

# PECAN SQUARE

## INCLUDED FEATURES

### LUXURY FINISHES

- 8 foot front door
- 6'8" smooth 2-panel, flat-top interior doors on first and second floors
- Kwikset® satin nickel handle set and levers
- Garage walls and ceiling to be taped, bedded and paint finish
- Blocked and wired for ceiling fans in bedrooms (per plan)
- Stained oak handrail and optional metal balusters
- Solid surface flooring in foyer, kitchen & dining
- Featuring Ashton Woods interior and exterior collections
- Lighting package
- New Home Warranty
- Third-party home inspection
- HomeTeam Pest Defense System

### DRAMATIC INTERIORS

#### Kitchen

- Solid surface countertops with stainless-steel under-mount sink
- Energy Star Whirlpool stainless steel appliance package:
  - Built-in dishwasher, Gas range, microwave/vent hood & disposal
- LED disc Lighting
- Solid surface flooring
- 42-inch pre-finished cabinetry with concealed hinges
- Ceramic tile backsplash
- Moen faucet
- Pantry

#### Primary Suite(s)

- Flush Mount Lighting
- Dual sink vanities
- Engineered marble countertops with 4" backsplash and white rectangle ceramic drop-in bowl (per plan)
- MOEN plumbing fixtures
- Ceramic tile shower with glass enclosure (per plan)
- Elongated commodes
- Ceramic tile flooring
- Walk in closet

#### Powder and Guest Baths

- Pre-Finished cabinet vanities
- White porcelain pedestal sink in powder
- Engineered marble countertops in secondary baths
- Elongated commodes in all baths
- MOEN plumbing fixtures
- Ceramic tile flooring
- Ceramic tile tub/shower surrounds

## **STRIKING EXTERIORS**

- Brick Front Porch
- Fully sodded front, side & backyards
- Landscape package
- Fully automated sprinkler system
- Full guttering
- 32-panel steel garage doors
- 6-foot Cedar fencing with metal posts
- Covered patio (per plan)
- ACME Brick exteriors and/or stone (per plan)
- 30-year dimensional Weatherwood roof shingles

## **SMART HOME TECHNOLOGY**

- Pre-wired CAT-6 for telephones
- 42 inch Structured Wiring Panel
- Wireless Access Point Prewire
- Panel in Garage (Frontier ONT)
- High Speed Router with built-in Remote Servicing and Family Internet Filtering Software
- Dual Band Wireless Access Point
- High Speed Network Switch
- Alexa Show
- Ring Pro Video Doorbell

## **ENERGY EFFICIENCY**

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

- R-15 or R-19: unfaced batt insulation in all exterior walls
- R-22 to R-49 insulation in attics
- 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 to 2 - 50 Gallon gas water heater (per plan)
- Continuous soffit attic ventilation
- Carbon monoxide and smoke detectors
- Dual pane energy efficient insulated low-E glass windows
- Third party inspected for quality assurance

# PECAN SQUARE

## COMMUNITY SERVICES

Northlake Chamber of Commerce	817.837.1000
Driver's License	972.221.8081
Vehicle Registration	940.349.3500
Voter Registration	940.349.3200
Justin Community Public Library	940.648.2541
Northlake Police Department (Non-Emergency Dispatch)	940.648.4804
Northlake Fire Department (Administration)	940.464.7102

## UTILITIES

### Electric / Gas Service

CoServ Electric	<a href="http://www.coserv.com">www.coserv.com</a>	940.321.7800
Atmos Energy	<a href="http://www.atmosenergy.com">www.atmosenergy.com</a>	888.286.6700

### Water / Sewer / Garbage / Recycling Service

Northlake Water Services	<a href="http://www.town.northlake.tx.us/186/Utility-Billing">www.town.northlake.tx.us/186/Utility-Billing</a>	940.648.3290 / Option 3
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### Phone / TV / Internet Service

Frontier	<a href="http://www.frontier.com">www.frontier.com</a>	844.660.0648
*Set up this service 30 days prior to close and mention the Justin/Pecan Square area		

### Home Security

HomePro Technologies	Initial Set-up	972.245.5777 ext. 122
	After Move-in	214.529.6102 or pecansquare@homeprotech.com

## SCHOOLS

Johnnie Daniel Elementary School	1907 Tye Street, Northlake, TX 76247	817.215.0920
Gene Pike Middle School	2200 Texan Drive, Justin, TX 76247	817.215.0400
Byron Nelson High School	2775 Bobcat Blvd., Trophy Club, TX 76262	817.698.5600

## HOMEOWNER ASSOCIATION DUES

Estimated HOA dues are \$2,780 per year, for amenity access, Lifestyle Manager, events, activities, common area maintenance, front yard maintenance, .5 GB Internet service, pools, fitness center, on site work spaces, dog park and an on-site General Manager.

## PROPERTY TAX (2022)

Town of Northlake	0.295000
Northwest ISD	1.090200
Denton County	0.189485
Northlake Municipal No. 1	0.705000
ESD	0.080283
<b>Total Tax Rate *</b>	<b>2.359968</b>

\*NOTE: Tax rates are approximate.

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