

MONTICELLO PARK

INCLUDED FEATURES

LUXURY FINISHES

- 8' 6 panel fiberglass front door with security viewer
- 6'8" 2 Panel, flat-top hollow core interior doors
- Luxury Vinyl Plank flooring in foyer, kitchen, family room, study/flex room, and dining room
- Ceramic tile flooring in utility room and all baths
- Kwikset® satin nickel hardware
- 30" composite 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 balusters
- Pre-wired for ceiling fans at family room, bedrooms, and game room (per plan)
- Garage is taped, bedded, and painted
- Glacier lighting package
- New Home Warranty
- Third-party home inspection

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
 - 30" Electric range, built-in dishwasher, and over the range micro hood
- Granite countertops in kitchen with tile backsplash
- Stainless steel undermount sink
- 42" Beechwood cabinets with concealed hinges
- LED disc lighting
- Luxury vinyl plank flooring

Family Area

- Optional attractive 36" electric fireplace
- LED disc lighting
- Pre-wired for ceiling fan

Primary Suite

- Engineered marble countertops with 4" backsplash
- MOEN Chateau 4" chrome plumbing fixtures
- Shower with tile surround and glass shower enclosure with satin nickel frame
- Elongated commode



Dramatic Interiors – Continued

Powder and/or Secondary Baths

- Secondary bath with Vikrell white tub with Vikrell surround
- Shower with tile surround and glass shower enclosure with satin nickel frame (per plan)
- Elongated commodes in all baths
- Ceramic tile flooring

STRIKING EXTERIORS

- Fully automated sprinkler system
- Fully sodded front, side, and backyards
- Full landscape package
- Full guttering
- Steel garage door
- 6' pre-stained cedar privacy fence with metal posts (per homesite location)
- Engineered sub-floor system
- 30-year Dimensional shingles
- Brick exteriors and/or stone (per plan)
- 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-49 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 A/C system
- Digital programmable thermostats (per plan)
- 1 electric water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

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COMMUNITY SERVICES

Princeton Chamber of Commerce	972.736.6462
Driver's License	214.733.5350
Vehicle Registration	469.362.5800
Voter Registration	co.collin.tx.us
Princeton Police Department	972.736.3901
Princeton Fire Department	214.960.4509

SCHOOLS-Princeton I.S.D

Lacy Elementary School	224 East Collect Street, Princeton, TX	469.952.5401
Southard Middle School	455 Monte Carlo Boulevard, Princeton, TX	469.952.5419
Princeton High School	1000 East Princeton Drive, Princeton, TX	469.952.5405

UTILITIES

Telephone/TV/Internet/ Cable Service	Cable TV	CableTV.com
Electric Service	Power to Choose	1.866.797.4839
Water / Sewer / Garbage / Recycle Service	City of Princeton	Princetontx.gov 972.736.2711

HOA DUES

Homeowner Association Fees are estimated at \$400 per Year.

PROPERTY TAXES (2022)

Collin County	0.152443	
City of Princeton	0.534543	*NOTE: Tax rates are approximate
Princeton ISD	1.442900	
Collin County College	0.081220	
*Estimated Tax Rate	*2.211106	

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