

# Festival Townhomes

## **Stunning Exteriors**

Coastal architecture with Caribbean accents  
 Sherwin Williams® Flex Lox in a Satin Finish exterior paint  
 Designer door handle set with deadbolt on entry door with Smartkey locks by Kwikset®.  
 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  
 Professionally designed landscaping package  
 Irrigation system  
 Sentricon® Colony pest control system  
 30 Year fungus Resistant architectural roof shingles in Weathered Wood color with matching rain gutters  
 8' Front entry door  
 Garage coach light  
 (2) Hose bibs per plan  
 (2) Weatherproof electrical receptacles per plan

## **Dramatic Interiors**

17" ceramic tile foyer, kitchen, bathrooms and utility room per plan  
 Two-panel interior doors with arched top  
 Sherwin Williams® washable low VOC interior paint  
 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  
 Moen® chrome faucets  
 (2) cable drops and/or phone jacks  
 Carbon Monoxide and smoke detectors  
 Stain resistant, colorfast, eco-friendly carpet  
 Textured drywall finish walls and knockdown texture on ceilings  
 3 1/4" baseboards and 2 1/4" casing  
 Taexx pest control Tubes in the Wall® system  
 Prewire for security system – 2 keypad locations and 1 motion detector

## **Elegant Master Retreats**

Spacious walk-in closets with ventilated shelving  
 Linen closet per plan  
 17" ceramic tile flooring  
 Full width vanity mirror  
 Ceramic tile shower flooring in the walk in showers  
 Ceramic tile on all shower walls to a minimum of 88 inches above the floor

## **Nicely Appointed Kitchens**

Upgraded 17" ceramic tile flooring  
 Designer Wellborn cabinetry with 36" upper cabinets  
 Granite countertops with matching backsplash  
 Designer Moen kitchen faucet with vegetable sprayer  
 Stainless steel under mount sinks with disposal  
 Closet pantry per plan with ventilated shelving  
 LED lighting per plan  
 Whirlpool® range, dishwasher and microwave

## **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  
 14 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  
 Tankless gas water heater by Rinnai  
 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  
 1-2-10 Limited Warranty

## **Community Highlights**

Spectacular amenities including a lagoon-style pool, sand volleyball, miniature golf, kids' waterpark, and fitness center all within walking distance  
 Located within minutes of Central Florida Theme Parks  
 Lawn care included in HOA Fees  
 Charming streetscape with sidewalks and green space  
 Private Homeowner's Association

Revised 11.05.19

