

# BELLEHURST

## HOME FEATURES

(Home Plans: Kingsley, Preston, Cameron, Kendrick)

### Striking Exteriors

Architectural Detail on Front with brick watertable sides and rear with full siding above.  
James Hardie Fiber Cement Siding with 30 Year Non-Prorated Warranty  
Traditional Elevations, including Hardie Shake, Stone, Brick, Architectural Glass, Shutters (style and location vary per plan and elevation)  
Plygem Vinyl GBG Windows with Screens – Window Grids per Elevation  
2 Car Front Entry Garage with Decorative Garage Door (style and size vary per plan and elevation) with Garage Door Openers  
Certainteed 3-Tab Shingles  
Patios or Decks off Main Level (per plan)  
Professionally Landscaped, Sodded Yard

### Dramatic Interiors

Approximate 9' Basement Walls (8'9" Ceiling Height) (per 38' plan)  
Approximate 9' Smooth Finish Ceilings on Main Level (per 38' plan)  
Approximate 8' Smooth Finish Ceilings on Upper Level (per 38' plan)  
Approximate 9' Basement Walls (8'9" Ceiling Height) (per 55' plan)  
Approximate 10' Smooth Finish Ceilings on Main Level (per 55' plan)  
Approximate 9' Smooth Finish Ceilings on Upper Level (per 55' plan)  
L.P. Top Notch Floor Decking with 50 Year Limited Warranty  
Floor Decking Glued and Screwed to Floor System  
Architectural Detailing with Columns, Arches, and Niches (per plan)  
5 1/4" "Speed-Base" Trim Throughout, #445 Window and Door Casing, and Window Stool  
2 Panel Smooth 8'0" Doors on 1st Floor, 6'8" Doors on 2nd Floor (per plan)  
Two Piece Crown Molding in Foyer, Dining Room, Kitchen/Breakfast, Single-Story Family Room, Living Room  
Kwikset Dakota Handleset with Polo Knobs, Satin Nickel or Venetian Bronze  
Hybrid Open Stairs with Carpeted Landings and Walking Surface, Stained Oak Handrail and Painted Wooden Balusters (per plan)  
Fireplace with 4 or 5 piece Slate Surround and Adams Mantle (per plan)  
Sherwin-Williams Light Tone Painted Walls and Ceilings w/ Five Standard Colors  
Shaw Pre-Finished Level 1 Wood Floors in Kitchen/Breakfast, Dining Room, Powder Room, Mud Room, Keeping Room and Foyer (per plan)  
Level 1 Tile Flooring in Guest Bath (per plan) and Secondary Baths.  
Level 1 Shaw Resilient Flooring in Laundry Room  
Shaw Level 2 Carpet over 6 lb. Pad in All Bedrooms and Rooms Not Listed Above  
Security System Pre-Wire  
Structured Wiring Package which includes: Media Jacks (one CAT-5 and one RG-6 cable together) are provided in the Master Bedroom and Family Room, and 15" Enclosure  
Single Cable Jack in all Secondary Bedrooms  
Savoy House Satin Nickel Lighting Package  
Ceiling Fan Pre-Wire, Supply and Install in Master Bedroom and Family Room  
Wellborn Level 2 Raised Height Cabinets with Level 1 Cabinet Hardware in All Bathrooms  
Cultured Marble Countertops with Integrated Sink Bowls in Secondary Baths  
Chrome Moen Chateau Plumbing Fixtures Throughout  
Pedestal Sink with Chrome Moen Chateau Fixtures in Powder Bath  
Fiberglass Tub/Shower Surrounds in Secondary Baths  
Wellborn Level 2 Raised Height Cabinets with Level 1 Cabinet Hardware in Guest Retreat Bathroom  
Tuscan Marble Countertops with 4" Backsplash with Porcelain Under-Mount Sink in Guest Retreat Bathroom  
Ventilated Wire Shelving in all Closets (per plan)

