

Parkview at Hamlin Townhomes

Stunning Exteriors

Covered Porch per plan
 Designer selected exterior color schemes Sherwin Williams® Flex Lox exterior paint in satin finish
 Designer door handle set with deadbolt on entry door with Smartkey re-key technology locks by Kwikset®.
 Professionally designed landscaping
 2 car garage with garage door opener
 Coach light on alley side of garage
 Aluminum gutters
 30 Year fungus Resistant architectural roof shingles in Rustic Black
 Dow Always Active Sentricon Bait System along with a proprietary Pest Prevention Plus
 8'-0" Front entry door with ¾ 1 lite glass
 (1) Hose bib per plan
 (2) Weatherproof electrical receptacles per plan
 Pavers on the driveway and lead walk

Dramatic Interiors

17" ceramic tile foyer, kitchen, bathrooms and utility room per plan
 8' Two-panel interior doors with rectangular on first and second floors
 6'-8" Two-panel interior doors with rectangular top on third floor
 Sherwin Williams® low VOC interior paint
 Designer light fixture package per plan
 Oval bevel edge mirror in powder bath per plan
 42" high mirrors in master and secondary baths
 Granite countertops with 4" backsplash
 Porcelain pedestal sink in powder bath
 Moen® chrome faucets
 Carbon Monoxide and smoke detectors
 Stain resistant, colorfast, eco-friendly carpet
 Knockdown textured ceilings and Orange peel textured interior walls
 6" baseboards with 4" casing
 Drywall wrapped window head, jambs, and sills with blocking for future window treatments
 2" white faux wood window blinds

Stylish Modern Kitchens

17" ceramic tile flooring
 Designer Wellborn® cabinetry with 42" upper cabinets
 Granite countertops with 4" backsplash
 Stainless steel 50/50 undermount sink with disposal
 Designer Moen® kitchen faucet with vegetable sprayer
 Closet pantry per plan
 LED lighting per plan
 Range, dishwasher, and microwave
 Microwave vented to exterior

Elegant Primary Retreats

Spacious walk-in closets with ventilated shelving
 Linen closet per plan
 Double sink vanities
 Full width vanity mirror
 Chrome faucets by Moen
 Ceramic tile shower flooring in the walk-in showers
 Ceramic tile on shower walls to a minimum of 88 inches above the floor
 Granite countertops with 4" backsplash and under mount Sinks

Built in Energy Efficiency

Low E insulated Double Pane Vinyl windows black outside with white inside
 R-30 ceiling insulation
 R-13 frame wall insulation
 Continuous vent soffits
 14.3 SEER2 HVAC system utilizing Rheia Ductwork in all conditioned space
 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

Private Homeowner's Association
 Community Fitness Stations
 Conveniently located near shopping and dining options
 Located near World Famous Orlando Attractions
 Within minutes of Florida's Western Beltway 429
 Playground and park space

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