

Front Gate at Fair Oaks Ranch – 70'

Included Features

Striking Exteriors

- Architecturally designed exteriors with stone, brick and stucco detailing (varies by plan and elevation)
- Four sides masonry architecture provides low maintenance living (per plan)
- Stucco primed with an acrylic primer and elastomeric topcoat to reduce cracking (per plan)
- Architectural dimensional singles with 30-year limited warranty
- Covered front porch (per plan)
- 8' insulated and stained fiberglass front door
- Decorative hardware on garage doors
- Decorative exterior lighting
- Cast limestone address block
- Sand colored vinyl windows with divided lite pattern on front of home
- Easy care screens on all operable windows
- Full yard sprinkler system
- Covered outdoor living area on rear of home
- Rain diverting gutters on front of home (per plan)
- Waterproof GFCI electrical outlets in front and rear of home
- Exterior hose bibs on front and rear of home
- 6' cedar privacy fence with walk gate (per lot layout)
- Sodded front and back yard with generous landscape package.

Dramatic Interiors

- Luxurious hand laid ceramic tile flooring in entry
- **Shaw Criteria** soil resistant carpeting over 3/8" pad
- Hand applied Monterrey finish on walls and ceilings
- Rounded drywall corners throughout home (per plan)
- Attractive 36" fireplace and easy start gas log lighter
- **Sherwin Williams** decorator wall and ceiling paint with a contrasting accent trim color
- Dramatic ceiling heights varying from 9"(per plan)
- 5 1/4" baseboards throughout
- Valet area by entrance from garage (per plan)
- Oil rubbed bronze Polo door hardware
- Oil rubbed bronze light fixtures throughout

Dramatic Interiors - Continued

- Attractive crown molding at formal dining (per plan)
- Luxurious hand laid ceramic tile flooring in utility room
- Raised panel interior doors
- Dramatic and open stairways with oak handrail, newel posts and wood balusters on two story homes (per plan)
- Homeowner's choice of any combination of 6 connections for phone (CAT5) or cable (RG6)
- Ceiling fans in master, family and game room (per plan)
- Blocked and wired for ceiling fans in all secondary bedrooms and covered patio (per plan)
- Decorative art niches and arches throughout (per plan)
- White light switches
- Pre-plumbed for water softener loop

Designer Kitchens

- Granite kitchen countertops with under mount stainless steel sink
- **Moen** oil rubbed bronze pull down faucet
- **DuPure** water filtration system
- Decorative ceramic tile backsplash on a diagonal pattern
- Oversized kitchen island (per plan)
- **Whirlpool** stainless steel built in 30" oven
- **Whirlpool** stainless steel built in microwave
- **Whirlpool** stainless steel Energy Star rated dishwasher
- **Whirlpool** stainless steel gas cooktop and vent hood vented to the outside
- Luxurious hand laid ceramic tile flooring
- Staggered height upper cabinets with crown molding
- Recessed lighting (varies by plan)
- Spacious pantry (per plan)
- Heavy duty 1/3 horsepower garbage disposal
- Pre-plumbed for ice maker
- Cabinet over refrigerator



*Effective 1/6/20 and subject to change without notice. © 2021 Ashton Woods Homes. All rights reserved. All trademarks herein, including Ashton Woods, the "AW" logo, the "AW Ashton Woods" logo, and "Home to Inspiration," are the property of Ashton Woods Homes and may not be used without express written permission. Prices may not include lot premiums, upgrades, or options. Community Association and golf fees may be required. Ashton Woods Homes reserves the right to change plans, specifications, pricing promotions, incentives, features, elevations, floorplans, designs, materials, amenities, and dimensions without notice in its sole discretion. Square footage and dimensions are approximate, subject to change without prior notice or obligation and may vary in actual construction. Community improvements, recreational features and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Wall and window treatments, upgraded flooring, fireplace surrounds, landscape, and other features in and around the model homes are designer suggestions and not included in the sale price. All renderings, color schemes, floorplans, maps, and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Actual position of home on lot will be determined by the site plan and plot plan. Basements are available subject to site conditions. Floorplans are the property of Ashton Woods Homes and are protected by the U.S. copyright laws.

Front Gate at Fair Oaks Ranch – 70'

Included Features

Attractive Baths

- Raised height vanity cabinets in master bath
- Cultured marble vanity tops with ogee edge and dual sinks in master bath
- Separate oversized, mud set 42" x 60" shower in master bath
- 12" ceramic tile to ceiling on master bath shower walls
- Medicine cabinet at master bath
- Relaxing oversized soaking garden tub in master bath
- Elongated toilets in all baths
- Private toilet area
- Oversized mirrors with cosmetic lighting above vanities
- Luxurious hand laid ceramic tile flooring in all baths
- **Moen** plumbing fixtures with oil rubbed bronze finish
- 30" X 60" porcelain over steel tub in secondary baths
- 12" ceramic tile on tub walls in secondary bath
- Water resistant sheathing at tub and shower walls
- Cultured marble vanity tops with ogee edge in secondary baths
- Attractive vanity cabinets in secondary baths
- Pedestal sink in powder bath

Energy Saving and Conservation Features

- **Lennox** energy efficient 15 SEER A/C system
- High efficiency gas furnace system
- Digital programmable thermostat
- Natural gas water heater
- Double pane insulated. vinyl windows with Low e-3 glass
- R13 wall insulation and R30 ceiling insulation
- Radiant barrier roof decking
- Fresh air intake system for improved air quality
- Foil backed ductwork with a R-6 rating
- Polycel sealant around windows and doors
- Phase 2 Polycel sealant around pipe and wire penetrations
- Foam sill sealer used at all bottom plates to prevent air infiltration
- Fire rated sheetrock at garage walls and ceilings
- Tempered safety glass in exterior passage doors
- Water conserving toilets throughout the home
- Insulated garage doors with garage door opener(s) (per plan)
- Third party energy inspections

Quality Construction Features

- Textured and painted garage interiors
- Scheduled personal meetings with your own neighborhood project manager at these stages:
 - Pre-construction walk through
 - Pre-drywall walk through
 - Home buyer orientation prior to closing
- Engineered floor systems on two story homes
- ¾" tongue and groove subfloor glued and nailed to prevent squeaks on two story homes
- Hard wired smoke detectors with battery back-up (locations vary by home)
- Home Team integrated pest control system with hidden tubes in the wall
- Decay and termite resistant treated base plates on first floor of home
- Corrosion resistant water supply lines
- Gas furnace in attic provides for quiet operation
- **2-10** 10-year home warranty includes:
 - 10 year limited structural warranty
 - 2 year warranty on mechanical systems
 - 1 year warranty on workmanship items
- Name brand manufacturer's warranties
- Third party inspections at all critical junctures of construction
- Individually designed and engineered post tension concrete foundations
- Individually engineered framing plans

Personalized Features

- Choose from a variety of architectural styles, colors and materials
- Scheduled appointments with an accredited decorator to assist you in personalizing your home
- Extensive selections of interior choices including carpeting, tile, wood, stone, light fixtures, appliances, cabinets and much, much more
- Architecturally designed structural options to fit your family's needs
- Regularly scheduled follow-up by your neighborhood team to provide updates on your home's progress

