

MONTGOMERY RIDGE

INCLUDED FEATURES

Heritage Series
(60' Homesites)

LUXURY FINISHES

- (2) four-hour appointments with an interior designer at the Design Studio
- 8' 6-panel pre-stained mahogany 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
- 5 ¼" base boards throughout first and second floors
- Hardwood flooring in foyer and formal dining room
- Ceramic tile flooring in kitchen, breakfast nook, 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, 36" gas cook top with 36" vent hood, dishwasher, and built-in microwave oven
- LED disc lighting
- Ceramic tile flooring and backsplash
- 42" Pre-finished stain Knotty Alder upper cabinetry with hidden hinges

Master Suite(s) (Per Plan)

- Ceiling fan with light kit
- Freestanding tub
- Pre-finished stain Knotty Alder cabinet vanities
- Granite countertops with 4" backsplash and 2 under-mount bowls (per plan)
- 42" framed mirror(s) (per plan)
- MOEN Brantford 8" brushed nickel plumbing fixtures
- Separate shower with framed glass enclosure and tile surround
- Elongated commodes
- Tiled mud pan master shower floor



Dramatic Interiors - Continued

Family Area

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

Powder and Guest Baths

- Pedestal sink in powder bath
- Engineered marble countertops in secondary baths (per plan)
- Tile surrounds in secondary bath(s) (per plan)
- Elongated commodes in all baths
- MOEN Brantford 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' Stained cedar fencing with 1 gate (per homesite location)
- Bricked front porches
- Covered patios (per plan)
- Engineered sub-floor system
- ACME King Size clay brick
- Natural stone (per elevation)
- Mortar colors: brick – buff, stone - buff
- 30-year Dimensional shingles on roof

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

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	
<u>Collin County College</u>	<u>0.081222</u>	*NOTE: Tax rates are approximate.
Total:	2.204073	10.21.19