

Sunbrooke Single Family Homes

Stunning Exteriors

Choice of 50+ designer selected exterior color schemes
 Sherwin Williams® Flex Lox in a Satin Finish exterior paint
 Designer door handle set with deadbolt on entry door with Smartkey re-key technology locks by Kwikset®.
 Professionally designed landscaping package
 Irrigation system
 Durable Hardie Siding and Trim materials used for cladding on all gables and second floor walls with a 30 year manufacturer's non-prorated transferable warranty
 Concrete drives, covered lanais, and front porches with broom finish
 Sentricon® Colony pest control system
 30 Year fungus Resistant architectural roof shingles in Weathered Wood color
 6'-8" Front entry door
 (2) Hose bibs per plan
 (3) Weatherproof electrical receptacles per plan

Dramatic Interiors

9'-4" ceilings on the first floor with 8'-0" ceilings on the second floor
 Upgraded 17" ceramic tile foyer, kitchen, bathrooms and utility room per plan
 Two-panel interior doors with rectangular tops
 Sherwin Williams® washable low VOC interior paint in Bright White on walls and ceilings
 Upgraded designer light fixture package per plan
 Rocker light switches
 Oval bevel edge mirror in powder bath per plan
 42" high mirrors in master and secondary baths
 Wilsonart® countertops for bath countertops
 Porcelain pedestal sink in powder bath per plan
 Chrome bath fixtures by Moen
 Carbon Monoxide and smoke detectors
 Stain resistant, colorfast, eco-friendly carpet
 3 ¼" Colonial baseboards and 2 ¼" Colonial casing
 TAEXX® pest control Tubes in the Wall® system
 Knockdown ceiling texture with orange peel wall texture

Nicely Appointed Kitchens

Upgraded 17" ceramic tile flooring
 Designer Wellborn® cabinetry with 36" upper cabinets
 Granite countertops
 Designer Moen kitchen faucet with vegetable sprayer
 Stainless steel 50/50 undermount sink with disposal
 Closet pantry per plan with ventilated shelving
 LED lighting per plan
 Whirlpool® range, dishwasher, and microwave

Elegant Master Retreats

Spacious walk-in closets with ventilated shelving
 Linen closet per plan
 17" ceramic tile flooring
 Walk-in showers with tile floor and surround
 Full width vanity mirror
 Wilsonart® countertops
 Ceramic tile shower flooring in the walk-in showers
 Ceramic tile on all shower walls to a minimum of 88 inches above the floor

Built in Energy Efficiency

Silverline® by Plygem Low E-3 insulated Double Pane Vinyl windows in white
 R-30 ceiling insulation
 R-4.1 insulation on concrete exterior walls
 R-13 frame wall insulation
 Continuous vent soffits
 14 SEER HVAC system
 Digital programmable thermostat
 Air seal around doors, windows, and exterior penetrations with expanding foam
 Concrete block, First floor walls with drop ledge construction
 Efficient water management using low flow plumbing fixtures
 Energy Efficient water heater
 CRI Green Label® carpet
 Energy efficient LED Lighting with CFL/LED lamps in the decorative light fixtures

The Ashton Woods Advantage

An Ashton Woods Collections Community, a meticulously curated selection of interior designs from the experts at The Studio by Ashton Woods.
 Convenient mortgage services
 1-2-10 Limited Warranty

Community Highlights

Private Homeowner's Association
 Community walking trail
 Community Pool and playground
 Easy commuting distance to Medical City in Lake Nona
 Easy access to Split Oak Wildlife Management Area
 Proximity to The Greenway 417 and within 2 miles of the future expansion of the Osceola Parkway.

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