MONTGOMERY RIDGE
INCLUDED FEATURES

LUXURY FINISHES
• (2) four-hour appointments with an interior designer at the Design Studio
• 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
• Security system prewire for up to 4 exterior doors, 3 keypad locations, motion detector and siren
• 30” structured wiring panel
• Prewire for 1 wireless access point
• (3) RG6/Cat5e combination locations
• Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring doorbell
• Garage walls and ceiling to be taped, bedded and paint finish
• Ceiling fan with light kit in family room and master bedroom (per plan)
• Stained oak hand rail and metal balusters
• 3 1/4” baseboards throughout first and second floors
• Ceramic tile flooring in foyer, kitchen, breakfast nook, dining, mud, utility room and all baths
• Glacier lighting package
• 3-car garages (per plan)
• 10-year Homebuyer Protection Plan
• Third-party home inspection
• HomeTeam Pest Defense

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 oven
• LED disc lighting
• Ceramic tile flooring and backsplash
• 40” Pre-finished stain Knotty Alder upper cabinetry with hidden hinges

Master Suite(s) (Per Plan)
• Ceiling fan with light kit
• Freestanding tub (per plan)
• Pre-finished stain Knotty Alder cabinet vanities
• Engineered marble countertops with 4” backsplash and white rectangle ceramic drop-in bowl (per plan)
• MOEN Brantford 8” chrome plumbing fixtures
• Separate shower with framed glass enclosure and tile surround
• Elongated commodes
• Tiled mud pan master shower floor (first floor)

Family Area
• Attractive 36” direct vent gas fireplace with electronic ignition, ceramic gas logs, and fixed glass with tile surround (per plan)
• Ceiling fan with light kit
• LED disc lighting
Dramatic Interiors - Continued

**Powder and Guest Baths**
- Engineered marble countertops in secondary baths (per plan)
- Tile surrounds in secondary bath(s) (per plan)
- Elongated commodes in all baths
- Moen Brantford chrome fixtures (8” powder and 4” secondary baths)

**STRIKING EXTERIORS**
- Fully sodded front, side & backyards
- Landscape package
- Full automated sprinkler system
- Full guttering
- Cedar clad carriage-style garage doors
- 2 Wall-mounted coach lights
- 6’ wrought iron fencing with 1 gate (per homesite location)
- Covered patios (per plan)
- Engineered sub-floor system
- ACME King Size clay brick (per palette selection)
- Natural stone (per elevation)
- Mortar colors: brick – grey, stone - buff
- 30-year Dimensional 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, plates, and mechanical openings
- 16 SEER A/C system with 80% AFUE furnace
- Digital programmable thermostats (per plan)
- Radiant Barrier roof decking
- 1 to 2 - 50 Gallon gas water heater (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

03.19.20
MONTGOMERY RIDGE
Community Services

Collin County 972.548.4675
City of Allen 214.509.4100
Allen Chamber of Commerce 972.727.5585
Allen Public Library 214.509.4900
Allen Fire Department 972.727.0266
Allen Police Department 972.727.0200

UTILITIES
Gas: Atmos Energy 888.286.6700
Electric: TXU 800.711.9112
Phone: AT&T 800.264.0002
Water: City of Allen 972.727.0180
Waste Water: City of Allen 972.727.0180
Solid Waste: City of Allen 972.727.0180

SCHOOLS
Frances E. Norton Elementary School (K-6) 972.396.6918
Erekson Middle School (7-8) 972.747.3308
Lowery Freshman Center (9) 972.396.6975
Allen High School (10–12) 972.727.0400

HOMEOWNER ASSOCIATION DUES
$615 Per Year for Single-Family Homes and $220 Per Month for Townhomes

PROPERTY MANAGEMENT
FirstService Residential 3102 Oaklawn Ave. Ste. 202
Michael Murphy Dallas, TX 75219 214.451.5453

PROPERTY TAX (2019)
Collin County 0.174951
City of Allen 0.489000
Allen ISD 1.458900
Collin County College 0.081222
Total: 2.204073

*NOTE: Tax rates are approximate.

© 2017 Ashton Woods Homes. All rights reserved. Prices may not include lot premiums, upgrades or options; community association and golf fees may be required. Plans, specifications, pricing, incentives, features, elevations, and materials subject to change without notice. Square footage and dimensions are approximate, subject to change and may vary by construction. Renderings, maps and displays are artists’ concepts and are not actual depiction of home or its surroundings. Actual position of home on lot to be determined by site and permits. Basement available subject to site conditions. Community improvements and amenities based on current plans and subject to change with no obligation to be completed. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or where prior registration is required, including New York and New Jersey. Please see Sales Representative for additional information.