



Sand Lake Sound - Single Family

Located in the heart of Dr. Phillips and nestled among the three major theme parks, Disney World, Universal Orlando and Sea World. A short drive or walk from this community is the famed "Restaurant Row" where serves up some of the finest fare Orlando has to offer. Sand Lake Sound has direct access to Little and Big Sand Lakes as well as fantastic amenities including a resort-style pool, clubhouse and a recreation field.

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[VIEW ALL ORLANDO COMMUNITIES](#)

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

[▶ Community Tour](#) | [📍 Map View](#)

[💬 Live Chat](#) | [📞 844.812.6178](#)

Sand Lake Sound

from the mid \$600s

[View current pricing](#)

Alcott II

This home's great room is open to a functional kitchen which features a casual dining area. Flex room makes an excellent office or hobby space. Primary suite offers corner soaking tub, separate shower, and dual vanities.

Beds 3 **Baths** 2.5 **Sq. Ft.** 2,080 **Floors** 1 **Garage** 2

Barrett

The main floor features an open kitchen island work area overlooking the dining room and spacious great room. Enjoy outdoor living on the covered porch or back lanai. Options include deck off primary retreat and upstairs bonus room.

Beds 4 **Baths** 3.5 **Sq. Ft.** 2,654 **Floors** 2 **Garage** 2

Thoreau

This functional floorplan has a spacious great room that's open to an expansive kitchen. Combined oversized flex rooms provide ideal space for indoor entertaining, or move the party outdoors to the private lanai. Optional upstairs bonus room.

Beds 4 **Baths** 3.5 **Sq. Ft.** 3,075 **Floors** 2 **Garage** 2

Chislett

A beautiful, open kitchen overlooks the spacious great room, dining nook and covered lanai. A walk-in pantry and butler's pantry offer plenty of kitchen storage. The first-floor guest room is ideal for accommodating occasional visitors.

Beds 5 **Baths** 4.0 **Sq. Ft.** 3,532 **Floors** 2 **Garage** 2

Melville

This home's great room is open to a functional kitchen which features a casual dining area. Flex room makes an excellent office or hobby space. Primary suite offers corner soaking tub, separate shower, and dual vanities.

Beds 5 **Baths** 3.5 **Sq. Ft.** 3,717 **Floors** 2 **Garage** 2

Hayden

Enjoy cooking meals in the open kitchen overlooking the great room. Each secondary bedroom features a walk-in closet and there's plenty of storage in the oversized garage. Use the first-floor study for working or relaxation.

Beds 5 **Baths** 4.5 **Sq. Ft.** 3,871 **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. ©2021 Meritage Homes Corporation. All rights reserved.

Sand Lake Sound

Included Features

6054 Bimini Twist
Orlando, FL 32819

Exterior Design

- Distinctive exteriors with elegant designer color packages to select from
- 30-year architectural shingles or tile roof (varies per elevation)
- Knockdown stucco finish and siding with stone or brick exterior accents (varies per plan and elevation)
- Insulated steel garage door with opener and remote (per plan)
- Coach lights on garage (per plan and elevation)
- 8' front door (per plan and elevation)
- Fully-sodded homesite with professionally designed landscape package
- Two exterior hose bibs & two weatherproof exterior electrical outlets
- Pavers on lead walk, front porch and driveway (does not include driveway approach)
- Rear lanai with acrylic decking

Interior Design

- 17"x17" Emser ceramic tile flooring in foyer, kitchen, nook, laundry room, and bathrooms (per plan)
- Shaw® carpeting throughout all remaining living areas
- Granite countertops in all bathrooms
- Designer 8' interior doors
- Kwikset® Polo Knob interior door hardware
- Interior lighting package and rocker light switches
- Five RG6 cable outlets or CAT5 phone jacks
- 9'4" first floor ceiling height, 9' second floor (per plan)
- Elegant 5 1/4" base trim and 2 1/4" casing on all doors
- Attractive knockdown ceilings and orange peel textured interior walls
- Laundry room with washer and dryer hook-up ventilated shelving

Plush Primary Suites

- Separate shower in primary bath
- Moen Chateau® chrome faucets and Mason accessories
- Separate executive-height vanities in primary bath (varies per plan)
- Granite countertops
- Water Sense® dual flush elongated toilets
- Upgraded bathroom light fixtures
- Melamine shelving (per plan)

Gourmet Kitchens

- 42" Echelon Recessed Square Panel Birch cabinets with crown molding and choice of finish
- Granite countertops
- Moen® Chateau chrome faucet
- 1/3 horse power garbage disposal
- Gourmet kitchen with stainless steel Whirlpool® glass cooktop, single wall oven, microwave, & dishwasher
- Pre-plumbed water line for ice maker
- Center islands (varies per plan)
- Large pantry with melamine shelving (per plan)

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 back-up for safety and peace of mind
- Steel reinforced monolithic slab with vapor barrier
- Termite defense pre-treatment Health, Comfort and Energy

Health, Comfort and Energy Savings

- Advanced Framing
- Conditioned Attics
- ENERGY STAR® Appliances
- 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
- 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

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Sand Lake Sound | Alcott II

2,080 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 1 Story

This home's great room is open to a functional kitchen which features a casual dining area. Flex room makes an excellent office or hobby space. Primary suite offers corner soaking tub, separate shower, and dual vanities.



