Festival Townhomes

Stunning Exteriors
Coastal architecture with Caribbean accents
Sherwin Williams® Flex Lox in a Satin Finish exterior paint
Designer door handle set with deadbolt on entry door with Smartkey locks by Kwikset®.
Durable Hardie Siding and Trim materials used for cladding on all gables and second floor walls with a 30 year manufacturer’s non-prorated transferable warranty
Concrete drives, covered lanais, and front porches with broom finish Professionally designed landscaping package
Irrigation system
Sentricon® Colony pest control system
30 Year fungus Resistant architectural roof shingles in Weathered Wood color with matching rain gutters
8’ Front entry door
Garage coach light
(2) Hose bibs per plan
(2) Weatherproof electrical receptacles per plan

Dramatic Interiors
17” ceramic tile foyer, kitchen, bathrooms and utility room per plan
Two-panel interior doors with arched top
Sherwin Williams® washable low VOC interior paint
Designer light fixture package per plan
Rocker light switches
Oval bevel edge mirror in powder bath per plan
42” high mirrors in master and secondary baths
Wide selection of Wilsonart® countertops for bath countertops
Porcelain pedestal sink in powder bath per plan
Moen® chrome faucets
(2) cable drops and/or phone jacks
Carbon Monoxide and smoke detectors
Stain resistant, colorfast, eco-friendly carpet
Textured drywall finish walls and knockdown texture on ceilings
3 ¼” baseboards and 2 ¼” casing
Taexx pest control Tubes in the Wall® system
Prewire for security system – 2 keypad locations and 1 motion detector

Elegant Master Retreats
Spacious walk-in closets with ventilated shelving
Linen closet per plan
17” ceramic tile flooring
Full width vanity mirror
Ceramic tile shower flooring in the walk in showers
Ceramic tile on all shower walls to a minimum of 88 inches above the floor

Nicely Appointed Kitchens
Upgraded 17” ceramic tile flooring
Designer Wellborn cabinetry with 36” upper cabinets
Granite countertops with matching backsplash
Designer Moen kitchen faucet with vegetable sprayer
Stainless steel under mount sinks with disposal
Closet pantry per plan with ventilated shelving
LED lighting per plan
Whirlpool® range, dishwasher and microwave

Built In Energy Efficiency
Silverline® by Plygem Low E-3 insulated Double Pane Vinyl windows in white
R-30 ceiling insulation
R-4.1 insulation on concrete exterior walls
R-13 frame wall insulation
Continuous vent soffits
14 SEER HVAC system
Digital programmable thermostat
Air seal around doors, windows and exterior penetrations with expanding foam
Concrete block First floor walls with drop ledge construction
Efficient water management using low flow plumbing fixtures
Tankless gas water heater by Rinnai
CRI Green Label® carpet
Energy efficient LED Lighting with CFL/LED lamps in the decorative light fixtures

The Ashton Woods Advantage
Personalized interior design and color consultation at The Studio by Ashton Woods Design Professionals
Convenient mortgage services
1-2-10 Limited Warranty

Community Highlights
Spectacular amenities including a lagoon-style pool, sand volleyball, miniature golf, kids’ waterpark, and fitness center all within walking distance
Located within minutes of Central Florida Theme Parks
Lawn care included in HOA Fees
Charming streetscape with sidewalks and green space
Private Homeowner’s Association

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