**SERENADE TOWNHOME FEATURES**

**Striking Exteriors**
Architectural Detail on Front and Masonry on Sides and Rear
James Hardie Fiber Cement Siding Products with 30 Year Non-Porated Warranty
Traditional Elevations, including Hardie Shake, Brick, Architectural Glass, Shutters (style and location vary per plan and elevation)
Pygmy Vinyl SDL/Windows with Screens – Window Grids per Elevation
8’0” Front Door Entry (style varies per architectural front detail) (per plan)
2 Car Front or Rear Entry Garage (per plan) with Decorative Garage Doors (style and size vary per plan and elevation) with Garage Door Openers
Certainteed Landmark Architectural Shingles
Patios or Decks off Main Level (per plan)
Professionally Landscaped, Sodded Yard

**Dramatic Interiors**
Approximate 9’ Walls with Smooth Finish Ceilings (8’9” Ceiling Height) on Terrace Level (per plan)
Approximate 10’ Walls with Smooth Finish Ceilings on Main Level (per plan)
Approximate 9’ Walls with Smooth Finish Ceilings on Upper Level (per plan)
L.P. Top Notch Floor Decking with 50 Year Limited Warranty
Floor Decking Glued, Screwed, Nailed to Floor System
5 1/4” “Speed-Base” Trim Throughout, #445 Window and Door Casing, and Window Stool
2 Panel Smooth 8’0” Doors on 1st Floor, 6’8” Doors on Terrace and 2nd Floor (per plan)
Two Piece Crown Molding in Foyer, Dining Room, Kitchen/Breakfast, Family Room
Kwikset Dakota Handleset with Polo Knobs, Satin Nickel or Venetian Bronze
Open Oak Treads (per plan) and Painted Risers on Main Floor Stair, with Oak Box Treads and Painted Risers on Terrace Level, Stained Oak Handrail and Painted Wooden Balusters (per plan)
Fireplace with 4 or 5-piece Slate Surround and Adams Mantle (per plan)
Sherwin-Williams Light Tone Painted Walls and Ceilings with 2 Standard Colors
Shaw Pre-Finished Level 1 Wood Floors in Kitchen/Breakfast, Dining Room, Powder Room, Family Room, Terrace Entry, and Foyer (per plan)
Level 1 Tile Flooring in Secondary Baths.
Level 1 Shaw Resilient Flooring Laundry Room
Shaw Level 1 Carpet over 6 lb. Pd in All Bedrooms and Rooms Not Listed Above
Security System Pre-Wire
Structured Wiring Package which includes: Media Jacks (one CAT-5 and one RG6 cable together) are provided in the Master Bedroom and Family Room and 15” Enclosure
Single Cable Jack in all Secondary Bedrooms
Satin Nickel Lighting Package
Ceiling Fan Pre-Wire, Supply and Install in Master Bedroom and Family Room
Wellborn Level 2 Standard Height Cabinets with Level 1 Cabinet Hardware in Secondary Bathrooms
Cultured Marble Countertops with Integrated Sink Bowls in Secondary Baths
Chrome Moen Chateau Plumbing Fixtures Throughout
F Cedal Sink with Chrome Moen Chateau Fixtures in Powder Bath
Fiber Glass Tub/Shower Surround in Secondary Baths
Ventilated Wire Shelving in all Closets (per plan)

**Designer Kitchens**
Wellborn Level 2 Cabinets with 42” Uppers, Level 1 Cabinet Hardware & Level 1 Crown Molding
Spacious Islands (per plan)
Level 1 Granite Countertops with Under-Mount Stainless 50/50 Sink
Chrome Moen Integra Kitchen Faucet
Level 3 Tile Backsplash
Recessed Can Lights in Kitchen (per plan)
Whirlpool Stainless Steel Appliances including Single Oven, Cooktop, Dishwasher, Microwave Vented to Exterior and Plumbed for Refrigerator Icemaker

**Elegant Master Suite**
Wellborn Level 2 Raised Height Vanities with Level 1 Cabinet Hardware
Tuscan Marble Countertops with White Porcelain Under-Mount Sinks
Chrome Moen Chateau Bath Fixtures
Soaker Garden Tub with Level 1 Tile Tub Surround, Tub Deck, Splash and Tub Skirt Board (per plan)
Level 1 Tile Floors in Master Bath
Separate Shower with Shower Seat, Level 3 Ceramic Tile Shower Pan and Level 1 Ceramic Tile Surround, Chrome Framed Glass Shower Enclosure (per plan)
Trey Ceilings (per plan) with 1 Piece Crown Molding at Tiers of Trey Ceiling and Master Bedroom Perimeter
Spacious Walk-in Closets with Ventilated Wire Shelving

**Energy Efficiency**
Elongated, Water Saving Commodes
Whole House Sealtant Package
Adjustable Thresholds on Exterior Doors
Energy Efficient Electric Water Heater, Size Per Plan (Minimum 50 Gallon)
14 Seer, 93% High Efficiency Lennox HVAC Systems with Advanced HVAC
Fresh Air Vents, a Programmable Thermostat on Each Conditioned Floor,
Gas Heating and Electric Cooling
Smoke Detectors & Carbon Monoxide Detectors – Hardwired and interconnected
Minimum 80% LED Lighting
Norpest Green Pest Control Pre-Treatment

**The Ashton Woods Difference**
Over 25 Years of Homebuilding Experience
2-10 Homebuyers Warranty
Pre-Construction Orientation: Pre-Drywall and Pre-Closing Walk-Through with Final Check-Off and Customer Satisfaction Survey

**For Additional Information on Serenade, please call 678.615.3228**

11/8/2019