

# 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  
 Dow Always Active Sentricon Bait System along with our proprietary Pest Prevention Plus  
 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  
 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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