

# Northlake 60's Estate Single Family Homes

#### Stunning Exteriors

24 Lakefront Lots on Lake Starr with approvals to build boat docks Choice of 50+ designer selected exterior color schemes

Sherwin Williams® 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 all exterior cladding with a 30-year manufacturer's non-prorated transferable warranty

Paver drives, covered lanais, and front porches

Dow Always Active Sentricon Bait System along with our proprietary Pest Prevention Plus

30 Year fungus Resistant architectural roof shingles in Weathered Wood color

8'-0" Front entry door

- (2) Hose bibs per plan
- (3) Weatherproof electrical receptacles per plan
- 8-Foot-tall Garage Doors with Openers and 2 remotes per door

#### **Dramatic Interiors**

10'-0" ceilings on the first floor with 9'-0" ceilings on the second floor Upgraded 17" ceramic tile foyer, kitchen, bathrooms, and utility room Two-panel interior doors with rectangular tops

Sherwin Williams® 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

Granite countertops for bath countertops

Porcelain pedestal sink in powder bath per plan

34" high bath vanities

Chrome bath fixtures by Moen

Carbon Monoxide and smoke detectors

Stain resistant, colorfast, eco-friendly carpet

5 ¼" 5180 baseboards and 2 ¼" Colonial casing

Knockdown ceiling texture with orange peel wall texture

Wood trimmed windowsills

Ventilated wood closet shelving

## **Nicely Appointed Kitchens**

Upgraded 17" ceramic tile flooring

Designer Wellborn® cabinetry with 42" upper cabinets up to level 3

Granite countertops

Standard crown molding on Kitchen Cabinets

Designer Moen kitchen faucet with vegetable sprayer

Stainless steel 50/50 undermount sink with disposal

Closet pantry per plan with ventilated wood shelving

LED lighting per plan

Samsung range, dishwasher, and microwave

### **Elegant Master Retreats**

Spacious walk-in closets with ventilated wood shelving

Linen closets per plan

17" ceramic tile flooring

Walk-in showers with tile floor and surround

3/8" Heavy Glass Shower Enclosure with Chrome hardware

Full width vanity mirror

Granite countertops

34" high bath vanity

Ceramic tile shower flooring in the walk-in showers

Ceramic tile on all shower walls to a minimum of 88 inches above the

## **Built in Energy Efficiency**

Low E insulated Double Pane Vinyl windows in white

R-30 ceiling insulation

R-13 frame wall insulation

Continuous vent soffits

16 SEER HVAC system

Digital programmable thermostat

Air seal around doors, windows, and exterior penetrations with

expanding foam

Efficient water management using low flow plumbing fixtures

Energy Efficient water heater

CRI Green Label® carpet

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

fixtures

### The Ashton Woods Advantage

Personalized interior design and color consultation at The Studio by Ashton Woods Design Professionals

Convenient mortgage services

1-2-7 Limited Warranty

## **Community Highlights**

Charming streetscape with sidewalks, pocket parks, conservation tracts, and green space meandering through the community

Private Homeowner's Association

Conveniently located near shopping and dining options

Located near World Famous Orlando Attractions

Community Clubhouse and Pool

Dog walk park and a children's playground

Within Minutes of Florida's Western Beltway 429

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