

Crescent Grove at Babcock Ranch - Reserve Series

Crescent Grove at Babcock Ranch - Reserve Series will feature one- and two-story single-family homes in an intimate enclave built with the innovative, energy-efficient features that Meritage Homes is known for. Babcock Ranch is a solar powered master-planned community that sets a whole new standard for sustainable and responsible growth.

CONTENTS

- Information & Included Features
- Floorplans & Elevations
- Benefits of a Better Build
- Home Energy Ratings
- Maps & Area Information
- M.Connected Home™ Automation
- Awards & Accolades

Map View

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Crescent Grove at Babcock Ranch | Reserve Series

Finch
Prepare dinner while catching up on the day's events from this home's chef-inspired kitchen which overlooks a great room and dining area. Well appointed primary suite provides a restful retreat at the end of the day and has a spacious walk-in closet.

Beds 3 **Baths** 2 **Approx. Sq. Ft.** 1,269 **Floors** 1 **Garage** 2

Canary
Open floor plan with a lot of flexibility. Retreat to your primary suite that is conveniently situated in the back of the home for plenty of privacy and offers a huge walk-in closet and bathroom with dual sink vanity and standalone shower.

Beds 3 **Baths** 2 **Approx. Sq. Ft.** 1,483 **Floors** 1 **Garage** 2

Robin
Entertain guests with ease in the open kitchen, dining, and great room that flow to the patio. The primary suite is tucked in the rear of the home offering plenty of privacy and features a spacious walk-in closet and shower.

Beds 4 **Baths** 2 **Approx. Sq. Ft.** 1,687 **Garage** 2

Kiwi
This open concept floorplan combines the great room, kitchen, and dining space that overlooks the outside patio. Convert the upstairs loft into a space that suits your family's needs. Enjoy the convenience of the laundry room on the second floor.

Beds 3 **Baths** 2.5 **Approx. Sq. Ft.** 1,964 **Floors** 2 **Garage** 2

Ibis
First-floor primary suite ensures everyone has their own private space. Second floor offers a spacious loft that can be used to best fit your family's needs. Enjoy preparing meals with your family in the open kitchen with spacious work island.

Beds 4 **Baths** 2.5 **Approx. Sq. Ft.** 2,168 **Floors** 2 **Garage** 2

Emerald
This spacious floorplan is perfect for entertaining. The downstairs bed and bath will make your guests feel right at home. The upstairs loft and tech space can be used for relaxing or working from home.

Beds 4 **Baths** 3 **Approx. Sq. Ft.** 2,387 **Floors** 2 **Garage** 2

Home pricing and features and community information believed to be correct, but is subject to homebuyer verification and such information is subject to change, and homes to prior sale, at any time without notice or obligation. Actual features and selected upgrades included in any home are limited in all events to the specific terms set forth in the contract for such home. Visit http://www.meritagehomes.com/featuredescriptions for information and disclaimers about energy-efficient features and associated claims. 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. 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®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2021 Meritage Homes Corporation. All rights reserved.

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Reserve Series Included Features

16216 Palmetto Street
Babcock Ranch, FL 33982

Exterior Design

- Distinctive exteriors with elegant designer color packages
- 30-year architectural shingles
- Skip trowel stucco finish
- Steel garage door
- 50 amp car charging outlet in garage
- 8' front door
- Coach lights
- Fully-sodded home site with professionally designed eco-friendly landscape package
- Two exterior hose bibs & two weatherproof exterior electrical outlets (front/back of the home)
- Pavers on lead walk, rear patio, front porch, and driveway (per plan)

Interior Design

- Ceramic tile flooring in foyer, kitchen, nook, laundry room, and bathrooms
- Shaw® carpeting throughout all remaining living areas
- Granite countertops in all bathrooms
- Designer 2-panel 8'0" interior doors per plan
- Kwikset® satin nickel interior door hardware
- Decora light switches
- RG6/CAT6 universal outlet in great room, kitchen, all bedrooms, den and loft (per plan)
- Wireless access point prewire
- 8'8'' first floor ceiling height
- Elegant 3 1/4" baseboards and 2 1/4" trim
- Attractive Skip Trowel textured ceilings and interior walls
- Laundry room with washer and dryer hook-up

Plush Primary Suites

- Walk-in showers with glass enclosure
- Moen® Chateau chrome faucets
- Granite countertops
- Water Sense® elongated toilets
- Spacious walk-in closets (per plan)
- Dual vanities in primary bath (per plan)

Gourmet Kitchens

- 42" flat panel square Timberlake Origins cabinets
- Granite countertops
- Single-Handle kitchen faucet
- 1/3 horse power garbage disposal
- Stainless steel Whirlpool® glass top range, microwave, refrigerator, and 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

Health, Comfort and Energy Savings

- Advanced Framing
- ENERGY STAR® Dishwasher and Appliance Options
- High Performance Toilets
- Indoor airPLUS Qualification
- LED Lighting
- Low-E Windows
- Low-to-Zero VOC Materials, Paints, Stains & Adhesives
- M.Connected Home™ Automation Suite
- MERV 13
- Multispeed HVAC System with Whole-Home Dehumidifier
- Sealed Insulated Ducts
- Spray Foam Insulation In the Attic
- Water-Efficient Faucets

