

# Northlake 40's Classical Single Family Homes

## **Stunning Exteriors**

Choice of 50+ designer selected exterior color schemes  
 Sherwin Williams® exterior paint  
 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 used for all exterior cladding with a 30-year manufacturer's non-prorated transferable warranty  
 Concrete drives and covered lanais  
 Pavers on front porches  
 Dow Always Active Sentricon Bait System along with our proprietary Pest Prevention Plus  
 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  
 Selection of Wilsonart® countertops for bath countertops  
 Porcelain pedestal sink in powder bath per plan  
 34" high vanity cabinets  
 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



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