



We are proud to present to you the Ashlynn Model

The Ashlynn Model is an upscale home featuring energy efficient features, 3 car garage, 12' ceilings in the Foyer, Dining, and Living room and ten foot ceilings elsewhere, crown moldings, 8 foot tall solid doors, fine wood cabinetry, stainless steel appliances, granite countertops, insulated impact glass windows and doors, stucco ceilings outside and tile floors everywhere but the bedrooms and a pool bath. A Master suite that is both private and spacious with access directly to the Lanai.

All of this can be placed on your Cape Coral lot for only \$359,000.

SQUARE FOOTAGE
2,700 SF UNDER AIR
630 SF GARAGE
152 SF ENTRY
166 SF LANAI
3,644 SQUARE FEET TOTAL



STANDARD FEATURES

APPLIANCES:

Stainless Steel Whirlpool Appliance Package including Washer and Dryer

CABINETS:

Raised Panel Maple or Cherry Cabinets in Kitchen and Baths

42" Upper Cabinets in Kitchen with Crown Molding

Raised Panel Maple or Cherry Base Cabinets in All Baths with Drawers

PAINTING:

Sherwin-Williams SuperPaint on all interior and exterior surfaces.

Ultra durable Sherwin-Williams enamel on trim

COUNTERTOPS:

Granite Countertops in Kitchen with Stainless Steel Under Mount Sink

Granite Vanity Tops in the Bathrooms

EXTERIOR DOORS:

Fiberglas Front Entry Door with Impact Glass

Other Exterior Doors are Insulated, Fiberglas Doors with PVC Rot Free Jambs

8 Foot tall Exterior Doors

FLOORING:

Tile floor everywhere but bedrooms

Carpet in bedrooms

INTERIOR DOORS, TRIM AND HARDWARE:

8' Tall Solid Core Interior Doors Throughout

5-1/4" Victorian Baseboards

3-1/4" Victorian Casing

5-1/4" Crown Molding in All Coffered Ceilings

Satin Nickel Interior Door Knobs and Hinges

LANDSCAPING PACKAGE:

12 Shrubs in Front of Home, 3 Palm Trees, and 3 Shade Trees

Hunter 4 Zone Irrigation System

Floritam Sod

Security:

Touchscreen security system with motion sensors

LIGHTING:

Generous Lighting Allowance

Can Lights in Most Rooms per Print

Ceiling Fans Wired In All Bedrooms

GARAGE DOORS:

8'x16' Overhead Garage Door with Automatic Operator

PLUMBING:

PEX Hot and Cold Water Lines

Moen and Kohler fixtures throughout

AIR CONDITIONING:

High Efficiency Trane Air Handler

Super Quiet Scroll Compressor

Returns in All Bedrooms

ROOFING:

Concrete Roof Tile

Roof Ventilation per Code

WINDOWS:

Double Pane Energy Rated Impact Glass Windows and Sliding Doors. No need for Shutters

Electrical:

Ceiling Fans Pre-Wired In All Bedrooms

Decora style switches and outlets

Underground electrical service

**Photographs may differ from the print.*

