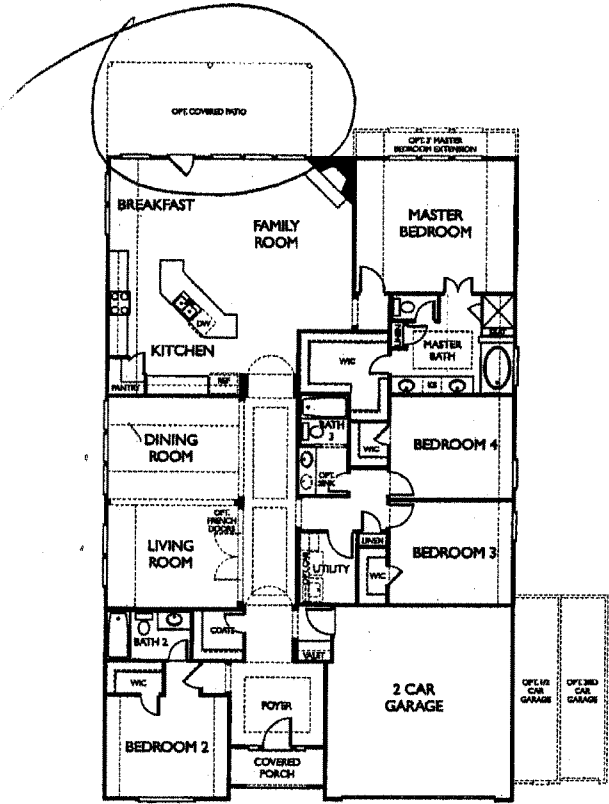
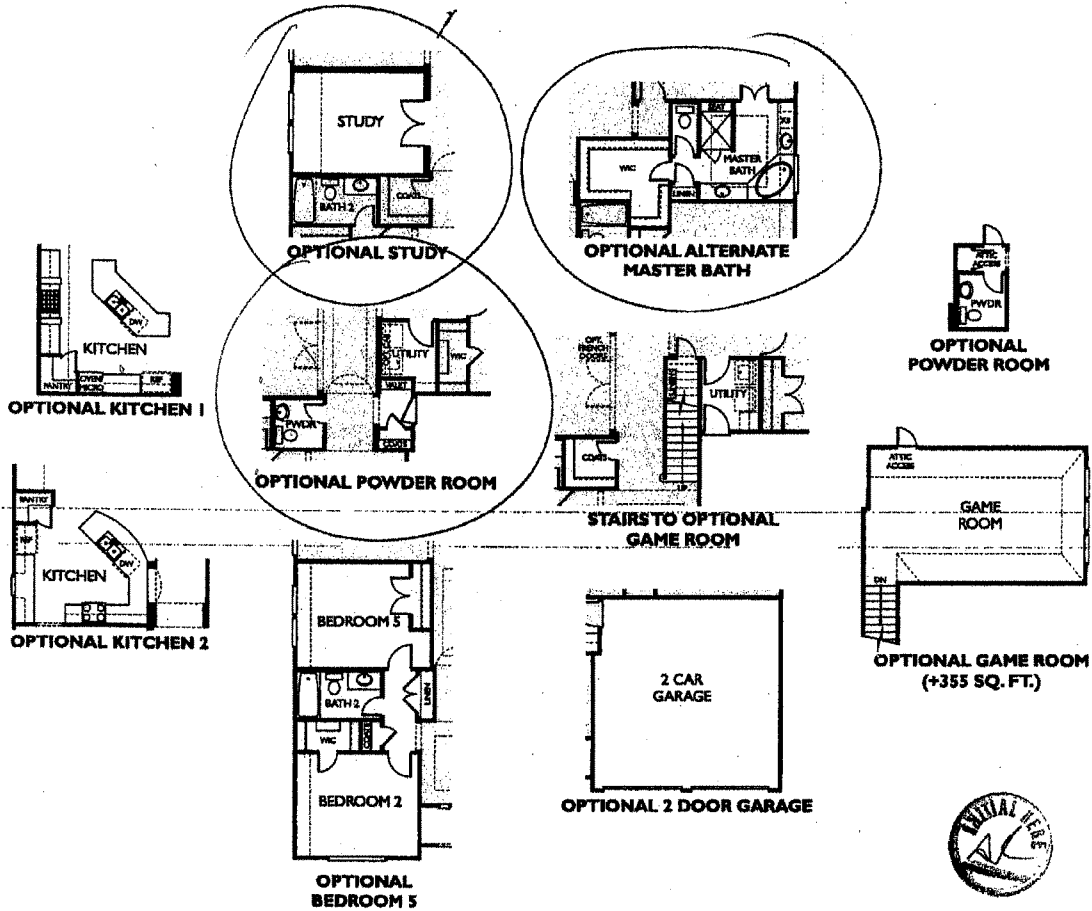


# SUBJECT'S PLAN



**LAKES OF BELLA TERRA**  
 BRISTOL  
 2,635 SQ. FT.



**FLOORPLAN OPTIONS**

\* Option does not add square footage unless noted

# THE CORNELL COLLECTION

**ASHTON  
WOODS**  
*Homes*

## Energy Efficiency

- ◆ Environments for Living Platinum builder (EFL)
- ◆ Homes built to meet or exceed Energy Star and CHBA Green Building Initiative specifications, improving energy efficiency and protecting the environment
- ◆ **Lennox** High efficiency ARI rated 15 SEER air conditioning system with natural gas heating
- ◆ Attic insulation of R-30 in all flat ceilings and R-22 in all sloped ceilings
- ◆ R-13 fiberglass batts in exterior walls
- ◆ Foil-backed ductwork rated at R-6 throughout
- ◆ Energy-efficient natural gas water heating
- ◆ Weatherization measures around slab, windows, and exterior doors to reduce air infiltration into the home
- ◆ Vinyl almond colored frame, double paned, insulated windows with Low-E3 glass to reduce ultraviolet radiation
- ◆ Electric and gas provided at dryer connection
- ◆ Ridge vent with continuous soffit vents (per plan)
- ◆ **Honeywell** digital programmable thermostat
- ◆ 50 gallon water heater (up to 2.5 baths)
- ◆ 2-40 gallon water heaters (3 or more baths)
- ◆ Radiant barrier roof decking (Tech Shield)
- ◆ High efficiency variable speed 95% AFUE rated furnace
- ◆ Polycel sealant around windows, doors, pipes and wiring holes
- ◆ Fresh air intake system for improved air quality

