THE STATION
Single Family Homes

INCLUDED FEATURES

LUXURY FINISHES

- 8’ Smooth 2-Panel Flat-Top hollow core interior doors
- Security system pre-wire for control panel, keypad, internal siren, and motion sensor
- Pre-wired CAT 5 for telephones in 2 locations
- Pre-wired RG6 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
- Ceiling fan pre-wires in bedrooms (per plan)
- Ceramic tile flooring in bathrooms and utility room (per plan)
- 10-Year Homebuyer Protection Plan
- Third-party home inspection
- HomeTeam Pest Defense
- 3-1/4" baseboards throughout home
- Luxury Vinyl Plank flooring in foyer, family, kitchen, breakfast area

DRAMATIC INTERIORS

Kitchen
- Whirlpool stainless steel appliance package:
  - 30” Gas Range, oven, 30” built-in microwave/vent hood and built-in dishwasher
- Granite countertops with tile backsplash
- Stainless steel under-mount sink
- 42” Pre-finished Beechwood upper cabinetry with concealed hinges
- MOEN Chateau chrome faucet
- LED disc lighting (per plan)

Family Room
- LED disc lighting
- Optional fireplace

Primary Suite
- Engineered marble countertops with 4” backsplash (per plan)
- MOEN Brantford 4” chrome plumbing fixtures
- Shower with tile surround and framed clear glass shower enclosure (per plan)
- Ceramic tile flooring in primary bath
- Elongated commode
Dramatic Interiors - Continued

Powder and Secondary Baths

- Shower or Vikrell white tub with tile surround (per plan)
- MOEN Brantford 4" chrome plumbing fixtures in powder room (per plan)
- MOEN Brantford 4" chrome plumbing fixtures in secondary baths
- Ceramic tile flooring
- Engineered marble countertops with 4" backsplash in secondary baths (per plan)
- Elongated commodes in all baths
- Pedestal sink in powder room (per plan)

STRIKING EXTERIORS

- Fully automated sprinkler system
- Full landscape package
- 2 Hose bibs
- Full guttering
- Engineered sub-floor system
- 30-Year Dimensional shingles
- ACME King Size clay brick with gray mortar, Buff mortar at stone applications (per elevation)

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 with 80% AFUE furnace
- Digital programmable thermostat
- Radiant Barrier roof decking
- 1 tankless water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

10.01.20
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.

10:30:20