

# Hills of Minneola Single Family Homes

#### Stunning Exteriors

Choice of 50+ designer selected exterior color schemes

Sherwin Williams® Flex Lox in a Satin Finish exterior paint

Designer door handle set with deadbolt on entry door with Smartkey rekey technology locks by Kwikset®.

Professionally designed landscaping package

Irrigation system

Durable Hardie Siding and Trim materials used for cladding on all gables and second floor walls with a 30 year manufacturer's non-prorated transferable warranty

Concrete drives, covered lanais, and front porches with broom finish Sentricon \*Colony pest control system

30 Year fungus Resistant architectural roof shingles in Weathered Wood color

6'-8" 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

Oval bevel edge mirror in powder bath per plan

42" high mirrors in master and secondary baths

Wide 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

TAEXX® pest control Tubes in the Wall® system

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

Wide selection of Wilsonart® countertops

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**

Silverline® by Plygem Low E-3 insulated Double Pane Vinyl windows in white

R-30 ceiling insulation

R-4.1 insulation on concrete exterior walls

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

Concrete block, First floor walls with drop ledge construction

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**

Close access to Florida's Turnpike, SR 429 and 408

Master-planned community with private amenities including open park spaces, walking trails, tot lot, pool and clubhouse

A rated Lake County schools

Minutes from the National Training Center, as well as the West Orange Trail and Lake Louisa State Park

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