



Greens at Forest Lake

Greens at Forest Lake is conveniently located in Ocoee only minutes from SR-429, the beltway around Orlando, providing easy access to major employment centers. This community is a short distance from an abundance of retail, dining, and recreation areas including The Grove at Winter Garden Village, Plant Street in downtown Winter Garden, and direct access to the West Orange Trail.

CONTENTS

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

Greens at Forest Lake | Oakville I

1,566 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

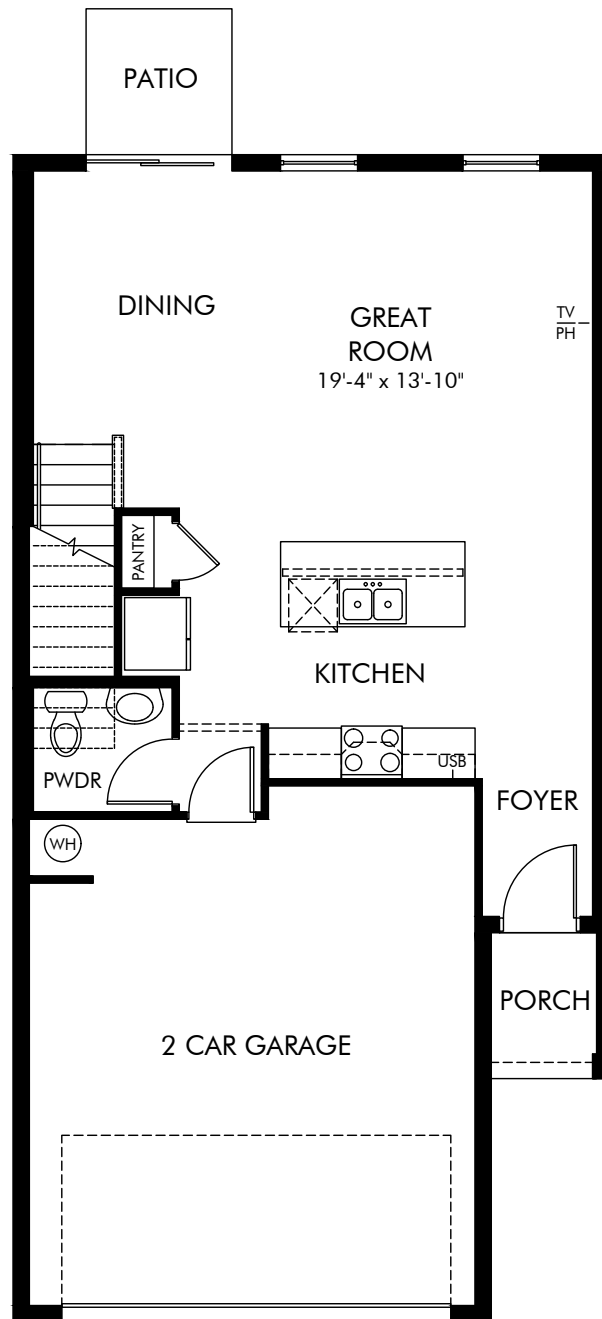
At the heart of this open-concept main level, the kitchen features an island perfect for entertaining. Upstairs, enjoy a convenient laundry room and loft. The primary suite features a generous walk-in closet and bath.



