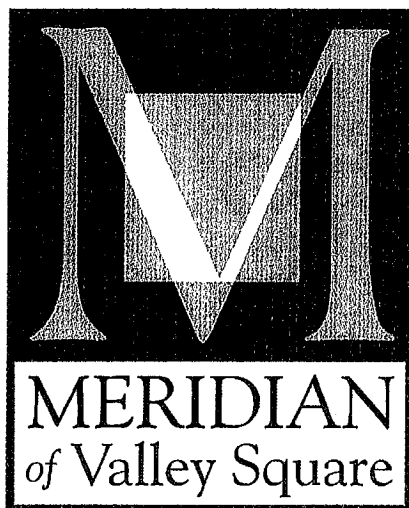


LUXURY FEATURES

Meridian of Valley Square offers luxury residences with 12 distinct open floor plans 1,650 to 2,850 square feet. Careful attention has been given to every detail. Standard amenities include:



The Building:

- Three-story buildings; each serviced with two elevators
- Elegant brick and stucco exteriors
- Double hung tilt-in windows with insulated low E glass
- Secure lobby entrance with access from front and rear
- Resident mail rooms conveniently located right off the lobby
- Secure and enclosed private individual garages with automatic garage door closers located within the building
- Secure private storage areas on ground floor
- Trash disposal area on each floor
- Located in the heart of Valley Square

Living Area:

- Nine foot high ceilings with crown moulding in select areas
- Designer style eight foot high interior doors with satin nickel hardware
- 5 ¼ inch high baseboard, 3 ¼ inch trim moulding
- Heatilator electric fireplace with mantle and slate surround
- Wet bar with stainless bar sink and Moen® chrome bar faucet
- GE stacked washer/dryer with laundry tub
- Prefinished Bruce Hardwood in foyer and kitchen
- Master bedroom with sitting room

Kitchen:

- Designer 42" wood cabinets with raised and recessed panel doors
- Corian® or Granite counter tops
- GE® stainless steel appliance package: self cleaning oven, dishwasher, microwave
- Moen® chrome single lever faucet
- Large single bowl stainless steel sink



Master Bath:

- Luxurious corner soaking tub
- Separate ceramic tile and glass enclosed shower
- 6x6 ceramic tile on tub platforms, shower walls and bathroom floor
- Spacious master bathroom with full height vanities with two separate bowls
- Moen® chrome single lever faucets with limited lifetime warranty
- Sterling by Kohler® elongated toilet

Hall Bath:

- Easily maintained Sterling by Kohler acrylic tub/shower
- Full height vanity with cultured marble countertop and integral bowl
- 42" mirrors above vanity
- Moen® chrome single lever faucet with limited lifetime warranty
- Sterling by Kohler® elongated toilet

Exterior Site:

- Macadam walking trail
- Pond with fountain and gazebo and waterfall
- Professionally planted privacy landscape berms
- Decorator landscape pavers in entrance walks

Private Resident Clubhouse:

- Outdoor Pool and Patio
- Fitness Center
- Kitchen
- Management Office
- Multi-Purpose Room
- Multiple Card Rooms
- His and Her Restrooms

Utilities:

- Fire-suppressing sprinkler system
- Abundant street lighting throughout
- Phone and cable T.V. pre-wiring
- Public water and sewer
- Efficient gas heat with central air-conditioning
- Professionally maintained exteriors

Customer Service and Warranty:

- 1-2-10 year express written warranty
- Three inspection walk throughs during construction
 - Pre-Drywall inspection
 - Pre-Settlement inspection / 1 week prior to closing
 - Pre-Settlement inspection / day of closing