M.Connected Home™ Automation Suite*

- Advanced Thermostat
- Door Sensors
- Motion Detector
- Smart Door Lock
- Smart Garage Door
- Smart Home Hub & App
- USB Outlets
- Video Doorbell

Home, features, and community information subject to change, and homes to prior sale, at any time without notice or obligation. Inclusion of certain features may be dependent upon date building permit for the home is obtained and/or the date home construction commences. Further, 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 https://www.meritagehomes.com/mconnectedhome or https://www.meritagehomes.com/mconnected for important details and information. See sales counselor for additional details. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2021 Meritage Homes Corporation. All rights reserved. #CGC1527677 REVISED 06/16/2021.

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Crescent Grove at Babcock Ranch | Finch

Approx. 1,269 sq. ft. | 3 Bed | 2 Bath | 2 Car Garage | 1 Story

Prepare dinner while catching up on the day's events from this home's chef-inspired kitchen which overlooks a great room and dining area. Well appointed primary suite provides a restful retreat at the end of the day and has a spacious walk-in closet.



Elevation A



Elevation B



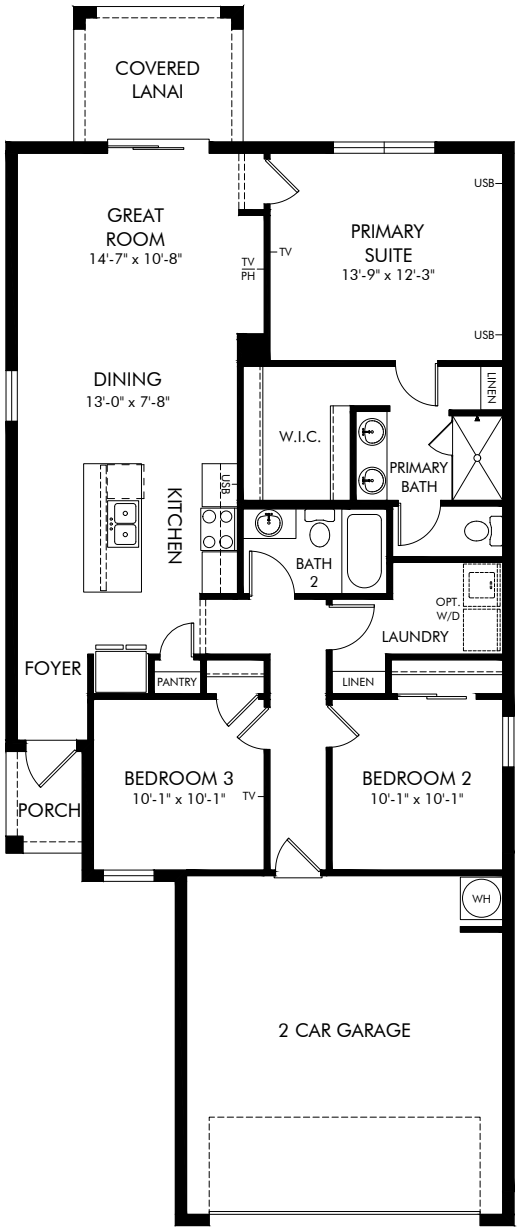
Elevation C

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Crescent Grove at Babcock Ranch | Finch

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Crescent Grove at Babcock Ranch | Canary

Approx. 1,483 sq. ft. | 3 Bed | 2 Bath | 2 Car Garage | 1 Story

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Elevation A



Elevation B

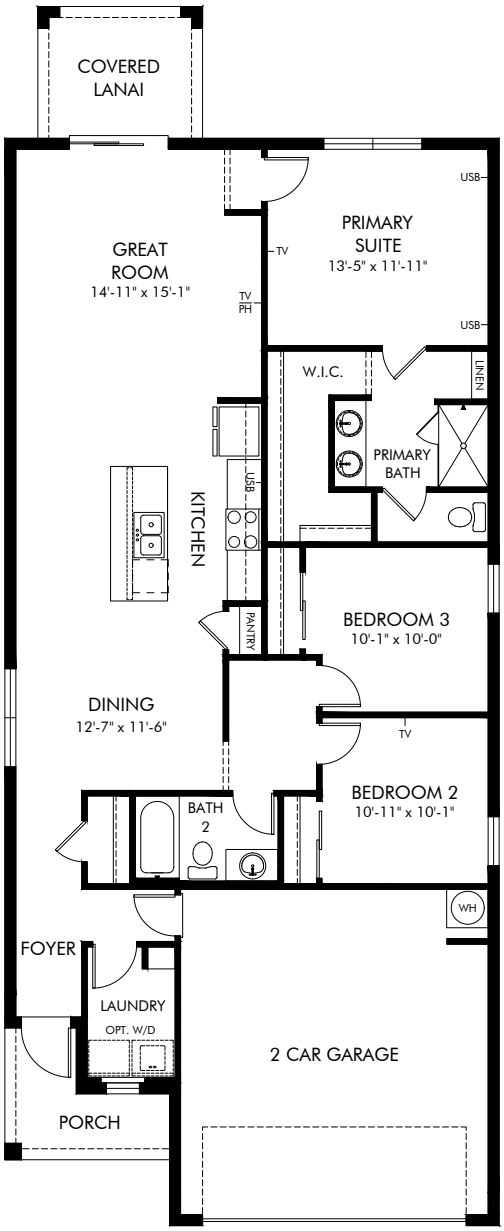


Elevation C

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Crescent Grove at Babcock Ranch | Canary