4 Plex



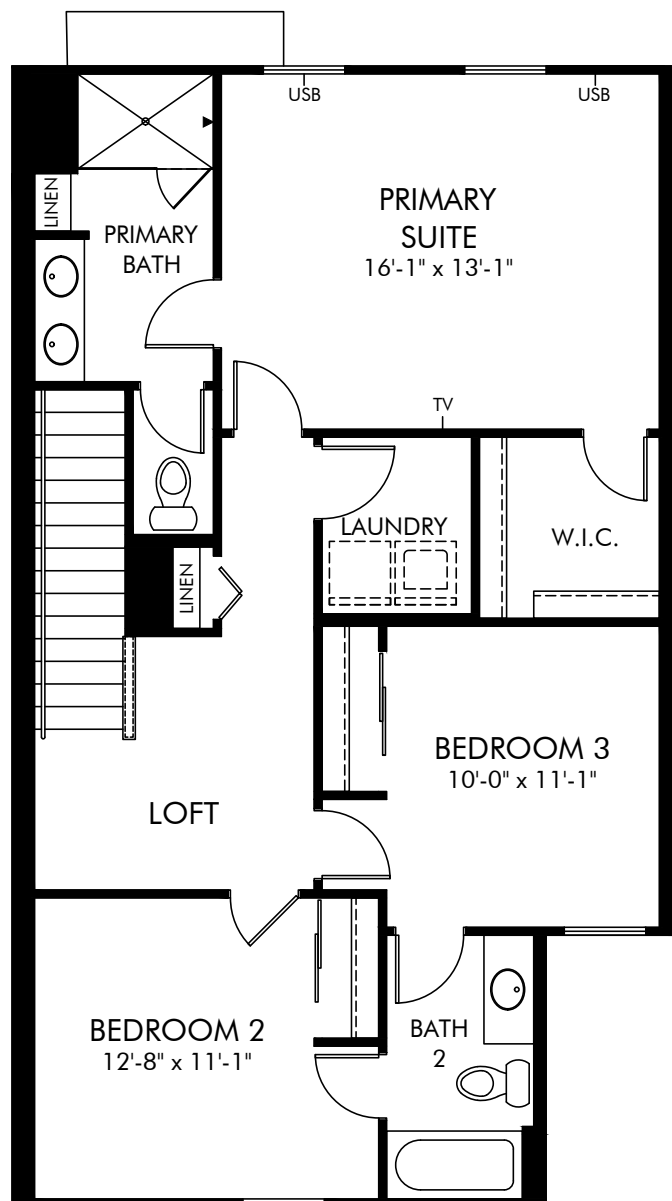
6 Plex



Greens at Forest Lake | Oakville I | First Floor
1,566 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

REV 08/20

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, 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.



Greens at Forest Lake | Oakville I | Second Floor

1,566 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

REV 08/20

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, 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.

Greens at Forest Lake | Windsor

1,808 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

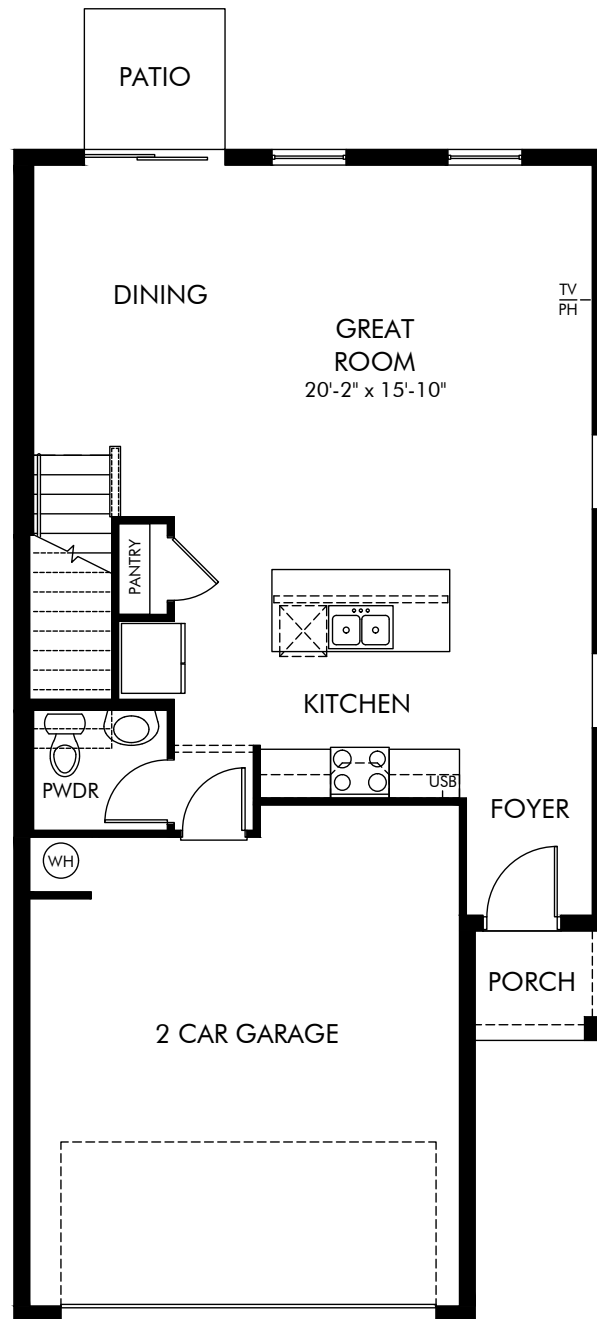
This floorplan has an open first floor with a spacious kitchen and great room. Secondary bedrooms have direct access to the second full bath. Primary suite has an oversized walk-in closet, standing shower and dual sinks in the bath.