Elevation K

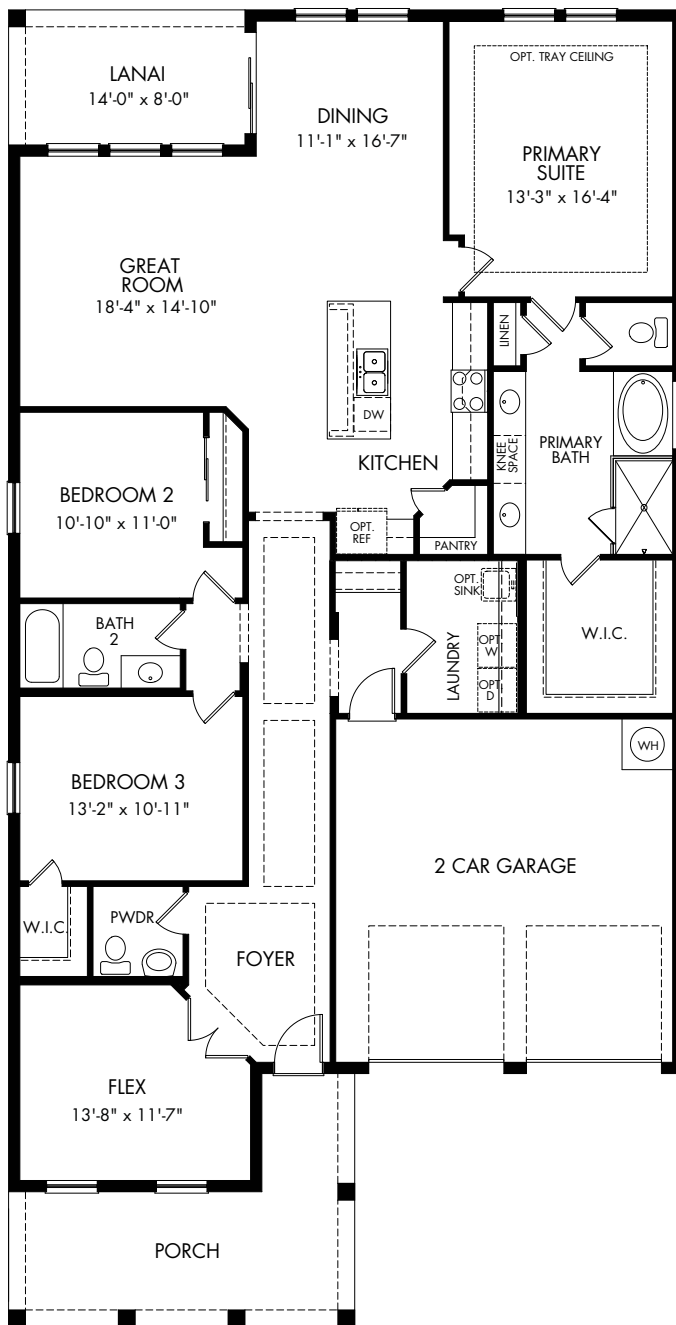


Elevation L



Elevation M

REV 08/20



Sand Lake Sound | Alcott II

2,080 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 1 Story

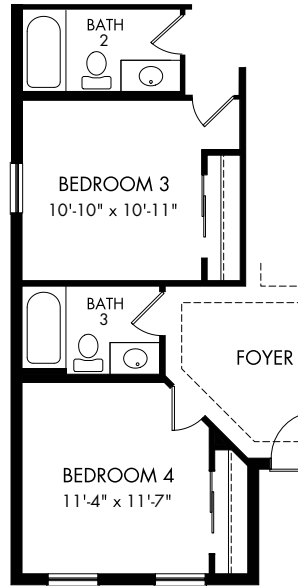
REV 08/20

FLEX LIVING OPTIONS: Opt. Bedroom 4 ILO Flex, Opt. Second Floor Game Room with Powder Bath, Opt. Covered Deck, Opt. Super Great Room

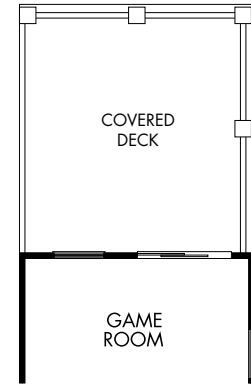
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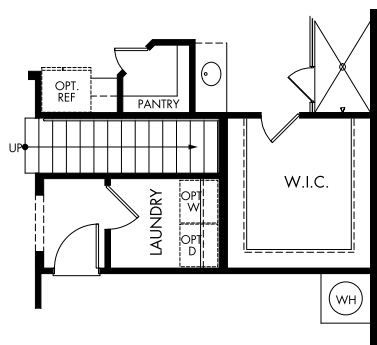
OPT. SUPER GREAT ROOM



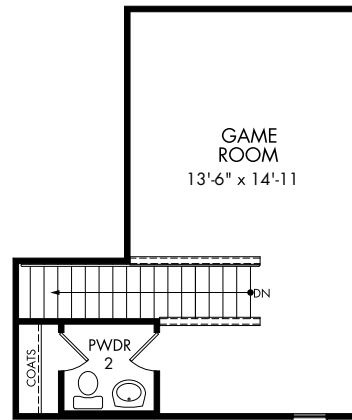
OPT. BEDROOM 4



OPT. COVERED DECK



STAIRS TO OPT. SECOND FLOOR GAME ROOM



OPT. SECOND FLOOR GAME ROOM

Sand Lake Sound | Alcott II | Options

2,080 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 1 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Bedroom 4 ILO Flex, Opt. Second Floor Game Room with Powder Bath, Opt. Covered Deck, Opt. Super Great Room

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Sand Lake Sound | Barrett

[Virtual Tour](#)

2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

The main floor features an open kitchen island work area overlooking the dining room and spacious great room. Enjoy outdoor living on the covered porch or back lanai. Options include deck off primary retreat and upstairs bonus room.



