

## MAJESTIC GARDENS

### Interior Features

- Raised-panel Carrera style interior doors
- Wrought iron railing and box newel posts (per plan)
- Satin nickel finish lighting fixtures
- Schlage® satin nickel door knobs
- Wireless security system with keypad and motion detector
- Metal closet rods, seasonal owner's closet racks
- Deluxe trim package includes 5" baseboards in downstairs rooms
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Full extension cabinetry drawer guides
- Utility room cabinetry and mud bench storage (per plan)

### Deluxe Kitchens

- Stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" cabinets with staggered projections, hidden hinges, crown molding, and shaker door fronts
- Stainless steel appliances
- Five burner gas range with sealed burners
- Microwave oven vented to exterior
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Under cabinet lighting, pendant lights over island, and disk lighting (per plan)
- Cabinet package includes pot and pan drawers, trash roll-out compartment, cookie tray dividers, and flip trays at sink

### Designer Packages

- Designer flooring and countertop packages are included
- Packages for each home include luxury vinyl plank flooring downstairs with upgraded tile and upgraded carpet in other areas
- Granite, quartz, or dolomite countertops are typical of what is selected for the kitchen and full baths

### Smart Home Automation and Electrical

- Clare Smart Home™ - simple control of your whole home with one app, automated lighting capability for family room and kitchen
- Doorbell camera
- Integrated security - control your security system from your smart phone, notification of intrusion
- Integrated garage door - control your garage door from your smart phone, real time alerts when door opens or closes
- Whole home CAT6 wired
- HDMI bundle to make mounting a TV in your family room simple
- Enhanced WiFi network to eliminate dead spots in the home and keep your devices connected
- Structured wiring package includes five TV outlets, three phone outlets, one voice module, one video module, one network switch, and one Demarc pull
- Ceiling fans in owner's bedroom and family room
- Secondary bedrooms and game room are blocked and wired for ceiling fans
- Rocker light switches
- Two outside waterproof electrical outlets
- Disk lighting in kitchen, dining, pantry, utility, owner's closets, loft, and game room (per plan)

***Please see your Community Sales Manager for additional information.***

**Majestic Gardens | (214) 662-5370 | 3797 Wellesley Avenue | Frisco, TX 75034**



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### Luxurious Bathrooms

- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with shaker style doors
- Rectangular undermount sinks in owner's and secondary baths
- Pedestal sink in the powder bath
- Framed mirrors in owner's bath and powder bath
- Owner's shower includes semi-frameless glass enclosure, ceramic tile walls, and a back-to-back pull-handle
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Delta® Ashlyn chrome faucets in all baths

### 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)
- Party wall to include a 2 hour fire rated assembly
- 16 SEER Performance Lennox® HVAC System with 10 year parts warranty
- Tankless water heater
- Radiant barrier roof decking (per specs)
- Polyseal on all base plates and rough openings
- Low-E double-pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- Insulated carriage style garage door
- 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

- 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 you peace of mind

### Exterior Features

- Hand laid brick pavers on front porch
- American-made clay-fired brick with buff mortar
- 8' tall entry door with six light glass
- Cast stone address blocks
- Schlage® Barcelona oil rubbed handle set on front entry door
- Oversized garages (per plan)
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Yards fully landscaped
- Sprinkler system (per plan) maintained by the HOA
- Two frost-proof hose bibs
- Architectural roof shingles with limited lifetime warranty
- HardiePlank® siding trim and vented soffit panels with 30 year manufacturer warranty
- Standing seam metal roof (per plan)
- Balconies and covered porches (per plan)
- Disk light at covered front porch
- Double floodlight at rear garage

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