SOUTHERN HILLS
Parkside Series (50’ Homesites)

INCLUDED FEATURES

LUXURY FINISHES
- (2) four-hour appointments with an interior designer at the Design Studio
- 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, internal siren, and motion sensor
- Pre-wired CAT 5 for telephones in 3 locations (locations determined by buyers)
- Pre-wired RG6 for cable in 3 locations (locations determined by buyers)
- Garage walls and ceiling to be taped, bedded and paint finish
- Ceiling fan with light kit in family room, bedrooms, game and/or bonus room (per plan)
- Stained oak hand rail and metal balusters
- 3 1/4” base boards throughout
- Ceramic tile flooring in foyer, kitchen, dining, utility room, and all baths
- Glacier light package
- 3-car garages (per plan)
- 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 vent hood, dishwasher, and built-in microwave oven with trim kit
- 40” Pre-Finished Stained Knotty Alder cabinetry with concealed hinges and crown molding
- LED disc lighting
- Ceramic tile flooring

Master Suite(s)
- Ceiling fan with light kit
- Bathtub (per plan)
- 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
- Separate shower with framed glass enclosure and tile surround
- Elongated commodes
- Tiled mud pan master shower floor (first floor only, per plan)
Dramatic Interiors - Continued
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 and LED disc lighting

Powder and Guest Baths
• Pre-Finished Stained Knotty Alder vanities
• Pedestal sink in powder
• Engineered marble countertops in secondary baths
• Tile surrounds in secondary bath(s)
• 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
• Cedar clad carriage-style garage doors
• 2 Wall-mounted coach lights
• 6’ Stained cedar board-on-board fencing with metal posts and 1 gate or 6’ metal fencing with 1 gate (per homesite location)
• Covered patios (per plan)
• ACME King Size clay brick (per palette selection)
• 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

11.22.19
SOUTHERN HILLS

COMMUNITY SERVICES

Craig Ranch New Home Info Center
6850 TPC Drive, Suite 104 972.529.5700
 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 Mattox 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 Assessmentplit $351
Annual Assessment – Southern Hills $850

TOTAL ANNUAL DUES: $1,201

PROPERTY TAXES - 2019 Total Tax Rate: 2.11% 05.29.20