# Hampton Oaks 65-70's Single Family Homes

## **Stunning Exteriors**

Choice of 50+ designer selected exterior color schemes Sherwin Williams® Flex Lox in a Satin Finish exterior paint Designer door handle set with deadbolt on entry door with Smartkey rekey technology locks by Kwikset®.

Professionally designed landscaping package

Irrigation system

Durable Hardie Siding and Trim materials used for cladding on all gables and second floor walls with a 30-year manufacturer's non-prorated transferable warranty

Concrete drives, covered lanais, and front porches with broom finish Dow Always Active Sentricon Bait System along with our proprietary Pest Prevention Plus

30 Year fungus Resistant architectural roof shingles in Weathered Wood color

Standard gutters and downspouts

6'-8" Front entry door

(2) Hose bibs per plan

(3) Weatherproof electrical receptacles per plan

## **Dramatic Interiors**

9'-4" ceilings on the first floor with 8'-0" ceilings on the second floor Upgraded 17" ceramic tile foyer, kitchen, bathrooms, and utility room per plan

Two-panel interior doors with rectangular tops

Sherwin Williams<sup>®</sup> washable low VOC interior paint in Bright White on walls and ceilings

Upgraded designer light fixture package per plan Rocker light switches

Oval bevel edge mirror in powder bath per plan

42" high mirrors in master and secondary baths

Wide selection of Wilsonart<sup>®</sup> countertops for bath countertops

Porcelain pedestal sink in powder bath per plan

Chrome bath fixtures by Moen

Carbon Monoxide and smoke detectors

Stain resistant, colorfast, eco-friendly carpet

3 ¼" Colonial baseboards and 2 ¼" Colonial casing

Knockdown ceiling texture with orange peel wall texture

# Nicely Appointed Kitchens

Upgraded 17" ceramic tile flooring Designer Wellborn® cabinetry with 36" upper cabinets Granite countertops Designer Moen kitchen faucet with vegetable sprayer Stainless steel 50/50 undermount sink with disposal Closet pantry per plan with ventilated shelving LED lighting per plan Samsung range, dishwasher, and microwave

## **Elegant Master Retreats**

Spacious walk-in closets with ventilated shelving Linen closet per plan 17" ceramic tile flooring Walk-in showers with tile floor and surround Full width vanity mirror Wide selection of Wilsonart® countertops Ceramic tile shower flooring in the walk-in showers Ceramic tile on all shower walls to a minimum of 88 inches above the floor

# **Built in Energy Efficiency**

Silverline<sup>®</sup> by Plygem Low E-3 insulated Double Pane Vinyl windows in white

R-30 ceiling insulation R-4.1 insulation on concrete exterior walls R-13 frame wall insulation

Continuous vent soffits

14 SEER HVAC system

Digital programmable thermostat

Air seal around doors, windows, and exterior penetrations with expanding foam

Concrete block, First floor walls with drop ledge construction

Efficient water management using low flow plumbing fixtures

Energy Efficient water heater

CRI Green Label<sup>®</sup> carpet

Energy efficient LED Lighting with CFL/LED lamps in the decorative light fixtures

# The Ashton Woods Advantage

An Ashton Woods Collections Community, a meticulously curated selection of interior designs from the experts at The Studio by Ashton Woods. Convenient mortgage services 1-2-7 Limited Warranty

## **Community Highlights**

Private homeowner's association with community tot lot and open green spaces

Convenient access to I-4 and Orlando area employment corridors Located within minutes of Blue Springs State Park, as well as easy access to DeLeon Springs, and area beaches

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