Elevation K

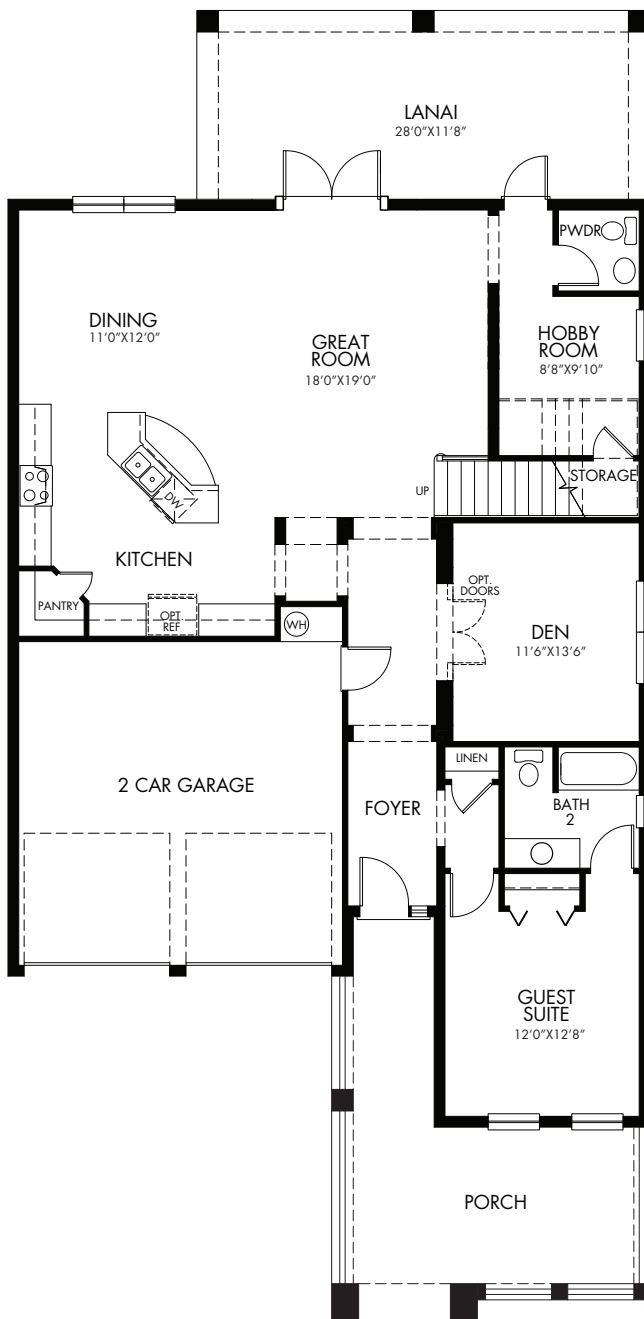


Elevation L



Elevation M

REV 08/20

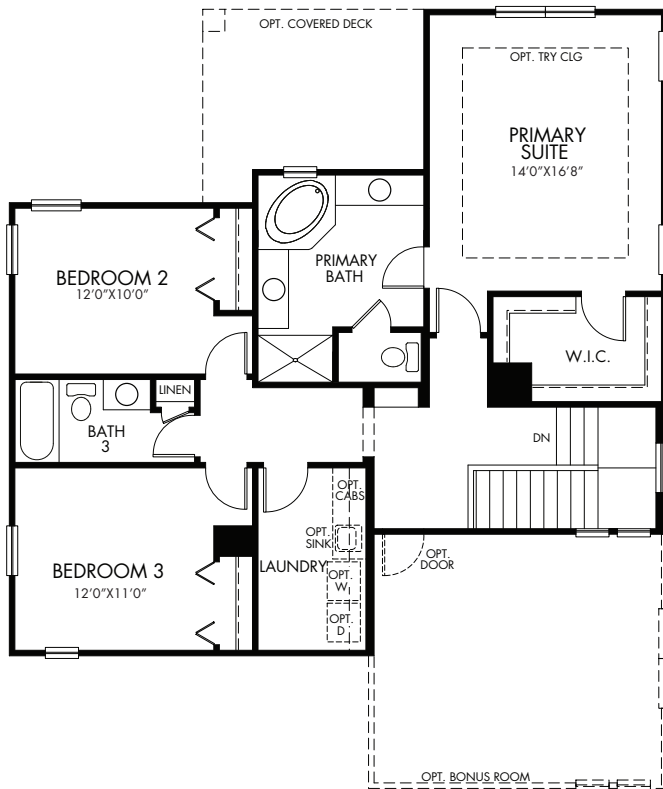


Sand Lake Sound | Barrett | First Floor
2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Covered Deck

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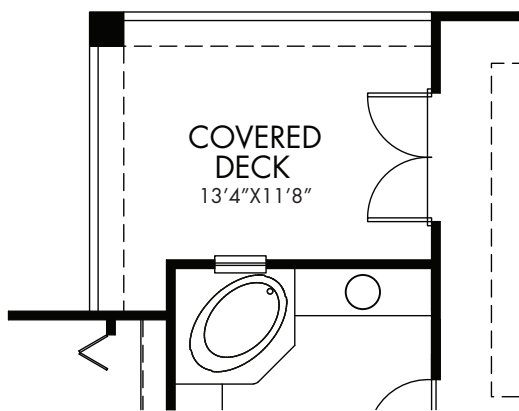


Sand Lake Sound | Barrett | Second Floor
2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

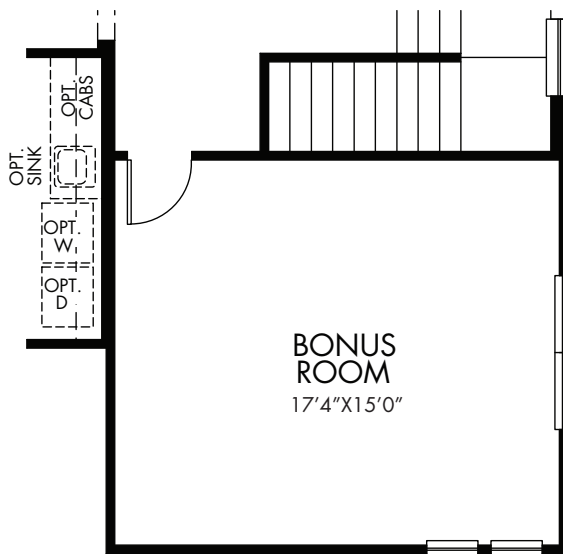
REV 08/20

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Covered Deck

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OPT. COVERED DECK



OPT. BONUS ROOM

Sand Lake Sound | Barrett | Options
2,654 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Bonus Room, Opt. Covered Deck

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Sand Lake Sound | Thoreau

3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

This functional floorplan has a spacious great room that's open to an expansive kitchen. Combined oversized dining and living rooms provide ideal space for indoor entertaining, or move the party outdoors to the private lanai. Optional upstairs bonus room.



