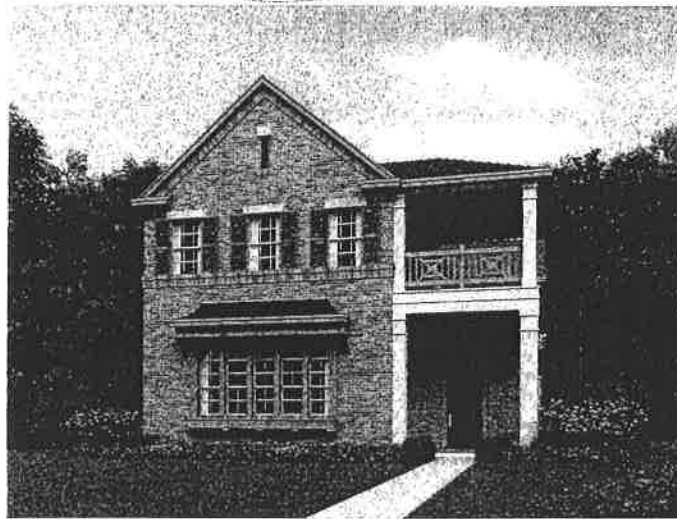

TOWNE LAKE

PALERMO
3,036 SQ. FT.



ELEVATION A

com



ELEVATION B

TOWNE LAKE

PALERMO
3,036 SQ. FT.

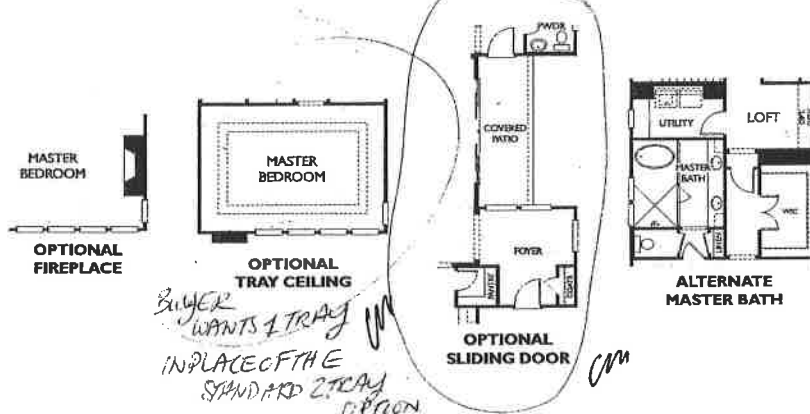


FIRST FLOOR



SECOND FLOOR

FLOORPLAN OPTIONS*



BUYER WANTS 1 TRAY IN PLACE OF THE STANDARD 2 TRAY OPTION

* Option does not add square footage unless noted

© 2015 Sunbelt Homes, Inc. All rights reserved. Sunbelt Homes, Inc. offers to occasionally receive its products. Sunbelt Homes, Inc. reserves the right to change offers, specifications and pricing without notice. All dimensions, square footage, area and volume are approximate. Buyer shall verify all dimensions and area before purchase. Sunbelt Homes, Inc. does not warrant the accuracy of the information provided. Sunbelt Homes, Inc. is not responsible for any damage to the property or personal injury caused by the use of the product. Sunbelt Homes, Inc. is not responsible for any damage to the property or personal injury caused by the use of the product. Sunbelt Homes, Inc. is not responsible for any damage to the property or personal injury caused by the use of the product.

THE CARTHAGE COLLECTION

Energy Efficiency

- ◆ Environments for Living Platinum builder (EFL)
- ◆ Homes built to meet or exceed GHBA Green Building Initiative specifications, improving energy efficiency and protecting the environment
- ◆ **Lennox** High efficiency ARI rated 16 SEER air conditioning system (one unit with two zones) 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
- ◆ **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 80% AFUE rated furnace
- ◆ Polycel sealant around windows, doors, pipes and wiring holes
- ◆ Fresh air intake system for improved air quality

Striking Exteriors

- ◆ 8" 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 backyards with sprinkler system (water timing controlled by HOA)
- ◆ Mowing and landscaping maintenance provided by HOA outside of all gates. Any fenced in areas are the homeowner's responsibility
- ◆ **Kwikset** deadbolt on all exterior doors
- ◆ Lighted doorbell
- ◆ Three exterior faucets for easy watering
- ◆ Attached garages are drywall finished
- ◆ Brick paved front entry porch (per plan)
- ◆ Front coach light (per plan)
- ◆ Insulated garage doors
- ◆ 1/2 HP garage door opener with 2 remotes
- ◆ Seamless aluminum gutters