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Crescent Grove at Babcock Ranch | Robin

Approx. 1,687 sq. ft. | 4 Bed | 2 Bath | 2 Car Garage | 1 Story

Entertain guests with ease in the open kitchen, dining, and great room that flow to the patio. The primary suite is tucked in the rear of the home and features a spacious walk-in closet and shower.



Elevation A

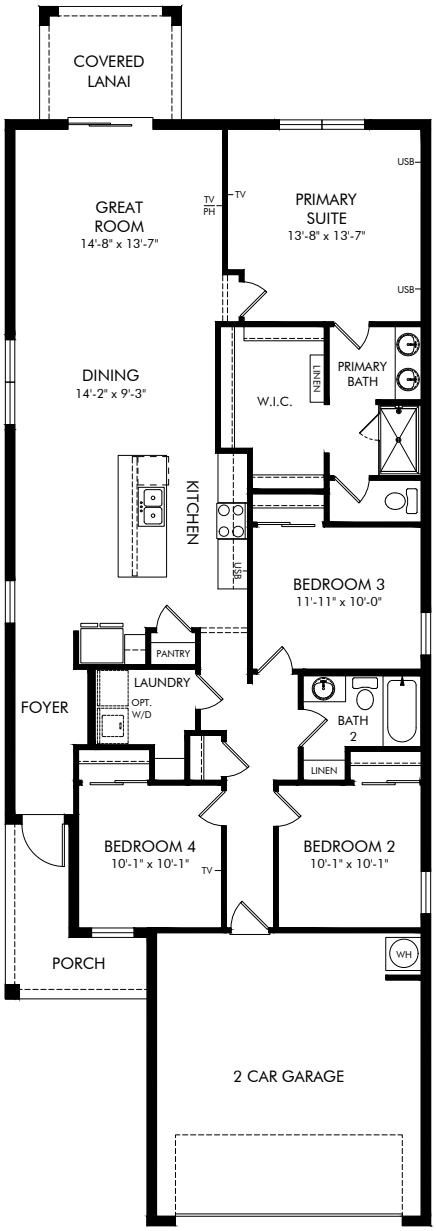


Elevation B



Elevation C

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Crescent Grove at Babcock Ranch | Robin

Approx. 1,687 sq. ft. | 4 Bed | 2 Bath | 2 Car Garage | 1 Story

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Crescent Grove at Babcock Ranch | Kiwi

Approx. 1,964 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

This open concept floorplan combines the great room, kitchen, and dining space that overlooks the outside patio. Convert the upstairs loft into a space that suits your family's needs. Enjoy the convenience of the laundry room on the second floor.



