

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
 Taex® 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