4 Plex



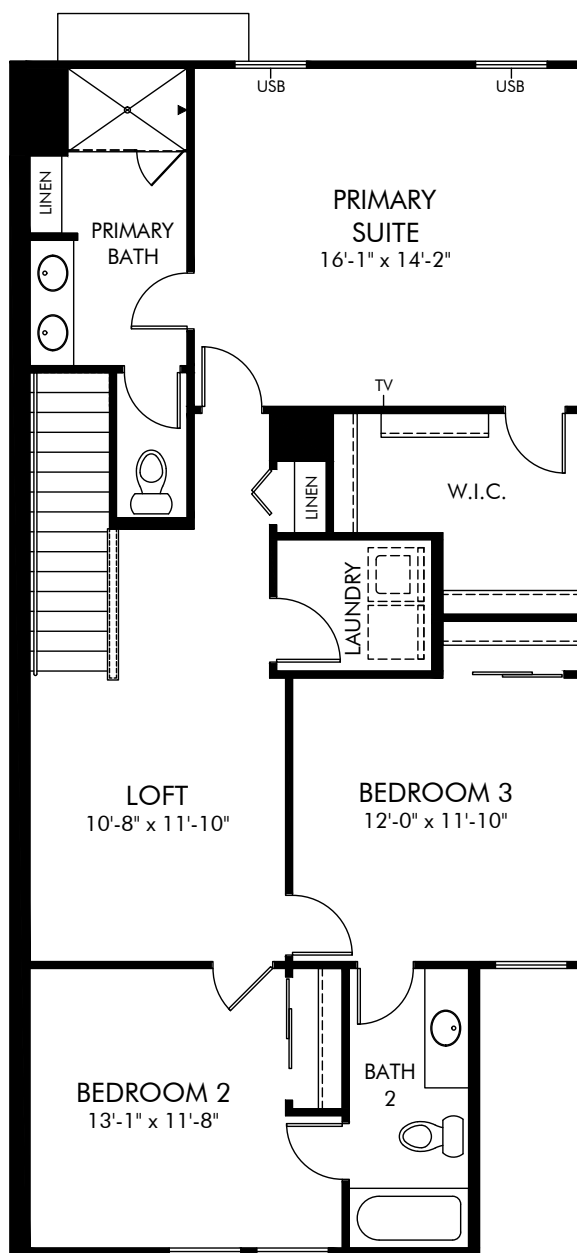
6 Plex



Greens at Forest Lake | Windsor | First Floor
1,808 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

REV 08/20

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, 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.



Greens at Forest Lake | Windsor | Second Floor
1,808 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

REV 08/20

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, 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.

MOVE SOONER. LIVE BETTER. WHY WAIT?

