Sweetwater Townhomes

**Stunning Exteriors**
- Classic architecture in Spanish Colonial Revival Style
- Pavers on lead walks front porches, driveways
- Sherwin Williams® Flex Lox in a Satin Finish exterior paint
- Designer door handle set with deadbolt on entry door with Smartkey locks by Kwikset®.
- Professionally designed landscaping package
- Irrigation system
- Sentricon® Colony pest control system
- Concrete roof tiles per architecture of plan
- 8’ Front entry door
- Garage door opener with 2 remotes
- (2) Hose bibs per plan
- (3) Weatherproof electrical receptacles per plan

**Dramatic Interiors**
- 17” ceramic tile foyer, kitchen, bathrooms and utility room per plan
- Two-panel interior doors with arched top
- Sherwin Williams® washable low VOC interior paint
- 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
- Raised height LG® Hi-Macs Solid surface countertop bath vanities
- Porcelain pedestal sink in powder bath per plan
- Moen® chrome faucets
- (3) cable drops and/or phone jacks
- Carbon Monoxide and smoke detectors
- Stain resistant, colorfast, eco-friendly carpet
- Textured drywall finish walls and knockdown texture on ceilings
- 3 ½” baseboards and 2 ¼” casing
- Taexx pest control Tubes in the Wall® system
- Prewire for security system – 2 keypad locations and 1 motion detector
- 2” faux wood blinds on front and side windows

**Elegant Master Retreats**
- Spacious walk-in closets with ventilated shelving
- Linen closet per plan
- 17” ceramic tile flooring
- Full width vanity mirror
- Ceramic tile shower flooring in the walk in showers
- Ceramic tile on all shower walls to a minimum of 88 inches above the floor
- LG® Hi-Macs Solid surface vanity with two sinks

**Nicely Appointed Kitchens**
- Upgraded 17” ceramic tile flooring
- Designer Wellborn cabinetry with 42” upper cabinets
- Granite countertops with matching backsplash
- Designer Moen kitchen faucet with vegetable sprayer
- Stainless steel under mount sinks with disposal
- Closet pantry per plan with ventilated shelving
- Recessed lighting per plan
- Whirlpool® range, dishwasher and microwave

**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
- Radiant barrier roof sheathing
- 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
- Concrete block Second floor walls with wood frame in select locations
- Efficient water management using low flow plumbing fixtures
- Energy Efficient 50 gallon electric water heater
- CRI Green Label® carpet
- Energy efficient LED Lighting in recessed cans, CFL/ LED Lamps in decorative 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**
- Lawn care included in HOA Fees
- Gated Entrance
- Minutes from Wekiva Springs State Park
- Golf view and course home sites are available
- Charming streetscape with sidewalks, pocket parks, and green space meandering through the community
- Private Homeowner’s Association

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