

URBAN TRAILS

COTTAGES

INCLUDED FEATURES

LUXURY FINISHES

- Interior and Exterior Collections by Ashton Woods
- Luxury vinyl plank flooring: entry, family, kitchen
- 3-1/4" baseboards throughout home
- 8' Smooth 2-Panel Flat-Top hollow core interior doors
- Pre-wired for 2 CAT6/RG6 for tv/data locations
- Garage is taped, bedded and painted
- Smart Home Package with: (1) Brilliant 2 gang panel and (1) Ring doorbell
- Kwikset® satin nickel hardware
- Ceramic tile flooring in bathrooms and utility room (per plan)
- 10-Year Homebuyer Protection Plan
- Third-party home inspection
- HomeTeam Pest Defense

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 ceramic 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
- Luxury vinyl plank flooring

Primary Suite

- Engineered marble countertops with 4" backsplash (per plan)
- MOEN Brantford 4" chrome plumbing fixtures
- Shower with tile surround and framed glass shower enclosure (per plan)
- Ceramic tile flooring in Primary bath
- Elongated commodes

Powder and Secondary Baths

- Shower or 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)



Dramatic Interiors – Continued

Powder and Secondary Baths

- 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
- Brick exteriors and/or stone (per plan)

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
- Tankless water heater (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

URBAN TRAILS COTTAGES

COMMUNITY SERVICES

Northeast Tarrant Chamber of Commerce	817.281.9376
Driver's License	817.427.6460
Vehicle Registration	817.581.3635
Voter Registration	817.831.8683
North Richland Hills Public Library	817.427.6800
North Richland Hills Police Department (Non-Emergency Dispatch)	817.427.7000
North Richland Hills Fire Department (Administration)	817.427.6906

UTILITIES

Electric / Gas Service

Public Utility Commission of Texas	www.powertochoose.org	1.866.797.4839
Atmos Energy	www.atmostenergy.com	1.800.460.3030

Water / Sewer / Garbage / Recycling Service

North Richland Hills Water Services	www.nrhtx.com	817.427.6200
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Phone / TV / Internet Service

AT&T U-Verse	www.att.com	1.800.464.7928
Charter	www.spectrum.com	1.866.937.2427

SCHOOLS

Holiday Heights Elementary School	5221 Susan Lee Lane, North Richland Hills, TX	817.547.2600
North Richland Middle School	4801 Redondo Street, North Richland Hills, TX	817.547.4200
Richland High School	5201 Holiday Lane, North Richland Hills, TX	817.547.7000

HOMEOWNER ASSOCIATION DUES

The HOA dues are \$2,100 per year for community landscaping and maintenance.

PROPERTY TAX (2019) *NOTE: Tax rates are approximate.

City of North Richland Hills	0.572000
Tarrant County	0.234000
Tarrant County Hospital	0.224429
Tarrant County College	0.130170
Birdville ISD	1.383900

Total Tax Rate *	2.544499
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03.25.21