- ◆ Light by rear entry door
- ◆ Metal address plaques
- ◆ 2 photocell coach lights at garage
- ◆ 4' high **Ameristar** iron fence (varies per lot)

Dramatic Interiors

- ◆ Alarm system
- ◆ Elegant ceramic tile in all bathrooms, foyer, entry and family room
- ◆ Beautiful ceramic tile fireplace surround
- ◆ 4 1/2" baseboards
- ◆ Satin nickel door hardware
- ◆ Direct vent fireplace with gas logs and remote control
- ◆ Custom built mantle
- ◆ Custom paint throughout in a choice one of four designer colors
- ◆ Stunning staircases include wrought iron spindles and stained handrail (per plan)
- ◆ Beautiful fixed glass windows in dining room*, breakfast room and family room (per plan)
- ◆ Crown moulding at entry per plan (does not include vaulted ceilings)
- ◆ Raised 6 panel 8" interior doors (1st floor)
- ◆ Ceiling lights in all bedrooms and blocked for ceiling fans
- ◆ Ceiling fan with 3 choices in color, light kit and speed control, installed in family room, and game room (per plan)
- ◆ Marble vanity tops with oval china undermount sinks in bathrooms
- ◆ Distinctive pedestal sink and wood frame mirror in powder rooms (per plan)
- ◆ Stunning **Moen** chrome plumbing fixtures in all baths
- ◆ Raised panel cabinets in secondary bath vanity
- ◆ Elongated water saver commode in powder room
- ◆ Soil resistant carpet over 1/2" pad
- ◆ Squared sheetrock corners throughout home
- ◆ Smoke and carbon monoxide detectors with battery backup
- ◆ Attic access with folding stairs
- ◆ Designer bronze light fixtures
- ◆ Rocker light switches
- ◆ Granite countertops in valet or built-in desk area (per plan)
- ◆ 2" faux wood white blinds

Elegant Master Suites

- ◆ Beautiful ceramic tile flooring in master bathroom
- ◆ Ceiling fan with 3 choices in color, light kit and speed control, installed in master bedroom (per plan)
- ◆ Gorgeous freestanding tub
- ◆ Mudset shower with ceramic tile shower surround

- ◆ Elongated water saver commode in master bath
- ◆ Elegant granite countertops in master bath
- ◆ Designer maple cabinets in master bath

Designer Kitchens

- ◆ Elegant granite countertops
- ◆ Ceramic tile floors in kitchen, breakfast and utility room
- ◆ Stainless steel **Whirlpool** appliance package including microwave, dishwasher, oven and cooktop
- ◆ Designer maple or cherry 42" cabinets with 2" crown moulding
- ◆ Ceramic tile backsplash placed on the diagonal
- ◆ Double compartment stainless steel undermount features a single lever **Moen** faucet, vegetable sprayer and garbage disposal
- ◆ Pre-installed connection for icemaker
- ◆ **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 with nails and adhesive on 2-story homes for added protection against floor squeaks
- ◆ Engineered floor system for added strength and reduction of floor squeaks
- ◆ PEX water lines with water distribution manifold
- ◆ Prewired for AT&T Uverse with 3 locations for phone and cable
- ◆ Taexx built-in Pest Control System by **HomeTeam Pest Defense**
- ◆ BORATE Termite Preventative by **HomeTeam Pest Defense**
- ◆ Two 4 hour appointments with a Professional Design Consultant at our Studio 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



*Dining Room window type will vary if room is at the front affecting front elevations

Effective 06/30/16

5500 Series



© 2014 Ashton Woods Homes. In an effort to continuously improve its product, Ashton Woods Homes reserves the right to change prices, specifications and pricing without notice in its sole discretion. Square footage is approximate and window, floor and ceiling elevations are approximate, subject to change without prior notice or obligation and may vary by plan elevation and/or community. Special wall and window treatments, carpeting, flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All recordings, color schemes, floor plans, maps and displays are artist's conceptions and are not intended to be an actual depiction of the home or its surroundings. Basements are available subject to site conditions. Homesite premiums may apply. Please see Sales Representative for additional information. ashtonwoods.com