

# MIDTOWN AT NEXTON

## INCLUDED FEATURES

### STRIKING EXTERIORS

- Elevations with carefully crafted façade and distinctive architectural details
- Monolithic slab foundation
- Low-maintenance Hardiplank siding
- Tyvar Housewrap
- CertainTeed® 30-year shingles
- Spacious detached two-car garage with pre-wire for opener
- Coach light at garage (per plan)
- Coach lights at front porch (per plan)
- Woodgrain fiberglass front door
- Satin nickel Kwikset® front door knob and deadbolt
- Two hose bibs (located per plan)
- Weatherproof electrical outlets (located per plan)
- Taexx® built-in pest control system
- Rear concrete stoop. Concrete patios and covered porches are optional (per plan)
- Professional landscape package including full sod
- Two-car garage

### DRAMATIC INTERIORS

- Four whole house interior paint colors
- Smooth ceilings throughout
- 10' smooth ceilings on first floor. 9' ceilings on second floor.
- Smooth finish two-panel interior doors with satin nickel hardware
- 4" baseboards on main floor. 3" baseboards on second floor.
- Wood window stool and apron
- Crown molding in owner's suite bedroom and foyer
- Shaw Floorte® luxury vinyl plank flooring in foyer, kitchen, breakfast, and powder room
- Shaw Floorte® luxury vinyl flooring in secondary bathrooms and utility room
- Shaw Carpet with 6lb re-bond pad
- Premium Advantech subfloors
- Light fixture package in satin nickel (per plan)
- Overhead lighting in all bedrooms
- CAT 6 media jacks
- Structured wiring 30" On-Q PVC enclosure
- Smoke / Carbon Monoxide Detectors (per plan)

### DESIGNER KITCHENS

- Level 1 Granite countertops (with undermount 18-gauge stainless steel sink)
- 42" Wellborn® upper kitchen cabinets with crown molding
- Whirlpool® ceramic top electric range in black
- Whirlpool® microwave and vented hood combination in black
- Whirlpool® Energy Star® tall tub dishwasher in black
- Kitchen island
- LED disc lighting (per plan)

- Moen® Chateau chrome kitchen faucet
- Stainless Steel undermount sink
- 1/3 HP garbage disposal
- Icemaker/water line connection

### ELEGANT BATHS

- Owner's suite bathroom includes tile shower with clear glass, chrome-framed enclosure and tile pan
- Ceramic tile flooring in owner's suite bathroom
- Dual vanity in owner's suite bathroom
- 35" raised vanities in all bathrooms
- 1.5cm quartz countertops with undermount sinks
- Moen® Chateau two-handle chrome faucets
- Elongated commodes
- Ventilated shelving

### ENERGY EFFICIENCY

- Individual home testing and inspections performed on every home throughout the construction process: Duct Blasting Test, Blower Door Test and HERS Test
- HERS (Home Energy Rating System) rating provided on every home
- Low-E, insulated dual pane vinyl windows
- R13 Insulation in walls. R30 insulation in ceilings
- 14 SEER Lennox® central air conditioning unit
- Rinnai tankless water heater
- Digital programmable thermostats (per plan)
- Separate HVAC System or Zone for each floor
- Air barrier and sealing
- Water saving faucets and low flow shower heads
- Low VOC interior paint and carpet

### THE ASHTON WOODS DIFFERENCE

- Limited Warranty administered by a third party
- Personal Home Orientations during the construction process to include Pre-Construction Conference, Pre-Drywall Conference and Pre-Settlement Inspection
- Personalized interior design and color consultation at The Studio by Ashton Woods
- Homeowner Portfolio - A Guide to Using Your Home
- Convenient financing and home closing services with participating lenders and closing attorney

As of 1/30/23

