



Setting the standard for energy-efficient homes®

LIFE. BUILT. BETTER.®



# WE'RE HONORING THE HEROES WHO MAKE US FEEL SAFE.

**It's a privilege to offer our military, police officers, firefighters, teachers, EMS, and nurses a \$1,500 Hometown Hero Move-in Discount.**

Because of your selfless dedication to our wonderful community, Meritage Homes wishes to honor you with our Hometown Hero Discount on some of the most energy-efficient homes in America. Thanks to you, we all live in a safe and comfortable community. At Meritage, we think it's only proper that a home should do the same for our heroes.

Choose from 19 family-friendly Austin area communities with homes starting in the high \$100s. Each of our communities offers numerous thoughtfully designed floor plans, with nearby shopping, recreation, and easy access to main thoroughfares and highways.

## COME SEE OUR 19 NEW COMMUNITIES IN AUSTIN. SEE BACK FOR DETAILS.

### EVERY AUSTIN MERITAGE HOME IS BUILT STANDARD WITH THE FOLLOWING ENERGY-EFFICIENT FEATURES:

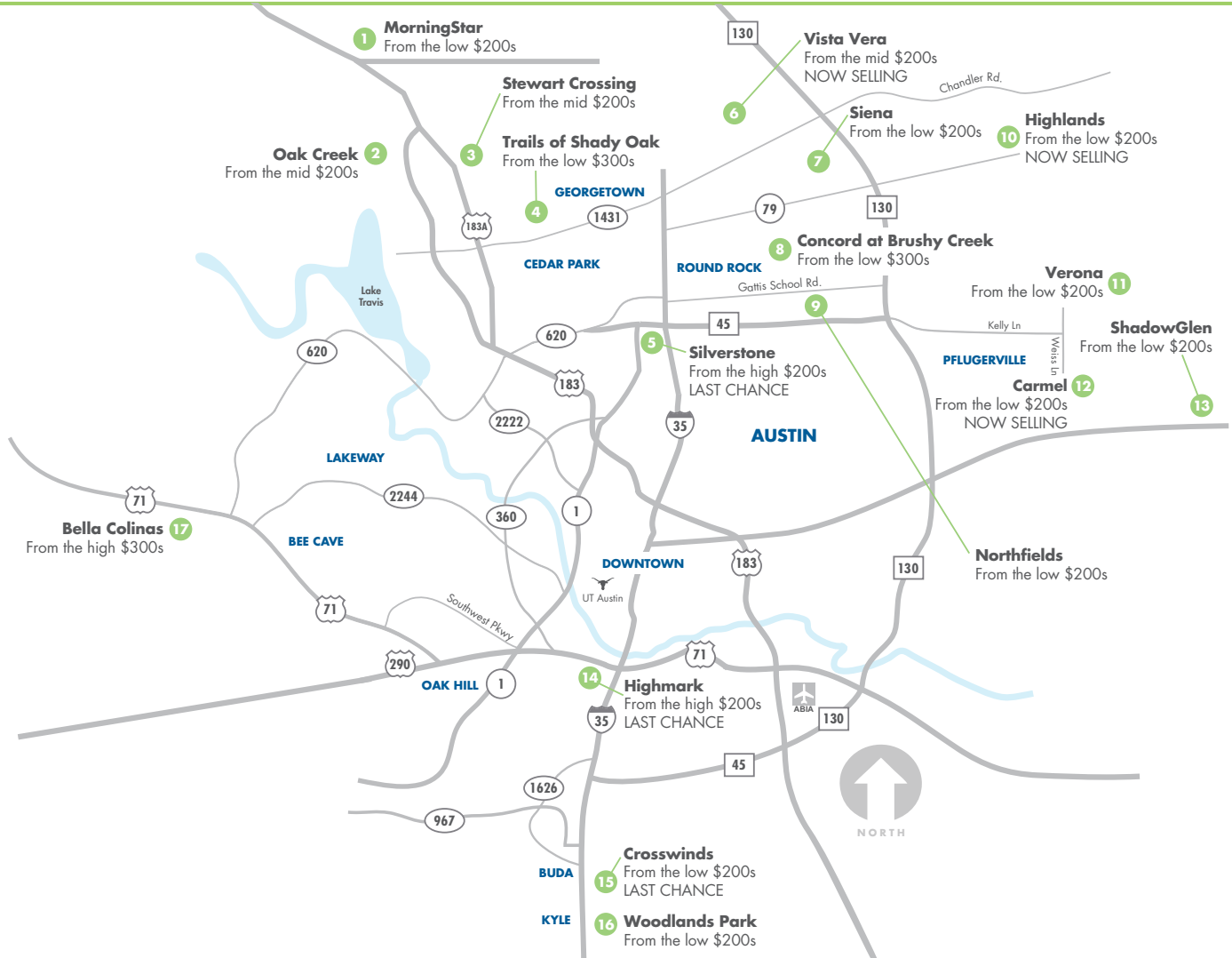
- Spray Foam Insulation
- ENERGY STAR® Certified Appliances
- Energy-Efficient Lighting
- Low-E Windows
- Low-to-Zero VOC Materials, Paints, Stains & Adhesives
- Water-Efficient Faucets
- Minimum SEER 14 HVAC
- Advanced Thermostat
- MERV 11 HVAC Filtration