Elevation K

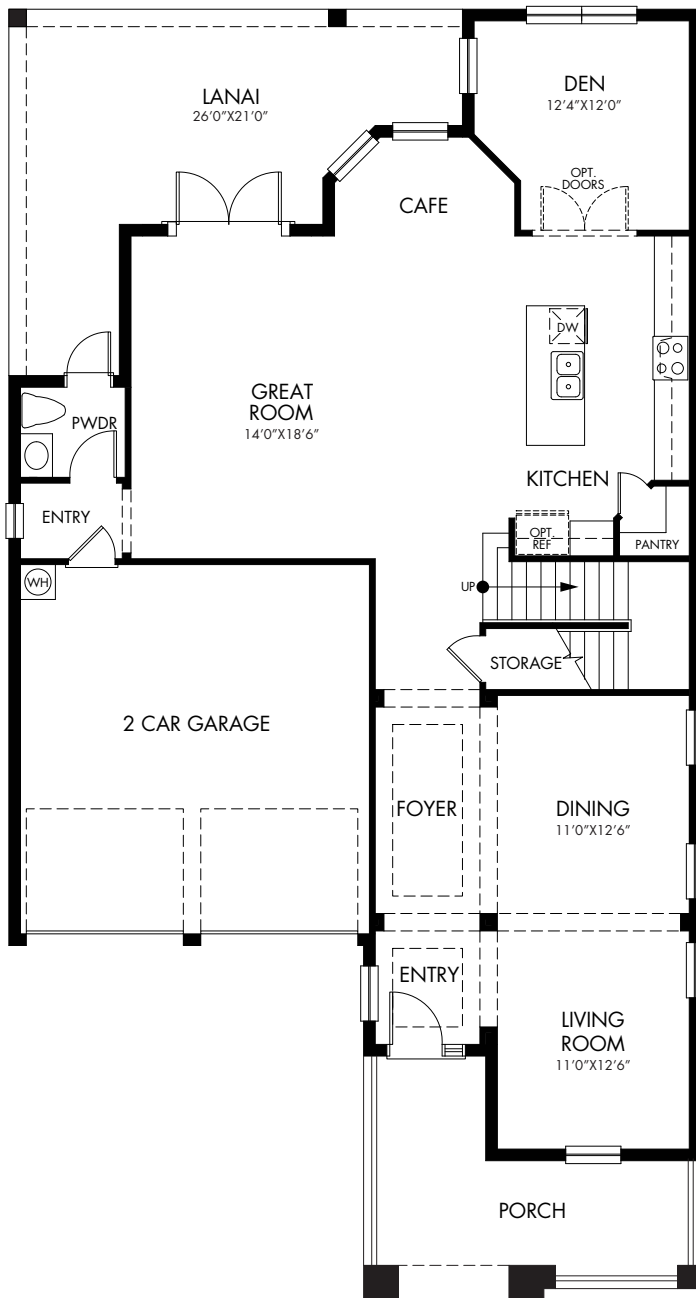


Elevation L



Elevation M

REV 08/20

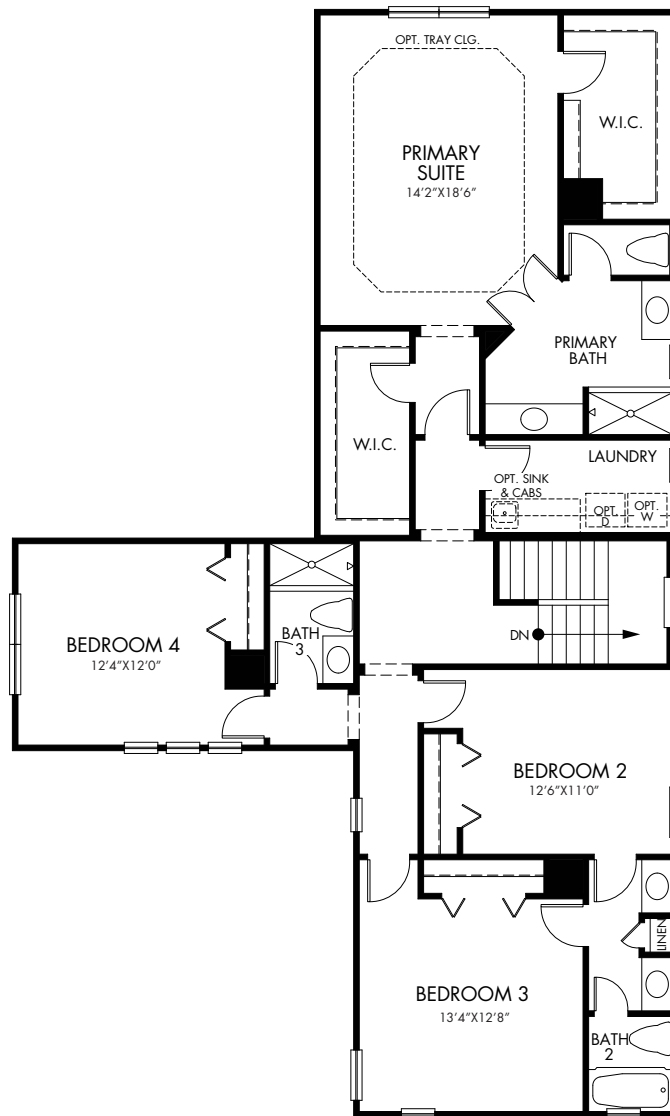


Sand Lake Sound | Thoreau | First Floor
3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Primary Bath, Opt. Bonus Room w/Opt. Covered Deck

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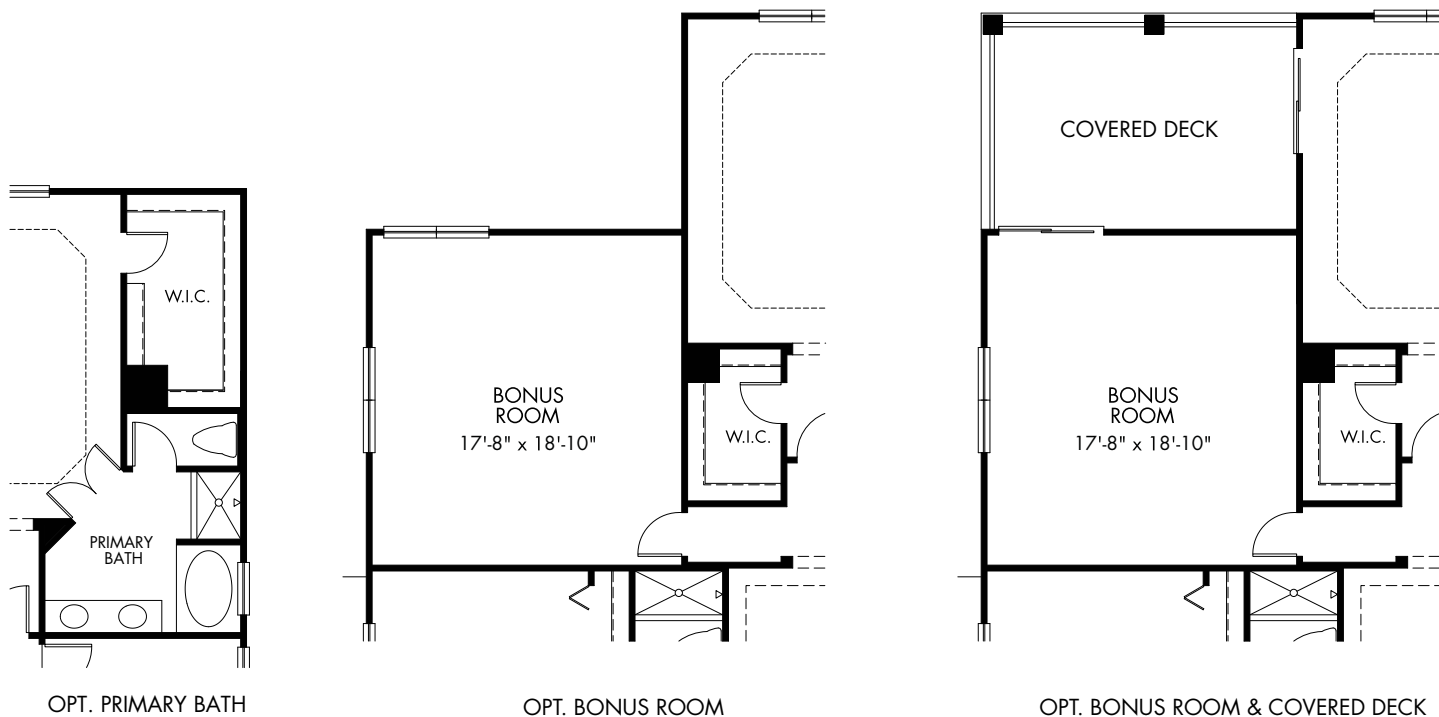


Sand Lake Sound | Thoreau | Second Floor
3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Primary Bath, Opt. Bonus Room w/Opt. Covered Deck

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Sand Lake Sound | Thoreau | Options
3,075 sq. ft. | 4 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Primary Bath, Opt. Bonus Room w/Opt. Covered Deck

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Sand Lake Sound | Chislett

3,532 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story

A beautiful, open kitchen overlooks the spacious great room, dining nook and covered lanai. A walk-in pantry and prep pantry offer plenty of kitchen storage. The first-floor guest room is ideal for accommodating occasional visitors.