You can practically smell the fresh paint now. Our LiVE.NOW.[®] communities offer a simpler, easier, more affordable way into the new home of your dreams.

Greens at Forest Lake

from the mid \$200s

Oakville

At the heart of this open-concept main level, the kitchen features an island perfect for entertaining. Upstairs, enjoy a convenient laundry room and loft. The primary suite features a generous walk-in closet and bath.

Beds 3 **Baths** 2.5 **Sq. Ft.** 1,566 **Floors** 2 **Garage** 2

Windsor

This floorplan has an open first floor with a spacious kitchen and great room. Secondary bedrooms have direct access to the second full bath. Primary suite has an oversized walk-in closet, standing shower and dual sinks in the bath.

Beds 3 **Baths** 2.5 **Sq. Ft.** 1,808 **Floors** 2 **Garage** 2

NOTES: _____

Estimated monthly payment provided for illustration purposes only and is not a commitment to lend, nor a representation or guaranty that such payment amount will be applicable to any buyer and/or transaction. Estimated monthly payment assumes Conventional financing at purchase price provided above, with 20% down and 5.0% interest rate (assumed APR 5.154 %). Estimated monthly payment includes principal, interest, property taxes assumed at 1% of purchase price, HOA fees applicable as of 2/7/12, and homeowners insurance premiums assumed at \$50 per month. Assumed terms may not be available for all or any buyers, property taxes and HOA fees are subject to change from time to time, and loan products, financing programs, purchase prices, interest rates, fees, payments, and offers may vary, are subject to change or cancellation at any time without notice, and are subject to the specific underwriting guidelines of the lender from which you elect to obtain financing, credit approval, property appraisal, seller contribution limits, and other conditions, as applicable. You should contact a lender of your choosing for information, terms, and conditions specific to your current situation. See sales center for complete details.

Greens at Forest Lake

Included Features

1123 Desert Candle Dr.
Ocoee, FL 34761

Exterior Design

- Distinctive exteriors with elegant designer color packages
- 30-year architectural shingles
- Knockdown stucco finish and siding (varies per plan)
- Insulated steel garage door
- 8' exterior front door
- Fully-sodded home site with professionally designed landscape package
- Two exterior hose bibs & two weatherproof exterior electrical outlets (front/back of the home)
- Pavers on front porch and rear patio driveway (does not include driveway approach)

Interior Design

- 12" x 12" ceramic tile flooring in foyer, kitchen, nook, laundry room, and bathrooms (per plan)
- Shaw® carpeting throughout all remaining living areas
- Laminate countertops in all bathrooms
- Kwikset® satin nickel interior door hardware
- Designer raised six panel 6'8" interior doors
- Interior lighting package and rocker light switches
- Two RG6 and one CAT5 phone jack located per plan
- 8'8" first floor ceiling height (per plan)
- 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

Plush Primary Suites

- Walk-in showers
- Moen® Chateau chrome faucets and accessories
- Executive-height vanities
- Laminate countertops
- Water Sense® dual flush elongated toilets
- Spacious walk-in closets (varies per plan)
- Separate or dual vanities in primary bath

Gourmet Kitchens

- 36" Chatham cabinets
- Laminate countertops
- Moen® one-handle pulldown chrome faucet
- 1/3 horse power garbage disposal
- Black 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 backup for safety and peace of mind
- Steel reinforced monolithic slab with vapor barrier
- Two story block

Health, Comfort and Energy Savings

- Advanced framing
- Conditioned attics
- ENERGY STAR® appliances
- High performance air filtration
- High performance toilets
- Indoor airPLUS Certification
- Insulated garage doors
- LED lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E windows
- MERV 13
- Minimum 15 SEER HVAC
- Sealed insulated ducts
- Spray foam insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Smart door lock
- Smart garage door
- USB outlets

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 [REDACTED] for important details and information. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2020 Meritage Homes Corporation. All rights reserved. REVISED 08/20 Indoor airPLUS certification and MERV 13 HVAC filtration anticipated to be included as a standard feature in homes for which a building permit is obtained and construction is commenced after September 1, 2020, but inclusion is subject in all events to the terms and conditions of the sale contract for such home.

