

THE VILLAGE AT ASHTON PLACE

NORTH RIDGEVILLE

STANDARD FEATURES



The Neighborhood

Private concrete streets, concrete sidewalks
Street Lights
Underground electric, telephone & cable TV
Gazebos for mail services
City water, sanitary sewers
Professionally planned home exterior color scheme
Professionally designed entrance, common area & unit landscaping

The Lifestyle

Condominium ownership in a planned community
Condominium Association, owns & maintains common lands & facilities & provides services for homeowners
Limited common areas for the exclusive use of each unit owner

Exterior Features

Maintenance free vinyl siding
Maintenance free seamless aluminum gutters
Decorative shutters on front elevation, per plan
30-year dimensional shingles
Double Hung United vinyl windows with muntins between the glass & full screens. Limited Lifetime warranty.
Insulated sliding glass door or 15 lite french door, per plan
Steel insulated & weather-stripped front door, raised six panel design
Schlage Dexter lock & deadbolt on front door, & all other exterior doors, keyed alike
16' wide concrete driveway & 3' wide concrete sidewalk from front door to driveway
10'x12' concrete patio
Decorative exterior coach lights
Two exterior frost-free hose connections
Two outside weather-proof electrical outlets
House wrap

Interior Features

Schlage Dexter Lever style interior door hardware
Dust free wire closet shelving
Wire shelving in laundry area
Appliances- Microwave, built-in dishwasher & disposal, in choice of White, Black or Stainless
Timberlake (flat panel Standard) maple kitchen cabinets
Timberlake maple Bathroom vanities comfort height standard
Full width vanity mirror, paper holder, towel bar, & ceiling mounted exhaust fans in all bathrooms
Recessed washing machine hookups in laundry
Electric service to dryer
Water line to ice maker
Decorative lighting fixtures throughout

Mechanical Systems

Natural gas forced air 93% Carrier furnace
Central Air Conditioning
Fast recovery 50-gallon electric water heater

Double bowl stainless steel kitchen sink with chrome single handle faucet by Moen
China bathroom sinks with chrome single handle faucets by Moen
Maintenance free fiberglass tub enclosures with scald-guard single handle faucet, shower head & shower rod

Electrical Systems

150 amp electric service
110V smoke detector on each floor and each bedroom hardwired
GFI outlets in kitchen, baths, & garage
Decorative lighting fixtures throughout, including overhead lights in all bedrooms
2 phone outlets/ 2 CATV outlets / 1 USB port outlet
One double switched pre-wire for ceiling fan in great room

Garage

Two car attached garage fully drywalled with textured finish
Garage door opener with 2 remotes & Exterior keypad
Steel insulated 15'x7' raised panel overhead garage door with Garage ceiling light
Insulated steel six panel door from garage to house, per plan
GFI electrical outlet

Finishes

Vanities w/ choice of Wilsonart laminate counter tops
Choice of vinyl tile flooring in kitchen, baths, & laundry room
Mohawk wall to wall carpeting throughout 8lb pad
Casing around windows painted
Painted baseboards, door trim, bi-folds, & trim throughout with Sherwin Williams white enamel
All walls: two coats of Sherwin Williams flat latex paint 2 colors std
Painted six panel interior doors
Stained poplar spindled rail at stairs & maple painted cap board on half walls (Addison, Sheffield)
Textured drywall ceilings & closets

Foundation & Structure

Poured concrete foundation Stem wall
R-10 interior underground insulation horizontal and vertical
Backfill & finish grade building site
Kiln dried lumber used throughout
All floors glued & nailed (second floor)
All floor joists & load bearing stud walls are framed at 16" on center 7/16" O.S.B. exterior wall & roof sheathing
3/4" tongue & groove O.S.B. floor sheathing (second floor)
Pre-engineered roof truss system

Energy Features

Double pane, thermal-insulated vinyl windows
Joint & crack sealant system to reduce air infiltration
Insulation rating: R-49 flat fiberglass blown/ R-30 sloped ceilings, R-15 sidewalls, house wrap
Blower door & Duct blaster testing as required by code

Warranty

1 year BIA Home Warranty
Manufacturer product warranty

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