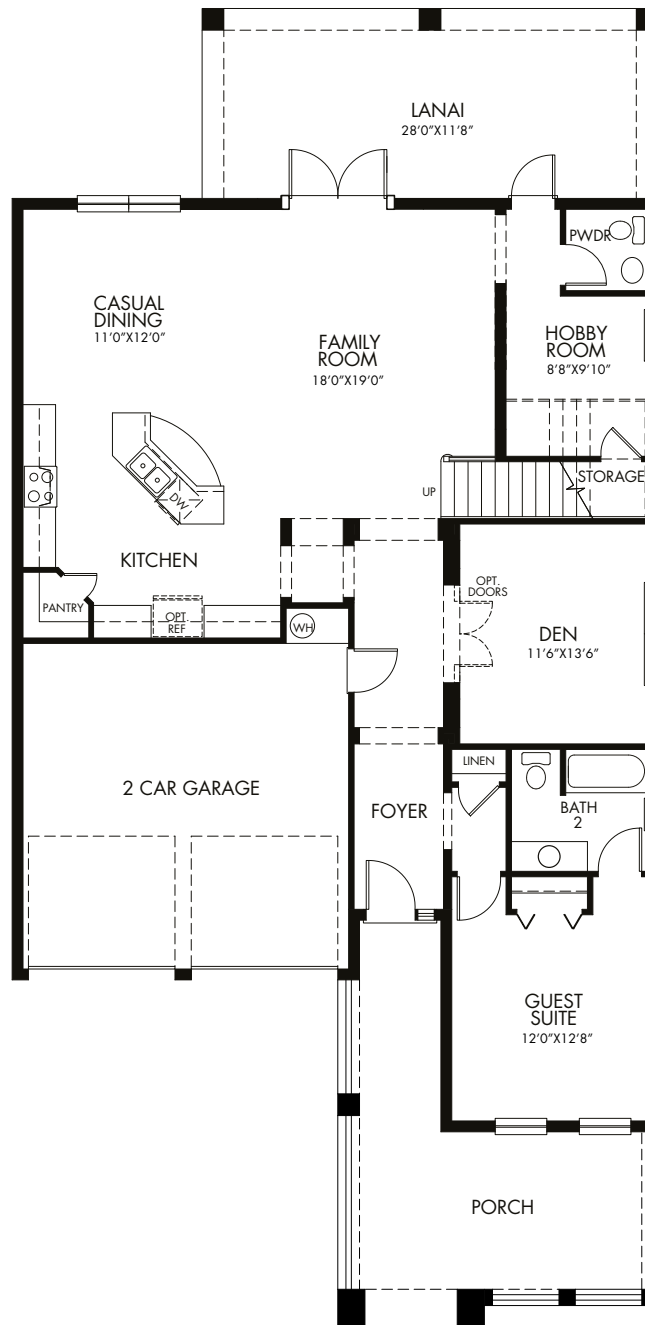
Elevation A



Elevation B



Elevation C



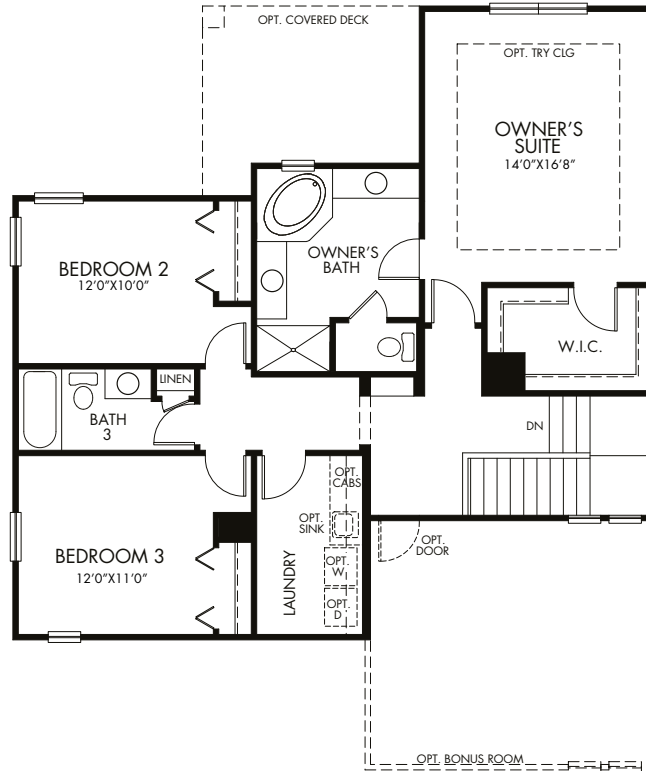
Watermark | Barrett | First Floor

2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 03/19

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Covered Deck, Opt. Doors to Den, Opt. Refrigerator, Opt. Tray Ceiling in Owner's Suite, Opt. Washer & Dryer, Opt. Sink and Cabinets in Laundry

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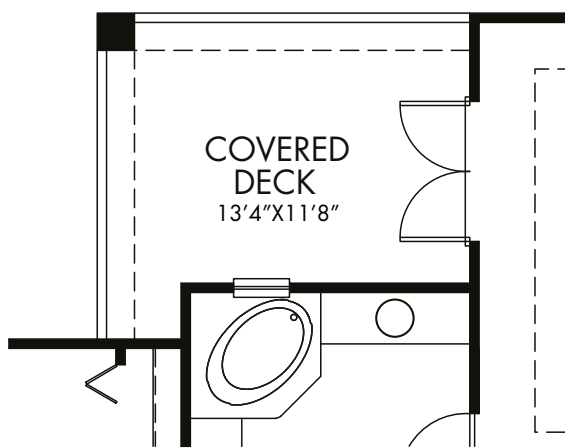
Watermark | Barrett | Second Floor

2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

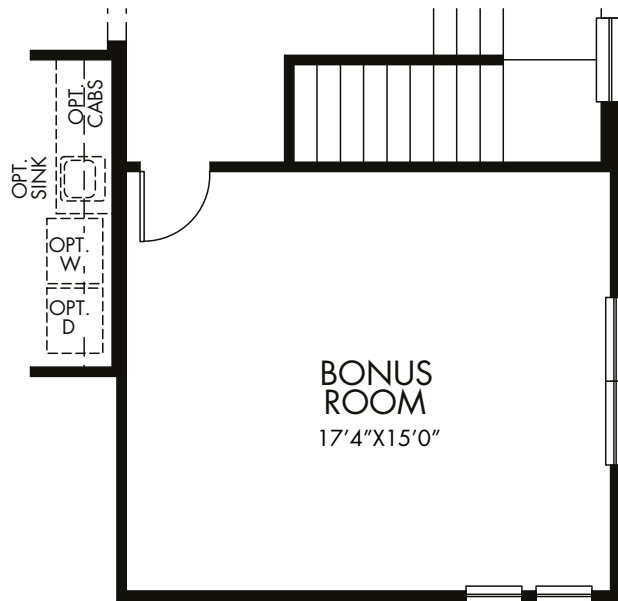
REV 03/19

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OPT. COVERED DECK



OPT. BONUS ROOM

Watermark | Barrett | Options

2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 03/19

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Covered Deck, Opt. Doors to Den, Opt. Refrigerator, Opt. Tray Ceiling in Owner's Suite, Opt. Washer & Dryer, Opt. Sink and Cabinets in Laundry

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Watermark | Thoreau

3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

This functional floorplan has a spacious family room that's open to an expansive kitchen. Combination dining and living room provides ideal space for indoor entertaining, or move the party outdoors to the private lanai. First floor den is the perfect space for working from home. Optional upstairs bonus room.