NOT ALL NEW HOMES ARE CREATED EQUAL.

See the building science that puts Meritage homes ahead of the pack.



FOAM SWEET FOAM

We put our building science to the test, proving the benefits of spray foam insulation.

Air Quality



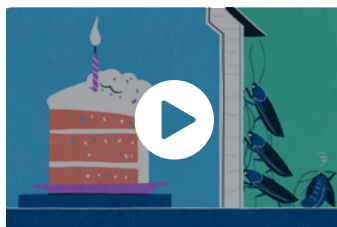
Noise Reduction



Temperature Regulation



Pest Reduction





GET EVEN MORE OUT OF YOUR NEW HOME.

Every Meritage home comes standard with innovative features that work together to make your whole home live better and help you rest easier. But we don't stop there. The following additional features available in this community will help you get even more out of your brand new home:

INCLUDED FEATURES



Weather-Sensing Irrigation

Reduce overwatering by using weather data, such as temperature and rain gauges, to adjust irrigation and help keep plants healthy.



Humidistat

A humidistat works with your thermostat to reduce humidity levels in your home. This limits the potential for excess moisture, mold, or dampness.



LED Lighting

LED bulbs are highly energy-efficient and on average use at least 75% less energy, and last 25 times longer, than incandescent lighting



Minimum SEER 15 HVAC

Runs more efficiently to reduce humidity and maximize comfort at less cost.



PEX Plumbing

A superior alternative to metal pipes, PEX maintains better water pressure, resists scale buildup, is more resistant to temperature and pressure changes and doesn't transfer heat as readily as copper.



MERV 13 HVAC Filtration

MERV 13 air filtration doesn't just show pollen and dust who's boss. It's also designed to help filter bacteria, pet dander and some airborne viruses for a healthier home.

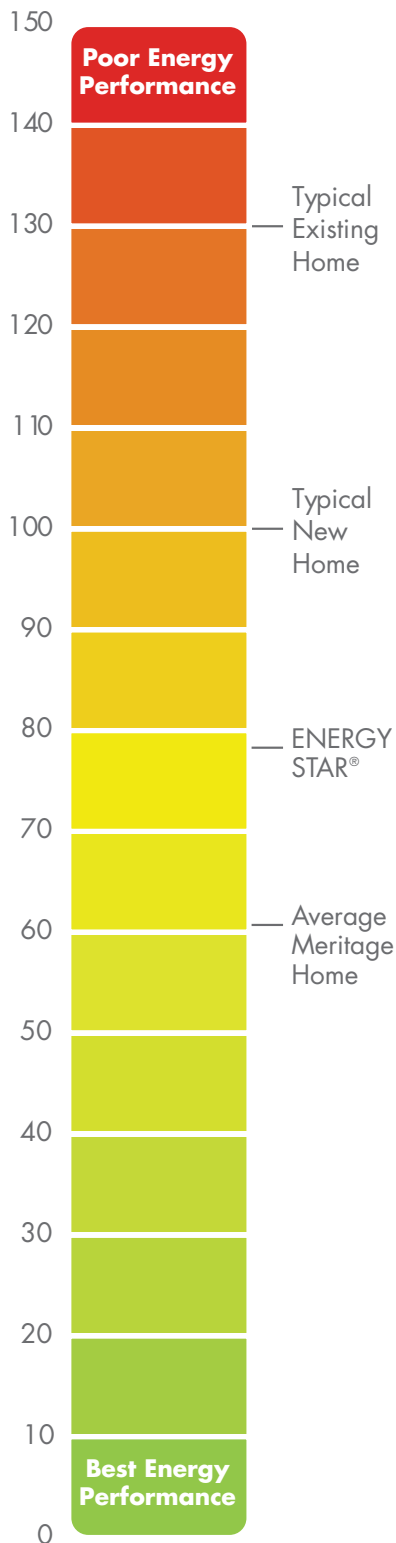


Indoor airPLUS Certification

This certification ensures your home's indoor air quality meets or exceeds the EPA's standards for excellence.

