

VILLAS AT SOUTHGATE - PHASE 1

Interior Features

- Raised panel Carrera style interior doors
- Wrought iron railing and box newel posts (per plan)
- Oak starter step
- Satin nickel finish lighting fixtures
- Schlage® Dexter satin nickel door knobs
- Wireless security system with keypad and motion detector
- Hand-laid ceramic tile in entry, kitchen, breakfast, utility, all baths and garage entry
- Seasonal owner's closet racks
- Deluxe trim package includes 3 1/2" door casing and baseboards
- Rounded sheetrock wall corners throughout
- Dramatic ceiling heights (per plan)
- 5 lb. carpet padding
- Choice of four interior wall paint colors
- Full extension drawer guides throughout home

Luxurious Bathrooms

- High 36" vanity heights in owner's and secondary bathrooms
- Granite vanity countertops and porcelain oval undermount sinks in owner's and secondary baths
- 42" high mirror in owner's and secondary baths
- Pedestal sink in the powder bath
- Semi-frameless glass enclosed shower in owner's bath with back-to-back pull handle and matching ceramic tile surround
- Elongated commode in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all bathrooms
- Delta® Woodhurst chrome faucets in all baths

Deluxe Kitchens

- Polished and sealed granite countertops
- Stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" site upper cabinets with choice of raised or flat panel doors, hidden hinges, crown molding, and full extension drawer guides
- Staggered-height cabinetry over refrigerator and cooktop
- Stainless steel appliances
- Drop-in gas cooktop with sealed burners
- Self-cleaning built-in oven
- Microwave oven vented to exterior (22' plans)
- 400 CFM ventahood, vented to the exterior with cabinet cover (30' plans)
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Disk lighting

Electrical

- Structured wire panel with one CAT5E and three RG6 pre-wires, one demarc pull, one voice module, one video module, and network switch
- Two outside waterproof electrical outlets
- Disk lighting in the kitchen, utility, garage, owner's closet, pantry and walk-in closets
- Ceiling fans in owner's bedroom and family rooms
- Ceiling fan speed control switch in the family room
- Secondary bedrooms and game rooms are blocked and wired for ceiling fans
- Rocker light switches

We have many other options to choose from. Please see your Community Sales Manager for additional information.

www.cbjenihomes.com

Villas at Southgate | (469) 724-4550 | 217 Indian Hills Avenue | Flower Mound, TX 75028



This sheet is for illustrative purposes only and is subject to change at any time without notice. Floorplans 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. 10.29.20 BK

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Energy Saving Features

- R-38 blown in ceiling insulation
- R-15 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in shared party walls (both sides /double insulation)
- DensGlass® shaftliner installed in party wall provides a 2 hour firewall and noise resistance
- 16 SEER Performance Lennox® HVAC System with a ten year parts warranty
- Radiant barrier roof decking (per specs)
- Tankless water heater
- Polyseal on all base plates and rough openings
- Low-E double pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- Insulated garage door
- Zoned heating and air
- Wi-Fi thermostats with Smart phone access
- Cost effective natural gas heating

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

Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction, studs 16" on center
- Borate termite treatment at baseplates
- Engineered post-tension slab foundation.
- Zip Wall® system provides a moisture barrier and additional structural support
- State-of-the-art PEX plumbing
- TAEXX® in-the-wall pest defense system
- Interior fire sprinkler with cabinet cover (location per plan)
- Ten year transferable (1-2-10) new home warranty administered by StrucSure for your peace of mind

Optional Features to Personalize Your Home

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Interior garage paint

Exterior Features

- 8' tall stained front entry door
- Stone and brick elevations with buff mortar
- American-made clay-fired brick
- Decorative standing seam metal roof accents (per plan)
- Hand-laid brick pavers on front porches
- Cast stone address blocks
- Schlage® Barcelona oil-rubbed handleset on front entry door
- Garage door opener with two remotes
- Metal gutter system including downspouts
- Yards fully landscaped (per plan)
- Sprinkler system (per plan) maintained by the HOA
- Architectural roof shingles with limited lifetime warranty
- HardiePlank® cementitious siding fascia and soffit vents
- Two frost-proof hose bibs

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