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America's Builder

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VARINA GATEWAY
Included Features

Exterior Features

- Vinyl siding with several color schemes
- Mono slab foundation
- Concrete patio – 90 sq. ft. *(varies per homesite)*
- Fiberglass architectural roof shingles with ridge vent
- Aluminum gutters and downspouts with splash blocks
- 2 Panel 3 lite painted fiberglass front door with brushed nickel handle set with Kwikset® electric door lock
- Landscape package with fully sodded yard
- Craftsman panel garage door with decorative hardware
- Garage door opener with two remotes
- Garage interior walls drywalled and painted
- Exterior garage coach light(s)
- Two exterior weatherproof outlets and two hose bibs
- 240V 50 Amp EV ready outlet in garage

Kitchen Features

- Whirlpool® stainless steel appliances including:
  - Gas range
  - Microwave
  - Dishwasher
- Granite or quartz countertops *(per design package)*
- Ceramic tile backsplash
- Stainless steel single bowl sink with Moen® Arbor one handle stainless faucet
- Moen® garbage disposal
- 42" shaker door cabinets *(color per design package)*
- Soft close doors on cabinets and drawers
- 2 ¼" cove crown molding on kitchen cabinets
- Decorative cabinet hardware

Bath Features

- Bedroom #1 bath including tile shower walls, clear glass enclosure, and brushed nickel trim
- Fiberglass tub/shower combo in secondary bath(s)
- Brushed nickel shower trim and hardware
- Vanity tops in all baths to match kitchen selection
- Moen® Eva brushed nickel faucets in all baths
- Ceramic tile flooring in all baths
- Adult height shaker door cabinets in all baths with soft close cabinet doors
- Pedestal sink and framed mirror in powder *(per plan)*
- Elongated toilets throughout
- Bath fans vented to exterior

Interior Features

- Home is Connected® Smart Home System
  - Alarm.com App
  - QOLSYS IQ Panel – central hub for smart home system
  - Honeywell T6 Pro Z-Wave™ thermostat
  - Amazon Echo Dot
  - Kwikset® SmartCode888 lock touchpad on front door
  - Skybell® video doorbell
  - Deako Smart Switches throughout
- RevWood flooring in family room, foyer, powder, dining and kitchen *(per plan)*
- Ceramic tile flooring in laundry
- Electrical washer/dryer hookup connections
- Mohawk® carpet with 5.5 lb pad in all bedrooms, 2nd floor hallway and stairs *(per plan)*
- Sherwin Williams® interior paint and trim color
- Smooth 9' ceilings on 1st floor *(per plan)*
- Crown molding on 1st floor *(except baths, closets, and laundry)*
- 1st floor - 3 ¼" interior door and window casing, 2 ¼" on 2nd floor
- 5 ¼" baseboard on 1st floor, 3 ¼" on 2nd floor
- Two panel square interior doors with brushed nickel hardware
- Energy efficient lighting package throughout
- Pre-wired for 2 CAT 5 phone, 3 cable
- Ventilated wire shelving in all closets
- Pre-wired for ceiling fan in family room and bedrooms

Quality | Safety | Energy Saving Features

- 50-gallon electric water heater
- Honeywell T6 Pro ZWave Programmable thermostats to maximize efficiency
- Low-E glass, single hung windows – durable, low maintenance and energy efficient
- Radiant barrier roof construction-reduces attic temperatures for better HVAC efficiency
- Residential Warranty Corporation (RWC) – 10-year state structural warranty program – rwcwarranty.com

Exclusive Service Features

- Exterior and interior selections carefully chosen by our professional Design Consultant, ensuring a consistent look and feel throughout home and community
- Experienced builder team to guide you through the buying journey, from purchase to close
- Dedicated homeowner care specialist team to assist you with the post-closing warranty program

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