

# YES! It's Included



**EVERYTHING'S  
INCLUDED®**

## **LENNAR® FRYARS GATE – FRAZIER COLLECTION**

<b>Interior Features</b>	<b>Included</b>
Direct vent fireplace with upgraded mantle and black slate surround	<b>Yes!</b>
3" engineered hardwood flooring in foyer, kitchen, dining room, main floor hallway and powder room	<b>Yes!</b>
Carpet in all bedrooms and family room	<b>Yes!</b>
Hardwood oak tread stairs leading to main level	<b>Yes!</b>
Smooth 9' ceiling on all floors	<b>Yes!</b>
Owner's suite with ceiling trim detail	<b>Yes!</b>
Crown molding and chair rail in dining room	<b>Yes!</b>
Window sill with apron	<b>Yes!</b>
3 ¼" baseboards	<b>Yes!</b>
Two-panel interior doors with satin nickel lever-style handles	<b>Yes!</b>
Overhead lights in all bedrooms	<b>Yes!</b>
Upgraded satin nickel light fixture package	<b>Yes!</b>
Open rail staircase on entry level	<b>Yes!</b>
Prewired for phones in kitchen and owner's suite	<b>Yes!</b>
Prewired for cable TV in family room and owner's suite	<b>Yes!</b>
Structured wiring system integrating phone and cable	<b>Yes!</b>
Prewired for ceiling fan in family room and owner's suite	<b>Yes!</b>
White wire closet shelving	<b>Yes!</b>
Full length mirror in owner's closet	<b>Yes!</b>
Ceramic tile flooring in all baths and laundry room	<b>Yes!</b>
<b>Kitchen Features</b>	
GE® stainless steel dishwasher / Energy Star® rated	<b>Yes!</b>
GE® stainless steel gas range	<b>Yes!</b>
GE® stainless steel microwave / vented to outside	<b>Yes!</b>
GE® 1/3 HP garbage disposal	<b>Yes!</b>
Recessed and pendant lighting	<b>Yes!</b>
Undermount 10" deep stainless steel sink with Moen® stainless steel pullout faucet	<b>Yes!</b>
3cm granite countertops with ceramic tile backsplash	<b>Yes!</b>
Staggered raised-panel birch cabinets with crown molding detail	<b>Yes!</b>

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Bathroom Features	Included
Owner's bath with garden soaker tub and separate shower	Yes!
Comfort-height, dual vanity in owner's bath	Yes!
Framed mirrors in owner's bath and powder room	Yes!
White cultured marble vanity tops with matte finish and bullnose edge in all full baths	Yes!
Raised-panel birch cabinets in all full baths	Yes!
Fiberglass tub in secondary baths	Yes!
Moen® brushed nickel plumbing fixtures in all baths	Yes!
Custom designed sink in powder room	Yes!

Exterior Features	Included
Architecturally detailed elevations	Yes!
25-year traditional shingles	Yes!
Low-maintenance vinyl soffits and aluminum fascia	Yes!
Insulated fiberglass entry door with glass panel	Yes!
Deck at rear of home	Yes!
Fully sodded yard	Yes!
Professionally designed and maintained landscape package	Yes!
Two-car garage, prewired for garage door opener	Yes!
Garage interior fully drywalled, taped and sanded	Yes!
Seamless aluminum gutters and downspouts with splash blocks	Yes!

## Ecosmart/Energy Features

Environments for Living® and Energy Star® certified	Yes!
Nexia™ home automation	Yes!
Housewrap with weather-resistant barrier	Yes!
Royal® Haven™ 7" solid core insulated siding in premium custom colors	Yes!
High-efficiency tankless water heater	Yes!
Energy-efficient Lennox™ 15 SEER central heat pump and air-conditioning	Yes!
Programmable thermostats on all floors	Yes!
All ductwork located within conditioned space	Yes!
Lennox™ healthy climate MERV 16 air-cleaner	Yes!
Carbon monoxide detectors on each floor	Yes!
Energy-efficient Low-E thermal pane vinyl tilt-sash windows with screens	Yes!
Continuous air-barrier with tight construction	Yes!
Weather-resistant OSB sub-flooring	Yes!
TechShield® radiant roof barrier	Yes!
100% CFL lightbulbs	Yes!
TAEXX pest control system	Yes!

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