

# MONTGOMERY RIDGE

## Townhomes

### INCLUDED FEATURES

#### LUXURY FINISHES

- (1) four-hour appointment with an interior designer at the Design Studio
- 8' smooth 2-Panel hollow core interior doors (first floor)
- Security system with keypad and motion sensor
- CAT 5 telephone wiring in 3 locations (per plan)
- Pre-wired for TV in 3 locations (per plan)
- Garage is taped, bedded and painted
- Kwikset® satin nickel hardware
- 3 ¼" baseboards throughout home
- Ceramic tile flooring in foyer, kitchen, breakfast nook, mud room, utility room and all baths
- Pre-wired for ceiling fans in family room, master and bedrooms (per plan)
- 10-Year Homebuyer Protection Plan

#### DRAMATIC INTERIORS

##### Kitchen

- Whirlpool stainless steel appliance package:
  - 30" smooth top range, dishwasher, garbage disposal and microwave oven
- Granite countertops in kitchen with tile backsplash
- Stainless steel under-mount sink
- 42" cabinetry with concealed hinges and crown molding
- LED disc lighting

##### Master Suite

- Engineered marble countertops with 4" backsplash
- MOEN Brantford 4" chrome plumbing fixtures
- Shower with tile surround and glass shower enclosure (per plan)
- Elongated commode

##### Powder and/or Secondary Baths

- Secondary tub/shower with level 1 tile surround (per plan)
- Elongated commodes in all baths

#### STRIKING EXTERIORS

- Fully automated sprinkler system per building
- Fully sodded yard coverage
- Full landscape package
- 6' metal fence across the backyard with 1 gate
- 8' Fiberglass 6-panel front door
- Engineered sub-floor system
- TPO single ply white membrane roofing



### **Striking Exteriors – Continued**

- King Size clay brick
- Cast stone address block
- 2 frost-proof hose bibs

### **ENERGY EFFICIENCY**

**Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:**

- R-15 or R-22: Batt insulation in all exterior walls
- R-22 to R-38 insulation in attics
- Poly-sealed insulation treatment at all door and window openings, plates and mechanical openings
- 15 SEER A/C system with electric air handler
- Digital programmable thermostats
- 1 - 50 Gallon electric water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance
- R-3 insulated sheathing on exterior walls

# 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 \$260 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>
Total:	2.204073

\*NOTE: Tax rates are approximate.

06.23.20