Elevation J

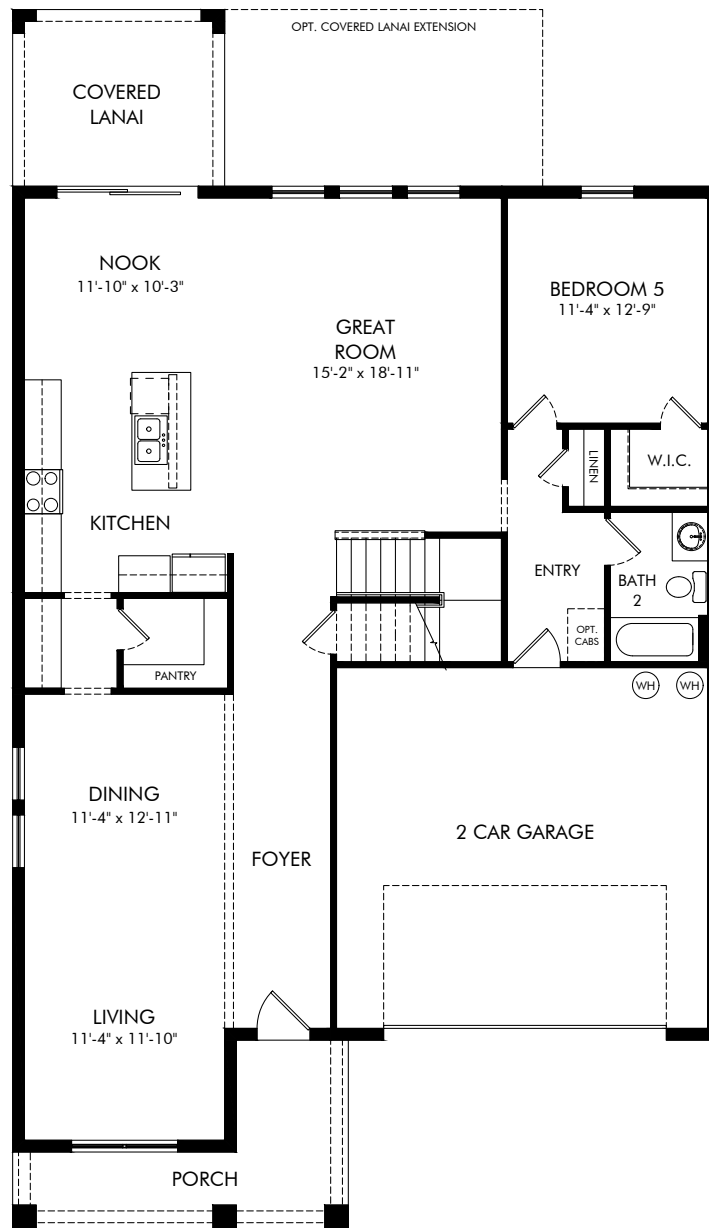


Elevation K



Elevation P

REV 06/19

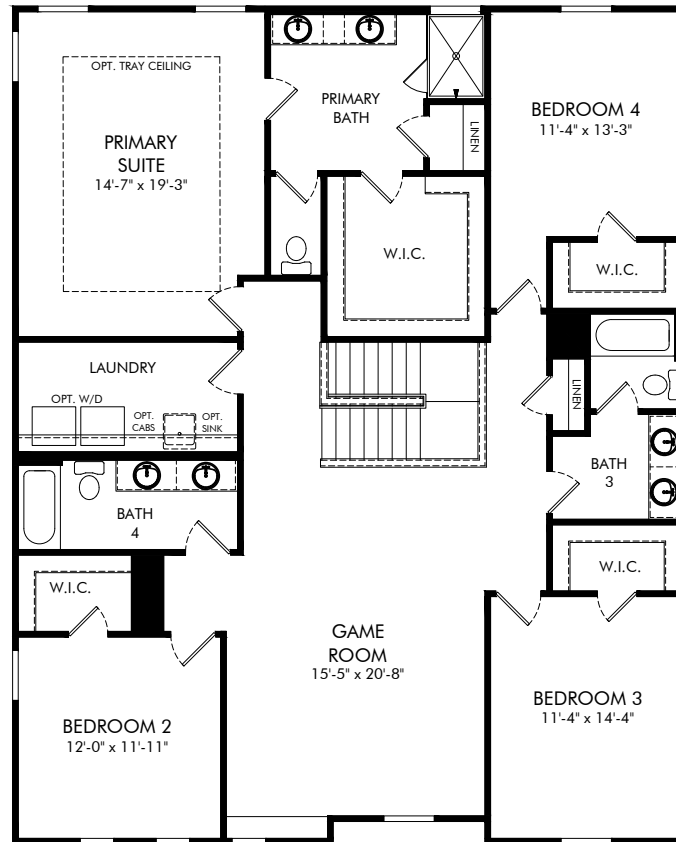


Sand Lake Sound | Chislett | First Floor
3,532 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story

REV 06/19

FLEX LIVING OPTIONS: Opt. Bedroom 2 Suite, Opt. Bedroom 6, Opt. Primary Bath, Opt. Study I/O Living, Opt. Covered Lanai Extension, Opt. 12' Sliding Door at Covered Lanai Extension

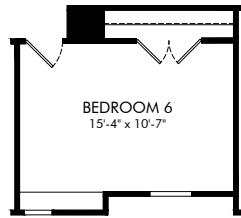
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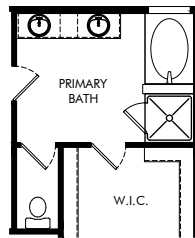
Sand Lake Sound | Chislett | Second Floor
3,532 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story

FLEX LIVING OPTIONS: Opt. Bedroom 2 Suite, Opt. Bedroom 6, Opt. Primary Bath, Opt. Study I/O Living, Opt. Covered Lanai Extension, Opt. 12' Sliding Door at Covered Lanai Extension

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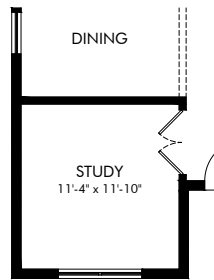
OPT. BEDROOM 6