Elevation A



Elevation B

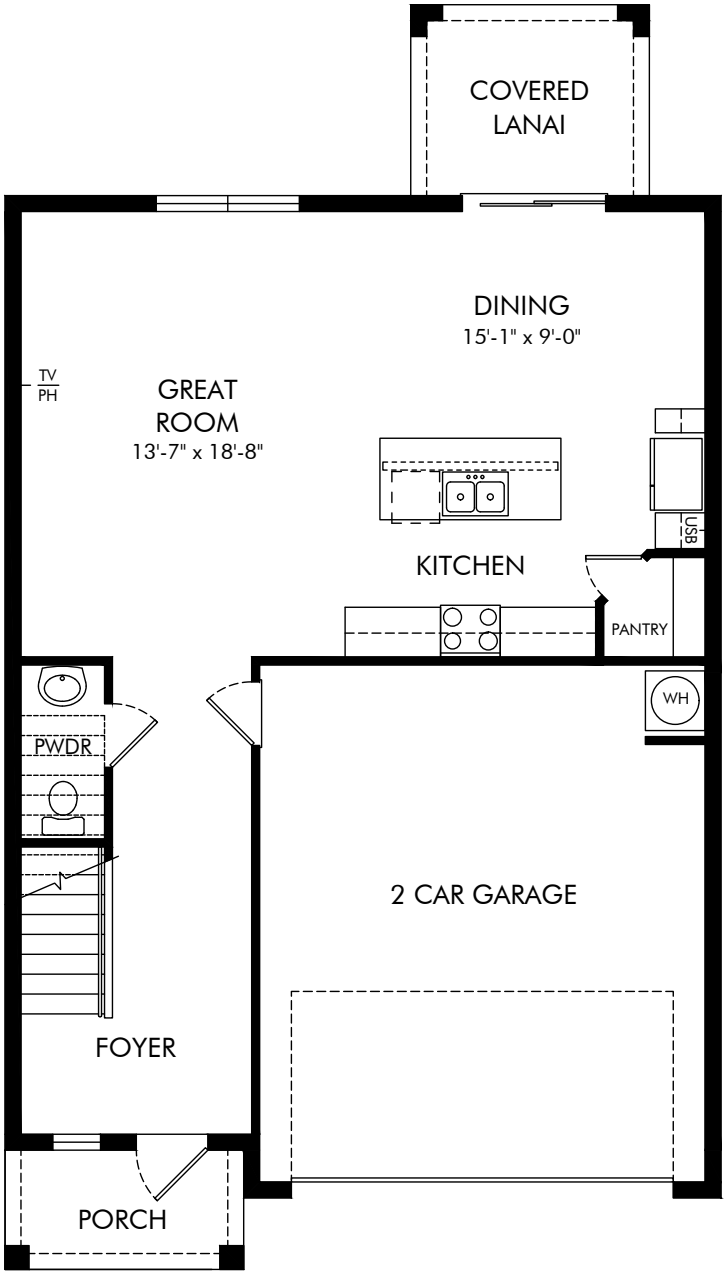


Elevation C

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Crescent Grove at Babcock Ranch | Kiwi | First Floor

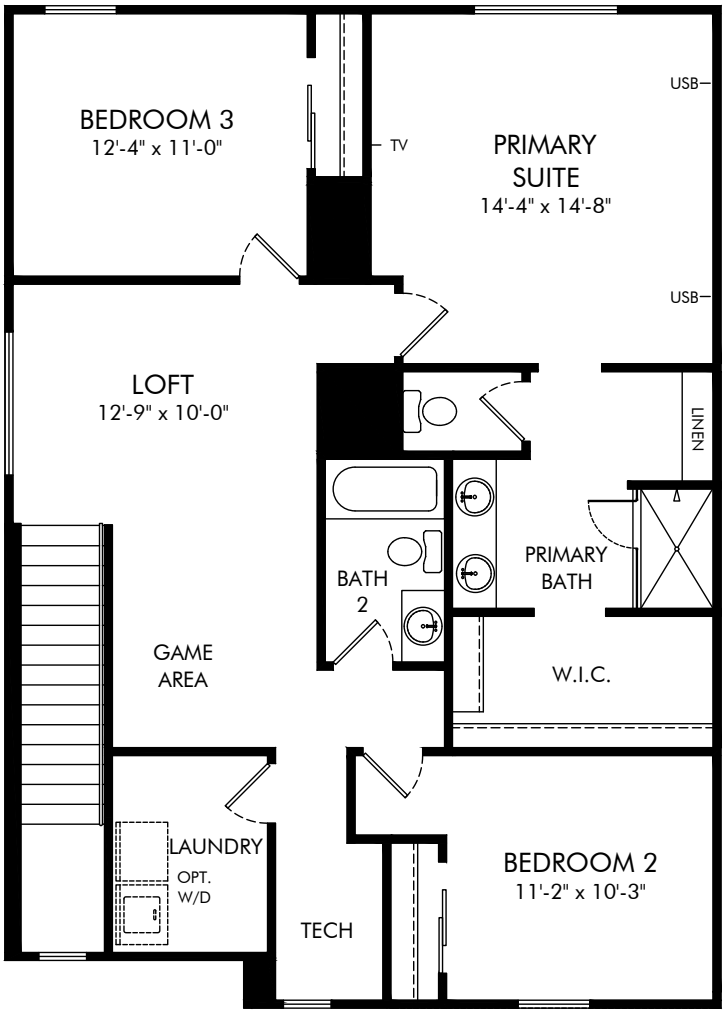
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Crescent Grove at Babcock Ranch | Kiwi | Second Floor

Approx. 1,964 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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Crescent Grove at Babcock Ranch | Ibis

Approx. 2,168 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

First-floor primary suite ensures everyone has their own private space. Second floor offers a spacious loft that can be used to best fit your family's needs. Enjoy preparing meals with your family in the open kitchen with spacious work island.



