

# WELCOME TO ASHTON WOODS

Ashton Woods is a community dedicated to giving you back your lifestyle without the worry and maintenance of where you're living. It's time to relax and get on with the business of enjoying life, travel, the grandkids, and all those other pursuits that regular homeownership seems to preclude! Ashton Woods is designed to do that in so many ways!

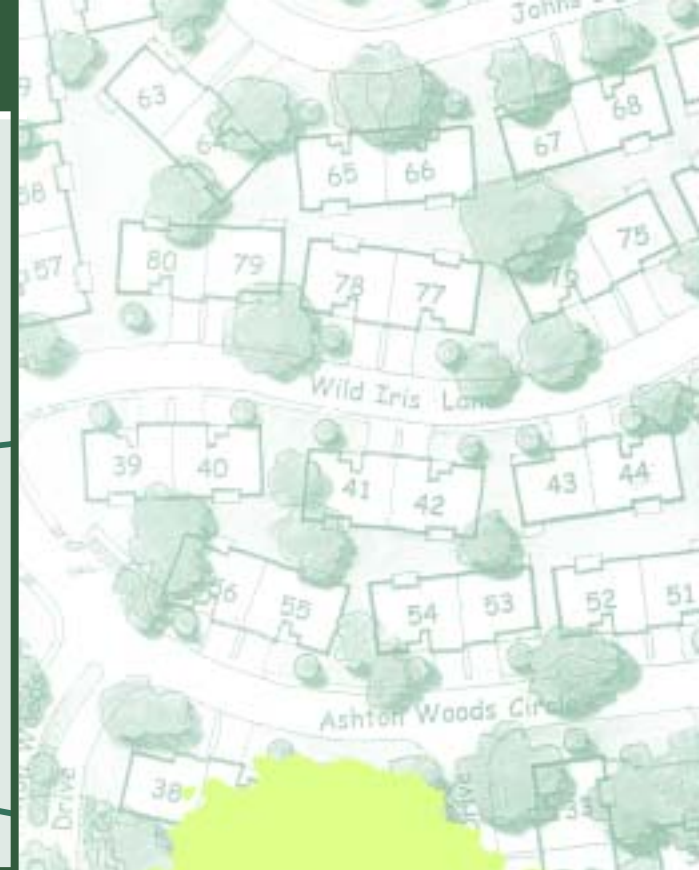
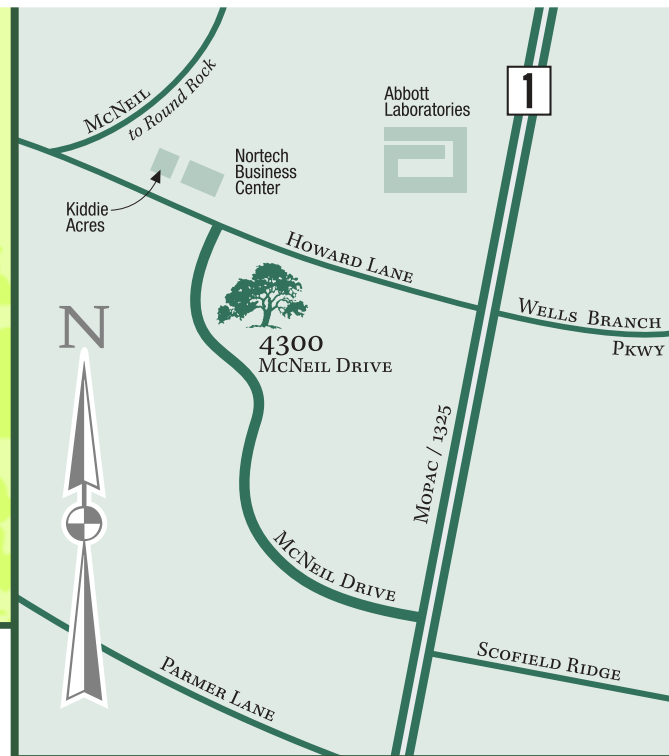
## LIFESTYLE

Maintaining a home and yard is a big job! At Ashton Woods, all of those details are taken care of for you: from cutting the grass to scheduling your a/c maintenance. Need a plumber? No problem, he's part of the team! You own your home; you just don't have the hassles normally associated with it! Life is good! Come and live it at Ashton Woods!

