The Details of 49866 Meridian

A 2024 single-level residence featuring over $500,000 in custom upgrades, premium finishes, and thoughtful enhancements.



4	4½	2,941	PRIVATE	3-CAR
BEDROOMS	BATHROOMS	SQ FT	CASITA	GARAGE

A Beautifully Appointed Kitchen

Wolf and Sub-Zero appliances, custom millwork and carefully selected porcelain finishes.



KITCHEN & CUSTOM MILLWORK

- **Wolf + Sub-Zero appliance suite.** 48-inch Wolf induction cooktop, Wolf double ovens, Sub-Zero refrigerator/freezer and wine refrigeration.
- **Custom range hood.** Architectural hood enclosure designed to complement the cabinetry.
- **Bookmatched porcelain.** Calcatta Super White polished porcelain countertops, full-height backsplash and bookmatched island waterfall panels on both ends.
- **Expanded custom cabinetry.** Smooth white Shaker cabinetry extending to the ceiling, upper glass-display cabinets with integrated dimmable lighting, and additional cabinetry above the refrigerator.
- **California Closets pantry.** Custom walk-in pantry with organized storage, pull out shelves, three added recessed lights and dedicated microwave/coffee-making circuits.
- **Refined details.** Kohler white enameled cast-iron sink with InSinkErator, concealed plug-mold outlets and additional appliance circuits.

The Great Room

High ceilings, a statement fireplace and custom illuminated cabinetry.



GREAT ROOM

- **60-inch gas fireplace.** Polished porcelain slab from floor to ceiling, including the returns.
- **Twin custom built-ins.** Approximately 10-foot-tall white Shaker cabinetry on either side of fireplace, with dimmable interior display lights.
- **Entertaining-ready layout.** Open-concept layout with high ceilings, gas fireplace, and integrated surround sound with subwoofer.

DINING & ENTERTAINING

- **Custom bar.** Built-in cabinetry with illuminated display storage, glass shelving and dedicated beverage-center provision.



Interior Finish Comparison

Montage show home interior alongside the custom-selected upgrades at 49866 Meridian Way. **MONTAGE SHOW HOME** **49866 MERIDIAN WAY**



Montage model-home interior



Owner-customized Meridian residence

A FEW FINISHES THAT SET THE HOME APART

- **Upgraded porcelain throughout.** 24 × 48-inch Tune Snow porcelain flooring across entire main home and casita.
- **Level 5 smooth finish.** Smooth-coated walls and ceilings, with clean straight corners throughout main residence and casita.
- **Hunter Douglas window coverings.** Custom treatments throughout entire home, with app-controlled motorization.
- **Discreet hardware.** Screwless wall plates; concealed kitchen outlets; carefully selected white and woodgrain Shaker cabinetry.
- **Lighting.** Restoration Hardware fixtures, added recessed lighting and dimmer-controlled accents.

Designed for Desert Living

An expansive outdoor retreat with a custom pool, landscaped privacy and room for entertaining.



CUSTOM OUTDOOR OASIS

- **Resort-style pool and spa.** Enlarged saltwater pool with added depth and raised infinity spa with spillway, decorative tile finishes and mountain views.
- **Signature fire-and-water elements.** Two dramatic fire bowls on tiled pedestals, integrated with cascading water features.
- **Outdoor gathering spaces.** Built-in linear gas firepit with poolside lounge areas, and a covered dining patio with ceiling fan and wall-mounted TV location.
- **Outdoor Kitchen:** Custom outdoor cooking and entertaining station featuring a premium Alfresco built-in BBQ grill, designed for effortless outdoor dining and entertaining.
- **Upgraded landscape design.** Professionally completed with 115 Ficus Nitida hedge plantings, palms, aloe, cactus, citrus trees, ornamental planting, rock ground cover and irrigation.
- **Citrus garden.** Two lime trees and one lemon trees.
- **Garden illumination.** Accent uplighting and path lighting throughout the rear yard, including 10 LED spotlights and 12 LED path lights in the landscape scope.
- **Outdoor audio.** Two upgraded landscape rock speakers discreetly positioned behind the pool, plus patio speakers.

EVERYDAY CONVENIENCES

- **Solar.** Paid solar system.
- **Three-car garage.** Garage insulation added; garage-door security sensors.

Private Suite & Guest Accommodations

Primary suite, private guest bedrooms, casita and office with thoughtful updates to everyday spaces.





