

FRONTGATE FEATURES

Exterior Features

- Architectural shingles with manufacturer's limited lifetime warranty.
- Gas lantern(s) per plan.
- Raised, double form foundations.
- Queen Brick exterior with gorgeous painted options and optional stone per plan.
- Exterior paint: Duration by Sherwin Williams with limited lifetime warranty.
- 8-foot solid wood front door(s) stained or painted.
- Emtek front door handle set(s).
- Custom-built authentic operable shutters.
- Wood windows with Low-E glass throughout home and grids along front of home.
- Carriage style garage doors and hardware.
- Copper flashing and louvers on front of home.
- Gutters with round downspouts included with entire home.
- Collector heads per plan.
- Concrete walkways, patio, and brick bordered driveway
- Professionally landscaped and sodded bermuda yards.
- Wrought iron mailbox.
- Outdoor living spaces with vaulted drywall ceilings.
- Three frost-free hose bibs.
- Irrigation installed in front yard

Interior Features

- 10-foot(+) smooth ceilings downstairs with 9-foot smooth ceiling upstairs per plan.
- 8-foot interior doors throughout home.
- Stained or painted wood french doors per plan.
- Lever style interior door hardware.
- Crown molding 5.25-inch in downstairs living areas, master suite, hallways, and upstairs common areas where applicable.
- Base molding 7.25-inch throughout all downstairs. 5.25-inch base molding upstairs.
- Howe casings 3.5-inch included on all doors & windows.
- Premium interior paint : Duration by Sherwin Williams in Matte sheen.
- Choice of painted or cedar ceiling beams in up to two rooms as shown on drawings per plan.
- Built-ins and lockers included per plan.
- Bedroom closets and kitchen pantry custom designed with wood shelving.
- 42-inch ventless gas fireplace with custom wood mantel designs.
- 4-inch nail down hardwood throughout the entire downstairs and upstairs common areas.
- Custom wrought iron stair railing.
- Premium, plush pile carpeting with high density 8-lb. pad.
- 8 phone/cable locations with two HDMI connections.

- Integrated home wiring with advanced options such as centralized 4k HDTV distribution, surround sound streaming music throughout, and control of user systems via smartphone or tablet.
- Complete security system with enhanced options, surveillance camera wiring, and high speed network wiring.
- Ample lighting allowance with recessed lighting throughout.

Kitchen Features

- Custom built, designer cabinets with dovetail drawers, soft-close hardware, and 4.25-inch crown molding, with half inch overlay door styles. Painted or stained options included.
- Kitchen islands encased in bead board or cabinet door panels.
- 3CM choice granite countertops.
- Chef's Kitchen equipped with stainless steel KitchenAid appliances: 48-inch double oven gas range, vent-a-hood, dishwasher, and microwave drawer.
- Travertine stone or subway tile back splash in kitchen where applicable.
- Deluxe under mount stainless steel sink(s) with Moen faucets and soap dispenser.

Bath Features

- Spa-like Master Retreat includes tile shower surround and floors, high-end Moen fixtures, and seamless shower glass.
- 36-inch vanities with 3CM choice granite countertops.
- Drop-in jetted master tub with tile or cabinetry paneling surround.
- Furniture vanity or pedestal sink in half bath per plan.
- Two gas water heaters.

Energy Efficient Features

- Insulation includes:
 - Air sealed walls with a flash coat of foam reducing air infiltration and batt insulation equaling R-15.
 - R-38 in ceiling and attic spaces where applicable.
 - Tech Shield radiant barrier decking reducing attic temperatures.
 - Carrier 14-Seer Central HVAC with sealed duct systems.
- Digital, programmable thermostats.