### Designer Kitchens

Wellborn Level 2 Cabinets with 42" Uppers, Level 1 Cabinet Hardware & Level 1 Crown Molding  
Spacious Islands (per plan)  
Level 1 Granite Countertops with Under-Mount Stainless 50/50 Sink  
Chrome Moen Integra Kitchen Faucet  
Level 3 Tile Backsplash  
Recessed Can Lights in Kitchen (per plan)  
Whirlpool Stainless Steel Appliances including Double Oven, Cooktop, Microwave Vented to Exterior and Plumbed for Ice Maker

### Elegant Master Suites

Wellborn Level 2 Raised Height Vanities with Level 1 Cabinet Hardware  
Tuscan Marble Countertops with White Porcelain Under-Mount Sinks  
Chrome Moen Chateau Bath Fixtures  
Soaker Garden Tub with Level 1 Tile Tub Surround, Splash, Tub Deck, and Tub Skirt Board (per plan)  
Level 1 Tile Floors in Master Bath  
Separate Shower with Shower Seat, Level 3 Ceramic Tile Shower Pan and Level 1 Ceramic Tile Surround, Chrome framed glass shower enclosure (per plan)  
Trey Ceilings (per plan) with 1 Piece Crown Moulding at Tiers of Trey Ceiling and Master Bedroom Perimeter  
Spacious Walk-in Closets with Ventilated Wire Shelving

### Energy Efficiency

Elongated, Water Saving Commodes  
L.P. Foil Back TechShield Radiant Barrier Roof Decking  
Whole House Sealant Package  
3rd Party Inspection for Energy Efficiency Performance  
Adjustable Thresholds on Exterior Doors  
Energy Efficient Gas Water Heater, Size Per Plan (Minimum 50 Gallon)  
14 Seer, 93% High Efficiency Lennox HVAC Systems with Advanced HVAC Fresh Air Vents, a Programmable Thermostat on Each Conditioned Floor, Gas Heating and Electric Cooling  
Smoke Detectors & Carbon Monoxide Detectors – Hardwired and interconnected  
Minimum 80% LED Lighting  
Sentricon Termite Treatment with First Year Included  
Norpest Green Pest Control Pre-Treatment

### The Ashton Woods Difference

Over 25 Years of Homebuilding Experience  
2-10 Homebuyers Warranty  
Pre-Construction Orientation: Pre-Drywall and Pre-Closing Walk-Through with Final Check-Off and Customer Satisfaction Survey

For Additional Information on Bellehurst, Please call 770.317.0348

10/16/2018



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## HOME FEATURES

(Home Plans: Carson, Huntley, Glenwood, Monroe, Avery, Thornton, Braxton, Pendleton)

### Striking Exteriors

Architectural Detail on Front with brick watertable sides and rear with full siding above.  
James Hardie Fiber Cement Siding with 30 Year Non-Prorated Warranty  
Traditional Elevations, including Hardie Shake, Cultured Stone, Brick, Architectural Glass, Shutters (style and location vary per plan and elevation)  
Plygem Vinyl GBG Windows with Screens – Window Grids per Elevation  
6'8" Front Entry Door (style varies per architectural front detail) (per plan)  
2 Car Front Entry Garage with Decorative Garage Door (style and size vary per plan and elevation)  
Certainteed 3-Tab Shingles  
Patios or Decks off Main Level (per plan)  
Professionally Landscaped, Sodded Yard

