

YES! It's Included




EVERYTHING'S
INCLUDED®

LENNAR® FRYARS GATE – TRILLIUM COLLECTION

Interior Features	Included
Direct vent fireplace with raised hearth and upgraded mantle with black granite surround	Yes!
5" engineered hardwood flooring in foyer, kitchen/breakfast, dining room and powder room	Yes!
Hardwood oak tread stairs	Yes!
Upgraded carpet in family room, bonus room and all bedrooms	Yes!
Smooth 9' ceiling on first floor, 8' ceiling on second floor	Yes!
Tray ceiling in owner's suite	Yes!
Two-piece crown molding in living room, kitchen/breakfast, family room and dining room	Yes!
Two-piece chair rail and wainscoting in dining room	Yes!
3 1/4" picture frame window casing	Yes!
Upgraded 5 1/4" baseboards	Yes!
Two-panel interior doors with satin nickel lever-style handles	Yes!
Overhead lights in all bedrooms	Yes!
Upgraded satin nickel light fixture package	Yes!
Recessed lighting in hallways and owner's bath	Yes!
Open rail staircase with white painted spindles on both floors	Yes!
Prewired for phones in kitchen, owner's suite and game room	Yes!
Prewired for cable TV in family room, owner's suite and game room	Yes!
Structured wiring system integrating phone and cable	Yes!
Prewired for ceiling fan in family room, owner's suite and game room	Yes!
White wire closet shelving	Yes!
Full length mirror in owner's closet	Yes!
Ceramic tile flooring in all full baths and laundry room	Yes!
30" white cabinets in laundry room	Yes!
Kitchen Features	
GE® stainless steel dishwasher / Energy Star® rated	Yes!
GE® stainless steel gas range	Yes!
GE® stainless steel microwave / vented to outside	Yes!
GE® 1/3 HP garbage disposal	Yes!
Recessed and pendant lighting	Yes!
Undermount 10" deep stainless steel sink with Moen® stainless steel pullout faucet	Yes!
3cm granite countertops with ceramic tile backsplash	Yes!
42" raised-panel maple cabinets with oversized crown molding detail, light rail, glass accent doors, pullouts and more	Yes!
Choice of hardware on all cabinets	Yes!
Spacious pantry with tight mesh ventilated wire shelving	Yes!

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Bathroom Features	Included
Garden tub with ceramic tile surround in owner's bath	Yes!
Oversized ceramic tile shower with low maintenance fiberglass pan in owner's bath	Yes!
Clear shower surround with satin nickel trim in owner's bath	Yes!
Comfort-height cabinets 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!
Elongated toilets in all baths	Yes!
Raised-panel maple cabinets in all secondary baths	Yes!
Fiberglass tub with stamped tile surround in all secondary baths	Yes!
Moen® brushed nickel plumbing fixtures in all baths	Yes!
Custom designed sink in powder room	Yes!
Exterior Features	
Architecturally detailed elevations	Yes!
Brick front steps with iron rails, per homesite	Yes!
25-year traditional shingles	Yes!
Low-maintenance vinyl soffits and aluminum fascia	Yes!
Insulated fiberglass entry door with glass panel	Yes!
12'x15' deck at rear of home	Yes!
Fully sodded Bermuda yard	Yes!
Professionally designed landscape package	Yes!
Two-car garage, prewired for garage door opener	Yes!
Garage interior fully drywalled, taped, sanded and painted	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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