

# Laureate Park Townhomes

## **Stunning Exteriors**

Balconies per plan  
 Designer selected exterior color schemes Sherwin  
 Williams® Flex Lox exterior paint in satin finish  
 Designer door handle set with deadbolt on entry door  
 Professionally designed landscaping  
 2 car garage with garage door opener  
 Coach lights on alley side of garage  
 Aluminum gutters

## **Dramatic Interiors**

17" ceramic tile foyer, kitchen, bathrooms and utility room per plan  
 8' Two-panel interior doors with arched top  
 on first and second floors  
 6'-8" Two-panel interior doors with rectangular top  
 on third floor  
 Sherwin Williams® washable low VOC interior paint  
 Designer light fixture package per plan  
 Oval bevel edge mirror in powder bath per plan  
 42" high mirrors in master and secondary baths  
 LG® Hi-Macs Solid Surface bath vanities  
 Porcelain pedestal sink in powder bath per plan Chrome bath  
 accessories and Moen® chrome faucets  
 Fiber optic networking to kitchen, family room, all bedrooms,  
 offices, and bonus rooms  
 2 locations for phone or media outlets  
 Security alarm system  
 Carbon Monoxide and smoke detectors  
 Stain resistant, colorfast, eco-friendly carpet  
 Knockdown textured ceilings and Orange peel textured interior walls  
 3 ¼" baseboards with 2 ¼" casing  
 Drywall wrapped window head, jambs, and sills with blocking for  
 future window treatments  
 2" white faux wood window blinds

## **Stylish Modern Kitchens**

17" ceramic tile flooring  
 Designer Wellborn® cabinetry with 36" upper cabinets  
 Granite countertops with 4" backsplash  
 Stainless under mount sink with disposal  
 Designer Moen® kitchen faucet with vegetable sprayer  
 Closet pantry per plan  
 LED lighting per plan  
 Whirlpool® tall tub dishwasher  
 Whirlpool® self-cleaning smooth-top range  
 Whirlpool® microwave above the range  
 Whirlpool® side by side refrigerator

## **Elegant Master Retreats**

Spacious walk-in closets with ventilated shelving  
 Linen closet per plan  
 Double sink vanities  
 Full width vanity mirror  
 Chrome faucets by Moen  
 Ceramic tile shower flooring in the walk-in showers  
 Ceramic tile on shower walls to a minimum of 88 inches above the floor  
 LG® Hi-Macs Solid Surface vanity top with under mount Sinks and 3" splash

## **Built in Energy Efficiency**

Qualifies for Environmental Protection Agency's Energy Star®  
 Designation  
 Double pane Low-E3 vinyl SilverLine® windows by Plygem  
 13D Residential Fire Sprinkler System in each home  
 R-30 ceiling insulation  
 R-4.1 insulation on concrete exterior walls  
 R-13 frame wall insulation Continuous  
 vent soffits  
 Radiant barrier  
 Owen's Corning® Energy Complete insulation air gasket at attic to  
 wall sealant  
 Efficient 15 SEER HVAC system  
 Digital programmable thermostat  
 Air seal around doors, windows, and exterior penetrations with  
 expanding foam  
 Concrete block, drop ledge construction  
 Efficient water management  
 Bradford White AeroTherm™ Series Heat Pump Water Heater  
 CRI Green Label® carpet  
 Energy efficient LED Lighting

## **The Ashton Woods Advantage**

Ashton Woods uses panelized wood frame wall systems, floor  
 systems, and engineered truss systems to reduce waste, create  
 strong floors, and to increase the tightness of your home for energy  
 efficiency  
 Foundation construction to create height, clean lines, fit, and finish  
 Personalized interior design and color consultation at The Studio by  
 Ashton Woods Design Professionals  
 Convenient mortgage services  
 1-2-10 Limited Warranty

## **Community Highlights**

Laureate Park Aquatic Center  
 Village Center  
 Lakeside restaurant and café  
 Crescent Park  
 Located minutes from Lake Nona's Medical City  
 Easy access to Florida's Greenway 417  
 Close commute to Orlando International Airport  
 44 miles of walking and bike trails

Revised 01.07.2021



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