

CITY POINT

BUNGALOWS

INCLUDED FEATURES

LUXURY FINISHES

- 8' 6-panel fiberglass front door with security viewer
- 8' smooth 2-Panel flat-top interior doors (first floor)
- Pre-wired for 2 CAT6/RG6 tv/data locations
- Garage is taped, bedded and painted
- 3-1/4" baseboards throughout home
- Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring doorbell
- Kwikset® satin nickel handle set and knobs
- Ceramic tile flooring in primary bath, secondary baths, and utility room (per plan)
- Featuring Ashton Woods interior and exterior Collections
- New home warranty
- Third-party home inspection
- HomeTeam Pest Defense

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
 - 30" gas range, built-in microwave/vent hood, and built-in dishwasher
- Solid surface countertops with ceramic tile backsplash
- 50/50 stainless steel undermount sink
- 42" pre-finished upper cabinetry with concealed hinges
- Moen Brantford faucet
- LED disc lighting (per plan)
- Island kitchen
- Solid surface flooring

Family Room

- LED disc lighting
- Solid surface flooring

Primary Suite

- Countertops with 4" backsplash (per plan)
- 36" cabinet vanities with concealed hinges
- Moen Brantford 4" plumbing fixtures
- Shower with ceramic tile surround and framed clear glass shower enclosure (per plan)
- Ceramic tile flooring
- Elongated private commode area
- Dual vanity sinks
- Ceiling fan block and wiring
- Towel bars

Powder and Secondary Baths

- Shower or tub with ceramic tile surround (per plan)
- Moen Brantford 4" plumbing fixtures in powder room (per plan)
- Moen Brantford 4" plumbing fixtures in secondary baths
- Ceramic tile flooring
- Countertops with 4" backsplash in secondary baths (per plan)

Dramatic Interiors - Continued

- Elongated commodes in all baths
- Porcelain pedestal sink in powder room (per plan)

STRIKING EXTERIORS

- Fully automated sprinkler system
- Full landscape package
- 2 Hose bibs
- Full guttering
- Engineered sub-floor system
- Garage door with garage door opener
- 30-Year Dimensional shingles
- ACME Kingsize brick exteriors and/or natural stone (per plan)

ENERGY EFFICIENCY

Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:

- R-15 or R-19: Batt insulation in all exterior walls
- R-22 to R-38 insulation in attics
- Poly-sealed insulation treatment at all door and window openings, plates, and mechanical openings
- Energy efficient A/C system
- Programmable thermostats
- 1 tankless water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

CITY POINT

COMMUNITY SERVICES

Northeast Tarrant Chamber of Commerce	817.281.9376
Driver's License	817.427.6460
Vehicle Registration	817.581.3635
Voter Registration	817.831.8683
North Richland Hills Public Library	817.427.6800
North Richland Hills Police Department (non-emergency)	817.427.7000
North Richland Hills Fire Department (non-emergency)	817.427.6906

UTILITIES

Electric / Gas Service

Public Utility Commission of Texas	www.powertochoose.org	1.866.797.4839
Atmos Energy	www.atmostenergy.com	1.800.460.3030

Water / Sewer / Garbage / Recycling Service

North Richland Hills Water Services	www.nrhtx.com	817.427.6200
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Phone / TV / Internet Service

AT&T U-Verse	www.att.com	1.800.464.7928
Charter	www.spectrum.com	1.866.937.2427

SCHOOLS - Birdville I.S.D

Jack C. Binion Elementary School	7400 Glenview Drive, NRH, TX	817.547.1800
Richland Middle School	3401 Labadie Drive, NRH, TX	817.547.4400
Birdville High School	9100 Mid Cities Boulevard, NRH, TX	817.547.8000

HOMEOWNER ASSOCIATION DUES

Estimated HOA dues are \$1400 per year for Urban Homes and Bungalows.

PROPERTY TAX (2022)

City of North Richland Hills	0.489389	
Tarrant County	0.194500	
Tarrant County Hospital	0.194500	
Tarrant County College	0.112170	
Birdville ISD	1.203100	
PID	0.40000	
TOTAL*	2.593659	04.01.24

*Note: Tax rates are approximate