

# Parkview at Hamlin Townhomes

## **Stunning Exteriors**

Balconies 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

## **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**

Ashton Woods uses panelized wood frame wall systems, floor systems, and engineered truss systems to reduce waste, create strong floors, and to increase the tightness of your home for energy efficiency  
 Foundation construction to create height, clean lines, fit, and finish  
 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  
 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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