STRAITON BY THE SOUND – INTERIOR AND MARSH PHASE
INCLUDED FEATURES

STRIKING EXTERIORS
- Raised Pier Foundation
- Low-Maintenance James Hardie fiber cement siding
- Typar Housewrap
- Certainteed® Landmark Designer Architectural Shingles
- Spacious two or three-car garage (per plan)
- Coach light at garage (per plan)
- Coach lights at front porch (per plan)
- Two Hose Bibs (located per plan)
- Two Weatherproof Electrical Outlets (located per plan)
- Built-in Pest Control System
- Professional landscape package including fully sodded lawn
- Irrigation in front and rear yard

ELEGANT BATHS
- Ceramic tile shower/tub surround in master bath
- Ceramic tile shower pan in master bath
- Clear shower enclosure with chrome frame in master bath
- 35” raised vanities in all baths
- Dual vanity in master bath
- Engineered marble countertops and undermount sinks
- Moen® two-handle Chrome faucets
- Elongated commodes
- Ventilated shelving

DRAMATIC INTERIORS
- Two-panel smooth finish interior doors with Satin nickel hardware
- Choice of nine whole house interior paint colors
- Smooth ceilings throughout
- Premium Advantech subfloors
- Minimum 10’ ceilings throughout first floor
- 4” baseboards on main floor, 3” on second floor
- Wood window stool and apron
- Crown Molding in Foyer & Master Bedroom
- Shaw Floorte® luxury vinyl flooring in foyer, kitchen, breakfast and powder
- Shaw Carpet with 6lb re-bond pad (per plan)
- Vinyl floors in Secondary Baths and Utility Room
- Ceramic Tile flooring in Master Bath
- Elegant Savoy House® lighting
- Phone jack in kitchen & Master, and cable jacks in family room and all bedrooms
- Smoke / Carbon Monoxide Detectors (per plan)

ENERGY EFFICIENCY
- Individual home testing and inspections performed on every home throughout the construction process: Duct Blasting Test, Blower Door Test and HERS Test
- HERS rating provided on every home
- 14 SEER Lennox® central air conditioning unit
- Rinnai Tankless Water Heater
- Comfortable Gas heat with up to two programmable thermostats (per plan)
- Separate HVAC System or Zone for each floor
- Air Barrier and Sealing
- Energy Efficient, Low-E, insulated double pane vinyl windows with screens
- CFL Bulbs in light fixtures
- Low VOC Carpet and Paint
- R13 Insulation in walls, and R30 insulation in ceilings (per plan)

THE ASHTON WOODS DIFFERENCE
- 1/2/10 year warranty program
- 10 year, third-party, limited structural warranty
- Personal Home Orientations during the home construction process to include Pre-Construction Conference, Pre-Drywall Conference and Pre-Settlement Inspection
- Personalized interior design and color consultation at The Studio by Ashton Woods
- Convenient financing and home closings services with participating lender and closing attorney

As of 5/4/2020
STRATTON BY THE SOUND – SOUND PHASE

INCLUDED FEATURES

STRIKING EXTERIORS
- Raised Pier Foundation
- Low-Maintenance Fiber Cement siding
- Tybar Housewrap
- Certainteed® Landmark Designer Architectural Shingles
- Wood beadboard or pressure treated wood porch ceilings (per plan)
- Coach light at garage (per plan)
- Coach lights at front porch (per plan)
- Woodgrain Fiberglass front door
- Satin Nickel Kwikset® front door Handle-set and Deadbolt
- Two Hose Bibs (located per plan)
- Two Weatherproof Electrical Outlets (located per plan)
- Built-in Pest Control System
- Professional landscape package including fully sodded lawn
- Irrigation in front & rear yard
- Moen® Stainless finish Kitchen Faucet
- Icemaker/water line connection
- 1/2 HP garbage disposal
- Recessed can lighting (per plan)

ELEGANT BATHS
- Ceramic tile shower/tub surround in master bath
- Clear shower enclosure with brushed nickel frame in master bath
- Enamel steel/tub/shower with tile surround in secondary baths
- 35” raised vanities in all baths
- Dual vanity in master bath
- Framed mirrors
- Engineered marble countertops and undermount sinks (per plan)
- Moen® two-handle brushed nickel faucets
- Elongated commodes

DRAMATIC INTERIORS
- Gas Fireplace with surround and 60” Mantle
- Two-panel smooth finish, solid core interior doors with Satin nickel hardware
- Choice of whole house interior paint color
- Smooth ceilings throughout
- Minimum 10’ ceilings throughout first floor
- 10’ baseboards on main floor, 6” on second floor
- Window casing with wood window stool
- Crown Molding on first floor (per plan)
- Open Rail at Stairs (per plan)
- Oak Tread Stairs
- Hardwood flooring on first floor except Master Bath (per plan)
- Shaw Carpet with 6lb re-bond pad (per plan)
- Ceramic Tile floors in all baths and laundry
- Elegant Savoy House® lighting
- Overhead lighting in all bedrooms
- Structured Wiring Package to include phone jack in kitchen, and media outlets in Family Room & Master
- Smoke / Carbon Monoxide Detectors (per plan)
- Painted shelves in all bedroom, linen, pantry and utility closets

ENERGY EFFICIENCY
- Individual home testing and inspections performed on every home throughout the construction process; Duct Blasting Test, Blower Door Test and HERS Test
- HERS rating provided on every home
- 14 SEER Lennox® central air conditioning unit
- Rinnai Tankless Water Heater
- Comfortable Gas Heat with up to two programmable thermostats (per plan)
- Separate HVAC System or Zone for each floor
- Air Barrier and Sealing
- Energy Efficient, Low-E, insulated double pane vinyl windows with screens
- CFL Bulbs in light fixtures
- Low VOC Carpet and Paint
- R13 Insulation in walls, and R30 insulation in ceilings (per plan)

DESIGNER KITCHENS
- Maple 42” upper kitchen cabinets with crown molding
- Level 1 Granite countertops (with undermount 18-gauge stainless steel sink)
- Whirlpool® Microwave in Stainless finish
- Whirlpool® Energy Star® dishwasher with Resource-Efficient wash system in Stainless finish
- Whirlpool® Gas Cooktop in Stainless finish
- Whirlpool® Built-in Wall Oven in Stainless finish, vented to outside
- Whirlpool® Under-Cabinet Hood in Stainless finish
- Kitchen island

THE ASHTON WOODS DIFFERENCE
- 12/10 year warranty program
- 10 year, third-party, limited structural warranty
- Personal Home Orientations during the home construction process to include Pre-Construction Conference, Pre-Drywall Conference and Pre-Settlement Inspection
- Personalized interior design and color consultation at The Studio by Ashton Woods
- Homeowner Portfolio - A Guide to Using Your Home
- Convenient financing and home closing services with participating lenders and closing attorney

As of 5/4/2020