

## FRISCO SPRINGS - PHASE 2

### Interior Features

- Raised panel Careera style interior doors
- Wrought iron railing and box newel posts (per plan)
- 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 and baths
- Seasonal owner's closet racks (per plan)
- Deluxe trim package includes 5" baseboards downstairs
- 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 with raised, reverse raised, or shaker style doors
- 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 bowls 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, reverse raised, or shaker style doors, hidden hinges, and crown molding
- Staggered-height cabinetry over refrigerator and cooktop
- Stainless steel Whirlpool® appliance package
- Gas range with five burners
- Microwave oven over the range
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Disk lighting

### Electrical

- Structured-wire panel with three RG6 cable outlets, one phone outlet, one voice module, and one video module
- Two outside waterproof electrical outlets
- Disk lighting in the kitchen, family, dining, secondary bedrooms, utility, garage, and owner's closet (per plan)
- Ceiling fan in owner's bedroom with speed control switch
- Secondary bedrooms, family room, and game rooms are blocked and wired for ceiling fans
- Rocker light switches
- Double flood lights at garage exterior

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

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### Energy Saving Features

- R-38 blown in ceiling insulation
- R-13 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in shared party walls (double insulation)
- DensGlass® shaftliner is installed in party wall - provides a 2 hour firewall and noise resistance
- 16 SEER Performance Lennox® HVAC System with a ten year parts warranty
- 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
- Zip Wall® system
- Insulated garage door with carriage hardware
- Zoned heating and air
- Programmable Wi-Fi thermostat 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

- Vapor barrier under all concrete floors
- Quality kiln dried lumber throughout
- On-site construction, studs 16" on center
- Borate termite treatment at baseplates
- Engineered post-tension slab foundation
- AdvanTech® engineered subfloor
- State-of-the-art PEX plumbing system
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system
- 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
- Optional owner's bath
- Interior painted garage

### Exterior Features

- 8' tall front entry door
- Stone and brick elevations
- Buff mortar
- American-made clay-fired brick
- 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® siding trim (30 year manufacturer's warranty)
- Two frost proof hose bibs

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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. 8.18.20 BK