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:
  o 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
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

<table>
<thead>
<tr>
<th></th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>Collin County</td>
<td>972.548.4675</td>
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<tr>
<td>City of Allen</td>
<td>214.509.4100</td>
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<tr>
<td>Allen Chamber of Commerce</td>
<td>972.727.5585</td>
</tr>
<tr>
<td>Allen Public Library</td>
<td>214.509.4900</td>
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<tr>
<td>Allen Fire Department</td>
<td>972.727.0266</td>
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<tr>
<td>Allen Police Department</td>
<td>972.727.0200</td>
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## UTILITIES

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<tr>
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<tr>
<td>Gas: Atmos Energy</td>
<td>888.286.6700</td>
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<tr>
<td>Electric: TXU</td>
<td>800.711.9112</td>
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<tr>
<td>Phone: AT&amp;T</td>
<td>800.264.0002</td>
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<tr>
<td>Water: City of Allen</td>
<td>972.727.0180</td>
</tr>
<tr>
<td>Waste Water: City of Allen</td>
<td>972.727.0180</td>
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<tr>
<td>Solid Waste: City of Allen</td>
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## SCHOOLS

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<th>School Name</th>
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<tbody>
<tr>
<td>Frances E. Norton Elementary School (K-6)</td>
<td>972.396.6918</td>
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<tr>
<td>Ereksion Middle School (7-8)</td>
<td>972.747.3308</td>
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<td>Lowery Freshman Center (9)</td>
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<tr>
<td>Allen High School (10-12)</td>
<td>972.727.0400</td>
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## HOMEOWNER ASSOCIATION DUES

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

## PROPERTY MANAGEMENT

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Michael Murphy</td>
<td>Dallas, TX 75219</td>
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## PROPERTY TAX (2019)

<table>
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<td>Collin County</td>
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<td>City of Allen</td>
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<td>Allen ISD</td>
<td>1.458900</td>
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<td>Collin County College</td>
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<td><strong>Total:</strong></td>
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*NOTE: Tax rates are approximate.*