## Striking Exteriors

- ◆ Leaded glass mahogany entry door with elegant handle set
- ◆ **James Hardie**® fibrous-cement siding
- ◆ 50 year limited lifetime manufacturer warranty fire retardant, 130 MPH wind resistant roof shingles
- ◆ Professionally landscaped, fully sodded front, side and rear yard
- ◆ Seamless aluminum gutters on front elevation
- ◆ **Kwikset** deadbolt on all exterior doors
- ◆ Three exterior faucets for easy watering (per plan)
- ◆ Full cedar fenced back yard with gate at side yard
- ◆ Attached garages are drywall finished
- ◆ Brick paved entry porch
- ◆ **Wayne Dalton** insulated garage doors with garage door openers
- ◆ Security lighting by rear entry door
- ◆ Private concrete patio
- ◆ Cast stone address blocks
- ◆ Detached or side loading garages (per plan)

- ◆ Detached garages have brick accent (front)
- ◆ Brick on 4 sides of first floor (per plan)

## Dramatic Interiors

- ◆ Alarm system
- ◆ Elegant ceramic tile entry
- ◆ 12 x 12 ceramic tile fireplace surround
- ◆ 12 x 12 ceramic tile flooring in powder, and secondary baths
- ◆ Direct vent fireplace with gas logs and remote control
- ◆ Custom paint throughout in a choice of four designer colors
- ◆ Stunning staircases include wrought iron balusters and stained handrail (per plan)
- ◆ Crown molding at entry, formal dining and formal living (not on sloped or curved ceilings)
- ◆ Chair rail in dining room (per plan)
- ◆ Raised 6 panel interior doors
- ◆ Ceiling lights in all secondary bedrooms and blocked and wired for ceiling fans
- ◆ Ceiling fan with light kit in family room, and game room (per plan)
- ◆ Marble vanity tops with oval china undermount sinks in bathrooms
- ◆ Distinctive pedestal sink and decorative mirror in powder room (per plan)
- ◆ **Moen** plumbing fixtures in all baths
- ◆ 12" ceramic tile tub surround in secondary baths
- ◆ Elongated water saver commode in powder room
- ◆ Soil resistant carpet over 3/8" pad
- ◆ Satin nickel door hardware
- ◆ Rounded sheetrock corners in entry, family room, formal living, formal dining, kitchen and breakfast
- ◆ Smoke and carbon monoxide detectors with battery backup
- ◆ Attic access with folding stairs (per plan)
- ◆ Bronze designer light fixtures
- ◆ 4 1/2" baseboards
- ◆ Rocker light switches

## Elegant Master Suites

- ◆ 12 x 12 ceramic tile flooring master bath
- ◆ Ceiling fan with light kit in master bedroom
- ◆ Relaxing garden tub with ceramic tile backsplash at master bath tub
- ◆ Ceramic tile shower surround in master bath
- ◆ Granite (level 1) countertops in master bath
- ◆ Beautifully designed cabinets (level 2)
- ◆ Elongated water saver commode in master bath
- ◆ Obscure glass window in master bath (per plan)

## Designer Kitchens

- ◆ Granite (level 1) kitchen countertops
- ◆ 12 x 12 ceramic tile kitchen backsplash placed on the diagonal
- ◆ 12 x 12 ceramic tile floors in kitchen, breakfast and utility room
- ◆ Stainless steel **Whirlpool** appliance package including cooktop with built-in oven, spacemaker microwave and dishwasher (per plan)
- ◆ Beautifully designed kitchen cabinets (level 2) with spacious 42" wall cabinets
- ◆ Double compartment stainless steel undermount sink features single lever **Moen** faucet, vegetable sprayer and garbage disposal
- ◆ **DuPure** water filtration system at kitchen sink

## The Ashton Woods Difference

- ◆ 10-year Homebuyer Protection New Home Warranty
- ◆ Engineered Post Tension Foundation
- ◆ CAT 5 wiring for phones and RG-6 cabling for TV with central distribution box
- ◆ Thermoply sheathing on all exterior walls
- ◆ 3/4" tongue and groove subflooring secured nails and adhesive on 2-story homes for added protection against floor squeaks
- ◆ 2nd story I-joist floor system for added strength and reduction of floor squeaks
- ◆ Vanguard manabloc plumbing system
- ◆ Pre-wired for telephone in kitchen, family room, all bedrooms and game room (per plan)
- ◆ Pre-wired for cable TV in kitchen, family room, all bedrooms and game room (per plan)
- ◆ Pre-wired for surround sound
- ◆ **HOMETEAM Pest Defense System**-Tubes In The Wall® Pest Control
- ◆ Exterior base plates anchored to foundation
- ◆ Four hours with a Professional Design Consultant at our Design Center to aid in home selections
- ◆ Scheduled review meetings at the beginning of the building process, during the construction process, and prior to closing
- ◆ Personal customer service program
- ◆ 1-5-11 month Customer Service program
- ◆ Quality inspections performed by a third party or experienced construction staff at various stages of the construction process

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