

# TENISON VILLAGE

## URBAN HOMES

### INCLUDED FEATURES

#### LUXURY FINISHES

- 8' Smooth 2-Panel Flat-Top hollow core interior doors on first floor (per plan)
- Pre-wired for 2 CAT6/RG6 for tv/data locations
- Garage walls and ceiling to be taped, bedded, and paint finish
- Prewire for 1 wireless access point
- 30" composite structured panel
- Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring video doorbell
- Kwikset® satin nickel handle set
- Ceiling fan pre-wires in bedrooms, family room, flex, and loft (per plan)
- Ceramic tile flooring in bathrooms and utility room
- New Home Warranty
- Featuring Ashton Woods interior and exterior Collections
- Third-party home inspection
- HomeTeam Pest Defense
- 3-1/4" baseboards throughout home
- Luxury Vinyl Plank flooring in foyer, kitchen/breakfast area, family, dining, and flex rooms

#### DRAMATIC INTERIORS

##### Kitchen

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

##### Family Room

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

##### Primary Suite

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



## **Dramatic Interiors - Continued**

### **Powder and Secondary Baths**

- MOEN Brantford 4" plumbing fixtures
- Ceramic tile flooring
- Ceramic tile tub/shower surrounds in secondary bath(s)
- Silestone countertops with 4" backsplash in secondary baths (per plan)
- Elongated commodes in all baths
- Porcelain pedestal sink in powder bath

### **STRIKING EXTERIORS**

- Fully automated sprinkler system
- Full landscape package
- 2 Hose bibs
- Full guttering
- Engineered sub-floor system
- 30-Year Dimensional shingles
- ACME brick exteriors and/or natural stone (per plan)
- 8' 6-panel fiberglass front door with security viewer
- Fully sodded front, side, and backyards
- 2 coach lights
- 32 panel steel garage door with opener (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
- Digital programmable thermostats
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

# TENISON VILLAGE

## COMMUNITY SERVICES

Dallas Voter Registration	469.627.8683
Driver's License	214.330.3958
Dallas Chamber of Commerce	214.746.6600
Dallas Public Library	214.670.1740
Dallas Vehicle Registration	214.653.7811
Dallas Fire Department (non-emergency)	214.670.4319
Dallas Police Department (non-emergency)	214.744.4444

## UTILITIES

Electric:	Public Utility Commission of TX	<a href="http://www.powertochoose.org">www.powertochoose.org</a>
Phone:	All Connect-Choice of Provider	866.514.0641
Water:	City of Dallas	214.651.1441
Waste Water:	City of Dallas	214.670.6749
Solid Waste:	City of Dallas	214.670.3111

## SCHOOLS

Frank Guzick Elementary School	5000 Berridge Lane, Dallas, TX	972.502.3900
Harold Wendell Lang Sr. Middle School	1678 Chenault Street, Dallas, TX	972.925.2400
Skyline High School	7777 Forney Road, Dallas, TX	972.502.3400

## HOMEOWNER ASSOCIATION DUES

Estimated HOA Dues are \$1,300 Per Year. Visit [tenisonvillagehoa.com](http://tenisonvillagehoa.com) for more information.

## PROPERTY TAX (2022)

Dallas County	0.237946
City of Dallas	0.773300
Parkland Hospital	0.255000
Dallas ISD	1.248235
Dallas County College	0.123510
Total:*	2.637991

\*NOTE: Tax rates are approximate.

08.30.23

