GATEWAY PARKS

INCLUDED FEATURES

LUXURY FINISHES

- 8’ 6 panel fiberglass front door with security viewer
- 6’8” 2 Panel, flat-top hollow core interior doors
- Luxury Vinyl Plank flooring in foyer, kitchen, family room, and dining room
- Ceramic tile flooring in utility room and all baths
- Kwikset® satin nickel hardware
- 30” composite wiring panel
- Pre-wired 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
- 3 ¼” baseboards throughout home
- Stained Oak handrail with optional balusters
- Pre-wired for ceiling fans at family room, bedrooms, and game room (per plan)
- Garage is taped, bedded, and painted
- Lighting package
- 10-year Homebuyer Protection Plan
- Third-party home inspection

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
  - 30” gas range, built-in dishwasher, and over the range micro hood
- Granite countertops in kitchen with ceramic tile backsplash
- Stainless steel undermount sink
- 42” Beechwood cabinets with concealed hinges
- LED disc lighting
- Luxury vinyl plank flooring

Family Area

- Optional attractive 36” direct vent gas fireplace with tile surround
- LED disc lighting
- Pre-wired for ceiling fan

Primary Suite

- Engineered marble countertops with 4” backsplash
- MOEN Chateau 4” chrome plumbing fixtures
- Shower with ceramic tile surround and glass shower enclosure with satin nickel frame
- Elongated commode
- Dual vanity sinks

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Dramatic Interiors – Continued

Powder and/or Secondary Baths

- Secondary bath with Vikrell white tub with Vikrell surround
- Elongated commodes in all baths
- Ceramic tile flooring
- Engineered marble countertops with 4” backsplash

STRIKING EXTERIORS

- Fully automated sprinkler system
- Full sod front, side, and backyards
- Full landscape package
- Full guttering
- Steel garage door
- 6’ pre-stained cedar privacy fence with metal posts (per homesite location)
- Engineered sub-floor system
- 30-year Dimensional shingles
- Brick exteriors and/or stone (per plan)
- Precast address block
- 2 hose bibs

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
- R-38 Batt insulation in HVAC platform area
- Poly-sealed insulation treatment at all door and window openings, plates, and mechanical openings
- Energy efficient A/C system
- Digital programmable thermostats (per plan)
- 1 tankless water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

GATEWAY PARKS

COMMUNITY SERVICES

Forney Chamber of Commerce	972.564.2233
Driver's License	972.551.7700
Vehicle Registration	972.564.4054
Voter Registration	469.376.4686
Forney Police Department	972.552.6625
Forney Fire Department	972.552.6635

SCHOOLS-Forney I.S.D

Willett Elementary School	1896 S. Gateway Blvd, Forney, TX 75126	469.762.4290
Warren Middle School	811 S. Bois D'Arc, Forney, TX 75126	469.762.4250
Forney High School	1800 College Avenue, Forney, TX 75126	469.762.4200

UTILITIES

Telephone/TV/Internet/ Cable Service	AT&T Fiber	888.333.6651
	Suddenlink Fiber	469.715.2583
Gas Service	CoServ	800.274.4014
Electric Service	Oncor	888.313.6862
Water / Sewer / Garbage / Recycle Service	Community Waste Disposal	972.392.9300

HOA DUES

Homeowner Association Fees are estimated at $180 per quarter.

PROPERTY TAXES (2021)

Estimated Total Tax Rate is 2.34.

09.28.22

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