



Union Square

Starting from the \$300s, Union Square offers townhomes conveniently located off I-4 in the Champions Gate Corridor, providing easy access to major employment centers. This community is a short distance from an abundance of retail, dining, and recreation areas including Walt Disney World, Universal Orlando, and downtown Orlando.

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

[Map View](#)

[Live Chat](#) | [844.812.6178](tel:844.812.6178)



Setting the standard **for energy-efficient homes®**

LIFE. BUILT. BETTER.®

Union Square

from the \$300s

[View available homes](#)

Calistoga I

The kitchen overlooks the spacious great room making entertaining guests a breeze. Retreat to your luxurious primary suite upstairs with an oversized walk-in closet, standing shower, and dual sinks in the bath.

Beds 3 **Baths** 2.5 **Approx. Sq. Ft.** 1,485 **Floors** 2 **Garage** 1

Oakville

At the heart of this open-concept main level, the kitchen boasts 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 **Approx. Sq. Ft.** 1,566 **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. ©2022 Meritage Homes Corporation. All rights reserved.



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Union Square | A LiVE.NOW.® Community

Included Features

732 Legacy Drive
Davenport, FL 33896

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 the front porch, rear patio, and 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
- Three 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 horsepower garbage disposal
- Stainless Steel Whirlpool® glass top range, microwave, & dishwasher
- Pre-plumbed water line for icemaker

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
- ASHRAE 62.2 Mechanical Fresh-Air Management System
- Conditioned Attics
- ENERGY STAR® Dishwasher and Appliance Options
- High Performance Air Filtration
- High Performance Toilets
- Indoor airPLUS Qualification
- Insulated Garage Doors
- Led Lighting
- Low-E Windows
- Low-to-Zero VOC Materials, Paints, Stains & Adhesives
- M.Connected Home™ Automation Suite
- MERV 13
- Multispeed HVAC
- Sealed Insulated Ducts
- Spray Foam Insulation
- 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. Some features started 4/1/2021 and may not be applicable to all homes. See sales counselor for additional details. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2022 Meritage Homes Corporation. All rights reserved. REVISED 06/16/2021.

Union Square | Calistoga I

Approx. 1,485 sq. ft. | 3 Bed | 2.5 Bath | 1 Car Garage | 2 Story

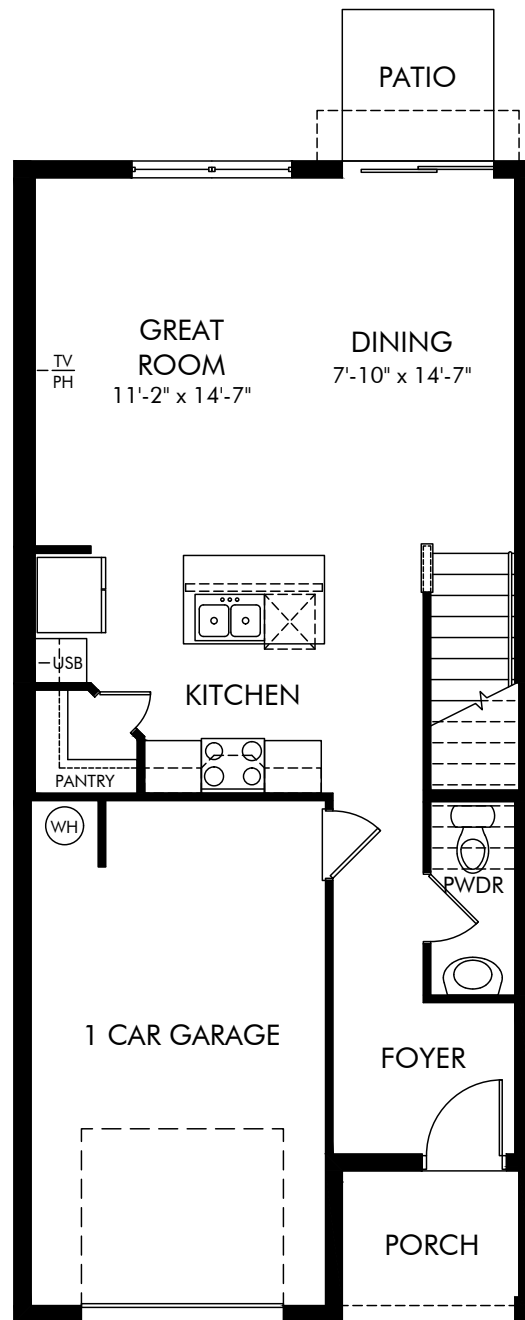
The kitchen overlooks the spacious great room making entertaining guests a breeze. Retreat to your luxurious primary suite upstairs with an oversized walk-in closet, standing shower and dual sinks in the bath.



