



EVERYTHING'S  
INCLUDED®

# everything's included!®

## Tollgate Village - Draper Collection

### INTERIOR FEATURES

- Solid wood front door
- 10' ceilings with 8' doors on 1st floor, 9' ceilings on 2nd floor
- 2-Piece crown moulding in first floor main living area and master bedroom
- 3" wide hardwood flooring on all first-floor main living areas
- 7 1/4" base moulding on first and 5 1/4" base moulding on second floors
- 12" x 12" tile in utility room and all full bathrooms
- 6 lb. carpet pad
- Gas fireplace w/mantle and surround, includes gas logs w/electric start
- Ceiling fan in family room and master bedroom
- Wainscoting and chair rail in dining area
- Trey ceiling in master bedroom (per plan)
- Painted wooden shelving in pantry and closets
- Brushed nickel door hardware and light fixtures throughout

### KITCHEN FEATURES

- Granite countertops in kitchen with tile backsplash
- GE® stainless steel gas range
- GE® stainless steel cooktop
- GE® stainless steel dishwasher
- GE® stainless steel built-in microwave oven
- GE® 1/3 horsepower garbage disposal
- Direct vent microwave
- 36" Staggered maple cabinets with decorative crown moulding
- Stainless steel undermount sink includes Moen pull-out faucet

### BATHROOM FEATURES

- Separate shower and garden tub in master bath, includes tile shower surround
- Double sink vanity in master bath
- Elongated toilets in all baths
- Moen brushed nickel faucets throughout
- Raised vanity cabinet in master bath

### CONSTRUCTION FEATURES

- Smoke/carbon monoxide detector alarms
- Programmable energy-efficient thermostat on all floors
- 50 gallon, quick-recovery gas water heater
- Garage door opener with 2 remotes
- Insulated garage door includes carriage style hardware
- "Tube in the wall" pest protection system by TAEXX®
- 30-Year Architectural Shingles
- LP TechShield® roof decking, improves ambient attic temperatures
- Third-party code certified inspection process
- Radon Passive Venting System

### EXTERIOR FEATURES

- Street-facing landscaped yard area with irrigation system installed
- Low-maintenance Hardie® cementitious siding with brick or stone accents (per plan)
- Pactiv GreenGuard® House Wrap System
- Whole-home gutters

### COMMUNITY AMENITIES

- Resort-style pool complex with kiddie pool and 12 water features
- Residents' clubhouse with pool table, flatscreen TVs and caterer's kitchen
- State-of-the-art fitness center with FIVE flatscreen TVs
- Outdoor fireplace and flatscreen TV
- Tennis courts with night lighting
- Playground and community parks
- Basketball, Volleyball, Tetherball and Bocce Ball courts
- Bean Bag Toss (Corn Hole Toss)
- 8' wide asphalt walking trails
- Dog park with doggie drinking fountain
- Community lake with fountains and surrounding lake promenade
- Advanced fiber optics to the home, already available in the community

**LENNAR®**