WANT TO KNOW MORE? CALL OR VISIT US ONLINE.

Indoor airPLUS certification and MERV 13 HVAC filtration anticipated to be included as a standard feature in homes for which a building permit is obtained and construction is commenced after September 1, 2020, but inclusion is subject to all events to the terms and conditions of the sale contract for such home. *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. Not all features are standard or available in all homes and communities. Pictures and other images are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, furnishings, appliances, and designer/decorator features and amenities that are not included and/or may not be available in all homes and/or communities. All promotional, marketing, and advertising estimates and claims related to features performance (including, without limitation, energy performance and health promotion) are created exclusively by third party suppliers, rating services, utility companies, and/or certified auditors, and are based on DOE methodology and average energy use and scores where applicable. Actual performance of any home or any of its features may vary widely, and energy savings may be more or less than indicated, depending on the personal energy consumption and other choices of the occupants, as well as changes in energy provider rates and programs. Home, features, and community information is subject to change, and homes to prior sale, at any time without notice or obligation. Visit [meritagehomes.com](#) for descriptions for additional information and disclaimers. This is 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. Our obligations with respect to any specific home are limited to the terms of the contract for such home. See sales associate for details. Meritage Homes, Meritage Active Adult, Monterey Homes, and Life. Built. Better. are trademarks of Meritage Homes Corporation. ©2020 Meritage Homes Corporation. All rights reserved. ORL08.2020



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.





Greens at Forest Lake

HERS SCORE	LIVING AREA	ENERGY SAVINGS	ESTIMATED MONTHLY SAVINGS	ESTIMATED ANNUAL SAVINGS	ESTIMATED LONG-TERM SAVINGS
OAKVILLE I T157					
59*	1,566 SQ. FT.	55%*	\$80 PER MONTH	\$958 PER YEAR	\$49,455 OVER A 30 YEAR MORTGAGE
WINDSOR T179					
59*	1,808 SQ. FT.	55%*	\$91 PER MONTH	\$1,094 PER YEAR	\$56,475 OVER A 30 YEAR MORTGAGE