**877.318.0937 | [meritagehomes.com/austin](http://meritagehomes.com/austin)**

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. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages (All base square footages are shown as "A" elevation with masonry and may be greater or less than the base square footage based on the elevation.), elevations, options, upgrades, extra design features, decorations, floor coverings, specialty light fixtures, custom paint and wall coverings, window treatments (such as shutters, drapes, etc.), landscaping, pool, spa, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Valid military ID required or proof of employment as a nurse, EMS personnel, local fire or police department (or school district, if applicable). \$1,500 discount cannot be combined with any other bonus offers, discounts, programs or promotions unless approved by Meritage management. Hometown Hero Move-In Discount program subject to change or revocation without prior notice or obligation. Discount may be limited by applicable governmental and lender restrictions, and shall be reduced to the extent required by any such restrictions. 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® is a registered trademark of Meritage Homes Corporation. Monterey Homes® is a registered trademark of Meritage Homes Corporation ©2018 Meritage Homes Corporation. All rights reserved. Rev 1.24.18



# VISIT OUR AUSTIN AREA COMMUNITIES



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| <p><b>1. MORNINGSTAR</b><br/>117 Landry St., Georgetown, TX 78628<br/><b>Master-planned in Liberty Hill ISD</b></p> <p><b>2. OAK CREEK</b><br/>316 Middlebrook Dr., Leander, TX 78641<br/><b>Minutes from Metro Rail station</b></p> <p><b>3. STEWART CROSSING</b><br/>1529 Carlene Pruetz, Leander, TX 78641<br/><b>Walking distance to Leander ISD schools</b></p> <p><b>4. TRAILS OF SHADY OAK</b><br/>4200 Privacy Hedge St., Leander, TX 7864<br/><b>Adjacent to Williamson County Regional Park</b></p> <p><b>5. SILVERSTONE</b><br/>3812 Bristol Motor Pass, Austin, TX 78728<br/><b>Minutes from The Domain</b></p> <p><b>6. VISTA VERA</b><br/>4301 Promontory Point Trail, Georgetown, TX 78626<br/><b>Prime location near Round Rock Outlets</b><br/><b>NOW SELLING</b></p> | <p><b>7. SIENA</b><br/>5736 Toscana Trace, Round Rock, TX 78665<br/><b>Amazing Onsite Amenities</b></p> <p><b>8. CONCORD AT BRUSHY CREEK</b><br/>2301 Lone Spur Cove, Round Rock, TX 78665<br/><b>Surrounded by Brushy Creek</b></p> <p><b>9. NORTHFIELDS</b><br/>2201 Hat Bender Loop, Round Rock, TX 78664<br/><b>Three unique home collections</b></p> <p><b>10. HIGHLANDS</b><br/>609 Carol Dr., Hutto, TX 78634<br/><b>Incredible included features</b><br/><b>NOW SELLING</b></p> <p><b>11. VERONA</b><br/>17402 Gabbro Dr., Pflugerville, TX 78660<br/><b>Minutes from Typhoon Texas Waterpark</b></p> <p><b>12. CARMEL</b><br/>16908 Casanova Ave., Pflugerville, TX 78660<br/><b>Two brand new schools in Pflugerville ISD</b><br/><b>NOW SELLING</b></p> | <p><b>13. SHADOWGLEN</b><br/>14104 Arbor Hill Cove, Manor, TX 78653<br/><b>Incredible amenities and onsite elementary school</b></p> <p><b>14. HIGHMARK</b><br/>By Appointment Only – 877.318.0937<br/><b>Gated Condos</b><br/><b>LAST CHANCE</b></p> <p><b>15. CROSSWINDS</b><br/>By Appointment Only – 877.318.0937<br/><b>Master-planned with resort-style amenities</b><br/><b>LAST CHANCE</b></p> <p><b>16. WOODLANDS PARK</b><br/>111 Valruth Circle, Kyle, TX 78640<br/><b>Established community with amenities</b></p> <p><b>17. BELLA COLINAS</b><br/>16033 Cinca Terra Dr., Bee Cave, TX 78738<br/><b>Master-planned, Lake Travis ISD</b></p> |
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