Elevation A



Elevation B



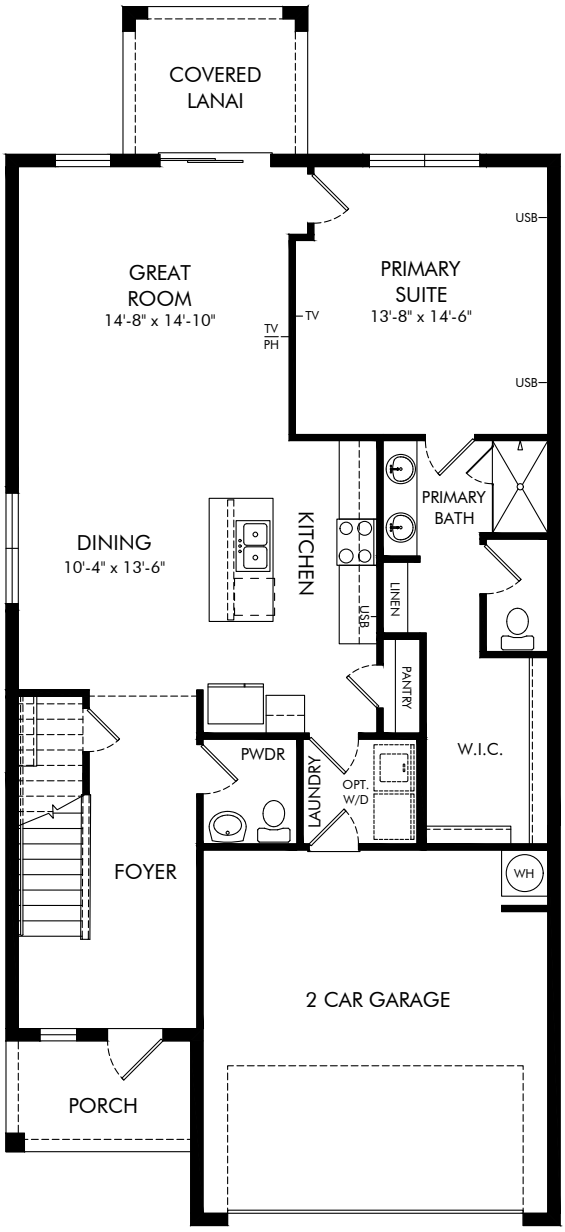
Elevation C

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Crescent Grove at Babcock Ranch | Ibis | First Floor

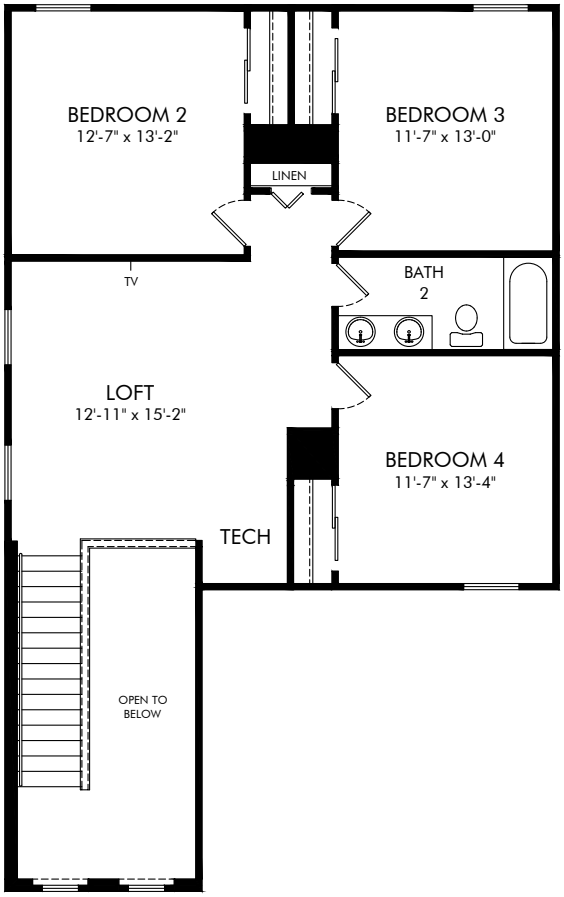
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Approx. 2,168 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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Crescent Grove at Babcock Ranch | Emerald

