

PORTICO



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Serenity
AT MERIDIANA
An Epcon Community

Where Life Comes Together®

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Manvel, TX | 281-940-6960



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PORTICO

1,800 SF | 2 BED | 2 BATH | OVERSIZED GARAGE

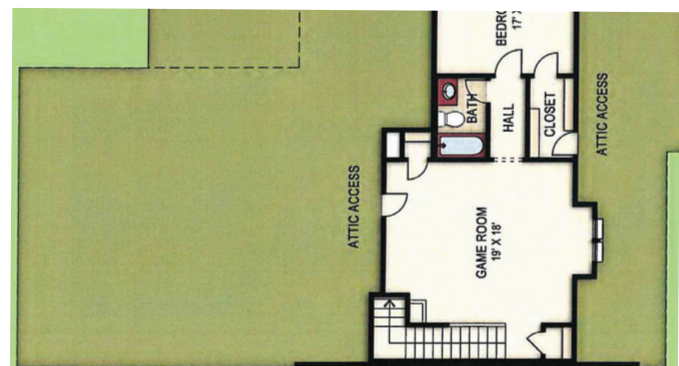
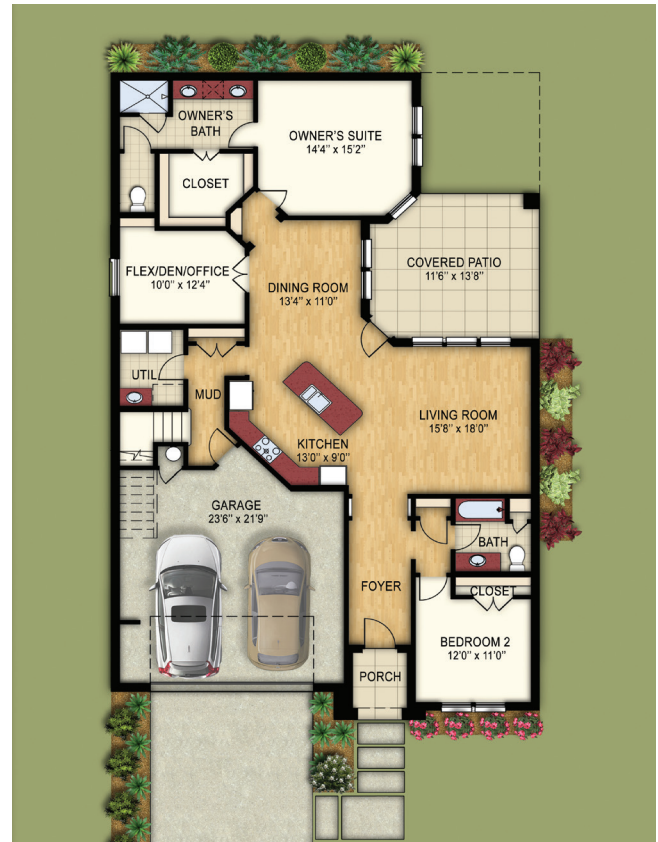
SECOND-FLOOR OPTION 2,552 SF | 3 BED | 3 BATH | FLEX SPACE

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The Portico is designed with functional elegance to support your needs now and into the future. From the formal entry to the abundance of flexible space, this home provides the perfect space for relaxation, comfort and convenience.

HOME FEATURES

- Featuring timeless designs and signature architectural details
- 9-foot ceilings throughout with 10-foot tray ceilings available in certain areas
- Gourmet dine-in kitchen
- Grand owner's suite with walk-in closet
- Flexible home office workspace
- Prewired and smart home ready
- Multiple flooring options available
- Patio views and access throughout the home
- Optional extended covered patio or expanded owner's suite
- Oversized garage with attic storage
- Optional patio features: fire pit, fountain, pavers, arbor, fireplace, screen enclosure, outdoor kitchen
- Brick & stone exterior
- Access to your own in-house designer offering personalized and flexible options to create a home that is distinctly yours.



Approximate Room Dimensions

FIRST FLOOR

Living Room	16 x 18	Bedroom 2	12 x 11
Kitchen	13 x 9	Office / Flex	10 x 12
Dining Room	13 x 11	Garage	24 x 22
Owner's Suite	14 x 15		
Owner's Bath	13 x 15		

SECOND-FLOOR OPTION

3rd bedroom	17 x 12
Game Room	19 x 18
Bath	5 x 8



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