

# Northlake Townhomes

## **Stunning Exteriors**

Detached 2 car garages with 8'-0" ceilings  
Private outdoor living space in courtyard to garage  
Designer door handle set with deadbolt on entry door with Smartkey re-key technology locks by Kwikset®.  
Professionally designed landscaping package  
Irrigation system  
Durable Hardie Siding and Trim materials on all exterior walls with a 30-year manufacturer's non-prorated transferable warranty  
Paver Courtyard and front porches  
Concrete drives  
Dow Always Active Sentricon Bait System along with Massey Services Pest Prevention Plus  
30 Year fungus Resistant architectural roof shingles in Weathered Wood  
8'-0" Front entry door  
(2) Hose bibs per plan  
(3) Weatherproof electrical receptacles per plan

## **Dramatic Interiors**

9'-4" ceilings on the first floor with 8'-0" ceilings on the second floor  
Upgraded 17" ceramic tile foyer, kitchen, bathrooms, and utility room per plan  
Two-panel interior doors with rectangular tops  
Sherwin Williams® washable low VOC interior paint in Bright White on walls and ceilings  
Upgraded designer light fixture package per plan  
Rocker light switches  
Blinds 2" faux wood for front and side elevations  
Oval bevel edge mirror in powder bath per plan  
42" high mirrors in master and secondary baths  
34" high vanity cabinets  
Selection of Wilsonart® countertops for bath countertops  
Porcelain pedestal sink in powder bath per plan  
Chrome bath fixtures by Moen  
Carbon Monoxide and smoke detectors  
Stain resistant, colorfast, eco-friendly carpet  
3 ¼" Colonial baseboards and 2 ¼" Colonial casing  
Knockdown ceiling texture with orange peel wall texture

## **Nicely Appointed Kitchens**

Upgraded 17" ceramic tile flooring  
Designer Wellborn® cabinetry with 36" upper cabinets  
Granite countertops  
Designer Moen kitchen faucet with vegetable sprayer  
Stainless steel 50/50 undermount sink with disposal  
Closet pantry per plan with ventilated shelving  
LED lighting per plan  
Samsung range, dishwasher, and microwave

## **Elegant Master Retreats**

Spacious walk-in closets with ventilated shelving  
Linen closet per plan  
17" ceramic tile flooring  
Walk-in showers with tile floor and surround  
Full width vanity mirror  
Selection of Wilsonart® countertops  
34" high vanity cabinets  
Ceramic tile shower flooring in the walk-in showers  
Ceramic tile on all shower walls to a minimum of 88 inches above the floor

## **Built in Energy Efficiency**

Low E insulated Double Pane Vinyl windows in white  
R-30 ceiling insulation  
R-13 frame wall insulation  
Continuous vent soffits  
15 SEER HVAC system  
Digital programmable thermostat  
Air seal around doors, windows, and exterior penetrations with expanding foam  
Efficient water management using low flow plumbing fixtures  
Energy Efficient water heater  
CRI Green Label® carpet  
Energy efficient LED Lighting with CFL/LED lamps in the decorative light fixtures

## **The Ashton Woods Advantage**

Personalized interior design and color consultation at The Studio by Ashton Woods Design Professionals  
Convenient mortgage services  
1-2-7 Limited Warranty

## **Community Highlights**

Charming streetscape with sidewalks, pocket parks, conservation tracts, and green space meandering through the community  
Private Homeowner's Association  
Conveniently located near shopping and dining options  
Located near World Famous Orlando Attractions  
Community Clubhouse and Pool  
Dog walk park and a children's playground  
Within minutes of Florida's Western Beltway 429

Revised 04.13.2023

