



- 1. Garlic Creek**
1423 Heep Run, Buda, TX 78610
Low Monthly Pymts, Resort Style Amenities
- 2. Creekside at Flintrock**
102 Tonkawa Trail West, Lakeway, TX 78734
1 Acre Home Sites, Exemplary Lake Travis ISD
- 3. Aviara**
7320 Highland Bluff Cove, Austin, TX 78735
Gated Community, Minutes to Downtown
- 4. Preserve at Lakeway**
1102 Sledge Drive, Lakeway, TX 78734
Luxury Living, Exemplary Lake Travis ISD
- 5. Palomba at Flintrock**
102 Tonkawa Trail West, Lakeway, TX 78734
Golf Course Living on Oversized Home Sites
- 6. Reserve at Westcreek**
17636 Bridgefarmer Road, Pflugerville, TX 78660
Outstanding Community Amenities
- 7. Forest Creek**
102 Justin Leonard, Round Rock, TX 78664
Master planned, golf course community
- 8. Parkside at Mayfield Ranch**
104 Battleship, Georgetown, TX 78628
Master planned with Acclaimed Schools
- 9. Bella Montagna**
501 Bella Montagna Circle, Lakeway, TX 78734
Gated Community on 1+ Acre Home Sites
- 10. Ledge Stone**
365 Ledge Stone Drive, Austin, TX 78737
Gated, Exemplary Dripping Springs ISD
- 11. Vista Verde**
Coming Soon
½ Acre Home Sites in Southwest Austin



HERE'S WHAT MAKES MERITAGE UNIQUE AMONG HOMEBUILDERS



A thriving homebuilder.

After more than 26 years and 70,000 homes, Meritage Homes is a top 10 homebuilder with a focus on constructing sustainable, environmentally sound homes of the highest quality. We take great pride in, and are sincerely dedicated to, building homes that people from all walks of life truly want. Our commitment to our customers is precisely why Meritage is now a leader in energy-efficient homebuilding, and it's also why we're the first national homebuilder to be fully ENERGY STAR® qualified in 100% of the homes we've built since 2010.

Save money with a Meritage home.

A well-built energy-efficient home with a gorgeous design and appealing floor plan may fit your bill. But the real prize is when you start tracking your energy costs. You'll see that the standard features that come in every home Meritage builds saves you money. For starters, you could save up to 80% on your annual utility usage. Or, to put that another way, a high-performance, energy-efficient Meritage home can put up to an extra \$3,000* in your pocket every year.

Every Meritage home includes these energy-saving features.

- Spray-Foam Insulation
- Low-E3 Vinyl Windows
- SEER 14 HVAC
- Water-Efficient Fixtures
- CFL Lighting and Fixtures
- ENERGY STAR® Appliances
- ENERGY STAR® Programmable Thermostats
- Low VOC Carpets, Paints and Finishes

Turned off by high utility costs?

So was our homeowner Carrie, before she bought a Meritage home.



When I was twenty-four years old, I kept myself on a strict budget. Despite my finances, I took a chance and purchased a new Meritage home. It was the smartest decision I could have made.

The amazing thing I've noticed is that, as the months have passed, my electric bills have decreased. It seems unbelievable, but when I compare my current electric bills to those when I lived in a much smaller apartment, the difference is stunning.

I love all the energy-saving features Meritage built into my home, especially the programmable thermostat. It allows me to adjust the temperature inside my home, so it uses less electricity while I'm away during the day. Yet when I return home in the evening, it's cool and comfortable. Plus, it now seems like I always have money left over at the end of every month.

Carrie Sullinger, Homeowner
Oaks at Brandy Lake, Orlando

The Meritage Difference COMPARE CARRIE'S ELECTRIC BILLS

Apartment Electric Bill
October 2009

\$168.70

Meritage Home Electric Bill
November 2011

\$97.85



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