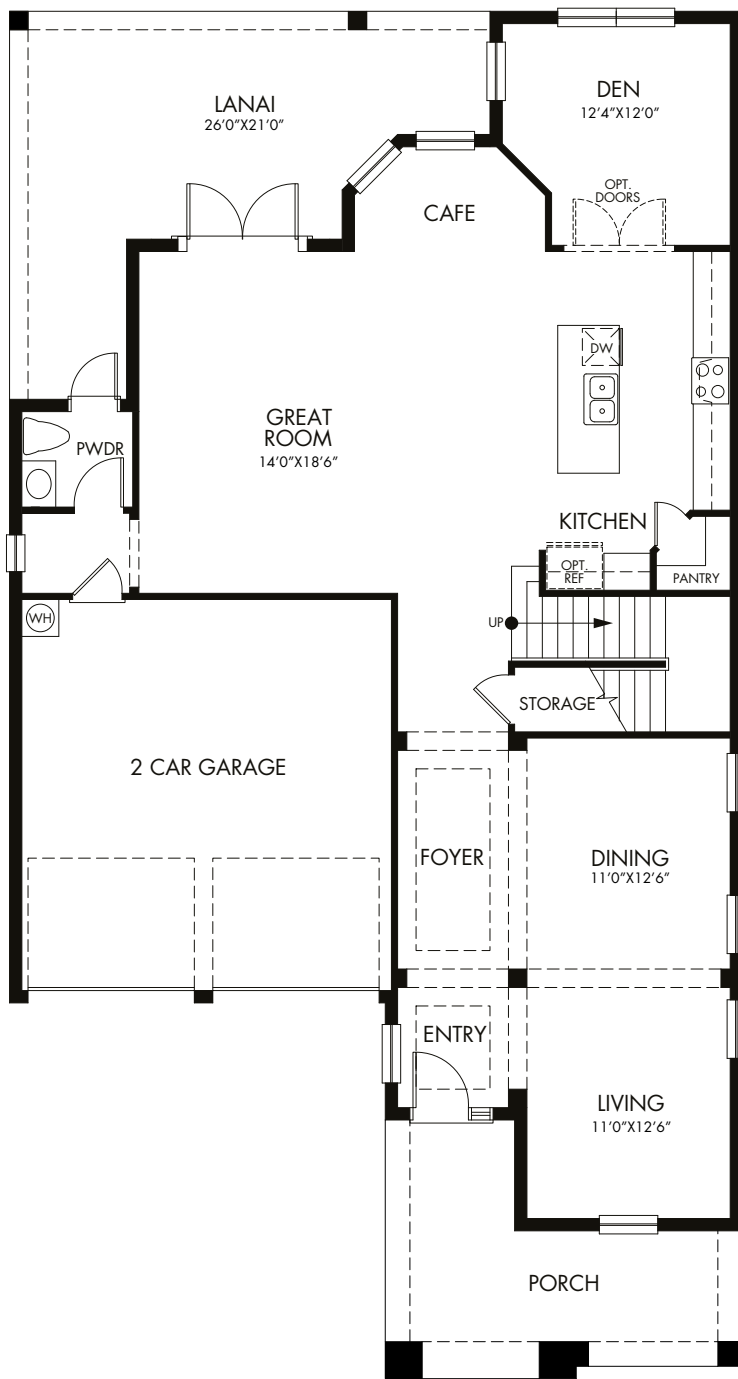
Elevation A



Elevation C



Elevation D



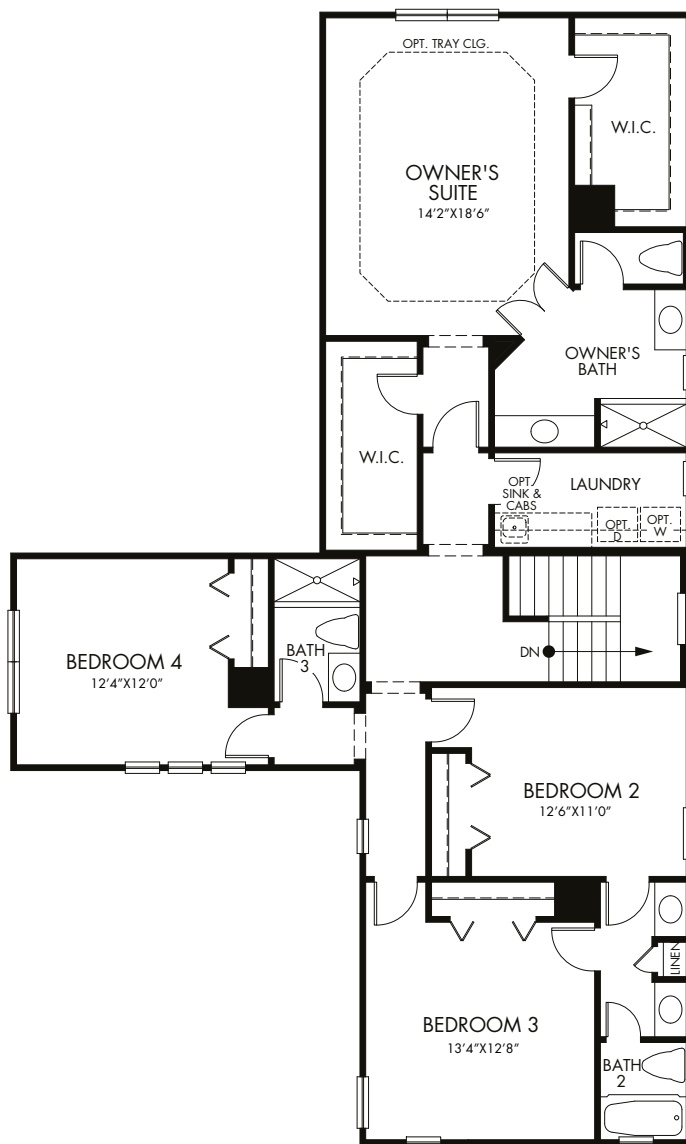
Watermark | Thoreau | First Floor

3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 06/19

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Owner’s Bath, Opt. Doors to Den, Opt. Refrigerator, Opt. Tray Ceiling in Owner’s Suite, Opt. Washer & Dryer, Opt. Sink and Cabinets in Laundry

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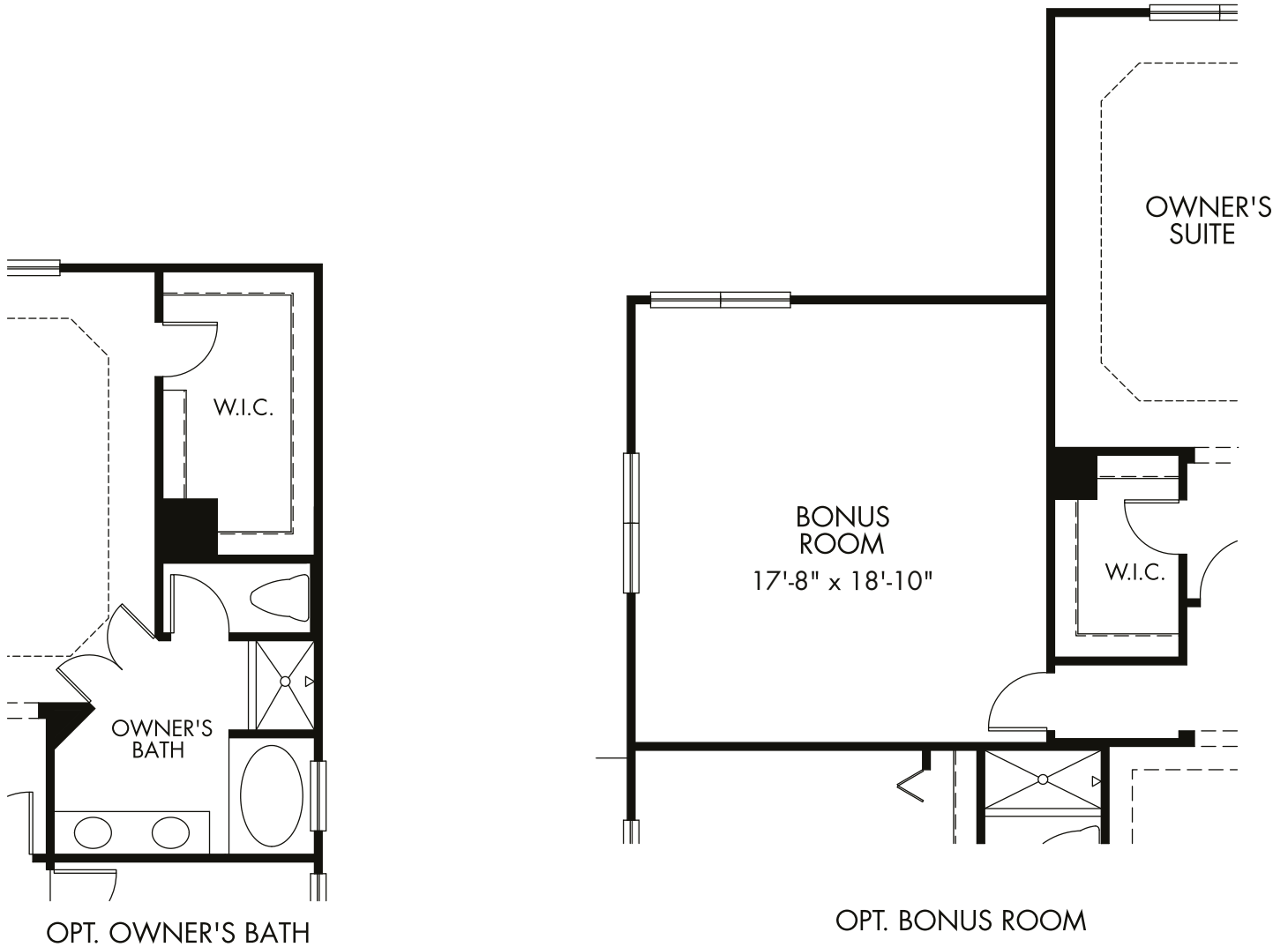


Watermark | Thoreau | Second Floor
3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 06/19

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Owner's Bath, Opt. Doors to Den, Opt. Refrigerator, Opt. Tray Ceiling in Owner's Suite, Opt. Washer & Dryer, Opt. Sink and Cabinets in Laundry

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Watermark | Thoreau | Options

3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 09/18

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Owner's Bath, Opt. Doors to Den, Opt. Refrigerator, Opt. Tray Ceiling in Owner's Suite, Opt. Washer & Dryer, Opt. Sink and Cabinets in Laundry

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Watermark | Hayden

3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

Enjoy cooking meals in the open kitchen overlooking the family room. Each secondary bedroom features a walk-in closet and there's plenty of storage in the oversized garage. Use the first-floor study for working or relaxation.



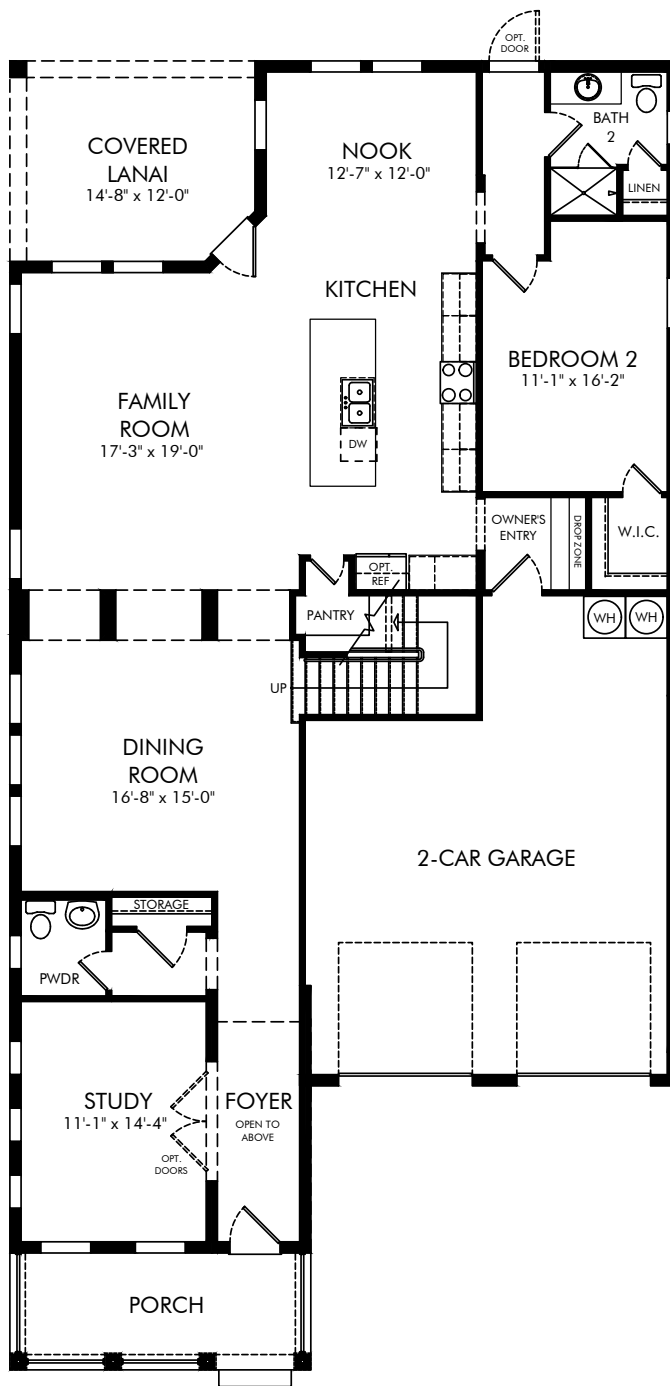
Elevation A



Elevation C



Elevation D



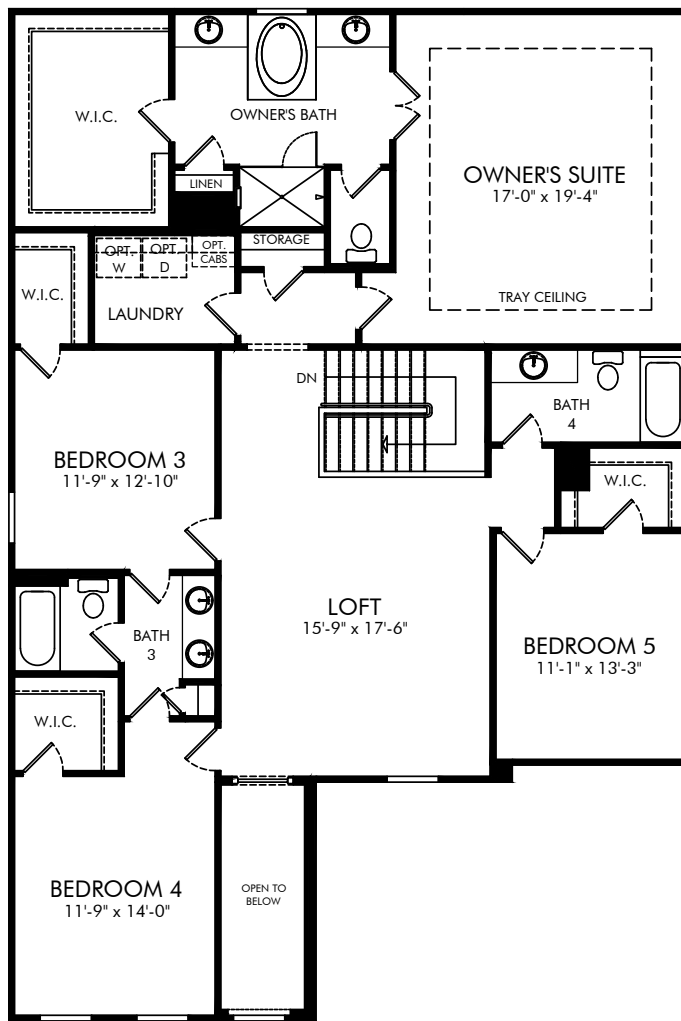
Watermark | Hayden | First Floor

3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

REV 02/19

FLEX LIVING OPTIONS: Opt. French Doors at Family Room, Opt. Sitting Room at Owner's Suite

