

# SOUTHERN HILLS

## Fairway Series (40' Homesites)

### INCLUDED FEATURES

#### LUXURY FINISHES

- 8' 6-panel painted front door (per plan)
- 8' 2-panel, hollow-core interior doors on first floor (per plan)
- Kwikset® satin nickel handle set and levers
- Ring doorbell system
- Pre-wired for 2 CAT6/RG6 tv/data locations
- Garage walls and ceiling to be taped, bedded and paint finish
- Ceiling fan with light kit in family room, game room and primary bedroom (per plan)
- Stained oak handrail and metal balusters
- 3 ¼" base boards throughout
- Tankless water heater
- Ceramic tile flooring in foyer, kitchen, dining, utility room, and all baths
- Glacier light package
- 10-year Homebuyer Protection Plan
- Third-party home inspection
- HomeTeam Pest Defense System

#### DRAMATIC INTERIORS

##### Kitchen

- Granite countertops with tile backsplash and stainless-steel under-mount sink
- Whirlpool stainless steel appliance package:
  - Built-in oven, 30" gas cook top with 30" vent hood, dishwasher, and built-in microwave with trim kit
- LED disc lighting (per plan)
- Ceramic tile flooring and backsplash
- 40" Pre-Finished Stained Knotty Alder cabinetry with concealed hinges and crown molding

##### Primary Suite(s)

- Ceiling fan with light kit
- Pre-Finished Stained Knotty Alder vanities
- Engineered marble countertops with 4" backsplash and white rectangular ceramic drop-in bowl (per plan)
- MOEN Brantford 8" chrome plumbing fixtures
- Shower with framed glass enclosure and tile surround
- Elongated commodes

##### Family Area

- 36" direct vent gas fireplace with electronic ignition, ceramic gas logs, and fixed glass with tile surround (per plan)
- Ceiling fan with light kit

## **Dramatic Interiors - Continued**

### **Powder and Guest Baths**

- Pre-Finished Stained Knotty Alder vanities
- Pedestal sink in powder
- Engineered marble countertops with backsplash in secondary baths (per plan)
- Tile shower surrounds in secondary bath(s) (per plan)
- Elongated commodes in all baths
- MOEN Brantford chrome plumbing fixtures

### **STRIKING EXTERIORS**

- Fully sodded front, side & backyards
- Landscape package
- Full automated sprinkler system
- Full guttering (only select colors available)
- Cedar clad carriage-style garage doors and garage opener
- 2 Wall-mounted coach lights
- 6' metal fencing with 2 gates
- Covered patios (per plan)
- Brick exteriors and/or stone (per plan)
- 30-year Dimensional roof shingles

### **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, plats, and mechanical openings
- 16 SEER A/C system with 80% AFUE furnace
- Digital programmable thermostats
- Tankless water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

# SOUTHERN HILLS

## COMMUNITY SERVICES

Craig Ranch Community Association	972.548.9191
McKinney Chamber of Commerce	972.542.0163
Driver's License	214.733.5350
Vehicle Registration	972.547.5014
Voter Registration	co.collin.tx.us
McKinney Police Department	972.547.2700
McKinney Fire Department	972.547.2850
For Emergencies	Dial 911

## SCHOOLS-Frisco I.S.D

Isbell Elementary School	6000 Maltby Drive, Frisco, TX	469.633.3400
Vandeventer Middle School	6075 Independence Pkwy, Frisco, TX	469.633.4350
Emerson High School	6300 Collin Ranch Parkway, McKinney, TX	469.633.6000

## UTILITIES

TV/Internet/Phone Service	AT&T U-verse	866.861.6075
	Spectrum	1-855-261-7308
Gas Service	CoServ	800.274.4014
Gas Emergency	CoServ	Dial 911
Electric Service	CoServ	800.274.4014
Water and Sewer Service	City of McKinney	mckinneytexas.org   972.547.7550
Garbage / Recycle Service	City of McKinney	mckinneytexas.org   972.547.7550

## HOA DUES

Craig Ranch Community Association Enhancement Fee: 0.25% of the Property's gross selling price on the first \$300,000 plus 0.5% of the gross selling price in excess of the \$300,000.

Annual Master Association Assessment	\$395
Semi-Annual Assessment – Southern Hills	\$608
<b>TOTAL ANNUAL DUES:</b>	<b>\$1,003</b>

## PROPERTY TAXES - 2020 Total Tax Rate: 2.07%

08.10.21