

## Energy Efficiency

- Lennox® High efficiency ARI rated 16 SEER air conditioning system with natural gas heating
- MERV 11 HVAC filter with filter rack
- LED Bulbs
- Broan 90 CFM bath fans
- Attic Insulation of R-30 in all flat ceilings and R-22 in all sloped ceilings
- R-13 fiberglass batts in exterior walls
- Foil-backed ductwork rated at R-6 throughout
- Energy-efficient natural gas water heater
- Weatherization measures around foundation, windows, and exterior doors to reduce air infiltration into home
- Vinyl almond colored frame, double paned, insulated windows with Low-E3 glass to reduce ultraviolet radiation
- Electric and gas provided at dryer connection
- Ridge vent with continuous soffit vents (per plan)
- **WIFI ready** Honeywell® digital programmable thermostat
- High efficiency 80% AFUE rated furnace
- Polycel sealant around windows, doors, pipes and wiring holes
- Fresh air intake system for improved air quality

## Striking Exteriors

- Fibrous-cement siding
- 50 year limited lifetime manufacturer warranty fire retardant, 130 MPH wind resistant roof shingles
- Professionally landscaped with fully sodded front, side and back yards
- Seamless aluminum gutters on front elevation (per community)
- Two exterior faucets for easy watering (per plan)
- Full cedar fenced back yard with gate at side yard (per community)
- Solid mahogany front door
- Kwikset® deadbolt on all exterior doors
- Lighted door bell by front door
- Light by rear entry door
- Wayne Dalton® Insulated garage door(s)
- Garage door opener
- Cast stone address block (per community)
- Brick 4 sides 1st floor (per plan, per community)
- Screens on all operable windows
- Drywall finished garage
- Covered Patio or open concrete patio (per plan)
- One coach light (per plan)
- Satin nickel exterior front door handle set

## Dramatic Interiors

- Security system (trim out with 1 key pad)
- Raised six panel interior doors
- Ceiling fan with light kit in master bedroom, and family room (per plan). Choice of satin nickel or bronze finish with white or walnut blades
- Beautiful fixed glass windows in dining room, breakfast room and family room (per plan)
- Ceiling lights in all secondary bedrooms and blocked and wired for ceiling fan
- Silestone® (1 CM) vanity tops with oval china undermount sink in all secondary baths
- Moen® chrome plumbing fixtures in all secondary and powder baths (per plan)
- Shaw® soil resistant carpet over 3/8" pad
- Rounded sheetrock corners in entry, family room, formal living, formal dining, kitchen and breakfast
- Smoke and carbon monoxide detectors with battery back up
- Attic access with folding stairs (per plan)
- Sherwin-Williams® paint throughout in choice of six designer colors
- Elongated water saver toilets in all secondary baths and powder bath (per plan)
- Chrome bath accessories all secondary baths and powder bath (per plan)  
Choice of 6" x 6" tile surround on all secondary bath tub/shower surrounds
- Choice of oak or white finish with raised panel doors on all secondary bath vanity cabinets
- Wood framed mirror in powder bath
- GFCI wiring in all wet areas
- Assortment of tile sizes in entry, kitchen, utility and all baths
- 3 1/4" baseboards throughout
- Brushed nickel designer light fixtures
- Rocker light switches
- Direct vent fireplace with gas logs, remote control, decorative mantel and 12"x 12" tile surround (per plan)
- Stained hand rail with iron balusters and/or sheetrock half wall (per plan)
- Distinctive pedestal sink in powder bath (per plan)
- Mud Room (per plan) with matching wood top
- Surround sound prewire in family room
- Satin nickel interior door knobs
- LED Disc lights in kitchen, breakfast, and designated areas (per plan, per community)

## Elegant Master Bath

- Granite vanity tops with oval china undermount sink
- Choice of 12" x 12" tile floor
- Obscure glass master bath window for privacy
- Acrylic shower pan (per plan) with choice of 12" x 12" tile surround

- Elegant garden tub with Silestone® (1CM) skirt (per plan)
- Elongated water saver toilet
- Choice of tile backsplash at master bath tub
- Moen® chrome plumbing fixtures
- Chrome bath accessories
- Choice of maple finish with recessed doors on vanity cabinets
- Spacious air conditioned walk-in closets (per plan)

## Designer Kitchens

- Choice of 42" maple finish kitchen cabinets
- Choice of 12" x 12" tile backsplash laid straight or diagonally
- Stainless steel Whirlpool appliance package. Includes microwave, dishwasher and cooktop with oven in cabinet below (per plan)
- Beautiful granite kitchen counter tops
- Double compartment 8" deep stainless steel undermount kitchen sink with chrome single lever Moen® faucet, vegetable sprayer and garbage disposal
- Pre-installed connection for icemaker
- Water filtration system at kitchen sink
- Choice of 12" x 12" tile kitchen floor

## The Ashton Woods Difference

- 10 Year Homebuyer Protection New Home Warranty
- Engineered Post Tension Foundation
- CAT 5 wiring for phones and RG-6 cable for TV with central distribution box per community specifications
- **WIFI ready** per community specifications
- Two story engineered flooring system
- Pex Plumbing System (per community)
- Taexx built-in Pest Control System
- BORATE Termite Preventative
- Exterior base plates anchored to foundation
- One 3 hour appointments with a Professional Design Consultant at the Studio by Ashton Woods
- Scheduled review meetings at the beginning of the building process, during the construction process and prior to closing program