Approx. 2,387 sq. ft. | 4 Bed | 3 Bath | 2 Car Garage | 2 Story

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Elevation A

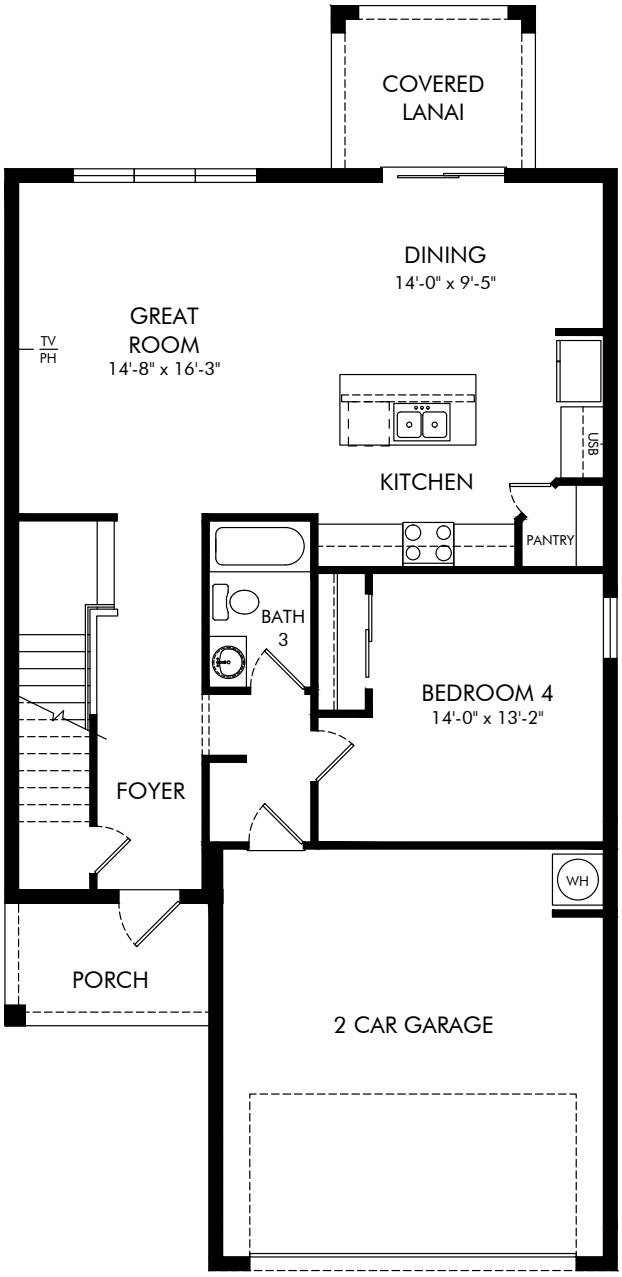


Elevation B



Elevation C

REV 06/21



Crescent Grove at Babcock Ranch | Emerald | First Floor

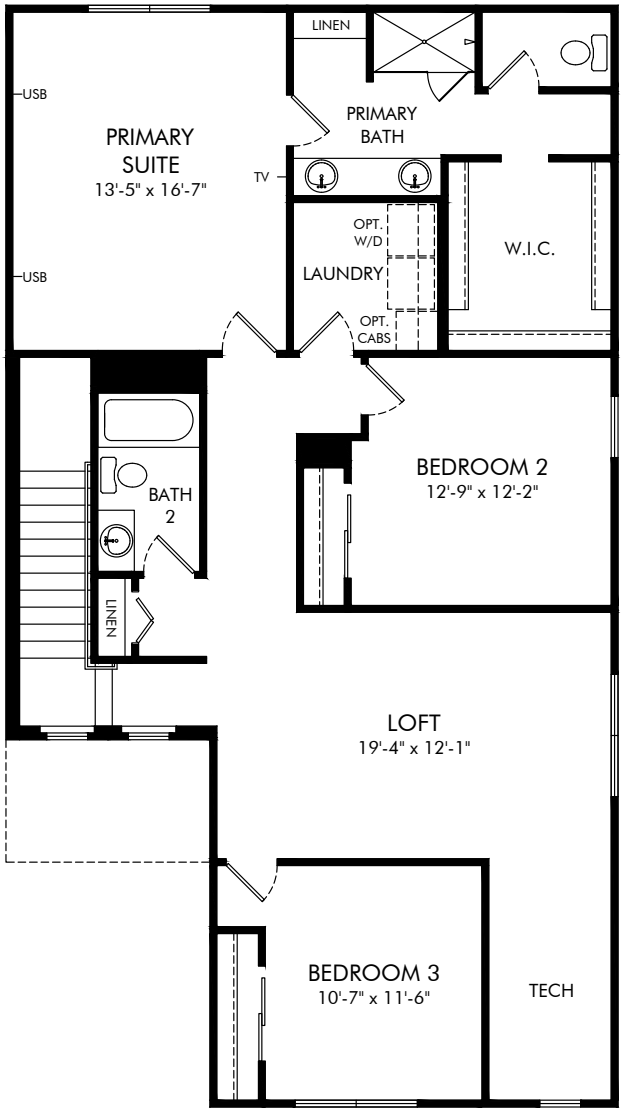
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Crescent Grove at Babcock Ranch | Emerald | Second Floor

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OUR STANDARD **SETS THE STANDARD.**

Meritage homes are built better, smarter and healthier from start to finish. And because we design and build with you in mind, we're confident our homes will check every box on your list of must-haves (and some you didn't even know you had). Use this worksheet to compare our homes with other homes you are considering.

INCLUDED FEATURES IN CRESCENT GROVE AT BABCOCK RANCH	MERITAGE HOMES	HOME 1 _____	HOME 2 _____	HOME 3 _____
SPRAY FOAM INSULATION	☑	☐	☐	☐
LOW-E WINDOWS	☑	☐	☐	☐
MULTISPEED HVAC WITH WHOLE-HOME DEHUMIDIFIER	☑	☐	☐	☐
INDOOR airPLUS CERTIFICATION	☑	☐	☐	☐
M.CONNECTED HOME™ AUTOMATION SUITE	☑	☐	☐	☐
INTERIOR FINISH PACKAGES SELECTED BY PROFESSIONAL DESIGNERS	☑	☐	☐	☐
OPEN FLOOR PLANS	☑	☐	☐	☐
PRIVATE PRIMARY SUITES	☑	☐	☐	☐

Visit meritagehomes.com/featuredescriptions for additional information about features. Home, features, and community information is subject to change, and homes to prior sale, at any time without notice or obligation. Our obligations with respect to any specific home are limited to the terms of the contract for such home. Meritage Homes® and Life.Built.Better.® are registered trademarks of Meritage ©2021 Meritage Homes Corporation. All rights reserved.