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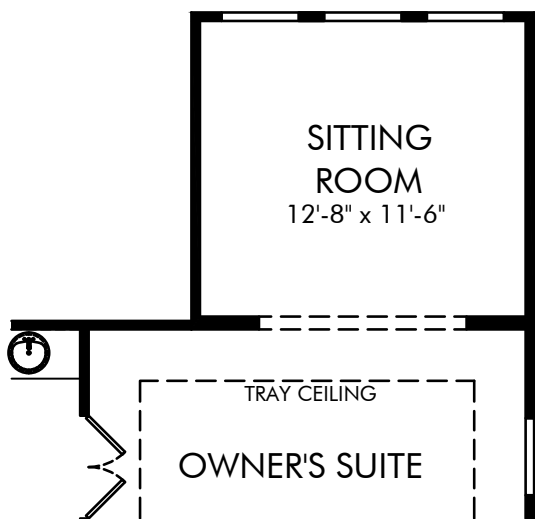


Watermark | Hayden | Second Floor
3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

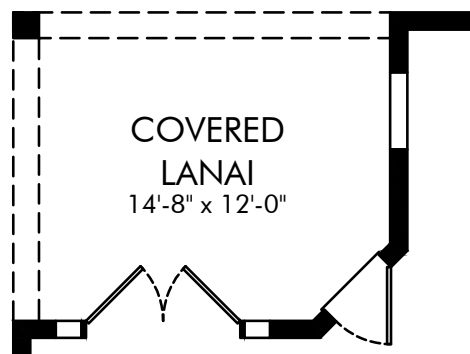
REV 02/19

FLEX LIVING OPTIONS: Opt. French Doors at Family Room, Opt. Sitting Room at Owner's Suite

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OPT. SITTING ROOM
AT OWNER'S SUITE



OPT. FRENCH DOORS
AT FAMILY ROOM

Watermark | Hayden | Options

3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

REV 02/19

FLEX LIVING OPTIONS: Opt. French Doors at Family Room, Opt. Sitting Room at Owner's Suite

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Watermark

Included Features

9942 Summerlake Groves St.
Winter Garden, FL 34787

Exterior Design

- Distinctive exteriors with elegant designer color packages to select from
- Barrel tile roof or 30-year architectural shingles (varies per elevation)
- Old World or Knockdown stucco finish with stone or brick exterior accents (varies per plan and elevation)
- Insulated steel garage door with opener and remote (per plan)
- Coach lights on garage (per plan and elevation)
- 8' six-panel front door
- Fully-sodded home site with professionally designed landscape package
- Two exterior hose bibs & two weatherproof exterior electrical outlets
- Pavers on lead walk, front porch and driveway (does not include driveway approach)

Interior Design

- 17"x17" Emser ceramic tile flooring in foyer, kitchen, nook, laundry room, and bathrooms (per plan)
- Shaw® carpeting throughout all remaining living areas
- Granite countertops in all bathrooms
- Designer raised six panel 6'8" interior doors
- Kwikset® satin nickel interior door hardware
- Interior lighting package and rocker light switches
- Five RG6 cable outlets or CAT5 phone jacks
- Elegant 3 1/4" base trim and 2 1/4" trim casing
- Attractive knockdown ceilings and orange peel textured interior walls
- Laundry room with washer and dryer hook-up and ventilated shelving
- Child-friendly height vanities in all baths

Exquisite Master Suites

- Luxurious white soaker tub with separate shower (varies per plan)
- Moen Chateau® chrome faucets and Mason accessories
- Master Bath, executive-height vanities (varies per plan)
- Granite countertops
- Water Sense® dual flush elongated toilets
- Separate vanities in master bath (per plan)

Spacious Kitchens

- 42" Timberlake® flat panel square maple cabinets with crown molding and choice of finish
- Granite countertops
- Moen® Chateau chrome faucet
- 1/3 horse power garbage disposal
- Stainless steel Whirlpool® glass top range, microwave, & dishwasher
- Pre-plumbed water line for ice maker

Superior Construction

- ENERGY STAR® certified homes
- Limited 10 year structural warranty/ 2 year functional major mechanicals warranty/ 1 year builder workmanship materials warranty
- CO and smoke detectors hardwired w/ battery back-up for safety and peace of mind
- Steel reinforced monolithic slab with vapor barrier
- Termite defense pre-treatment

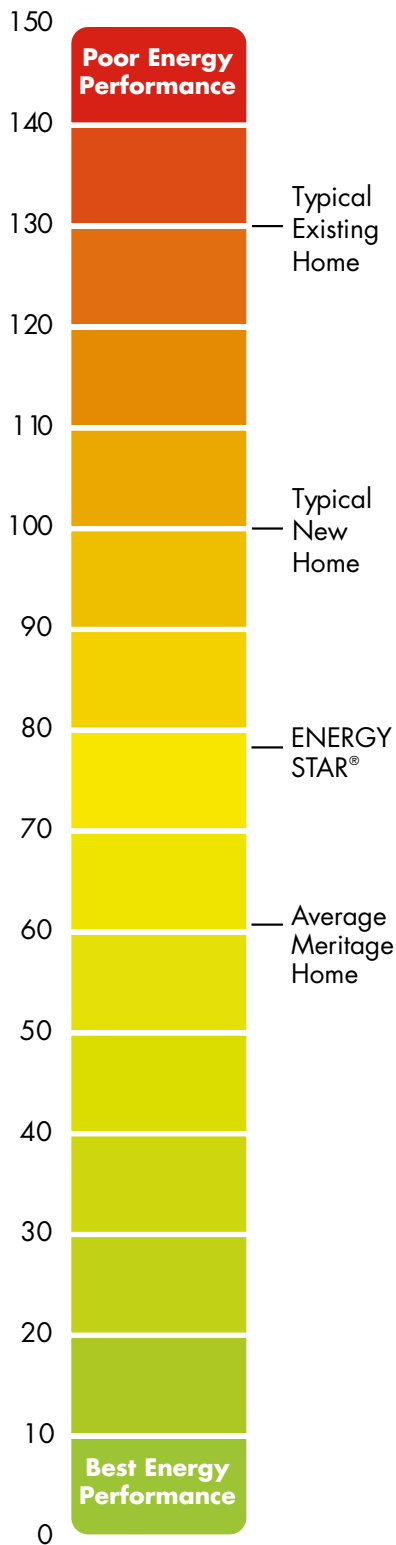
Health, Comfort and Energy Savings

- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 15 SEER HVAC
- Minimum MERV 8 HVAC filtration
- PEX® plumbing
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation

Home, features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Additionally, deviations and variations may exist in any constructed home, including, without limitation: (i) substitution of materials and equipment of substantially equal or better quality; (ii) minor style, lot orientation, and color changes; (iii) minor variances in square footage and in room and space dimensions, and in window, door, utility outlet, and other improvement locations; (iv) changes as may be required by any state, federal, county, or local governmental authority in order to accommodate requested selections and/or options; and (v) value engineering and field changes. Actual features included in any home are limited in all events to the specific terms set forth in the contract for such home. Any square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. All promotional, marketing, and advertising estimates and claims related to energy savings or performance are created exclusively by third party suppliers, rating services, utility companies, and/or certified auditors, based on U.S. Department of Energy methodology and average energy use and scores. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs. See sales counselor for additional details. *See www.meritagehomes.com/mconnectedhome for important details and information. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2019 Meritage Homes Corporation. All rights reserved. REVISED 03/19



EXCEEDING ENERGY STAR® GUIDELINES AND YOUR EXPECTATIONS.

Our homes don't simply meet Meritage standards they exceed national ones. Take the Home Energy Rating System (HERS), for example. This score is set by the Residential Energy Services Network (RESNET) to measure a home's energy efficiency and determine if it meets ENERGY STAR® guidelines. The lower the HERS score, the more energy efficient the home.

THE GOOD NEWS

Meritage homes exceed ENERGY STAR® guidelines. To better understand the ratings, consider that according to the U.S. Department of Energy, a typical resale home scores 130 on the HERS Index. A standard new home has a score of 100. On average, our homes beat that by 40 points. Flip this page over to see how homes in this community stack up.

Watermark | Signature Collection

HERS SCORE	LIVING AREA	ENERGY SAVINGS	ESTIMATED MONTHLY SAVINGS	ESTIMATED ANNUAL SAVINGS	ESTIMATED LONG-TERM SAVINGS
ALCOTT II 2085					
62*	2,080 SQ. FT.	52%*	\$100 PER MONTH	\$1,194 PER YEAR	\$61,637 OVER A 30 YEAR MORTGAGE
ASHBERY 2476					
56*	2,485 SQ. FT.	57%*	\$128 PER MONTH	\$1,537 PER YEAR	\$79,344 OVER A 30 YEAR MORTGAGE
BARRETT 2650					
57*	2,654 SQ. FT.	56%*	\$134 PER MONTH	\$1,614 PER YEAR	\$83,319 OVER A 30 YEAR MORTGAGE
THOREAU 3078					
55*	3,075 SQ. FT.	58%*	\$159 PER MONTH	\$1,908 PER YEAR	\$98,498 OVER A 30 YEAR MORTGAGE
HAYDEN 3765					
54*	3,860 SQ. FT.	58%*	\$202 PER MONTH	\$2,422 PER YEAR	\$125,030 OVER A 30 YEAR MORTGAGE

Highlights & Questions:

HERS scale developed by, and used with permission from, RESNET. According to RESNET, each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS 2006 IECC Reference Home (Specifications are based on the 2006 International Energy Conservation Code). Thus a home with a HERS Index of 65 is 35% more energy efficient than the HERS Reference Home. For more information visit www.energystar.gov, www.energysavers.gov, and <http://www.resnet.us/hers-index>. All promotional, marketing, and advertising estimates and claims related to energy savings or performance are derived from third party suppliers, rating services, utility companies, and/or certified auditors, based on U.S. Department of Energy methodology/information and average energy use and scores. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs, among other factors. Estimated savings of Meritage home as compared to HERS typical existing home. Estimated 30-yr savings assume 3.5% annual utility rate increase, which may be more or less than actual changes. Square footages are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Home and community information is subject to change, and homes to prior sale, at any time without notice or obligation. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Life. Built. Better® and Setting the standard for energy-efficient homes® are registered trademarks of Meritage Homes Corporation. ©2017 Meritage Homes Corporation.



Watermark | Avallon

2,788 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 1 Story

This functional one-story plan has an over-sized kitchen that overlooks the family room making conversation while cooking a breeze. The light-filled nook offers the perfect place for sunny breakfasts and casual dinners. An optional bonus room is perfect if you need more space for the kids, or for hosting fun gatherings with friends.



