

DEVONSHIRE

INCLUDED FEATURES

LUXURY FINISHES

- 8-foot front door with security viewer
- 6'8" flat-top interior doors
- Luxury Vinyl Plank flooring in foyer, kitchen, family room, and dining room
- Ceramic tile flooring in utility room and all baths
- Kwikset® hardware
- 30" composite structured wiring panel
- Pre-wired for 1 wireless access point
- Pre-wired for 2 Cat6/RG6 tv/data locations
- Smart Home Package with: (1) Brilliant 2-gang panel and (1) Ring Doorbell
- 3 ¼" baseboards throughout home
- Stained Oak handrail with optional metal balusters
- Pre-wired for ceiling fans at family room, bedrooms, study, and game room (per plan)
- Garage is taped, bedded, and painted
- Lighting package
- New Home Warranty
- Third-party home inspection
- White rocker electrical switches

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
 - 30" gas range, built-in dishwasher, and over the range micro hood
- Solid surface countertops in kitchen with ceramic tile backsplash
- Stainless steel undermount sink
- 42-inch cabinets with concealed hinges
- LED disc lighting
- Luxury flooring
- Pantry
- Moen faucet

Family Area

- Optional attractive 36" direct vent gas fireplace with tile surround (per plan)
- LED disc lighting
- Pre-wired for ceiling fan
- Luxury flooring

Primary Suite

- Engineered marble countertops with 4-inch backsplash
- MOEN plumbing fixtures



- Shower with ceramic tile surround and glass shower enclosure with frame
- Ceramic tile flooring
- Towel bars
- Walk in Closet
- Elongated commode
- Dual vanity sinks

Powder and/or Secondary Baths

- Secondary baths with ceramic tile tub surrounds
- Elongated commodes in all baths
- Ceramic tile flooring
- Moen faucets
- Towel bars
- Engineered marble countertops with 4-inch backsplash
- Lighting package

STRIKING EXTERIORS

- Fully automated sprinkler system
- Full sod front, side, and backyards
- Full landscape package
- Full guttering
- Steel garage door with garage door opener
- 6' pre-stained cedar privacy fence with metal posts and gate (per homesite location)
- Engineered sub-floor system
- 30-year Dimensional shingles
- ACME Brick exteriors and/or stone (per plan)
- Covered Patio
- Precast address block
- 2 hose bibs

ENERGY EFFICIENCY

Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:

- R-15 to R-19: Batt insulation in all exterior walls
- R-22 to R-38 insulation in attics
- R-38 Batt insulation in HVAC platform area
- Poly-sealed insulation treatment at all door and window openings, plates, and mechanical openings
- Energy efficient HVAC system
- Digital programmable thermostats (per plan)
- 1 tankless water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

DEVONSHIRE COMMUNITY SERVICES

Forney Chamber of Commerce	972.564.2233
Driver's License	972.551.7700
Vehicle Registration	972.564.4054
Voter Registration	469.376.4595
Forney Police Department	972.552.6625
Forney Fire Department	972.552.6635

SCHOOLS-Forney I.S.D

Griffin Elementary School	1130 Ravenhill Rd., Forney, TX 75126	469.762.4295
Rhodes Intermediate School	775 Innovation Blvd. Forney, TX 75126	469.762.4370
Jackson Middle School	651 Innovation Blvd. Forney, TX 75126	469.762.4270
North Forney High School	6170 Falcon Way, Forney, TX 75126	469.762.4210

UTILITIES

Telephone/TV/Internet/	AT&T (coming soon)	888.333.6651
Cable Service	Optimum	469.456.7392
Gas Service	Atmos	888.286.6700
Electric Service	Farmers Electric	903.455.1715
Water / Sewer	High Point Water	972.564.3801
Waste	Devonshire HOA	972-552-2820
Recycle Service	Change Recycling or Recyclops Recycling (your preference)	903.751.1411 www.recyclops.com

HOA DUES

Homeowner Association Fees are estimated at \$185.25 per quarter. See details at www.devonshiretx.org.

PROPERTY TAXES (2022)

KC ESD #6 (FORNEY)	0.034830	
KAUFMAN COUNTY	0.345850	
KAUFMAN COUNTY MUD #3	1.000000	
ROAD & BRIDGE	0.070412	
FORNEY ISD	1.354600	
Estimated Total Tax Rate is	2.805692	04.01.24