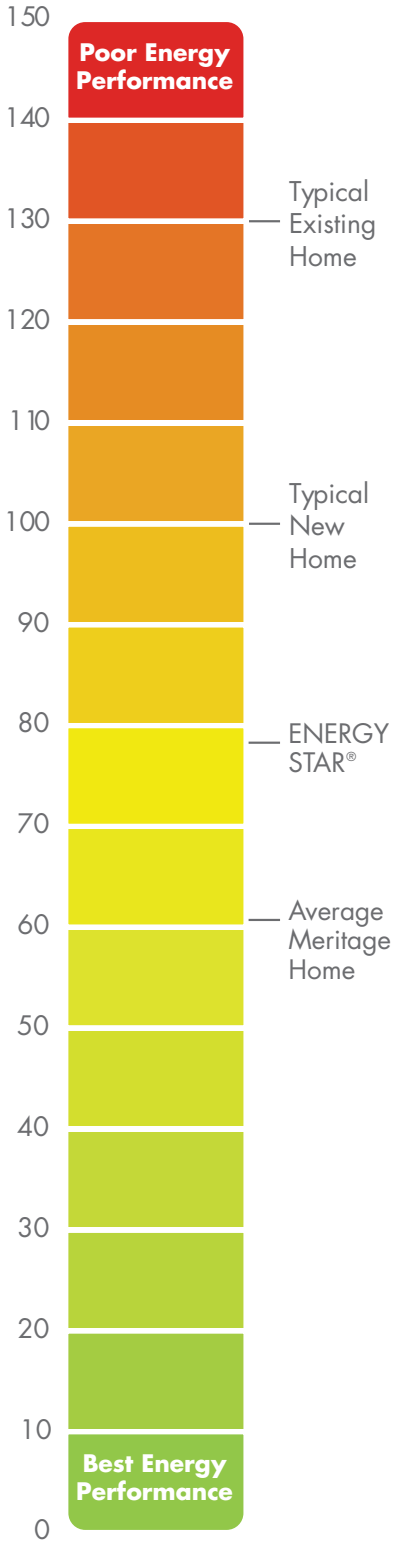
EQUAL HOUSING OPPORTUNITY

ENERGY STAR PARTNER

MeritageHomes®

Setting the standard for energy-efficient homes®

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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.

*All of our homes built in California meet California Energy Efficiency Standards, which exceed Energy Star's National Version 3 Standards and are consistent with our commitment to higher building standards and money-saving energy efficiency.

RESNET EnergySmart Builder Every Home is a HERS Rated Home

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Model Homes

Reserve Series

Classic Series

NORTH

This map depiction is not an official site plan, may not be drawn to scale, and may not reflect all easements and other matters affecting the community. Rather, it is an artist's conceptual rendering intended to give buyer a general overview of the contemplated community. This map depiction does not constitute a guaranty that the community will be built out or developed as shown and Meritage has not made, does not make, and specifically negates and disclaims any representations, warranties, and guarantees with respect to the map depiction, including, but not limited to, any depiction or description of any physical characteristics of the community or any improvements pertaining thereto, and any depiction or description of the real estate comprising or contemplated to comprise the community or of the units or amenities (such as pools, gazebos, hike and bike trails, exercise facilities, etc.) contemplated to be a part of the community. The party developing the community may make changes in the design and plan of the community (including, without limitation, the number of homes and/or the sizes of lots in the Community), and in any currently contemplated timing of the development of the community, and Meritage reserves the right to make any and all such changes.

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M Connected Home™
AUTOMATION SUITE

HOME **SMART** HOME



Every Meritage® home comes with the M.Connected Home™ Automation Suite of smart home features, including professional installation and a convenient hub to control it all from one place.

- SMART HOME HUB & APP
- DOOR SENSORS
- VIDEO DOORBELL
- MOTION DETECTOR
- SMART DOOR LOCK
- SMART THERMOSTAT
- SMART GARAGE DOOR
- USB OUTLETS

VIEW FEATURES

Learn more about each feature and experience the smart home hub for yourself today.

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Automation suite components are subject to change and may not be available in all homes/communities. New hub and professional installation are available for homes purchased and for which construction commences after April 1, 2021. Features included in any home are limited in all events to the specific terms set forth in the purchase contract for such home. See www.meritagehomes.com/mconnected for important details and information. Meritage Homes®, Life. Built. Better® and Setting the standard for energy-efficient homes® are registered trademarks of Meritage Homes Corporation. ©2021 Meritage Homes Corporation. All rights reserved.

