ASHTON WOODS.

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

Pesigner light intuite 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 ¼" baseboards and 2 ¼" 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

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