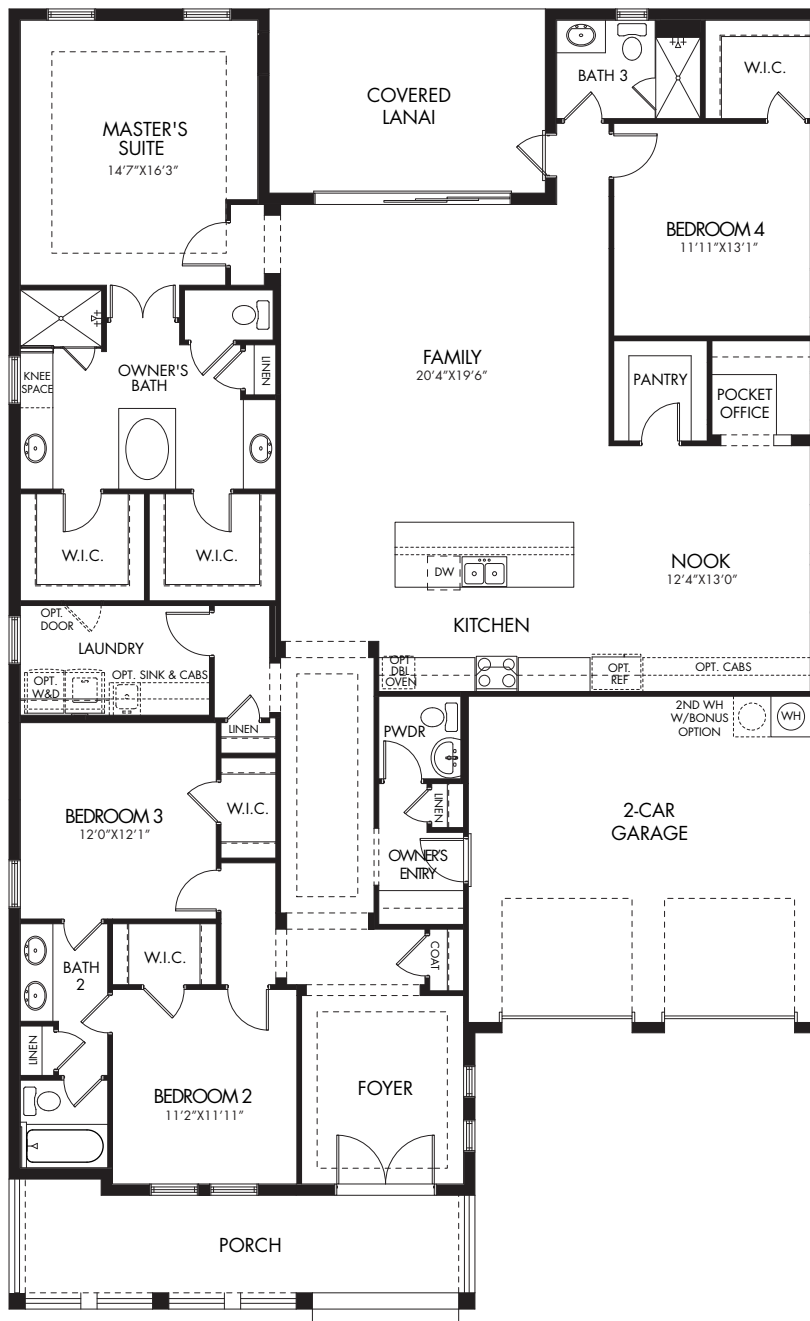
Elevation A



Elevation B



Elevation C



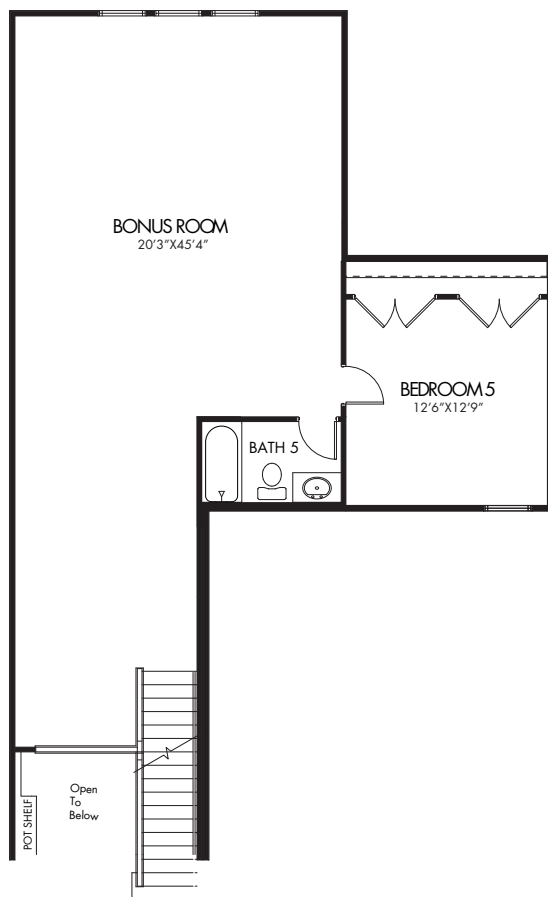
Watermark | Avallon

2,788 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 1 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Second Floor Bonus Room w/Bedroom 5 & Bath 5, Opt. Door to Laundry, Opt. Sink, Cabs, & Washer/Dryer in Laundry, Opt. Double Oven, Cabs, & Refrigerator in Kitchen

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OPT. SECOND LEVEL BONUS ROOM WITH BEDROOM 5 & BATH 5

Watermark | Avallon | Options

2,788 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 1 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Second Floor Bonus Room w/Bedroom 5 & Bath 5, Opt. Door to Laundry, Opt. Sink, Cabs, & Washer/Dryer in Laundry, Opt. Double Oven, Cabs, & Refrigerator in Kitchen

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Watermark | Cannes**3,735 sq. ft. | 4 Bed | 3.5 Bath | 3 Car Garage | 2 Story**

Beautiful formal dining room is great for hosting formal affairs while the upstairs game room is perfect for casual get togethers. Flex space on the first floor can serve as an office, guest suite, or hobby room. The master suite offers a restful retreat with large walk-in closet, dual vanities, and soaking tub. Separate two-car and single-car garages offer lots of storage.