### Dramatic Interiors

Approximate 9' Basement Walls (8'9" Ceiling Height) (per plan)  
Approximate 9' Smooth Finish Ceilings on Main Level (per plan)  
Approximate 8' Smooth Finish Ceilings on Upper Level (per plan)  
L.P. Top Notch Floor Decking with 50 Year Limited Warranty  
Floor Decking Glued, Screwed Floor System  
Architectural Detailing with Columns, Arches, and Niches (per plan)  
3 ¼" Base Trim, 2 ¼" Window and Door Casing, and Window Stool  
2 Panel Smooth 6'8" Doors (per plan)  
Two Piece Crown Molding in Foyer, Dining Room, Living Room  
Kwikset Dakota Handleset with Polo Knobs, Satin Nickel or Venetian Bronze  
Engineered Stairs with Stained Oak Handrail and Painted Wooden Balusters (per plan)  
Fireplace with 4 or 5 piece Slate Surround and Adams Mantle (per plan)  
Sherwin-Williams Light Tone Painted Ceiling and Walls  
Shaw Pre-Finished Level 1 Wood Floors in Kitchen/Breakfast, Powder Room, Mud Room and Foyer (per plan).  
Level 1 Shaw Resilient Flooring in Secondary Baths and Laundry Room  
Shaw Level 2 Carpet over 6 lb. Pad in All Bedrooms and Rooms Not Listed Above  
Security System Pre-Wire  
Structured Wiring Package which includes: Media Jacks (one CAT-5 and one RG-6 cable together) are provided in the Master Bedroom and Family Room and 15" Enclosure  
Savoy House Satin Nickel Lighting Package  
Ceiling Fan Pre-Wire in Master Bedroom and Family Room  
Wellborn Level 2 Standard Height Cabinets with Level 1 Cabinet Hardware in All Secondary Bathrooms  
Cultured Marble Countertops with Integrated Sink Bowls in Secondary Baths  
Chrome Moen Chateau Plumbing Fixtures Throughout  
Pedestal Sink with Chrome Moen Chateau Fixtures in Powder Bath  
Fiberglass Tub/Shower Surrounds in Secondary Baths  
Ventilated Wire Shelving in all Closets (per plan)  
Recessed Can Lights in Kitchen (Per Plan)

### Designer Kitchens

Wellborn Level 2 Cabinets with 36" Uppers, Level 1 Cabinet Hardware & Level 1 Crown Molding  
Spacious Islands (per plan)  
Level 1 Granite Countertops with Under-Mount Stainless 50/50 Sink  
Moen Integra Kitchen Faucet in Chrome  
Level 3 Tile Backsplash  
Whirlpool Stainless Steel Appliances including Microwave Vented to Exterior and Plumbed for Icemaker

### Elegant Master Suites

Wellborn Level 2 Raised Height Vanities with Level 1 Cabinet Hardware  
Cultured Marble Countertops with Integrated Sink Bowls  
Chrome Moen Chateau Bath Fixtures  
Soaker Garden Tub with Level 1 Tile Tub Surround, Splash and Tub Skirt Board (per plan)  
Level 1 Tile Floors in Master Bath  
Separate Shower, Level 3 Ceramic Tile Shower Pan and Level 1 Ceramic Tile Surround, Chrome framed glass shower enclosure (per plan)  
Trey Ceilings (per plan)  
Spacious Walk-in Closets with Ventilated Wire Shelving

### Energy Efficiency

All Ashton Woods Single Family Homes meet the EnergyStar Standards for Home Energy Performance.  
Elongated, Water Saving Commodes  
L.P. Foil Back TechShield Radiant Barrier Roof Decking  
R-30 Ceiling Insulation; R-19 in Sloped Areas and in Garage with Living Area Above, R-13 Walls  
Whole House Sealant Package  
3rd Party Inspection for Energy Efficiency Performance  
Adjustable Thresholds on Exterior Doors  
Energy Efficient Gas Water Heater, Size Per Plan (Minimum 50 Gallon)  
93% High Efficiency Gas Heating and Electric Cooling Systems  
Programmable Thermostat on each heated floor  
Smoke Detectors & Carbon Monoxide Detectors – Hardwired and interconnected  
Minimum 80% LED Lighting  
Sentricon Termite Treatment with First Year Included  
Norpest Green Pest Control Pre-Treatment

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