## DESIGN

Let's create a great lifestyle! Ready? Start with the idea that single story living is easy on the mind and body. Use building designs that go wide instead of deep to capture sunlight and create better room arrangements! Concentrate heavily on the kitchens, masters, master baths, family rooms—in short, the places where all of us spend 80% of our time! Use a Virginia dry stack masonry exterior for a gorgeous exterior look. Now install granite counters, lots of ceramic tiles, fixtures and finishes worthy of the type of casually elegant living all of us would love to have, and there you are: townhome designs and a community unlike anything being built in Austin today!

# LOCATION



## SUBDIVISION FEATURES:

- Tree-covered 16 acre site
- Fully landscaped, sprinklered grounds
- Gated entry with entry options
- Concrete private streets
- Decorative turn-of-the-century street lighting
- Fully maintained front yards
- Special canopy security lighting
- Wrought iron fencing
- Homeowner's Association
- Underground utilities including gas
- Highly acclaimed Round Rock Schools (bus pickup at front gate)
- Ten minutes from Loop 360 & Mopac or I-35 and La Frontera



## COMMUNITY

We began with sixteen acres, ten minutes from the Arboretum, covered with the most beautiful live oaks and elms! The gentle lay of the land is unusual and easy on the soul. The concept of building a townhome community with single and two story options was obvious. Saving those trees is a labor of love. Adding the lush landscaping, canopy lighting, wrought iron fencing and 1890's street lamps is a natural fit to create a real "community," and all within a gated secured environment—minutes from employers, shopping and everything important to your lifestyle.



CASUAL ELEGANCE HAS A NEW ADDRESS

Ashton Woods

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# FEATURES

## KITCHEN FEATURES:

- Ceramic tile floors
- Granite countertops and tile backsplashes for a designer look
- Custom maple cabinetry with concealed hinges and crown molding
- Whirlpool or G.E. appliances including self-cleaning built-in oven, range, dishwasher, microwave and disposal

## BATH FEATURES:

- Garden tubs, separate ceramic showers and double sinks in masters
- Low-flush water saving commodes
- Reliable Moen plumbing fixtures
- Ceramic tile floors, shower and counters

## SAFETY AND SECURITY FEATURES:

- Electric smoke detectors feature a battery back-up in case of power failure
- All doors and windows pre-wired for security system
- Programmable remote transmitters for automatic garage door—drive right in and change your access code as often as you wish
- Exterior doors are bored with both lockset and deadbolt for additional security
- Electrical sub-panel circuit breakers are wired to interior of home for safe, easy access
- Gated Community

## ENERGY SAVING FEATURES:

- Low e double paneled windows
- R30 ceiling and R13 wall insulation with fiberglass batting at plumbing walls provide sound absorption and lower utility bills
- High efficiency air conditioners with 12+ SEER rating give maximum comfort and efficiency
- Three speed reversible ceiling fans make you feel cool even at higher thermostat settings
- Natural gas is standard

## UNIVERSAL DESIGN FEATURES:

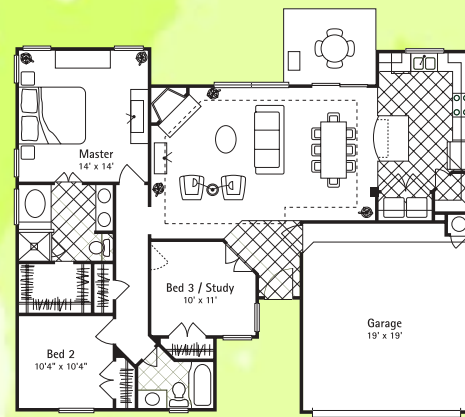
- Doorways 32"x36" wide
- Hallways minimum 36"x42" wide
- One story design or first floor master bedrooms (most plans)
- Walk in showers in masters
- Handicap designs (overlay options) available