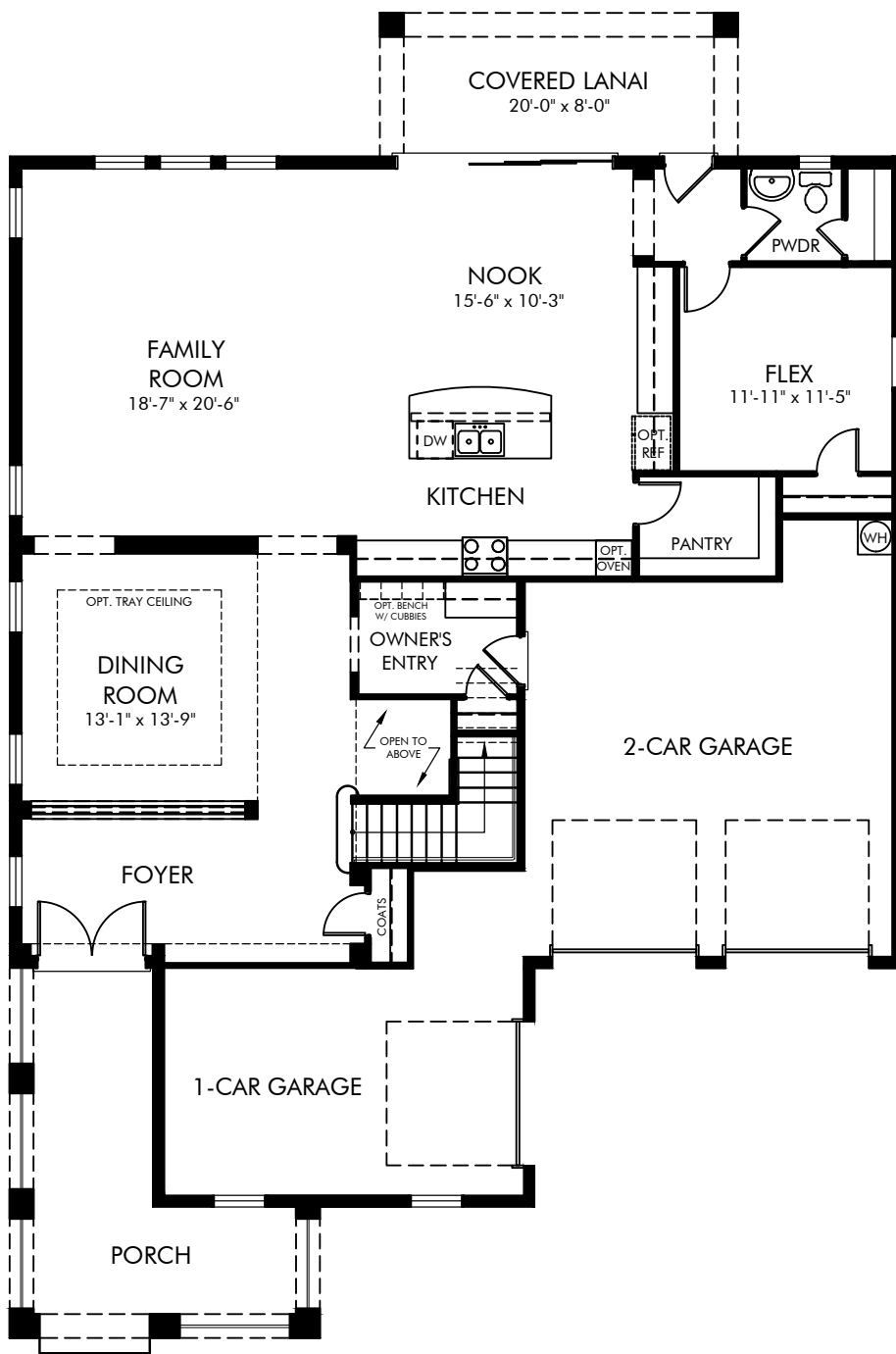
Elevation A



Elevation C



Elevation D



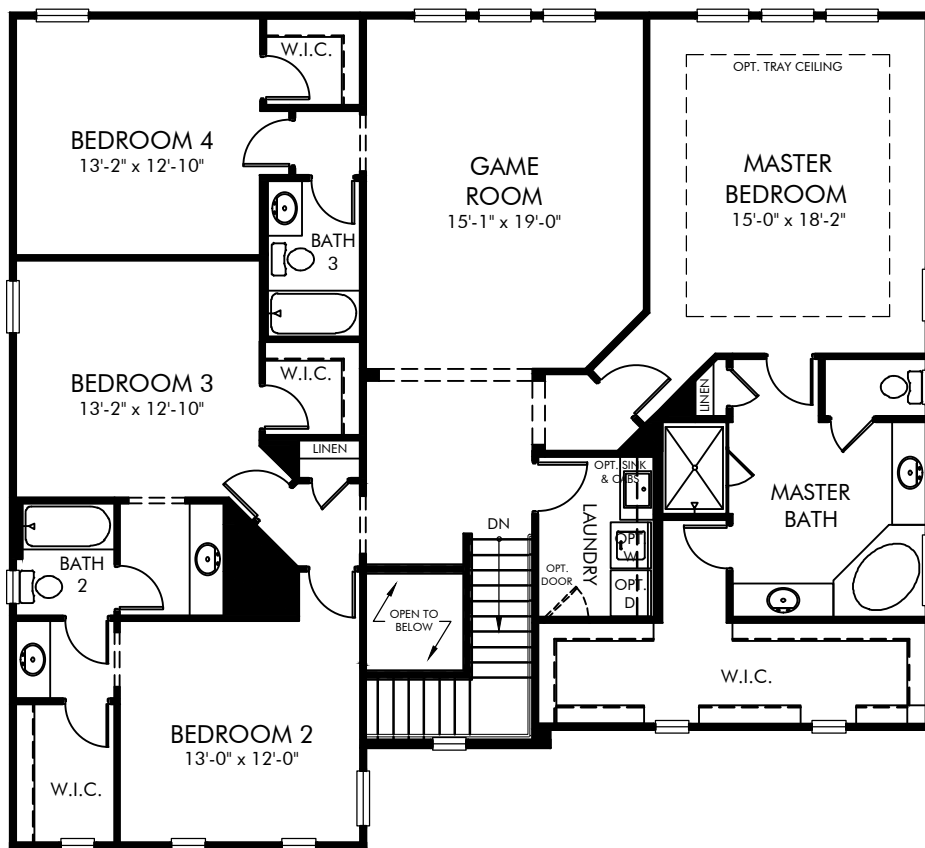
Watermark | Cannes | First Floor

3,735 sq. ft. | 4 Bed | 3.5 Bath | 3 Car Garage | 2 Story

REV 03/19

FLEX LIVING OPTIONS: Opt. Second Floor Sitting Room, Opt. Covered Lanai 2 or 3

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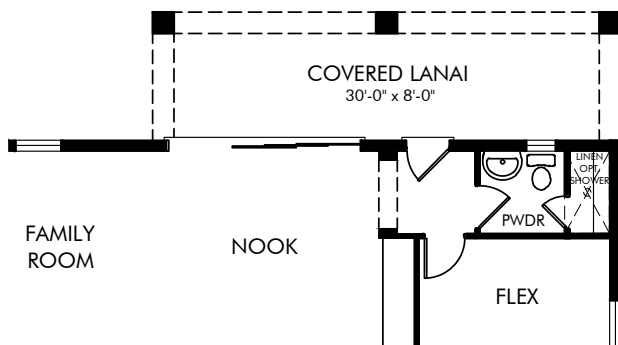


Watermark | Cannes | Second Floor
3,735 sq. ft. | 4 Bed | 3.5 Bath | 3 Car Garage | 2 Story

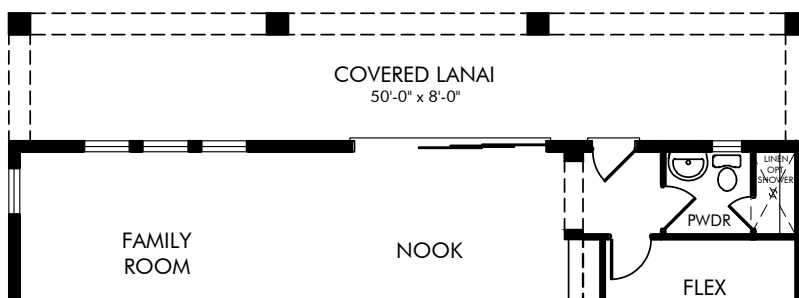
REV 03/19

FLEX LIVING OPTIONS: Opt. Second Floor Sitting Room, Opt. Covered Lanai 2 or 3

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OPTIONAL COVERED LANAI 2



OPTIONAL COVERED LANAI 3



OPTIONAL SECOND FLOOR SITTING ROOM

Watermark | Cannes | Options

3,735 sq. ft. | 4 Bed | 3.5 Bath | 3 Car Garage | 2 Story

REV 03/19

FLEX LIVING OPTIONS: Opt. Second Floor Sitting Room, Opt. Covered Lanai 2 or 3

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Watermark | Belfort**3,869 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story**

Two game rooms, one upstairs and one down, gives your family tons of space to relax by themselves or hang out with friends. The open kitchen overlooks the spacious family room and nook with access to the covered lanai for an easy open flow. First floor study offers a quiet space to work from home.



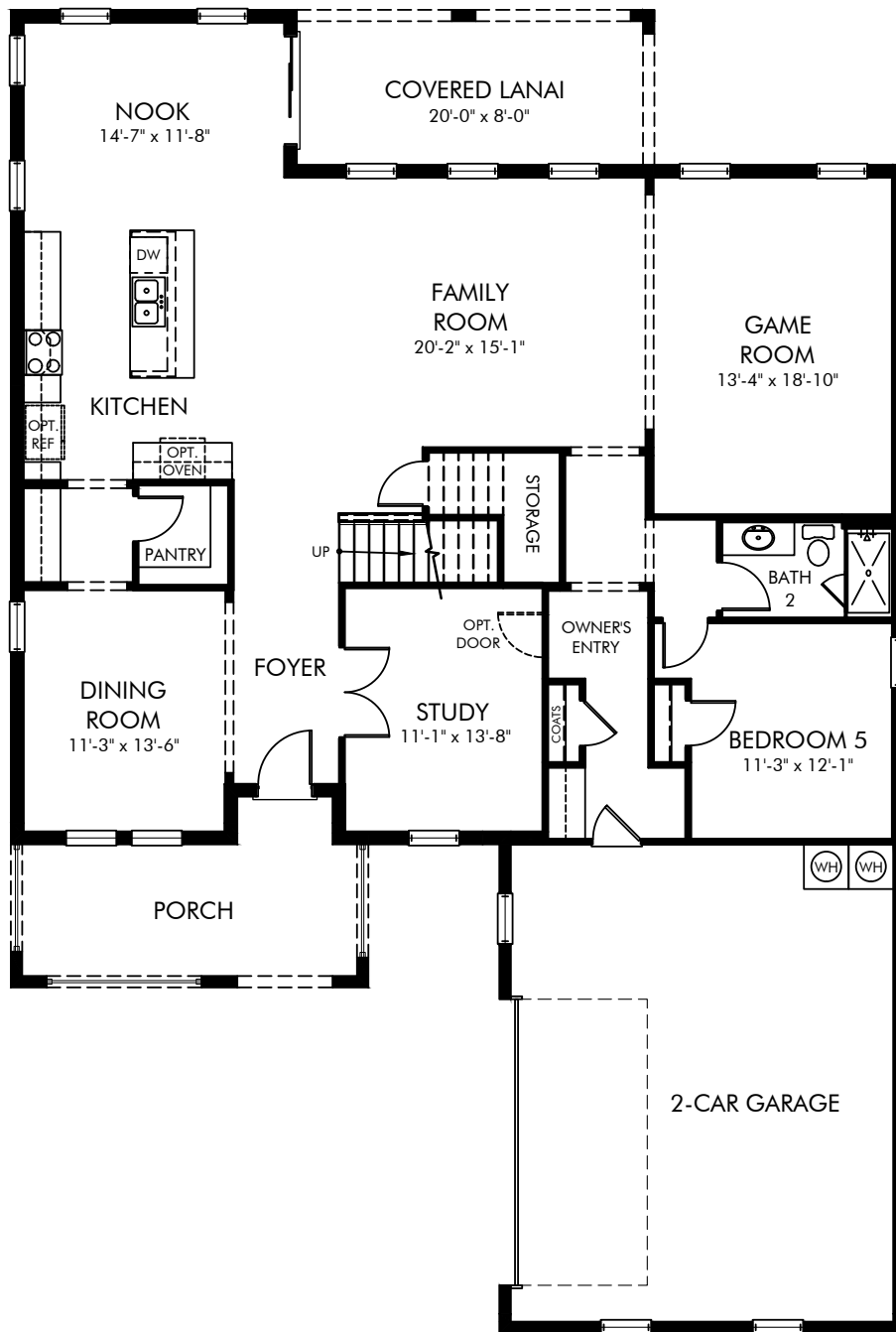
Elevation A



Elevation D



Elevation E



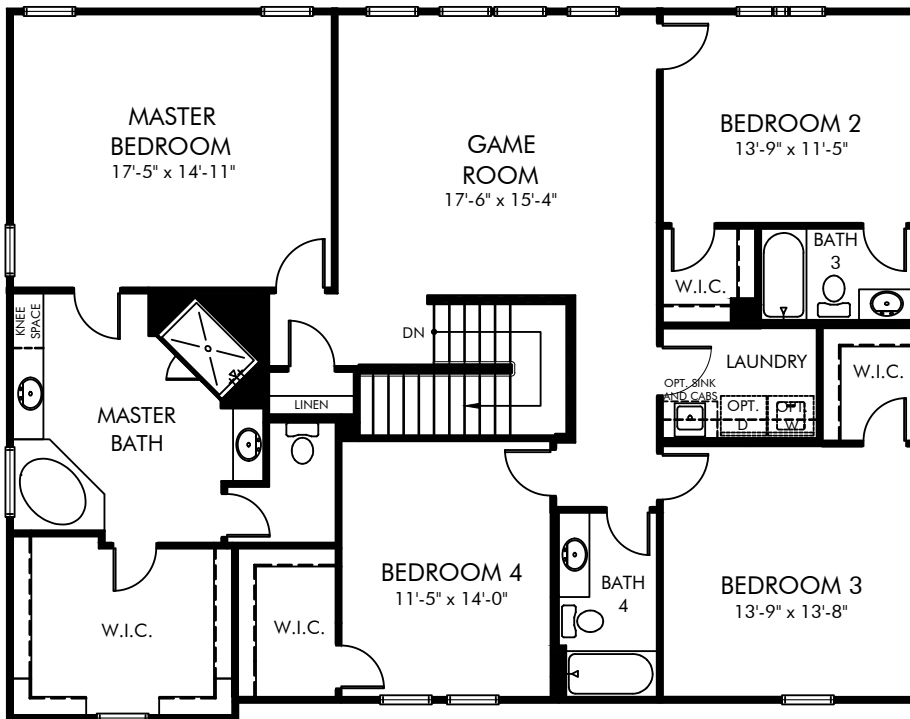
Watermark | Belfort | First Floor

3,869 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Extended Covered Lanai, Opt. Flex Room ILO Game Room, Opt. Door to Study from Owner's Entry

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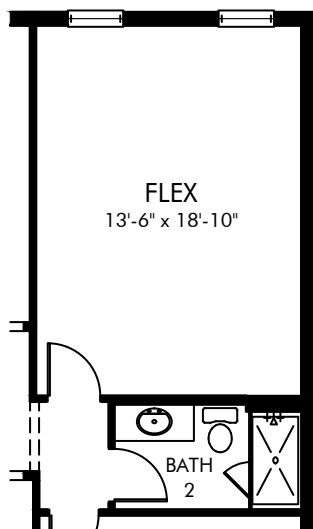


Watermark | Belfort | Second Floor
3,869 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story

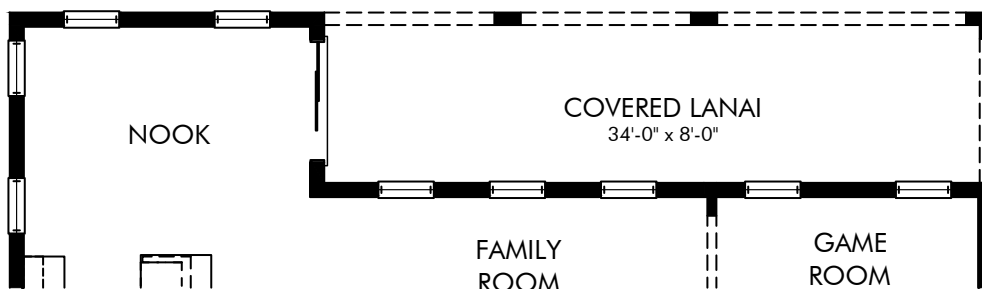
REV 12/18

FLEX LIVING OPTIONS: Opt. Extended Covered Lanai, Opt. Flex Room I/O Game Room, Opt. Door to Study from Owner's Entry

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**OPT. FLEX ROOM
ILO GAME ROOM**



OPT. EXTENDED COVERED LANAI

Watermark | Belfort | Options

3,869 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Extended Covered Lanai, Opt. Flex Room ILO Game Room, Opt. Door to Study from Owner's Entry

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Watermark | Lafayette**4,329 sq. ft. | 5 Bed | 3.5 Bath | 3 Car Garage | 2 Story**

Entertaining is easy in this spacious, open home. Chat with family members or guests while you prep in the kitchen which overlooks the family room and covered lanai. The upstairs two living areas, a secluded loft and a generously sized game room. First-floor master suite has dual vanities, large walk-in closet, and a soaking tub. Secondary bedroom are adjacent to Jack and Jill baths.



