

WATSON HILL

INCLUDED FEATURES

STRIKING EXTERIORS

- Monolithic slab foundation
- Low-maintenance CertainTeed® vinyl siding
- Tytar Housewrap
- CertainTeed® 25-year shingles
- Spacious two-car garage with pre-wire for opener
- Coach light at garage (per plan)
- Exterior LED disc lights on front porch
- Fiberglass insulated front door
- Satin nickel Kwikset® front door knob and deadbolt
- Two hose bibs (located per plan)
- Two weatherproof electrical outlets (located per plan)
- Built-in pest control system
- Concrete patio or stoop off rear of home (per plan)
- Professional landscape package including full sod

DRAMATIC INTERIORS

- Four whole house interior paint colors
- Smooth ceilings throughout
- Minimum 9' ceilings throughout first floor
- Smooth finish two-panel interior doors with satin nickel hardware
- 4" baseboards on main floor. 3" baseboards on second floor
- Wood window stool and apron
- Shaw Floorte® luxury vinyl flooring in foyer entryway
- Shaw Floorte® luxury vinyl flooring in wet areas
- Shaw Carpet with 6lb re-bond pad
- Light fixture package in satin nickel (per plan)
- Overhead lighting in all bedrooms
- Phone jack in kitchen. Cable jacks in family room and owner's suite bedroom
- Smoke / Carbon Monoxide Detectors (per plan)

DESIGNER KITCHENS

- 3cm Level 1 Granite countertops (with undermount 18-gauge stainless steel sink)
- 36" Wellborn® upper kitchen cabinets
- Whirlpool® smooth top range in black
- Whirlpool® microwave and vented hood combination in black
- Whirlpool® Energy Star® tall tub dishwasher in black
- Kitchen island
- Moen® Chateau chrome faucet
- Icemaker/water line connection
- 1/3 HP garbage disposal
- LED disc lighting (per plan)

ELEGANT BATHS

- Owner's suite bathroom smooth Sterling shower stall
- Owner's suite bathroom clear shower door with chrome frame
- Dual vanity in owner's suite bathroom
- 35" raised vanities in all bathrooms
- 1.5cm quartz countertops with undermount sinks
- Moen® Chateau two-handle chrome faucets
- Elongated commodes
- Ventilated shelving

ENERGY EFFICIENCY

- Individual home testing and inspections performed on every home throughout the construction process: Duct Blasting Test, Blower Door Test and HERS Test
- HERS (Home Energy Rating System) rating provided on every home
- Low-E, insulated dual pane vinyl windows
- R13 Insulation in walls. R30 insulation in ceilings
- 14 SEER Lennox® central air conditioning unit
- Rinnai tankless water heater
- Digital programmable thermostats (per plan)
- Separate HVAC System or Zone for each floor
- Air barrier and sealing
- Water saving faucets and low flow shower heads
- Low VOC interior paint and carpet

THE ASHTON WOODS DIFFERENCE

- Limited Warranty administered by a third party
- Personal Home Orientations during the construction process to include Pre-Construction Conference, Pre-Drywall Conference and Pre-Settlement Inspection
- Personalized interior design and color consultation at The Studio by Ashton Woods
- Homeowner Portfolio - A Guide to Using Your Home
- Convenient financing and home closing services with participating lenders and closing attorney

As of 10/3/22