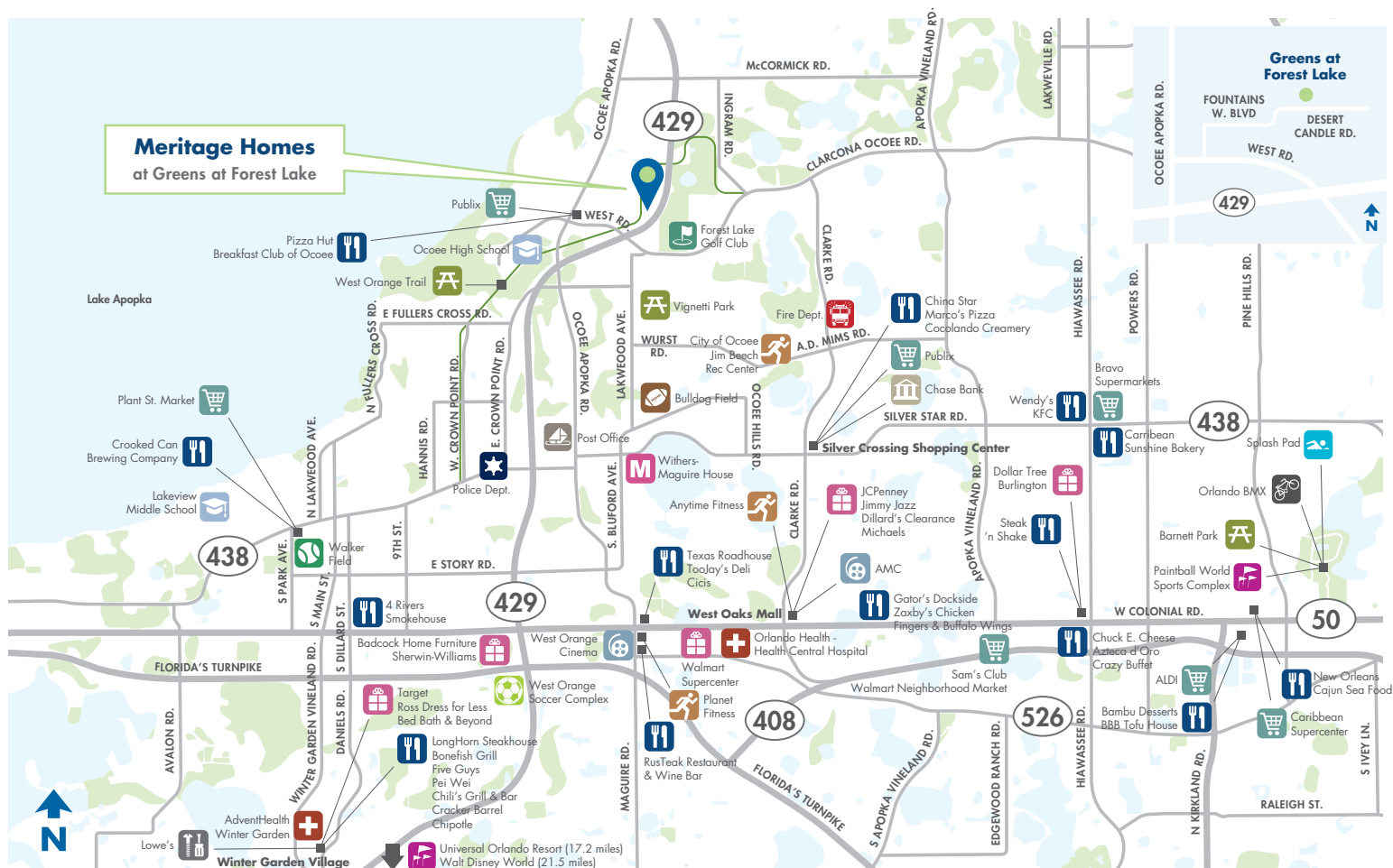
Highlights & Questions:

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 and www.energystar.gov. 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.



844.812.6178
meritagehomes.com







NOW, SMARTER HOMES **COME STANDARD.**

The M Connected Home™ Automation Suite now comes standard.

No strings attached. (And no wires, for that matter.) Just add WiFi and say goodbye to worrying about whether or not you remembered to lock the door.

YOUR M.CONNECTED HOME™ COMES STANDARD WITH FEATURES LIKE:

- USB Outlets
- Advanced Thermostat
- Smart Door Lock
- Smart Garage Door

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



Setting the standard for energy-efficient homes®

LIFE. BUILT. BETTER.®

Visit [meritagehomes.com](#) for important details and information. Meritage Homes®, Life. Built. Better.®, M. Connected Home and Setting the standard for energy-efficient homes are trademarks of Meritage Homes Corporation. ©2020 Meritage Homes Corporation. All rights reserved.

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

REGIONAL AWARDS:

- 2019 Avid Gold Award – Austin & Denver Divisions
- 2019 Avid Benchmark Award – Orlando, Active Adult, Charlotte, Dallas-Fort Worth, Houston, Tucson, Phoenix & Northern California Divisions
- 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

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*



*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. Meritage Homes has been named among the most trusted builders in America in the proprietary Lifestory Research 2014 Most Trusted Builder in America StudySM. 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 www.meritagehomes.com/mtrb

©2019 Meritage Homes Corporation. All rights reserved. 07.12.19