CANYON FALLS
INCLUDED FEATURES

LUXURY FINISHES
• (2) four-hour appointments with an interior designer at the Design Studio
• 6’8” 2 Panel flat top hollow core interior doors
• Security system prewire for up to 4 exterior doors, 3 keypad locations, motion detector and siren
• 30” structured wiring panel
• Prewire for 1 wireless access point
• (3) RG6/Cat5e combination locations
• Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring doorbell
• Garage is taped, bedded and painted
• Kwikset satin nickel hardware
• Ceramic tile flooring in foyer, kitchen, breakfast nook and all baths
• 10-year Homebuyer Protection Plan
• 3-1/4” base boards throughout home
• Pre-wired for ceiling fans in master bedroom, game room, family room and secondary bedrooms (per plan)
• Garage door opener

DRAMATIC INTERIORS
Kitchen
• Whirlpool stainless steel appliance package:
  - 30” smooth top range, microwave, vent hood, dishwasher, and garbage disposal
• Granite countertops in kitchen with tile backsplash
• Stainless steel under-mount sink
• 40” site-finished raised panel cabinetry with hidden hinges and crown molding (painted or stained)
• LED disc lighting

Master Suite
• Garden tub (per plan)
• Engineered marble countertops with 4” backsplash
• Moen Brantford 8” chrome plumbing fixtures
• Separate shower with ceramic tile surround & glass shower enclosure
• Elongated commodes
Dramatic Interiors - Continued

Family Area

- Attractive 36” direct vent gas fireplace with tile surround

Powder and Guest Baths

- Secondary tub/shower with tile surround
- Elongated commodes in all baths

STRIKING EXTERIORS

- Fully automated sprinkler system
- Fully sodded front, side and backyards
- Full landscape package
- Full guttering with down spouts
- Pre-stained 6’ cedar privacy fence with metal posts and 1 gate (per homesite location)
- 8’ Fiberglass front door
- Engineered sub flooring system
- 30-year Dimensional shingles
- King sized clay brick
- Cast stone address block
- 2 hose bibs

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-49 insulation in attics
- Poly-sealed insulation treatment at all door and window openings, plates and mechanical openings
- 16 SEER A/C system with 80% AFUE furnace
- Digital programmable thermostats
- Radiant Barrier roof decking
- 1 to 2 - 50 Gallon water heater (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

03.19.20
CANYON FALLS
COMMUNITY SERVICES

Flower Mound Chamber of Commerce                  972.539.0500
Driver’s License                                         972.221.8081
Vehicle Registration                                          940.349.3500
Voter Registration                                              940.349.3200
Flower Mound Public Library                             972.874.6200
Flower Mound Police Department (Non-Emergency Dispatch) 972.539.0525
Flower Mound Fire Department (Administration)           972.874.6270

UTILITIES

Electric / Gas Service
CoServ Electric                                      www.coserv.com     800.566.2314

Water / Sewer / Garbage / Recycling Service
Flower Mound Water Services                         www.flower-mound.com 972.874.6010

Phone / TV / Internet Service
Frontier                                             www.frontier.com    844.660.0648

SCHOOLS

Argyle West Elementary School   1741 Old Justin Road, Argyle, TX 76226   940.464.7241
(PK–5)
Argyle Middle School (6-8)          6601 Canyon Falls Drive, Argyle, TX 76226   940.246.2126
Argyle High School (9-12)            191 U South Hwy 377, Argyle, TX 76226   940.262.7777

HOMEOWNER ASSOCIATION DUES
Estimated HOA dues are $607.41 / $637.11 per quarter, depending on yard size.

PROPERTY TAX  *NOTE: Tax rates are approximate.

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07.12.19