4 Plex



6 Plex

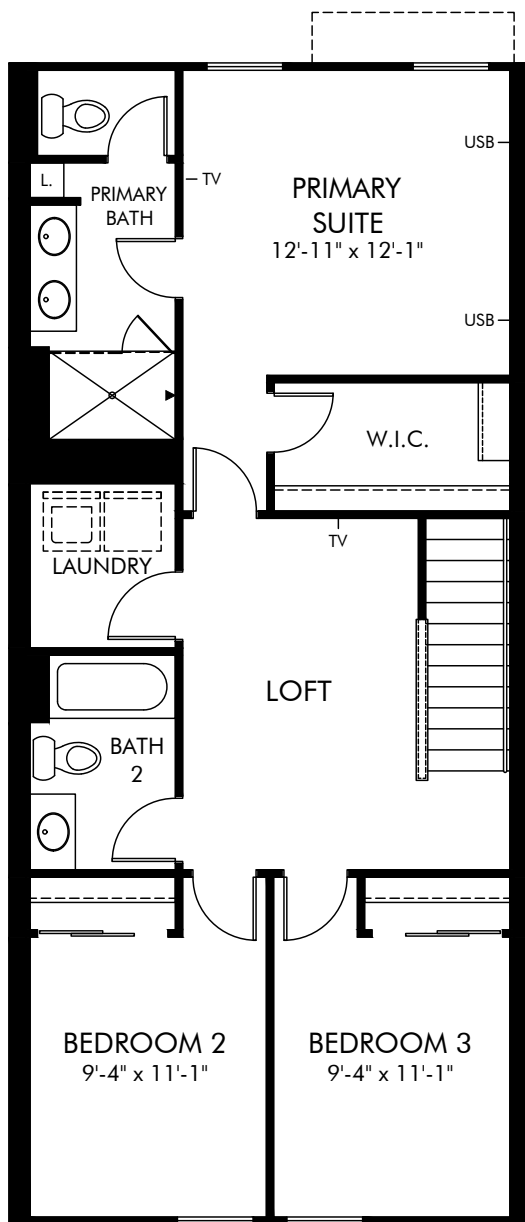


Union Square | Calistoga I | First Floor

Approx. 1,485 sq. ft. | 3 Bed | 2.5 Bath | 1 Car Garage | 2 Story

REV 01/21

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. 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. 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. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all 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 registered trademarks of Meritage Homes Corporation. ©2022 Meritage Homes Corporation. All rights reserved.



