CB JENI Lifestyle Homes
A GREEN BRICK PARTNER

LUXURY INCLUDED FEATURES

VILLAS AT SOUTHGATE - PHASE 2

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
- Deluxe trim package includes 3½" door casing and baseboards
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Full extension cabinetry drawer guides
- Utility room cabinetry

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
- Cabinet package includes pot and pan drawers, trash roll-out compartment, cookie tray dividers, and flip trays at sink
- Designer coordinated cabinet hardware installed on door and drawer fronts
- Stainless steel appliances
- Five burner gas range
- Microwave oven vented to exterior
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Under cabinet lighting and disk lighting (per plan)

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
- HDMI bundle to make mounting a TV in your family room simple
- Enhanced WiFi network to minimize dead spots in the home and keep your devices connected
- Structured wiring package includes five TV outlets and three phone outlets
- Ceiling fans in owner's bedroom and family room
- Ceiling fan speed control in family
- 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, utility, owner's closets, loft, and game room (per plan)

Please see your Community Sales Manager for additional information.

Villas at Southgate | (469) 724-4550 | 337 Bridgewater Avenue | Flower Mound, TX 75028

EQUAL HOUSING OPPORTUNITY

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. 6.29.21

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LUXURY INCLUDED FEATURES

VILLAS AT SOUTHGATE - PHASE 2

Luxurious Bathrooms

- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with shaker style doors
- Designer coordinated cabinet hardware installed on door and drawer fronts
- 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 and stone elevations
- 8' tall entry door
- Cast stone address blocks
- Schlage® Connect smart deadbolt locking system with oil rubbed trim 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
- Balconies and covered porches (per plan)
- Disk light at covered front porch (per plan)
- Double floodlight at rear garage

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