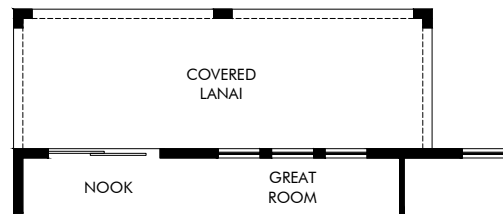
OPT. PRIMARY BATH



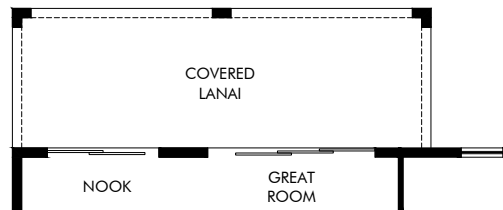
OPT. BEDROOM 2 SUITE



OPT. STUDY ILO LIVING



OPT. COVERED LANAI EXTENSION



OPT. 12' SLIDING DOOR AT COVERED LANAI EXTENSION

Sand Lake Sound | Chislett | Options

3,532 sq. ft. | 5 Bed | 4 Bath | 2 Car Garage | 2 Story

FLEX LIVING OPTIONS: Opt. Bedroom 2 Suite, Opt. Bedroom 6, Opt. Primary Bath, Opt. Study ILO Living, Opt. Covered Lanai Extension, Opt. 12' Sliding Door at Covered Lanai Extension

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Sand Lake Sound | Melville

[Virtual Tour](#)

3,717 sq. ft. | 5 Bed | 3.5 Bath | 2 Car Garage | 2 Story

This home's great room is open to a functional kitchen which features a casual dining area. Flex room makes an excellent office or hobby space. Primary suite offers corner soaking tub, separate shower, and dual vanities.



Elevation K

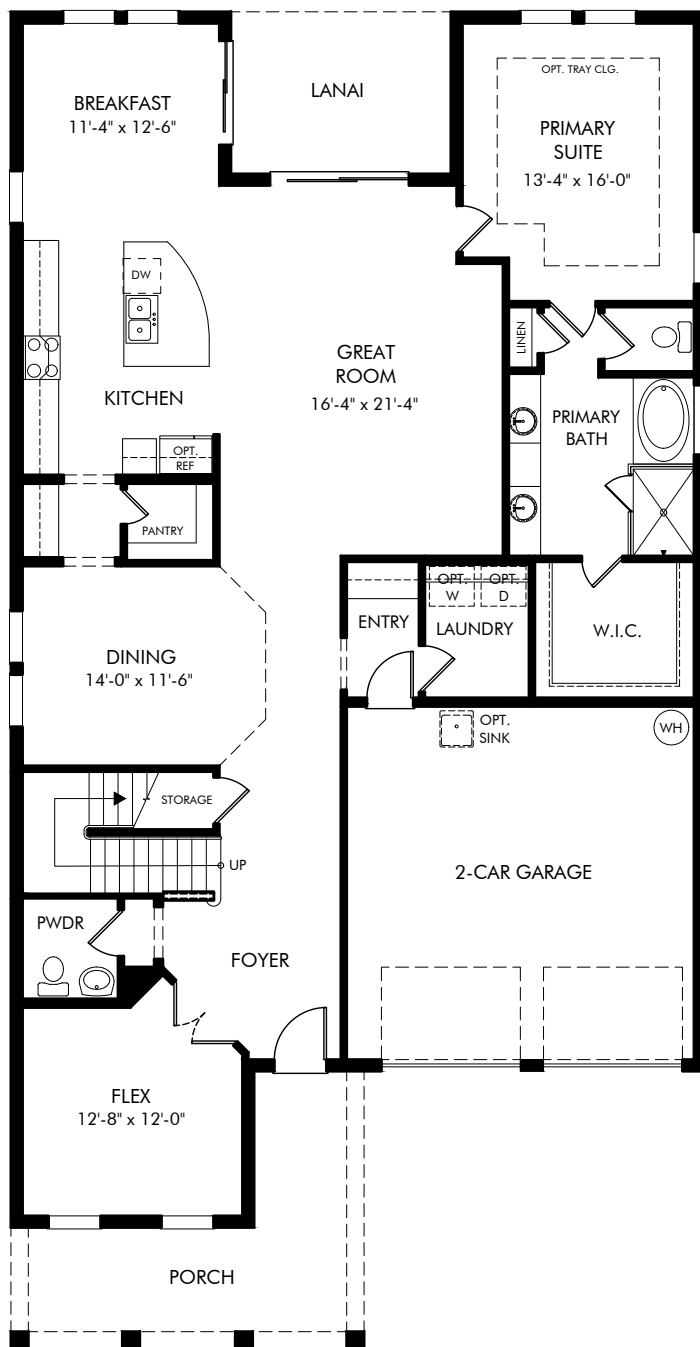


Elevation L



Elevation M

REV 08/20

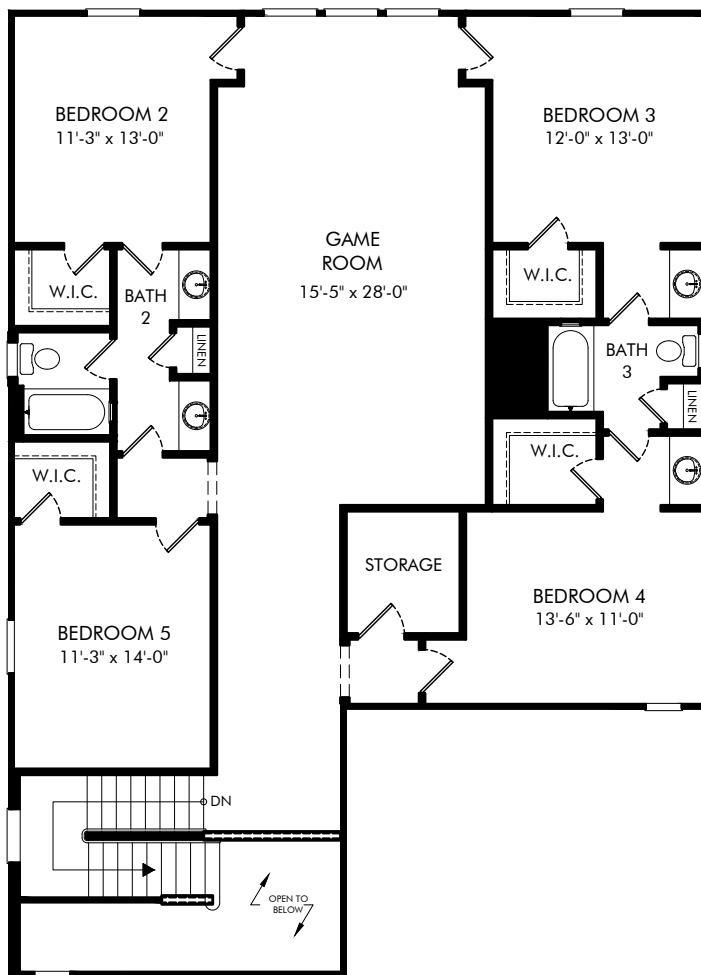


Sand Lake Sound | Melville | First Floor
3,717 sq. ft. | 5 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Covered Deck, Opt. Tray Ceiling at Primary suite, Opt. Refrigerator, Opt. Washer & Dryer

