SOUTHERN HILLS
Club Series (60’ Homesites)

INCLUDED FEATURES

LUXURY FINISHES

- (2) four-hour appointments with an interior designer at the Design Studio
- 8’ 6-panel pre-stained mahogany 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, motion sensor and control panel
- 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, and master bedroom (per plan)
- Stained oak hand rail and metal balusters
- 5 ¼” base boards throughout first and second floors
- Hardwood flooring in foyer and dining room
- Ceramic tile flooring in kitchen, breakfast nook, 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, 36” gas cook top with 36” vent hood, dishwasher, and built-in microwave oven with trim kit
- LED disc lighting
- Ceramic tile flooring and backsplash
- 42” Pre-Finished Stained Knotty Alder cabinetry with concealed hinges and crown molding

Master Suite(s) (Per Plan)

- Ceiling fan with light kit
- Freestanding tub (per plan)
- Pre-Finished Stained Knotty Alder vanities
- Granite countertops with 4” backsplash and 2 under-mount bowls (per plan)
- 42” framed mirror(s) (per plan)
- MOEN Brantford 8” brushed nickel plumbing fixtures
- Separate shower with framed glass enclosure and tile surround
- Elongated commodes
- Tiled mud pan master shower floor (first floor)
Dramatic Interiors - Continued

Family Area
• 36” direct vent gas fireplace with electronic ignition, ceramic gas logs, fixed glass doors with tile surround (per plan)
• Ceiling fan with light kit

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) (per plan)
• Elongated commodes in all baths
• MOEN Brantford brushed nickel 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’ wrought iron fencing with 1 gate (per homesite location)
• Bricked front porches
• Covered patios (per plan)
• ACME King Size clay brick (per palette selection)
• Natural stone (per elevation)
• Mortar colors: brick – buff, 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, plates, 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
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 Matlby 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 Rotater 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%

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