For Additional Information on Marsh Cove, Please call Melinda Shaughnessy at 239.537.4643

Marsh Cove at Fiddlers Creek - Palacio 80’s

**Striking Exteriors**
- Spanish Colonial Revival inspired Architecture
- 3 Car Garages
- Paver front porches, driveways and lead walkways
- Designer Exterior Color Schemes
- Kwikset® Polo Exterior Hardware
- Concrete Tile Roofing with Metal Accents (per plan)
- Professionally Landscaped Sodded Yard
- Programmable Irrigation System
- PGT® Impact Glass White Low E-3 Vinyl Windows on front elevations
- PGT® Glass White Low E-3 Vinyl Windows on sides and rear elevations
- Sentricon® Termite Treatment with First Year Included

**Dramatic Interiors**
- 8’ hollow core Doors on First Floor and Second Floor (per plan)
- An Iron Front Entrance Door (varies per architectural front detail, per plan)
- Security System Prewire
- Architectural Detailing with Arches, Niches, Architectural Beams, Groin Vaults, Barrel Ceilings (per plan)
- 5” Base Trim on First and Second Floor
- 2 ¼” Baby Howe Door Casing Throughout Wood Staircase with iron spindles and stained handrail
- Level 2 Ceramic Tile Floors Family room on first floor living room on 1st floor, dining room, entry, kitchen, nook, utility, master bath wet areas, secondary bath wet areas, powder bath, butler’s pantry, and elevator areas. (Per plan)
- Shaw Color Fast eco-friendly carpet (locations per plan)
- Level 2 Tile Tub/Shower surrounds, and up to Group 1 colors Granite Countertops in Secondary Baths
- Ventilated Wood Shelving in all Closets and Pantry (per plan)
- Structured Wiring Package which includes 5 Dual Media Outlets Ceiling Fan Prewire in all bedrooms, family room and covered lanai’s
- Rocker Switches
- Lighting Allowance of $2,500
- Pedestal Sink with 4” Chrome Fixtures in Powder Bath
- Moen® fixtures and elongated toilets in all baths
- Undermount China sink in all Baths
- Skip Trowel Drywall finish on walls and Knockdown Ceilings
- Sherwin Williams® Interior Scrubbable Latex Low VOC Flat Paint on interior walls and ceilings
- Kwikset® Polo Chrome Interior Hardware
- 42” Plate Glass Vanity Mirrors
- Oval plate Glass mirror with beveled edge in Powder Bath
- Taexx® pest control tubes in the Wall System

**Elegant Master Suites**
- Group 1 Color Granite Countertop with 4” matching backsplash
- Maax® Freestanding Lounge Tub (per plan)
- Moen® Brantford Chrome 4” spread fixtures
- Shower with Level 2 Tile Shower Pan and Shower Surround
- Level 2 Tile Floors in Master Bath
- Spacious Walk-in Closets with Wood Ventilated Shelving

**Designer Kitchens**
- Wellborn® Kitchen cabinet package designed exclusively for Fiddler’s Creek by Ashton Woods in choice of stain color with minimum 42” uppers (per plan)
- Group 1 color Granite Countertops with Level 1 Tile Backsplash
- Undermount Stainless Steel Sink with Moen® Stainless Steel finish
- Kitchen Faucet with sprayer
- Recessed Lights in Kitchen (per plan)
- Stainless Steel KitchenAid® Appliances including Microwave, 48” Commercial Gas Range Hood Vented to Exterior, Dishwasher and Refrigerator
- Spacious Islands (per plan)

**Energy Efficiency**
- Elongated, Water Saving Toilets
- 93% High Efficiency Gas Heating and Electric Cooling Systems
- Programmable Thermostat on each Heated Floor
- R-30 Ceiling Insulation; R-19 in Sloped Areas and in Garage with Living Area Above, R-13 Walls
- Rinnai® Tankless gas water heater mounted on the exterior
- Adjustable Thresholds on Exterior Doors
- Turtlebacks in Roof for Ventilation
- KitchenAid® Energy Efficient Appliances
- Floor Decking Glued, Screwed, and Nailed
- Radiant Barrier Roof Decking
- Whole House Air Sealant Package
- Fresh Air Ventilation designed into the HVAC System
- Minimum 16 Seer HVAC System
- PGT® LowE-3 Vinyl Impact Rated Windows on front elevation
- Smoke Detectors and Carbon Monoxide Detectors
- Minimum 80% Compact Florescent Lighting

**The Ashton Woods Advantage**
- Builder warranty program
- 1-2-10 Limited Warranty
- Personal Home Orientations during the construction process
- Personalized interior design and color consultation at The Studio Design Center
- Home Owner Guide Portfolio – A Guide to Using Your Home
- Convenient mortgage services provided by Wells Fargo

Revised 11.05.19