HALSTEAD
SINGLE FAMILY HOME FEATURES

**Striking Exteriors**
Architectural Detail on Front, Masonry on Sides and Rear (per plan)
James Hardie Fiber Cement Siding Products with 30 Year Non-Prorated Warranty
Traditional Elevations including: Hardie Shake, Hardie Siding, Brick, Stone, Architectural Glass, Shutters (style and location vary per plan and elevation)
Front Porch capped with brick, natural stone, or wooden decking (per plan and elevation)
Plygem Low E (2) Insulated Glass, Til-tout Vinyl Windows with Grids Between Glass on front elevation per plan
8’0” Front Entry Door (style varies per architectural front detail) (per plan)
Certainteed Architectural Shingles
Patios or Decks off Main Level (per plan)
Professionally Landscaped, Sodded Yard with Irrigation System

**Dramatic Interiors**
Approximate 9’ Basement Walls (8’9” Ceiling Height) (per plan)
Approximate 10’ Smooth Finish Ceilings on Main Level (per plan)
Approximate 9’ Smooth Finish Ceilings on Upper Level (per plan)
L.P. Top Notch Floor Decking with 50 Year Limited Warranty
Floor Decking Glued and Screwed to Floor System
Trey Ceilings in Master Bedroom (per plan)
Architectural Detailing with Columns, Arches, and Niches (per plan)
7 ¼” Baseboard on 1st Floor, 5 ¼” Baseboard on 2nd Floor, Howe Window and Door Casing, and Window Stool
2 Panel Smooth 8’0” Doors on 1st Floor, 6’8” Doors on 2nd Floor (per plan)
7’ Cove Crown Molding in Foyer, Dining Room, Kitchen/Breakfast, Single-Story Family Room, Living Room, Powder Room, Keeping Room
Kwiatk Ski Dakota Handiesut with Polo Knobs, Satin Nickel or Venetian Bronze
Open Stained Oak Treads and Painted Risers with Site Finished Hardwood Landings, Stained Oak Handrail and Straight Metal Balusters (per plan)
Fireplace with 4 or 5 piece Slate Surround and Adams Mantle
Sherwin-Williams Light Tone Painted Walls with 2 standard colors and White Painted Ceiling
Shaw Pre-Finished Level 1 Wood Floors in Kitchen/Foyer/Breakfast Room, Powder Room, Mud Room, Family Room, Upstairs Hall, and Foyer (per plan)
Level 1 Tile Flooring in Secondary baths
Level 1 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
6” Recessed Can Lights in Hallways (per plan)
Ceiling Fan Pre-Wire, Supply and Install in Master Bedroom and Family Room
Ceiling Fan Pre-Wire in all secondary bedrooms.
Wellborn Level 2 Raised Height Cabinets with Level 1 Cabinet Hardware in Secondary Bathrooms
Cultured Marble Countertops with Integrated sink in Secondary Baths
Moen Chateau Chrome Plumbing Fixtures in all Secondary Baths
Fiberglass Tub with Level 1 Ceramic Tile Surrounds in Secondary Baths
Wellborn Level 3 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 (Per Plan)
Shower with Level 2 Ceramic Tile Surrounds and Level 3 Tiled Shower Pan in Guest Retreat Bathroom (Per Plan). Shower Seat per plan.
Moen Brantford Chrome Plumbing Fixtures in Guest Retreat Bathroom (Per Plan)
Pedestal Sink with Moen Brantford Chrome Fixtures in Powder Bath
Ventilated Wire Shelving in Pantry, Second Level Bathrooms and Coat Closets (per

**Designer Kitchens**
Wellborn Level 3 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
Moen Brantford High Arc Chrome Kitchen Faucet
Level 3 Tile Backsplash in Kitchen and Butler’s Pantry
Recessed Can Lights in Kitchen (per plan)
Whirlpool Stainless Steel Appliance package including Dishwasher, Double Oven, 30” Gas Cooktop and Over-the-cooktop Microwave vented to Exterior Plumbed for Icemaker

**Elegant Master Suites**
Wellborn Level 3 Raised Height Vanities with Level 1 Cabinet Hardware
Tuscan Marble Countertops with 4” Backsplash with White Porcelain Under-Mount Sinks
Moen Brantford 8” Spread Chrome Bath Fixtures
Soaker Garden Tub with Level 2 Tile Tub Surround, Splash, Tub Deck, and Tub Skirt Board (per plan)
Level 2 Tile Floors in Master Bath
Separate Shower with Shower Seat, Level 3 Ceramic Tile Shower Pan and Level 2 Ceramic Tile Surround, Chrome framed glass shower enclosure (per plan)
Trey Ceilings (per plan) with 7’ Cove Crown Molding at Tiers of Trey Ceiling and Master Bedroom Perimeter
Spacious Walk-in Closets

**Energy Efficiency**
Elongated, Water Saving Commodities
Whole House Sealant Package
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 Termiticide 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 Halstead, please email, atl.halsead@ashtonwoods.com

1/14/2020