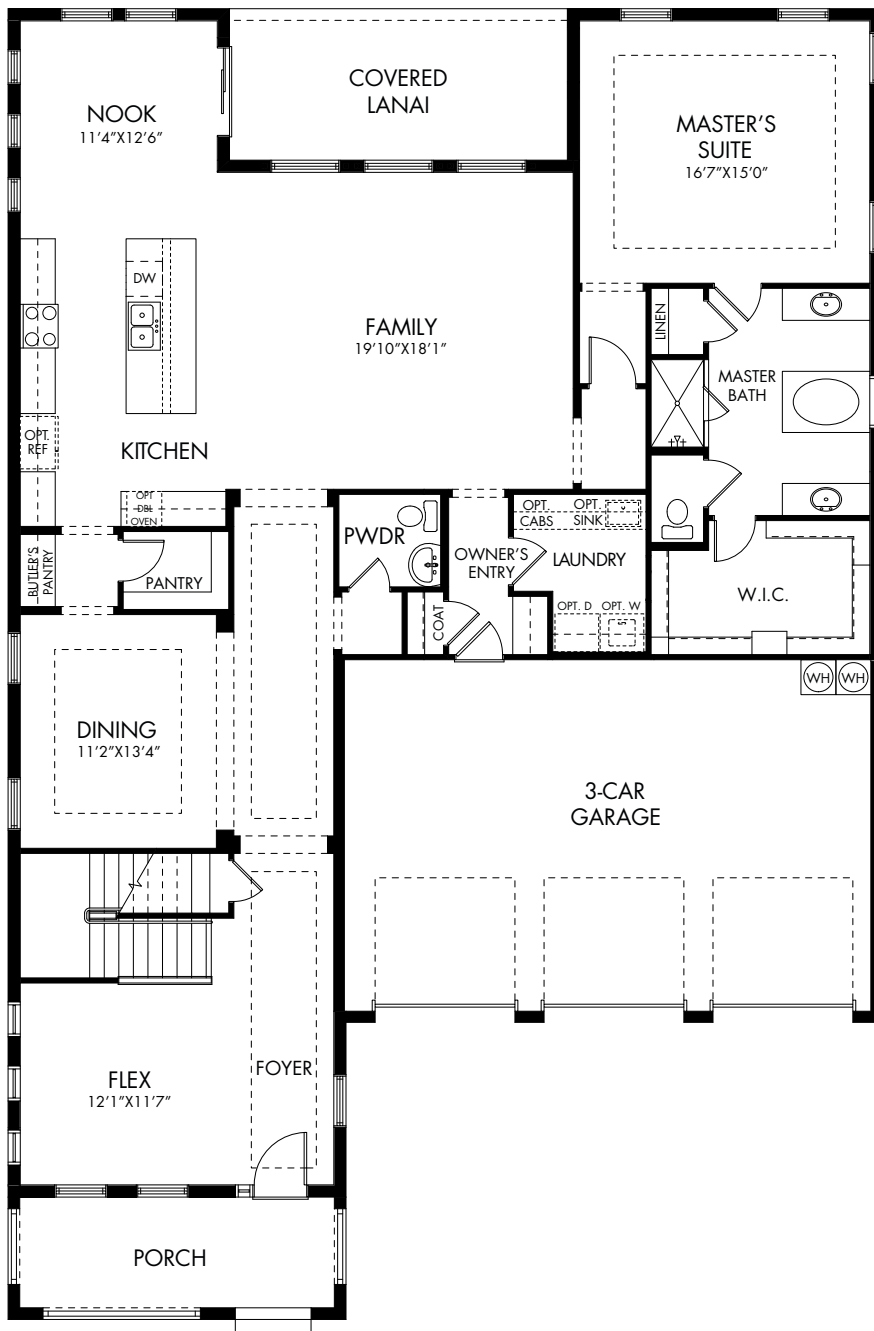
Elevation A



Elevation B



Elevation C



Watermark | Lafayette | First Floor

4,329 sq. ft. | 5 Bed | 3.5 Bath | 3 Car Garage | 2 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Second Floor Master Suite w/Sitting Room ILO Bedroom 5, Opt. Sink & Cabs in Laundry, Opt. Washer & Dryer

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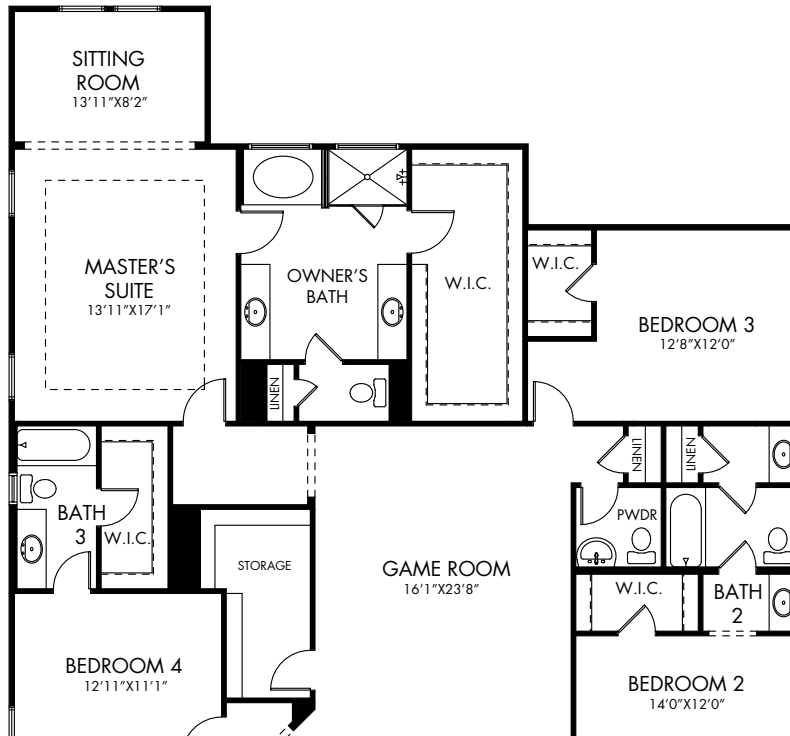


Watermark | Lafayette | Second Floor
4,329 sq. ft. | 5 Bed | 3.5 Bath | 3 Car Garage | 2 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Second Floor Master Suite w/Sitting Room ILO Bedroom 5, Opt. Sink & Cabs in Laundry, Opt. Washer & Dryer

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OPT. SECOND FLOOR MASTER SUITE w/
SITTING ROOM ILO BEDROOM 5

Watermark | Lafayette | Options

4,329 sq. ft. | 5 Bed | 3.5 Bath | 3 Car Garage | 2 Story

REV 12/18

FLEX LIVING OPTIONS: Opt. Second Floor Master Suite w/Sitting Room ILO Bedroom 5, Opt. Sink & Cabs in Laundry, Opt. Washer & Dryer

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Watermark | Granville**4,505 sq. ft. | 6 Bed | 4.5 Bath | 2 Car Garage | 2 Story**

The foyer of this home is flanked by a formal dining room and a private study which can serve as a work space or hobby area. Relax with a book in the upstairs loft area, or host a lively game night with friends in the spacious game room. Open kitchen overlooks the breakfast nook, family room, and covered lanai.



