

Northlake 60's Estate Single Family Homes

Stunning Exteriors

24 Lakefront Lots on Lake Starr with approvals to build boat docks
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
Paver drives, covered lanais, and 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
8'-0" Front entry door
(2) Hose bibs per plan
(3) Weatherproof electrical receptacles per plan
8-Foot-tall Garage Doors with Openers and 2 remotes per door

Dramatic Interiors

10'-0" ceilings on the first floor with 9'-0" ceilings on the second floor
Upgraded 17" ceramic tile foyer, kitchen, bathrooms, and utility room
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
Granite countertops for bath countertops
Porcelain pedestal sink in powder bath per plan
34" high bath vanities
Chrome bath fixtures by Moen
Carbon Monoxide and smoke detectors
Stain resistant, colorfast, eco-friendly carpet
5 ¼" 5180 baseboards and 2 ¼" Colonial casing
Knockdown ceiling texture with orange peel wall texture
Wood trimmed windowsills
Ventilated wood closet shelving

Nicely Appointed Kitchens

Upgraded 17" ceramic tile flooring
Designer Wellborn® cabinetry with 42" upper cabinets up to level 3
Granite countertops
Standard crown molding on Kitchen Cabinets
Designer Moen kitchen faucet with vegetable sprayer
Stainless steel 50/50 undermount sink with disposal
Closet pantry per plan with ventilated wood shelving
LED lighting per plan
Samsung range, dishwasher, and microwave

Elegant Master Retreats

Spacious walk-in closets with ventilated wood shelving
Linen closets per plan
17" ceramic tile flooring
Walk-in showers with tile floor and surround
3/8" Heavy Glass Shower Enclosure with Chrome hardware
Full width vanity mirror
Granite countertops
34" high bath vanity
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
16 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

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