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 arched 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
Wide selection of 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 ¾” 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
Wide selection of 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
Personalized interior design and color consultation at The Studio by Ashton Woods Design Professionals
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
Close proximity to The Greenway 417 and within 2 miles of the future expansion of the Osceola Parkway.

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