

ARIA ESTATES

Townhomes

INCLUDED FEATURES

LUXURY FINISHES

- 8 ft smooth 2-Panel flat top interior doors (first floor)
- 10 ft ceilings (first floor)
- Pre-wired for 2 CAT6/RG6 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
- 3 ¼" baseboards
- Solid surface flooring in foyer, kitchen, breakfast nook, and family room
- Pre-wired for ceiling fans in family room, bedrooms (per plan)
- Featuring Ashton Woods interior and exterior Collections
- Oak-stained handrail with optional metal balusters
- New Home Warranty
- Walk in closets (per plan)

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
 - 30" gas range, built-in dishwasher, and microwave/vent hood
- Solid surface countertops
- Stainless steel undermount sink
- 42-inch cabinetry with recessed panels and concealed hinges
- LED disc lighting
- Ceramic tile backsplash
- Moen faucet
- Island kitchen with sitting area
- Solid surface flooring
- Pantry

Primary Suite

- Silestone countertops with 4" backsplash
- MOEN 4" plumbing fixtures
- Ceramic tile shower with clear glass enclosure (per plan)
- Dual sink vanity
- Walk-in closet
- Elongated commode
- Ceramic Tile flooring
- Towel bars
- Lighting package



Powder and/or Secondary Baths

- Tub/shower with ceramic tile surround (per plan)
- Elongated commodes in all baths
- Ceramic tile flooring
- Moen plumbing fixtures
- Towel bars
- Lighting package

STRIKING EXTERIORS

- Fully automated sprinkler system
- Full landscape package
- 8-foot 6-panel fiberglass front door with security viewer
- Engineered sub-floor system
- 30-year dimensional shingle roofing
- ACME brick exteriors and/or natural stone (per plan)
- Address plaque
- Full gutters
- 2 hose bibs
- Covered front porch
- Garage door opener

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
- Energy efficient A/C system
- 2 programmable thermostats
- 1 - 50 Gallon water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane energy efficient glass windows with vinyl frame
- Third party inspected for quality assurance

ARIA ESTATES TOWNHOMES

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 Service

Farmers Electric	https://farmerselectric.coop	903.455.1715
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Gas Service

Atmos Energy	https://www.atmosenergy.com	883.286.6700
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Water / Sewer Service

City of Sachse	https://www.cityofsachse.com	972.495.1212
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Trash / Garbage Service

City of Sachse	https://www.cityofsachse.com	972.495.1212
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Phone / TV / Internet Service

Third Party – 811 Service	www.cityofsachse.com/faq.aspx?qid=141	972.495.7600 – 811
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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 \$2,100 per year for Townhome residents. *NOTE: HOA dues are approximate and subject to change.

PROPERTY TAX (2022)

Total Tax Rate: 2.40%

*NOTE: Tax rates are approximate.

Aria Estates Townhomes are located in Dallas County, Texas.

04.01.24