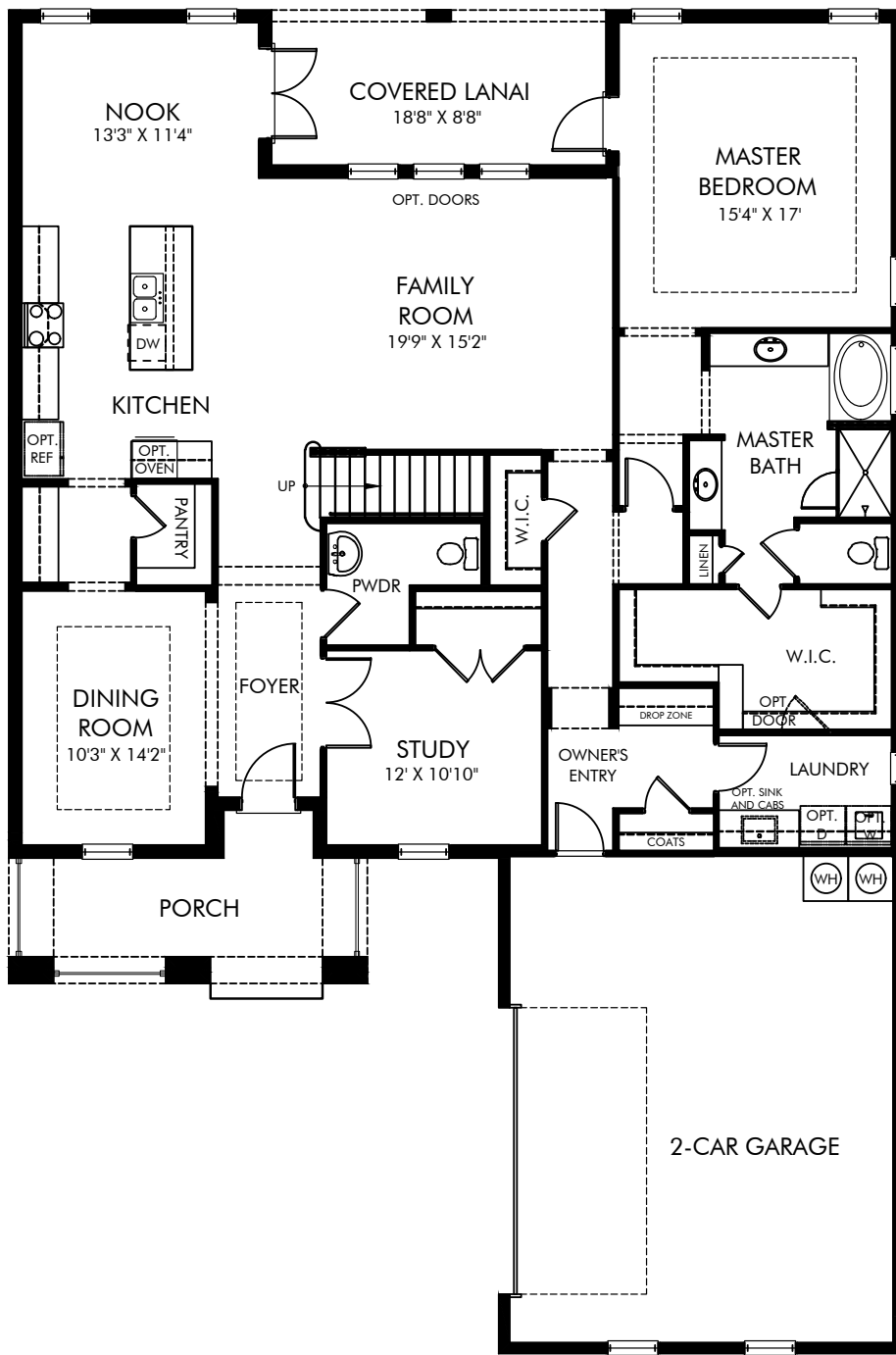
Elevation B



Elevation C



Elevation D



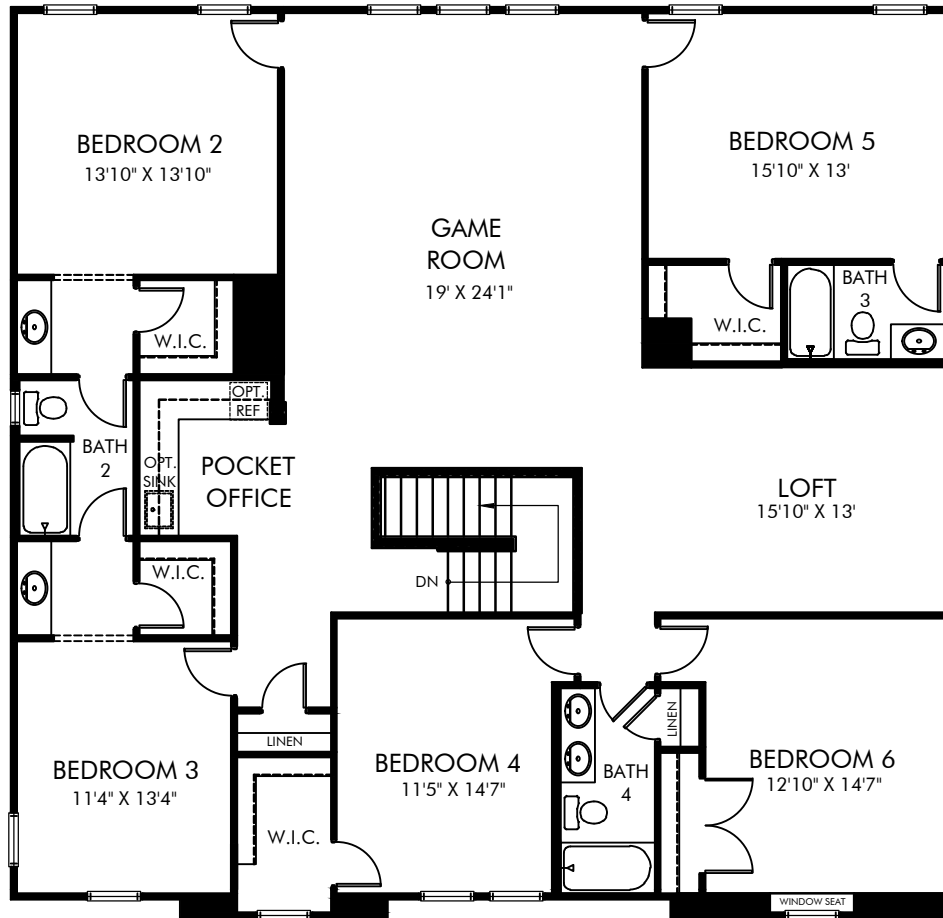
Watermark | Granville | First Floor

4,505 sq. ft. | 6 Bed | 4.5 Bath | 2 Car Garage | 2 Story

REV 03/19

FLEX LIVING OPTIONS: Opt. Second Floor Master Bedroom, Opt. Extended Covered Lanai 2, Opt. Rear Doors

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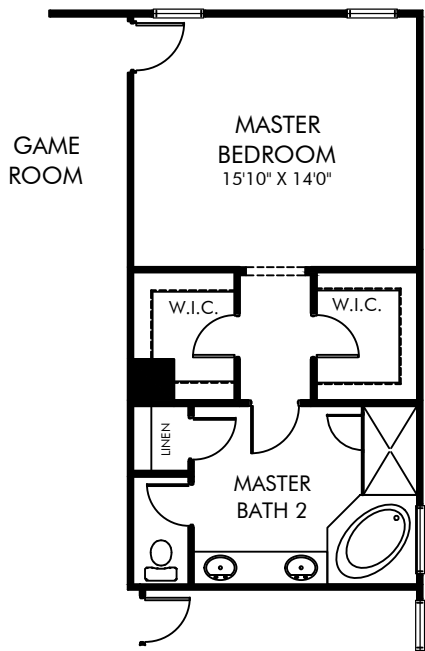
Watermark | Granville | Second Floor

4,505 sq. ft. | 6 Bed | 4.5 Bath | 2 Car Garage | 2 Story

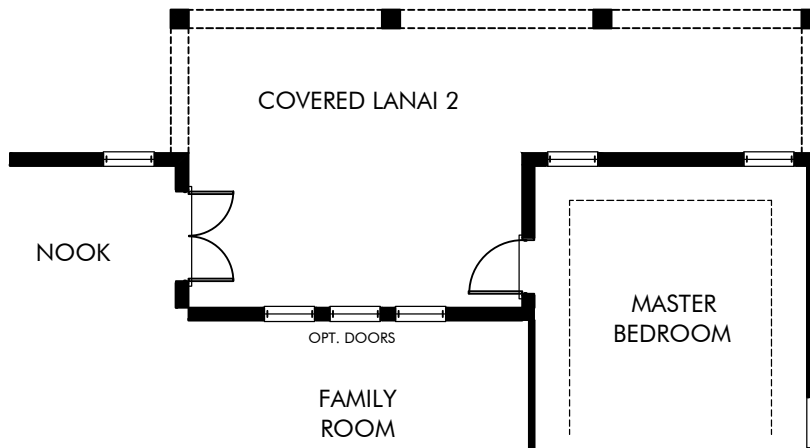
REV 03/19

FLEX LIVING OPTIONS: Opt. Second Floor Master Bedroom, Opt. Extended Covered Lanai 2, Opt. Rear Doors

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OPTIONAL 2ND FLOOR MASTER BEDROOM ILO BED 5 AND LOFT



OPTIONAL EXTENDED COVERED LANAI 2

Watermark | Granville | Options

4,505 sq. ft. | 6 Bed | 4.5 Bath | 2 Car Garage | 2 Story

REV 03/19

FLEX LIVING OPTIONS: Opt. Second Floor Master Bedroom, Opt. Extended Covered Lanai 2, Opt. Rear Doors

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Watermark | Majestic Collection

9942 Summerlake Groves St.
Winter Garden, FL 34787

Included Features

Exterior Design

- Distinctive exteriors with elegant designer color packages to select from
- Barrel tile roof or 30-year architectural shingles (varies per elevation)
- Old World or Knockdown stucco finish with stone or brick exterior accents (varies per plan and elevation)
- Insulated steel garage door with opener and remote (per plan)
- Coach lights on garage (per plan and elevation)
- 8' six-panel front door
- Fully-sodded home site with professionally designed landscape package
- Two exterior hose bibs & two weatherproof exterior electrical outlets
- Pavers on lead walk, front porch and driveway (does not include driveway approach)
- Rear lanais with acrylic decking

Interior Design

- 17"x17" ceramic tile flooring in foyer, kitchen, nook, laundry room, and bathrooms (per plan)
- Shaw® carpeting throughout all remaining living areas
- Granite countertops in all bathrooms
- Designer raised six panel 6'8" interior doors
- Kwikset® satin nickel interior door hardware
- Interior lighting package and rocker light switches
- Five RG6 cable outlets or CAT5 phone jacks
- Elegant 3 1/4" base trim and 2 1/4" trim casing
- 10' first floor ceiling height
- Attractive knockdown ceilings and orange peel textured interior walls
- Laundry room with washer and dryer hook-up and ventilated shelving
- Child-friendly height vanities in all baths

Exquisite Master Suites

- Luxurious white soaker tub with separate shower (varies per plan)
- Moen Chateau® chrome faucets and accessories
- Master Bath, executive-height vanities (varies per plan)
- Granite countertops
- Water Sense® dual flush elongated toilets
- Separate vanities in master bath (per plan)

Spacious Kitchens

- 42" Echelon Recessed Square Panel Birch cabinets with crown molding and choice of finish
- Granite countertops
- Moen® Chateau chrome faucet
- 1/3 horse power garbage disposal
- Stainless steel Whirlpool® glass top range, microwave, & dishwasher
- Pre-plumbed water line for ice maker

Superior Construction

- ENERGY STAR® certified homes
- Limited 10 year structural warranty/ 2 year functional major mechanicals warranty/ 1 year builder workmanship materials warranty
- CO and smoke detectors hardwired w/ battery back-up for safety and peace of mind
- Steel reinforced monolithic slab with vapor barrier
- Termite defense pre-treatment

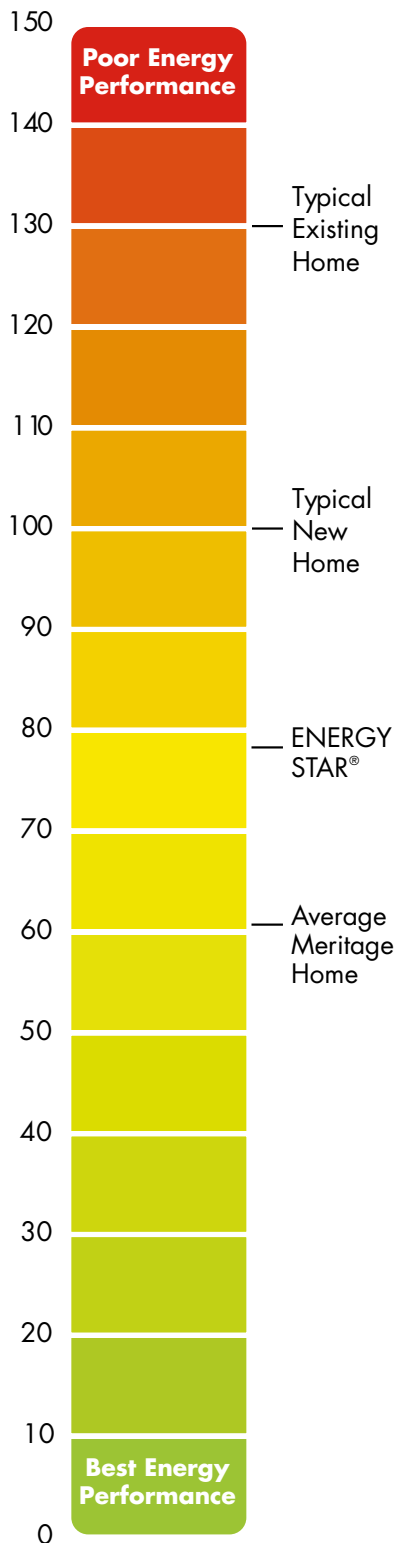
Health, Comfort and Energy Savings

- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 15 SEER HVAC
- Minimum MERV 8 HVAC filtration
- PEX® plumbing
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation

Home, features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Additionally, deviations and variations may exist in any constructed home, including, without limitation: (i) substitution of materials and equipment of substantially equal or better quality; (ii) minor style, lot orientation, and color changes; (iii) minor variances in square footage and in room and space dimensions, and in window, door, utility outlet, and other improvement locations; (iv) changes as may be required by any state, federal, county, or local governmental authority in order to accommodate requested selections and/or options; and (v) value engineering and field changes. Actual features included in any home are limited in all events to the specific terms set forth in the contract for such home. Any square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. All promotional, marketing, and advertising estimates and claims related to energy savings or performance are created exclusively by third party suppliers, rating services, utility companies, and/or certified auditors, based on U.S. Department of Energy methodology and average energy use and scores. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs. See sales counselor for additional details. *See www.meritagehomes.com/mconnectedhome for important details and information. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2019 Meritage Homes Corporation. All rights reserved. REVISED 05/19



EXCEEDING ENERGY STAR® GUIDELINES AND YOUR EXPECTATIONS.