## EXTERIOR DETAILS:

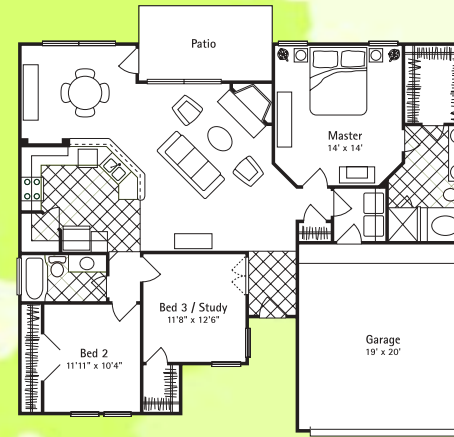
- Single and two story design by Kipp Flores Architects
- 75% cultured stone (Virginia dry stack) façade with hardi-plank exteriors including soffits and fascias
- 30 year shingled roofs
- Professionally landscaped and maintained grounds
- Full size 2 car "suburban" friendly garages with automatic openers
- Antique address blocks on each unit
- Garage doors with glass inserts

## INTERIOR DETAILS:

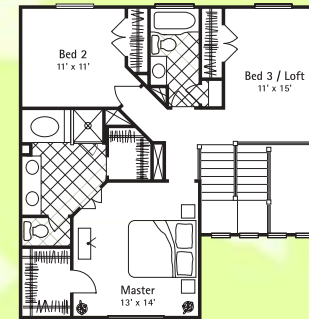
- Architectural accents and recessed lighting create a warm and inviting atmosphere
- Two panel interior doors and door handles with antique nickel finish
- Plush, stain resistant, traditional cut pile or Berber style carpeting with high density pad for comfort and easy care
- Ceramic tile flooring in entryway, kitchen, utility and all bathrooms
- Pre-wired (cat 5) for 2 phones & cable in all living and bedroom areas
- Pre-wired for surround sound in living area
- Pre-wired for security
- Raised ceilings throughout the home provide space and light. Crown molding in entry, living, master and dining areas
- Fireplace with gas starter and beautiful stone surround



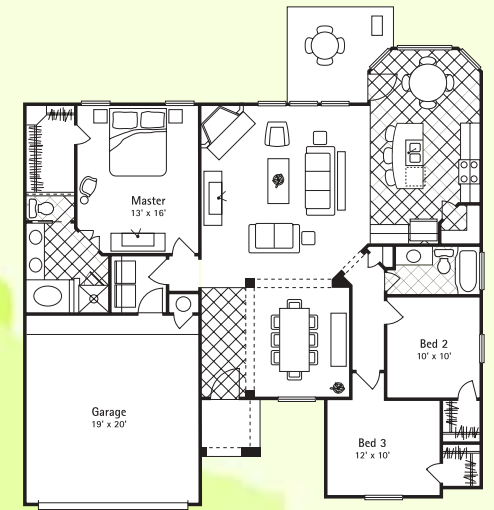
**1 THE LIVE OAK**  
Single story, 3 Bedroom (all one side), 2 Bath  
**1351 SQ. FT.\***



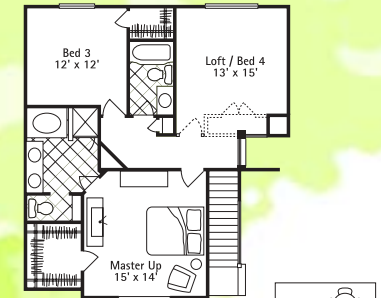
**2 THE MOUNTAIN LAUREL**  
Single story, 3 Bedroom (mother-in-law), 2 Bath  
**1464 SQ. FT.\***



**3 THE CYPRESS**  
Two story, 3 Bedroom, 2.5 Bath, very open plan!  
**1633 SQ. FT.\***



**4 THE MAPLE**  
Big single story, 3 bedroom, 2 Bath  
**1614 SQ. FT.\***



**5 THE PECAN**  
Big two story, 3 or 4 bedroom, 3 Bath,  
two complete masters!  
**2088 SQ. FT.\***