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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:

- 2022, 2021, 2019, 2018, 2017, 2016, 2015, 2014 & 2013 ENERGY STAR® Partner of the Year for Sustained Excellence, EPA
- 2020, 2019, 2018, 2017, 2016, 2015, 2014 & 2013 ENERGY STAR®
- 2022 Indoor airPLUS Award
- 2022 Avid Cup Award – Leadership in Housing – Southern California
- 2020 Builder of the Year for Green Home Builder
- 2018 U.S. Department of Energy Housing Innovation Award
- 2014 No. 2 Most Trusted Builder in America, Lifestory Research Most Trusted Builders in America Study℠

REGIONAL AWARDS:

- 2022 Avid Gold Award – Nashville
- 2022 Avid Benchmark Award – Atlanta, Raleigh, Orlando, Greenville, South Florida, Houston, Dallas-Fort Worth, San Antonio, Denver, Northern California and Phoenix
- 2021 Avid Diamond Award – Southern California
- 2021 Avid Gold Award – Houston
- 2021 Avid Benchmark Award – Austin, Charlotte, Denver, Northern California, San Antonio, Tampa and Tucson
- 2020 Avid Diamond Award – Southern California
- 2020 Avid Gold Award – Denver
- 2020 Avid Benchmark Award – Austin, Charlotte, Houston, Orlando, San Antonio, Tucson and Northern California
- 2019 Avid Gold Award – Austin and Denver
- 2019 Avid Benchmark Award – Orlando, Active Adult, Charlotte, Dallas-Fort Worth, Houston, Tucson, Phoenix and Northern California
- 2018 Avid Gold Award – Orlando & San Antonio Divisions
- 2018, 2016, 2015 Avid Gold Award – Phoenix
- 2018 Avid Benchmark Award – Houston, Austin, Raleigh, Tucson and Northern and Southern California
- 2017 Avid Diamond Award – Raleigh
- 2017 Avid Gold Award – Austin, Orlando and Southern California
- 2017 Avid Benchmark Award – Houston, San Antonio and Northern California
- 2016 Avid Diamond Award – Orlando
- 2016 Avid Gold Award – Tampa
- 2016, 2015 Avid Benchmark Award – Austin
- 2016 Avid Benchmark Award – Southern California
- 2016 Builder of the Year Over 200 Units, BIA Bay Area

SETTING THE STANDARD FOR **ENERGY-EFFICIENT HOMES**:

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

ENERGY STAR AWARD 2022 PARTNER OF THE YEAR Sustained Excellence

EPA WaterSense

NAHB Green Project of the Year

green pioneers

EPA Indoor airPLUS Qualified Homes

Meritage Homes has been named among the most trusted builders in America in the proprietary Lifestory Research 2014 Most Trusted Builder in America Study℠. Study based on 43,200 new home shoppers in 27 markets. Proprietary study results are based on experiences and perceptions of consumers surveyed between January and December 2013. Detailed information about the study can be found at http://www.lifestoryresearch.com/2014MostTrustedBuilder. ©2022 Meritage Homes Corporation. All rights reserved.

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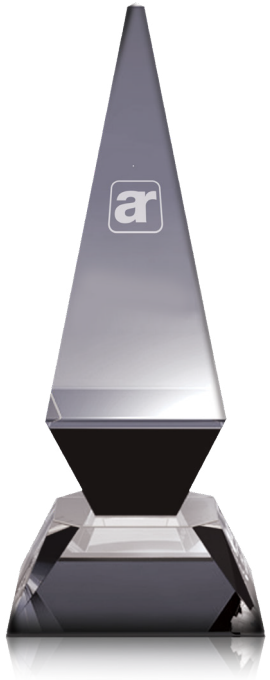
Meritage Homes®

Setting the standard for energy-efficient homes®

2022 AVID BENCHMARK AWARD™

OF ALL THE THINGS WE'VE BUILT,
WE'RE PROUDEST OF OUR RELATIONSHIPS.





Our mission has always been to build better, smarter and more efficient homes for our buyers. But as we do, we build something even more meaningful — relationships. And those, above all, mean everything to us. It's so gratifying to be recognized for the things our homebuyers have said about their Meritage Homes® experience. We're truly honored to be a recipient of the 2022 Avid Benchmark Award™ — especially since we've been ranked one of the highest in customer satisfaction in the nation.

The Avid Awards® are based on customer reviews and are widely considered a trustworthy measure of exceptional customer service in the homebuilding industry. Recipients are chosen by real homeowners across North America who provide honest and independent customer feedback, making this distinction that much more humbling. Thank you to our homeowners for this award.

> *This is my first home and I am glad I bought with Meritage Homes. I always found my responses answered fast, no matter the day or time (Something really valuable for me). The sales team is super supportive and kept me informed of every step. I received pictures and progress reports every time the construction advanced to a new step.* **CARLOS B.**, South Florida

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Avid Awards® are presented by Avid Ratings, an independent customer experience research firm. Pictures are representative and may depict floorplans, elevations, options, and designer/ decorator features that may not be available in all homes and/or communities. 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,® Setting the standard for energy-efficient homes® and Life. Built. Better.® are trademarks of Meritage Homes Corporation. ©2022 Meritage Homes® Corporation. All rights reserved.

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