

Montague Chase Townhomes

Stunning Exteriors

Sherwin Williams® exterior paint
 ThermoTru® fiberglass 8 ft craftsman style entry door
 Kwikset® satin nickel entry door knob and SmartCode deadbolt
 Professionally designed landscaping package connected to community irrigation system
 James Hardie siding and trim material on all exterior walls
 Gutters and downspouts on all sides of building
 Decorative garage door with WIFI connected opener
 Concrete drives and covered lanais
 Sentricon® Bait System along with Massey
 Services Pest Prevention Plus
 25 year dimensional roof shingles in Weathered Wood color
 Stylish coach light per elevation
 (2) Hose bibs per plan
 (2) Weatherproof electrical receptacles per plan

Dramatic Interiors

9'-0" ceilings on the first floor with 8'-0" ceilings on the second floor
 Spacious walk-in closets with ventilated shelving
 Linen closet per plan
 Shaw® 17" ceramic tile foyer, kitchen, family room, dining room, bathrooms, and utility room per plan
 Two-panel square top hollow core interior doors
 4 ¼" baseboards and 2 ½" casing
 Painted wood window sills
 Kwikset® satin nickel door hardware
 Sherwin Williams® low VOC interior paint on walls and ceilings
 Rocker light switches
 Overhead lighting in all bedrooms
 Blinds 2" faux wood for front, side and rear elevations
 Carbon Monoxide and smoke detectors
 Shaw® stain resistant, colorfast, eco-friendly carpet
 Knockdown ceiling texture with orange peel wall texture

Nicely Appointed Kitchens

Shaw® 17" ceramic tile flooring
 Designer Wellborn® cabinetry with 36" upper cabinets
 3 CM granite countertops
 Kitchen island (included per plan)
 Moen® kitchen faucet with pullout sprayer
 Stainless steel single basin undermount sink with ½ HP garbage disposal
 Pantry closet per plan with ventilated shelving
 LED ceiling lighting per plan
 GE Appliances® stainless steel range, dishwasher, and microwave

Elegant Baths

Shaw® 17" ceramic tile flooring
 34" high vanity cabinets in all baths
 Dual vanity in primary bath
 1.6 CM quartz countertops for bath countertops
 Full width vanity mirrors
 Rectangle mirror in powder bath per plan
 Porcelain pedestal sink in powder bath per plan
 Raised height, elongated toilet in primary bath
 Elongated toilet in secondary baths
 Ceramic wall tile in primary bathroom shower with fiberglass shower pan and clear shower door with chrome frame
 Chrome bath fixtures by Moen®

Built in Energy Efficiency

Low E insulated dual pane vinyl windows in white
 R-38 ceiling insulation
 R-13 frame wall insulation
 Continuous vented soffits
 Lennox® energy efficient HVAC system
 Ceiling fan pre-wire in family room, bedrooms, and lanai
 Honeywell® Digital programmable WIFI thermostat
 Air seal around doors, windows, and exterior penetrations with expanding foam
 Efficient water management using low flow plumbing fixtures Energy efficient water heater
 Shaw® CRI Green Label® carpet
 Energy efficient LED lighting with LED lamps in decorative light fixtures

Smart Home Technology

Smart control panel integrated to WIFI compatible thermostat, garage door opener, video doorbell, and keypad entry deadbolt
 Structured wiring enclosure with door
 CAT6 outlet in family room and primary bedroom
 Wireless access point pre-wire
 Duplex outlet with dual USB/USB-c ports in kitchen and primary bedroom

The Ashton Woods Advantage

AW Collections curated 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

Revised 02/12/2025



© 2019 Ashton Woods Homes. All trademarks herein, including Ashton Woods, the "AW" logo, the "AW Ashton Woods" logo, and "Home to Inspiration," are the property of Ashton Woods Homes and may not be used without express written permission. Prices may not include lot premiums, upgrades or options. Community Association and golf fees may be required. Ashton Woods Homes reserves the right to change plans, specifications, pricing promotions, incentives, features, elevations, floorplans, designs, materials, amenities and dimensions without notice in its sole discretion. Square footage and dimensions are approximate, subject to change without prior notice or obligation and may vary in actual construction. Community improvements, recreational features and amenities described are based upon current development plans which are subject to change, and which are under no obligation to be completed. Wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sale price. All renderings, color schemes, floorplans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Actual position of home on lot will be determined by the site plan and plot plan. Basements are available subject to site conditions. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey. Floorplans are the property of Ashton Woods Homes and are protected by the U.S. copyright laws. Please see Sales Representative for additional information

ashtonwoods.com