KEMPSTON PLACE
HOME FEATURES

Striking Exteriors
Architectural Detail on Front, Sides and Rear. Brick 4 sides.
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 GGB Windows with Screens – Window Grids per Elevation
Front Door per Elevation
2 Car Front Entry Garage with Decorative Garage Doors (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 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 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 6’8” throughout (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/2 Standard Colors
Shaw Pre-Finished Level 1 Wood Floors in Kitchen/Breakfast, Dining Room,
Powder Room, Mud 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 1 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 Standard 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 Icemaker

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 1 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
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, 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 Kempston Place, Please call 678.587.5169
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