PRIMARY SUITE & SPA BATH

- **Expanded access to the pool.** Custom-added eight-foot sliding doors from the primary bedroom to the outdoor living area, upgraded from the original window design.
- **California Closets organization.** Professionally designed custom primary closet.
- **Statement ensuite finishes.** 48 × 48-inch polished tile at the primary shower and vanity feature wall.
- **Spa-inspired shower.** White flat-pebble shower floor, enhanced recessed shower lighting and illuminated floating vanity mirrors.
- **Surround sound.** Dedicated primary-bedroom surround-speaker arrangement with in-wall subwoofer.
- **Bathroom Lighting.** Additional recessed lighting in the shower and vanity areas, complemented by backlit mirrors in primary bedroom and powder room.
- **Fireplace preparation.** Capped gas line in the primary bedroom for a potential future fireplace.

GUEST SUITES, CASITA, OFFICE & LAUNDRY

- **Private casita.** Guest retreat with dedicated bathroom, wet bar and custom cabinetry.
- **Casita entertaining.** Full mosaic-tile wet-bar backsplash, built-in microwave and upgraded matching flooring.
- **Guest Bedrooms & Casita.** All feature private ensuite bathrooms with walk-in showers.
- **Upgraded laundry.** Premium washer and dryer.
- **Dedicated office.** Customized floor plan with six-foot opening prepared for double doors.



The Infrastructure Behind the Design

Whole-home audio, professionally installed security and considered technology selections.



WHOLE-HOME AUDIO

- **Sonos-connected listening.** Integrated multi-room Sonos audio throughout the residence and selected outdoor spaces.
- **15 upgraded architectural speakers.** Proficient Signature 8-inch speakers, with five in great room, five in primary bedroom, two in kitchen, two on patio and one in primary bath.
- **Two dedicated subwoofers.** Proficient 10-inch in-wall subwoofers for living room and primary bedroom.
- **Outdoor landscape sound.** Two Proficient 8-inch rock-style speakers behind the pool.
- **Prepared entertainment spaces.** Dedicated surround layouts, in-wall speaker and subwoofer wiring, and provisioned TV positions.

SECURITY & SAFETY

- **Owned camera system.** Five Dahua outdoor cameras installed by Smart Tech Security Solutions, connected to a Dahua 8-channel NVR with 2 TB recording drive.
- **Camera coverage.** North and south driveway, both side yards and rear yard; DMSS app access.
- **Intrusion alarm.** 2GIG seven-inch touchscreen panel at garage entry; door contacts and motion sensors at living room and primary bedroom.
- **Supplemental devices.** Ring front doorbell, Ring side-gate floodlight, two garage-door sensors, and smoke and carbon monoxide alarm devices.

Connected Living & Custom Lighting

Network, electrical and lighting provisions selected during construction.



TV, INTERNET & NETWORK INFRASTRUCTURE

- **Seven HDMI runs.** Dedicated cabling from central enclosure to office, great room, primary bedroom, two guest bedrooms, casita and patio TV positions.
- **Network-ready TVs.** Two CAT6 wiring provisions at each TV location.
- **Wi-Fi distribution.** Additional mesh network prewire locations in kitchen, casita, patio and office.
- **Dedicated office CAT6.** Hardwired office computer data connection.
- **Entry network runs.** CAT6 provisions at front area and garage-door entry.
- **Recessed TV solutions.** 14 × 20-inch VersaBox locations at office, great-room fireplace TV and patio.
- **Outdoor connections.** TV/outlet point at outdoor living, and CAT6 / 14/4 low-voltage wiring around pool.

ADDITIONAL ELECTRICAL UPGRADES

- **Cooking capacity.** Dedicated 240V / 50A circuits for cooktop and double wall ovens.
- **Wine storage.** Dedicated 120V / 20A electrical provision at wine refrigerator location.
- **Pantry & beverage provisions.** Dedicated microwave, coffee maker and dining beverage-center circuits.
- **Kitchen details.** Concealed plug-mold outlets beneath upper cabinets.
- **Enhanced switch locations.** Separate controls and dimmers for select fixtures and built-in lighting.

CUSTOM LIGHTING

- **Expanded recessed lighting.** Additional fixtures in entry, pantry, primary closet, primary shower and vanity, powder room and casita bath.
- **Illuminated millwork.** Dimmer-controlled accent lighting in great room built-ins, kitchen glass-front displays and dining dry bar.
- **Art-ready foyer.** Added junction box for future picture/art light.