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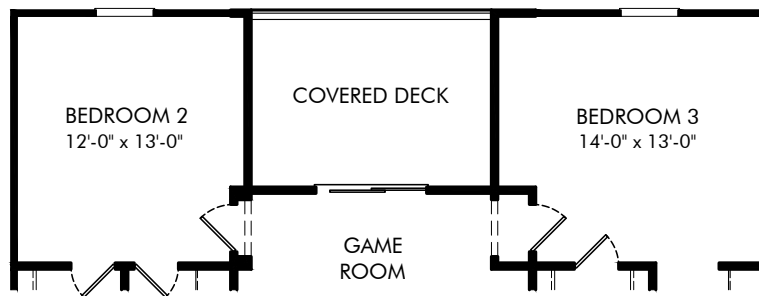
Sand Lake Sound | Melville | Second Floor

3,717 sq. ft. | 5 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Covered Deck, Opt. Tray Ceiling at Primary suite, Opt. Refrigerator, Opt. Washer & Dryer

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OPT. COVERED DECK AT GAME ROOM

Sand Lake Sound | Melville | Options

3,717 sq. ft. | 5 Bed | 3.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. Covered Deck, Opt. Tray Ceiling at Primary suite, Opt. Refrigerator, Opt. Washer & Dryer

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Sand Lake Sound | Hayden

[▶ Virtual Tour](#)

3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

Enjoy cooking meals in the open kitchen overlooking the great room. Each secondary bedroom features a walk-in closet and there's plenty of storage in the oversized garage. Use the first-floor study for working or relaxation.



Elevation K

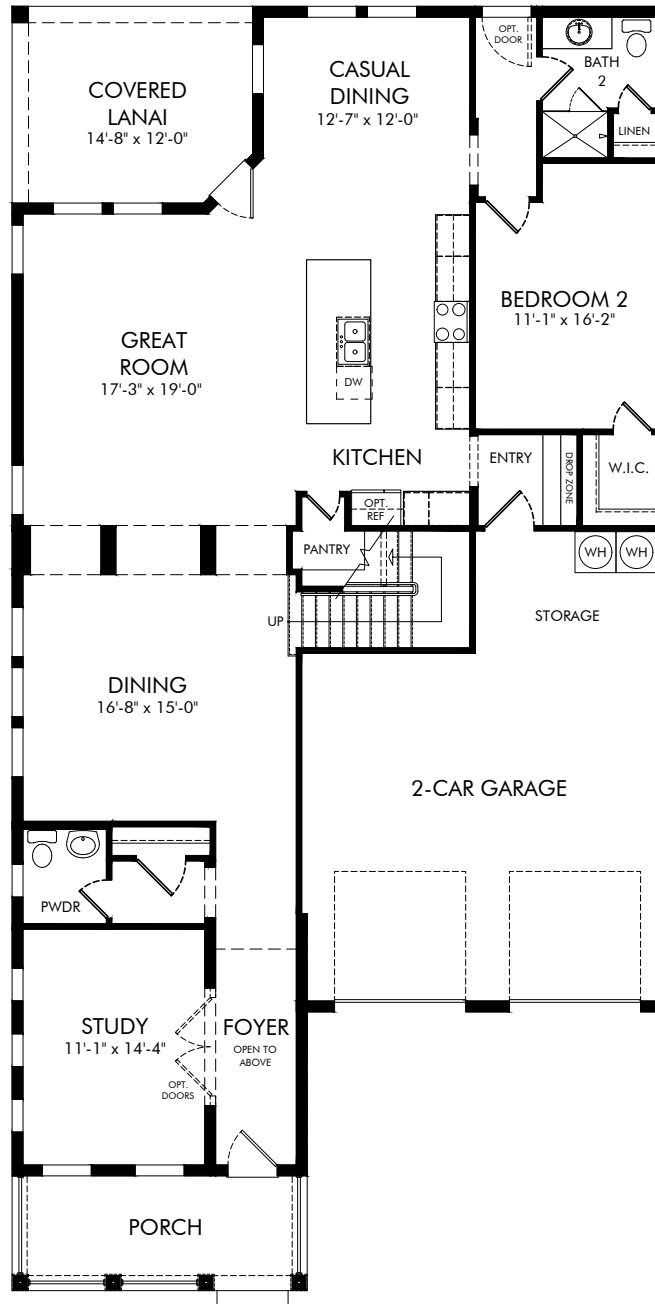


Elevation L



Elevation M

REV 08/20

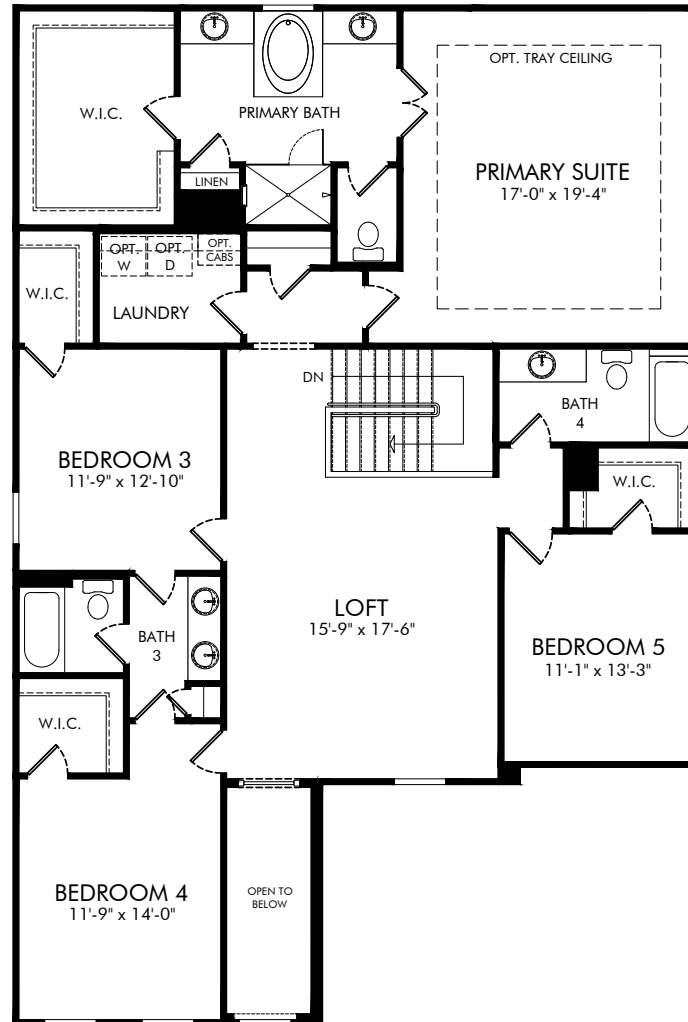


Sand Lake Sound | Hayden | First Floor
3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. French Doors at Great Room, Opt. Sitting Room, Opt. Covered Deck, Opt. Covered Deck with Sitting

