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)
- ACME King Size clay brick
- Natural stone (per elevation)
- Mortar colors: brick – gray, stone - buff
- 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)
- Radiant Barrier roof decking
- 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

11.25.20
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 www.coserv.com 940.321.7800
Atmos Energy www.atmosenergy.com 888.286.6700

Water / Sewer / Garbage / Recycling Service
Northlake Waste Connections www.wasteconnections.com/justin 817.222.2221

Phone / TV / Internet Service
Frontier www.frontier.com 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)

<table>
<thead>
<tr>
<th>Town</th>
<th>Tax Rate</th>
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<tbody>
<tr>
<td>Town of Northlake</td>
<td>0.295000</td>
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<tr>
<td>Northwest ISD</td>
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<tr>
<td>Denton County</td>
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<td>Northlake Municipal No.1</td>
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<td><strong>Total Tax Rate</strong></td>
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</tbody>
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*NOTE: Tax rates are approximate.*