

WILLOW SPRINGS

50ft & 80ft wide Homesites

INCLUDED FEATURES

LUXURY FINISHES

- 8-foot front door
- 6'8" 2-panel, flat-top hollow core interior doors
- Luxury Vinyl Plank flooring in foyer, kitchen, family room, and dining room
- Ceramic tile flooring in utility room and all baths
- Pre-wired for 2 CAT6/RG6 tv/data locations
- Kwikset® satin nickel hardware
- 30" composite panel
- Prewire for 1 wireless access point
- Smart Home Package with: (1) Brilliant 2-gang panel and (1) Ring Doorbell
- 3 1/4" baseboards throughout home
- Stained Oak handrail with optional metal balusters
- Pre-wired for ceiling fans at family room, bedrooms, and game room (per plan)
- Garage is taped, bedded, and painted
- Glacier lighting package
- 10-year Structural Warranty
- Third-party inspections

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
 - 30" smooth top range, built-in dishwasher, microwave, and over the range micro hood
- Solid surface countertops in kitchen with ceramic tile backsplash
- Stainless steel undermount sink
- 42" Beechwood raised panel cabinets with concealed hinges
- LED disc lighting
- Moen faucet
- Pantry
- Luxury vinyl plank flooring

Family Area

- Optional attractive 36" fireplace with ceramic tile surround
- Flush mount/LED disc lighting (per plan)
- Pre-wired for ceiling fan
- Solid surface flooring
- Vaulted ceilings (per plan)



Primary Suite

- Dual sink vanities with engineered marble countertops and 4" backsplash
- MOEN Chateau 4-inch plumbing fixtures
- Ceramic tile shower with clear glass enclosure, and satin nickel frame
- Elongated commode
- Optional tub with ceramic tile splash (per plan)
- Walk in closet
- Lighting package
- Towel bar package

Powder and/or Secondary Baths

- Moen faucets
- Elongated commodes in all baths
- Ceramic tile flooring
- Lighting package
- Towel bar package

STRIKING EXTERIORS

- Fully automated sprinkler system
- Fully sodded front, side, and backyards
- Full landscape package
- Full guttering
- 32 panel Steel garage door
- 6' pre-stained cedar fence with metal posts (per homesite location)
- Engineered sub-floor system
- 30-year Dimensional shingles
- Full brick exteriors and/or stone (per plan)
- Precast address block
- 2 hose bibs
- Covered patio(s)
- Garage door opener

ENERGY EFFICIENCY

Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:

- R-15 or R-19: Batt insulation in all exterior walls
- R-22 to R-38 insulation in attics
- Poly-sealed insulation treatment at all door and window openings, plates, and mechanical openings
- Energy efficient A/C system
- Digital programmable thermostats (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance

WILLOW SPRINGS

Community Services

Tarrant County	817.884.1111
City of Fort Worth	817.392.1234
Fort Worth Chamber of Commerce	817.336.2491
Fort Worth Public Library	817.392.7323
Fort Worth Fire Department	817.392.6800
Fort Worth Police Department	817.392.4222

UTILITIES

Electric:	Tri-County Cooperative, Inc.	817.444.3201
Internet:	Spectrum	877.463.0677
Phone:	AT&T	800.264.0002
Water:	City of Fort Worth	817.392.4477
Waste Water:	City of Fort Worth	817.392.4477
Solid Waste:	City of Fort Worth	817.392.1234

SCHOOLS: Northwest ISD

Sendera Ranch Elementary School	817.698.3500
Wilson Middle School	817.698.7900
V.R. Eaton High School	817.698.7300

HOMEOWNER ASSOCIATION DUES

\$600 Per Year [Willow Springs - VCM Bridge - Home \(nabrnetwork.com\)](http://nabrnetwork.com)

PROPERTY TAX (2021)

Tarrant County	0.23400
City of Fort Worth	0.747500
Northwest ISD	1.336300
Tarrant County Hospital District	0.2244290
<u>Tarrant County College</u>	<u>0.13017 00</u>
Total:	2.6723990

*NOTE: Tax rates are approximate.

09.09.22