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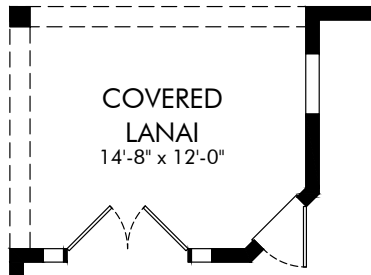


Sand Lake Sound | Hayden | Second Floor
3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

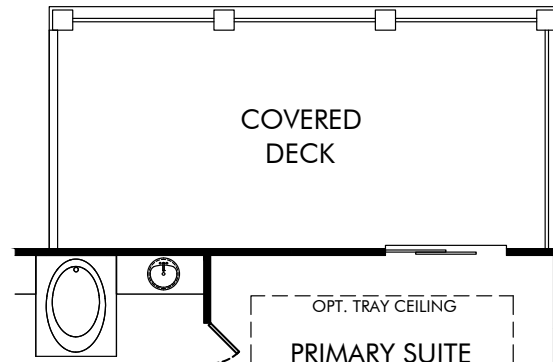
REV 08/20

FLEX LIVING OPTIONS: Opt. French Doors at Great Room, Opt. Sitting Room, Opt. Covered Deck, Opt. Covered Deck with Sitting

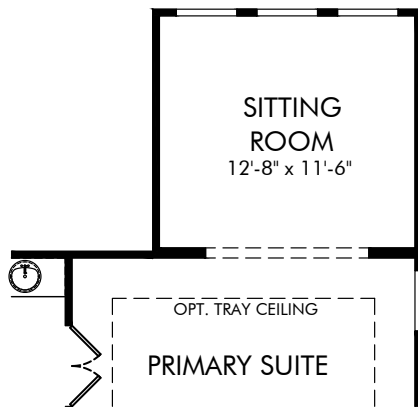
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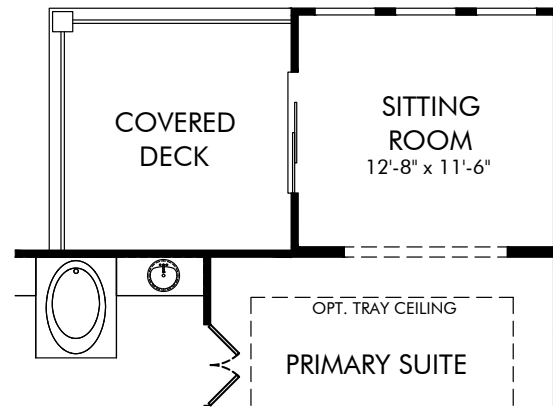
OPT. FRENCH DOORS
AT GREAT ROOM



OPT. COVERED DECK



OPT. SITTING ROOM
AT PRIMARY SUITE



OPT. COVERED DECK WITH SITTING ROOM

Sand Lake Sound | Hayden | Options
3,860 sq. ft. | 5 Bed | 4.5 Bath | 2 Car Garage | 2 Story

REV 08/20

FLEX LIVING OPTIONS: Opt. French Doors at Great Room, Opt. Sitting Room, Opt. Covered Deck, Opt. Covered Deck with Sitting

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.

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



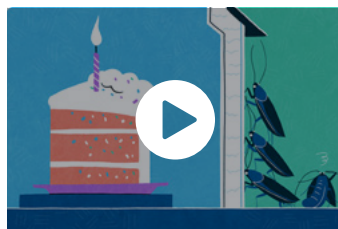
Noise Reduction

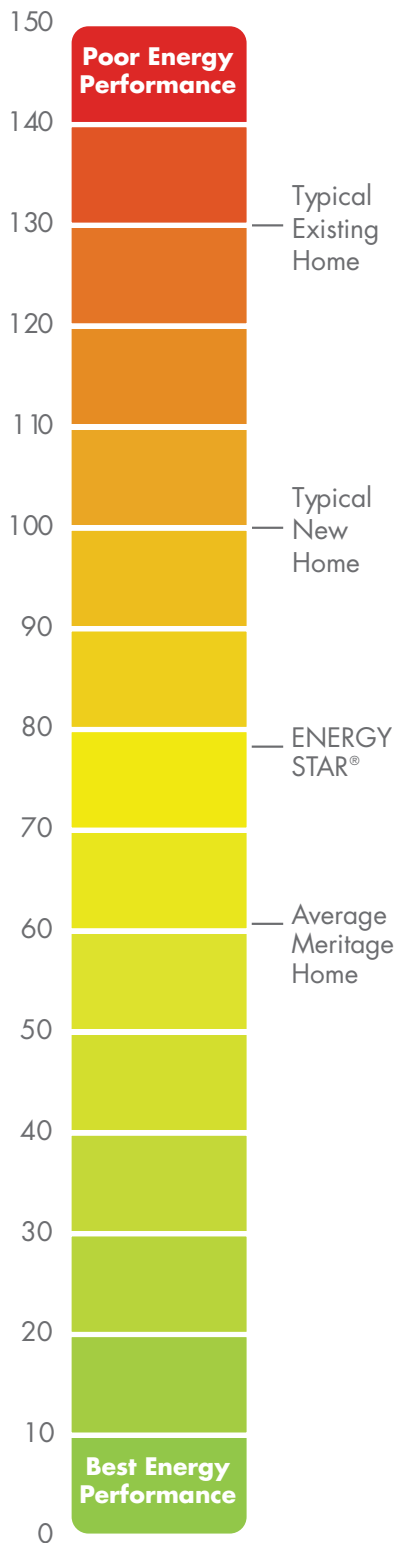


Temperature Regulation



Pest Reduction





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.



Sand Lake Sound

HERS SCORE	LIVING AREA	ENERGY SAVINGS	ESTIMATED MONTHLY SAVINGS	ESTIMATED ANNUAL SAVINGS	ESTIMATED LONG-TERM SAVINGS
ALCOTT II 2085					
62*	2,080 SQ. FT.	52%*	\$100 PER MONTH	\$1,194 PER YEAR	\$61,637 OVER A 30 YEAR MORTGAGE
BARRETT 2650					
57*	2,654 SQ. FT.	58%*	\$140 PER MONTH	\$1,680 PER YEAR	\$86,726 OVER A 30 YEAR MORTGAGE
THOREAU 3078					
58*	3,075 SQ. FT.	58%*	\$159 PER MONTH	\$1,908 PER YEAR	\$98,496 OVER A 30 YEAR MORTGAGE
CHISLETT 4F25					
57*	3,532 SQ. FT.	56%*	\$158 PER MONTH	\$1,896 PER YEAR	\$97,877 OVER A 30 YEAR MORTGAGE
MELVILLE 3720					
58*	3,717 SQ. FT.	55%*	\$184 PER MONTH	\$2,209 PER YEAR	\$114,034 OVER A 30 YEAR MORTGAGE
HAYDEN 3765					
54*	3,860 SQ. FT.	58%*	\$202 PER MONTH	\$2,422 PER YEAR	\$125,030 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/hers-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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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:

- 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

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- 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