SOUTHERN HILLS
Fairway Series (40’ Homesites)

INCLUDED FEATURES

LUXURY FINISHES
- 8’ 6-panel painted front door (per plan)
- 8’ 2-panel, hollow-core interior doors on first floor (per plan)
- Kwikset® satin nickel handle set and levers
- Security system with keypad and motion sensor
- Pre-wired CAT 5 for telephones in 3 locations (locations determined by buyers)
- Pre-wired RG6 for cable in 3 locations (location determined by buyers)
- Garage walls and ceiling to be taped, bedded and paint finish
- Ceiling fan with light kit in family room, game room and master bedroom (per plan)
- Stained oak hand rail and metal balusters
- 3 ¼” base boards throughout
- Ceramic tile flooring in foyer, kitchen, dining, utility room, and all baths
- Glacier light package
- 10-year Homebuyer Protection Plan
- Third-party home inspection
- HomeTeam Pest Defense System

DRAMATIC INTERIORS

Kitchen
- Granite countertops with tile backsplash and stainless-steel under-mount sink
- Whirlpool stainless steel appliance package:
  - Built-in oven, 30” gas cook top with 30” vent hood, dishwasher, and built-in microwave with trim kit
- LED disc lighting (per plan)
- Ceramic tile flooring and backsplash
- 40” Pre-Finished Stained Knotty Alder cabinetry with concealed hinges and crown molding

Master Suite(s)
- Ceiling fan with light kit
- Pre-Finished Stained Knotty Alder vanities
- Engineered marble countertops with 4” backsplash and white rectangular ceramic drop-in bowl (per plan)
- MOEN Brantford 8” chrome plumbing fixtures
- Shower with framed glass enclosure and tile surround
- Elongated commodes

Family Area
- 36” direct vent gas fireplace with electronic ignition, ceramic gas logs, and fixed glass with tile surround (per plan)
- Ceiling fan with light kit
Dramatic Interiors - Continued

Powder and Guest Baths
• Pre-Finished Stained Knotty Alder vanities
• Pedestal sink in powder
• Engineered marble countertops with backsplash in secondary baths (per plan)
• Tile surrounds in secondary bath(s) (per plan)
• Elongated commodes in all baths
• MOEN Brantford chrome plumbing fixtures

STRIKING EXTERIORS
• Fully sodded front, side & backyards
• Landscape package
• Full automated sprinkler system
• Full guttering (only select colors available)
• Cedar clad carriage-style garage doors and garage opener
• 2 Wall-mounted coach lights
• 6’ metal fencing with 2 gates
• Covered patios (per plan)
• ACME King Size clay brick
• Natural stone (per elevation)
• Mortar colors: brick – gray, stone - buff
• 30-year Dimensional roof shingles

ENERGY EFFICIENCY
Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:
• R-15 or R-19: Batt insulation in all exterior walls
• R-22 to R-49 insulation in attics
• Poly-sealed insulation treatment at all door and window openings, plats, and mechanical openings
• 16 SEER A/C system with 80% AFUE furnace
• Digital programmable thermostats
• Radiant Barrier roof decking
• 1 to 2 - 50 Gallon gas water heater (per plan)
• Carbon monoxide and smoke detectors
• Low-E, dual pane glass windows with vinyl frame
• Third party inspected for quality assurance
SOUTHERN HILLS

COMMUNITY SERVICES
Craig Ranch New Home Info Center 972.529.5700
6850 TPC Drive, Suite 104
McKinney Chamber of Commerce 972.542.0163
Driver’s License 214.733.5350
Vehicle Registration 972.547.5014
Voter Registration co.collin.tx.us
McKinney Police Department 972.547.2700
McKinney Fire Department 972.547.2850
For Emergencies Dial 911

SCHOOLS-Frisco I.S.D
Isbell Elementary School 6000 Matlty Drive, Frisco, TX (2018-2019) 469.633.3400
Vandeventer Middle School 6075 Independence Pkwy, Frisco, TX (2018-2019) 469.633.4350
Liberty High School 15250 Rolater Road, Frisco, TX (2018-2019) 469.633.5800

UTILITIES
Telephone Service AT&T U-verse 866.861.6075
TV/Internet Service Spectrum 1-844-425-2180
Gas Service CoServ 800.274.4014
Gas Emergency CoServ Dial 911
Electric Service CoServ 800.274.4014
Water and Sewer Service City of McKinney mckinneytexas.org 972.547.7550
Garbage / Recycle Service City of McKinney mckinneytexas.org 972.547.7550
Cable TV Service AT&T U-verse 866.861.6075

HOA DUES
Craig Ranch Community Association Enhancement Fee: 0.25% of the Property’s gross selling price on the first $300,000 plus 0.5% of the gross selling price in excess of the $300,000.
Annual Master Association Assessment $351
Annual Assessment – Southern Hills $850
TOTAL ANNUAL DUES: $1,201

PROPERTY TAXES - 2019 Total Tax Rate: 2.11% 05.29.20

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