

# THE FARM

## TOWNHOMES

### INCLUDED FEATURES

#### LUXURY FINISHES

- 8' Modern front door with security viewer
- 8'0" 2-panel hollow core interior doors on first floor (per plan)
- Kwikset® satin nickel handle set and levers
- 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, loft, and bonus room (per plan)
- Stained oak handrail and optional balusters
- 3 ¼" baseboards throughout first and second floors
- Luxury upgraded flooring in living area
- Lighting package
- New Home Warranty
- Third-party home inspection
- HomeTeam Pest Defense

#### DRAMATIC INTERIORS

##### Kitchen

- Granite countertops with ceramic tile backsplash and stainless-steel under-mount sink
- Whirlpool stainless steel appliance package:
  - Gas range with over the range micro hood, and dishwasher
- LED disc lighting (per plan)
- Luxury upgraded flooring
- 42" upper cabinetry with concealed hinges

##### Primary Suite(s)

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

##### Family Area

- Ceiling fan prewire
- LED disc lighting (per plan)
- Luxury upgraded flooring

## **Dramatic Interiors – Continued**

### **Powder and Guest Baths**

- Silestone countertops in secondary baths (per plan)
- Vikrell white tub with ceramic tile surround in secondary bath(s) (per plan)
- Acrylic white shower pan with tile surround in secondary bath(s) (per plan)
- 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
- Full guttering
- 32 panel steel garage door with opener (per plan)
- 2 Wall-mounted coach lights
- Engineered sub-floor system
- Brick exteriors and/or 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
- Digital programmable thermostats (per plan)
- 1 tank hot water heater (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

# THE FARM

## Community Services

Collin County	972.548.4675
City of Allen	214.509.4100
Allen Chamber of Commerce	972.727.5585
Allen Public Library	214.509.4900
Allen Fire Department	214.509.4400
Allen Police Department	214.509.4200

### UTILITIES

Gas:	CoServ	940.321.7800
Electric:	TXU	800.711.9112
Phone:	AT&T	800.264.0002
Water:	City of Allen	972.727.0180
Waste Water:	City of Allen	972.727.0180
Solid Waste:	City of Allen	972.727.0180

### SCHOOLS

Cheatham Elementary School	972.396.3016
Curtis Middle School	972.727.0340
Lowery Freshman Center	972.396.6975
Allen High School	972.727.0400

### HOMEOWNER ASSOCIATION DUES

\$275 Per Month Estimate for Townhomes

### PROPERTY TAX (2022)

Collin County	0.152443
City of Allen	0.421200
Allen ISD	1.330400
<u>Collin County College</u>	<u>0.081220</u>
<b>Total:</b>	<b>*1.985263</b>

\*NOTE: Tax rates are approximate.

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