Our homes don't simply meet Meritage standards they exceed national ones. Take the Home Energy Rating System (HERS), for example. This score is set by the Residential Energy Services Network (RESNET) to measure a home's energy efficiency and determine if it meets ENERGY STAR® guidelines. The lower the HERS score, the more energy efficient the home.

THE GOOD NEWS

Meritage homes exceed ENERGY STAR® guidelines. To better understand the ratings, consider that according to the U.S. Department of Energy, a typical resale home scores 130 on the HERS Index. A standard new home has a score of 100. On average, our homes beat that by 40 points. Flip this page over to see how homes in this community stack up.

Watermark | Majestic Collection

HERS SCORE	LIVING AREA	ENERGY SAVINGS	ESTIMATED MONTHLY SAVINGS	ESTIMATED ANNUAL SAVINGS	ESTIMATED LONG-TERM SAVINGS
AVALLON 2789					
59*	2,788 SQ. FT.	55%*	\$137 PER MONTH	\$1,645 PER YEAR	\$84,919 OVER A 30 YEAR MORTGAGE
CANNES 3735					
56*	3,735 SQ. FT.	57%*	\$190 PER MONTH	\$2,282 PER YEAR	\$117,803 OVER A 30 YEAR MORTGAGE
BELFORT 3863					
54*	3,869 SQ. FT.	58%*	\$202 PER MONTH	\$2,428 PER YEAR	\$125,340 OVER A 30 YEAR MORTGAGE
LAFAYETTE 4329					
54*	4,331 SQ. FT.	58%*	\$227 PER MONTH	\$2,718 PER YEAR	\$140,310 OVER A 30 YEAR MORTGAGE
GRANVILLE 4484					
55*	4,505 SQ. FT.	58%*	\$233 PER MONTH	\$2,792 PER YEAR	\$144,131 OVER A 30 YEAR MORTGAGE

Highlights & Questions:

HERS scale developed by, and used with permission from, RESNET. According to RESNET, each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS 2006 IECC Reference Home (Specifications are based on the 2006 International Energy Conservation Code). Thus a home with a HERS Index of 65 is 35% more energy efficient than the HERS Reference Home. For more information visit www.energystar.gov, www.energysavers.gov, and <http://www.resnet.us/hers-index>. All promotional, marketing, and advertising estimates and claims related to energy savings or performance are derived from third party suppliers, rating services, utility companies, and/or certified auditors, based on U.S. Department of Energy methodology/information and average energy use and scores. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs, among other factors. Estimated savings of Meritage home as compared to HERS typical existing home. Estimated 30-yr savings assume 3.5% annual utility rate increase, which may be more or less than actual changes. Square footages are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Home and community information is subject to change, and homes to prior sale, at any time without notice or obligation. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Life. Built. Better® and Setting the standard for energy-efficient homes® are registered trademarks of Meritage Homes Corporation. ©2017 Meritage Homes Corporation.

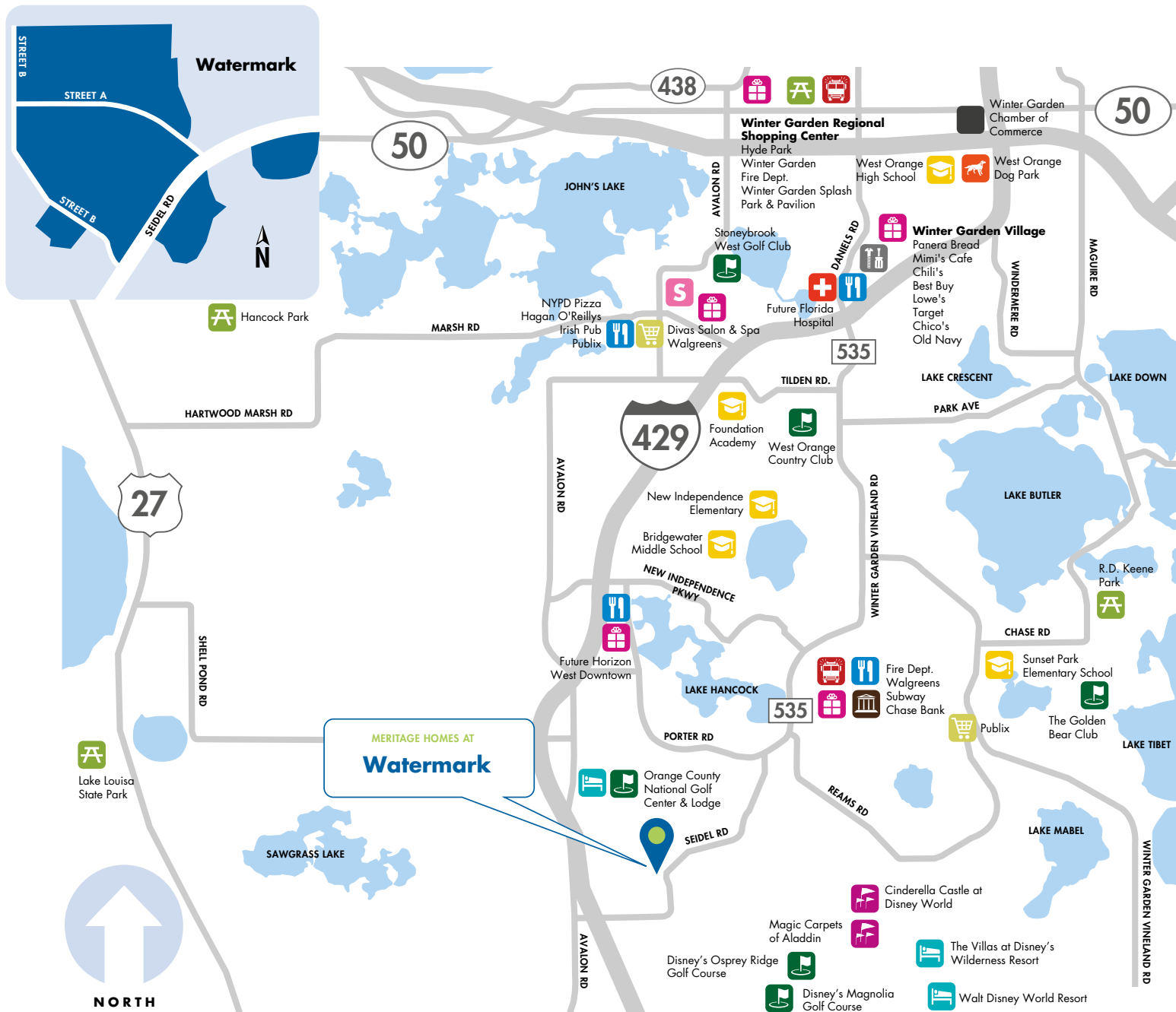


- Model Homes**

- Bungalows**
- Signature Collection**
- Majestic Collection**
- Townhomes**



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Watermark

Winter Garden, FL 34787

PUBLIC SCHOOLS:

- Waterspring Elementary (407) 859-5844
- Bridgewater Middle (407) 905-3710
- Windermere High School (407) 347-0980
- Orange County Public School Board 3200 (407) 317-

COLLEGES/UNIVERSITIES:

- University of Central Florida (407) 832-2000
- Valencia Community College 5000 (407) 299-
- Everest University (407) 851-2525

LOCAL SERVICES:

- Meritage Warranty Department 6527 (833) 684-
- Animal Control (407) 836-3111
- Clerk's Office (407) 836-2007
- Winter Garden Police Department 3636 (407) 656-
- Winter Garden Fire Department 5175 (407) 877-
- HOA (First Service Residential) (407) 644-0010
- West Orange Country Club (407) 656-4482
- Stoneybrook West Golf Club 8533 (407) 877-
- Wesmere Cleaners (407) 656-0018

PARKS & RECREATION:

- LA Fitness (407) 877-0680
- Roper YMCA (407) 656-6430
- R.D. Keene Park (407) 254-1940
- Winter Garden Parks & Rec (407) 656-4155

SHOPPING:

- Winter Garden Village (407) 656-1658
- Mall at Millennia (407) 363-3555
- Florida Mall (407) 851-7234
- Target (407) 395-0111
- Walmart (407) 554-0182

LOCAL UTILITIES:

- Spectrum (Cable/Internet) 4575 (855) 855-
- CenturyLink (Cable/Internet) 7459 (888) 646-
- Duke Energy (800) 700-8744
- Orange County Public Utilities (Water) 5515 (407) 836-
- Orange County (Garbage and Sewer) 5515 (407) 836-

MEDICAL FACILITIES:

- Arnold Palmer Hospital for Children 9111 (407) 649-
- Dr. P. Phillips Hospital (407) 351-8500
- Orlando Regional Medical Center 5111 (321) 841-
- Winter Garden Hospital (407) 303-8561

PUBLIC FACILITIES:

- City Hall (407) 646-4100
- DMV (407) 877-9349
- Post Office (407) 656-3344

AIRPORTS:

- Orlando International Airport (MCO) 2001 (407) 825-
- Orlando Executive Airport (ORL) 9831 (407) 894-

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- Smart Door Lock
- Lighting Controls
- Advanced Thermostat
- Smart Garage Door
- Weather-Sensing Irrigation

Connect with a sales associate for details about the homes in this community.



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NOT ALL NEW HOMES ARE CREATED EQUAL.

We work every day to make sure our homes are built better, smarter and healthier from start to finish. And these folks have taken notice.

NATIONAL AWARDS:

- 2019, 2018, 2017, 2016, 2015, 2014 & 2013 ENERGY STAR[®] Partner of the Year for Sustained Excellence, EPA
- 2019, 2018, 2017, 2016, 2015, 2014 & 2013 ENERGY STAR[®] Leadership in Housing
- 2018 U.S. Department of Energy Housing Innovation Award
- 2017 Avid Diamond Award – U.S. Production (Raleigh)
- 2016 Avid Diamond Award – U.S. Production (Orlando)
- 2015 Avid Diamond Award – U.S. Production (Tucson)
- 2014 No. 2 Most Trusted Builder in America, Lifestory Research Most Trusted Builders in America StudySM
- 2012 National Green Building Awards, Project of the Year – Single Family Production, NAHB
- 2011 Energy Value Housing Award (EVHA), NAHB
- 2011 Peoples' Choice Award, NAHB
- 2011 Builder of the Year, Builder and Developer Magazine

REGIONAL AWARDS:

- 2018 Avid Gold Award – Orlando & San Antonio Divisions
- 2018, 2016, 2015 Avid Gold Award – Western U.S. Production (Phoenix)
- 2018 Avid Benchmark Award – Houston, Austin, Raleigh, Tucson, & Northern and Southern California Divisions
- 2017 Avid Gold Award – Austin, Orlando & Southern California Divisions
- 2017 Avid Benchmark Award – Houston, San Antonio & Northern California Divisions
- 2016 Avid Gold Award – Southeast U.S. Production (Tampa)
- 2016, 2015 Avid Benchmark Award – South Central U.S. Production (Austin)
- 2016 Avid Benchmark Award – Western U.S. Production (Southern California)
- 2016 Builder of the Year Over 200 Units, BIA Bay Area
- 2014 & 2013 MAME Green Builder of the Year, HBA Charlotte

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- First Full Environmental Protection Agency Triple Certified Home: ENERGY STAR[®], Indoor airPLUS, and WaterSense*
- First 100% ENERGY STAR[®] National Builder*



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Broker/Owner



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