Union Square | Calistoga I | Second Floor

Approx. 1,485 sq. ft. | 3 Bed | 2.5 Bath | 1 Car Garage | 2 Story

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Union Square | Oakville

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

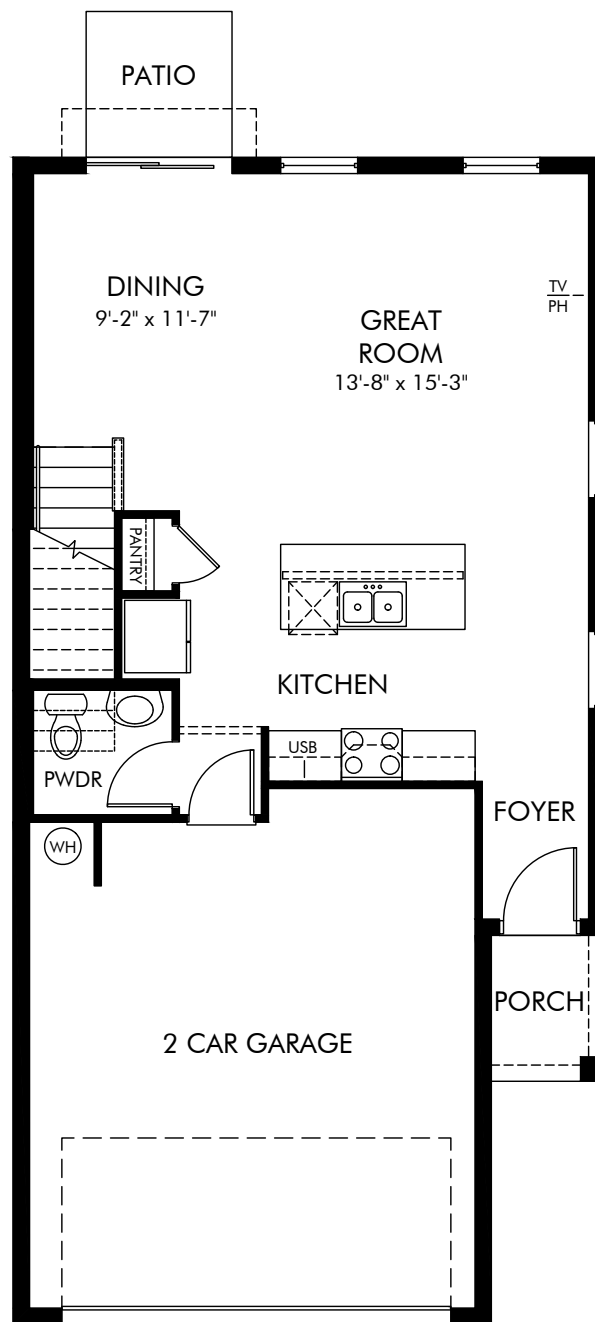
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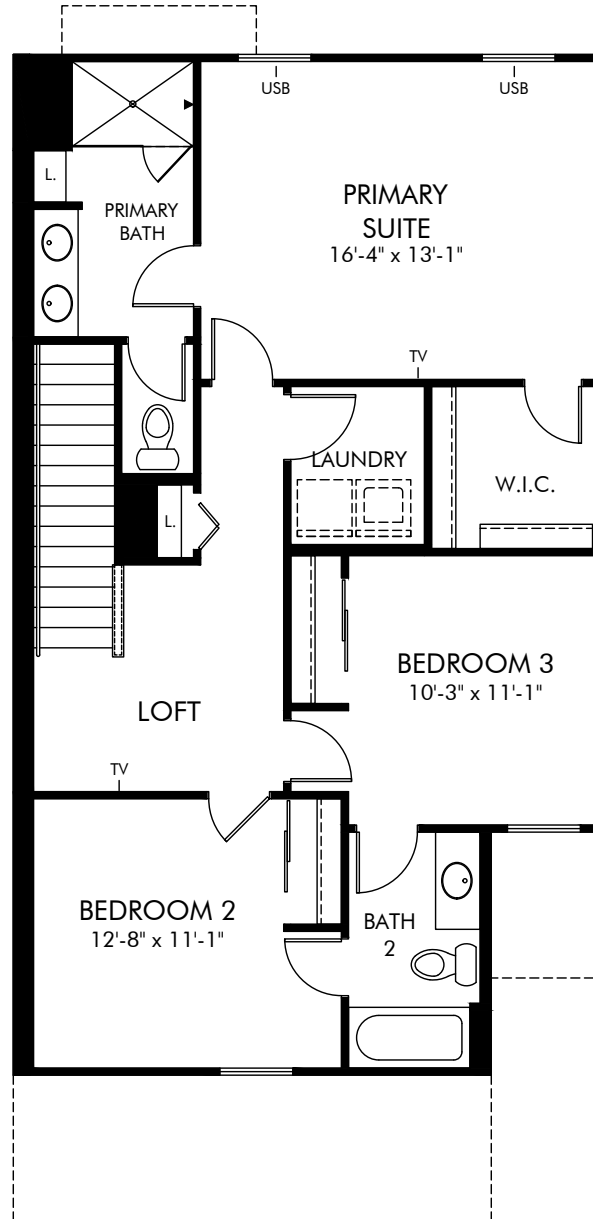


Union Square | Oakville | First Floor

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

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Union Square | Oakville | Second Floor

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

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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



