

# PECAN SQUARE

## INCLUDED FEATURES

### LUXURY FINISHES

- 8' 6-panel painted front door
- 6'8" smooth 2-panel, flat-top hollow core interior doors on first and second floors
- Kwikset® satin nickel handle set and levers
- Garage walls and ceiling to be taped, bedded and paint finish
- Blocked and wired for ceiling fans in bedrooms (per plan)
- Stained oak hand rail and optional balusters
- Ceramic tile flooring in foyer, kitchen, dining, and all baths
- Featuring Ashton Woods interior and exterior collections
- Glacier lighting package
- 10-year Homebuyer Protection Plan
- Third-party home inspection
- HomeTeam Pest Defense System

### DRAMATIC INTERIORS

#### Kitchen

- Granite countertops and stainless-steel under-mount sink
- Whirlpool stainless steel appliance package:
  - Built-in dishwasher, smooth top range, and microwave/vent hood
- LED disc Lighting
- Ceramic tile flooring
- 36" Pre-Finished Maple Stained cabinetry with concealed hinges

#### Master Suite(s)

- Flush Mount Lighting
- 36" Pre-Finished Stained Maple vanities
- Engineered marble countertops with 4" backsplash and white rectangle ceramic drop-in bowl (per plan)
- MOEN Chateau 4" chrome plumbing fixtures
- Shower with framed glass enclosure and tile surround (per plan)
- Elongated commodes

#### Powder and Guest Baths

- Pre-Finished Stained Maple vanities
- White porcelain pedestal sinks in powder
- Engineered marble countertops in secondary baths
- Elongated commodes in all baths
- MOEN Chateau chrome plumbing fixtures



## **STRIKING EXTERIORS**

- Brick Front Porch
- Fully sodded front, side & backyards
- Landscape package
- Full automated sprinkler system
- Full guttering
- 32-panel steel garage doors
- 6' Cedar fencing with metal posts
- Covered patios (per plan)
- Brick exteriors and/or stone (per plan)
- 30-year dimensional Weatherwood roof shingles

## **SMART HOME TECHNOLOGY**

- Pre-wired CAT-6 for telephones (locations determined by buyers)
- 42" Plastic Structured Wiring Panel
- Wireless Access Point Prewire
- Panel in Garage (Frontier ONT)
- High Speed Router with built-in Remote Servicing and Family Internet Filtering Software
- Dual Band Wireless Access Point
- High Speed Network Switch
- Alexa Show
- Ring Pro Video Doorbell

## **ENERGY EFFICIENCY**

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

- R-15 or R-19: unfaced 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 gas furnace
- Digital programmable thermostats (per plan)
- 1 to 2 - 50 Gallon gas water heater (per plan)
- Continuous soffit attic ventilation
- Carbon monoxide and smoke detectors
- Vinyl insulated low-E glass windows
- Third party inspected for quality assurance

# PECAN SQUARE

## COMMUNITY SERVICES

Northlake Chamber of Commerce	817.837.1000
Driver's License	972.221.8081
Vehicle Registration	940.349.3500
Voter Registration	940.349.3200
Justin Community Public Library	940.648.2541
Northlake Police Department (Non-Emergency Dispatch)	940.648.4804
Northlake Fire Department (Administration)	940.464.7102

### UTILITIES

#### Electric / Gas Service

CoServ Electric	<a href="http://www.coserv.com">www.coserv.com</a>	940.321.7800
Atmos Energy	<a href="http://www.atmosenergy.com">www.atmosenergy.com</a>	888.286.6700

#### Water / Sewer / Garbage / Recycling Service

Northlake Water Services	<a href="http://www.town.northlake.tx.us/186/Utility-Billing">www.town.northlake.tx.us/186/Utility-Billing</a>	940.648.3290 / Option 3
Northlake Waste Connections	<a href="http://www.wasteconnections.com/justin">www.wasteconnections.com/justin</a>	817.222.2221

#### Phone / TV / Internet Service

Frontier	<a href="http://www.frontier.com">www.frontier.com</a>	844.660.0648
----------	--	--------------

#### Home Security

HomePro Technologies	Initial Set-up	972.245.5777 ext. 122
	After Move-in	214.529.6102 or pecansquare@homeprotech.com

### SCHOOLS

Lance Thompson Elementary School (PK-5)	821 Hawks Way, Argyle, TX 76226	817.698.1800
Gene Pike Middle School (6-8)	2200 Texan Drive, Justin, TX 76247	817.215.0400
Northwest High School (9-12)	2301 Texan Drive, Justin, TX 76247	217.215.0200

### HOMEOWNER ASSOCIATION DUES

Estimated HOA dues are \$2,640 per year, paid bi-annually for amenity access, Lifestyle Manager, events, activities, common area maintenance, front yard maintenance, .5 GB Internet, and an on-site General Manager.

### PROPERTY TAX (2019)

Town of Northlake	0.295000
Northwest ISD	1.420000
Denton County	0.225278
Northlake Municipal No. 1	0.705000
ESD	0.100000
<b>Total Tax Rate *</b>	<b>2.745278</b>

\*NOTE: Tax rates are approximate.

02.08.21

