THE STATION
Townhomes
INCLUDED FEATURES

LUXURY FINISHES
• 8’ smooth 2-Panel hollow core interior doors (first floor)
• Security system pre-wire with control panel, keypad, internal siren and motion sensor
• CAT 5 telephone wiring in 2 locations (per plan)
• RG6 Pre-wire for cable in 2 locations
• Garage is taped, bedded and painted
• Smart Home Package with (1) Brilliant 2-gang panel and (1) Ring Doorbell
• Kwikset® satin nickel hardware
• 3 1/4” baseboards throughout home
• Luxury Vinyl Plank flooring in foyer, kitchen, breakfast nook and family
• Pre-wired for ceiling fans in family room, bedrooms game and/or bonus room (per plan)
• 10-Year Homebuyer Protection Plan

DRAMATIC INTERIORS
Kitchen
• Whirlpool stainless steel appliance package:
  - Gas range, built-in dishwasher, and microwave/vent hood
• Granite countertops in kitchen with tile backsplash
• Stainless steel under-mount sink
• 42” cabinetry with concealed hinges
• LED disc lighting

Primary Suite
• Engineered marble countertops with 4” backsplash
• MOEN Brantford 4” chrome plumbing fixtures
• Shower with tile surround and framed with clear glass enclosure (per plan)
• Elongated commode
• Tile flooring

Powder and/or Secondary Baths
• Secondary tub/shower with level 1 tile surround (per plan)
• Elongated commodes in all baths
• Tile flooring

STRIKING EXTERIORS
• Fully automated sprinkler system per building
• Fully sodded yard coverage
• Full landscape package
• 8’ Fiberglass 6-panel front door
• Engineered sub-floor system
• 30-year dimensional shingle roofing
Striking Exteriors – Continued
- ACME King Size clay brick
- Cast stone address block
- 2 frost-proof hose bibs

ENERGY EFFICIENCY
Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:
- R-15 or R-19: Batt insulation in all exterior walls
- R-22 to R-38 insulation in attics
- Poly-sealed insulation treatment at all door and window openings, plates and mechanical openings
- 16 SEER A/C system
- Digital programmable thermostat
- 1 - 50 Gallon water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

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THE STATION
COMMUNITY SERVICES

Sachse Chamber of Commerce 972.496.1212
Driver’s License 214.861.3700
Vehicle Registration 972.881.3014
Voter Registration 972.424.1460
Community Public Library 972.530.8966
Sachse Police Department (Non-Emergency Dispatch) 972.495.2005
Sachse Fire Department (Administration) 972.495.1133

UTILITIES

Electric / Gas Service
Power to Choose www.comparepower.com 877.889.7498

Water / Sewer / Garbage / Recycling Service
North Texas Municipal Water Services www.ntmwd.com 972.442.5405
Community Waste Disposal www.communitywastedisposal.com 972.392.9300

Phone / TV / Internet Service

SCHOOLS – GARLAND ISD / Choice of School

Sewell Elementary School (K–5) 4400 Hudson Drive, Sachse, TX 75048 972.675.3050
Hudson Middle School (6-8) 4405 Hudson Drive, Sachse, TX 75048 972.675.3070
Sachse High School (9-12) 3901 Miles Road, Sachse, TX 75048 972.414.7450

HOMEOWNER ASSOCIATION DUES
*Estimated HOA dues are $1,200-$1,500 per year for Single-Family residents and $1,800-$2,000 per year for Townhome residents. *NOTE: HOA dues are approximate and subject to change.

PROPERTY TAX (2019)

Total Tax Rate: 3.15%

*NOTE: Tax rates are approximate.

The Station is located in Dallas County, Texas.

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