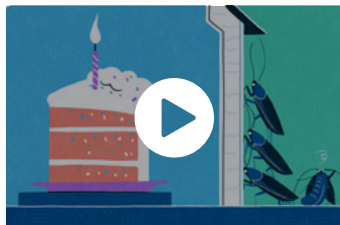
Noise Reduction



Temperature Regulation



Pest Reduction

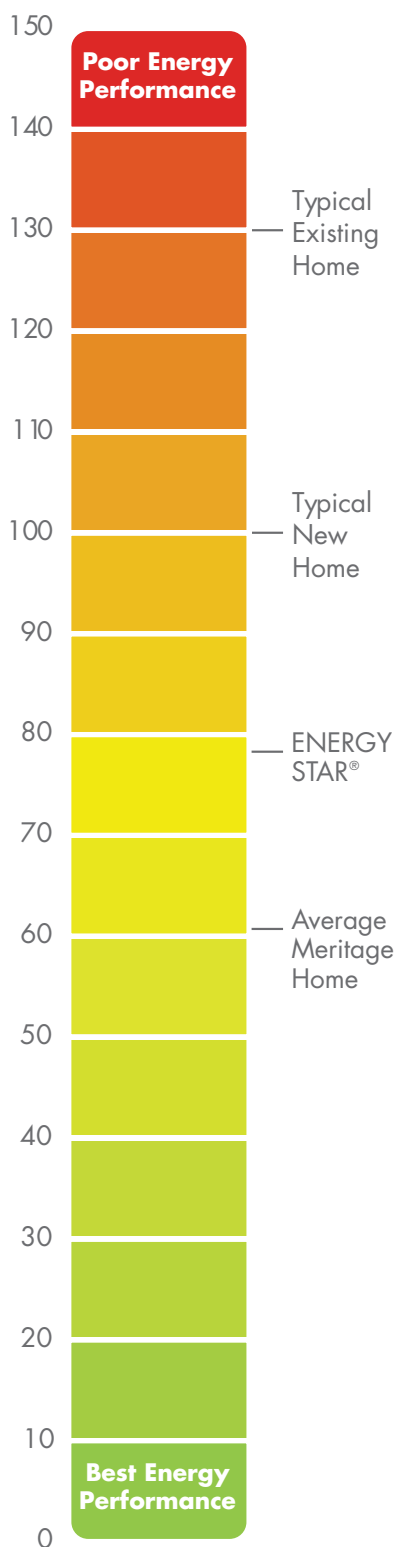


OUR STANDARD **SETS THE STANDARD.**

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 GREENS AT FOREST LAKE	MERITAGE HOMES	HOME 1 _____	HOME 2 _____	HOME 3 _____
INDUSTRY-LEADING SPRAY FOAM INSULATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LOW-E WINDOWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADVANCED AIR FILTRATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DUAL ACTUATED TOILETS, WATER EFFICIENT FAUCETS AND SHOWER HEADS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR FINISH OPTION PACKAGES SELECTED BY PROFESSIONAL DESIGNERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SPACIOUS WALK-IN CLOSETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY ROOMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
USB OUTLETS IN KITCHEN AND PRIMARY SUITE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 ©2017 Meritage Homes Corporation. All rights reserved.



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.





Union Square

HERS SCORE	LIVING AREA	ENERGY SAVINGS	ESTIMATED MONTHLY SAVINGS	ESTIMATED ANNUAL SAVINGS	ESTIMATED LONG-TERM SAVINGS
CALISTOGA T148					
56*	1,485 SQ. FT.	57%*	\$68 PER MONTH	\$817 PER YEAR	\$42,168 OVER A 30 YEAR MORTGAGE
OAKVILLE T156					
59*	1,566 SQ. FT.	55%*	\$69 PER MONTH	\$826 PER YEAR	\$42,665 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, www.energysavers.gov, and <http://www.resnet.us/herx-index>. 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. ©2020 Meritage Homes Corporation.



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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.



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.



Setting the standard for energy-efficient homes®

LIFE. BUILT. BETTER.®

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.

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:

- 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® Leadership in Housing
- 2020 Builder of the Year for Green Home Builder
- 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:

- 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 Divisions
- 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 Divisions
- 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 <http://www.lifestoryresearch.com/2014MostTrustedBuilder>. ©2021 Meritage Homes Corporation. All rights reserved. 03.30.2021