

VILLAS AT SOUTHGATE

Interior Features:

- Carrera raised panel doors
- Divided light French doors in optional study (per plan)
- Rounded sheetrock wall corners throughout home
- Satin nickel door knobs
- Ceramic tile flooring in front entry, garage entry, kitchen, breakfast, utility and baths
- Deluxe trim package includes 1" x 4" door casing and 5 1/4" base molding throughout main downstairs rooms and hallways
- 5 lb. carpet pad
- Sherwin Williams paint with four wall colors and four trim color choices

Deluxe Kitchens:

- Polished choice of 3 cm granite countertops or 2 cm quartz countertops
- Undermount dual bowl stainless steel sink
- Hand-laid ceramic tile backsplash
- Custom site-finished cabinetry with choice of raised or flat panel doors, 42" upper cabinets, staggered projections, crown molding, concealed hinges and full extension drawer guides (per plan)
- Stainless steel appliance package
- 30" drop in gas cooktop
- Built-in microwave oven in all plans except the Austin
- Built-in self cleaning oven below cooktop with sealed burners
- Ventahood, 400 CFM, with wood hood cabinet cover vented to the exterior in all plans except the Austin
- Delta Trinsic® chrome single lever pull-out faucet

Luxurious Bathrooms:

- Venetian marble countertops with choice of rectangular or oval undermount sinks in owner's bath and full baths
- Raised height vanities (36" height) in owner's and full baths
- 42" high mirrors in owner's and full baths
- Delta Ashlyn® chrome faucets in all baths, 8" spread in owner's
- Semi-frameless glass enclosed owner's shower with back-to-back pull-handle
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all baths
- Pedestal sink in the powder room

Energy Saving Features:

- R-38 blown attic insulation
- R-22 attic insulation in sloped ceilings
- R-13 exterior wall insulation in 2'x4' walls
- R-19 wall insulation in 2'x6' walls
- Tankless water heater
- 16 Seer Performance Lennox® HVAC system with a ten year parts warranty
- Radiant barrier roof decking to reduce attic temperatures and heat transfer
- Dimensional roof shingles with limited lifetime warranty
- Foam sealant used throughout the home to reduce air infiltration
- Low-E double pane insulated vinyl windows with divided lights on front elevation

(R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.)



This sheet is for illustrative purposes only and is subject to change at any time without notice. Floor plans and included features may vary according to alternate style selected and are subject to change without notice. Changes to standard features may not be incorporated in completed inventory homes or homes under construction due to retrofit expenses. Optional items indicated are available at additional cost. Some manufacturer warranties are non-transferable. 3.1.21 BK

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Electrical:

- Wi-Fi thermostat(s) with Smart phone access
- Bedrooms, game room, hobby room, and flex rooms are blocked and wired for ceiling fans (per plan)
- Ceiling fan in family and optional study (per plan)
- Fan speed control switch in family room
- Structured wire panel with 2 CAT5E, 2 RG6 pre-wire and 3 media outlets
- Disk lighting in entry foyer, dining room, kitchen, utility, garage, owner's closets, pantry, all bedrooms, all bathrooms, game room, flex room, covered patio, and front porch (per plan)
- Coach lights per plan

Optional Features to Personalize Your Home:

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Optional fireplaces
- Optional stone elevations include buff mortar at stone areas
- Iron stairway balusters (per plan)
- Flex room options

Exterior Features:

- Hand-laid brick front porch (per plan)
- 8' tall entry door
- Schlage® Barcelona handleset
- American made kiln fired clay brick
- HardiePlank® cementitious siding trim
- Cast stone address block

- Low-E double pane insulated vinyl windows with divided lights on front elevation
- Tilt-out sash windows allow cleaning with ease (per plan)
- Insulated steel carriage style garage doors
- Garage door opener with two remotes
- Fully zoned sprinkler system with programmable timer and rain/freeze sensor
- Seamless full gutters and downspouts with baked on enamel finish
- 6' stained cedar board-to-board capped privacy fence with metal posts and gate
- Wrought iron fencing at front between houses
- Wrought iron fencing on corner lots (per lot)
- Covered patios (per plan)

Quality Construction Features:

- Pre-construction and pre-closing orientations with your Community Construction Manager
- Ten year transferable new home warranty administered by StrucSure Home Warranty for your peace of mind
- Each home is structurally engineered and seal-stamped by a third party engineering firm
- Quality kiln dried lumber throughout
- On-site construction, featuring engineered studs 16" on center (per plan)
- Engineered post-tension slab foundation
- AdvanTech® engineered 3/4" subfloor on two-story home plans
- Boracare termite treatment on base plates
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system

Many other options to choose from. Please see your Community Sales Manager for additional information.



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