

CITY POINT

URBAN HOMES

INCLUDED FEATURES

LUXURY FINISHES

- 8' 6-panel fiberglass front door with security viewer
- 8'0" 2-panel flat top hollow core interior doors on first floor (per plan)
- Kwikset® satin nickel handle set
- 30" composite structured panel
- Prewire for 1 wireless access point
- Pre-wired for 2 CAT6/RG6 tv/data locations
- Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring doorbell
- Garage walls and ceiling to be taped, bedded, and paint finish
- Ceiling fan prewire in family room, bedrooms, flex room, and loft (per plan)
- Stained oak handrail and optional balusters
- 3 ¼" baseboards throughout first and second floors
- Luxury vinyl plank flooring in foyer, kitchen/breakfast, family, dining, and flex rooms
- New Home Warranty
- Featuring Ashton Woods interior and exterior Collections
- Third-party home inspection
- HomeTeam Pest Defense

DRAMATIC INTERIORS

Kitchen

- Solid surface countertops with ceramic tile backsplash
- Whirlpool stainless steel appliance package:
 - 30" gas range, over the range micro hood, microwave/vent hood, and dishwasher
- LED disc lighting
- Luxury vinyl plank flooring
- 50/50 undermount stainless steel sink
- Moen Brantford chrome faucet
- 42" upper cabinetry with concealed hinges

Primary Suite(s)

- Ceiling fan prewire
- 36" cabinet vanities with concealed hinges
- Silestone countertops with 4" backsplash and white rectangle ceramic drop-in bowl (per plan)
- MOEN Brantford 4" chrome plumbing fixtures
- Shower framed with clear glass, and ceramic tile surround (per plan)
- Ceramic tile flooring in primary bath
- Elongated commodes

Family Area

- Ceiling fan prewire
- LED disc lighting
- Luxury vinyl plank flooring

Dramatic Interiors – Continued

Powder and Guest Baths

- Silestone countertops with 4” backsplash in secondary baths (per plan)
- Ceramic tile surround in secondary bath(s)
- Porcelain pedestal sink in powder bath
- Elongated commodes in all baths
- Moen Brantford 4” chrome fixtures
- Ceramic tile flooring

STRIKING EXTERIORS

- Fully sodded front, side, and backyards
- Landscape package
- Full automated sprinkler system
- 2 hose bibs
- Full guttering
- 32 panel steel garage door with opener (per plan)
- 2 coach lights
- Engineered sub-floor system
- King size brick exteriors and/or natural stone (per plan)
- 30-year Dimensional shingles

ENERGY EFFICIENCY

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

- R-15 to 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
- 2 programmable thermostats (per plan)
- 1 tankless water heater (per plan)
- 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